

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET.

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; J. W. FRANK, Secretary-Treasurer.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1919, by The Record and Guide Company.

119 West 40th Street, New York (Telephone: Bryant 4800).

VOL. CV  
No. 10 (2712)

NEW YORK, MARCH 6, 1920

\$8.00 A YEAR  
20c. A COPY

## Advertising Index

	Page
A B See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	312
Acme Service Corporation	311
Adler, Ernest N.	2d Cover
A. J. Contracting Co., Inc.	328
Alliance Realty Co.	310
Altmayer, Leon S.	2d Cover
American Bureau of R. E.	2d Cover
Ames & Co., A. V.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	304
Armstrong, John	312
Aspromonte & Son, L. S.	331
Automatic Fire Alarm Co.	324
Beaumont Co., G. B.	Title Page
Bechman, A. G.	312
Berkshire Realty Co., Inc.	314
Betz Bros., Inc.	326
Birdsall, Daniel, & Co.	Front Cover
Boylan, John J.	2d Cover
Brooklyn Metal Ceiling Co.	328
Brown, Frederick	316
Brown Co., J. Romaine	Front Cover
Burns Wall Paper Co., The	314
Butler & Baldwin	2d Cover
Cammann, Voorhees & Floyd,	2d Cover
Carpenter, Leonard J.	2d Cover
Chesley Co., Inc., A. C.	330
City Investing Co.	304
City and State Supervision Co.	314
Classified Advertisements	315
Corning Co., Edward	4th Cover
Corwith Bros.	317
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner R. E. Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Cutler & Co., Arthur	312
Cutner, Harry B.	2d Cover
Davenport Real Estate Co.	317
Davies, J. Clarence	313-317
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	312
Dowd, James A.	312
Duffy Co., J. P.	326
Eastern Gas Appliance Co.	331
Eberle, Edward F.	315
Electric Service Eng. Co.	328
Electro Sun Co.	327
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	2d Cover
Fassler & Roberts	327
Feuerbach, F. J.	2d Cover
Finegan, Austin	2d Cover
Finch & Co., Chas. H.	330
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Frank & Frank	327
Fuller Co., Geo. A.	324
Gallin & Son, John	324
Gold, Louis	316
Goodstein, Harry	310
Goodwin & Goodwin	2d Cover
Hallback & Co., C. E.	326
Hecla Iron Works	329
Heil & Stern	310

## TABLE OF CONTENTS.

Editorials	305
Aldermen Fix Manhattan Tax Rate for 1920 at \$2.48	307
Realty Men Oppose Rent Commission Bills at Albany	308
Real Estate for the Current Week	309
Private Sales of the Week	309
Statistical Table of the Week	317
Opposes Changing Zone Restrictions on Seventh Avenue	318
Gains Shown in Building Activity Throughout Country	319
Architectural League Reconstructs Damaged Exhibition	320
Architects and Engineers Plan for Early Spring Building	321
Personal and Trade Notes	321
Trade and Technical Society Events	321
Building Material Markets	322
Current Building Operations	322
Contemplated Construction	324
Contracts Awarded	326
Plans Filed for New Construction	327
Standards and Appeals Calendar	331

	Page
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective	4th Cover
Jackson, Daniel H.	314
Kane Co., John P.	4th Cover
Kelly, Albert E.	310
Kennelly, Bryan L., Inc.	2d Cover
Kerns Co., James F.	315
Knap & Wasson Co.	2d Cover
Kloes, F. J.	324
Kohler, Chas. S., Inc.	304
Lawrence Cement Co.	4th Cover
Lawrence & Co., Geo.	327
Lawyers' Mortgage Co.	310
Lawyers' Title & Trust Co.	311
Leaycraft & Co., J. Edgar,	Front Cover
Lehigh Portland Cement Co.	331

	Page
Leist, Henry G.	2d Cover
Livers, Robert	312
Long Realty Co., A. J.	315
Manning, Bernard Co.	314
Manning & Trunk	2d Cover
Marbleoid Co., The	324
Markham Realty Corp.	304
Martin, H. Samuel	2d Cover
Maurer & Son, Henry	328
Maxwell, J. S.	2d Cover
May & Co., Lewis H.	2d Cover
May & Co., Wm. B.	314
McLaughlin, Thos. F.	312
McLaury Tile Co., Inc., D. H.	4th Cover
McMahon, Joseph T.	312
Miller & Co., A. W.	312

## Advertising Index

	Page
Mississippi Wire Glass Co.	310
Moses & Moses	316
Nail & Parker	304
Nason Realty Co.	304
Newins, Harvey B.	304
New York Board of Title Underwriters	309
New York Edison Co., The	325
New York Title Mortgage Co.	304
Niewenhous Bros., Inc.	331
Noyes Co., Chas. F.	Front Cover
Obelisk Waterproofing Co.	322
Ogden & Clarkson Corp.	2d Cover
O'Reilly & Dahn	2d Cover
Orr & Co., John C.	331
Payton, Jr., Co., Philip A.	314
Pease & Elliman	Front Cover
Pflomm, F. & G.	Front Cover
Poe, James E.	315
Pomeroy Co., Inc., S. H.	326
Porter & Co.	Front Cover
Purdy & Co.	314
Queensboro Corporation, The	311
Rafalsky & Co., Mark	Front Cover
Ray, Inc., Willes	2d Cover
Read & Co., George R.	Front Cover
Realty Associates	317
Realty Company of America	304
Reis Co., John	315
Rich, Inc., Wm. T.	324
Roman-Callman Co.	315
Ruland & Whiting	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Sasse, Geo. W.	312
Schindler & Liebler	312
Schwiebert, Henry	312
Scobie	312
Seaver & Co., Frank A.	315
Smith Co., Inc., E. C.	318
Spear & Co.	315
Spielman Electric Company	310
Spotts & Starr	2d Cover
Steinmetz, John A.	312
Straus, S. W., & Co.	312
Thompson Co., A. G.	316
Title Guarantee & Trust Co.	304
Trotta, Inc., D. A.	315
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	304
Ullman	312
Uris Iron Works, Inc., Harris H.	324
Vogel & Rotkin	327
Walsh, Irving J.	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weld & Suydam	304
Wells Architectural Iron Co.	331
Wells Sons, James N.	2d Cover
Welch, S., Sons	317
Westwood Realty Co.	315
White Const. Co., Inc., The	323
White & Sons, Wm. A.	304
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	314
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zicha Marble Co., A. R.	329
Zittel & Sons, Fredk.	2d Cover

## Costly Mistakes in Building May Be Avoided and Many Difficult Problems Connected with Construction Eliminated

BY selecting your BUILDER at the time the ARCHITECT and ENGINEER is retained.

The result will be ECONOMY, SPEED and LOW MAINTENANCE cost.

**G. B. BEAUMONT COMPANY,** 286 FIFTH AVE. NEW YORK

### To the REAL ESTATE OWNER

Title Insurance; Mortgage Loans;  
Efficient Service; Moderate Fees.

### To the BROKER

Protection in Placing Loans;  
Quick Service.

### To the INVESTOR

A wide range of Guaranteed First  
Mortgages and First Mortgage Cer-  
tificates, yielding current rates of  
interest.

### New York Title and Mortgage Company

#### OFFICES:

MANHATTAN—135 Broadway  
BROOKLYN—203 Montague St.  
QUEENS—375 Fulton St., Jamaica.  
RICHMOND—325 Center St., Richmond  
WESTCHESTER—163 Main St., White Plains

Established 1887

### CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

MAIN OFFICE:  
901 Columbus Ave.—Corner 104th St.  
BRANCH OFFICE:  
1428 St. Nicholas Ave.—Near 181st St.  
NEW YORK

### James S. Anderson & Co.

REAL ESTATE  
Management  
Leasing  
Rentals  
Insurance

Over twenty-five years' experience in the  
management of property.

Offices 291 Broadway  
(N. W. cor. Reade St.)  
Telephone: Worth 5698

James S. Anderson  
Henry N. Farnald, Special

#### FOR SALE OR TO LEASE

Immediate Possession

Nos. 470-472 Seventh Ave.

40.8½x100—Two Three-Story Buildings  
Mortgages \$125,000

Price Right—Easy Terms  
Brokers Protected

Further particulars from

### NASON REALTY CO.

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

### MARKHAM REALTY CORPORATION

31 Nassau Street

CLARENCE W. ECKARDT, President  
Telephone: Rector 1865

### Wm. A. White & Sons

The Management  
of Real Estate—  
Sales, Rentals and  
Mortgage Loans

46 Cedar Street  
Established 1868

DEWITT C. WELD, JR. HENDRICK SUYDAM

### WELD AND SUYDAM

Member of Real Estate Board, N. Y.

#### SPECIALISTS IN Real Estate of Highest Class

For Sale For Lease

For Investment

50 East 42nd Street

Phone—Vanderbilt 634-635

### Specialists in Harlem and Colored Tenement Properties

### NAIL & PARKER REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL Telephone {7682  
HENRY C. PARKER Morningside {7683

### HARVEY B. NEWINS

INCORPORATED

Member of Real Estate Board, N. Y.

Choice Investments in Manhattan and  
Long Island Properties.

CONSULT US  
BROKERS PROTECTED

347 FIFTH AVE.  
NEW YORK

Telephone: Vanderbilt 7276-7277-4678

### City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERT E. DOWLING, President

STEPHEN H. TYNG H. OAK EY HALL

### Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board N. Y.

### REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

### The Temptation

Dr. Frank Crane in his editorial  
in the "Globe" the other night  
writes as follows:

"The temptation now is to  
squander, with the rest of the  
crowd who are whirling along in  
a mad dance of extravagance.  
And if you have sense and stami-  
na enough to resist this tempta-  
tion and lay by your extra  
earnings you are going to enjoy  
yourself hugely some future day  
when many people will be out  
in the rain."

This is good advice and we have  
the medium by which you can do  
the saving.

Our First Mortgage Certificates  
provide an investment that is abso-  
lutely safe and that brings you a  
good rate of interest.

These Certificates provide equally  
well for the savings of the working-  
man, the bank clerk or the million-  
aire. The rate is the same to all.

The payment of principal and in-  
terest is guaranteed by the Bond &  
Mortgage Guarantee Company. These  
Certificates are for sale at any of  
our offices and your interest be-  
gins on the day we get your money.

### TITLE GUARANTEE & TRUST CO

Capital \$5,000,000  
Surplus \$11,000,000

176 Broadway—137 W. 125th St.—370 E. 149th St.  
175 Remsen Street, Brooklyn  
350 Fulton St., Jamaica—67 Jackson Ave., L. I. City  
90 Bay Street, St. George, Staten Island

### The Realty Company of America

FRANKLIN PETTIT  
President

Transacts a  
General Business  
in the Purchase  
and Sale of  
New York City  
Real Estate

2 WALL STREET, NEW YORK CITY  
Telephone 275-276 Rector

# EDITORIAL

## Confusion at Albany

In its Albany correspondence in this issue the Record and Guide shows to what extent self-appointed regulators of housing and rentals are running wild at the State Capitol. Never in the history of the state, it is brought out, has there been such a flood of legislation affecting realty and building as now awaits the action of the Legislature.

Under these circumstances it is not surprising that so little progress was made at the public hearing before the Assembly Committees on Cities and Taxation Wednesday. This important hearing had been anticipated as an opportunity for such an exchange of views as might result in the formation of a comprehensive plan to solve the housing problem, especially in the metropolis. Not only was that desirable result not accomplished, but the hearing was marked by unfortunate accusations and so much loose talk as to have made any substantial progress possible. After the hearing it was evident that some of the legislative leaders believe the rental problem can be solved by the creation of another commission. But those who favor this plan can hardly be regarded as closely in touch with the times. There have been so many commissions to investigate this and to regulate that, so many suggestions from official and unofficial bodies offering panaceas for every ill from which the public suffers as a result of the war that a good many people seem to be having difficulty in keeping their feet on the ground and in keeping their minds functioning along logical lines. The Albany hearing demonstrated once again that hysteria, instead of sound common sense, still predominates in various quarters.

Governor Smith and the members of the Legislature, however, are the officials who will have to assume final responsibility for whatever legislation is enacted at Albany this winter to meet the housing and rental problems. These officials should not yield to the hysterical outbursts of those citizens who, no matter how good their intentions may be, follow the policy of talking loudly and long while deferring their thinking until a more convenient time.

No progress, no helpful legislation as to housing or rentals can be expected from Albany until the state officials fully realize and act with the understanding that these present-day troubles are basic. Mr. John L. Parish summarized the situation with commendable clarity when he declared at the hearing: "You are trying to cure the economic law of supply and demand by the artificial limitations of legislation." The simple fact of the matter is that in New York City there is a shortage of housing for about one million of the city's population. This shortage is mainly due to the cessation of building during the war. No permanent relief can be expected until building has been resumed on so large a scale as to make up for the housing shortage.

When that is done the rental problem will take care of itself.

The thing that is necessary, and the only thing that will effect any permanent relief, is the enactment of legislation which will make it possible and desirable for savings banks, title companies, insurance companies and other great organizations to make building loans on a large scale. Various plans to accomplish this object have been offered at Albany and to these measures the Legislature ought to give its earnest consideration. It was made plain at Wednesday's hearing that too much attention is being given to "rent profiteering" as a subject for emotional talk and not enough attention to the vital basic principles which underlie the existing situation and through which alone can any permanent relief be obtained.

---

## Return of the Railroads

President Wilson, in signing the Cummins-Esch bill returning the railroads to their owners, took one of the most important of the many steps necessary to restore industrial conditions to a peace basis. It cannot be doubted that right up to the eleventh hour there were many misgivings that the President might once again yield to the threats of the railroad brotherhoods and interpose a veto. Fortunately, Mr. Wilson analyzed correctly the probabilities of the situation. Just as soon as he had made it clear to the brotherhood leaders that he regarded the interests of the general public as paramount in the matter, the brotherhoods promptly dropped their talk of causing a general railroad strike. Sentiment against such a strike is clearly so strong that even most of the brotherhood leaders themselves recognize it.

With the return of the railroads to private management there comes a feeling of relief and hope for shippers and for those who travel. Government management of the railroads, necessary as it was during the war, demonstrated its many shortcomings. Despite very heavy increases in freight and passenger rates, and despite deterioration in roadbeds, rolling stock and all other equipment the roads were operated by the government at a loss of millions upon millions. How long it will take the experienced managers of the nation's railroads to restore their systems to normal it is a difficult question to answer. But government operation did not end a moment too soon.

Difficult days have come to the heads of the various railroad systems in the taking back of control. They know what conditions they must meet for a period of six months. Beyond that time they are confronted with uncertainty, but they will have the friendly co-operation of the shipping and traveling public in their efforts to bring order out of the chaos which government operation created. Already they have under way

plans for the purchase of new rolling stock and other equipment on a large scale.

The rehabilitation of the American railroads undoubtedly will be effected as quickly as possible by the

experienced officials who have just been restored to authority. But the public should keep in mind the fact that these railroad executives have assumed a stupendous task.

## Great Disposal Sale of Properties in "Heart of New York"

**N**EXT Tuesday, March 9, the great real estate investing public of New York will have the first opportunity in the last 100 years to obtain convincing evidence of the "rock-bottom" value of the real estate in the Times Square section—the "Heart of New York" purchased by the original John Jacob Astor, in the 18th Century, at a time when this outlying section of New York was known as Eden "farm."

The sale is to be conducted in the Astor Hotel, beginning at 11.00 in the morning, by J. Clarence Davies and Joseph P. Day, agents and auctioneers, and involves the disposal of 141 parcels located between 45th and 52nd streets, 6 and 12th avenues, including several theatres, a number of dwellings, tenements with and without stores, several factory buildings, a half dozen vacant parcels, and a number of leaseholds.

As the sale is to be absolute, without reservation, the prices obtained actually will represent the "rock bottom" valuations of property in the many streets and avenues in which the various Astor properties are located. These include 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd streets, Broadway, 8th, 9th, 10th, 11th, and 12th avenues, also the isolated parcel at No. 704 Third avenue, adjoining the N. W. cor. of 44th street.

The Astor, Bijou and Morosco Theatre sites are listed to be sold, and, in addition, a large number of valuable corners, improved and unimproved, in and adjacent to the new, and influential 1,000 feet pier zone on the Hudson River front.

This first public auction sale of the Astor family holdings is most opportune, as viewed by the Broadway merchant, the real estate operator and investor, as it brings into the market a large amount of centrally located real estate, at the moment when the supply of neighborhood property available for purchase is at the lowest level in many years, while the demand

for properties located in and adjacent to the "Astor Zone" is now at the high water mark.

This lack of supply and volume of demand has arisen largely from the fact of the tremendous inflow of traffic due to the diagonal route of Broadway and the fact that the "Great White Way" is fed by 7th avenue at 42nd, by 8th avenue at 59th street, by 6th avenue at 34th street and by 5th avenue at 23rd street. Traffic flows into it constantly, night and day, from these four great arteries, and is distributed in every direction at 42nd street, the hub of the city's transit system.

Because of these conditions, a feature of the Astor Estate sale is the large number of properties located in, and immediately adjacent to 8th avenue, where recently there has developed a decided buying movement, principally of avenue sites for new theatres, stores, etc., and of side street sites for apartments, studios, hotels and business structures.

This movement is strictly in keeping with the ultra-strong demand for Broadway property with stores and offices at considerably advanced rentals, and only a very limited amount of space to be let. Business men and merchants, in casting about for locations at reasonable rentals, have been attracted to 8th avenue, where the Shuberts recently acquired the westerly block front from 54th to 55th street, and where the old Walton store block, from 51st to 52nd street, also changed hands within the last six weeks. Two of the principal factors in the development of this westerly movement of the theatrical and business interests have been the Pennsylvania Station and the General Post Office, both of which have operated to direct a large amount of traffic northward in 8th avenue, which thoroughfare has the advantage of outletting directly into Broadway at 59th street.

## Title Companies Ask that Closing Dates Be Distributed

**T**HE Title Insurance Companies of this city, through their association, the New York Board of Title Underwriters, are requesting all those interested in real estate, to distribute closing title dates because of the congestion that results from the active market in the real estate field, and the practice of making contracts for sale of real

estate to close on either the 1st or the 15th of the month. The title companies through the New York Board of Title Underwriters therefore ask that closing dates be distributed to the 5th, 10th, 20th or 25th of the month. It is also suggested that, wherever possible, closing be made at the office of the title companies, to conserve the time of their closing departments.

## Bills Affecting Real Estate Introduced in Legislature

(Special to The Record and Guide)

Albany, March 5.

**A**MONG realty bills introduced last week were:

Senator Schackno, requiring owners or agents of dwellings occupied by more than three families to file with the Board of Taxes and Assessments in New York City a statement of monthly rental received, such statement to show encumbrances on the property, rate of interest paid and other conditions. Under this bill the assessors would be forced to increase the assessment \$1,000 for each 10 per cent. in excess of the original 10 per cent. where the rent exceeds 10 per cent. of the assessed valuation.

Senator Abeles, imposing a tax on incomes derived from rents of tenement houses in excess of certain sums which change with varying conditions.

Senator Dunnigan, empowering the Board of Taxes and Assessments in New York City to determine whether rent increases are fair and reasonable.

Senator Lockwood, providing that a tenant may deposit the amount of rent due with the clerk of a court and thereby effect a stay of proceedings in summary proceedings to recover possession of real property.

Senator Lockwood providing that a court, if it finds that a

defense or counterclaim has been established, shall determine the amount of rent due petitioner and may give affirmative judgment for the amount due on the counterclaim.

Senator Dowling, providing that no contract of rental for residential purposes of any part of a tenement house shall be made conditional upon payment of rent at a rate greater than 10 per cent. of actual value of such part, such value to be presumed to be assessed value, plus 20 per cent. of assessment.

Senator Dunnigan, providing that notice demanding payment of a fee or increased rate of interest upon renewing or extending a mortgage must be delivered to mortgagor at least 30 days before the expiration of the mortgage.

Senator Lockwood, authorizing the issue of \$6,000,000 bonds for the erection of a municipal building in Brooklyn. Limitations on the bond issue contained in existing laws are nullified.

Assemblyman Burchill, providing that the president of each borough in New York City may place proper numbering on houses and lots and assess cost on property affected in case of default on the part of the owner.

Senator Dunnigan, providing that every official examiner of title must be an attorney and counsellor at law.

# REAL ESTATE SECTION

## Aldermen Fix the Manhattan Tax Rate for 1920 at \$2.48

Final Figures Slightly Lower Than Those Given Out Last Week by Comptroller  
Craig—Personal and Realty Assessments

### OFFICIAL TAX RATE FOR 1920.

County	Real and personal estate	Local improvements	Total on realty	Personal estate
New York ..	.0239	.0009	.0248	.0239
Bronx .....	.0244	.0009	.0253	.0244
Kings .....	.0243	.0011	.0254	.0243
Queens .....	.0241	.0013	.0254	....
Richmond ...	.0252	.0001	.0253	....

**T**HE Board of Aldermen at a special meeting last Wednesday adopted the budget for 1920 and fixed the tax rate for the present year. The report of the Finance Committee of the board showed that the amount of the budget for 1920 is \$273,689,485.13, consisting of \$8,539,156.37 direct State taxes; \$256,441,440.16, city department appropriations, debt, service and deficiencies in taxes; \$8,708,888.60, county expenses in New York, Bronx, Kings, Queens and Richmond.

In addition there is \$514,489.96, representing county liabilities paid from the proceeds of special revenue bonds during 1919, which must be raised this year under the charter provisions.

Comptroller Charles L. Craig estimates that the revenues received from the general fund, consisting of fines and fees, will amount to \$60,020,647.78, which, together with the \$8,708,888 of county expenses being deducted, leave the amount to be raised for city purposes and State taxes \$204,959,536.38.

The county charges and expenses included in the budget and the county charges or liabilities paid from the proceeds of special revenue bonds during the year 1919 are in totals as follows:

Counties	Amounts in Budget	Amounts Paid	
		During 1919	Total
New York .....	\$4,365,155.12	\$253,411.04	\$4,618,566.16
Bronx .....	1,038,390.34	47,909.43	1,086,299.77
Kings .....	2,413,908.33	162,956.76	2,576,865.09
Queens .....	661,664.65	26,448.79	688,113.44
Richmond .....	229,770.16	23,763.94	253,534.10
<b>Totals .....</b>	<b>\$8,708,888.60</b>	<b>\$514,489.96</b>	<b>\$9,223,378.56</b>

The amount of assessments on the city as a whole and on the several boroughs named to be raised with the taxes levied in the year 1920 on real estate, pursuant to the provisions of the Greater New York charter, as amended, is as follows:

Whole city .....	(a)	\$917,497.55
Manhattan .....	(a)	4,162,428.65
The Bronx .....	(a)	584,200.51
Brooklyn .....	(a)	\$1,533,526.35
Brooklyn .....	(b)	382,241.27
<b>Queens—</b>		
One-fifth of \$1,236,818.43 or..	(c)	\$247,363.69
Plus 2 years' interest thereon.	(c)	24,736.36
	(a)	511,175.45
		783,275.50
<b>Total amount of assessments to be raised with tax of 1920.....</b>		<b>\$8,363,169.83</b>

The amount of assessments laid respectively on the city and on the boroughs named for the awards and costs of the Seventh avenue widening is indicated by the letter (a); the one-fifth payable in 1920 of the assessment on Queens for the Queens Boulevard widening by the letter (c), and the total amount of assessments on five improvements levied on Brooklyn is indicated by the letter (b).

### REAL ESTATE ASSESSMENTS.

	1919	1920	Increase
<b>Manhattan.</b>			
Real Estate	\$4,742,082,046	\$4,805,084,146	\$63,002,100
R. E. Corp.	111,559,000	113,739,925	2,180,925
Franchises..	262,170,575	267,947,816	5,777,241
<b>Total ....</b>	<b>\$5,115,811,621</b>	<b>\$5,186,771,887</b>	<b>\$70,960,266</b>
<b>The Bronx</b>			
Real Estate	\$651,649,011	\$672,726,721	\$21,077,710
R. E. Corp.	51,283,250	51,408,650	125,400
Franchises..	28,876,711	29,172,893	296,182
<b>Total ....</b>	<b>\$731,808,972</b>	<b>\$753,308,264</b>	<b>\$21,499,292</b>
<b>Brooklyn</b>			
Real Estate	\$1,741,263,302	\$1,811,626,806	\$70,363,504
R. E. Corp.	38,220,650	39,164,350	943,700
Franchises..	85,640,000	87,020,049	1,380,049
<b>Total ....</b>	<b>\$1,865,123,952</b>	<b>\$1,937,811,205</b>	<b>\$72,687,253</b>
<b>Queens</b>			
Real Estate	\$539,802,490	\$569,694,575	\$29,892,085
R. E. Corp.	36,586,400	37,577,450	991,050
Franchises..	28,438,586	29,137,134	698,548
<b>Total ....</b>	<b>\$604,827,476</b>	<b>\$636,409,159</b>	<b>\$31,581,683</b>
<b>Richmond</b>			
Real Estate	\$101,012,150	\$102,765,700	\$1,753,550
R. E. Corp.	5,182,850	4,620,800	Dec. 562,050
Franchises	4,555,732	4,434,692	Dec. 121,040
<b>Total ....</b>	<b>\$110,750,732</b>	<b>\$111,821,192</b>	<b>\$1,070,460</b>

### Classes of Real Estate

Ordinary			
R. E. ....	\$7,775,808,999	\$7,961,897,948	\$186,088,949
R. E. Corp.	242,832,150	246,511,175	3,679,025
Franchises..	409,681,604	417,712,584	8,030,980
<b>Total ....</b>	<b>\$8,428,322,753</b>	<b>\$8,626,121,707</b>	<b>\$197,798,954</b>

### Personal Estate Assessments

Manhattan..	\$291,286,700	\$227,063,350	Dec. \$64,223,350
The Bronx..	12,674,400	17,211,200	4,536,800
Brooklyn...	44,907,205	41,192,900	Dec. 3,714,305
Queens ...	10,934,300	8,792,100	Dec. 2,142,200
Richmond..	2,610,175	2,246,635	Dec. 363,540
<b>Total ....</b>	<b>\$362,412,780</b>	<b>\$296,506,185</b>	<b>Net *\$65,906,595</b>

### Assessment Roll of Real and Personal Estate

Manhattan.	\$5,407,098,321	\$5,413,835,237	\$6,736,916
The Bronx..	744,483,372	770,519,464	26,036,092
Brooklyn...	1,910,031,157	1,979,004,105	68,972,948
Queens ...	615,761,776	645,201,259	29,439,483
Richmond..	113,360,907	114,067,827	706,920
<b>Total ....</b>	<b>\$8,790,735,533</b>	<b>\$8,922,627,892</b>	<b>\$131,892,359</b>

\*Net decrease.

# Realty Men Oppose Rent Commission Bills at Albany

Will Not Bring About Relief of Housing Shortage in New York City—  
Exemption of Income from Mortgages Advocated

(Special to The Record and Guide)

Albany, March 5.

**R**EPRESENTATIVES of real estate associations in New York City vigorously opposed the enactment of the Jesse bill and other legislation providing for rent commissions, at the hearing before the Assembly Cities Committee and Taxation Committee on Wednesday.

Alexander C. McNulty, representing the Real Estate Board, epitomized the opposition with a declaration that "more houses and encouragement of building, not restrictive legislation" would solve the problem. He pointed out that there is a shortage of over 250,000 apartments in New York City at the present time, attributable to the high cost of labor and materials and the cessation of building that followed the outbreak of the war. In 1915 there were 932,922 apartments or living quarters in New York City which at that time were hardly sufficient for New York City's needs and in 1919 there were 982,015, an increase of only 49,092 for five years. Mr. McNulty added that 250,000 new apartments are necessary to meet the present housing shortage.

He repeated a declaration made at a prior hearing that the solution of the housing problem lay in legislation that would permit savings banks and insurance companies to loan greater percentages for building purposes and the enactment of a bill or bills which would exempt the income on improved and unimproved property from the income tax law up to \$40,000.

After the hearing Assemblyman Judson, chairman of the taxation committee, indicated that the Jesse bill would be reported out of committee in amended form to provide for the appointment of one commission for New York City the members of which would be appointed by the mayor. Provisions of the present bill permitting the commissions to investigate and determine the reasonableness of rental charges upon its own initiative or upon complaint of a rent payer would be retained, he said. If reported the bill may pass the Assembly, but is scheduled for hard sledding in the Senate, opponents declare.

Advocates of the Jesse bill and other rent measures included James P. Holland of the State Federation of Labor, Judge F. S. Crane of the New York City Municipal Court, Alderman Friedman and Collin H. Woodward of New York City.

Mr. Woodward characterized speculative real estate operators as "leeches" and "lawless gougers," declaring that their operations had made it odious for decent, self-respecting owners of realty to continue their holdings. He said a rent commission was necessary as "a temporary measure of relief," adding that when building is resumed and the supply of houses equals the demands the necessity for such a commission would cease to exist.

Alderman Friedman offered to give the committees the names and addresses of a large number of people who have suffered from rent profiteers. He declared that the situation in New York City is one "of the moving van man getting you if the landlord don't." He told of one case where the rent was jumped from \$32.50 a month to \$80 in a period of three years. This apartment is located on One Hundred and Seventy-second street, he said.

John L. Parish, of the Advisory Council of Real Estate Interests, declared that the rent commission bill would provide relief only to tenants in tenements who are without a lease. He advocated the exemption of income up to \$40,000 and the passage of bills to encourage building.

"You are trying to cure the economic law of supply and demand by the artificial limitations of legislation," Mr. Parish declared.

In this view James Frank, of the New York Association of Real Estate Boards, acquiesced. He declared that the remedy

must be found in a movement to quicken construction.

"Living accommodations of any sort cannot be regulated by legislation any more than shoes, food or other commodities," he said. "If you seek to hamper real estate men any more you will be confronted by a cessation of building altogether in New York City."

Edward P. Doyle, representing The Real Estate Board, declared that housing conditions will be bettered only when some incentive is created to start building on a large scale. He pointed out that the war and its accompaniment, higher prices for labor and materials, are altogether responsible for the housing shortage. With other representatives of realty associations he urged the tax exemption provisions and the enlargement of the loaning power of savings banks and insurance companies as an inducement to more extensive building.

The only up-state opponent of the Jesse bill was William H. Emery, of Rochester. He said that Rochester was without need of a rent commission and declared that no landlord in his city receives more than thirteen and one-half per cent. gross on his investment.

Phillip Goodheart, of the Inwood Forum, and Edward Murphy, of the Community Council of Inwood, joined in a plea for remedial legislation of some character. William E. Russell, of the Washington Heights Taxpayers Association, said his association favored some legislation to curb rent profiteers and bills that will stimulate building operations.

"I beat my landlord to it by buying my house," declared Mr. Holland, representing the Federation of Labor. "My rent was boosted from \$30 a month to \$48 and then the landlord wanted even more, so I was compelled to buy." He asserted that he knew of one piece of property in Rivington street that had changed hands six times in a year with rental increases each time an exchange was made.

Stewart Browne who provoked a quarrel with representatives of Mayor Hylan's Rent Committee, declared that "the cost of construction must come down to meet old rentals or old rentals must go up." At this point he referred to "an exhibition of profiteering in Mayor Hylan's Rent Committee's activities" and instantly Mr. Mayer was on his feet with a demand for an explanation. When this explanation was not made Mr. Mayer launched into an attack on Mr. Browne and challenged him to present his evidence to the District Attorney of New York County. Chairman Judson intervened at this point. When called upon later to express his views upon the bill under consideration, Mr. Mayer declined to speak, declaring that the committee should have reproved Mr. Browne for his "unwarranted reflection" upon the Mayor's Committee.

In spite of the intimation of Chairman Judson that the Jesse bill would be reported in amended form the consensus at the hearing was that the solution of the housing situation in New York City does not lie in regulation.

Remedial legislation of some form will be passed at this session, Speaker Sweet declared this week in discussing the housing situation in New York City and up-state communities. The Speaker made this statement from the rostrum of the Assembly at the session on Tuesday when the question of rents was being discussed. The Speaker did not indicate the nature of the remedial legislation proposed to be enacted.

A favorable report on the bill which would vest the New York City Board of Appeals with authority to vary or modify rules, regulations and laws of the Tenement House Commissioner is expected. This bill would permit the Board of Appeals to give final decisions on orders affecting construction or alteration of tenement houses. It is backed by the real estate associations.

# Review of Real Estate Market for the Current Week

Continual Activity in All Branches of Business Without Any Sensational Deals But With Growing Confidence in Future

**R**ECORD prices for long term leases of property in favorably located uptown business districts and the continued purchase of buildings for occupation by groups of companies were the features of the market for the past week. Business was on a broad basis and trading in all sections of the five boroughs was continued on a generous scale. There seems to be no limit to the absorption of one and two-family houses in the residential sections, and the number of buildings being remodeled for use by small families is growing with the approach of the spring renting season.

In all classes of business buildings there has been increased

demand and no let-up in the number of important sales. The week, however, passed without any sensational deals, but several large operations are nearly concluded and the announcement of their completion may be expected at any early date.

There is unexpected interest in all real estate circles in the sale next Tuesday of the Henry Astor Estate properties in the Times Square section. Prices obtained at this sale are looked to as showing the basis upon which the present market rests, and indicating what the future has in store for real estate operators and investors.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 125, as against 138 last week and 86 a year ago. The number of sales south of 59th street was 45, as compared with 39 last week and 30 a year ago.

The number of sales north of 59th street was 80, as compared with 98 last week and 56 a year ago.

From the Bronx 55 sales at private contract were reported as against 34 last week and 86 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 317.

## Another Successful Day Sale.

Joseph P. Day sold at public auction on Tuesday in the Exchange Salesroom the 11-sty loft building, 73 Fifth avenue, southeast corner of Fifteenth street. The bidding opened at \$300,000 and the property was sold to Philip Goldberg for \$378,000.

Other results of Tuesday's sale are as follows: 310 East 109th street, 5-sty tenement, 25x100, to C. Katz, for \$14,100; 1883 Second avenue, 5-sty tenement, 25x100, to Sol Siegel, for \$12,750; 229 West Eighteenth street, 5-sty tenement, 25x92, to R. Vollhart, for \$24,000; 319 East 109th street, 5-sty tenement, 25x100, to C. Katz, for \$18,000; 263 William street, 5-sty tenement, 30x64.6, to W. Goldstone, for \$24,000; 477 Third avenue, 4-sty tenement, 18.6x85, to L. Laubheimer, for \$19,300; 507 to 511 East Fif-

Reynolds, for \$43,850; 194 Madison street, 6-sty tenement, three 5-sty tenements, to E. H. tenement, 25x100, knockdown for \$33,100; 118 100.8, knockdown for \$27,500; 3816 Third avenue, 4-sty brick tenement with store, 25x175, knockdown for \$28,000.

The following properties in other boroughs were offered: 149 Forty-fifth street, Corona, L. I., 2-sty dwelling, knockdown for \$6,000; 543 Evergreen avenue, 3-sty frame tenement, 20x80, to B. Mayer, for \$9,000; east side of Third avenue and 165th street, 112.5x121.88x123.64x70.61, vacant, to J. Lowenstein, for \$30,000; east side of Jerome avenue and Gunhill road, 100x100, vacant, to A. Wechsler, for \$11,000; 2388 Valentine avenue, 2-sty frame dwelling, 50x85, to E. Z. Back, for \$6,000; 2391 Tiebout avenue, East Ninety-first street, 5-sty apartment, 20x

## DISTRIBUTE TITLE CLOSING DATES

### To 5th, 10th, 20th or 25th of Month

An active real estate market throws a heavy burden on all those who have to do with the transfer of properties and the insurance of titles. By distributing closing dates you can co-operate with the Title Companies in rendering their service still more effective.

Two things are particularly suggested.

1. Avoid the 1st and the 15th of the month. Choose instead the 5th, 10th, 20th or 25th.
2. Have closings whenever possible at the offices of the Title Companies to conserve the time of their closing departments.

## NEW YORK BOARD OF TITLE UNDERWRITERS

JOHN L. PARISH, Secretary

Members:

Home Title Insurance Co.  
Lawyers Title & Trust Co.

N. Y. Title & Mortgage Co.  
Title Guarantee & Trust Co.

United States Title Guaranty Co.  
Westchester Title & Mortgage Co.

# MONEY TO LOAN

on

**New York City  
Real Estate**

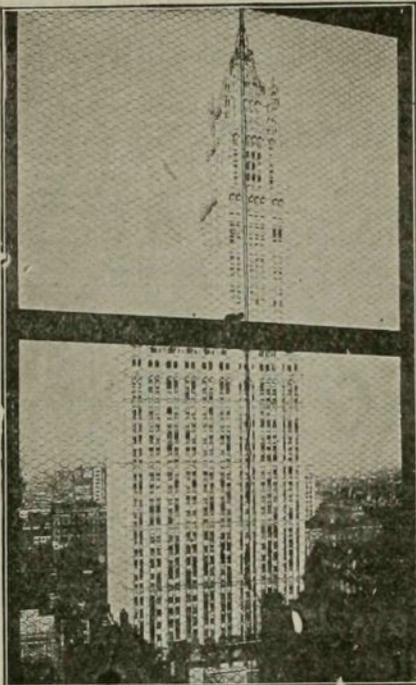
**LAWYERS MORTGAGE CO.**

**RICHARD M. HURD, President**

Capital and Surplus \$9,000,000

59 Liberty Street, New York

184 Montague Street, Brooklyn



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

**MISSISSIPPI  
WIRE GLASS CO.**

Room 1712

220 Fifth Ave., New York City

2½-sty dwelling, 100.08x120, to W. H. Stone, for \$12,550.

### New Rector Street Building.

A syndicate, headed by the Barrett Company, manufacturers of roofing materials, now at 17 Battery place, has acquired the property on the north side of Rector street, from West to Washington, which takes in 26 to 38 Rector street, 94 to 102 Washington street and 57 to 61 West street, from various owners and will proceed with the erection of a sixteen-story building to be occupied partly for its own use. It is understood that two other firms in the same building at 17 Battery place are also interested in the project, which will involve a total outlay of close to \$4,500,000. The new building is expected to be ready for occupancy by May, 1922. It will cover a site measuring 180 feet on Rector street, 101 feet on West street and about 122 feet on Washington street. The old buildings on the site have been owned for many years by the Harriet D. Potter estate, Mrs. Regina B. Saportas, the estate of Frederick A. Schermerhorn, the Caroline W. Astor estate, Katherine C. Mead and Oliver J. Wells.

### \$350,000 John Street Deal.

The estate of John B. Cockcroft sold to the Broadway-John Street Corporation, of which Elias A. Cohen is president, the nine-story fire-proof store and office building, 25x125, at 15 John street. It was formerly known as the Dennison Building, and is now occupied by jewelers. The asking price was \$350,000, and the rentals are in keeping with the high rates maintained downtown. The property was taken over by Mr. Cockcroft several years ago from the Dennison Manufacturing Company, and was remodeled at an expense of \$100,000. It is in the heart of the jewelry district. Horace S. Ely & Co. negotiated the sale.

### Banks Buy Brooklyn Property.

The American Trust Company and the New York Title and Mortgage Company have recently purchased a site at 205-13 Montague street, Brooklyn, near Court street, to accommodate the growing business of the two institutions.

The new purchase is a building of an attractive Doric type with pillared front, easily adaptable for banking purposes and with the improvements and present equipment of the bank and Title Company will furnish the American Trust Company and the New York Title and Mortgage Company one of the best banking sites in the financial center of Brooklyn.

President Harry A. Kahler, at the New York office, Broadway and Cedar street, announced yesterday that immediate possession would be taken of a part of the building and the remainder will be occupied as soon as existing leases expire. This will give the American Trust Company and the New York Title and Mortgage Company a frontage of 100 feet on Montague street and access through to Pierrepont street.

The growing business of the companies, which has necessitated hiring space outside of the three-story building now occupied at 203 Montague street, is one of the reasons for this purchase and the spot will be of easy access as the new B. R. T. subway station on Montague street is directly on front of it. It is within a stone's throw of the Borough Hall subway station and the elevated.

### Verona Apartment Resold.

The Verona apartment house, at the southeast corner of Madison avenue and 64th street, was sold by Benjamin Winter to G. Richard Davis through Douglas L. Elliman & Co. The Verona, a ten-story structure, 132.6x100, was erected about ten years ago. The annual rental is reported to be \$120,000. The sale included 34 East 64th street, adjoining, a dwelling, which is used to protect the light of the taller building. Last January Mr. Winter bought the property from the Thornhill Corporation. Douglas L. Elliman & Co. will manage the building. The seller was represented by Morris E. Gossett, attorney, and the buyer by Hays, Hirschfeld & Wolf.

### W. R. Grace & Co. Buys.

W. R. Grace & Co. bought from James A. Glover, through the Charles F. Noyes Company, three five-story buildings at 50 and 52 Water street and 84 and 86 Pearl street, fronting 42.6 feet in the former and 36.9 in the latter, with a depth of 138.9 feet. Title will be taken in the name of the Brooklyn Terminal Company. This parcel is in the same block with the Grace Building and adjoins another of the company's buildings.

### Broad Street Block Sold.

Golet estate sold to Morris Weinstein, operator and adjoining owner, through Horace S. Ely & Co., the block front in the west side of Broad street, between South and Front streets, covered with seven three-story buildings, with stores, and one four-story building, and known as 124 to 138 Broad street, 13 and 14 South street and 19 Front street, on a combined plot 232.10x33x27.2. The buyer owns 12 South street, 16.8x127.10, which increases the frontage in South street to 43.10.

## HARRY GOODSTEIN

REAL ESTATE OPERATOR

261 BROADWAY

Suite 509

Phone: Barclay 1923

## "The Hillcrest"

430 WEST 116th ST.

opposite Columbia University Grounds

7 Story Elevator Apartment House

on plot 100x100, one of the finest apartment houses in the Columbia University Section. Booklet and full particulars on request.

**BROKERS PROTECTED**

If You Want  
**Quick Results**

List Your  
**Business Property**

For Sale or to Lease

WITH US

Canal to 59th Street

## HEIL & STERN

1165-1167 BROADWAY

N. W. COR. 27TH STREET

TELEPHONE: WATKINS 4280

## ALBERT E. KELLY

Successor to

Frederick A. Booth

**Real Estate and Insurance**

**SPECIALIST IN THE MANAGEMENT  
OF PROPERTIES**

41 UNION SQUARE

NEW YORK

Tel. Stuyvesant 1125



Reg. U. S. Pat. Off.

**CONNECTICUT**

TELEPHONES, ANNUNCIATORS

and Electrical Specialties

Expert co-operation and service extended architects and contractors in planning and handling all phases of interior telephone installations.

## SPIELMAN

ELECTRIC COMPANY

1931 Broadway New York City  
Telephone: Columbus 4147

## FOR LEASE

ON LONG LEASE

Plot in heart of Banking District suitable for immediate improvement.

APPLY TO

**The Alliance Realty Co.**

CLARKE G. DAILEY

115 BROADWAY

Telephone: Rector 3550

**Sale in William Street.**

Ewing, Bacon & Henry sold for the No. 122-126 William Street Realty Corporation, Elias A. Cohen, president, the 6-sty building, 25x100, at 138 William street, to Henry Allen, present tenant, who is completing a new building at 119 Fulton street from designs by Montgomery & Riggs, architects, and will occupy it when finished. He then intends to alter the William street structure into offices at an estimated cost of \$50,000. The Broadway-John Street Corporation, also controlled by Mr. Cohen, has taken a lease of the basement of this building at an aggregate rental of \$30,000.

**Peter Stuyvesant Apartments Sold.**

Frederick Brown has bought the 13-sty Peter Stuyvesant apartments, 101.4x108.6, at the southeast corner of Riverside Drive and 98th street, from Julius Fleischmann, former Mayor of Cincinnati. The property is arranged for 50 families, and was erected by Lee & Fleischmann and was purchased from the Freidist Realty Corporation (Friedman & Distilator), who acquired it a few weeks ago from the Dalriada Realty Company, a holding company for Mr. Fleischmann.

**Coney Island Building Project.**

The Health Home of the Children's Aid Society at Surf avenue and West 23d street, Coney Island, has been sold to Barnet Duberstein, Samuel Madfes and H. Gebeira, who plan residential and business improvements which will involve an outlay of close to \$1,000,000. The property covers a plot 290 feet on Surf avenue, running back 825 feet to an ocean frontage of 290 feet. Included in the sale are several buildings which were occupied during the summer months by the society in its welfare work. The brokers in the present deal, J. W. Goldberg, J. Garlick and W. Morgan, report that the Coney Island property sold for \$408,000.

**Long Island City Brokers Active.**

Ten Eyck & Wangeman, Inc., brokers sold the following properties in Long Island City: 26 lots at Mills, Munson and Orchard streets, for Ruth V. Halsy to the Tisdale Lumber Co.; the 2-family brick dwelling at 11 Asotria place, for Rev. Spencer J. Ford to Marie Jergensen; the 10-room frame dwelling at 920 Boulevard, for D. W. Moran of the Bronx to Sidney Amann of Asotria; the Roslyn Savings Bank and a similar building at 69 Willow street, Astoria, to Louis Grieco of Astoria; the savings bank and a similar structure at 71 Willow street, Astoria, to Henry Giorgetti, Astoria; a savings bank to Roberto Ruffin of Astoria, who also bought a similar building at 73 Willow street, Astoria;

another savings bank to Robert Daddario and Roberto Sartorio of Astoria, and a commercial building at the corner of Elm street and Hopkins avenue, for Fredk. S. Steinman to Peter Nowak.

**Manhattan.**

**South of 59th Street.**

CHAMBERS ST.—Arthur F. Du Cret & Co. sold for Frederick Brown to James E. Morris & Co., grocers, 153 Chambers st, a 5-sty business building, 25x100, for occupancy.

CHURCH ST.—Mose Goodman resold through the Brown, Wheelock Co. the 3-sty loft, 19.6x50, at 296 Church st.

GRAND ST.—Robert F. Bonsall sold for Samuel Kilpatrick to Paul Viane the northwest corner of Grand and Wooster sts, a 5-sty building, 50x64.

GREAT JONES ST.—Brett & Goode Co. sold for George E. Chisholm and Hamilton F. Kean, trustees, the 7-sty loft at 39 Great Jones st, 27.1x100, through John Finck.

GREENE ST.—L. Tannenbaum, Strauss & Co. sold for Harry Scher to Rapaport & Lutenberg the 5-sty building, 25x100, at 65 Greene st.

GREENE ST.—The Greenwich Building, at the northwest corner of Greene st and Washington pl, is resold by Frederick Brown to a client of L. Tannenbaum, Straus & Co. It is a 10-sty loft, 100.8x100, and rents for \$56,750. The

# The Old Rule

still holds good, that in spite of the depreciation of the dollar, high interest implies risk. Take 5% and safety, for a portion of your investment funds, in Guaranteed Mortgages.

## Lawyers Title and Trust Company

160 Broadway, New York  
188 Montague St., Brooklyn  
44 Court St., Brooklyn

367 Fulton St., Jamaica, N. Y.  
383 E. 149th St., New York  
1354 Broadway, Brooklyn  
160 Main St., White Plains, N. Y.

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

Developers of

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Queens Borough Real Estate

*The enormous increase in cost of labor and material makes it plainly evident that the conservation of your elevator equipment is of paramount importance.*

We not only keep your elevator equipment in good, serviceable condition, but we prevent untimely depreciation by scientific lubrication, systematic cleaning and timely renewal of the various parts.

**SERVICE AT ALL HOURS**

# ACME SERVICE CORPORATION

*Scientific upkeep of electrical equipment under yearly contract.*

246 CANAL STREET

NEW YORK CITY

Telephones—Day: Franklin 4765-4766; Night, Sunday and Holiday: Wadsworth 5522-5359

# We Finance Construction

FOR thirty-eight years it has been our function to aid in upbuilding American cities by providing capital for modern, fireproof buildings needed for housing purposes, for commerce and industry.

We are ready now, as in the past, to assist in financing construction of hotels, apartment, office, mercantile and industrial buildings.

Under the *Straus Plan* money is loaned, in amounts of \$500,000 upward, in the form of first mortgage bond issues, and repayment is made over long periods out of the earnings of the property.

Call or write for our booklet explaining the *Straus Plan* of financing.

## S.W. STRAUS & CO.

ESTABLISHED 1882 INCORPORATED

150 Broadway, New York

CHICAGO DETROIT MINNEAPOLIS  
SAN FRANCISCO

Thirty-eight Years Without  
Loss to Any Investor

Member Allied Real Estate Interests  
Member B'klyn Board of Real Estate Brokers  
Money to Loan on First Mortgages

# 5%

## Joseph T. McMahon

REAL ESTATE and  
MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

seller acquired it three weeks ago from Joseph J. Asch.

**GREENWICH ST.**—William H. Whiting & Co. sold for Joseph E. Marx the 5-sty building at 232-4 Greenwich st, 42.7x76.8, to the Current Printing Co.

**JOHN ST.**—Broadway-John Street Corporation, Elias A. Cohen, president, purchased from the estate of John B. Cockroft the 9-sty fireproof office structure formerly known as the Dennison Building, at 15 John st, on a plot 25x125. Horace S. Ely & Co. were the brokers.

**NASSAU ST.**—Broadway-John Street Corporation, Elias A. Cohen, president, bought the 5-sty building, 21x80, at 118 Nassau st, between Ann and Beekman sts, from the Esbenscheld estate, through Horace S. Ely & Co.

**PEARL ST.**—Charles F. Noyes Co. resold for the estate of Richmond Levering, 209 Pearl st, a 5-sty building, 22x123, to Robert S. Dennison & Co., Inc. Joseph F. Foise represented Mr. Dennison as attorney and Earle & Todd were the attorneys for the Levering estate.

**WATER ST.**—Charles F. Noyes Co. sold to Max B. Kaesche, of F. Bredt & Co., for Robert Sands, 328 Water st, 25x87, improved with a 5-sty loft building. Patrick J. Cuskley represented the seller.

**WILLIAM ST.**—Broadway-John Street Corporation, Elias A. Cohen, president, resold through L. M. Woodworth, 128 William st, a 6-sty building, 25x100, to Henry Allen, whose family has been business tenants for fifty-five years.

**8TH ST.**—Folsom Bros., Inc., sold for estate of Hannah E. Walke 7 West 8th st to Washington Square Home for Friendless Girls, who occupy the adjoining premises.

The Bellevue Training School for Nurses acquired from Alice D. Osborn, of Garrison, N. Y., the 4-sty building at 423 East 25th st and 416-418 East 26th st, adjoining the present nurses' home.

**12TH ST.**—Pepe & Bro. sold for Allen Dawson 41 and 43 West 12th st, two 4-sty dwellings, 26.6x54.6.

**24TH ST.**—The 5-sty loft building, with stores, at 37-39 West 24th st, 44.10x98.9, is to be taken over by the 37 and 39 West 24th Street Corporation, composed of J. B. Gould, P. Tessler and J. S. Friedmann. Title is held by Hobart Buion as trustee.

**38TH ST.**—Brown, Wheelock Co. sold for Julianna Armour Ferguson to Frank C. Shattuck, tenant, the 6-sty building, 25x98.9, at 20 West 38th st.

**38TH ST.**—Pease & Elliman sold for Dalton Parmy the business building at 19 West 38th st, 25x98.9, to Arthur Brisbane who owns the adjoining property. Mr. Brisbane, it is said, will soon connect the structure with his adjoining property which is under lease to Lane Bryant.

**39TH ST.**—C. M. Folsom & Co. sold for Mrs. T. Klotz the 3-sty dwelling at 227 East 39th st, 17x100, held at \$12,000.

### North of 59th Street.

**61ST ST.**—Cyrille Carreau sold for Adele Topping the 4-sty dwelling, 19x93.5, at 156 East 61st st.

**63D ST.**—Worthington Whitehouse, Inc., sold from plans for Frederick J. Sterner the 5-sty dwelling, 18.9x100, at 167 East 63d st, completing the resale of the entire plot recently acquired from the Gallatin estate.

**65TH ST.**—J. C. Vidulph sold to Wellington Germond the two 5-sty flats 341 and 343 East 65th st, 54x100.

**71ST ST.**—Cruikshank Co. sold for the estate of Louisa Fitch 181 East 71st st, a 3-sty dwelling, 16.8x100.

**73D ST.**—Leroy Coventry sold for Ennis & Sinnott 156 West 73d st, a 4-sty dwelling, 19x100.

**82D ST.**—Frank B. Haubert, of Edward C. H. Vogler, sold for Katherine Kessler and others to Frederick Schlueter the 5-sty apartment, 25x100, at 208 West 82d st.

**87TH ST.**—The 7-sty apartment, 100.8x95, at the northwest corner of Madison av and 87th st, has been resold by Elias Kempner, who purchased the realty about a month ago from Mary Keveny and Ellen King. It is assessed at \$260,000.

**97TH ST.**—Slawson & Hobbs sold for Samuel Roseff, through McLaughlin & Stern, the southeast corner of West End av and 97th st, a 6-sty apartment, 60x100.

**100TH ST.**—Rudolph Binder sold to David Cantor 1945 2d av, the northwest corner of 100th st, a 5-sty building, 25.11x100.

**100TH ST.**—A. J. Friedman sold to Charles Berkowitz the 6-sty flat at 183 and 185 East 100th st, 50x100.

**104TH ST.**—Pease & Elliman sold for William J. Carr the 3-sty dwelling, 17x100, at 305 West 104th st.

**105TH ST.**—Wildor Realty Co. resold to the Fair Return Realty Corporation the Milford, a 7-sty apartment, 54.9x100, at 211 West 101st st, which the selling company acquired earlier in the week.

## Manhattan Brokers

**ORVILLE B. ACKERLY & SON**

Appraisers of Long Island Property

Phone: Greeley 1760

243 West 34th Street, New York City

**JOHN ARMSTRONG**

Real Estate Agent and Broker

Tel. Harlem 211 1984 Third Ave., Cor. 109th St.

**ARTHUR CUTLER & CO.**

Real Estate

61-3 PARK ROW

Room 914 Phone: Beckman 2750

**O. D. & H. V. DIKE**  
Real Estate Specialists

Management of

Improved Real Estate Exclusively

CANDLER BUILDING

220 WEST 42ND STREET

BRANCH—271 WEST 23RD STREET

**JAMES A. DOWD**

Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, above 49th Street

**ROBERT LEVERS**

Real Estate—Insurance

376 LENOX AVE., cor. 129TH ST.

Phone: Harlem 2675

**A. W. MILLER & CO.**

Real Estate—Management

898 Eighth Ave., above 53rd Street

J. P. & L. A. KISSLING Phone: Circle 591

**THOS. F. McLAUGHLIN**

Real Estate and Insurance

1238, THIRD AVE., NEAR 72ND ST.

**GEO. W. SASSE**

REAL ESTATE—INSURANCE

2096 EIGHTH AVE., NEAR 114TH ST.

Phone: Cathedral 8447

**SCHINDLER & LIEBLER**

Real Estate and Insurance

Rhineland 6122 1393 THIRD AVE., at 79th St.

**Bronx Brokers**

**A. G. BECHMANN**

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD

One block from Simpson Street Subway Station

**HENRY SCHWIEBERT**

Real Estate—Insurance

3273 3RD AVE., near 164TH ST.

Phone: Melrose 19

If you want to Buy, Sell or Exchange

REAL ESTATE

SEE S. E. Cor. Webster Ave.  
SCOBIE and Fordham Road

PHONE FORDHAM 1471

**JOHN A. STEINMETZ**

Real Estate—Mortgage Loans

1005 E. 180TH ST. Phone: Fordham 3566

Tel. 36 Wmsbridge **ULLMAN** Burke St. Sub. Station

Real Estate in All Branches

3221 White Plains Ave., at Burke St. (207th St.)

# DO YOU WANT A STEADY INCOME

*and ABSOLUTE SAFETY With Increase  
In Future and Chance For Profit?*

This can be had by buying a lot leased with Astor leasehold.

The policy followed by this family for 125 years.

The first opportunity the public ever had to buy land with an Astor leasehold.

For instance, if you can buy any of these lots, west of 9th Ave. for \$7000, leased net per annum for \$450

You can pay 30% cash, or \$2100.	
\$4900 can remain on mortgage at 5% per annum (interest)	245
Net return . . . .	\$205

**OR ABOUT 10% ON YOUR INVESTMENT OF \$2100**

Tenants pay all taxes and expenses. As leases expire and the rent increases, your return will be even greater.

Besides you have the opportunity of selling at a profit.

*This Sale therefore should be of interest to investors in  
Bonds and Stocks and depositors in Savings Banks*

The Astor Leasehold lots have always increased in value, made the best kind of investments and have made the Astor family wealthy.

There are about 63 parcels leased in this way.

In addition to other properties, there are to be sold about 40 high stoop brownstone private houses on the residential block, 46th Street, between Eighth and Ninth Avenues.

On most of which leases expire on May 1st of this year, and which you can buy at your own price, Enabling you to live in your home at less rent than you are now paying in Apartment houses. To say nothing of the profit which you will obtain as land increases in value.

Supreme Court Partition Sale, Charles F. Brown, Referee  
of the

## HENRY ASTOR TRUST ESTATE

WHICH WILL BE SOLD AT PUBLIC AUCTION, WITHOUT RESERVATION,  
at the HOTEL ASTOR, Broadway & 45th Street, 11 A. M.

**TUESDAY, MARCH 9TH, 1920**

70% may remain on bond and mortgage for 3 years at 5%.

Title insured free by  
Title Guarantee & Trust Co.

For catalogue and particulars apply to

**J. Clarence Davies,**

149th St. and 3rd Avenue, or 32 Nassau St.

**Joseph P. Day,** 67 Liberty Street

Agents and Auctioneers

MORRIS & McVEIGH, No. 32 Liberty Street  
Attorneys for Plaintiff

## BENJAMIN WINTER

IN THE MARKET FOR  
WELL-LOCATED INCOME-  
PRODUCING PROPERTIES

### BROKERS

INVITED TO SUBMIT PROPOSITIONS

QUICK DECISION GIVEN

Lansing Building

2299 BROADWAY

At 82nd Street

Suite 6

Phone: Schuyler 2897

## WHEN YOU RE-DECORATE

Save yourself unnecessary expense  
by letting us show you how to buy  
Wall Paper. Write for full particu-  
lars to

### THE BURNS WALL PAPER CO.

9 FLATBUSH AVE., BROOKLYN, N. Y.

## Philip A. Payton, Jr., Company

### REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro  
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues  
Telephone: Audubon 945

## William B. May & Co.

Special atten-  
tion given to  
the Management  
of Real Estate

No. 717 Fifth Avenue

Near 56th Street  
Phone: Plaza 270

## GARAGE

121 WEST 54TH ST.

Three-Story with Apartments

25x100 Free and Clear

Price \$50,000

Very little cash required

Further particulars from

DANIEL H. JACKSON

135 BROADWAY

Suite 911

Phone: Rector 3569

## RECENT LEASES.

### Record for Fifth Avenue Lease.

By effecting a cancellation of the lease with Tin Products, Inc. (L. M. Boomer, president), and making a new lease with I. Miller & Sons, retailers of women's shoes, for twenty-one years from May 1, 1920, with an option for a similar period, E. E. Smathers has gained over \$400,000 in less than a week. The old lease called for \$60,000 per annum net rent, while the new lease is at \$80,000 a year, also on a net basis, and concerns the present Thorley and Larimore buildings, at 562 5th avenue and 1 West 46th street, being the northwest corner. I. Miller & Sons will pay about \$25 per square foot a year for the plot, and also all taxes, assessments and carrying charges, or \$3,000 per front foot for the avenue location. As the improvement consists only of a 5-story altered building, the rental is based practically on land value and establishes a record price for this section of the avenue, according to the brokers, the Brett & Goode Co. Mr. Smathers was represented by George Gascoigne in the transaction.

### Big Times Square Lease.

Because of the effect on Times Square real estate values of the establishment of a B. R. T. subway at Broadway and 47th street, and the forthcoming distribution of the 141 parcels belonging to the Henry Astor Trust Estate, a large and important holding in West 47th street, adjoining the Strand Theatre block, has been leased for a long term of years at a net rental approximating more than \$2,000,000, and will be improved.

John H. Scheier, architect, as the head of a syndicate organized by him, leased from Leonard L. and Samuel V. Hill the two 6-story heavy constructed, elevator buildings, on a plot 100x100 at 243, 5, 7 and 9 West 47th street, for a term of 30 years, with renewals from March 1, 1920. The property adjoins the Strand Theatre from which it is separated by a 10 foot wide alley, light and air easement, running through to 48th street. The Longacre Theatre abuts the property in 48th street.

The present buildings are occupied by the Famous Players, the Poslum Mfg. Co. laboratories, several theatrical costumers, and other concerns identified with the theatrical profession.

Mr. Scheier contemplates completely renovating and remodeling the existing buildings for use as stores, lofts, show and sales rooms, offices, etc., and light manufacturing. Modern conveniences and additional elevators will be installed and a large electric sign erected.

### Theatre for Sheridan Square.

Rhineland Real Estate Company leased the triangular plot in Sheridan Square, between Greenwich avenue, Seventh avenue and West 12th street, comprising about 16,000 square feet, to the Sheridan Realty Company, for 21 years, with two renewals. A motion picture theatre, with a seating capacity of about 2,500, similar to the Strand, is to be built from plans by Riley & Hall. It is expected to be opened about January 1, 1921. Max Spiegel, Solomon Brill and William F. Rafferty of Syracuse will comprise the leasing company.

GEORGE A. BOWMAN leased for the Union Park Realty Co., at 40 East 14th st, the 4th and 5th floors to the Biltwell Shirt Co. and the Bloch Clothing Co., respectively. The leases are for a term of years; also the store and basement at 1042 3d av for Abraham Morris to Henry Green.

VASA K. BRACHER leased apartments for Dr. Arthur M. Jacobus at 131 West 70th st to the following: Victor La Salle, Miss Helen May, Mrs. Erna Raders and Miss Anna M. Young; also leased for the estate of William A. Hungerford at 121 West 69th st apartments to Nathaniel Doyle, Adele Focacci, Lillian Hartje, Edward Carpentier, Beatrice Morse, Anna MacArthur, Rose Planet and F. Straith-Miller.

BROWN, WHEELOCK CO. leased a loft at 31.5 West 15th st to Levy & Goldberg; a loft at 506 Broadway to Aaron Richman; the entire building 327 Canal st to Philip Wedeen, who occupies store and basement at the present time, for a term of years; loft at 795 Broadway to I. Crystal; space in 708 Broadway to Shapiro, Bloom & Garbow, Inc., and to Meyer Epstein; loft at 795 Broadway to Pargment Phillips, Ayeroff & Berowisht; loft at 8 Bond st to Sun Ray Hat Co.; another in same building to Sperling & Grossman; loft at 402 Broadway to Roquette & Co. In conjunction with Pease & Elliman, an entire floor in 27 William st to Hughes, Rounds, Schurman & Dwight; also space in same building to Dwight & Scoville.

BUTLER & BALDWIN, INC., leased for the Manport Realty Co. the store at 11 East 30th st; the apartments at 60 West 90th st to Mrs. N. A. Snapp and William D. Allen, Jr.; 3-story building at 59 Carmine st to the Western Parquet Flooring Co.; leased for the Manport Realty Co. the 6th loft at 11 East 30th st to P. Carbone and the 5th loft at 11 East 30th st to Rothstein & Grenstein.

DOUGLAS L. ELLIMAN & CO. leased store in the new building being remodeled at 27 East

## OWNERS and LESSEES of SALOON PROPERTIES

We can demonstrate to you how saloon and brewery buildings can be profitably converted for other uses. We act in an advisory capacity to real estate owners, agents, lawyers and trustees on all executive, legislative and judicial regulations affecting real property.

*Correspondence is invited  
from those interested.*

### City and State Supervision Co., Inc.

25 West 42nd Street, New York

JOHN H. SCHEIER, R.A.  
Advisory Architect to the Company

## BERKSHIRE REALTY CO., Inc.

SPECIALIZING IN THE  
PURCHASE and SALE of  
BROOKLYN  
PROPERTY

Quick decision given to all parcels submitted by BROKERS.

44 Court St., Brooklyn  
Suite 711 Phone: Main 5736

## 235 Water St.

between Beekman St. and Peck Slip

5-Story Store and Loft Building  
Size, 16.6x73½

Small bonus will get possession.  
Mortgage, \$10,000 at 5½—2 years.

ATTRACTIVE PRICE

(Brokers Protected)

## Manning-Bernhard Co.

233 Broadway Phone: Barclay 6487

## LIBERTY BONDS BOUGHT and SOLD

All Issues and Denominations  
Bought and Sold for Cash at Stock  
Exchange quotations and full interest  
to date.

Call or send by registered mail.

### PURDY & CO.

LIBERTY BOND SPECIALISTS

Tel. { 3174  
3175  
3176  
3177 } John

34 Pine St.  
New York

64th st, northwest corner Madison av, to Madame Pauline, Inc.; also store at 583 Madison av for Halsey & Flint to Mathey rBos., Inc., automobile tires; leased an apartment at 270 Park av, furnished, for Winthrop Ames to Ernest Brittan; at 116 East 58th st to Mrs. B. O. Reeves; at 29 West 48th st, in conjunction with Stanley S. Woolley & Co., an apartment to Mrs. Clio Ayres; an apartment at 112 East 74th st, from next October, to Mrs. H. Newell Reynolds; and 27 E. 64th st, corner Madison av, in conjunction with Plaza Realty Co., to Miss Lillian A. Morse.

**CUSHMAN & WAKEFIELD, INC.** leased for the Century Holding Co. a large suite of offices in 25 West 45th st to the American Purchasing Agency for a term of years, and for the Vanderbilt Concourse Corporation offices in their building at 52 Vanderbilt av to Enders & Co.

**CUSHMAN & WAKEFIELD, INC.**, leased for the Merchants and Manufacturers' Exchange a large portion of the 11th floor of the Grand Central Palace to Archibald McNeil & Sons Co. and the Alden Coal Mining Co. for a long term of years. These companies are now located at 1 Broadway.

**J. ARTHUR FISCHER** leased to S. Stein the 5-sty building 68 West 37th st for a long term of years at an aggregate rental of \$50,000.

**J. ARTHUR FISCHER** leased for Giovanni P. Maresi the two 5-sty buildings at 691 and 693 6th av, on plot 37x100, for a term of years at an aggregate rental of more than \$300,000.

**J. ARTHUR FISCHER** leased for the Codington Co. the properties 630 6th av and 68 West 37th st, having an L around the southeast corner of 37th st and 6th av, to James F. Ogden for twenty-one years at a rental aggregating \$200,000. **J. Arthur Fischer** also leased for the estate of P. Maresi the 4-sty building 685 6th av.

**FOLSOM BROTHERS, INC.**, leased for Elizabeth Ervin the 3d floor of 106 East 29th st to George Megibow.

**HAGGSTROM-CALLEN CO.** leased for the West 60th Realty Co. the 3-sty building 35 West 60th st to Laura Basil for three years.

**HAGGSTROM-CALLEN CO** leased for the Hygrade Wine Co. the store and basement on the southwest corner of Amsterdam av and 67th st to the Equity Rubber Tire Co.

# Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers. In the real estate or building professions.

No medium reaching real estate interests affords owners, brokers, and executors wishing to dispose of desirable property (in or out of the city), so favorable an opportunity to bring the merits of their propositions to the attention of possible buyers as does the For Sale and For Rent section of the Record and Guide.

## PROPOSAL

**NOTICE TO CONTRACTORS.**  
STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 53 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Thursday, the 18th day of March, 1920, for the improvement or completion of the following highways: Chautauqua.....(one highway: 5.85) Oneida.....(two highways: 5.38, 5.03) Onondaga.....(one highway: 4.05) Ontario.....(3 highways: 4.65, 1.39, 0.95) Orleans.....(one highway: 4.82) Oswego.....(two highways: 3.30, 3.42) St. Lawrence.(3 highways: 5.86, 13.09, 4.60) Schenectady.....(one highway: 0.50) Washington....(two highways: 7.60, 6.98) Wayne.....(one highway: 3.00) Westchester.....(one highway: 4.13) Wyoming.....(one highway: 3.55) Franklin.....(one highway: 3.10) Seneca.....(one highway: 2.02)

Maps, plans, specifications, estimates and proposal forms may be obtained at the office of the Commission in Albany, N. Y., and at the office of the division engineers in whose division the roads to be improved are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

Special attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" in the itemized proposal, specifications and contract agreement.

**FRED'K STUART GREENE,**  
Commissioner.

**IRVING V. A. HUIE,** Secretary.

## SITUATIONS WANTED.

**REAL ESTATE**—Young man (23), 5 years' experience, management, leasing, sales, seeks connection with reputable firm or estate. Box 647, Record and Guide.

**YOUNG MAN,** American, 29 years of age, ten years' practical real estate experience, desires position in the brokerage or management department. Box 652, Record and Guide.

## REAL ESTATE OPPORTUNITY.

Former manager of large real estate and operating concern who thoroughly understands management and values of real estate wishes connection where good compensation can be had. Note.—If you answered this advertisement on its first appearance, please do so again, as all the replies went astray owing to an error in the box number. Box 643, Record and Guide.

## SITUATIONS OPEN.

**A HIGH CLASS** Fifth Avenue real estate firm would like to have associated with them a gentleman to make a specialty of country estates on the north shore of Long Island. Address Box 616, Record & Guide.

**AN ESTABLISHED** and well known, wide awake real estate firm wants an active man for renting or selling. Box 653, Record and Guide.

**LAWRENCE, BLAKE & JEWELL** leased for former Judge Samuel H. Ordway 8 Cedar st for a term of years. After extensive alterations the lessee will occupy part of the premises. This is part of the site when Aaron Burr lived and conducted his law office up to the time of his death as a result of the duel with Alexander Hamilton.

**MANHEIMER BROTHERS** leased the 8th loft in 170 5th av to Miller-Frank Co.; the 3d loft in 222-224 Greene st to Al Horowitz & Co.; the 3d loft in 369 7th av to Heiselman & Peto, and the 2d loft to the Artistic Neckwear Co.; the 2d loft in building 21-23 Waverly pl. to the Morris Katz Hat Co., and in buildings 714 Broadway the 3d loft to Silk-Freedman & Houseman, the 7th loft to the Ess O Em Novelty Clothing Co., and the 9th loft to Weil, Haff & Furman.

**CHARLES F. NOYES CO.** leased the store and basement at 26 John st for E. B. Essac to Wm. H. Enhaus & Son; the building 122

## Brooklyn Brokers

### JAMES F. KERNS CO.

**BAY RIDGE REALTY SPECIALIST**

7109 THIRD AVENUE  
BROOKLYN

Phone: 202 Bay Ridge

### A. J. LONG REALTY CO.

**REAL ESTATE and INSURANCE**

Expert Appraisers, Mortgage Loans  
An Authority on Flatbush Property

743 Flatbush Ave, corner Clarkson St.

Phone: Flatbush 5352

BROOKLYN

### JOHN REIS COMPANY

**REAL ESTATE BROKERS AND APPRAISERS—LOANS AND INSURANCE**

805 FLATBUSH AVE.

Phone: Flatbush 1400-1401

BROOKLYN

### FRANK A. SEAVER & CO.

**BAY RIDGE REAL ESTATE**

3rd Ave., near 68th St., Brooklyn

Member Brooklyn Board of Real Estate Brokers  
Member Real Estate Board of New York

Phone: 1474-5 Bay Ridge

### WESTWOOD REALTY CO.

C. B. GWATHMEY, Vice-Pres. and Treas.

Headquarters Flatbush Realty

Apartment Houses Successfully Managed

685 FLATBUSH AVENUE

Telephone: Flatbush 4630

### LONG ISLAND CITY

## INDUSTRIAL PROPERTIES

### ROMAN-CALLMAN COMPANY

BRIDGE PLAZA BUILDING  
Phone: Astoria 725

### LONG ISLAND CITY

## WANTS AND OFFERS.

**WE WILL PAY** 20 cents for the New York Editions of Record and Guide of April 6, 1912; July 28, 1917; Jan. 25, Feb. 1 and 8, April 5, May 17, July 3, 12, 19 and 26, Aug. 2, 9, 16 and 23, Sept. 6 and 27 and Oct. 18, Nov. 8, 1919.

West 43d st for Drake's Restaurant to the Actors' Fidelity League, and the 11th floor of the 19-sty Masonic Building, at 23d st and 6th av, to the Metropolitan 5 to 50c Stores.

**HENRY SHAPIRO & CO.** leased for William C. Walker's Sons the 4-sty building at 324 5th av to the Marlborough Photo Shop, which has disposed of its lease at 1343 Broadway, in the Johnson Building, to the United Retail Candy Stores.

**MAURICE WERTHEIM** leased for the Neeler Realty Co. the stores 423 and 425 Lexington av to the Brighton Lunch Co. of Brooklyn. The lessees, after extensive alterations, will occupy. The lease is for a term of ten years at a rental of over \$100,000 for the term. D. Marvin Loughman was associated as broker.

**WILLIAM WOLFF'S SON** leased to Daniel Reeves, Inc., the corner store in 1057 Lexington av, corner of 75th st; store in 155 East 75th st to Albert Karg; also leased to Miss Mary Lagen an apartment in 155 East 75th st.

## MONEY TO LOAN

SUMS:

**\$2,000 to \$10,000**

5 1/2 %

**D. A. TROTTA, INC.**

Tel. Melrose 4812-4813 391 East 149th Street

## MAP and PRINT

## Mounting and Coloring

If you have maps, posters, charts or drawings to be colored or mounted let us give you an estimate. We guarantee the best work in every instance at reasonable prices.

### EDWARD F. EBERLE

88 PARK PLACE

NEW YORK

Telephone: Barclay 9955

### JAMES E. POE

**BUYS—SELLS—EXCHANGES**

**REAL ESTATE**

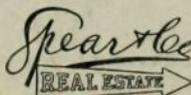
**IN HARLEM AND VICINITY**

172 West 135th Street

Tel. Morningside 4116

## IF YOUR PROPERTY IS IN THE MARKET

Send us the selling particulars, as we have clients who are seeking well-located investment property.



840 BROADWAY

NEW YORK

## BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

Will erect buildings containing anywhere from 10,000 to 100,000 square feet of manufacturing space for any responsible prospective lessee.

OR

Will build and sell the structure for a small cash consideration, taking a mortgage, to be amortized over an agreed period, for the balance. The plan will make it possible for the client to reduce rental overhead to approximately one-half present cost.

**FACTORY BUILDINGS**  
of  
**REINFORCED CONCRETE**  
and  
**MILL CONSTRUCTION**  
Anywhere in  
**GREATER NEW YORK**

Phone Main 7050 for Appointment

## FREDERICK BROWN

**Real Estate  
Operator**

217 BROADWAY  
Telephone Barclay 4932

## A. G. THOMPSON CO.

**REAL ESTATE  
BROKERS and AGENTS**

Expert, Economical, Management of  
Colored Tenement Property

Specialists in Harlem and  
Colored Tenement

2257 Seventh Avenue, at 133rd Street  
New York City  
Phone: Morningside 1610

## Moses & Moses

**HARLEM AND COLORED  
TENEMENT PROPERTIES**

ALSO

**CITY AND SUBURBAN  
REAL ESTATE**

409 Lenox Avenue  
Telephone Morn. 2191

## LEGISLATIVE BILLS AFFECTING REALTY

Measures Introduced at Albany Approved or  
Disapproved by Real Estate Board of New York

THE Real Estate Board of New York through its Legislation and Taxation Committee in analyzing bills now before the Legislature gives its opinion on another group of bills designed ostensibly to check so-called profiteering in rents. The Board, without losing sight of the existence of the law of supply and demand is in sympathy with the general disapproval of unreasonable demands upon tenants, but it does not allow that to blind it to the inherent defects in most of the bills so far offered. Action taken by the Board is as follows:

*Senate Int. 359, Pr. 366, Schackno (Same as Assembly Int. 516, Pr. 552, Flynn).* Amending Chapter 649 Laws of 1919.

This measure proposes to amend the Summary Proceedings Act by providing that no monthly tenant may be evicted for holding over his term unless notice to quit is served upon him 60 days (instead of 20 days as the law now prescribes) before the expiration of his term.

As the term of a monthly tenant is but a month, 31 days at the most, notice required by the pending bill would have to be given before the concluding term was even entered into. This would appear to create a paradox that is invalid on its face. The theory of the law is that a monthly tenancy terminates at the end of each month and that a new agreement for another term of one month is created by implication in case the tenant holds over and the landlord has not given notice to quit. Under the circumstances how can a valid notice to quit be given 60 days before "expiration of the term"? The bill is defective and would be provocative of interminable litigation. It is disapproved.

*Senate Int. 540, Pr. 579, Boylan, (Same as Assembly Int. 677, Pr. 729, Donohue).* Adding new subdivision 6, section 2231, Civil Code, prohibiting summary proceedings to recover possession of real property for non-payment of rent, unless the rent sued for shall be reasonable.

This measure proposes to amend the Summary Proceedings Act, by adding thereto a new section providing that no action for the recovery of rent or for recovery of any part of real property by summary proceedings shall be brought against any tenant or a portion of a tenement house unless the rent sued for, or for the non-payment of which the summary proceeding is brought, shall be reasonable. In any such action or proceeding the reasonableness of the rent shall be determined as a question of fact and the burden of proof with respect thereof shall be upon the landlord. The determination of this question in such an action or proceeding is to be binding upon the landlord and tenant for one year thereafter.

The purpose of this measure is to check profiteering in rent of tenement houses. It cannot accomplish its purpose for it prescribes an arbitrary interference with vested rights which the courts cannot possibly uphold as constitutional. The bill is ineffective and is an interference with the movement for additional housing facilities. It is disapproved.

*Assembly Int. 514, Pr. 550, Evans (Same as Senate Int. 393, Pr. 405, Schackno).* Real Property Law, termination of tenancies through alteration, reconstruction or demolishing of buildings.

This measure proposes that a new section be added to the Real Property Law providing that no monthly tenant or tenant from month to month shall be removed from any building on the ground that such building is to be altered, reconstructed or demolished unless at least 90 days before such work is to begin the landlord or his agent serves upon the tenant written notice that the landlord elects to terminate the tenancy for the purpose of such work.

This measure is fair enough in principle, but it conflicts with the existing law defining monthly tenancies and tenancies from month to month, under which either of such tenancies may be terminated upon short notice. The law of landlord and tenant insofar as it effects tenancies under verbal agreements, cannot be amended piece-meal as contemplated by this bill, but should be revised generally if it is to be changed at all. The bill is disapproved for the reasons indicated.

*Assembly Int. 531, Pr. 566, McKee.* To amend Chapter eighty-eight of the Laws of 1909, entitled "An act providing for the punishment of crime," constituting Chapter 40 of the Consolidated Laws.

This measure proposes to make it a felony to sell or offer to sell or dispose of milk, food-stuffs and other necessities of life, or to rent or offer to rent a dwelling house at a profit not warranted by the amount of net capital invested or the risk incurred.

The bill does not define the term "profit not warranted by the amount of net capital invested or the risk incurred." Presumably, all this is to be left as a question of fact for the trial jury to determine. The practical difficulties of securing either indictments or convictions under such a loosely drawn statute are so obvious as

to render further criticism unnecessary. The natural law of supply and demand cannot be changed by amendment to the Penal Code. The bill is unworkable and is disapproved.

*Assembly Int. 604, Pr. 650, Evans.* To amend the Penal Law, in relation to the renovation of flats and apartments before renting, in cities of over one million inhabitants.

This measure proposes to add a new section to the Penal Law making it a misdemeanor for a landlord to rent or lease an apartment to a tenant without having the premises renovated in a manner approved by the Board of Health.

The Sanitary Code of the City contains drastic and comprehensive provisions against unsanitary conditions in residence buildings, which are satisfactorily supplemented by numerous requirements of the Tenement House Law. The bill is unnecessary and is disapproved.

*Senate Int. 453, Pr. 485, Dodge, (Same as Assembly Int. 616, Pr. 662, Leininger).* To amend the Greater New York Charter in relation to orders by the Tenement House Commissioner.

This bill is introduced at the request of the Real Estate Board, appearing at first as Senate Int. 259, Pr. 263, Dodge, being now changed in some respects as to its provisions. It proposes to confer upon the Board of Appeals authority to review orders and determinations of the Tenement House Commissioner, with power, in the disposition of such appeals, to vary or modify provisions of the Tenement House Law to the same purpose and extent as the Board is now empowered to vary the Labor Law, the Building Code, and the fire prevention provisions of the Charter, and the Code of Ordinances. It frequently happens that a construction in a tenement house somewhat different from that required by the Tenement House Law might be equally as good for all practical purposes, but the Tenement House Commissioner is unable to permit such a deviation from the construction required by law. In view of the good results which have flowed from the exercise of the amelioratory jurisdiction of the Board of Appeals in cases relating to the construction and alteration of all other classes of buildings, it would seem that the extension of the Board's jurisdiction to tenement houses would be helpful particularly in the solution of many problems of the existing housing situation. In this connection it should be noted that whereas the Tenement House Commissioner is not required to have had technical training or practical experience in the construction of buildings, at least three members of the Board of Appeals are required to possess such qualifications and a fourth member, the chief of the uniformed force of the New York Fire Department, contributes to insure that the decision of the Board, and particularly any variation or modification it may permit in a public safety law or ordinance, shall be sound and conservative. The bill should have the general co-operation of public officers and civic organizations.

*Senate Int. 400, Pr. 426, Dunningan.* To amend the Greater New York Charter, in relation to the establishment of a municipal bus line.

This authorizes the City of New York to establish municipal bus lines, and creates an entirely new function of government, giving to the Board of Estimate authority to determine the necessity for and to establish and operate city bus lines wherever it may see fit and presumably to compete with existing privately owned and operated lines holding franchises from the City. The Board is opposed to the principle of Municipal Ownership and to this experimental bus system, and disapprove the bill.

### REAL ESTATE NOTES.

A. A. HAGEMAN has been appointed agent of the premises at 556 Seventh avenue.

ARTHUR CUTLER & CO., real estate brokers and appraisers, have removed their offices from 280 St. Nicholas av. to 61-63 Park Row (Pulitzer Building), Suite 914.

ARTHUR C. SHERIDAN, Inc., has been appointed agent for 133 and 135 East 57th street, near Park avenue, owned by Dr. Franklin Dorman, and 206-208 East 86th street, owned by James W. Prendergast.

WHEATLEY HILLS REAL ESTATE CORP., Long Island real estate brokers, announce that they have outgrown their office accommodations at 34 Pine st and have moved to 95 Liberty st, where they have secured larger offices to take care of their increasing business.

DOUGLAS L. ELLIMAN & COMPANY have been appointed agents for 22 West 49th street, which will be altered into stores and small apartments to be ready October 1, 1920.

HERBERT R. SNYDER is now associated with the office of Norman Denzer and will be in charge of the Appraising Department of Mr. Denzer's office. Mr. Snyder is a well-known appraiser, having made a specialty of appraising for a number of years.

# REAL ESTATE STATISTICS

Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1919. Following each weekly table is a résumé from January 1 to date.)

## MANHATTAN

### Conveyances.

	1920 Feb. 25 to Mar. 2	1919 Feb. 27 to Mar. 5
Total No.	385	192
Assessed Value	\$33,873,500	\$15,119,700
No. with consideration	43	28
Consideration	\$2,217,000	\$1,621,750
Assessed Value	\$2,203,500	\$1,568,000

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 5
Total No.	3,191	1,265
Assessed Value	\$268,616,600	\$91,540,000
No. with consideration	368	170
Consideration	\$27,439,550	\$6,191,622
Assessed Value	\$23,576,600	\$6,661,900

### Mortgages.

	1920 Feb. 25 to Mar. 2	1919 Feb. 27 to Mar. 5
Total No.	286	103
Amount	\$7,104,055	\$3,629,410
To Banks & Ins. Cos.	32	18
Amount	\$828,550	\$1,548,300
No. at 6%	148	41
Amount	\$3,280,800	\$374,260
No. at 5 1/4%	75	8
Amount	\$2,352,055	\$93,000
No. at 5%	46	30
Amount	\$885,700	\$1,965,750
No. at 4 1/4%	.....	5
Amount	.....	\$1,018,750
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	2
Amount	.....	\$48,000
Interest not given	16	17
Amount	\$535,500	\$129,650

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 5
Total No.	2,058	583
Amount	\$73,159,077	\$12,110,441
To Banks & Ins. Cos.	272	115
Amount	\$17,892,450	\$5,195,350

### Mortgage Extensions.

	1920 Feb. 25 to Mar. 2	1919 Feb. 27 to Mar. 5
Total No.	52	26
Amount	\$2,412,867	\$2,035,070
To Banks & Ins. Cos.	27	13
Amount	\$1,937,667	\$1,610,500

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 5
Total No.	406	249
Amount	\$28,172,891	\$17,521,770
To Banks & Ins. Cos.	259	143
Amount	\$24,083,141	\$14,897,950

### Building Permits.

	1920 Feb. 26 to Mar. 3	1919 Feb. 28 to Mar. 6
New Buildings	11	4
Cost	\$1,395,750	\$258,000
Alterations	\$1,651,630	\$300,110

	1920 Jan. 1 to Mar. 3	1919 Jan. 1 to Mar. 6
New Buildings	83	32
Cost	\$25,175,250	\$5,287,250
Alterations	\$3,658,185	\$1,823,395

## BRONX.

### Conveyances.

	1920 Feb. 25 to Mar. 2	1919 Feb. 27 to Mar. 5
Total No.	297	167
No. with consideration	21	18
Consideration	\$334,441	\$459,295

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 5
Total No.	2,244	895
No. with consideration	301	90
Consideration	\$2,514,766	\$1,010,887

### Mortgages.

	1920 Feb. 25 to Mar. 2	1919 Feb. 27 to Mar. 5
Total No.	221	106
Amount	\$1,716,997	\$661,295
To Bank & Ins. Cos.	12	7
Amount	\$173,500	\$50,500
No. at 6%	135	75
Amount	\$869,642	\$484,795
No. at 5 1/4%	37	9
Amount	\$356,175	\$60,550
No. at 5%	30	14
Amount	\$363,250	\$90,450
No. at 4 1/4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	19	7
Amount	\$127,930	\$25,500

### Jan. 1 to Mar. 2 Jan. 1 to Mar. 5

Total No.	1,546	417
Amount	\$12,022,978	\$2,412,606
To Banks & Ins. Cos.	61	33
Amount	\$1,290,210	\$482,482

### Mortgage Extensions.

	1920 Feb. 25 to Mar. 2	1919 Feb. 27 to Mar. 5
Total No.	14	14
Amount	\$347,200	\$85,500
To Banks & Ins. Cos.	10	5
Amount	\$328,500	\$25,000

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 5
Total No.	139	109
Amount	\$2,947,767	\$2,789,700
To Banks & Ins. Cos.	55	42
Amount	\$1,803,500	\$1,395,500

### Building Permits.

	1920 Feb. 26 to Mar. 2	1919 Feb. 27 to Mar. 5
New Buildings	13	2
Cost	\$870,000	\$3,050
Alterations	\$163,200	\$6,200

	1920 Jan. 1 to Mar. 3	1919 Jan. 1 to Mar. 5
New Building	158	30
Cost	\$4,304,605	\$535,390
Alterations	\$314,480	\$91,000

## BROOKLYN.

### Conveyances.

	1920 Feb. 25 to Mar. 2	1919 Feb. 26 to Mar. 4
Total No.	1,416	803
No. with consideration	72	36
Consideration	\$748,700	\$406,560

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 4
Total No.	10,309	4,426
No. with consideration	469	240
Consideration	\$5,592,688	\$2,147,039

### Mortgages

	1920 Feb. 25 to Mar. 2	1919 Feb. 26 to Mar. 4
Total No.	1,166	525
Amount	\$5,170,584	\$1,890,003
To Banks & Ins. Cos.	85	34
Amount	\$856,750	\$283,750
No. at 6%	991	373
Amount	\$4,311,119	\$1,255,988
No. at 5 1/4%	124	92
Amount	\$679,000	\$392,150
No. at 5%	14	20
Amount	\$63,300	\$42,940
Unusual rates	3	4
Amount	\$38,100	\$7,950
Interest not given	34	36
Amount	\$79,065	\$190,975

	1920 Jan. 1 to Mar. 2	1919 Jan. 1 to Mar. 4
Total No.	8,362	2,698
Amount	\$41,423,819	\$9,939,870
To Banks & Ins. Cos.	757	216
Amount	\$7,285,400	\$1,278,085

### Building Permits.

	1920 Feb. 26 to Mar. 3	1919 Feb. 27 to Mar. 5
New Buildings	111	130
Cost	\$1,087,150	\$589,915
Alterations	\$236,260	\$130,800

	1920 Jan. 1 to Mar. 3	1919 Jan. 1 to Mar. 5
New Buildings	772	873
Cost	\$11,433,115	\$4,332,590
Alterations	\$2,178,000	\$855,260

## QUEENS.

### Building Permits.

	1920 Feb. 26 to Mar. 3	1919 Feb. 26 to Mar. 5
New Buildings	110	139
Cost	\$762,342	\$407,275
Alterations	\$11,935	\$39,300

	1920 Jan. 1 to Mar. 3	1919 Jan. 1 to Mar. 5
New Buildings	743	544
Cost	\$5,031,158	\$1,559,670
Alterations	\$538,950	\$187,300

## RICHMOND.

### Building Permits.

	1920 Feb. 26 to Mar. 3	1919 Feb. 27 to Mar. 5
New Buildings	13	22
Cost	\$52,600	\$64,895
Alterations	\$4,275	\$3,170

	1920 Jan. 1 to Mar. 3	1919 Jan. 1 to Mar. 5
New Buildings	103	127
Cost	\$268,643	\$279,828
Alterations	\$17,595	\$24,136

## Brokers—Attention!

The Realty Associates desire to cooperate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn.

We have just completed 16 one-family houses and 4 two-family houses on Vista Place, Bay Ridge, and we have 21 two-family houses near completion on Sullivan Street, Flatbush.

Send for our list

## REALTY ASSOCIATES

Capital and Surplus \$5,000,000  
162 Remsen St Brooklyn  
Telephone 6480 Main

The Leading Agency  
Firm Established 1874

# CORWITH BROS.

Greenpoint and Long Island City  
Real Estate  
FACTORY SITES  
A SPECIALTY  
Mortgage Loans, Appraisals, Insurance  
Entire Management of Property  
851 Manhattan Avenue, Brooklyn  
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

## J. CLARENCE DAVIES

Member Real Estate Board, N. Y.  
BRONX REAL ESTATE  
AUCTIONEER—BROKER  
APPRAISER—MORTGAGE LOANS  
Main Office: 149th St. and Third Ave.  
BRANCHES  
32 Nassau St. 51 East 42nd St.  
Phone Connections

Established 1889

Member Brooklyn Board  
of Real Estate Brokers

# BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY  
S. WELSCH SONS  
201 MONTAGUE STREET  
Brooklyn

Tel. Main 3738-9

Firm Established 1853

# DAVENPORT REAL ESTATE CO.

INCORPORATED  
MAIN OFFICE:  
Fulton and So. Oxford Streets  
Phone: Prospect 3978  
BRANCH OFFICE:  
831 Flatbush Avenue  
Corner Linden Avenue  
Phone: Flatbush 207  
BROOKLYN, NEW YORK

# Oppose Changing Zone Restrictions on Seventh Avenue

Realty Associations and Property Owners Object to Housing Garment Workers Between 36th and 38th Streets

**T**HE zone law was vigorously championed last Tuesday at a meeting Borough President Curran called to consider the petition of the Garment Centre Realty Company to grant it the privilege of erecting twenty-story factory buildings on Seventh avenue, Thirty-sixth to Thirty-eighth streets, for the housing of the needle trades now scattered in buildings of the Fifth avenue section.

Under the zone law buildings 200 feet high are permissible on Seventh avenue and 120 feet on the cross streets in this section. The petition was made to have the law modified so that a building 250 feet high could be built on the avenue and the cross streets as well.

Edward Harde, architect, who served on the Zoning Commission; Robert D. Cohen, representing a joint committee of architects; F. B. Williams, from the City Club; Peter P. Kappel and Frank Demuth of the West Side Taxpayers Association; W. C. Gibbs of the Thirty-fourth Street Board of Trade and several others presented strong arguments against the modification of the restrictions now firmly established.

Borough President Curran explained that the hearing was a preliminary, informal one, held because the question has been referred to him and the chief engineer of the city, as a sub-committee of the Committee on City Planning which will hold official public hearings and make the final report to the Board of Estimate. The law requires that if 20 per cent. of the property owners in the vicinity are opposed to the zone change the vote of the Board of Estimate must be unanimous, or else it will be defeated.

J. H. Burton, chairman of the Save New York Committee, spoke in favor of the proposed change. Congressman Isaac Segal spoke in the affirmative also, stating that some of the tenants have had to pay rental increases of 100 to 150 per cent. in their present places and that owners' objections were based on the fear they would have much vacant space. He stated that about 135,000 people were employed in the needle-work trade.

In the course of the arguments it was brought out that the applicants for the change were under no hardship, as they had purchased the site with knowledge of the existing regulations; that Seventh avenue is to be rebuilt for its whole length and is not depending upon the needlework trade to make its future; that the only value of the zoning resolution was its permanency; that it is questionable whether it would be wise to build a structure 250 feet high in a sixty foot street wherein would be housed thousands of employees, and that were this exception granted it might result in the breaking down of the law. The danger of congestion at exits was mentioned as an argument against the tall structure, and the "Triangle" fire was cited.

Among other speakers were Edward P. Doyle, Frank J. Cassidy, J. G. O'Brien, builder of Astoria, Queens, representative of Broome Street Realty Company; Harry W. Mincher, representing the Shuberts; A. Kalisky and David J. Daly, representing owners of the Hotel York.

Those opposed to the proposition feel that Seventh avenue between the Pennsylvania Hotel and station and the theatre district is entitled to the same consideration as Fifth avenue.

# LUMBER

Timber, Factory Flooring, Boards, Finish Flooring  
Siding, Roofers, Sash Material, Trim and Moulding

*Concrete Form Lumber a Specialty*

Shipped to All Points in the

## METROPOLITAN DISTRICT

27,000,000 Feet in Stock for Immediate Shipment

By AUTO TRUCK, LIGHTER or RAIL

*Complete Milling Facilities*

## E. C. SMITH CO., Inc.

H. L. MOORE, Manager of Sales

OAKLAND AND BOX STREETS,  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

# BUILDING SECTION

## Gains Shown In Building Activity Throughout Country

Structural Interests Anticipate Continued Increase Although Local Progress Is Hindered by Weather and Labor Difficulties

**T**HERE continues to be a marked increase in both the number and valuation of building operations throughout the United States. For the months of February the estimated total for building and engineering operations amounted to approximately \$355,000,000 which is a gain of \$30,000,000 over the month of January and an increase of about \$70,000,000 over the month of December.

While figures tabulated by the F. W. Dodge Company for the month of February, showing the number and valuation of building and engineering projects in New York State and New Jersey, north of Trenton, indicate a drop from the totals of the previous month, the condition is largely the result of the severe storms of the past month that retarded active progress on a number of important structural projects. Another factor that has influenced a slackening of activity has been the strike of the bricklayers in Greater New York and the difficulty with the steel erecting interests over the open shop question. Just as soon as weather conditions permit the revival of outside work on new building operations, and the labor situation in the Metropolitan district is more settled, a building boom of unusual proportions is predicted that will last for many months to come.

According to the tabulated figures for February, reports of 1,255 new building and engineering operations were obtained from various sources in this territory. These projects are now in the early stages of planning, but will undoubtedly be released for estimates within a short space of time. The projected construction involves the outlay of approximately \$104,654,800. When compared with the corresponding figures for the previous month a drop of 136 is evident in the number of operations and a decrease of about \$7,500,000 in valuation is shown. The figures of prospective construction for February indicate that approximately one-fourth of the entire amount of money to be expended for new construction will be devoted to residential building in one form or another. The greatest single amount for the month involves the construction of public works and public utilities but this is quite natural at this season of the year, when, as a rule, town and county engineers arrange their schedules for local improvements, and utilities plan for extensions and repairs to be made during the summer months.

The list of 1,255 projects for which plans were being prepared during the month of February may be sub-divided as follows: 332 business and commercial buildings such as stores, offices, lofts, commercial garages, etc., \$19,092,500; 25 educational projects including public and private schools, libraries, etc., \$3,128,500; 15 hospitals and institutions, \$1,692,000; 160 factory and other industrial projects, \$13,076,000; 3 structures for the army and navy, \$145,000; 7 public buildings, \$196,000; 94 public works and public utilities, \$37,856,700; 17 religious and memorial buildings, \$1,619,000; 561 residential operations including apartments, flats and tenements and one and two-family dwellings, \$25,428,300 and 41 social and recreational buildings, \$2,420,800.

Contracts awarded throughout the same territory for the month of February also indicated a decrease from the totals of the previous month and practically the same factors and influences were responsible for the drop. Prospective builders are unwilling to place contracts for new construction at a time when they have no definite assurance as to when the work

can actually be commenced because of inclement weather conditions nor will they commit themselves when labor conditions are disturbed and there is doubt as to the ability of a contractor to complete a project once started. There is every indication at the present time, however, that better weather conditions are in store and also that the problems involved in the labor situation in Greater New York will be solved within a short time and in this event the month of March will undoubtedly show a decided increase in the amount of new operations both planned and contracted for.

During February there were new contracts for building and engineering construction awarded to the number of 567 as against 761 for the previous month and the February valuation was \$36,374,800 as compared with \$79,569,950 for January.

The contracts awarded during the past month were sub-grouped as follows: 151 business and commercial buildings, \$12,575,500; 4 hospitals and institutions, \$114,900; 11 educational buildings, \$2,769,000; 88 factory and other industrial projects, \$8,870,500; 2 military and naval projects, \$40,500; 11 public buildings of different types, \$271,500; 39 public works and public utilities, \$4,360,100; 5 religious and memorial projects, \$55,000; 247 residential operations such as multi-family houses and one and two-family dwellings, \$6,518,300 and 9 social and recreational projects, \$799,500.

Discussing the building situation throughout the country, S. W. Straus, of S. W. Straus & Co., said:

"With labor conditions throughout the United States apparently becoming more stabilized, there is every indication that these gains in the volume of new construction will continue, and that there will be even greater increases during the current month. Weather conditions also will be an added favorable incentive to materially increased activity.

"Although supplies of building materials continue to be limited to some extent at present, the improved labor conditions are stimulating production, making it more convenient for builders to proceed with their proposed operations. There is still an acute and growing shortage of housing accommodations in practically every part of the country, but there is a steady improvement in the number of residential projects that are being undertaken and planned for the remainder of the year. Business and commercial operations are also going forward at a more rapid rate than has been the case for several months past.

"Building costs continue to move toward higher levels but this tendency is apparently not interfering with the progress of large operations. Leading cities of the country report that there is an unusual demand for rentable space, particularly in buildings of the larger types, such as factories and manufacturing plants, office buildings, hotels and apartment houses."

Major Henry G. Opdycke, managing director of the Broadway Association, has written a letter to Public Service Commissioner Delaney suggesting that some system of signs and diagrams be placed at the various subway entrances which would indicate to the public the section of the city that could be best reached by using that particular entrance.

The recent opening of the new subways and alterations of existing routes has and is still causing endless confusion to this casual riding public who are not familiar with these changes.

# Architectural League Reconstructs Damaged Exhibition

Despite Disastrous Fire, Artists and Architects Make Brave Display of Salvaged Original Contributions

**N**OT discouraged by the disastrous fire that occurred in the Fine Arts Building on January 30, one day prior to the formal opening of the thirty-fifth annual exposition of the Architectural League of New York, and which practically destroyed the Vanderbilt Gallery with its contents upon which members of the league had worked for many months, as much of the exposition as possible has been salvaged and has been replaced in other parts of the building that remained undamaged. After accomplishing a seemingly impossible task, the committee in charge of the exhibition has rearranged the exhibits and the public is now permitted to inspect the work of the league during the past year. The exposition will be open until March 14.

Many of the photographs and plans on exhibition show the marks of smoke and water and other objects designed especially for this exhibition have been seriously marred. Where possible, however, duplicates have been obtained, and as a whole the exposition is a triumph for the Architectural League, and reflects genuine credit upon the committee of earnest artists and craftsmen who have made a display possible this season.

Naturally there could be no attempt to reconstruct the ambitious architectural and decorative project of the exposition that was destroyed upon the eve of its opening. The time has been altogether too brief and the condition of the building would not permit of anything but a simple scheme of decoration being employed. Originally, it was planned to have on view in one impressive ensemble all of the arts and crafts allied with architecture, such as textiles, ironwork,

leaded and stained glass, furniture and interior decoration, but as the gallery in which this part of the exposition was placed was the principal sufferer in the fire, its reconstruction was impossible in the short time elapsed.

As a consequence in the exposition as now open to public view, architectural projects dominate, but the collection is well worth study upon the part of all interested in city or suburban construction. Conspicuous in the display are the groups of photographs and plans representing the work of Delano & Aldrich, winners of the Architectural League medal of honor for architecture. Among the buildings shown in this group are private residences at Oyster Bay and Syosset, L. I., and Greenwich House in New York City. Other notable architectural works are the contributions of McKim, Mead & White, Electus D. Litchfield, Wm. Welles Bosworth and Bertram G. Goodhue.

Arthur Crisp was the winner of the medal of honor for painting, and that awarded for landscape architecture was won by Ferruccio Vitale. This award was made for the first time this year and brought out a large number of landscape designs, including the work of some of the most prominent landscape architects and engineers in the United States.

The mural paintings, sculptures and plans by students of the American Academy in Rome were almost wholly saved from the fire, as were also the competitive designs of students of the Beaux Arts Institute of Design. Prominent among the sculptures shown are the monumental figure of Ezra Cornell by H. A. MacNeil, the "Wrestlers," by Berthold Nebel, and figures by Mrs. H. P. Whitney and Miss Marjorie Curtis.

## Many Moderate-Priced Houses Constructed in Queens, L. I.

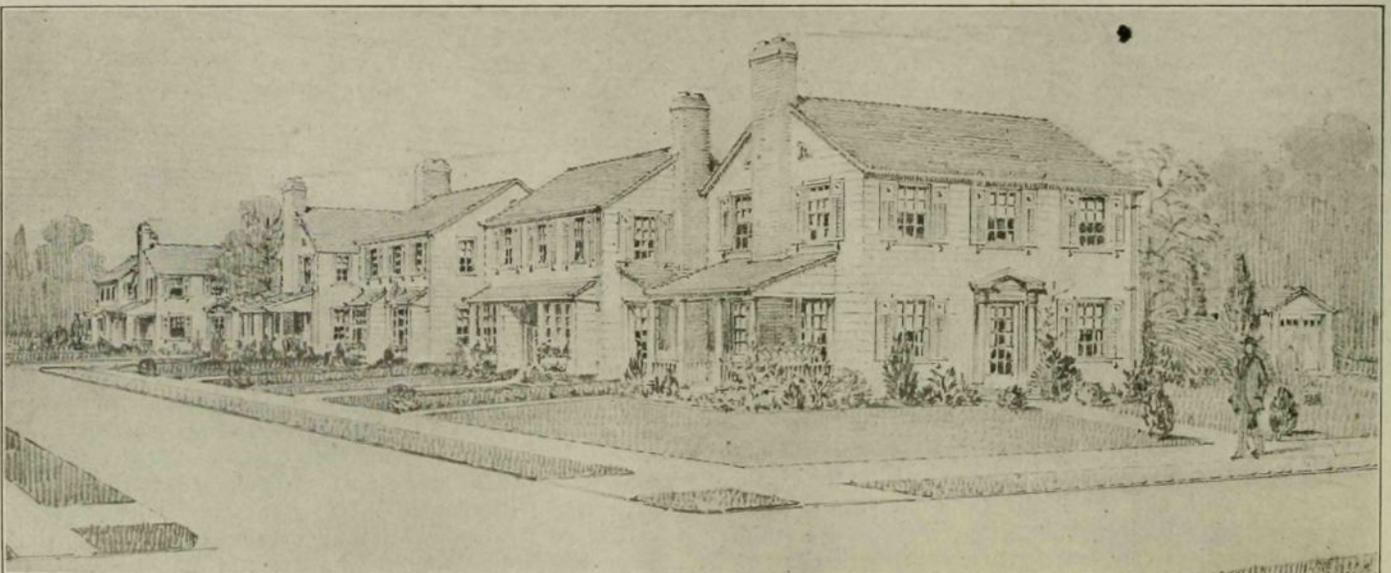
**F**ROM a builder's viewpoint the old village of Queens has been one of the busiest sections of Greater New York during the past year and from all accounts the development of the summer and autumn of 1919 will be relatively small when compared with that anticipated for the coming season. Within easy commuting distance from downtown Brooklyn and the mid-town district of Manhattan it is not surprising that homeseekers should focus considerable attention upon this village.

Architecturally, the dwellings built in Queens are far superior to the usual run of speculative-built houses. Although designed for families of moderate means and not large as to size, they are complete in every essential housekeeping

requirement. Particular care has been devoted to planning for the elimination of the servant problem and practically all make a feature of efficient housekeeping arrangements.

Quite typical of the modern one-family, easy housekeeping houses recently constructed in Queens, L. I., is the group of six one-family dwellings now nearing the final stages of completion on Jefferson avenue, north of Poplar street. This operation is going ahead under the direction of the Morsch, Brown, Rosborg Construction Co., of Brooklyn.

All of these houses contain six rooms, three on the first floor, and three rooms and bath on the second floor. Ample closet room is provided for both upstairs rooms and the first floor requirements.



GROUP OF COLONIAL DWELLINGS TYPICAL OF QUEENS' DEVELOPMENT.

# Architects' and Engineers' Plans for Early Spring Building

Figures Prepared by F. W. Dodge Company Show Increased Construction of Residential Projects of All Types

**B**UILDING construction along residential lines will be considerably more active during the coming season than it was last year unless all present signs fail. The projected work includes practically every type of dwelling from large multi-family houses providing accommodations for a hundred or more families to moderate priced homes in outlying boroughs and the nearby suburbs. During the week of February 21 to 27 inclusive reports of newly planned construction in New York State and New Jersey, north of Trenton, showed that architects and engineers had plans for 257 buildings on their boards the total cost of which amounted to approximately \$16,647,800. Of this total 114 projects at a cost of \$9,963,600 was devoted to residential buildings of one type or another. The E. W. Dodge Company figures also show that during the same week and in the same territory there were contracts awarded for 111 new building and engineering operations that will require an expenditure of \$5,914,700.

Among the 257 operations for which plans were being pre-

pared were included 70 business and commercial structures such as office, loft and store buildings, commercial garages, etc., \$2,603,500; 6 educational projects, \$270,500; 3 hospitals and institutions, \$95,000; 31 factory and industrial projects of various types, \$1,966,000; 19 public works and public utilities, \$1,183,700; 4 religious and memorial buildings, \$107,000; 114 residential operations, \$9,963,600 and 10 social and recreational projects, \$458,500.

The list of 111 operations for which contracts were placed during the week of February 21 to 27 inclusive was grouped as follows: 32 business and commercial projects, \$705,500; 4 educational buildings, \$1,630,000; 2 hospitals and institutions, \$24,900; 11 factory and industrial buildings, \$761,000; 1 structure for the U. S. Navy, \$32,500; 5 public buildings of various types, \$199,600; 8 public works and public utilities, \$304,100; 44 residential operations including apartments, flats and tenements and one and two-family dwellings, \$1,724,100 and 4 social and recreational buildings, \$533,000.

## PERSONAL AND TRADE NOTES.

**Ford Pulley & Hardware Co., Inc.**, announces the removal of its office to 25 West 45th street.

**H. B. Mulliken**, architect, announces that he has moved his office from 103 Park avenue to 609 West 48th street.

**Niewenhous Brothers, Inc.**, general contractors, announce the removal of their offices from the northwest corner of Park avenue and 163d street to new quarters at 316 to 318 East 161st street, where they recently purchased the premises and remodeled the same to suit the requirements of their expanding business.

### Moving Picture for Home Builder.

The National Graphic Publicity Service of New York has in preparation a motion picture play entitled "The Home Builders," which is to be shown several times a day in the exhibition hall of the Grand Central Palace during the second "Own Your Home" Exposition from May 1st to 8th. The picture tells the story of a young couple recently engaged, who decide to start out on their experience as married folks in their own home, and takes them through the necessary steps to the accomplishment of their desire beginning with the real estate agent's office and a visit to the property to select a home site, insuring the title, securing the mortgage, consulting the architect and contractor, to the actual building and furnishing of the home. There are so many thousands of people today who are anxious for information as to just how to go about building a place that will be all their own, but who lack the knowledge of how to proceed, it is expected that this entertaining picture will give them in a pleasing form the information they require.

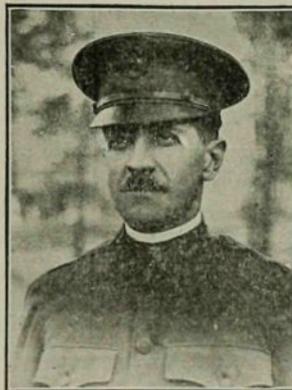
### Electrical Society Expands Activities.

During the war the Society for Electrical Development was obliged to restrict its activities, although it continued throughout to do all its curtailed budget permitted, and carried on sufficiently to justify the subscriptions of those members who supported it. During the past three months, however, so many of the big companies have resumed their membership, the General Electric Company, Westinghouse Electric & Mfg. Company, Commonwealth Edison Company, Edison Electric Illuminating Company of Boston, Consolidated Gas, Electric Light & Power Company of Baltimore, Middle West Utilities Company, etc., that the funds avail-

able for the Society's work are more than fifty per cent. greater than at the time of the November meeting of the Board of Directors.

### New Executive for Paint Manufacturer.

Joseph H. Lecour, at a recent meeting of the board of directors, was elected treasurer of the Mitchell-Rand Manufacturing Company of New York, manufacturer of structural paints, waterproofing compounds, etc. He succeeds W. E. G. Mitchell in this capacity, who will devote his entire attention to the duties as vice-president in the future. Mr. Lecour is well known in the building material industry in this particular line. He was graduated A. B., Trinity College, New York, 1898, and received the degree of LL. B. from the New York Law School in 1900. He was admitted to the New



JOSEPH H. LECOURE.

York Bar in this latter year, and to the New Jersey Bar in 1905. During the war period Mr. Lecour became a member of the Essex Troop of New Jersey, and was engaged in Mexican border service with this troop in 1916, stationed at Douglas, Ariz. He was actively engaged in 1917 in Federal service as first lieutenant, Cavalry of New Jersey, and upon his transfer to the One Hundred and Twelfth Field Artillery he sailed for France in June, 1918. He was on the staff of the First American Army in overseas service in September of that year, and as a member of the One Hundred and Twenty-fourth Field Artillery served in the Argonne-Meuse offensive, October and November, 1918. In June, 1919, he returned to this country. Mr. Lecour is a member of the Delta Kappa Epsilon, Essex Troop Veterans' Association, American Legion and University Club of Brooklyn.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Wholesale Lumber Dealers' Association** will hold its annual meeting at Washington, D. C., March 24 and 25.

**National Federation of Construction Industries** will hold its annual meeting and convention at the Hotel Sherman, Chicago, Ill., March 25 and 26.

**National Wholesale Lumber Dealers' Association** will hold its annual convention at the New Willard Hotel, Washington, D. C., March 25 and 26.

**American Society of Mechanical Engineers.**—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

**Associated Manufacturers of Electrical Supplies** will hold their annual convention in New York City, March 18. Details and program will be announced later.

**Associated Manufacturers of Electrical Supplies** will hold their fifth annual meeting at the Waldorf-Astoria Hotel, March 18, at which time officers for the ensuing year will be elected. In the evening the annual banquet of the organization will be held.

**American Association of Engineers** will hold its sixth annual convention at St. Louis, Mo., May 10-11. Secretary, C. E. Drayer, 63 East Adams street, Chicago, Ill. Programs for the various sessions of this convention are now being prepared and a number of interesting papers will be presented.

**Second Annual "Own Your Home" Exposition** will be held in the Grand Central Palace from May 1 to 8, inclusive. Tentative plans for this event indicate that it will be considerably larger and more fully representative of all phases of coming building and management than was the tremendously successful exhibition of September, 1919.

### Beaux Arts Pageant March 11.

Final plans are matured for the Pageant of Ancient France to be given by the Society of Beaux Arts Architects at the Hotel Astor on the evening of March 11. The pageant will be a picture in three episodes, portraying the gaiety and arts of ancient France, and the spirit of the periods will be shown in a series of tableaux and dances, with change of scenery for each period. As usual society will be largely represented at this event, the proceeds of which will be devoted to charity.

# CURRENT BUILDING OPERATIONS

**P**ROSPECTS for increased building activity in the Metropolitan district are steadily growing brighter and just as soon as the streets are cleared of obstruction by snow and ice and the labor difficulties are adjusted there will be a tremendous amount of new construction undertaken. The plans for a large proportion of this work are already completed and those for the balance can be matured within a short time after the present hindering factors are removed.

The building material markets are naturally more quiet than they have been, but the inactivity is due entirely to exterior conditions rather than to a dearth of building activity. One thing, however, cannot be overlooked, and that is the steadily decreasing of available building materials. At this writing there is a severe shortage of building sand and wood lath and other essential materials are becoming more and more difficult to obtain with any degree of promptness. Transportation in this section of the country is still far from normal both in respect to interstate freight traffic and local trucking. There have been some shipments of materials that have come through during the past two or three weeks, but not to a degree sufficient to relieve the market shortage. In some lines prices have stiffened considerably and increases have been announced. There is a determined effort being made to stabilize prices so that the volume of building will not be affected, but it is doubtful if this is possible with the increasing manufacturing costs and the prospects of advanced freight rates.

**Common Brick.**—The New York wholesale market for Hudson River common brick has been practically without feature during the past week. Owing to the strike of the bricklayers but little work is actually in progress and what has been going ahead is now held up on account of the lack of sand. The demand is extremely light at present, but there are indications of an early increase in brick requirements that will materially reduce the stocks now in the hands of local dealers. Prices are firm at \$25 a thousand to dealers alongside dock, and no change from this figure is anticipated for some time to come. Two barge loads of brick were taken out of the wholesale market this week, leaving but three barges remaining unsold. Up-river man-

ufacturers are making plans for an early start of brickmaking this season, but the actual time of opening the plans will depend entirely on the weather and available labor.

**Summary**—Transactions in the North River common brick market for the week ending Friday, March 5, 1920; Condition of market, demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 2. Distribution: Manhattan, 2; covered, 3.

**Structural Steel.**—As the difficulty between the Iron League Erectors' Association and the labor unions over the matter of closed-shop has not yet been adjusted new activity in the local fabricated steel market has not been heavy. At this writing there is considerable hope that this matter will be settled within a short time and then large building projects would be in a position to proceed without further hindrance. There has lately been a large volume of planning for new construction, but owners are unwilling to commence operations

## BUILDING COMMODITY PRICES

**C**URRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York:

Note—Price changes are indicated by bold-face type.

**Brick** (Wholesale, on Dock, N. Y.), per thousand:

For delivered prices in Greater New York add cartage, handling, plus 15 per cent.

Hudson River, best grades \$25.00 to ———  
Hudson River, "off loads"..... to ———  
Raritan..... No quotation

Second-hand brick, per load of 3,000 delivered..... to ———

**Face Brick**—Delivered on job in New York:

Rough Red .....	\$37.00 to ———
Smooth Red .....	37.00 to ———
Rough Buff .....	42.00 to ———
Smooth Buff .....	42.00 to ———
Rough Gray .....	45.00 to ———
Smooth Gray .....	45.00 to ———
Colonials .....	25.00 to ———

**Cement**—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl. \$3.40  
Rebate for bags, 15c. each.

**Gravel**—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. ....	\$3.25
Bronx deliveries.....	3.50
¾-in., Manhattan deliveries.....	3.25
Bronx deliveries.....	3.50

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the waterfront, in which case prices will be slightly higher.

**Grit**—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$3.50
Bronx deliveries.....	3.50

**Hollow Tile**—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$103.20 per 1,000 sq. ft.
3x12x12 .....	\$165.10 per 1,000 sq. ft.
4x12x12 .....	\$185.70 per 1,000 sq. ft.
6x12x12 .....	\$247.60 per 1,000 sq. ft.

Note—For deliveries north of 125th street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx Brooklyn & Queens, \$20.00 per 1,000

**Lime**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Finishing Lime (Standard in 300-lb. barrel)..... \$4.00 per bbl.

Common Lime (Standard 300-lb. barrel)..... 3.80 per bbl.

Hydrate Finishing, in cloth bags..... 27.00 per ton

Rebate for bags 20c per bag.

**Plaster**—

Delivered at job site in Manhattan Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags..... \$23.50 per ton

Lath Mortar, in cloth bags... 16.50 per ton

Brown Mortar, in cloth bags. 16.50 per ton

Finishing Plaster, in cloth bags..... 25.00 per ton

Rebate for returned bags, 15c. per bag

Finishing Plaster (250-lb. barrel)..... \$4.10 per bbl.

Finishing Plaster (320-lb. barrel)..... 5.20 per bbl.

**Plaster Blocks**—

2-in. (solid) per sq. ft..... \$0.14½

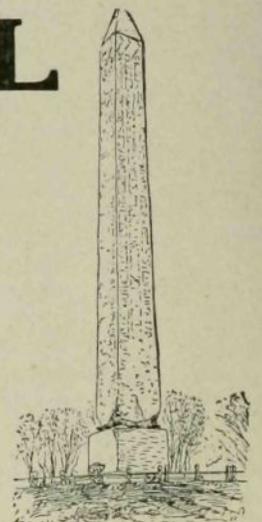
3-in. (hollow) per sq. ft..... 0.14½



# CITY HALL

WILL BE

# SAVED



This beautiful example of American Colonial architecture will be preserved to posterity by the Obelisk Waterproofing Company. The Caffall Process is the means employed. This has protected the Obelisk in Central Park for 35 years past. Buildings and monuments of any nature, of stone, brick, terra cotta or cement, may be treated in the same way to keep out dampness and prevent exfoliation and building salts.

Write to us for information

**OBELISK WATERPROOFING CO.**  
1 MADISON AVE. NEW YORK CITY

Saved  
"Cleopatra's  
Needle"

# MATERIALS AND SUPPLIES

while doubt remains as to whether or not the structures can be completed in the time specified. Generally the steel mills are booked ahead for many months and fabricated material is not promised for delivery in less than six to nine months. Among recent tonnage orders booked is included 5,600 tons for a church and office building on Madison avenue ordered by the American Bridge Co. Prices are firm and unchanged.

**Sand.**—At this writing there is a shortage of building sand amounting to a famine and practically all building op-

erations in their early stages are being held up because this essential commodity is not available. Dealers have absolutely cleaned out their sand bins and practically all sand that has been brought into the country as ballast has been utilized so that now building operations in this locality will be forced to wait for the arrival of new supplies from outside, but these cannot be had until warmer weather sets in and releases the ice-bound barges.

**Roofing and Building Papers.**—The demand for these materials is growing daily more active and dealers are finding their

stocks steadily growing lower with but slight prospect of refilling them. The recent increase seems to have stimulated the demand rather than decreasing it and unless manufacturers can speed up deliveries there is likely to be a severe shortage in this market just at a time the materials are most urgently needed for new construction.

**Electrical Supplies.**—The outstanding feature of this market is the steady depletion of available supplies and with freight movements slow and showing but little evidence of early improvement the situation is not promising. Jobbers have sufficient material ahead to fill immediate requirements, but they are unable to fill complete orders on many of the wiring supplies. Prices are advancing steadily and numerous dealers have recalled quotations on conduit, flexible armored conductor, bushings, outlet boxes, etc., and are quoting for future delivery on prices that shall prevail at that time.

**Architectural Terra Cotta.**—As practically no architectural terra cotta is manufactured in standard shapes for carrying in stock, it is difficult to determine the condition of the industry as a whole with regard to the available supply. Reports recently obtained from prominent producers, indicate, however, that factories are well booked on special orders for several months ahead and that they are now quoting prices for April and May deliveries.

**Linseed Oil.**—Marked buying activity has developed in this market during the past week and prices for future deliveries have tightened as a consequence. Both manufacturers and jobbers are looking forward to greatly increased demand during the early spring months, as from all accounts there will be a tremendous volume of new construction undertaken in this territory as soon as weather conditions permit. Local quotations for spot delivery remain unchanged.

**Cast Iron Pipe.**—The market is quiet and the situation is but slightly different than it was one week ago. Municipal business is looming up in better shape than it did some few weeks back, but it will probably be some days yet before engineers are able to complete and announce their schedules of requirements. According to the plans now being prepared there will likely be a large volume of private business during the spring and summer months. New York quotations remain unchanged.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

27x48x 1/2 in.....	0.37 each
32x36x 1/4 in.....	0.28 each
32x36x 3/8 in.....	0.29 each
12x36x 1/2 in.....	0.33 each

### Sand—

Delivered at job in Manhattan . . . . .	\$1.90 to ———	per cu. yd.
Delivered at job in Bronx . . . . .	1.90 to ———	per cu. yd.

### White Sand—

Delivered in Manhattan..\$4.50 per cu. yd.

### Broken Stone—

1/2-in., Manhattan delivery.	\$3.25 per cu. yd.
Bronx delivery.....	3.50 per cu. yd.
3/4-in., Manhattan delivery.	3.25 per cu. yd.
Bronx delivery.....	3.50 per cu. yd.

### Building Stone—

Indiana limestone, per cu. ft.....	\$1.23
Kentucky limestone, per cu. ft.....	1.35
Brier Hill sandstone, per cu. ft.....	1.50
Gray Canyon sandstone, per cu. ft. . .	.95
Buff Wakem'n, per cu. ft.....	1.50
Buff Mountain, per cu. ft.....	1.50
North River bluestone, per cu. ft.....	1.05
Seam-face granite, per sq. ft.....	1.00
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed), New York, per cu. ft.....	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in. . . . .	2.72 to 2.82
Beams and channels over 14-in. . . . .	2.72 to 2.82
Angles, 3x2 up to 6x8 . . . . .	2.72 to 2.82
Zees and tees. . . . .	2.72 to 2.82
Steel bars . . . . .	3.10 to ———

### Lumber—

Wholesale prices, New York.

Yellow pine, merchantable 1x05, f. o. b., N. Y.:	
--	--

3x4 to 14x14, 10 to 20 ft. . . . . \$62.00 to \$80.00

Hemlock, Pa., f. o. b., N. Y., base price, per M. . . . . 57.00 to ———  
Hemlock, W. Va., base price, per M. . . . . 57.00 to ———  
(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered). ——— to ———  
Wide cargoes . . . . . ——— to ———

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):  
First and seconds, 1-in. . . . . \$68.75 to ———  
Cypress shingles, 6x18, No. 1 Hearts . . . . . ——— to ———  
Cypress shingles, 6x18, No. 1 Prime . . . . . ——— to ———  
Quartered oak . . . . . 210.00 to ———  
Plain oak . . . . . 95.00 to 100.00

### Flooring:

White oak, quart'd, select.	190.00 to 220.00
Red oak, quart'd, select.	150.00 to 210.00
Maple No. 1 . . . . .	135.00 to ———
Yellow pine, No. 1, common flat . . . . .	100.00 to ———
N. C. pine, flooring, Norfolk . . . . .	80.00 to ———

### Window Glass—

Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets . . . . . 79%  
B grade, single strength, first three brackets . . . . . 79%  
Grades A and B, larger than the first three brackets, single thick. . . . . 78%  
Double strength, A quality. . . . . 80%  
Double strength, B quality. . . . . 83%

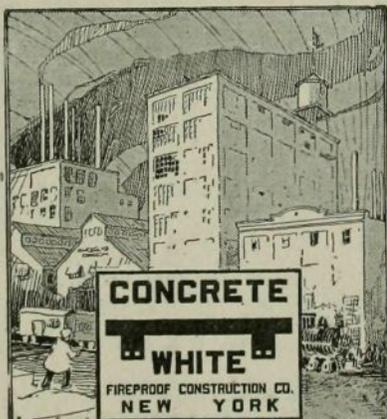
### Linseed Oil—

City brands, oiled, 5-bbl. lot. . . \$1.80 to ———  
Less than 5 bbls. . . . . 1.83 to 1.85

### Turpentine—

Spot in yard, N. Y., per gal. . . \$1.99 to \$2.00  
prices are fluctuating somewhat.

## Let WHITE Build It of CONCRETE



ARE you planning a new plant—here or away from New York? Distance isn't an obstacle. Let us show how we can help you solve your building problem.

Let WHITE build it of CONCRETE

White Construction Co., Inc.  
NEW YORK

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

## William T. Ritch INC.

### INSURANCE CONTRACTORS' BONDS

29 West 34th Street

Phone: Greeley  
6794

## SOMETHING NEW NEW SIDEWALK GRATING

Adopted by the Board of Education, and Public Service Commission of New York, and Architects and Builders Generally—Patented.

Prevents Slipping—Gives Perfect Ventilation  
Send for Descriptive Circular

### HARRIS H. URIS IRON WORKS, INC.

STRUCTURAL and ORNAMENTAL  
IRON WORK FOR  
BUILDING CONSTRUCTION

525 TO 535 WEST 26TH STREET

Phone: Chelsea 1836

Established 1893

## SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



### F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### BANKS.

125TH ST.—Trowbridge & Livingston, 527 Fifth av, have plans in progress for a 1-sty brick and stone bank building, 50x100 ft, at 231 West 125th st, for the Empire City Savings Bank, owner, on premises. Architects will take bids when plans are completed.

#### STORES, OFFICES AND LOFTS.

THIRD AV.—Buchman & Kahn, 56 West 45th st, have started plans for a 5-sty brick store and office building at the southwest corner of Third av and 130th st, for Edward Friedman, 2188 Third av, owner. Architects will take estimates on general contract.

#### THEATRES.

WASHINGTON PL.—William J. Cherry, 70 East 45th st, has prepared plans for a 2-sty brick and terra cotta theatre and dance hall, 79x97 ft, at 129-135 Washington pl, for Margaret R. Huntington, 10 East 58th st, owner. Cost about \$200,000. Architect will soon call for estimates on general contract from a selected list of bidders.

SEVENTH AV.—Harry Creighton Ingalls, 347 Madison av, has started preliminary plans for a brick and stone theatre, 100x100 ft, seating about 1,100, at the corner of 137th st and Seventh av, for the Sarco Realty Co., William Roach, president, 214 West 141st st, owner.

EIGHTH AV.—Eisendrath & Horowitz, 18 East 41st st, have completed plans for a 3-sty brick and terra cotta moving picture theatre, 61x100 ft, at 831-841 Eighth av and 303-307 West 50th st, for the Bancroft Realty Co., 34 Nassau st, owner, and the Tivoli Construction Co., 627 Eighth av, lessee and builder. Cost, \$130,000.

### Bronx.

#### DWELLINGS.

MEAD ST.—Henry Nordheim, 1941 Fowler av, has prepared plans for a 2-sty frame dwelling, 28x25 ft, with garage in the north side of Mead st, 47 ft west of Unionport road, for Christina Allard, owner and builder, on premises. Cost, \$8,000.

BYRON AV.—De Rose & Cavaliere, 370 East 149th st, have plans in progress for a 2½-sty frame dwelling, 28x44 ft, with garage on the east side of Byron av, 52 ft north of Whitehall pl, for John W. Dertinger, 429 East 158th st, owner and builder. Cost, \$12,000.

#### FACTORIES AND WAREHOUSES.

136TH ST.—Charles Schaefer, Jr., 2853 Third av, has completed plans for a 2-sty brick factory building, 25x100 ft, in the north side of 136th st, 231 ft east of Alexander av, for August J. Ludgren, 421 College av, owner. Cost, \$10,000.

#### SCHOOLS AND COLLEGES.

176TH ST.—C. B. J. Snyder, Municipal Building, has prepared plans for a 4-sty brick, limestone and terra cotta addition to the public school in the north side of 176th st, 100 ft west of Audubon av, for the Board of Education of the City of New York, 500 Park av, owner. Cost, \$200,000.

#### STABLES AND GARAGES.

134TH ST.—Edwin Wilbur, 507 Fifth av, has completed plans for a 2-sty brick garage, 50x100 ft, at the northeast corner of 134th st and Brown pl, for William L. Byrnes, 477 East 133d st, owner. Cost, \$30,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

NEPTUNE AV.—Morris Perlestein, 49 Fulton av, Middle Village, L. I., has completed plans for a 3-sty brick tenement, 20x80 ft, at 3301 Neptune av, northwest corner of West 33d st, for Charles Martino, Cypress av, Sea Gate, owner and builder. Cost, \$21,000.

#### DWELLINGS.

81ST ST.—Max Hirsch, 215 Montague st, has completed plans for eleven 2½-sty frame dwellings, 27x57 ft, in the south side of 81st st, 140 ft east of 23d av, for the Ginsburg & Moss Realty Co., 2034 81st st, owner and builder. Total cost, \$110,000.

10TH ST.—Abram D. Hinsdale, 17 Hanover pl, has prepared plans for a 2½-sty brick dwelling, 16x40 ft, at 721 East 10th st, 170 ft south of Foster av, for the Kings Post Realty Corporation, 1362 Flatbush av, owner and builder. Cost, \$16,000.

ATLANTIC AV.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for a 2-sty brick dwelling, 27x48 ft, with stores at 3443 Atlantic av, northeast corner of Autumn av, for Hans Ludeman, 1147 Liberty av, owner and builder. Cost, \$8,000.

CHESTER AV.—Morris Rothstein, 197 Snediker av, has completed plans for a 2-sty brick dwelling, 20x56 ft, at 26 Chester av, southwest corner of Ninna st, for the Nihar Construction Co., 1 Chester av, owner and builder. Cost, \$8,000.

EAST 17TH ST.—Seth H. Cutting, 1721 Av J, has finished plans for a 2½-sty frame dwelling,

### SPRINKLER

SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT

Installed as a Local System  
or for Central Office Service

AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE

AUTOMATIC  
FIRE ALARM CO.

416 Broadway

New York City

FRANKLIN 4188

## John Gallin & Son

Masons—Builders  
General Contractors  
Repairs, Alterations  
Concrete Floors  
and Sidewalks

6 GOLD ST.

Established 1886

Phone: \*John 2907

Why Large  
Buildings Install  
**MARBLELOID**  
"The Ideal  
Composition Flooring"

Marbleloid is being put into an ever increasing number of important buildings because it is a satisfactory and efficient flooring. Hard, dust-proof, durable, slow to chip or crack, it has the close texture that repels moisture and the pleasing appearance that brightens the office. Easily applied and inexpensive, it pays dividends from the day it is laid.

Where may we send you full information, samples and a list of Marbleloid installations?

The Marbleloid Co.  
830-836 Marbridge Bldg., N. Y.

25x47 ft, at 491 East 17th st, 239 ft north of Ditmas av, for Samuel Levene, 180 Martense st, owner and builder. Cost, \$25,000.

**HOPKINSON AV.**—A. Farber, 1746 Pitkin av, has completed plans for two 2-sty brick dwellings, 21x58 ft, on the east side of Hopkinson av, 160 ft north of Newport av, for Philip Cooperman, 249 Chester av, owner and builder. Total cost, \$24,000.

**52D ST.**—Ferdinand Savignano, 6005 14th av, has plans in progress for a 2½-sty artificial stone and brick residence, 30x80 ft, with garage at the northeast corner of 52d st and 14th av, for Louis Finfer, 22 West 26th st, Manhattan, owner. Cost about \$45,000. Architect will soon call for estimates on general contract.

**COONEY ISLAND AV.**—Zipkes, Wolff & Kudruff, 25 West 42d st, Manhattan, have plans in progress for two 2½-sty brick and stucco dwellings, 17x60 ft, at Cooney Island av and Av N, for Tapperberg & Glaser, 327 Seventh av, Manhattan, owners and builders. Total cost, \$20,000.

**FACTORIES AND WAREHOUSES.**

**PACIFIC ST.**—Samuel Millman & Son, 26 Court st, have completed plans for a 4-sty brick factory building, 100x90 ft, in the north side of Pacific st, 50 ft east of Sackman st, for the Commercial Properties Co., Joseph Friedland, president, 624 Howard av, owner and builder. Cost, \$60,000.

**ST. NICHOLAS AV.**—Louis Berger & Co., 1652 Myrtle av, have plans underway for a 2-sty brick factory building, 27x90 ft, on the west side of St. Nicholas av, 85 ft north of Palmetto st, for W. Schub, 105 Manhattan st, owner. Cost, \$22,000.

**STABLES AND GARAGES.**

**LAWRENCE AV.**—Fred Schneeweiss, 1039 Boulevard, Astoria, L. I., has completed plans for a 1-sty brick garage, 50x100 ft, at 116-120 Lawrence av, for Henry Pape, 65 Webster av, owner. Cost, \$18,000.

**TROUTMAN ST.**—Froling & Holler, 150 Nassau st, Manhattan, have completed plans for a 1-sty brick garage, 100x100 ft, in the west side of Troutman st, 145 ft north of Wyckoff av, for Frank Keim, 411 Troutman st, owner and builder. Cost about \$25,000.

**FULTON ST.**—Brook & Sackman, 215 Montague st, have prepared plans for a 1-sty brick garage, 99x100 ft, in the south side of Fulton st, 200 ft east of Hopkinson av, for Jacob Selicowitz, 825 Myrtle av, owner and builder. Cost, \$25,000.

**STORES, OFFICES AND LOFTS.**

**FULTON ST.**—Starrett & Van Vleck, 8 West 40th st, Manhattan, have completed plans for extensive alterations to the 5-sty brick and stone department store at 422 Fulton st, for Abraham & Straus, owner, on premises. Cost about \$125,000.

**PACIFIC ST.**—Cohn Brothers, 361 Stone av, have finished plans for six 4-sty brick loft buildings, 48x90 ft, each in the north side of Pacific st, 50 ft east of Sackman st, for the Atlantic-Pacific Co., Harry Rubin, president, 317 Bradford st, owner and builder. Total cost, \$300,000.

**THEATRES.**

**ST. JOHNS PL.**—R. Thomas Short, 379 Macon st, has finished revising plans for a 1½-sty brick, limestone and terra cotta moving picture theatre with stores, 140x180 ft, in the south side of St. Johns pl, 200 ft west of Kingston av, for the Werber Realty Corporation, S. G. Lavine, 520 St. Marks av, owner and builder. Cost about \$200,000.

**Queens.**

**DWELLINGS.**

**QUEENS, L. I.**—Egmont Schroll, 88 Bay st, St. George, S. I., has completed plans for a 2-sty brick dwelling, 28x27 ft, on the north side of Hollis av, 66 ft e 4 av, for Ernest M. Morrison, Woodhaven, owner. Cost, \$8,000.

**EDGEMERE, L. I.**—Morris Perlstein, 197 Snediker av, has completed plans for a 2-sty frame dwelling, 20x33 ft, on the west side of Beach 30th st, 260 ft n of Edgemere av, for Max Lehrer, 13 E 8th st, Manhattan, owner. Cost, \$6,000.

**FOREST HILLS, L. I.**—Plans have been prepared privately for two 2½-sty brick dwellings, 25x37 ft, in the west side of Burns st, 43 ft s of Overhill rd, for Sage Foundation Homes Co., Station sq, Forest Hills, owner. Cost, \$26,000.

**FAR ROCKAWAY, L. I.**—J. H. Cornell, Far Rockaway, has completed plans for a 2-sty frame dwelling, 24x46 ft, on the west side of Beach 15th st, 480 ft south of New Haven av, for M. Dorf, Wave Crest av, Far Rockaway, owner. Cost, \$10,000.

**RICHMOND HILL, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for six 2-sty frame residences, 16x38, on Metropolitan av, at the southwest corner of Tray av, for Coders & Lavelchia, 507 Van Sicklen av, Brooklyn, owners. Cost, \$42,000.

**CORONA, L. I.**—Alfred DiBlasi, 94 E Jackson av, Corona, has prepared plans for a 2-sty brick dwelling, 20x52, on the north side of Fillmore av, 125 ft east of 46th st, for Fred Grote, 4 Fillmore av, Corona, owner. Cost \$10,000.

**WOODHAVEN, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has plans for the erection of two 2-sty frame dwellings, 16x36 ft, on the west side of Oceanview av, 240 ft north of Atlantic av, for Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, owner. Cost \$12,000.

**JAMAICA, L. I.**—Robert Kurz, 324 Fulton st, Jamaica, has finished plans for a 2½-sty frame residence, 18x38 ft, in the east side of Princeton st, 50 ft s of Mandsley av, for Albert Hensmann, 618 Benedict av, Woodhaven, owner. Cost \$6,500.

**JAMAICA, L. I.**—Plans have been completed privately for two 2-sty frame residences, 16x35 ft, at the southwest corner of Lathrop st and Desmond av for K. Horstoski, Rockaway rd, Jamaica, owner. Cost \$6,000.

**FOREST HILLS, L. I.**—Plans have been prepared privately for five 2½-sty brick dwellings, 18x37 ft, in the west side of Burns st, 88 ft north of Underwood rd, at the northwest corner of Burns st and Underwood rd, for the Sage Foundation Homes Co., Station sq, Forest Hills, owner. Total cost \$64,000.

**FLUSHING, L. I.**—Geo. E. Filbig, 950 Madison av, Manhattan, has completed plans for one 2-sty frame dwelling, 24x46 ft, in the east side of 17th st, 100 ft n of Laburnum av, for the K. P. Holding & Developing Co., 141 W 36th st, Manhattan. Cost \$7,000.

**FOREST HILLS, L. I.**—Plans have been prepared privately for two 2½-sty brick dwellings, 25x37 ft, in the west side of Burns st, 43 ft south of Overhill rd, for Sage Foundation Homes Co., Station sq, Forest Hills, owner. Cost \$26,000.

**FOREST HILLS, L. I.**—Plans have been prepared privately for three 2½-sty brick dwellings, 16x40, at the northwest corner of Grant

st and Underwood av, for the Sage Foundation Homes Co., Station sq, Forest Hills, owner. Cost \$28,000.

**WOODHAVEN, L. I.**—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has finished plans for six 2-sty frame residences, 18x55 ft, 124 ft west of Woodhaven av, for M. Zuvno, 12 Syosset st, Woodhaven, owner. Cost, \$42,000.

**FLUSHING, L. I.**—H. J. Crooks, 13 Park Row, Manhattan, has completed plans for two 2-sty frame dwellings, 22x31 ft, in the east side of 33d st, 336 ft south of Mitchell av, for L. T. Flatto, 170 ft east of 95th st, Manhattan, owner. Cost \$12,000. Architect will take bids on general contract.

**JAMAICA, L. I.**—Plans have been completed privately for a 2-sty frame residence, 16x56, in the west side of Maple st, 400 ft north of Hillside av, for Mrs. William Vaughn, 25 Astoria av, Elmhurst, owner. Cost \$5,500.

**CORONA, L. I.**—Alfred DiBlasi, 94 East Jackson av, Corona, has prepared plans for a 2-sty frame residence, 21x47 ft, in the west side of 52d st, 177 ft south of Jackson av, for Gus Kneher, 54 41st st, Corona, owner. Cost \$8,000.

**BELLE HARBOR, L. I.**—George A. Fitting, 225 Fifth av, Manhattan, has prepared plans for a 2½-sty frame and stucco residence, 33x32 ft, with garage, in the east side of 135th st, 416 ft south of Washington av, for T. J. McWalters, 225 Fifth av, Manhattan, owner and builder. Cost about \$20,000.

**FACTORIES AND WAREHOUSES.**

**RIDGEWOOD, L. I.**—W. Mortensen, 209 76th st, Manhattan, has been selected to prepare plans for a 4 or 5-sty reinforced concrete fac-

# Triple Service in a Large Garage

When completed, the garage of the Sidney B. Bowman Automobile Company, on Broadway between 131st and 132nd Streets, will be one of the largest in the city

In this huge service and sales building *Edison Current* will serve a threefold purpose. It will light the building, charge storage batteries, and operate the elevators and motor-driven machine shop. There will be five hundred 100 watt lamps, 300 amperes for charging, and 150 horsepower in motor power

For service buildings, office buildings, or private buildings *Edison Service* is both economical and reliable

"5600 Stuyvesant" will place our engineers

*At Your Service*

## The New York Edison Company

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Architects and Engineers are specifying and demanding

# STEELBILT Toilet Partitions

in preference to those made of ordinary materials.

STEEL has exclusive advantages. It is non-absorbent and therefore sanitary. It does not crack; in fact, is indestructible. It has a neat, clean appearance. Costs less than other substances and is more easily and economically erected. It is the logical material.

STEELBILT Toilet Partitions are made in standard sizes, some of which are carried in stock for quick delivery. Partitions and doors are made in units, of sizes to suit any plan layout.

Write Dept. "R" for full particulars and a copy of our architects' specification sheet.

**BETZ BROS., Inc.**  
WOOLWORTH BLDG., NEW YORK  
FACTORY: JERSEY CITY, N. J.

## J. P. Duffy Co.

Brick—Cement  
Masons' Materials  
Plaster Boards

2d Ave., 50th to 51st Sts.  
Brooklyn

Telephone Sunset 4000

## C. E. Halback & Co.

ORNAMENTAL

IRON and STEEL

For Building Construction

23 East 26th St., N. Y. City

Phone: Madison Sq. { 8510  
                              { 8511

# POMEROY FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

**S. H. POMEROY CO., Inc.**

30 East 42nd Street NEW YORK  
Telephone: Murray Hill 3338

tory building, 200x190 ft, at Ridgewood, L. I., for L. Mundel & Son, 24 Stone st, Manhattan, owners. Cost, \$400,000. Details of construction will be available later.

### Nassau.

#### CHURCHES.

FREEPORT, L. I.—G. C. Kerr, Railroad av, Freeport, has plans in progress for a 1-sty frame chapel, 20x20 ft, at Freeport, for Chester Fulton, undertaker, 31 Merrick Road, owner. Cost \$12,000.

#### SCHOOLS AND COLLEGES.

FLORAL PARK, L. I.—Edward Hahn, Hempstead, L. I., has completed plans for a 2-sty brick and some public school, 127x66 ft, with extension 50x80 ft, at Floral Park for the Board of Education of Floral Park, owner. Cost \$150,000. Architect will soon call for estimates on general contract.

### Westchester.

#### DWELLINGS.

PELHAM, N. Y.—Arland W. Johnson, 469 Fifth av, Manhattan, has plans in progress for eight 2½-sty stone, hollow tile and stucco residences, of various dimensions at the corner of Monterey and Colonial avs, for the Tucker & Spiers Co., 435 Fifth av, Manhattan, owner. Cost about \$25,000 each. Architect will be ready for estimates on general contract by April 1.

SCARSDALE, N. Y.—Plans have been prepared privately for a 3-sty brick and stone residence, 38x28 ft, at Scarsdale, for Harry G. Hughes, 35 West 32d st, Manhattan, owner. Owner will probably take bids on general contract.

SCARSDALE, N. Y.—B. Robert Swartburg, 103 Park av, Manhattan, has plans nearing completion for a 2½-sty frame and stucco residence, 30x65 ft, at Greenacres, Scarsdale, for John E. Dings, owner, care of architect. Cost \$16,000. Architect will take bids on general contract.

NEW ROCHELLE, N. Y.—Zipkes, Wolff & Kudruff, 25 West 42d st, Manhattan, have plans under way for a 2½-sty frame and stucco residence, 32x48 ft, at Overland road and Cornell pl, for owner to be announced later. Project includes a garage. Total cost about \$25,000.

LARCHMONT, N. Y.—Charles L. Calhoun, 16 East 33d st, Manhattan, has plans about completed for a 2½-sty frame dwelling, 25x36 ft, at Larchmont, N. Y., for Kenneth Van Sciver, 11 East 36th st, Manhattan, owner. Cost \$9,000.

YONKERS, N. Y.—Plans have been prepared privately for three 2½-sty frame dwellings, 26x30 ft, at Yonkers, N. Y., for Ralph Hayhurst, Crestwood, N. Y., owner and builder. Cost, \$7,500 each.

#### STABLES AND GARAGES.

MT. VERNON, N. Y.—N. A. Nordone, Proctor Building, Mt Vernon, is preparing plans for a 2-sty hollow tile garage, 100x80 ft, at the corner of Mt. Vernon av and West st, for J. Liccione, owner and builder, care of architect. Cost, \$35,000.

### New Jersey.

#### APARTMENTS, FLATS AND TENEMENTS.

RIDGEFIELD PARK, N. J.—William Tilton, 76 Montgomery st, Jersey City, N. J., has completed plans for two 3-sty frame and stucco tenements, 33x60 ft, with stores in the south side of Mt. Vernon st, 105 ft east of Main st, for the American Home Builders Co., 26 Cortlandt st, Manhattan, owner and builder. Cost \$15,000 each.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has plans in progress for a 4-sty brick limestone and terra cotta apartment, 100x90 ft, at the southwest corner of Park av and 18th st, for Butansky & Morris, 10 Rose Terrace, Newark, owner and builders. Cost about \$200,000.

#### DWELLINGS.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x32 ft, with garage on Erie av, near Bayway, for Louis Quien, 229 Broad st, Elizabeth, owner and builder. Cost \$8,000.

NEWARK, N. J.—W. K. Schoenig & Son, 422 Peshine av, Newark, have completed plans for four 2½-sty frame dwellings, 22x44 ft, on Scheerer av, for Abraham Kaplan, 553 South 12th st, Newark, owner and builder. Cost \$8,000 each.

MAPLEWOOD, N. J.—L. F. Bird, 129 Prospect pl, South Orange, has plans in progress for a 2½-sty frame dwelling, 28x40 ft, on the north side of Park rd, 300 ft west of Prospect st, Maplewood, for John B. Standford, 451 Academy st, South Orange, owner, who will take bids on general contract April 15. Cost, \$10,000.

#### FACTORIES AND WAREHOUSES.

WEST NEW YORK, N. J.—E. J. Ashfield, 350 Fulton st, Brooklyn, has plans in progress for a 1 and 2-sty brick factory building, 88x142 ft, at Hudson County Boulevard, and 13th st, for the Gibraltar Tire & Rubber Co., 234 Fourth av, Manhattan, owner. Cost about \$60,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for four 1-sty brick factory buildings on Frelinghuysen av, McClellan st and Virginia av, for the Murray Motor Co., 185 Market st, Newark, owner and builder. Cost about \$100,000 each.

BLOOMFIELD, N. J.—Westinghouse, Church, Kerr Co., 37 Wall st, Manhattan, has prepared plans for a 4-sty reinforced concrete manufacturing building, 80x550 ft, in the Watsessing section for the Westinghouse Lamp Co., 165 Broadway, Manhattan, owner. Cost approximately \$1,000,000.

#### SCHOOLS AND COLLEGES.

SHORT HILLS, N. J.—Guilbert & Betelle, Aldene Building, Newark, N. J., have completed preliminary plans for a 2-sty brick and stone high school building at Short Hills, N. J., for the Board of Education of Millburn Township, owner. Details will be available later.

CRANFORD, N. J.—Elliott Lynch, 347 5th av, Manhattan, has completed plans for a 4-sty brick parochial school, 59x65 ft, containing four classrooms, auditorium, etc., in Miln st, for St. Michael's R. C. Church, 18 Alden st, Cranford, owner. Cost, \$40,000.

SAYREVILLE, N. J.—Alex. Merchant, 363 George st, New Brunswick, has plans under way for a 2-sty brick and terra cotta public school, 30x80 ft, at Sayreville, for the Board of Education, Charles Eels, Sayreville, chairman, owner. Cost, \$65,000. Architect will take estimates.

PERTH AMBOY, N. J.—E. F. Durang, 1220 Locust st, Philadelphia, has plans in progress for a 3-sty brick and stone parochial school, 70x110 ft, in State st, for the R. C. Church of St. Stephen's 500 State st, owner. Details of construction will be available later.

#### STABLES AND GARAGES.

HOBOKEN, N. J.—Fred T. Meystre, 84 Washington st, Hoboken, has completed plans for a 1-sty brick garage, 60x106 ft, at 553-556 Newark av, for Matthew Wright, owner, care of architect. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has started sketches for a 2 or 3-sty brick mercantile building at 870 to 878 Broad st, for Joseph L. Feibleman & Co., 738 Broad st, owners. Details will be announced later.

NEWARK, N. J.—Nathan Harris, 21 South Orange av, Newark, has preliminary plans under way for a 24-sty brick and stone office building, 47x172 ft, at the southwest corner of Branford pl and Broad st, for the Osborne Realty Co., 756 Broad st, Newark, owner. Project not mature for some time.

MONTCLAIR, N. J.—F. S. & S. E. Sutton, 9 Clinton st, Newark, has plans nearing completion for a 1-sty brick and stone office building, 50x50 ft, in Spring st, for R. E. Murdock, 24 Spring st, owner. Architects will soon call for bids on general contract.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

#### DWELLINGS.

MANHATTAN.—John Downey, Inc., 410 West 34th st, has the general contract for alterations to the 5-sty brick and stone residence, 18x78 ft, at 47 East 83d st for John D. Peabody, 47 East 83d st, owner, from plans by Peabody, Wilson & Brown, 389 5th av, architects. Cost, about \$10,000.

PELHAM MANOR, N. Y.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a 2½-sty brick residence, 30x50 ft, with two 1½-sty wings, at Pelham Manor, for Richard D. Kehoe, 501 5th av, owner, from plans by Walter Haefeli, 229 West 42d st, Manhattan, architect. Cost, about \$45,000.

FREEPORT, L. I.—William G. Miller, Inc., Freeport, has the general contract for a 2½-sty frame dwelling at Freeport for Mrs. Mainwaring, owner, care of general contractor, from privately prepared plans. Cost, \$13,500.

MAMARONECK, N. Y.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a 3-sty brick and limestone residence, 28x69 ft, with a 2-sty brick and stone garage, 20x30 ft, at the corner of Melbourne and Brook sts, Rye Neck, Mamaroneck, N. Y., for H. T. Maxwell, owner, from plans by Hardman & Knott, architects. Cost, about \$50,000.

MALBA, L. I.—Cappelli & Tuchman, Malba, L. I., have the general contract for a 2½-sty hollow tile and stucco residence, 40x50 ft, at Malba, for H. A. Rice, 8 West 40th st, Manhattan, owner, from plans by H. P. Knowles, 52 Vanderbilt av Manhattan, architect. Cost, \$15,000.

#### FACTORIES AND WAREHOUSES.

JAMAICA L. I.—Barny Ahlers Construction Corporation, 110 West 40th st, Manhattan, has the general contract for a 1-sty reinforced concrete factory building, 50x144 ft, at the corner of Schooley pl and Chichester av, for the Dicotograph Co., owner, on premises, from privately prepared plans.

WOODMERE JUNCTION, L. I.—Barny Ahlers Construction Corporation, 110 West 40th st, Manhattan, has the general contract for a 4-sty reinforced concrete manufacturing building, 45x185 ft, at 108th st and 94th av, for the Merit Hosiery Co., 15 West 38th st, Manhattan, owner, from plans by Bloch & Hess, 18 East 41st st, Manhattan, architects. Cost, \$200,000.

# INCOME TAXES

Are you sure that your records reflect the true financial condition of your business?

It is important to remember that both the State and Federal Governments exact a tax report based upon actual records kept by you.

As reliable auditors and analysts we are ready to serve you in drawing up your reports.

We invite inquiry concerning same.

## FASSLER & ROBERTS

Accountants-Auditors

63 Park Row Beekman 8386

# SAVE TIME AND WORRY

When Ready to Build BUILD RIGHT

We are equipped to handle mason work and general contracting of every description. Consult us when ready for estimates on new construction or alteration work.

**George Lawrence & Co.**  
1412 Herkimer St., Brooklyn, N. Y.

## IF YOU ARE BUILDING OR ALTERING

Alterations, properly planned and executed, will transform those old buildings into modern structures paying dividends that will cover the expenses of alteration in a surprisingly short time. Restaurant construction a specialty.

## FRANK & FRANK CONTRACTING CO., INC.

Builders and General Contractors  
244 W. 42nd St. Phone: Bryant 1417

## For Quickest and Best Blue Prints and Photo Prints

**THE ELECTRO SUN CO.**  
27 THAMES ST. NEW YORK CITY  
Tel. Rector 2728-5288 AL. WEIL, Mgr.

Phone: Riverside 10437  
**VOGEL and ROTKIN**  
Painters and Decorators  
Painters' Supplies  
Offices and Lefts a Specialty  
703 AMSTERDAM AVE., NEW YORK

# PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

### Manhattan.

**APARTMENTS, FLATS AND TENEMENTS.**  
170TH ST, s e c Haven av, 6-sty bk tnt, 110x84, plastic slate or gravel roof; \$250,000; (o) Sterling Bldg. & Operating Co., 156 Bway; (a) Moore & Landsiedel, 148th st & 3d av (61).

**FACTORIES AND WAREHOUSES.**  
GOERCK ST, 142, 1-sty bk storage, 20x100, corrugated rf; \$2,200; (o) Rayner & Co., 142 Goerck; (a) H. Rosen, 140 Washington (71).

56TH ST, 423-435 E, 5-sty bk factory, 139x87x77.8, slag roof, \$2,000,000; (o) Kiowa Realty Co., c/o architect; (a) Benj. E. Stern, 56 W 45th st (63).

STH AV, 902, 1-sty storage, 20x25, corrugated rf; \$550; (o) Bliss Developing Co., 244 W 99th; (a) Wm. Kurtzer, 1385 Crotona av (69).

**STABLES AND GARAGES.**  
70TH ST, 523-33 E, 1-sty bk garage, 150x100, plastic slate rf; \$30,000; (o) Wm Lowe, 2145 Boston rd; (a) Louis A Wornum, 139 E 42 (64).

122D ST, 334 E, 1-sty bk garage, 125x100, slate rf; \$35,000; (o) Klein Improvement Corp., 652 W 185 st; (a) P. P. (66).

**STORES, OFFICES AND LOFTS.**  
BROAD ST, 113-5, & FRONT ST, 27, 12-sty bk office bldg, 62x62, slag rf; \$450,000; (o) The Carl Platou Rlty. Co., 35 S William; (a) Shape, Bready & Peterkin, 220 W 42d (59).

39TH ST, 234-242 W, 10-sty bk stores and lofts, 84x98, tar and gravel rf; \$300,000; (o) Sloane Estates, Inc., 316 E 65 st; (a) Fred T Ley & Co., Inc. (63).

10TH AV, 828, & 55TH ST, 458 W, 1-sty bk store, 50x23.16, tar felt roof; \$3,000; (o) Alida B Emmett, 32 Liberty st; (a) Alfred C. Wein, 112 Remsen st, L I City (62).

**THEATRES.**  
BROADWAY, 2300-S, & 83D ST, 221-231 W, 2-sty bk theatre, str & loft, 102x202, slag rf; \$300,000; (o) 83d St. Corp., 1493 Bway; (a) Thos. W. Lamb, 644 S av (70).

**MISCELLANEOUS.**  
CENTRAL PARK, 150 e 66th st entrance, 1-sty bk wagon storage, 35x37, slate rf; \$5,000; (o) City of N. Y., Police Dept., 240 Centre; (a) Thos. E. O'Brien, 240 Centre (60).

### Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
171ST ST, n e c Grand Concourse, 6-sty br tnt, 120.5x89.11, slag rf; \$250,000; (o) Absar Realty Co., Abraham Weisman, 2133 Daly av, pres.; (a) Chas. Kreyborg, 309 E Kingsbridge rd (90).

**DWELLINGS.**  
CROTONA PARK N, n s, 70 e Marmion av, 3-sty br dwg, 25x68, & 1-sty br garage, 17x18.4, slag rf; \$30,000; (o) Weinrub Bros., 311 6th av; (a) B. E. Stern, 56 W 45th (91).

BOLTON AV, w s, 125 n Lacombe av, 1-sty & attic fr dwg, 21x33, shingle rf; \$4,000; (o) Johanns & Anna Stiehl, 4308 Digney av; (a) Harry T. Howell, 3d av & 149th (89).

BYRON AV, e s, 52 n Whitehall pl, 2-sty fr dwg & garage, 28x48, asbestos shingle rf; \$12,000; (o) Jes. R. Dertinger, 429 E 158th (a) De Rose & Cavalieri, 370 E 149th (87).

FIELDSTONE RD, s e c 253d st, 2 1/2-sty br dormitory, 170x76, slate rf; \$100,000; (o) Riverdale County School Realty Co., Frank S. Hackett, pres.; (a) McKim, Mead & White, 101 Park av; (c) Fred T Lay & Co., 19 W 44th (86).

KING AV, ws, 102.6 s Terrace pl, 1sty frame dwg, 19.2x40.2, shingle rf; \$4,000; (o) Anna J Smith, 698 King av; (a) Wm Shary, 369 E 207 st (92).

**FACTORIES AND WAREHOUSES.**  
137TH ST, s s, 125.4 w Alexander av, 3-sty br factory, 99.8x90, slag rf; \$40,000; (o) Up-to-Date Candy Mfg. Co., Albert Horowitz, 480 E 141st, pres.; (a) Ben L. Glucksman, Far Rockaway (88).

**STORES, OFFICES AND LOFTS.**  
FORDHAM RD, n w c Jerome av, 1-sty br str, 300.77x84.2, slag roof; \$200,000; (o) Realty Managers, Inc., Frank Begerisch, Jr., 200 Bway, pres.; (a) Moore & Landsiedel, 3d av & 148th st (85).

**MISCELLANEOUS.**  
WASHINGTON AV, ws, 71 s 165 st, 1-sty br shop, 25x32.4, plastic slate rf; \$3,000; (o) Henry Ahrweiler, 1017 Washington av; (a) Bruno W Berger & Son, 121 Bible House (93).

### Brooklyn.

**DWELLINGS.**  
KENMORE PL, 1262-76, w s, 265 s Av K, 4-2 1/2-sty fr dwgs, 22x41.6, shingle rf; \$48,000; (o) Midboro Bldg. Corp., 1466 49th; (a) Saml. L. Malkind, 1270 54th (1760).

WEST 19TH ST, 2933, e s, 100 n Surf av, 1-sty bk 2-fam dwg, 30 1/2x29, gravel rf; \$4,500; (o) Samuel Deitch, prem; (a) Jas. A. McDonald, 1630 Surf av (1940).

W 36TH ST, 2435-45, e s, 450 n Neptune av six 1-sty fr 1-fam dwgs, 18x32, asphalt roof; \$6,000; (o) Ellen Langlos, 8567 102d st, Richmond Hill; (a) H. R. Cloyd, 115 5th av, N Y C (1834).

44TH ST, 1622-30, s s, 176.36 e 16 av, 2-2-sty bk 1 fam dwgs, 64.11x46.3, slag rf; \$15,000; (o) Margt. Dennehy, 1644 44th, & Thos. Reaney, 4405 16 av; (a) Thos. E. Brady, White Plains, N. Y. (2308).

54TH ST, 1621-31, n s, 170 e 16 av, 2-2-sty fr dwgs, 25x56.6, shingle rf; \$30,000; (o) Harris Wilner, 5219 15 av; (a) Saml. L. Malkind, 1270 54th (1766).

55TH ST, 1711, n s, 77 e 17 av, 2-sty fr 1 fam dwg, 22x24, shingle rf; \$6,000; (o) Chas. O. Hollingworth, 98 Grand av; (a) Miller & Parker, 463 Franklin av (2049).

72D ST, 45-7, n s, 100 w Narrows av, 2-sty bk dwg, 32x38, gravel rf; \$15,000; (o) May Nelson & Bertha Bosman, 233 Conover; (a) Burke & Olson, 32 Court (1777).

86TH ST, 1984, s w c 20 av, 2-sty bk str & dwg, 23x67, tar rf; \$10,000; (o) Roslyn Impt. Corp., 2217 Bath av; (a) Lubroth & Lubroth, 44 Court (1823).

86TH ST, 2373-81, n s, 20 n 24 av, 4-2-sty bk str & 1 fam dwgs, 20x42, tar rf; \$40,000; (o) same as above (2058).

86TH ST, 2383, n w c 24 av, 2-sty bk str & 1 fam dwg, 20x50, tar rf; \$10,000; (o) Argonne Constn. Co., 121 Bay 26th; (a) Kallich & Subkis, 7922 21 av (2057).

AV J, 610, e c Ocean pkway, 2 1/2-sty fr 1 fam dwg, 61x26, tile rf; \$22,000; (o) Isidor Beras, 781 Coney Island av; (a) R. G. Schaefer, 1526 Flatbush av (2070).

AV J, 8222, s s, 20 w E 83d, 1-sty fr 1 fam dwg, tin rf; \$700; (o) Pietro L. Monaco, prem; (a) Pasquale Gagliardi, 239 Navy (2059).

AV V, 119, n s, 44 w 9th, 1-sty fr 1 fam dwg, 20x21.6, asphalt rf; \$2,800; (o) Romalo Guillotti, 117 Av J; (a) Geo. H. Suess, 1131 Gravesend av (2075).

EAST NEW YORK AV, 1391-7, n s, 101.6 e St. Johns pl, 4-sty bk bath house, 60x100, slag rf; \$60,000; (o) Esther Shumer, 1389 East New York av; (a) Henry J. Nurick, 772 Bay (1806).

GRANT AV, 701-3, e s, 100 n Blake av, 2-sty fr 2 fam dwgs, 20x38, rubberoid rf; \$5,000; (o) Giuseppe La Licota, 1110 Blake av; (a) owner (2040).

RIVERDALE AV, 116, s s, 20.6 w Amboy, 2-sty bk 2-fam dwg, 20.6x58, tar roof; \$15,000; (o) Horning Const. Co., 1542 St. Marks av; (a) S. Millman & Son, 1780 Pitkin av (1846).

RIVERDALE AV, 120, s w c Amboy, 2-sty bk 2-fam dwg, 20x58, tar roof; \$17,000; (o) Horning Const. Co., 1542 St. Marks av; (a) S. Millman & Son, 1780 Pitkin av (1847).

14TH AV, 6713, e s, 100 s 67th, 3-sty bk str & dwg, 20x97; \$15,000; (o) Jos. A. Germin, 6512 14 av; (a) Herman A. Weinstein, 32 Court (1807).

16TH AV, 8697-8713, s e s, 92 s w Benson av, 8-2-sty bk 2 fam dwgs, 20x50, asphalt rf; \$53,000; (o) Julius C. Bloom, 2049 65th; (a) Henry Firth, 8515 Bay pkway (2042).

**FACTORIES AND WAREHOUSES.**  
COLUMBIA ST, 336-S, w s, 186 n Seabring, 1-sty conc storage, iron roof, 28x20; \$1,250; (o) J. H. Williams & Co., 150 Hamilton av; (a) the Gibbons Co., 318 Columbia (1832).

PEARL ST, 290-300, ws, 60 s Tiffany st, TILLARY ST, 60-62, ss, 52.9 w Pearl st, 6-sty bk factory, 50x200, tar rf; \$300,000; (o) Tillary Const. Co., 44 Court st; (a) Frank S Parker, 44 Court st (1967).

WATKINS ST, 198, w s, 100 n Sutter av, 1-sty bk storage, 20x25.3; \$1,200; (o) Harry Dentz, prem; (a) Max Hirscho, 215 Montague (1831).

BUSHWICK AV, 1767, e s, 61.4 n Pillington pl, 1-sty bk storage, slag rf; \$1,400; (o) Morris Angert, 1773 Bushwick av; (a) Ernest Dennis, 241 Scheick av (2068).

FLATBUSH AV, 763-5, e s, 181.5 n Lenox rd, 1-sty bk str & storage, 40.2x80, slag rf; \$15,100; (o) Harry Sontag, 457 Pulaski; (a) Koch & Wagner, 32 Court (2044).

GRAND AV, 64-70, w s, 92.2 s Park av, 3-sty bk factory, 100x100, slag rf; \$12,000; (o) Jos. Rubin & Son, 142 Greeng, Manhattan; (a) M. A. Cantor, 373 Fulton (2054).

ROCKAWAY AV, 854-62, ws, 200 s Newport av, 1-sty bk factory, 50x90, slag rf; \$7,000; (o) Prospect Imp Co., premises; (a) Louis Danan-cher, 328 Fulton st, Jamaica (1969).

## STABLES AND GARAGES.

DEAN ST, 1008-14, s s, 543 e Classon av, 1-sty bk garage, 78.2x220, slag rf; \$25,000; (o) Hygrade Homes Corp., 1203 Atlantic av; (a) Slee & Bryson, 154 Montague (1796).

FULTON ST, 1648-56, ss, 175 e Troy av, 1-sty bk garage, 125x100; \$32,000; (o) Gertrude A Sternberg, 505 Lafayette av; (a) E M Adelsohn, 1778 Pitkin av (1972).

HENRY ST, 39, e s, 50.11 s Middagh, 1-sty shoe storage, 6x6, slag rf; \$200; (o) Aetna Shoe Blacking Co., prem; (a) Frank C. Kelly, 16 Court (2036).

SOMERS ST, 15-19, n s, 150 e Hopkinson av, 1-sty bk garage, 75x100, slag rf; \$20,000; (o) Gussie Grossbard, 260 Arlington av; (a) Tobias Goldstone, 50 Graham av (1784).

TAYLOR ST, 156, ss, 249.6 e Bedford av, 4-sty bk garage, 2 front and back apts, 20.6x45, tar rf; \$20,000; Rose Beckor, Bible House, Astor pl, N Y; (a) Gross & Kleinberger, 1309 St Johns pl (1965).

EAST 3D ST, n w c Brighton Beach av, 1-sty conc garage, 18x20; \$1,000; (o) John Palestrinle, prem; (a) Jas. J. Galizia, 2930 W 19th (1838).

E 5TH ST, 1453-65 E, 160 n Av N, 5-1-sty concrete garages; \$4,000; (a) Frank C. Kelly, 16 Court (1817).

EAST 8TH ST, 759, e s, 84.5 s Foster av, 1-sty conc garage, 18x18; \$600; (o) Delia Gallagher, 380 Sackett st; (a) John J. Gallagher, 380 Sackett (1936).

WEST 36TH ST, 2902-12, s w c Mermaid av, 2-sty bk garage, 117.62x100, slag rf; \$75,000; (o) 36th St. C. I. Realty Co., 1789 Bway, N Y; (a) Hugo Koehler, 2 Columbia Circle, N Y (1930).

39TH ST, 1027, n s, 220 e 10 av, 1-sty bk storage, garage & stable, 20x55; \$4,000; (o) Giuseppe De Simon, 1019 39th; (a) McCarthy & Kelly, 16 Court (2061).

82D ST, 2401, n e c 24 av, 1-sty concrete garage, 13x18; \$700; (o) Annunziata Cesario, prem; (a) Irving Brooks, 215 Montague (1829).

AV L, 908, s s, 126 e 10th, 1-sty garage; \$475; (o) Mrs. Catherine C. Powers, prem; (a) Chas. J. Plunkett, 495 Argyle rd (1783).

AV R, s w c W 10th, 1-sty conc garage, 11x19; \$400; (o) same as above (1958).

AV R, 74, sec, W 11 st, 1-sty conc garage, 11x19; \$400; (o) same as above (1959).

AV R, 74-94, ss, 2 Onw 10 st, 6 1-sty conc garages, 11x19; \$2,400; (o) John F. Churlo, 1788 W 11th st; (a) Wm F Kenworth, 150 Nassau st, N Y (1597).

BENSON AV, 2325, n e c Bay 34th st, 1-sty garage, 10x18; \$400; (o) Wm. J. Billharz Const. Co., 2124 W 10th; (a) Jas. A. Boyle, 367 Fulton (2013).

BENSON AV, 2331-5 n s, 36.8 e Bay 34th st, two 1-sty garages, 10x18; \$800; (o) same as above (2014).

NEWKIRK AV, 1812, s s, 90 e 18th, 1-sty concrete garage, 20x22; \$1,000; (o) Geo. W. McKenzie, prem; (a) Harry Silverstein, 154 Montague (1795).

NORMAN AV, 185, n w c Jewel st, 1-sty bk garage, 18x40; \$1,100; (o) Louis Vogel, prem; (a) Jas. McKellip, 154 India (2028).

PENNSYLVANIA AV, 30-36, n w c Fulton, 1-sty bk garage, 75x100, slag rf; \$18,000; (a) Alice E. Klages, 14 Pennsylvania av; (a) S. Millman & Son, 26 Court (1785).

RUTLAND RD, 286, s s, 160 W Nostrand av, 1-sty steel garage, 16x16; \$450; (o) Abe Gotterer, 459 Stone av; (a) Jas. A. Boyle, 367 Fulton (1952).

SARATOGA AV, 729, e s, 75 s Dumont av, 1-sty bk garage, 12x20; \$1,000; (o) Harry Pionick, prem; (a) Morris Whinston, 63 Park Row, N Y C (1852).

SHEFFIELD AV, 273-81, s e c Belmont av, 1-sty bk garage, 150x95, slag roof; \$40,000; (o) Max Rotchld, 632 Saratoga av; (a) E. M. Adelsohn, 1798 Pitkin av (1971).

STONE AV, 432, w s, 150 s Belmont av, 1-sty bk garage, 18x20; \$500; (o) Chas. Solomkin, prem; (a) E. M. Adelsohn, 1778 Pitkin av (1912).

## STORES AND DWELLINGS.

13TH AV, 4510-18, w s, 50 n 46th, 3-2-sty bk stores & 2 fam, 30x55, slag roof; \$30,000; (o) Max Helman, 4530 13th av; (a) Boris W. Dorfmann, 26 Court (1956).

## STORES, OFFICES AND LOFTS.

ATLANTIC AV, 1039-51, n s, 373.2 w Franklin av, 1-sty bk showrooms and service station, 180.4½x118; \$60,000; (o) Abraham Caplan, 1462 E Parkway; (a) Cohn Bros., 361 Stone av (1946).

GRAVESEND AV, 689-93, e s, 200 s Cortelyou rd, 3-sty bk str & mfg., 42x100, tar rf; \$40,000; (o) Morris Schnitman, 607 E 4th; (a) Philip Caplan, 16 Court (1801).

22D AV, 6724, n e c 68th, 1-sty fr office, 12x18, shingle rf; \$500; (o) Dira Realty & Constn. Co., 1409 Av J; (a) Fredk. J. Dassau, 26 Court (2064).

## MISCELLANEOUS.

JONES WALK, 3046-52, w s, 140 s Bowery, 1-sty fr shed, 25x12; \$400; (o) Wm. T. Wood, Bank of Coney Island; (a) Chas. Hermann, 149 Edgecombe, N Y (1930).

SURF AV, 1233-41, n s, 18.11 e Stillwell av, 1-sty fr shed, 46.3x146.10, slag rf; \$8,000; (o) Surf Av. Bldg. Corp., 105 W 40th, Manhattan; (a) Seelig & Finkelstein, 26 Court (1761).

## Queens.

## DWELLINGS.

ARVERNE.—Falling st, n s, 100 w Beh 69th st, 1½-sty fr dwg, 26x36, shingle rf, 1-fam, gas; \$3,000; (o & a) Edw. Stellges, Arverne (611).

ARVERNE.—Beach 69th st, s e c Elizabeth av, 2-sty fr dwg & garage, 18x30, shingle rf, 1 family, gas; \$3,000; (o & a) Ida Hall, Beach 69th, Arverne (656).

ARVERNE.—Beh 66th st, n w c Morris av, & Beh 67th st, n e c Morris av, two 1½-sty fr dwgs, 26x36, shingle rf, 1-fam, gas; \$6,000; (o & a) Edw. Stellges, Beh 76th, Arverne (609-610).

BAYSIDE.—Higgins av, n s, 100 e Bway, 2-2-sty fr dwgs, 40x50, shingle rf, 2 families, gas; \$7,000; (o) Carol Cratcky, Maurice av, Bayside; (a) Jos. Smulzewski, Bayside (574).

CORONA.—Martense st, w s, 20 s Corbin pl, 2-2-sty fr dwgs, 20x50, slag rf, 2 families, gas; \$8,000; (o) Tony Lanciano, 72 Martense, Corona; (a) A. F. Brems, 83 Corona av, Corona (651).

CORONA.—51st st, w s, 40 n Opdyke, 2-2-sty bk dwgs, 40x50, slag rf, 2 families, gas; \$9,000; (o) Mrs. Carmelo Conti, 86 Lurting, Corona; (a) A. F. Brems, 83 Corona av (652).

DUNTON.—Van Wyck av, e s, 40 s Metropolis av, 2½-sty fr dwg, 16x36, shingle rf, 1-fam, gas, steam heat; \$6,000; (o) John Gribbin, 1505 Van Wyck av, Jamaica; (a) E. G. Peterson, 310 South, Jamaica (615).

EAST ELMHURST.—Ditmars av, w s, 360 n Grand av, 2½-sty fr dwg, 20x52, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Christian Stedinger, Curtis st, East Elmhurst; (a) A. DeBlasi, 92 E Jackson av, Corona (571).

EDGEEMERE.—Beach 51st st, e s, 160 s Boulevard, 2-2-sty fr dwgs, 34x20, shingle rf, 1 family, gas; \$1,000; (o) Rachel Naftet, 557 W 181st, Manhattan; (a) Walter Verity, Rockaway Beach (573).

ELMHURST.—Lenox av e s, 518 n Woodside av, 2½-sty fr dwg, 18x45, shingle rf, 1-fam, gas, steam heat; \$8,000; (o) Dr. A. W. Tallant, Elmhurst; (a) H. Tallant, 125 E 46th, N Y C (640).

ELMHURST.—Grand av, s w c Gillmore, 2-2½-sty fr dwgs, 22x60, shingle rf, 2 families, gas, steam heat; \$20,000; (o) Paul Roth, Britton av & Judge st, Elmhurst; (a) A. DeBlasi, 94 East Jackson av, Corona (569-70).

FAR ROCKAWAY.—Deerfield rd, s w c Briar pl, three 2-sty fr dwgs, 24x28, shingle roof, 1-fam, gas, steam heat; \$25,500; (o) William & Ida Steinberg, 2201 Deerfield rd, Wave Crest, Far Rockaway; (a) W. T. Kennedy & Co., 18 North Beach 82d st, Far Rockaway (600-1-2).

FLUSHING.—Whitestone av, s e c Chestnut, 2-sty fr dwg, 30x20, shingle rf, 1 family, gas, steam heat; \$6,800; John W. Crawford, 34 N Parsons av, Flushing; (a) Alfred Auslander, Jackson av, Queens (644).

FLUSHING.—Amity st, s s, 236 w Central av, 2-sty fr dwg, 30x40, shingle rf, 1-fam, gas, steam heat; \$7,000; (o) Henry Launsberry, Washington st, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (642).

FOREST HILLS.—Beechnoll rd, n e c Puritan av, 2½-sty br dwg & garage, 37x24, flat tile roof, 1-fam, elec, steam heat; \$18,000; (o) Chas. Plummer, Forest Hills Inn, Forest Hills, L. I.; (a) F. B. Colton, Forest Hills, L. I. (591).

KEW GARDENS.—Avingdon rd, n s, 210 w Lefferts av, 2½-sty fr dwg, 61x25, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Frederic Canchois, 153 W 36th, Manhattan; (a) Renwick, Aspinwall & Tucker, 8 W 40th, Manhattan (647).

KEW GARDENS.—Grosvenor pl, n s, 90 w Audley, 2½-sty fr dwg, 39x28, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Richard F. Goodwin, 56 Wall, Manhattan; (a) Renwick, Aspinwall & Tucker, 8 W 40th, Manhattan (548).

LAURELTON.—Belmont st, w s, 260 s Laurelton Blvd, 2-sty fr dwg, 25x50, shingle rf, 1-fam, elec, steam heat; \$9,000; (o) Hathorn Homes Co., 7th av & 33d, N Y C; (a) Laurelton Sales Co., same address (628).

L. I. CITY.—Webster av, n w c Boulevard, 2-sty bk dwg, 25x40, shingle rf, 1-fam, gas; \$8,000; (o) Ignazio Indiveri, 112 Webster av, L I City; (a) Edw. J. Decker, 734 Vernon av, L I City (623).

L. I. CITY.—13th av, e s, 722 s Grand av, 30 2-sty bk dwgs, 20x55, slag rf, 2-fam, gas; \$225,000; (o) Mathews Building Co., 520 Grand av, L I City; (a) Richard G. Smart, 534 Boyd av, Woodhaven (625-6-7).

MASPETH.—Jay av, n s, 175 w Clermont av, 1-sty bk dwg, 25x44, slag rf, 1 family, gas; \$3,000; (o) Anna Budbyz, Jay av, Maspeth; (a) A. H. Stines, 300 Grand, Maspeth (582).

KEW GARDENS.—Brevoort st, n e c Metropolitan av, 2½-sty fr dwg, 18x42, shingle roof, 1-fam, gas, steam heat; \$12,000; (o & a) H. J. Arnold, 470 Napier av, Richmond Hill (588).

QUEENS.—Spruce st, n e c Jefferson av, five 2-sty fr dwgs, 26x26, shingle roof, 1-fam, elec, steam heat; \$38,500; (o) Egelhof & Mansfield, Inc., 543 9th av, L. I. City; (a) A. J. Egelhof, 141 25th st, Elmhurst (583-587).

QUEENS.—104th st, s w c 205th, 2-2-sty fr dwgs, 22x38, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Story & Flickinger Realty Co., 5 Great Jones, Manhattan; (a) owners (649-650).



## BROOKLYN Metal Ceilings

Ideal, Attractive, Durable, Sanitary,  
Fire Retardant and Economical.

In our huge stock of attractive  
designs you will find exactly what  
you want.

'Phone or call for estimates—

Prospect 1402

### Brooklyn Metal Ceiling Co.

287 GREENE AVENUE  
BROOKLYN, N. Y.

## ELECTRIC MOTOR REPAIRS

Efficiently Done at a  
Minimum Cost

### ELECTRIC SERVICE ENGINEERING CO.

Telephone: Bryant 6469 1416 Broadway, N. Y.

## Invest In Building

Every building we erect is constructed in the most substantial, lasting way which means a maximum profit to the owner.

Tel. Murray Hill 7916-7

### A-J Contracting Co., Inc.

ARON H. JACOBSON, Pres.

101 Park Ave. New York

**HENRY MAURER & SON** Manufacturer of  
Fireproof Building Materials of EVERY DESCRIPTION  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 EAST 23RD STREET  
Works: Maurer, N. J. NEW YORK

**ROCKAWAY BEACH.**—Bayside pl, e s, 601 n L. I. R. R., 1-sty fr dwg, 14x60, shingle rf, 1 family, gas; \$2,500; (o & a) Mrs. Thomas Zayer, Bayside pl, Rockaway Beach (655).

**ROCKAWAY BEACH.**—Ryder pl, w s, 200 s Lefferts pl, fr dwg, 18x24, shingle rf, 1 family, gas; \$2,000; (o & a) A. J. Bushmann, Ryder pl, Rockaway Beach (654).

**RICHMOND HILL.**—Greenwood av, e s, 273 n Jerome av, four 2-sty fr dwgs, 16x36, shingle roof, 1-fam, gas, steam heat; \$14,000; (o & a) Frank J. Horsch, 10143 124th st, Richmond Hill (592-3-4-5).

**ROCKAWAY BEACH.**—Jamaica Bay, s s, 100 e Hollywood av, two 1-sty fr dwgs, 15x20, shingle roof, 1-fam, gas; \$3,600; (o) Edward Knott, Hollywood av, Rockaway Beach (589-590).

**ROCKAWAY PARK.**—Washington av, n s, 60 w Columbus av, two 2-sty fr dwgs, 25x41, shingle rf, 1-fam, gas; \$15,000; (o) E. J. Realty Co., Rockaway Park; (a) Jos. Powers, Larkin st, Arverne (636-7).

**ROCKAWAY PARK.**—Newport av, s s, 60 e Lincoln av, 2-sty fr dwg, 25x41, shingle rf, 1-fam, gas; \$7,500; (o) E. J. Realty Co., Rockaway Park; (a) Jos. Powers, Larkin st, Arverne (635).

**ROCKAWAY PARK.**—Washington av, s s, 60 w Monument av, two 2-sty fr dwgs, 25x41, shingle rf, 1-fam, gas; \$15,000; (o) E. J. Realty Co., Rockaway Park; (a) Jos. Powers Co., Larkin st, Arverne (633-4).

**SPRINGFIELD.**—Williamson av, e s, 100 n Howard st, 2-sty fr dwg, 24x26, shingle rf, 1-fam, gas; \$4,000; (o) James Kehoe, 197 St. Anns av, Bronx; (a) Edw. Jackson, Herriman av, Jamaica (416).

**SPRINGFIELD.**—Mills av, n s, 300 e Farmers av, 2-sty fr dwg, 28x34, shingle rf, 1-fam, gas; \$3,500; (o) Jas. Kehoe, 197 St. Anns av, Bronx, N Y; (a) Edw. Jackson, Harriman av, Jamaica (417).

**UNION COURSE.**—5th st, s s, 575 e Shaw av, three 3-sty fr dwgs, 16x40, shingle rf, 1-fam, gas; \$15,000; (o & a) Edward Haas, 8th & Montana av, Union Course (604).

**WINFIELD.**—Fisk av, w s, 50 s Van Gelder av, 2-sty bk dwg, 20x36, slag rf, gas, 2 families; \$5,500; (o) John Emmer, 516 E 76th, Manhattan; (a) Frank Chmelik, 796 2 av, L. I. City (576).

**WOODHAVEN.**—Canal st, e s, 148 s Liberty av, two 2-sty fr dwgs, 16x56, slag rf, 2-fam, gas; \$16,000; (o & a) Chas. Wetrus, 10404 Rockaway Boulevard, Woodhaven (436).

**FACTORIES AND WAREHOUSES.**

**JAMAICA.**—Schooley pl, e s, 100 s Chichester av, 1-sty bk factory, 150x100, slate rf; \$25,000; (o) Dictograph Products Corp., 220 W 42d, N Y C; (a) Barney Ahlers Cont. Corp., 110 W 40th, N Y C (616).

**L. I. CITY.**—Harris av, n s, 50 e Sherman st, 1-sty bk storage, 63x90, slag rf, steam heat; \$20,000; (o) Transport Service Co., L I City; (a) J. J. Glaster, 44 Court, Bklyn (524).

**MASPETH.**—Jay av, s e c Washington pl, 1-sty bk factory, 25x60, slag rf, steam heat; \$9,000; (o) Horace Dow, Grand st, Maspeth; (a) A. H. Stines, 300 Grand, Maspeth (581).

**STABLES AND GARAGES.**

**ARVERNE.**—Vernon av, w s, 100 n L. I. R. R., fr garage & workshop, 40x20; \$750; (o) A. Hohaus, Vernon av, Arverne (598).

**ARVERNE.**—Beh 67th st, n e c Morris av, & n w c Beh 66th st, two fr garages; \$1,000; (o) Edw. Stellges, Arverne (613-14).

**ARVERNE.**—Failing st, n s, 100 w Beh 69th st, fr garage; \$500; (o) Edw. Stellges, Arverne (612).

**EAST ELMHURST.**—Ditmars av, w s, 360 n Grand av, fr garage, 20x18; \$1,000; (o) Christian Stedinger, Curtis st, East Elmhurst (572).

**ELMHURST.**—47th st, w c, 100 s Astoria rd, fr garage; \$300; (o) A. Martinez, prem (638).

**FAR ROCKAWAY.**—Deerfield rd, n w c Briar pl, fr garage, 10x18; \$60; (o) A. Rosenstein, 278 Central av, Far Rockaway (599).

**FLUSHING.**—South 23d st, n s, 100 e Cypress av, fr garage, 18x20; \$500; (o) John A. Hyer, 84 South 23d st, Flushing (596).

**FLUSHING.**—Collins pl, e s, 355 s 34th av, 1-sty bk garage & office, 43x83, slag rf, steam heat; \$17,000; (o) Knickerbocker Ice Co., 1480 Bway, N Y C; (a) Geo. L. Bennett, same address (624).

**HOWARD BEACH.**—Deer st, e s, 180 n Flynn av, fr garage; \$300; (o) A. A. Seibner, prem (619).

**JAMAICA.**—Delap st, s w c Grand av, metal garage; \$192; (o) C. B. Marshall, 375 Fulton, Jamaica (641).

**JAMAICA.**—Martha av, e s, 130 n Baisley st, fr garage; \$200; (o) John Ullrich, prem (630).

**JAMAICA.**—Homerlee av, n w c Islington av, fr garage; \$500; (o) Chas. Lebbett, prem (575).

**L. I. CITY.**—11th av, e s, 350 n Ditmars av, fr garage; \$350; (o) Phil. Vacchirelli, prem; two garages; \$700 (617-18).

**MORRIS PARK.**—Lefferts av, e s, 120 n Atlantic av, fr garage; \$225; (o) L. Lazard, prem (620).

**OZONE PARK.**—106th st, e s, 100 n Jerome av, 1-sty bk garage, 38x18; \$700; (o) Hendel Bros., 4178 Jerome av, Woodhaven (643).

**RIDGEWOOD.**—St. Felix av, e s, 50 s Cypress av, bk garage, 41x48, slag rf; \$5,500; (o) Getter & Breitenbach Motor Car Co., 2442 Myrtle av, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (653).

**RICHMOND HILL.**—95th av, n s, 50 e 112th st, conc blk garage; \$650; (o) Florian Straub, prem (621).

**RICHMOND HILL.**—107th st, w s, 260 s Kimball av, fr garage, 10x16; \$300; (o) George F. Miller, prem (597).

**RICHMOND HILL.**—85th av, n s, 70 w 124th st, conc blk garage; \$300; (o) Mattie T. Tolly, prem (631).

**WINFIELD.**—Myers av, 19, fr garage; \$300; (o) Dr. A. Ahren, prem (639).

**WINFIELD.**—Carroll pl, s s, 50 w Garfield pl, metal garage; \$250; Frani Marek, prem (606).

**WOODHAVEN.**—91st st, s s, 273 w 78th, fr garage; \$175; (o) John A. Reinenking, prem (646).

**STORES AND DWELLINGS.**

**EDGEMERE.**—Boulevard, s e c Beach 58th, 1-sty fr str & dwg, 18x46, shingle rf, 1 family, gas; \$2,000; (o & a) S. M. Holland, Boulevard & Beach 58th, Edgemere (577).

**STORES, OFFICES AND LOFTS.**

**UNION COURSE.**—Atlantic av, n e c Shaw av, fr office; \$450; (o) Blattmacher Bros., prem (498).

**WOODSIDE.**—Hancock pl, w s, 70 s Greenpoint av, metal office; \$350; (o) Jos. Marks, prem (645).

**MISCELLANEOUS.**

**BAYSIDE.**—Broadway, n e c 6th, fr billboard; \$100; (o) R. Dreyer, Whitestone (578).

**ELMHURST.**—Jackson av, n s, opp 27th st, fr billboard; \$200; (o) Jacob Johansen, 26th st, Elmhurst (579).

**L. I. CITY.**—West av, e s, 25 n 8th st, fr shed, 50x25; \$450; (o) Toch Bros., 9th st, L. I. City (603).

**L. I. CITY.**—12th av, s w c Broadway, fr shed; \$200; (o) Jos. Kreyser, prem (605).

**RIDGEWOOD.**—St. Nicholas av, e s, 85 n Palmetto st, 2-sty bk clothing mfg, 27x90, slag rf, steam heat; \$22,000; (o) Wm. Schuh, 105 Menahan st, Brooklyn; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (629).

**RICHMOND HILL.**—Vdear av, w s, 150 s Liberty av, fr coop; \$100; (o) Francis Cannon, prem (499).

**ROCKAWAY BEACH.**—Beh 100th st, w s, 322 s Boulevard, 1-sty fr laundry, 50x100, gravel rf, gas; \$10,000; (o & a) Emil Rothschild, 214 N Ammerman av, Arverne (607).

**ROCKAWAY BEACH.**—Beh 100th st, w s, 322 s Boulevard, 1-sty bk boiler room, 22x40, slag rf; \$3,000; (o) Emil Rothschild, N Ammerman av, Arverne (608).

**SPRINGFIELD.**—Merrick rd, n s, 150 w R. R., fr billboard; \$100; (o) A. S. Kuhn, 10 Wall, Manhattan (580).

**PLANS FILED FOR ALTERATIONS**

**Manhattan.**

**BEAVER ST, 16,** remove fire escapes, ent, new stairs, elev & shaft, windows, sidewalk lift, dumbwaiter shaft, rearrange toilets in 5-sty bk office bldg; \$60,000; (o) Castillo Bldg. Corp., 621 2d, Bklyn; (a) Bert Cunyngnam, 120 Broadway (510).

**BROAD ST, 91, 2** new add stys, str front on 4-sty bk str & loft; \$8,000; (o) Rich. Cohen, 8 Bway; (a) A. J. Nurick, 772 Bway, Bklyn (477).

**CANAL ST, 48,** new partitions, elev shaft, extend stairs, new windows in 7-sty bk stores & factory; \$2,500; (o) Sol. Engelhardt, 2116 84th st, Brooklyn; (a) Phil. Bardes, 230 Grand st (485).

**CANAL ST, 338,** new windows, stairs, alter fire escapes on 8-sty bk stores & factory; \$5,000; (o) Phoenix Com'l Co., 477 Bway; (a) Ross & McNeil, 39 E 42d st (491).

**CANAL ST, 63,** remove stairs, partitions, wall, new stairs, partitions, beams, elev shafts, wall,

**HECLA IRON WORKS**

ESTABLISHED 1876

**Architectural Bronze and Iron Work**

Office, 118 North 11th Street, BROOKLYN, N. Y.

**DISTINCTIVE MARBLE WORK**

OUR facilities for supplying marble and executing contracts with promptness and dispatch are exceptional. We specialize in the interior marble work and use only the most carefully selected marble, of which we have a large stock constantly on hand—imported as well as domestic. We have executed contracts for marble in many prominent structures, and shall be glad to send you a partial list of these on request.

MAY WE HAVE THE OPPORTUNITY TO WORK WITH YOU ON YOUR NEXT UNDERTAKING?

**A. R. ZICHA MARBLE CO.**

813 Vernon Avenue Long Island City

Telephone, Astoria 1880

windows in 5-sty bk store tnt; \$5,000; (o) Est. of Sam. J. Silverman, 72 Madison av.; (a) Chas. M. Straub, 147 4 av (532).

CANAL ST, 246-50, remove fire-escapes, new fire-escapes on 5-sty bk factory; \$900; (o) Lafayette Bldg. Co., 149 Church; (a) Sam. Rosenblum, 51 Chambers (525).

CHRISTOPHER ST, 173-5, ext cellar, remodel front, new partitions, stairs, floor slabs in 3-sty bk wagon shop; \$12,000; (o) the Carbondale N Y Co, 50 Church; (a) Lansing C. Holden, 103 Park av (516).

DELANCEY ST, 122, remove wall on 1st floor, new ext, str front, partitions, toilets, beams, roofing in 4-sty bk lofts & str; \$9,800; (o) Samuel, Philip & Dora Warsaw, 122 Delancey; (a) B. H. & C. N. Whinston, 2 Columbia Circle (553).

FRANKFORT ST, 59, remove shaft, improve stairs, raise rf, new shaft, toilets in 6-sty bk office bldg; \$10,000; (o) General Hide & Skin Corp., 59 Frankfort; (a) Palmer & Plonsky, 63 William (561).

FRONT ST, 37-9, remove partitions, stairs, new stairs in 4-sty bk store & dwg; \$2,000; (o) A. & C. Calevas, 37-9 Front st; (a) Ewing & Allen, 101 Park av (500).

FRONT ST, 104, remove shaft lift, stairs, windows, lower floor, new elev inclosure, windows, stairs in 5-sty bk bldg; \$25,000; (o) L. S. Jolles, 100 Hudson; (a) Palmer & Plonsky, 63 William (545).

IRVING PL, 9-13, new 5,000-gal tank, steel beams on 3-sty bk theatre; \$780; (o) Judge Thomas C. T. Crain, Crim. Court Bldg.; (a) Julius Rosenwach, 615 Grand st (489).

LIVINGSTON pl, 6, new plumbing, fire-escape, rearrange rooms; \$200,000; (o) N. Y. Infirmary for Women & Children, 321 E 15th; (a) Butler-Rodman, 56 W 45th (540).

MANGIN ST, 48, alter fire-escape, new stairs in 8-sty bk factory; \$2,500; (o) Marx Jacobson Rty. Co., 48 Mangin; (a) Sam Rosenblum, 51 Chambers (480).

ORCHARD ST, 93, remove beams, wall, stairs, partitions, new beams, partitions, vault lights, str front, sidewalk lift, ext, mezzanine, windows in 5-sty bk tnt; \$4,000; (o) Isidor & Charles Itzkowitz, 90 Orchard; (a) Chas. M. Straub, 147 4 av (556).

PEARL ST, 73, & STONE ST, 40, alter stairs, new elev, 3 add stories on 6-sty bk actory; \$100,000; (o) Manuel Caragal & Son, 127 Water st; (a) Jardine, Hill & Murdock, 50 E 42d st (498).

PEARL ST, 369, remove 2 & 3 stys, walls, floors, new footings, walls, columns, floor, rf in two 4 & 5 sty bk factories; \$50,000; (o) Therese D. Browning, 369 Pearl st; (e) Julius Eckman, 217 Bway (503).

UNIVERSITY PL, 40-56, arrange fire-escapes, windows in 6-sty bk lofts; \$500; (o) Wm. Crawford Monroe, 40-56 University pl; (a) Sam Cohen, 32 Union sq (558).

WALL ST, 78-80, new rest room on rf of 12-sty bk office bldg; \$3,000; (o) Pacific Development Corp., 78-80 Wall; (a) Steel Structures Co., 214 W 34th (559).

WATER ST, 57, raise walls, new elev, stairs, doors in 6-sty bk warehouse; \$25,000; (o) Chas. W. McCutcheon, 21 Fockview av, Plainfield, N J; (a) H. A. Smith & Wm. P. Miller, 874 Bway (490).

WHITEHALL ST, 34, & PEARL ST, 24, remove & re-erect cornice, balustrade, 2 new add stys, elev, partitions, stairs, toilets in 6-sty bk bldg; \$75,000; (o) Furness-Withy & Co., Liverpool, Eng.; (a) Walt. B. Chambers, 111 E 40th (528).

WHITEHALL ST, 49, remove stairs, new stairs, store fronts, partitions, doors, tile & wood floor, metal ceilings in 5-sty bk hotel; \$2,000; (o) Laura C. Clark, 117 W 58th; (a) Chas. H. Richter, 39 Cortlandt (515).

4TH ST, 112-14 E, new toilets, bathrooms, vent shaft, remove toilets in two 5-sty bk tnts; \$4,800; (o) Henry J. Gercker, 276 3d av; (a) Henry H. Koch, 48 W 120th (518).

4TH ST, 247 W, remove pent house, rearrange partitions, new flue, plumbing, bathrooms, pent

house, beams in 3-sty bk dwg; \$7,000; (o) Stuyvesant Wainwright, Rye, N. Y.; (a) S. Edson Gage, 28 E 49th (478).

14TH ST, 231 E, remove wall, partitions, stairs, toilets, new ext, partition, stairs, toilets, windows in 5-sty bk str & office bldg; \$20,000; (o) Italian Labor Center Realty Co, 231 E 14th; (a) Matthew W. Del Gaudio, 2753 Creston av (562).

20 ST, 31 E, new stairs, partitions, ext, plumb, raise beams in 4-sty bk factory; \$10,000; (o) Isaac Podolsky & Sam Goldenberg, 31 E 20th st; (a) John H. Knubel, 305 W 34d st (519).

21ST ST, 158-60 W, remove partitions, new toilets, fire escapes, windows in two 3-sty bk store & dwg; \$1,500; (o) Cath. Brenen & Mark W. Brenen, 142 W 23d st; (a) Jos. Mitchell, 332 W 24th st (487).

22D ST, 44 W, remove wall, roof, partition, stairs, stoop, new stairs, 2 add stories, fire escapes, partitions, toilets, store fronts, metal ceiling, sidewalk lift, vault lights in 4-sty bk store & dwg; \$20,000; (o) 44 West 22d Street Realty Corp., 44 W 22d st; (o) Chas. M. Straub, 147 4th av (486).

22D ST, 51 W, and 23D ST, 60-2 W, 2 new add stys in two 4-sty bk factory and offices; \$5,000; (o) Frank G. Shattuck Co., 62 W 23d st; (a) Chas. E. Birge, 29 W 34th st (521).

27TH ST, 103 W, remove partitions, new toilets, ext on 4-sty bk dwg; \$9,000; (o) McCreynolds Realty Corp., 26 W 31st st; (a) Adolph E. Nast, 56 W 45th (508).

31ST ST, 103 W, & 6TH AV, 521, remove piers, new girder, store front on 3-sty bk store & dwg; \$1,000; (o) Harris Mandelbaum, 135 Bway; (a) Eli Benedict, 352 Convent av (531).

33D ST, 139 W, remove partitions, shift stairs, new doors, toilets, basins in 4-sty bk store & dwg; \$1,500; (o) Cath. Kenny, 314 W 89th st; (a) Jos. Mitchell, 332 W 24th st (488).

33D ST, 155 E, new windows, tile & finish floors, dumbwaiter, porch, plumb, elect wk in 4-sty bk dwg; \$4,000; (o) Z & B Realty Co., 155 W 33d; (a) Jas. P. Whiskeman, 153 E 40th (505).

34TH ST, 18½ E, widen doorway & reinforce rf of 2-sty bk str; \$100; (o) Wm. Waldorf Astor est, 21-23 W 26th; (a) A. E. Davis, 258 E 138th (550).

35TH ST, 458 W, remove stoop, new stairs, raise floors in 4-sty bk tent; \$3,000; (o) Mrs. Fanny Marshall, 458 W 35th; (a) Pat. J. Murray, Tuckahoe, N Y (514).

36TH ST, 124-6 W, new front on 5-sty bk rest & offices; \$800; (o) Duncan Invest. Co., 1333 Bway; (a) H. C. Dillon, 28 E 49th (535).

36TH ST, 41 W, fireproof partitions, new extensions, fireproof doors, skylights, partitions, toilets, vent ducts, lower beams, reconstruct stairs in 4-sty store, factory & dwg; \$15,000; (o) Portbush Realty Co., 126 W 36th; (a) Wm. Huenerberg, 52 Vanderbilt av (546).

39TH ST, 10 E, new pent house, roof, beams, skylight on 10-sty bk office bldg; \$5,000; (o) Leslie R. Palmer, 10 E 39th; (a) Harry S. Minnerly, 103 E 125th (534).

42D ST, 159-61 E, remove wall, toilet, new toilet, partition, window in 2-sty bk store & dwg; \$500; (o) est of Anna M. Rottman, 260 Bway; (a) Anast. Catsanos, 101 Park av, Brooklyn (500).

44TH ST, 112-8 W, 2 add stys, elev shaft, ext, stairs in four 4-sty bk stores & dwgs; \$75,000; (o) Harbiter & Goldberg, 106 W 13th; (a) Gronenberg & Leuchtag, 303 5th av (502).

46TH ST, 136 W, remove wall, partitions, new beams & columns, ext, toilets in 4-sty bk str & dwg; \$4,000; (o) Alexander S. Humason, 136 W 46th; (a) Terwilliger & Sohn, 452 5 av (551).

47TH ST, 31 W, new wall, door, iron grills in 5-sty bk str & apartments; \$300; (o) Mr. Allen Bond, 31 W 47th; (a) Albert F. Edwards, 30 Church (557).

48TH ST, 34 W, remove wall, partitions, new columns, girders, windows, partitions on 4-sty bk offices & storage; \$14,000; (o) Edw. H.

Van Ingen, 160 5 av; (a) Rich. Rohl, 161 3 av (538).

49TH ST, 647 W, remove present 1-sty bldg, new wall, condenser pan, transformer room, beams, girders, doors, stairs, partitions in 5-sty bk ice plant; \$6,000; (o) Ludin Realty Co., 261 W 34th st; (a) Waldemar Mortensen, 209 W 76th st (501).

55TH ST, 202-204 W, remove water tanks, new walls, beams on 7 & 8-sty bk tnt; \$500; (o) Woodward Hotel Co., 206 W 55th; (a) Chas. W. Straub, 147 4 av (533).

56TH S, 122 E, remove coping, lattice floor, new wall, floor, sash in 4-sty bk dwg; \$2,500; (o) Edyth C. Elliman, 122 E 53th; (a) Wm. E. Bloodgood, 681 5th av (547).

57TH ST, 19 W, 3 new add stys, elevator, stairs, reset beams, alter front & rear of 4-sty bk dwg; \$70,000; (o) Thom. McLoughlin, 115 W 57th; (a) Gronenberg & Leuchtag, 303 5 av (483).

64TH ST, 28 E, new wall, beams on 5-sty bk dwg; \$2,000; (o) Irving T. Bush, 28 E 64th; (a) Helmle & Corbett, 190 Montague, Bklyn (530).

71ST ST, 219 E, alter windows in 4-sty bk tnt; \$350; (o) Ernest Cyriax, 219 E 71st; (a) Geo. Dress, 116 W 39th (474).

72D ST, 159 W, new ext, rooms, raise 1-2 tier beams in 4-sty bk dwg; \$20,000; (o) Al. P. Coburn, 11 W 81st; (a) Neville & Bagge, 570 Bergen av (517).

75TH ST, 311 W, remove & rebuild partitions in 4-sty bk dwg; \$5,000; (o) Dr. Chas. L. Henriquez, 13 W 88th st; (a) B. H. & C. N. Whinston, 2 Columbus Circle (493).

82D ST, 18 E, remove partition, rearrange bathrooms & new bathrooms, vent shaft, floor, partitions in 5-sty bk dwg; \$20,000; (o) Ogden Hammond, 80 Maiden Lane; (a) Delane & Aldrich, 176 E 38th (512).

### Bronx.

140TH ST, 275-7, 2-sty cement block extension, 25x100, to 1-sty cement block garage & dwg; \$10,000; (o) Mabel Deiseroth, 282 E 141st st; (a) Moore & Landsiedel, 3d av & 148th st (56).

170TH ST, 820, new bathroom, new partitions in 5-sty bk tnt; \$400; (o) John Baltes, 643 E 170th; (a) Carl J. Itzel, 1365 Prospect av (60).

214TH ST, s s, 50 w Carpenter av, 2-sty fr ext, 17.2x8.8, new partitions to 2-sty & attic fr dwg; \$3,000; (o) Wm. Fiderline, 614 E 24th; (a) De Rose & Cavalieri, 370 E 149th (58).

FORT INDEPENDENCE ST, 3482, new gable, new partitions, new plumbing to 2½-sty fr dwg; \$800; (o) Thos. McBride, prem; (a) Ahneman & Yornekheer, 3320 Bailey av (55).

LINCOLN AV, n w c 134th st, 4-sty br extension, 10.8x7.4, new door, new elevator to 4-sty br factory; \$8,000; (o) A. B. Cameron Piano Co., 267 E 133d; (a) Albert E. Davis, 2586 E 138th (62).

PARK AV, w s, 139 s Tremont av, 1-sty br ext, 69x65, new partitions to 2-sty fr office & shop; \$9,000; (o) Universal Ornamental Iron & Steel Works, Inc, Abraham Chais, 940 E 174th, pres; (a) Chas. S. Clark, 441 Tremont av (57).

WESTCHESTER AV., w s, 128.9 n junc Jackson av, 2 & 1 sty br extensions, sizes irregular, to 2-sty br studio; \$15,000; (o) Jackson Film Studio Corp., Wm. H. Weissager, 1431 Bway, pres.; (a) Herbert J. Krapp, 116 E 16th (61).

WILLIS AV, s e c 148th st, new stairs, new show windows, new partitions, to 3-sty fr offices, str & dwg; \$20,000; (o) John & Anton Loeffler, 367 E 145th st (a) Moore & Landsiedel, 3 av and 148th st (59).

### Brooklyn.

ASHLAND PL, 143, e s, 135.10 n Hanson pl, int, windows & pl, 3-sty bk 1-fam dwg; \$2,500; (o) the Salvation Army, Inc, 122 W 14th; (a) C. H. Tench, 741 5th av, N Y C (1887).

ASHFORD ST, 158, w s, 145.9 s Fulton, int, ext & chimney to 2½-sty fr 2 fam dwg; \$2,500; (o) Beckie Shemowitz, prem; (a) Mac L. Reiser, 1613 Pitkin av (2067).

BAYARD ST, 106-14, doors & windows to office & locker room; \$150; (o) John McGrath, Leonard st & Engret av; (a) Dominick Salvati, 369 Fulton st (1819).

CENTRE PL, 18-20, w s, 120 s Hubbard st, ext 1-fam dwg; \$500; (o) Jos. Holzman, 5604 4th av; (a) John J. Carroll, 158 Spencer (2010).

CLYMER ST, 98-106, s s, 95 e Wythe av, int & plbg to 3-sty bk 2-fam dwg; \$9,000; (o) Anna Lessler, 129 Hooper st; (a) Henry M. Entlich, 413 S 5th (1900).

COURT ST, 316, w s, 70 n Sackett st, int to 3-sty bk str, 2-fam dwg; \$2,500; (o) Nathan Moscowitz, prem; (a) Freeman P. Imperato, 418 Sackett (1866).

DEAN ST, 1125, n s, 24.2 e Bedford av, int, stoop & fire escape to 4-sty bk fr rooms & 1-fam dwg; \$9,000; (o) Dr. Wm. A. Sprenger, 1252 Pacific; (a) Montrose Morris Sons, 533 Nostrand av (1874).

FT. GREENE PL, 192-4, w s, 68.2 n Atlantic av, ext to storage bldg; \$3,000; (o) Isaac Fox, prem; (a) E. M. Adelsohn, 1778 Pitkin av (2039).

FROST ST, 49-51, n e c Lorimer st, 2-sty bk mfg garage, 50x100, tar rf; \$30,000; (o) Jas.

**CHESLEY**  
**STOCK FIRE PROOF DOORS**  
 STANDARD SIZES CARRIED IN STOCK SEND FOR BOOKLET  
**A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.**

TELEPHONE, KENMORE 2306

**RETAIL LUMBER**  
**CHARLES H. FINCH & CO.**

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Arnone, 55 Frost; (a) Dominick Salvati, 369 Fulton (1893).

FULTON ST, 503, n e s, 74.6 n w Duffield st, int alts to offices; \$2,500; (o) John Offerman, prem; (a) Geo. N. Morrison, 228 State (1920).

GRAND ST, 193, n s, 189 n Driggs av, toilet partitions, 2-sty bk store & factory; \$600; (o) J. O. Sirlydos, 120 Grand st; (a) Wm. A. Volvert, 541 13th (2016).

GROVE ST, 167, n s, 80 e Central av, int & windows to str & 3 fam dwg; \$1,000; (o) Kate Singer, prem; (a) Jos. S. Boyle, 367 Fulton (2053).

HANCOCK ST, 67 n s, 130 e Bedford av, int f e & pl to 4-sty bk 1-fam & fur rooms; \$7,000; (o) E. Bick Bedford Co., Park av; (a) Wm. Debus, 86 Cedar (1966).

HANSON PL, 42, s e e Ft Greene pl, int to storage bldg; \$1,000; (o) Max Borak, prem; (a) E. M. Adelson, 1778 Pitkin av (1907).

**STANDARDS AND APPEALS  
Calendar**

**HOURS OF MEETINGS.**

Board of Appeals, Tuesdays, at 10 a. m.  
Board of Standards and Appeals, Tuesdays, 2 p. m. as listed in the Calendar.  
Special meetings as listed in this Calendar.  
Call of Calendar, Tuesdays, at 2 p. m.  
All hearings are held in Room 919, Municipal Building, Manhattan.

**CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room 919, on Tuesday, March 9, 1920, at 2 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 16, 1920, at 2 o'clock.

The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

**BOARD OF APPEALS.**

- Tuesday, March 9, 1920, at 10 a. m.  
Appeals from Administrative Orders.  
60-20-A—South side of Castleton av, 50 feet east of Ridgewood pl, Richmond.  
76-20-A—North side of 49th st, 100 feet east of Beekman pl, Manhattan.  
43-20-A—88-96 1st st, Long Island City, Queens.  
86-20-A—800 feet north of Grand st, on Newtown Creek, Queens.  
87-20-A—Elizabeth av, 425 feet from the corner of Wave Crest av, Arverne, Queens.  
88-20-A—1739-1751 Hart pl, Brooklyn.  
Under Building Zone Resolution.  
75-20-BZ—509 Willard av (or 96th st), Woodhaven, Queens.  
60-20-BZ—1338-1344 Gates av, Brooklyn.  
78-20-BZ—1456-78 Coney Island av, Brooklyn.  
1001-19-BZ—East side Southern Blvd., 200 feet south of Longwood av, The Bronx.  
1002-19-BZ—606-612 Bergen st, Brooklyn.  
53-20-BZ—145-151 East 32d st, Manhattan.

**Pier Cases.**

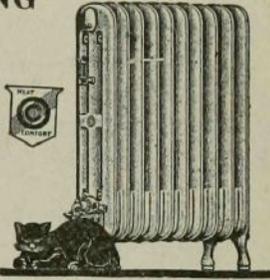
- 594-19-A—Pier No. 8, North River, Manhattan.  
595-19-A—Pier No. 44, East River, Manhattan.  
480-19-A—Piers 4 and 5, North River, Manhattan.  
481-19-A—Old Pier 3, North River, Manhattan.  
877-19-A—Pier 14, North River, Manhattan.  
878-19-A—Pier 15, North River, Manhattan.  
879-19-A—Pier 15, North River, Manhattan.  
880-19-A—Pier 28, East River, Manhattan.  
881-19-A—Pier 1 (Old), North River, Manhattan.  
882-19-A—Pier 27, North River, Manhattan.  
883-19-A—Pier 29, North River, Manhattan.  
884-19-A—Pier 30, North River, Manhattan.  
885-19-A—Pier 78, North River, Manhattan.  
886-19-A—Pier 42, North River, Manhattan.  
937-19-A—Piers 37 & 38, East River, Manhattan.  
948-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)  
949-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)  
950-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95585-F.)  
981-19-A—Piers 22-25 East River, Manhattan.  
1003-19-A—Pier 28, North River, Manhattan.  
31-20-A—Pier 13, East River, foot of Wall st, Manhattan.  
890-19-A—Pier 70, East River, Manhattan.

**BOARD OF APPEALS.  
(Special Meeting.)**

- Tuesday, March 9, 1920, at 2 p. m.  
20-20-A—333-339 Madison av, Manhattan.  
Under Building Zone Resolution.  
28-20-BZ—211-221 Montgomery st, Brooklyn.  
100-20-BZ—1167 New York av, Brooklyn.  
102-20-BZ—South side Malbone st, 120 feet west of Bedford av, Brooklyn.  
104-20-BZ—1338-1342 44th st, Brooklyn.  
106-20-BZ—438 Audubon av, southwest corner 187th st, Manhattan.

**THE JOHN C. ORR COMPANY**  
**LUMBER AND TIMBER, FLOORING AND CEILING**  
**OF ALL KINDS**  
**INDIA, JAVA, WEST AND HURON STREETS**  
**BORO OF BROOKLYN**

**WHETHER REMODELING OR BUILDING**  
**SAVE MONEY BY INSTALLING**  
**CLOW Gasteam Radiators**  
Steam Heat Without Coal means heat when and where desired at a fraction of the cost of other ways of heating. No boiler, coal, ashes, dirt or labor. Each radiator a separate, complete heating unit. No expensive alterations to install—only a gas connection necessary. Neat in appearance—absolutely odorless. Automatically controlled. Thousands giving complete satisfaction. Each radiator guaranteed.  
**EASTERN GAS APPLIANCE COMPANY**  
47 West 42nd Street, New York City  
Phones: Murray Hill 4319, Vanderbilt 3646  
30-32 Clinton Street, Newark, N. J.—Phone: Market 5107.



**NIEWENHOUS BROTHERS, Inc.**  
**BUILDING CONSTRUCTION**  
J. H. NIEWENHOUS, President  
M. NIEWENHOUS, Treasurer  
316-318 EAST 161ST STREET  
H. S. NIEWENHOUS, Secretary  
A. W. TREAT, General Manager  
NEW YORK

PHONE: ASTORIA 2984      ESTABLISHED 25 YEARS  
**YOU CAN HAVE THE THREE**  
**"RELIABILITY, DURABILITY and EFFICIENCY"**  
**L. S. Aspromonte & Son, 21 Carver St., Long Island City, N. Y.**  
**CONTRACTING PLASTERERS**

**WELLS ARCHITECTURAL IRON CO.**  
**Manufacturers of Ornamental Iron Work**  
Phone—Melrose { 8290 Office and Factory, River Ave. and East 151st St.  
                          { 8291

**LEHIGH CEMENT**  
**-the National Cement**  
**15 Mills from Coast to Coast**  
**LEHIGH PORTLAND CEMENT COMPANY**  
ALLENTOWN, PA.    CHICAGO, ILL.    SPOKANE, WN.  
New York, N. Y.    Jacksonville, Fla.    Omaha, Nebr.  
Boston, Mass.    Kansas City, Mo.    Pittsburgh, Pa.  
Philadelphia, Pa.    Minneapolis, Minn.    Mason City, Iowa  
Buffalo, N. Y.    Newcastle, Pa.    Richmond, Va.



# John P. Kane Company

TROWEL  
PORTLAND CEMENT

MASONS'  
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., N. Y.  
FOOT WEST 96TH ST., N. Y.  
145TH ST. AND HARLEM RIVER, NEW YORK  
6TH ST. AND GOWANUS CANAL, BROOKLYN

## EDWARD CORNING COMPANY, BUILDERS

52 VANDERBILT AVENUE, NEW YORK

Edward Corning  
President  
Charles F. Berger, C.E.  
Vice-President  
Edward P. Corning  
Treasurer  
Clinton L. Frobisher  
Secretary

# Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan  
138th and Exterior Sts., Bronx  
Morgan Avenue and Newtown Creek  
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS  
STOCKPORT, N. Y.  
GLASCO, N. Y.

High Grade  
Watchman's Service

Day Tel.: Cortlandt 10  
26 CORTLANDT STREET

## HOLMES PATROL

Holmes Electric Protective Company

Regular Post Patrol and Special Watch.  
Day and Night. Capable, Sober, Reliable,  
Efficient.

Night Tel.: Murray Hill 3030  
16 EAST 33rd STREET

## "McLaury for Tile"

Tile is the most sanitary, durable, and neat-appearing material for wall and floor work that the builder has at his command. In the modern factory and industrial work, tile, by improving the sanitary and light conditions of the workmen, keeps them longer and improves their efficiency.

D. H. McLAURY  
TILE CO., Inc.

103 Park Ave., New York

Tel. { 9764 } Murray Hill  
{ 9765 }

 **Dragon**  
PORTLAND CEMENT

The Lawrence  
Cement Company

1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

## WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Greeley 670

# A.B.S.E.E.

ELECTRIC  
ELEVATOR  
COMPANY

220 BROADWAY  
NEW YORK