

# Real Estate Record and Builders Guide

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

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# EDITORIAL

## Making the Real Remedy Clear

The Record and Guide, in its leading editorial last week, emphasized the confusion which exists at Albany over legislation affecting the housing and rental problems of the present day. As was pointed out in that article, 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.

Thanks to the appearance at Albany on Tuesday of representative realty and financial leaders who exert great influence in sane councils, members of the Legislature and other state officials seem to be getting a clearer grasp of the matter. Messrs. Walter Stabler, Clarence H. Kelsey, Louis V. Bright, Richard M. Hurd, F. J. Parsons, John L. Fink, A. C. MacNulty, N. R. Jones, E. A. MacDougall, G. Richard Davis, John L. Parish, James M. Frank, Cyrus C. Miller and others very evidently made a distinct impression on the Albany officials at last Tuesday's hearing. These and other gentlemen served as a committee appointed by Mr. Stephen H. Tyng, president of the Real Estate Board of New York. They went to Albany with specific ideas and their solution of the existing problems has been splendidly summarized as follows:

"The remedy for the housing shortage and high rents is not promiscuous legislation directed against rent profiteers and applicable also to all landlords. Nothing will relieve existing conditions but the production, as speedily and as extensively as possible, of new housing. New housing can only be produced when money for its construction is available. Money will not be available as long as real estate mortgages, now taxed as to the income derived from them, must compete with tax-free government securities. The urgent necessity, therefore, is for immediate action by the Legislature in passing a law exempting the income from mortgages secured by real estate from the provisions of the Income Tax Law."

Neither the Legislature nor Governor Smith should be misled by the noisy clamor of notoriety-seekers who apply soap-box methods to vital economic problems. It has been made perfectly clear at Albany that the passage of a measure exempting from the Income Tax Law the income from real estate mortgages will bring about the return of vast amounts of money to building channels. With construction on a large scale thus made possible once more, the housing situation will be relieved by the construction of many new apartments and homes. In due time, under those circumstances, the supply will equal the demand and no opportunity for rent profiteering will be left.

## War Bills But No War

It is an amazing commentary on the times that it should be so necessary, sixteen months after the armistice stopped the great World War, to organize in order

to stop expenditures on a war-time scale by the National government. Yet it is necessary to do that very thing, and the Executive Committee of the New York State Chamber of Commerce is engaged in that commendable work.

The New York State Chamber, of which Mr. Alfred E. Marling is President, has gone on record in favor of a radical cut in expenditures at Washington and will launch a nation-wide campaign to arouse public interest in the matter. Nothing could be truer, nothing more timely, than the declaration of President Marling that "the war is over and there certainly can be no need for a continuation of such vast expenditures as are being made at Washington now."

Accurate beyond doubt is President Marling when he adds: "Disaster faces us if this lavish outgo of money is not stopped. The national emergency has passed and the army of useless clerk and employes in the war bureau should be removed. Their usefulness has passed and they are only a burden on the taxpayers. It is a difficult question to handle. One cannot say that this or that appropriation should be cut off, and this is the reason why we are in favor of the budget system. By it a better chance will be given those who plan expenditures to know what they are doing, and also to know to what extent the national treasury can stand the burden. It is a big stride in the right direction."

## Up, Up, Up, the Taxes Go

Taxpayers in the metropolis have had a few days in which to think over the burden they will have to carry during 1920 for city and state expenses, and it goes without saying that they can derive no comfort from their thoughts. The one fact which stands out conspicuously before them is that the tax rate for this year represents another very substantial increase.

The Record and Guide feels that it is well worth while once again to give publicity to the mounting tax rate in this city during the last decade. Here are the figures.

	Manhattan	Bronx	Brooklyn	Queens	Richmond
1910	1.75	1.75	1.81	1.81	1.87
1911	1.72	1.72	1.75	1.73	1.81
1912	1.83	1.83	1.87	1.84	1.92
1913	1.81	1.81	1.85	1.85	1.92
1914	1.78	1.77	1.84	1.80	1.90
1915	1.87	1.94	1.92	1.95	2.24
1916	2.04	2.09	2.08	2.06	2.13
1917	2.02	2.08	2.07	2.09	2.12
1918	2.36	2.40	2.40	2.41	2.46
1919	2.32	2.37	2.36	2.37	2.41
1920	2.39	2.44	2.43	2.41	2.52

Up, up, up, each year go Father Knickerbocker's tax bills. The city and state officials come and go, always taking office with fair promises of economic administration and always leaving behind them bigger bills for the taxpayers to meet than have ever been known before. It is no wonder the average taxpayer becomes

discouraged. Nor can he or she be blamed for feeling petulant over being confronted with a higher 1920 tax rate just at the time when the maddening struggle with Federal and State income tax returns is on.

When pursuing the justifiable habit of finding fault with increased taxes it is well for those who have to "pay the freight" to keep in mind that no one political party nor any one set of politicians is responsible for the disheartening exhibit which the city tax rate makes. During the last decade New York has had all sorts of administrations, each regarded as good or bad, according to the partisan proclivities of those passing judgment upon the administration in power at a given period. But

the facts, as shown by the above figures, leave one point beyond the realm of conjecture or dispute. They show that year after year, no matter who happens to be Mayor or Comptroller or Governor of the State, no matter what political party happens to be in power either at the City Hall or in Albany, extravagance instead of retrenchment in the spending of the taxpayers' money is the rule followed.

Surely there must be some way to put an end to this orgy of public expenditure. The first step is the election of public officials, city and state, who will actually stop spending money instead of merely talking about stopping it.

## Many Bills Are Introduced To Curb Rent Profiteering

Governor Smith Signs Bill Appropriating \$500,000 for Creedmoor Hospital—  
Commission to Revise City Charter and Laws Proposed

(Special to the Record and Guide)

Albany, March 12, 1920.

**A**MONG the bills affecting real estate introduced in the past week are:

Senator Twomey, making it a misdemeanor for a property owner in first class cities to discriminate against children in leasing of property.

Senator Karle, providing that for computing assessments on property benefited by local improvements, all property within the area of benefit, although otherwise exempt by law from assessment, shall be included in such computation.

Assemblyman Lentol, providing that rents shall not exceed 10 per cent. of the assessed value of an apartment or dwelling, and compelling a landlord to give 90 days' notice in writing before rent increases may become effective.

Senator Boylan, extending the corporate existence of the New York Real Estate Association.

Senator Schackno, providing that the sum of rent for month asked at the time of renting an apartment or dwelling shall be the maximum amount per month for twelve consecutive months ensuing, unless there is an express agreement in writing to the contrary.

Governor Smith has approved a bill carrying an appropriation of \$500,000 for the construction of buildings and plant at the development of grounds at Creedmoor for the Brooklyn State Hospital. The additions necessary to this institution made this appropriation imperative.

Assemblyman Machold has a bill providing an appropriation of \$700,000 for the construction of buildings and development of grounds at the State Psychiatric Institute on Ward's Island.

Assemblyman Leininger has introduced a bill appropriating \$675,000 for a site and the erection of a State armory in the first ward of Queens Borough.

The establishment of a permanent reorganization and retrenchment commission for New York City, whose functions shall include an examination of city charter amendments and laws affecting the city government to ascertain the extent of over-lapping and duplication of offices and jurisdictions and to suggest remedies for the elimination of this duplication and to keep expenditures at the lowest point, is authorized by a bill introduced by Assemblyman Simpson. The commission will consist of eighteen members, three to be appointed by the President of the Senate, three by the speaker of the Assembly, six by the Governor, three by the Mayor of New York City and three by the Board of Aldermen.

Assemblyman Wells, providing that an offer to sell real property when accepted and a payment on the purchase price is made will constitute a binding contract.

Assemblyman Cuvillier, providing that an agreement for the occupation of real property in New York City shall create a monthly tenancy for one year at not to exceed the monthly rental paid for the first month's tenancy.

Senator Kaplan, providing that in summary proceedings the question whether the amount of rent as increased constitutes profiteering shall be a question of fact to be determined by jury in New York City.

Senator Carroll, providing that a concurring vote of four instead of five members of the Board of Appeals shall be necessary to a decision. When not less than four members concur when voting to reverse or modify any order from which an appeal may be taken or upon which the board has power to act, then such order shall be decreed to be affirmed.

Assemblyman Simpson, providing that deposits to accompany bids on contracts shall be not less than 5 per cent. nor more than 10 per cent. of the amount of bonds required instead of not less than 3 per cent. or more than 5 per cent. as at present required.

Assemblyman Donohue has introduced at the suggestion of Governor Smith a bill authorizing the sale of the State Arsenal property at Seventh avenue and Thirty-fifth street. The present value of the Arsenal property is estimated at \$700,000. The bill would authorize the purchase of another plot for the construction of a new arsenal. Property in Ninth avenue near the transportation lines will probably be purchased for the new arsenal which it is estimated will cost about \$700,000.

### Queens' Chamber of Commerce Election

H. Pushae Williams, President of the First Mortgage Guarantee Company, has been renominated for President of the Queensboro Chamber of Commerce for the ensuing year. The ninth annual meeting for the election of officers and directors will be held April 9th. Both James E. Clonin and George H. Willcockson have been renominated as vice-presidents. P. A. Rowley, Vice-president of the Bank of Manhattan Company, has been nominated for Treasurer to succeed William J. Hamilton, who has been Treasurer for the past eight years. Mr. Hamilton asked to be relieved from the duties of the Treasuryship this year.

The following have been nominated for members of the Board of Directors for a three year term: John Adikes, John M. Demarest, Stuard Hirschman, Henry J. Mullen and Morris L. Willets. Mr. Mullen and Mr. Willets are both new members of the board, the others being renominated.

The committee in charge of the nominations included Maynard Spear, Chairman; Clarence A. Ludlam, R. Randel Wangeman, Johnson Shipman and E. J. Tarof.

# REAL ESTATE SECTION

## Plenty of Money for Building if Mortgages Are Tax Exempt

Representatives of Lending Institutions Inform Legislators That Millions of Dollars Will Be Available If Lockwood-McWhinney Bill Is Enacted

(Special to the Record and Guide.)

Albany, March 12, 1920.

**L**EGISLATION exempting the interest from mortgages up to \$40,000 from the state income tax would have the effect of dissolving "the corner in money" now withholding investments from the mortgage market and would tend to relieve the present housing situation by making money for new building activities available.

The repeal of the Mortgage Tax Law altogether would have a decidedly spurring effect on building. The foregoing reflected the unanimous opinion of a distinguished group of advocates of the Lockwood-McWhinney mortgage exemption bills expressed at a legislative hearing here on Tuesday. In this group were representatives of large banking institutions, investment companies, insurance corporations, real estate association and business men.

Assurances were given the committees before which the hearing was held, the Taxation Committees of the Senate and Assembly, by representatives of the various organizations present that the immediate result of the enactment of the bill would be a speedy resumption of building on a large scale. It was pointed out that the real purpose of the measure was to pave the way for construction of buildings, which all agreed was the one solution of housing congestion as it exists in New York City and the other municipalities of the state.

Richard M. Hurd, president of the Lawyers' Mortgage Company, predicted that his concern alone would make loans for building purposes aggregating \$3,000,000 in the present year if this bill is enacted and that this total would run to \$15,000,000 or \$20,000,000 if Congress passed the Calder-McLaughlin bill to exempt mortgages from the operation of the federal income tax law.

There was no formal opposition to the bill at the hearing, but Commissioners Walter H. Knapp and John J. Merrill of the State Tax Department asked the various speakers questions which indicated that they were doubtful of any permanent benefit from the enactment of the measure. Commissioner Merrill's questions indicated that he believed the solution of the housing problem lay more or less in a back-to-the-farm movement, while Commissioner Knapp pointed out that the localities would stand to lose large amounts of income tax moneys if the bill were passed.

These objections were met by Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, who declared that increased property assessment valuation resulting from building would more than offset the loss from income tax sources for the municipalities. Illustrating his point, Mr. Stabler declared that on \$100,000,000, with all the proposed exemptions granted by the income tax law, the revenue for the state and municipalities would total only a few hundred thousand dollars, whereas this money invested in real estate improvements would return to the state and localities approximately \$3,750,000.

Like all the hearings fixed for consideration of remedies for the housing situation, this hearing also was characterized by discussion of "rent profiteering." G. Richard Davis, representing the Housing Committee of the Merchants' Association, summed up the situation in this respect with a statement

that profiteering in rents was not general but confined to a comparatively few landlords and lessees in New York City. In most instances, he said, rent increases were justified by the higher costs of labor and materials.

Cyrus C. Miller, of the Bronx Board of Trade, attributed the increase in cost of construction to the unwillingness of labor to contribute its share. He cited an instance where brick masons receiving \$10 a day would set only 400 bricks a day against a daily average of 1,200 a few years ago when wages were half the present scale.

Among those who attended the hearing were Clarence H. Kelsey and Harold G. Aaron, representing the Advisory Council of Real Estate Interests; James Frank, president of the New York State Association of Real Estate Boards; Walter Stabler, Comptroller of the Metropolitan Life Insurance Company; Louis V. Bright, President of the Lawyers Title and Trust Company; Albert J. Parsons, vice-president of the United States Mortgage and Trust Company; Richard M. Hurd, president of the Lawyers' Mortgage Company; Cyrus C. Miller, of the Bronx Board of Trade; John L. Parrish, Secretary of the Board of Title Underwriters; G. Richard Davis and representatives of the Chamber of Commerce of New York State and similar bodies in Rochester, Buffalo and other up-state cities.

The legislative leaders have indicated in the past week a determination to push through legislation to help the housing situation. With threats from New York City of a rent strike and the attitude of the State Federation of Labor one of insistence that something be done to curb the operations of alleged "rent profiteers" there has developed in the Legislature a sentiment for radical legislation.

What the outcome of this sentiment will be is difficult to gauge at this time, but the fact remains that some sort of legislation more or less drastic can be expected. Authoritative sources state that the scope of the new laws to be enacted will cover the following points:

Creation of a rent commission designed after the federal organization.

State taxation of excess profits from real estate investments.

Encouragement of investments in building construction.

Curtailment of landlord's present rights in summary dispossession proceedings, making it necessary for a landlord to prove that any adjustment or increase in rents is reasonable before eviction can be sustained.

In view of this sentiment in the Legislature it is not improbable that the Lockwood exemption of mortgages bill will pass. This bill was introduced at the summer session of the Legislature, but at that time consideration was deferred on account of the time required for discussing such an important measure. Senator Lockwood declared this week that he is convinced his bill will aid materially in solving the housing problem and he is carrying on a fight which promises to put his bill through the Senate. In the Assembly there are many legislators who believe that encouragement of building is the one solution for the problem and the outlook for the

(Continued on page 340)

# Auction of Henry Astor Property Brings Record Prices

Total Brought by 141 Parcels is \$5,159,075, Making the Sale One of the Most Successful in History of City

**C**ONDITIONS due to the war have in the last year or two forced the breaking of the long-established policy of the largest holders of inherited real estate in New York City of retaining this ownership in unproductive plots and buildings, constructed according to the vogue and necessities of a bye gone age rather than up-to-date development of these properties to the general advantage of their fellow citizens. The income tax and other post-war measures have brought about the sale of many pieces of land and numerous buildings to the amazement of old New Yorkers, who would have taken oath that certain well-known estates would remain intact until the end of time.

This last week has witnessed another phase of the disintegration of large holdings of inherited properties kept for years in a state of interrupted development to the manifest injury of the whole community. In the auction sale of the estate of Henry Astor, which was conducted by J. Clarence Davies and Joseph P. Day on last Wednesday, for the first time in the history of Manhattan Island, property known as the Eden Farm and accumulated by the original John Jacob Astor in 1803 passed at the auction block out of the hands of his direct lineal descendants. The sale took place at the Hotel Astor, Broadway and Forty-fourth street, and resulted in the disposal of sixty three and four story private dwellings, thirty-eight tenements, thirty-nine parcels of land improved with private dwellings under lease, three theatres, seven factory buildings and six vacant lots, making 141 parcels in all. A total of \$5,159,075 was obtained.

The sale was the result of a deed of trust signed by Henry Astor on February 15, 1869. This conveyed his holdings situated in what was originally the old Eden Farm and now the Times Square section to John Jacob Astor, William Astor and Charles F. Southmayd. The 141 parcels of property were to be held until his death and then distributed among the Astor heirs, in accordance with the terms of the trust deed.

Henry Astor, who was known as the hermit of the Astor family, was ostracized by his family when, in 1871, he married a farmer's daughter. He lived peacefully and nearly forgotten at Copake, N. Y., until his death, in 1918, in his eighty-seventh year.

The sale was one of the most widely advertised ever held in the city, and attracted a cosmopolitan assemblage to the ball room of the Hotel Astor, which was crowded for the twelve hours during which the auctioneers held the attention of buyers and those drawn together by curiosity and the interest which attaches to anything conducted in the name of one of the oldest families in New York.

The sale of the ground upon which the Astor, Bijou and Morosco theatres are situated started early. The land was sold in two plots, the Bijou and Morosco going together. It was whispered early that several prominent theatrical interests were to bid for the property, but the heart was taken out of them when Robert E. Dowling, president of the City Investing Company, was known to be after the plots.

Somebody representing a big theatrical firm bid \$700,000 for the Astor Theatre land, the building of which has a leasehold tenure of forty-two years. Mr. Dowling calmly jumped it \$25,000, and then successively raised every bidder until his bid of \$790,000 was final. The Astor Theatre is under lease to Bimberg, and soon after the sale it was reported that Mr. Dowling had offered the flat sum of \$700,000 for the leasehold, which was promptly refused.

The Bijou and Morosco, which adjoin the Astor in Forty-fifth street, were sold as one. These two properties are under lease, which has fifty-one years yet to run, at the end of which time the landowner is to buy the buildings. Mr. Dowling started his bid for the tract at \$300,000 and had only half-

hearted competition, buying at \$350,000.

The first property to be offered was 150 West Forty-sixth street, which went to H. Rosenberg for \$45,000. This property consists of a four story business building. The adjoining building at 148 was sold to Charles Globy for \$43,000.

Pincus & Goldstein bought five four story dwellings, each 20x100.5, at 239 to 247 West Forty-fifth street, for \$31,500. The same people also bought 251 to 257 West Forty-fifth street for a total of \$202,625. Edward Margolies bought the houses at each end of this plot, paying \$55,500 for 249 and \$43,000 for 259. J. J. Shubert paid \$70,000 for 261 and 263, adjoining.

Taken all in all, the prices obtained were high. There were a number of parcels which were sold subject to leasehold. These brought good prices. Where possession could be obtained shortly the competition was keener. The parcels in which the fee to the land as well as the buildings was sold brought exceptionally high prices, tenants being ranked among a number of the successful bidders.

After the sale was over Mr. Day said: "This sale will go down in history as the greatest sale of improved property ever held up to the present time. Those who bought at the Astor estate sale will make good profits. With the forced liquidation by the banks of people speculating in different commodities this sale, when one considers the figures, has made a record for stability of real estate."

J. Clarence Davies said: "The prices obtained today may look high today, but a few years hence will appear very cheap. Every one who bought at this sale will make money."

Lewis S. Morris, the attorney for the plaintiff, said: "We consider the sale very satisfactory. In most cases the prices obtained for the properties were higher than the assessed valuations. The properties most in demand were those upon which leases expire this spring."

Full details of each parcel sold will be found in the record section of this issue under the heading of "Auction Sales."

## Plenty of Money for Building

(Continued from page 339)

measure there is bright. The constitutionality of a rent commission bill has been raised at several hearings, but in spite of this the enactment of such a measure is not altogether unlikely. The advocates of some form of rent commission bill point out that the courts in recent years have been liberal in the interpretation of constitutional questions and cite the recent decision of the United States Supreme Court in the Steel Trust case as against Federal Judge Landis' decision in the Standard Oil case where the facts were not wholly dissimilar.

The suggestion for a tax on excess profits from real estate comes from men in the Legislature who have been hit by increasing rents. This proposal calls for fixing a 10 per cent. net income on the real property values, and this idea has been incorporated in several bills already introduced. Stringent provisions to prevent leasing and re-leasing with additional raises in rent with each exchange of control of property are also suggested.

There is a bill now in process of drafting aimed at the unfair landlord which stands a good chance of passing. This measure will reserve to fair landlords the right of summary dis-possession, but it will be so drawn with restrictions that a profiteer going into court to evict a tenant who refuses to pay a higher rent will be forced by the court to effect an agreement with the tenant under penalty of having the court grant a long stay of the dispossess writ, thus forcing the landlord to engage in lengthy legal proceedings to recover possession of his property.

# Review of Real Estate Market for the Current Week

## Auction Sale of Henry Astor Estate Properties Outstanding Feature of Period in Which Figured Numerous Large Transactions

**C**ONDITIONS in the real estate market often are more accurately gauged by a single event than by a series of transactions of moderate or average proportions. That is what has been realized during the last week. Generally speaking, and except for one notable exception, the deals during the six-day period have not been exceptional either in number or importance when compared with those of similar extent of time during the last few months. There have been the usual large number of sales and some of them have involved capital and other considerations which would have marked them as notable in a less active and widespread market than has existed for a half year or more. Leases of record breaking figures in one or two instances, fixing new foot valuations on prominent thoroughfares, have also figured in the real estate transactions of the week. But the market is so broad and the number of deals so great, with the amount of money involved so large that these individual transfers of titles or leaseholds have taken place without undue excitement and with only passing comment.

The auction sale of the Henry Astor Estate properties, how-

ever, held several days ago, is still the subject of talk in all real estate offices and among the isolated real estate owners throughout the city. The more than favorable prices realized at the sale indicates a very firm undertone to the whole realty fabric, to the immense gratification of all those interested in any way in New York City property—a resale of one of the parcels, at a truly remarkable advance over the auction price, which in itself was noticeably good, shows that the top of the market has not as yet been reached.

There are other considerations brought to the fore by the distribution of this large holding among a considerable number of owners, the chief of which is the fact that in the most accessible section of Manhattan there will be up-to-date development of properties instead of a continuance of a policy of allowing valuable plots to remain vacant or in a state of partial decay or a tleast of unattractive repair and with the appearance of bye-gone usefulness and an absence of modern improvements, which tells to the disadvantage of surrounding property particularly and of the whole city in general.

The Henry Astor disposal sale marks an epoch in the development of the Heart of New York.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 147 as against 125 last week and 99 a year ago.

The number of sales south of 59th street was 67 as compared with 45 last week and 30 a year ago.

The number of sales north of 59th street was 80, as compared with 80 last week and 69 a year ago.

From the Bronx 72 sales at private contract were reported as against 55 last week and 91 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 351

### 72d Annual Statement of the Liverpool and London and Globe Insurance Company, Ltd.

The statement of the United States branch of the Liverpool and London and Globe Insurance Company, Ltd., a stock company that has been doing business in the United States for 72 years, as of December 31, 1919, shows total assets of \$18,710,036.65, with unearned premiums and other liabilities of \$12,959,434.62, leaving a surplus of \$5,750,602.03. The assets include \$419,000 in real estate, \$1,960,750 in first mortgage on real estate, \$4,786,346 in Government, State, County and Municipal Bonds, \$5,531,158.20 in railroad and other bonds and stock, besides \$2,772,864.93 in cash in banks and offices.

A notable fact in connection with the company is that its securities are placed in trust with influential American citizens for the satisfaction of the company's claimants in the United States. The Directors or Trustees of the United States branch are: Walter C. Hubbard, of Hubbard Bros. & Co.; Thatcher M. Brown, of Brown Bros. & Co.; Wm. H. Wheelock, of Brown-Wheelock Co., Inc.; Edw. W. Sheldon, president, United States Trust Co. The assets of the United States Branch of the company are largely in excess of the liabilities.

### Activity Near New County Court House.

Charles F. Noyes Company has sold for the Jaffray Realty Company to Sigsbee Graham a group of three modern five and six story loft buildings at the northeast corner of Leonard street and Benson place. The properties are known separately as 109-111 Leonard street, a 6-story building on plot 42.5x81; the adjoining parcel on Benson place is a 6-story building on plot 43x45, and the 5-story building at 113-115 Leonard street, 42.7x124. The combined plot has frontages of 124 feet on Benson place and 85 feet on Leonard street, and is located directly opposite the New York Life Insurance Company's building, occupying the entire block bounded by Leonard street, Broadway and Lafayette street. The property is one of the finest parcels that has been offered for sale.

A few years ago the property was entirely rebuilt from plans of Frederick Putnam Platt, and each building has electric elevators, steam heat and all improvements. The properties

originally carried \$585,000 first mortgage, he'd by one of the large insurance companies. The management of the buildings has been placed exclusively with the Charles F. Noyes Company.

Mr. Graham, who has purchased several dozen buildings through the Noyes Company in the lower east side district, and particularly in the vicinity of Malden Lane and William street, in commenting on this latest purchase stated: "For some time I have been attracted to the property located on or close to Broadway, between City Hall and Canal street, and particularly in the district lying just west of Lafayette street where the demand for space is very great. It is in this neighborhood that the new County Court House is to be constructed. In a quiet way I have been buying in this new district for the past six months. I consider the property at Leonard street and Benson place that I have just purchased the best of any property I have taken over in the district. Not only is the property in this neighborhood in strong demand but firms whose business is in the district are of the very highest order, whether they are in the drygoods business, hardware, paper or import or export business. I shall cancel all leases on the Leonard street and Benson place property on February 1st, 1921, and have instructed Mr. Noyes, who has exclusive charge of my real estate, to offer the property for resale for occupancy."

Messrs. Tyler & Tyler were the attorneys for the sellers, and Messrs. Stoddard & Mark represented the purchaser.

### Tenants Buy Park Avenue Building.

A syndicate of four tenants and ten others has bought the twelve-story apartment house at 850 Park avenue, southwest corner of Seventy-seventh street, from Max N. Natanson. The annual rental is said to be \$175,000 and the new owners, who will operate it on the co-operative basis, expect to increase the revenue to \$250,000 a year. Pease & Elliman negotiated the sale and will be agents for the new owners. The house fronts 155 feet in the avenue and 100 feet in Seventy-seventh street. It is arranged with fifty suits of from seven to ten rooms. Title will be taken by the Park Avenue and Seventy-seventh Street Corporation, incorporated with \$500,000 capital, in which A. E. Outerbridge, F. H. Jones, George Richards, H. E. Moller and others are interested. Mr. Natanson acquired the house last October from Frederick Johnson, who improved the site.

### Good Prices at Kennelly Sale.

Bryan L. Kennelly offered at public auction Wednesday a number of improved and vacant parcels located in Manhattan and the Bronx. There was a large crowd in the Exchange Sales-room when the first property was offered and keen competition developed for the improved holdings.

Following is the result of the auction sale held Wednesday: No. 117 West 96th street, five-story apartment, 31x100, to Theodoros Bailey for \$41,500; 402 West 46th street, five-story apartment, 25x100, to Ellen G. Madigan for \$31,500; 420 and 422 East 163d street, 50x100, vacant, to Philip J. Knoblock for \$6,000; 376

Bleecker street, a four-story tenement, 21x70, to John H. Nueskern for \$15,000; 331 West 4th street, a three-story tenement, 22x55, to C. W. McGill for \$13,000; 37 Riverside Drive, four-story dwelling, 20x94, to Harry S. Hochberg for \$41,000; two-story dwelling in south side of Adeo avenue, between Barnes and Mathews avenues, Bronx, to John J. Monahan for \$23,000; plot 100x100 in the west side of Hoiland avenue, 100 feet north of Burke avenue, to Tonnaso Giordano for \$31,000; 128 West 130th street, a three-story dwelling, to Charles Fiedler for \$9,200; 208 to 212 West Fordham road, two four-story apartments, 125x57, to J. Edwards for \$86,250; 1625 Van Buren street, a two-story dwelling 25x100, to Deerosheron for \$6,700.

### Important Transaction on Murray Hill.

Pease & Elliman have sold for the Burnside Realty Corporation, represented by L. H. Slawson & Company, the 4-story and basement dwelling, on a lot 34x100 feet, at 238 Madison avenue, the second house below the site of the old Havemeyer residence at the southwest corner of 37th street, which for many years was the limiting point of the business invasion of Murray Hill from the north. The buyer is Frederick A. Lawlor, to whom the same brokers a few years ago leased the Senff residence at the northwest corner of 41st street and Madison avenue, a site which is to be shortly improved by the F. F. French Company with an office building for its own occupancy. Mr. Lawlor is an art dealer, and will use his new location for business.

### Loft Building on West 22d Street Sold.

Edgar A. Levy, 505 Fifth avenue, has sold through Mark Rafalsky & Company, to Henry Tishman, the twelve-story store and loft building at 154 West 22d street, on a plot 62.6x98.9.

The purchaser, who was represented by Stoddard and Mark in this transaction, was influenced by the fact of this parcel being adjacent to the Seventh Avenue subway and its especial desirability by reason of its immediate proximity to the 23d Street station of that line.

The seller, who bought the building last August, owns a similar structure on the same street, at number 140, which latter has been definitely withdrawn from the market. The parcel which was sold was held at \$400,000.

### \$1,000,000 Deal in Leather District.

Charles F. Noyes Company has re-sold for Max Marx to M. Dworetzky, one of the most prominent leather men in the "swamp" district, 5-7, 9-11 and 15-17 Jacob street, improved with leather buildings and covering a total plot of about 11,500 square feet. With this re-sale by the Noyes Company, Mr. Marx has now disposed of the fourteen individual properties purchased by him through the Noyes Company from the Central Leather Company at this point. 98-102 Gold street and 53 Frankford street have been sold to a large concern that is going to erect its own building; 92-96 Gold street has been purchased by Louis Goldstein; 9 Ferry street has been purchased by the Manufacturers Leather Company and the Noyes Company sold 11-13 Ferry street to D. John Thow; 15-17-19

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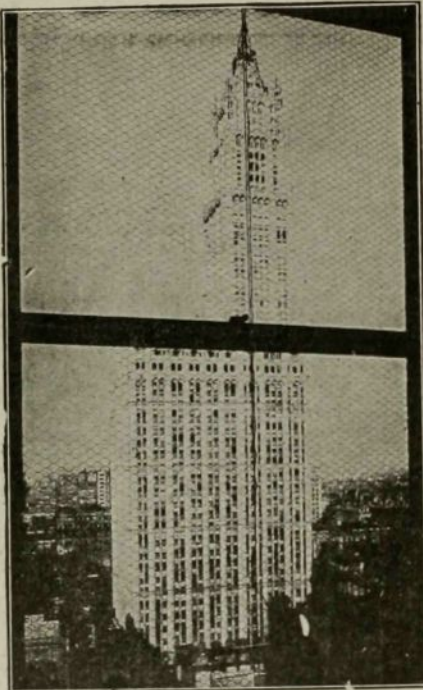
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Ferry street, corner of Jacob street, to Louis Eskwith, and 1-3 Jacob street to Lewis & Rosenthal. The property involved includes practically the entire block bounded by Ferry, Gold, Frankfort and Jacob streets—over 33,000 square feet of ground, most of which is improved with substantial buildings. The sales and re-sales aggregate approximately \$1,000,000. The fact that an operator could purchase this property as Mr. Marx did and turn the entire properties over to separate buyers by contract within thirty days and at very high profits best evidences the tremendous demand for property in the leather district.

#### New Quarters for Elliman & Co.

Douglas L. Elliman & Co., Inc., have sold to David Dows & Co., owner of the fee, their twenty-one year lease of the premises, 414 Madison avenue, in which are its offices, and has leased for David Dows & Co., to Von Lengerke & Detmold, dealers in Sporting Goods, the store, basement and parlor floor at the same address. The same brokers, several months ago, leased for Todd & Robertson, to Von Lengerke & Detmold, a large store and basement space in the Equitable Trust Co. building at the southeast corner of Madison avenue and 45th street, which the tenant will occupy on May 1st, 1922, at the expiration of the present lease to the Y. M. C. A.

The space taken at 414 Madison avenue will be vacated by Douglas L. Elliman & Co., Inc., on or about May 1st, when they will move to their new quarters in their building now nearing completion at 15-17 East 49th street, where they will occupy the first three floors. The remaining space has been leased for executive offices. Among the tenants are the Pyrene Mfg. Co., Bernard M. Baruch, The National Security League, James Duane, Taylor, Inc., and others.

#### George Solomon Acquires the Wenoit.

"The Wenoit," a six-story elevator apartment at 604 West 112th street, on plot 87.6x100, has been sold for a client to George Solomon. "The Wenoit" adjoins the taxpayer at the southwest corner of Broadway and 112th street. There are four apartments on a floor, and the property was held at \$250,000. Nassoit & Lanning, who were the brokers in the transaction, were also the brokers in the sale of 617 West 113th street, an eight-story fireproof apartment on lot 50x100.

#### Insurance District Extended.

Charles F. Noyes Company, in conjunction with Charles B. Van Valen, Inc., has resold for J. Early Wood No. 21 Platt street, a four-story and basement building covering plot 23x80 and located just south of Gold street. The buyer is the Underwriters' & Credit Bureau. After extensive improvements have been made the entire building will be occupied by the purchaser for office purposes. The sale is of added interest because this is the first insurance company to have actually purchased for occupancy property east of Gold street. The Noyes Company recently sold the block front on Gold street from John to Platt streets to Harry Aronson, the operator, who expects to resell for insurance occupancy. Cadwalader, Wickersham & Taft were the attorneys in the transaction for Mr. Wood, and A. S. & W. Hutchins represented the buyer.

#### Wilson Building Changes Owners.

Wm. A. White & Sons have sold for the Broadway-John Street Corporation, Elias A. Cohen, president, the Wilson Building at 73-79 Fulton and 54 Gold street. The property is a six-story building with a frontage of 81.7 on Fulton street and 59.4 on Gold street, comprising a plot of approximately 6,600 square feet. The purchaser is a syndicate of insurance men headed by Alfred M. Best and Wm. Otis Badger. Plans have been made to remodel the property to a modern office building at an estimated cost of \$150,000. Space in the building will be occupied entirely by insurance companies and brokers.

#### Tenant Buys Caledonian Building.

Charles F. Noyes Company has sold in a cash transaction the Caledonian Insurance Company's building known as the Caledonian Building at No. 50 Pine street, twelve stories high, and covering lot 40x100. The property was purchased by Alberti, Baird & Carleton, Inc., a tenant, and one of the most prominent insurance brokerage firms in the district. The building will be renamed the "Alberti Building." It is the best of any structure on Pine street east of William street and adjoins the Harris Forbes & Co. building at the corner of William and Pine streets. The rent roll of the building will be approximately \$100,000 and the building is valued at nearly \$1,000,000. The Caledonian Insurance Company will remain in the building. Charles H. Post, manager of the Caledonian Insurance Co., handled all the details for his company.

#### Diamond Match Co. Buys at Springfield.

Harrison S. Colburn Co. and M. B. Howard have sold to the Diamond Match Company an important tract of land in the central part of Springfield, Mass., comprising 40 acres on the

Highland Division of the New York, New Haven & Hartford.

The purchaser will immediately proceed to erect a large plant, the first unit of which will consist of steel and concrete buildings with over 300,000 square feet of floor space.

The plant will not be used for the manufacture of matches, but of machinery and supplies for other plants of the company at various points throughout the United States.

#### Sea Lawn Bought by Children's Aid.

The Lewis H. May Co. has sold for the Brinckerhoff Estate (Emily Brinckerhoff Exrx.) its property known as "Sea Lawn," fronting on the Atlantic Ocean at Edgemere, L. I., consisting of the Homestead and outbuildings on a plot of 7 acres, to the Children's Aid Society of Brooklyn, who recently purchased the Cheever property adjoining. The combined properties contain over 21 acres and have an ocean frontage of 100 feet, and becomes one of the largest individual holdings of ocean front parcels in the Rockaway section. Plans are completed for the erection of numerous buildings to properly house the increased demands this institution is called upon to meet.

Messrs. Wood, Cooke & Seitz represented the institution, and Fred Duncan, the sellers, as attorneys. The property was held at \$85,000.

#### Sale of Corner of Water and Front.

Charles F. Noyes Company has sold for William C. Cammann to the Ninety-five Wall Street Realty Company the five loft and office buildings Nos. 107-9-11 Water street and Nos. 108-10 Front street. The transaction was on an all cash basis, and title will be taken during the month, and the exclusive management of the property has been placed in the charge of the Noyes Company. The property sold has frontages of about 63 feet on Water street and 42 feet on Front street with a plottage of 9,100 square feet.

#### Mechanics Bank of Brooklyn Buys.

Howard C. Pyle & Co., as brokers, have sold for the Mechanics Bank of Brooklyn, the office building, 205-213 Montague street, to the American Trust Company and the New York Title & Mortgage Company. The property purchased, adjoins the building now occupied by the two firms, making a plot 100x100. The entire property will be used by the purchasers, to increase their facilities, and the erection of a new building is contemplated, in the near future.

This is the fourth large transaction recently announced, in the Montague street section, which indicates the strong business requirements in Brooklyn's financial center, and means much new construction of a desirable and substantial character.

#### Duane Street Corner Sold.

Wm. A. White & Sons sold for the West Beach Realty Company, Howard L. Eckerson, president, to Smith & Holden, the four story building, 22.9x49.6, at 199 Duane street. The concern has occupied 201 Duane street, corner Washington street, adjoining, for the past fifteen years. The latter property was recently resold to C. V. Smith & Co. for occupancy. P. Willis Holden of 97 Warren street, is the owner of record of 199 Duane street.

#### Crystal Building Resold.

Frederick Brown resold the twelve story Crystal Building, 40 to 46 West Twentieth street, 107.8x92, through Arthur S. Du Cret & Co. The structure arranged in lofts, was purchased last August by the seller, and is tenanted chiefly by manufacturing concerns. It was erected by the Fabian Construction Company in 1909 and sold two years later to Mrs. Elizabeth Guggenheimer.

#### Max Marx Buys the Gibbs Building.

Max Marx has purchased through the Charles F. Noyes Company the "Gibbs Building," a modern, 6-story office structure at 65 Murray street and 62-70 West Broadway, held at \$250,000 and with a rental value of \$40,000 yearly. It is the most important of the thirty-two purchases recently made by Mr. Marx through the Noyes Company. The building has frontages of 25 feet on Murray street and 125 feet on West Broadway, contains two passenger elevators and has perfect light. It is by far the finest office building in the neighborhood and the headquarters of many prominent crockery firms. The facade of the building has been largely copied in this and other cities owing to its graceful lines with perfect light arrangement. St. Luke's Hospital represented by Miller, King, Lane & Trafford, attorneys, was the seller. A portion of the building is available May 1st, 1920, and all the space runs out in 1921 and 1922. Mr. Marx will offer the property for resale. The Noyes Company has been appointed selling agent.

#### Sale in West End Avenue.

Admiral Realty Company resold through Sharp & Co. the twelve-story apartment, 92x83.4x100 irregular, at 494 and 498 West End avenue, southeast corner of Eighty-fourth street, acquired last October from Thomas McCanus & Son, who erected it in 1911. The house has accommodations for thirty-six families.



**Adds to Plot for Building.**

Barrett Company, which recently bought the block front on the north side of Rector street, between Washington and West streets, as a site for a sixteen-story structure, has added to the site the adjoining property at 104 and 108 Washington street and 68 to 70 West street, owned by the Edgar family. The enlarged site fronts 177 feet in Rector street, 192 feet in Washington street and 173.5 feet in West street, containing approximately 28,000 square feet.

**Record Brooklyn Mortgage.**

The Title Guarantee & Trust Company has recorded the largest independent loan which probably has ever been made in the Borough of Brooklyn by a lending institution.

This mortgage is for \$1,500,000 and covers the pier occupied by the Kerr Steamship Company and the two large factory buildings back of it, one occupied by the Kenyon Company and the other by the Vulcan Proofing Company. The whole property comprises 300x1,800 feet situated at First avenue from 57th to 58th streets, running to the water.

The Title Guarantee & Trust Company expects to offer this mortgage in participation certificates, endeavoring to relieve the lack of money for large mortgages by attempting the distribution of this very large mortgage on particularly choice property consisting of piers and commercial properties, well rented. The experiment will be watched with considerable interest by other borrowers who are waiting to be served in the same way.

**Value Increases Three Times.**

Park Theatre, in Columbus Circle and extending through to Fifty-eighth street, has been leased by Mrs. Nellie Flake and another, trustees, to William Cort for fifteen years from May 1, 1921, at \$50,000 a year net. Last June Mrs. Flake leased the building at 8 and 9 Columbus Circle, with the exception of the theatre, to Walter Salmon for fifteen years, with a six-year renewal privilege, for about \$50,000 a year net. The property was leased to the Pabst Brewing Company about nineteen years ago. The terms then were \$37,500 a year net for ten years and \$52,500 a year net for the second ten years. It is this lease that is about to expire and at the new rentals the owner will receive about \$100,000 a year net, or nearly three times the rental of ten years ago and twice as much as it is returning today.

**Manhattan.**

**South of 59th Street.**

**BEEKMAN ST.**—Cammann, Voorhees & Floyd have sold for the Markham Realty Co., Clarence W. Eckardt, president, 52-4 Cliff st, the southeast corner of Beekman st, two 4-sty buildings, 56x75.

**CHERRY ST.**—Cammann, Voorhees & Floyd

have sold for the trustees of the General Theological Seminary the 6-sty stable 276 Cherry st, on lot 26.2x111.

**DUANE ST.**—Wm. A. White & Sons have sold to I. Litvin & Sons, wholesale dealers in butter and eggs, the 3-sty building, on a plot 20x50, at 187 Duane st, northwest corner of Greenwich st. The buyers will use the premises at the expiration of their present lease for their business. This is the second sale of the property reported by the same brokers within the last six months.

**DUANE ST.**—Wm. A. White & Sons have sold to Smith & Holden, wholesale produce dealers, the 4-sty building, on a plot 22.9x49.6, at 199 Duane st. The buyers have occupied 202 Duane st, corner of Washington st, for about twenty years. This building was sold recently by Wm. A. White & Sons to C. V. Smith & Co. for occupancy. This is the second sale of both properties reported by the same brokers within six months.

**FRONT ST.**—Charles F. Noyes Co. has sold 104 Front st, a 5-sty building, covering lot 20.8x85, to the Continental Produce Corporation of Boston and New York. The purchase was made because the buyers could not secure suitable office premises in the Wall st section. Very extensive improvements will be made to the premises and the entire building be occupied for office purposes.

**GOLD ST.**—Wm. H. Whiting & Co. have sold for James C. Colgate et al the 6-sty fireproof building 10 Gold st, covering a plot 21.7x105.10, as also the 5-sty building directly in the rear, known as 211 Pearl st, having a frontage on Pearl st of 21.10 and a depth of 132.3. These properties have been the seller's family for over forty years. The purchaser is Harry Aronson. Mr. Aronson a few days ago acquired the block front on Gold st from John Platt, and has become an active operator in the downtown district. Among his more recent purchases is the Potter Building, at the junction of Nassau and Beekman sts and Park Row, which he also acquired through the same brokers.

**GREENWICH ST.**—Wm. A. White & Sons have sold to Bertram Stokes the 5-sty and basement building, on a plot 25.6x62.5, at 327 Greenwich st, southeast corner of Duane st. Mr. Stokes will use the building for the provision business. This is the second sale of this building by the same brokers within six months.

**PEARL ST.**—Charles F. Noyes Co. has sold for Dr. Lewis M. Kommel 354 Pearl st, a 5-sty and basement building, covering lot 23.5x60. The purchaser is Edward Sempliner, the tenant, who is a large dealer in boots, shoes and leather. Mr. Sempliner purchased the property for all cash. The same brokers sold the property to Dr. Kommel fifteen years ago, who now realizes a substantial profit.

**PLATT ST.**—Charles B. Van Valen, Inc., and Charles F. Noyes Co. have sold for J. Earlywood the 4-sty and basement building 21 Platt st, on

plot 22.6x79.8. The purchaser is the Underwriters and Credit Bureau, publishers of Hines Insurance Reports. The building will be exclusively remodeled for their offices.

**THOMPSON ST.**—Duross Company has sold for the estate of Catherine Haffner to Pietro Fresca 3 Thompson st, a 4-sty tenement, on lot 22x77. This is the first transfer of this property since 1872.

**UNION SQ EAST.**—Geo. R. Read & Co. have sold for the Manboro Realty Corporation to a buyer for occupancy the 5-sty building 24 Union Sq East, on lot 26x125.

**WASHINGTON PL.**—Pepe & Brother have sold for George E. Dickinson, of Paris, France, the premises 72 Washington pl, a 4-sty and basement brick dwelling, on lot 22x97, to the Hotel Holley Corporation, Hon. David H. Knott, Sheriff of New York County, president. The property adjoins the Holley Hotel at present, and it is to be remodeled and used as an addition. The property has been held by the owner for forty years.

**WATER ST.**—Wm. A. White & Sons have sold for Margaret B. Self the property at 112 Water st, size 20.3x40, to I. Silverberg & Co., who after extensive alterations will occupy on May 1, 1920.

**WATER ST.**—George A. Bowman sold for James Nesmith the two 5-sty buildings 296-298 Water st, on a plot 41.6x109.10x irreg., to the Beaumont Construction Co., Negotiations are pending for resale. The property has been in the Nesmith family for over 60 years.

**WATER ST.**—Charles F. Noyes Co. has sold to J. Early Wood for occupancy the 5-sty and basement loft building 246 Water st, 16x80 in size. The sellers, W. B. and E. D. Self, purchased this and three other buildings in the same neighborhood through the Noyes Co. recently. Messrs. Self's attorneys were Topping, Bates & Morrell. J. Early Wood is represented in all his transactions by G. F. Butterworth, of Cadwalader, Wickersham & Taft. The Noyes Co. within the last few days sold for Mr. Wood 21 Platt st.

**8TH ST.**—Pepe & Brother have sold for the Basch estate the premises 11, 13 and 15 West 8th st, near 5th av, three 4-sty and basement brick apartments, on lot 25x95 each. The property has been purchased by a builder, who will modernize the apartments so as to have them ready for fall occupancy.

**11TH ST.**—Duross Company sold for Mrs. John P. Faure, of Washington, D. C., her house 238 West 11th st, adjoining the North Baptist Church, a 3-sty basement house, with extension, 20x95, to Charles Knight, 243 West 11th st, who will alter into a high class studio apartment.

**13TH ST.**—Rice & Hill have sold for the estate of the late George R. Fearing, of Newport, R. I., to a client, the 5-sty store and tenement building at 306 West 13th st, between 8th av and

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West 4th st. on lot 28x55. Extensive improve-  
ments are planned for the property.15TH ST.—Duross Company have sold for  
Mrs. Louis V. Sone and Margaret A. Gaston to  
the Erie Transfer Co. the 4-sty building 44 West  
15th st. on a lot 28.6x100.15TH ST.—White-Goodman, in conjunction  
with Daniel Birdsall & Co., have sold to a client  
of the former the 10-sty fireproof building, on a  
plot 32x100, at 58 West 15th st. This building  
contains two elevators and is a modern fireproof  
structure. The purchaser is contemplating occu-  
pying some of the space which expires Feb. 1,  
1921. Gregory, Stewart & Wrenn represented the  
sellers, and Foster & Cutler represented the  
purchasers. This property was held at \$190,000.22D ST.—Hirsch & Friedman were associated  
as brokers with J. M. Nimhauser in the sale for  
Wynne & Lowe of the 5-sty loft building at 32  
East 22d st. reported recently.22D ST.—Joseph M. Nimhauser has sold for  
William Wynne and Louis H. Low 32 East 22d  
st. a 5-sty loft building, on lot 26.3x98.9, to a  
client for investment. This property was held at  
a price of \$75,000.22D ST.—Charles Wynne and Louis H. Low  
have sold to a client of J. Nimhauser for occu-  
pancy the 5-sty business building at 32 East 22d  
st. on lot 26.3x100, between 4th av and Broad-  
way. The sellers recently purchased the prop-  
erty from Joseph W. Stern, who owned it for the  
past twenty years. This property was held at  
\$75,000.23D ST.—Huberth & Huberth have sold for  
Jacob M. Leonhardt the 6-sty loft building at  
334-336 East 23d st. on a plot 40x90, to the  
Henry W. Lehnert Co., manufacturers of brass  
plumbing supplies.31ST ST.—A. A. Hageman has sold the prop-  
erty 110 East 31st st to M. Joseph Harrison.47TH ST.—Douglas Gibbons & Co. have sold  
for Mary A. Reilly 134 East 47th st. 4-sty high  
stoop basement dwelling, on lot 20x100, to a  
prominent New Yorker, who will alter same into  
an American dwelling for her own occupancy.47TH ST.—Douglas Gibbons & Co. sold 130  
East 47th st to Miss Audrey Nelson Osborn and  
146 East 47th st to Mrs. J. Searle Barclay, who  
will erect American basement dwelling for their  
own occupancy.48TH ST.—Spear & Co. have sold the 5-sty  
American basement house, on a Columbia Col-  
lege leasehold, at 51 West 48th st to the Diome-  
dians of New York, Inc.48TH ST.—Douglas Gibbons & Co. have sold  
for Frederick Brown 12 East 48th st, adjoining  
5th av, 7-sty store and office building, on lot 25x  
100, to a client for investment. Douglas Gib-  
bons & Co. have been appointed agents by the  
new owner.49TH ST.—J. B. English has sold to M. Klein  
the 3-sty dwellings 232, 234 and 236 West 49th  
st. on plot 60x100.50TH ST.—Cammann, Voorhees & Floyd have  
sold for Mrs. James L. Van Alen, of Newport,  
R. I., her residence 40 East 50th st. a 5-sty  
modern American basement dwelling, on lot 23x  
100. The purchaser will occupy the premises.58TH ST.—Melster Builders, Inc., have sold to  
the Hoffman Homes Corp. 358-360 West 58th st,  
two 7-sty elevator apartments, on a plot 75x100.  
These houses have a rent roll of \$24,000 and  
were held at \$150,000.LENOX AV.—Shaw & Co. have sold for the  
estate of Samuel H. Virgin to Sarah Franz 251  
Lenox av, a 4-sty and basement dwelling, 19x55x  
80.3D AV.—Thomas J. O'Reilly has sold for the  
Emigrant Industrial Savings Bank the 4-sty  
business building at 1447 3d av, on a plot 20x70.  
The property, which was taken at foreclosure  
some time ago, was held at \$20,000, and is pur-  
chased by the tenant in the store, Isadore Block.7TH AV.—Louis Schrag has sold for  
Oestreicher Bros. the 4-sty store and dwelling  
259 7th av, on lot 20x60, to a furrier, who will  
remodel the building for his own occupancy.8TH AV.—Duross Company have sold for the  
Farmers Loan and Trust Co. the 5-sty apart-  
ment house at 169 8th av, on a lot 22x100, to a  
client. The building adjoins the former Stephen  
Merrit Burial Parlors at the southwest corner  
of 19th st.**North of 59th Street.**61ST ST.—Douglas L. Elliman & Co. have sold  
for the estate of Mitchell Harrison 161 East 61st  
st, a 4-sty and basement private house, on a lot  
21x100, to a client for occupancy, George J. Gil-  
lespie representing the Harrison estate as attorney.67TH ST.—Douglas L. Elliman & Co. have sold  
for Mrs. W. C. Fleming her residence 43 East  
67th st, a 4-sty and basement private house, on  
lot 20x100.5. The purchaser after extensive  
alterations will occupy it as his home. It was  
held at \$75,000.68TH ST.—The Brett & Goode Co. has sold  
408-418 East 68th st, between 1st av and Av A,  
a 6-sty and basement building, on plot 55x100, to  
the Flint & Horner Co., Inc., for their man-  
ufacturing plant. The building has been occupied  
for a number of years by the Board of Education  
as a bureau of supplies, and they will vacatethe premises within a few months. The prop-  
erty was held at \$100,000.76TH ST.—C. Royce Hubert has sold for Ed-  
ward Davis the 4-sty and basement dwelling 112  
West 76th st, on lot 20x102.2, to a purchaser,  
who will occupy. The property was held at  
\$35,000.78TH ST.—Howard LeC. Roome, president of  
William J. Roome & Co., Inc., has purchased  
from Robert Sterling Clark the 4-sty high stoop  
dwelling at 63 East 78th st, which he had been  
occupying under lease. Recent sales in this  
block include 43 to the Bankers Trust Co.; 57 to  
Agnes Dickinson, and 62 to Louis Livingston.  
Also 59, 64 and 67.86TH ST.—Brown, Wheelock Co., Inc., has  
sold for Commodore Arthur Curtiss James 102  
West 86th st, a 4-sty and basement dwelling, on  
lot 20x100, being 25 ft. east of Columbus av. The  
purchaser is Mandelbaum & Lewine, who intend  
to alter the property into an American base-  
ment house, when the lease expires in October of  
this year.91ST ST.—The Houghton Company has sold  
for Dr. John Franklin Crowell the 4-sty and  
basement dwelling 17 West 91st st to a client for  
occupancy.95TH ST.—Froman & Taubert have sold for  
Morris Silberman to Cecella A. Puleyn 125 East  
95th st, a 3-sty and basement dwelling, on plot  
16x100. This is the first sale of the above  
property in 25 years.112TH ST.—Harry Sugarman has sold for A.  
Hyman premises 248 West 112th st, near 7th av,  
size 33.4x100, 5-sty apartment, 15 suites, to  
Lipshitz & Weber, held at \$47,000.115TH ST.—Morris Florea sold the 5-sty single  
flat 227 West 115th st to a client, also the busi-  
ness property 424 Hudson st.120TH ST.—Charles S. Kohler, Inc., has sold  
for the Canavan Investing Co. the 6-sty elevator  
building, in size 101x138, known as the "Pal-  
metto," 100 Morningside dr, northwest corner  
120th st, to the Lousam Realty Co., Inc. (Louis  
Livingston, president). The property rents for  
\$40,000 and was held at \$350,000.121ST ST.—Shaw & Co. have sold for Mrs. J.  
F. Phayne to Mrs. Regina Daziger 105 West  
121st st, a 3-sty and basement brownstone dwell-  
ing, 15x100. The house is arranged for two  
families.126TH ST.—Porter & Co. have sold for Charles  
D. Searle and Harrison A. Searletto to William  
J. Jones the 3-sty brownstone dwelling located  
at 32 West 126th st.127TH ST.—Porter & Co. have sold for Angela  
de Socarras to Simon S. Friedberg, through his  
attorney, Charles Fredericks, the 3-sty brown-  
stone dwelling 213 West 127th st.127TH ST.—James H. Cruikshank has resold  
to Simon S. Friedberg, through his attorney,  
Charles Fredericks, 25 West 127th st, a 3-sty  
dwelling, on plot 16.8x99.11.128TH ST.—James H. Cruikshank has resold  
to Meyer Ruderman 211 West 128th st, a 3-sty  
dwelling, on plot 16.8x100, valued at \$12,000. R.  
Levers was the broker.128TH ST.—E. Sharun bought from the Sher-  
idan estate 157-159 East 128th st, a 7-sty loft  
building, 50x100. All the leases in this building  
expire May 1, 1920. This property has never  
had a mortgage on it.141ST ST.—Shaw & Co. have sold for Joseph  
T. Low 531 West 141st st, a 3-sty and basement  
dwelling, 12.6x57x99.11, to the Reyvan Realty  
Co.142D ST.—Charles S. Kohler, Inc., has sold  
for Minnie A. Requa to N. J. Griffith the 3-sty  
private dwelling at 536 West 142d st, held at  
\$18,000.LEXINGTON AV.—William J. Gabel has sold  
for Mary S. Guerrier to J. Cohen the two 4-sty  
with basement, stores, single flats, 1833 and 1835  
Lexington av.LEXINGTON AV.—Oscar D. and Herbert V.  
Dike have sold for Sarah Cohen, guardian, a 5-  
sty and basement single flat, on a lot 16.8x70, at  
1653 Lexington av to a client for investment.LEXINGTON AV.—M. Morgenthau, Jr., Co.  
have sold for the estate of Gerard Beekman, M.  
J. Bradford, executor, to the Stability Realty Co.  
the property located at the northwest corner of  
Lexington av and 64th st, consisting of six 4-sty  
and basement private dwellings, on plot fronting  
half a block, or 100.4 ft., on the avenue and 80  
ft. on the street. This plot has been held since  
1877 by the Beekmans, who also own consider-  
able other property in the neighborhood.OGDEN AV.—Nehring Brothers have sold for  
A. W. Phytte, the builder, to a client for in-  
vestment, 1340 and 1350 Ogden av, a 5-sty 30-  
family modern apartment house, containing  
three stores, on plot 89x108.8, adjoining the cor-  
ner of 170th st, renting for \$20,000, and held at  
\$140,000. The seller is a prominent builder who  
built this and numerous other houses in the  
West Bronx, all of which have been sold.ST. NICHOLAS AV.—Norman Denzer has sold  
for the William Oppenheim Realty Corporation the  
three 5-sty non-elevator apartment houses,  
on plot 75x116, at 809, 811 and 813 St. Nicholas  
av, between 150th and 151st sts. The purchaser  
is an investor.

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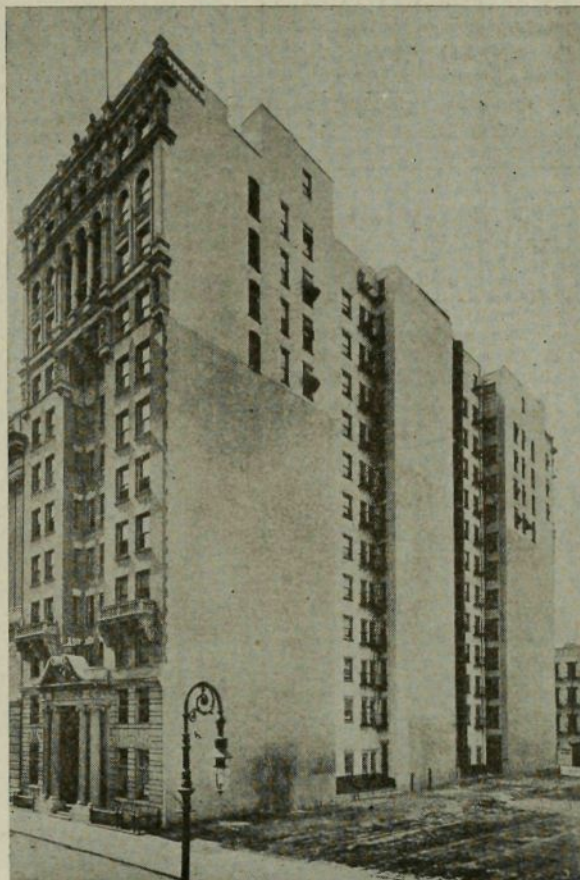
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#### Average Figures of Maximum Day

Hot water used per day .....	5,737.5 gal.
Gas consumption .....	8,800 cu. ft.
No. of degrees water heated .....	94° F.
Temp. of water delivered .....	166° F.
Cost of gas per day .....	\$7.04
Cu. ft. gas per gal. water .....	1.53
Cost of gas per gal. water .....	.12 cents
Gallons of water for 1 cent .....	8 1/3

#### Average Figures for Complete Week

Hot water used per week .....	37,552 gal.
Gas consumption .....	63,250 cu. ft.
No. of degrees water heated .....	90° F.
Temp. of water delivered .....	161° F.
Cost of gas per week .....	\$50.60
Cu. ft. gas per gal. water .....	1.68
Cost of gas per gal. water .....	.134 cents
Gallons of water for 1 cent .....	7 1/2

#### Maximum Hour Figures

Maximum hourly demand .....	577 gal.
Gas consumption .....	600 cu. ft.
No. of degrees water heated .....	88° F.
Temp. of water delivered .....	165° F.
Cost of gas .....	\$0.48
Cu. ft. gas per gal. water .....	1.04
Cost of gas per gal. water .....	.083 cents
Gallons of water for 1 cent .....	12

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### Bronx.

173D ST.—The Le Bash Garage Corporation, Mr. Jacob Bashein, president, and Mr. Joseph M. Levine, secretary and treasurer, 30 East 42d st, purchased from Cedar Construction Co. two 5-sty modern walk-up apartments, on plot 130x100, on the southwest corner of Hoe av and 173d st, known as 932 East 173d st and 1563-7 Hoe av, containing 27 rooms to a floor. The property is fully rented and shows a gross rental of over \$29,000. The asking price was \$190,000. Negotiations are now in progress for resale of this property to an out-of-town investor.

185TH ST.—Goodwin & Goodwin sold for Louis P. Destribats to a client 555 West 185th st, a 3-sty private house, on lot 20.6x107. The present owner will alter into a 2-family house.

187TH ST.—Kean, Zucker Corp., Geo. Kean, president, sold to M. Wechsler the 4-sty double brick apartment, lot 33.4x100, at 415 East 187th st. Richard Dickson represented the purchaser and A. L. Kalman, attorney, represented the seller.

VALENTINE AV.—Harry Sugarman, in conjunction with George Goldblatt & Co. sold for Rosie Fasany to Cahn & Cahn premises 2868 Valentine av, 2-sty and basement 2-family residence, size 25x100, held at \$12,000.

VYSE AV.—Wm. Peters & Co. sold for Henry Boschen to Julius C. Shoppaul the 4-sty apartment house known as 2070 Vyse av.

### Brooklyn.

ADAMS ST.—Meister Builders, Inc., have sold to Herman Cohen 209 and 211 Adams st, two 4-sty and basement brick tenements, on a plot 49x105. J. Burke was the broker.

BERGEN ST.—Bulkeley & Horton Co. have sold 1028 Bergen st, between Rogers and Nosstrand avs, 3-sty house, one family, lot 19x115, for Joseph Reizenstein to a client for occupancy.

BERGEN ST.—Bulkeley & Horton Co. have sold 1271 Bergen st, between Brooklyn and Kingston avs, 3-sty and basement frame brick 1-family dwelling, lot 18.7x100, to Mary A. Halle for occupancy.

COFFEY ST.—Realty Associates sold 176 Coffey st, between Ferris and Conover sts, in the Erie Basin section, 2-sty and basement brick dwelling, 20x48x100, sold to James Ryan.

HALSEY ST.—Bulkeley & Horton Co. have sold 350 Halsey st, between Throop & Sumner avs, 2-sty and basement brick 1-family dwelling, lot 20x100, for Leonard Hicks to a client for occupancy.

HANSON PL.—Harry M. Lewis has sold for Elenor L. Grimes to a client for investment the 3-sty and basement brick building situated at 46 Hanson pl, between Fort Greene and South Elliot places, and directly opposite the Central Branch of the Y. M. C. A.

HUNTINGTON ST.—Realty Associates has sold 58 Huntington st, between Hicks and Heiry sts, 2-sty frame dwelling, 20x36x100, to Nicola Barra and wife. Broker in the transaction was F. Frevola.

KENMORE PL.—Charles Partridge as broker, through his Flatbush av office, sold the 2-sty and basement limestone 2-family dwelling 12 Kenmore pl for James Shaw to a client for occupancy.

KING ST.—Realty Associates sold 108 King st, between Van Brunt and Richards sts, in the Erie Basin section, 2-sty and basement frame house, 25x30.6x100, to Edward Bell.

ROEBLING ST.—The J. J. Shea Realty Co. has sold the Montague building for factory to Bracketts Popcorn Corp. for candy factory 196-198 Roebling st.

ST. FELIX ST.—Realty Associates sold 63 St. Felix st, between DeKalb av and Fulton st, 3-sty and basement brick dwelling, 20.2x36x70, to Granville Wilshire; broker in the transaction was Louis Arnold.

STERLING PL.—Through the Franklin av office of Charles Partridge the 2-sty and basement 2-family limestone house 676 Sterling pl was sold for Samuel Phillips to a client for occupancy.

STERLING PL.—Charles Partridge has sold the 2-sty and cellar fancy brick 2-family house 1321 Sterling pl for Joseph Wolf to a client for occupancy.

UNION ST.—Meister Builders, Inc., have sold to a client for occupancy 738 Union st, a 3-sty and basement brick dwelling on a plot 16.8x100; also have sold to Mr. Daadamo 619 Baltic st, a 4-sty double flat on a plot 20x100.

UNION ST.—Meister Builders, Inc., have sold to a client of James Cavollo a 3-sty and basement dwelling 736A Union st, on a plot 16.8x100.

VAN BUREN ST.—The Burling Realty Company sold 71 Van Buren st, 2-sty and basement frame house to a client for occupancy.

WALNUT ST.—Clinton Trading Corporation sold to Bernard C. Harloff the 1-family dwelling situated at 1815 Walnut st, Glen Morris, L. I., on a plot 40-97. Henry Meyer was the broker in the transaction.

21ST ST.—Bulkeley & Horton Co. have sold 792 East 21st st, between Farragut and Glenwood rds, 2-sty and cellar frame detached 1-family

dwelling, lot 50x100, for Frank B. Pappi to client for occupancy.

50TH ST.—Realty Associates have sold 213-17 50th st, between 2d and 3d avs, 4-sty double brick building, 25x70x100 each, sold to The B. & L. Contracting Co.

65TH ST.—Realty Trust sold for the Alco Building Co. three semi-detached brick dwellings, in Mapleton Park, for occupancy, as follows: 2115 65th st to Golda Fish; 2140 56th st to Estelle H. Weisberg; 2133 66th st to Rose Weisberg.

66TH ST.—Realty Trust sold for Alco Building Co. the 1-family semi-detached brick dwell-

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ing 2161 66th st, Mapleton Park, to Phillip Locascio and Antonino Curva for occupancy.

72D ST.—Frank A. Seaver has sold the 1-family brick house 830 72d st for F. A. Pellegrino to a client for occupancy; also the 1-family detached house 7901 13th av, on plot 60x100, for F. P. Hoffman to a client for occupancy.

75TH ST.—Bulkeley & Horton Co. have sold 355 75th st, between 3d and 4th avs, 2-sty and cellar 2-family dwelling, lot 20x100, to F. B. Nating for occupancy.

77TH ST.—Bulkeley & Horton Co. have sold 224 77th st, near Ridge blvd, 3-sty detached frame residence, to A. G. Lawson for occupancy.

80TH ST.—Frank H. Malone as broker has sold the 1-family detached dwelling, on plot 35x100, 452 80th st for David C. Bennett to a client for occupancy.

CLASSON AV.—Harry M. Lewis has sold for a client to Mrs. Freda Stoops for occupancy the 3-sty and basement brick dwelling situated 460 Classon av, between Gates and Putnam avs.

CLASSON AV.—Harry M. Lewis has sold for Ingwald S. Hanson to Charles H. Ward for occupancy the 4-sty and basement brownstone dwelling situate 2 Monroe st, corner Classon av, on lot 21.6x60.

DE KALB AV.—Bulkeley & Horton Co. have sold 219 DeKalb av, between Clermont av and Adelphi st, 3-sty and basement brick dwelling, lot 20 ft. wide, to William Borriello for occupancy.

FLATBUSH AV.—McInerney-Klinck Realty Co, as brokers, have sold the 3-sty brick and limestone store and apartment building located on the west side of Flatbush av, 117 fe, north of Dorchester rd. Property has a frontage of 22 ft. 6 ins. and a depth of 100 ft., and is known as 1134 Flatbush av. Property was sold for J. Frederick Maxwell to a client for investment.

**RECENT LEASES.**

**Big Leases in the Cunard Building.**

It has been known in realty circles for some time that leases of exceptional magnitude have been made in the new Cunard Building now in course of erection at 25 Broadway. The names of the tenants have been so closely guarded, however, that speculation has been rife as to their identity.

The large area of the floors, comprising over 30,000 square feet, and the policy of the owners in only leasing entire floors at rentals of approximately \$100,000 per annum, eliminated all but the strongest and largest concerns in the country as possible tenants.

An innovation never before attempted in the leasing of office buildings, was the making of leases for twenty-one years, so that the contracts call for payments of some \$2,000,000 during the term. Some of the tenants, whose names we are now permitted to publish, are: The Owenke Corporation, with which Mr. P. A. Rockefeller is identified and whose private offices will be in the building; The International Motor Truck Corporation; Messrs. W. A. Harriman & Co.; The Atlantic Gulf & West Indies Steamship Lines; The Consolidated Steel Corporation; Robertson-Cole Company, and Todd Shipyards Corporation. Messrs. Wm. A. White & Sons were instrumental in interesting Messrs. Robertson-Cole Company, and Messrs. Brown-Wheelock & Company acted for the tenant in the lease to the International Motor Truck Corporation. All of the other leases were made by Mr. Bernard Wakefield, who is managing the renting of the building.

It is understood that the remaining floors are under close advisement by concerns of equal prominence to those mentioned above, and it is expected the building will be fully rented twelve months before the date of completion, which is May 1st, 1921.

The Cunard Steamship Company will occupy the lower three floors of the building with the exception of some banking space on the corner of Broadway and Morris street, which has been leased to a prominent national bank, whose name for the present is not disclosed.

**To Alter O'Neill-Adams Building.**

Plans were filed yesterday by John R. Scheier, architect, for the United States Realty and Improvement Company, for making over the five-story building at 321 to 335 Sixth avenue, 101 to 111 West 20th street and 100 to 104 West 21st street. The most southerly of the buildings at one time was occupied by the O'Neill-Adams department stores. The property had been occupied by Sonneborn & Co., of Baltimore, who leased the building in September, 1917, to manufacture army uniforms. The alterations now contemplated are estimated to cost \$125,000.

**High Fifth Avenue Rental.**

Charles N. Noble leased for the Kemp estate for twenty-one years a twenty-foot store in 615 Fifth avenue to the Ivy Corset Company, which intends to occupy the south half and sublease the remainder to the Royal Copenhagen and Danish Art Company. The aggregate rentals involve more than \$900,000, and are said to establish a new record for Fifth avenue store space.

**Leases on West 44th Street.**

The Rocky Mountain Club, of which John Hays Hammond is president, leased the property in the south side of West Forty-fourth street, between Broadway and Sixth avenue, where the organization planned to erect a million-dollar clubhouse. The site will be improved by a seven-story modern office building, to be erected by a syndicate in which Joseph Harbater and H. and E. Goldberg are interested.

This syndicate has bought from Laura Marston and others the four-story building at 112 West 44th street, and has leased for a period of twenty-one years with an option of purchase from the Rocky Mountain Realty Company the adjoining three four-story buildings at 114 to 118 West 44th street. The combined site, located a few doors east of the Lambs Club, measures 73.9x98.9, and is to be immediately improved. It is planned to have the structure ready by next July. S. Osgood Pell & Co. were the brokers.

BAUER, MILBANK & MOLLOY, INC., have leased the 7th floor of the Astor Court building to Campbell Ewald Co. for a term of years; also lofts to Best & Co. and the Artistic Novelty Co. at 301 West 37th st.

BROWN, WHEELLOCK CO., INC., leased space in building 63-5 Wall st to Francis S. Bacon, Paul Cleland; 132 Nassau st to Henshaw &

Sanders, Petro Martinto and D. L. Silverman; 23-5 East 26th st to Spies & Rieger.

CAMMANN, VOORHEES & FLOYD leased for Clarence Sackett floors at 46 West Broadway as follows: 2d floor to Dryfoos, Blume & Co.; 3d floor to H. S. Brightman & Co.; 4th floor to the Export Corporation, and space in the top floor to A. W. Kimber & Co.; also at 88 Front st offices to E. J. Moss & Co.

CUSHMAN & WAKEFIELD, INC., has leased for August Heckscher offices in 50 East 42d st to Chisholm & Chapman, J. P. Devine Co. and Burden Iron Co., and for the Vanderbilt Concourse Corporation offices in 52 Vanderbilt av to W. B. McLean Mfg. Co., Ludson R. Harrington and Daniel O'Connell & Co.

DUROSS COMPANY has leased for J. P. T. Ryan to H. F. Mulford Co., of Philadelphia, 109 Reade st, a 5-sty and basement building, for a term of years. Charles F. Noyes Co. represented the tenant. Also the store and basement 79 White st to F. M. Lupton Co.

DWIGHT, ARCHIBALD & PERRY, INC., have leased for Guion Brothers 37-39 West 24th st for a long term of years to the 37 West 24th Street Corp. These buildings were formerly occupied by the Collizza Restaurant. The lease is significant of the changing of the character of this block between Broadway and 6th av from being one of the most popular restaurant blocks

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Real Estate .....	\$419,000 00
First Mortgage on Real Estate.....	1,960,750 00
Government, State, Municipal and County Bonds.....	4,786,346 00
Railroad and Other Bonds and Stocks.....	5,531,158 20
Cash in Banks and Offices.....	2,772,864 93
All Other Assets.....	3,239,917 52
<b>Total Admitted Assets.....</b>	<b>\$18,710,036 65</b>
Unearned Premiums and All Other Liabilities.....	12,959,434 62
<b>Surplus .....</b>	<b>\$5,750,602 03</b>

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- Thatcher M. Brown, Brown Brothers & Co., New York.
- Wm. H. Wheelock, Brown, Wheelock Co., Inc., New York.
- Edw. W. Sheldon, President United States Trust Co., New York.
- Hugh R. Loudon, Manager.
- J. B. Kremer, Deputy Manager.
- Robt. H. Williams, Asst. Deputy Mgr.
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5-Story Store and Loft Building  
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in the section to a mercantile line of occupation.

DOUGLAS L. ELLIMAN & CO., INC., have leased an apartment at 270 Park av for the Vanderbilt Realty Corporation to Lawrence C. Thaw and Owen. M. Mason; also the last remaining apartments 162 East 72d st which was recently remodeled for Mrs. S. H. Bloch to Mrs. E. M. Thompson and Miss Eleanor Kent, who were represented by A. B. Ashforth and H. Fennell; also apartment at 145 East 52d st for J. E. R. Carpenter to S. S. Walker; also apartment 63 West 55th st to Mrs. A. Henry, and have renewed leased of apartments in 270 Park av to E. A. Hochstatter and Leo Wallerstein; also have renewed for Abercrombie & Fitch Co. the lease of the 8th floor in their building for the White Co.; and have leased offices on the 5th floor of their new building at 15-17 East 49th st to the estate of H. N. Slater, and have also leased portion of the store at 11 East 53d st to Rose E. Tyson.

J. B. English has leased for S. J. Weaver the building 163 West 49th st to Lewis Hager for a term of years.

J. ARTHUR FISCHER has leased for James F. Ogden to S. Stein the 4-sty store building at 630 6th av for a term of years at an aggregate rental of over \$100,000; and has leased for Altman's Restaurant, Inc., to R. B. L. Cigar Co. the corner store at the northwest corner of 6th av and 45th st for a term of years; also the store at 168 West 50th st to Frank L. Braisted.

DOUGLAS GIBBONS & CO. have leased large space in the National Association Building 21-31 West 43d st to E. H. Spence & Co. for a term of years for executive offices.

THE HAGGSTROM-CALLEN CO. has leased for Richard Deeves & Son the building at 302-4 West 65th st to the Raisler Heating Co., Inc., for their warehouses.

THE HUGHTON COMPANY has leased apartments at 512 West End av to Ethel Mae Beers; subleased at 62 West 89th st to Margaret Van Rensselaer; at 102 West 74th st to Sylvia Hunt and Clara Delorne, May I. Carothers and Catherine I. Karin; at 175 West 93d st to Agatha L. Walch and Marie Claassen; at 157 West 73d st to Frederick Sundermann, and at the same address a furnished apartment to John F. Paterson.

SAMUEL H. MARTIN has leased for a term of years to Carl Fischer the south store at 867 9th av.

CHARLES F. NOYES COMPANY has leased for Frederick J. Agate to the Chemical Company of America the 5-sty building 46 Murray st, covering lot 25x75, for ten years on a net rental basis, and has sub-leased the store, basement and sub-cellar to L. Bernard & Co., the present tenant, for ten years at an aggregate rental of \$50,000. The total aggregate rental from both transactions is approximately \$150,000. The store tenant is one of the largest china warehouses in America, their factory being located in Limoges, France, and they are represented in the United States by James J. Temple. The Chemical Company of America, general dealers in dyes and colors, is at present located in 28 Platt st, which property was sold by the Noyes Company for Sigsbee Graham to Edward Mallinckrodt. Also leased to the Duross Co. to the H. K. Mulford Co., Inc., for a long term of years, at an aggregate rental of \$50,000, the building 109 Reade st; and the Noyes Company has also rented for Julius A. Zibell the ground floor of 275 Water st to the Elevator Efficiency Appliance Co., Inc., for a term of three years; also sub-leased for Southard-Robertson Co. the building 21-23 Peck slip, corner of Water st, to the Ackerman Mfg. & Export Co. for ten years from May 1, at an aggregate rental of \$15,000, and has sub-leased back to the Southard-Robertson Co. a portion of the ground floor and 2d floor of the building where the company will continue to maintain their executive offices. Southard-Robertson Co. has been located in the building for over thirty years, and the Ackerman Mfg. & Export Co. are moving to their new premises from 65 Fulton st. And has leased for the United States Trust Co., agent for Mary L. Harrison, the 5-sty and basement building 75 Beekman st to Clement & Stockwell, who for over thirty-five years have been located in 30 Beekman st. The lease is for a term of years at an aggregate rental of about \$50,000.

PEASE & ELLIMAN have leased for a term of years for the Firestone Tire & Rubber Co. to the Chevrolet Motor Co. the 4-sty 50-ft. building at 248-250 West 63d st, to be used as a service station in conjunction with the Chevrolet Co.'s salesroom at Broadway and 57th st; and have leased offices in 42 West 39th st to Henry W. Toll and to Florence S. Newfield; have leased for J. E. R. Carpenter an apartment in 636 Park av, the southwest corner of 66th st, a suite of 12 rooms and 4 baths to Mrs. Louis T. Hoyt, whose residence at 726 5th av the same brokers sold to Farquharson & Wheelock for alteration into a business building.

GEO. R. READ & CO. have leased to Kwong-Yuen Co. for Borrelli & Vitelli space at 15 West 34th st, and to Duntley & Co. for Sara Hadley space at 9 East 35th st; also have leased for Henrietta Hutcheson the entire building at 132 East 29th st for a term of years; and an apartment at 126 Madison av with E. A. Turner;

and have leased the store and basement at 8 Warren st to the Bozart Lighting Co. for a long term of years; also the 2d and 3d floors in 321 Greenwich st to the Worthington Pump & Machinery Co., and the 4th and 5th floors in the same building to the Meyerson Paper Co.

RICE & HILL have leased for the estate of Augustus Van Horn Stuyvesant to Morris Stern for ten years from May 1, 1920, the entire 4-sty building at 22 Beaver st, on lot 21.7x61, running through to Marketfield st. The rent for the period will be in excess of \$100,000. The tenant proposes to alter the building into a modern store and office building, after which the ground floor will be occupied for his business.

RICE & HILL leased for a client to S. F. Haddad, druggist, the entire 5-sty and basement store and business building at 88 Broad st and 17 Stone st, with a frontage on Broad st of 15½ ft. and a frontage on Stone st of 95.6 ft. The lease is for a term of twenty years at a total rental approximating more than \$200,000. The tenant intends to remodel the building into modern offices.

ROY SCHERICK leased for George Backer in the new "Textile Building" which is being erected by him on the block front 5th ave, 30th to 31st st, large space on the 3d floor to Rudolph Schreiber, Jersey cloths, for a term of ten years at an aggregate rental of about \$200,000. Other tenants who will occupy space in this building are Mallinson, silks, and the Union Exchange Bank.

HENRY SHAPIRO & CO. leased, for J. Walach's Sons store at 120 East 14th st to Kaufman Hats.

HENRY SHAPIRO & CO. leased for Brown, Wheelock & Co. space in the Guaranty Trust Building, at 5th av and 44th st, to Harry Wind, and for the St. Regis Holding Co. the 1st loft in 520 6th av to L. Cohen & Son.

HENRY SHAPIRO & CO., in conjunction with Harris & Vaughan, leased for the Bleecker Holding Co., Thomas W. Jones president, to Frederick Haims the large store and basement at the southwest corner of Bleecker and Lafayette

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sts. The lease is for a long term of years at an aggregate rental of \$200,000. Mr. Haims will use a portion of the store for a restaurant.

HENRY SHAPIRO & CO. have leased for the Louis K. Liggett Co. to the Broadway-John Street Corporation, Elias A. Cohen, president, for a long term of years, the 2d, 3d, 4th, 5th and 6th floors in the 6-story building at 200 Broadway, covering lot 50x160. The Liggett Co. will continue to operate its drug store on the ground floor. All office leases expire May 1, 1920. The Broadway-John Street Corporation controls the corner of Broadway and Fulton st, adjoining, which it extensively remodeled a few years ago.

LOUIS SCHRAG has leased for Leonie Raufaste the building 253 7th av to A. Stern for a term of ten years.

SAMUEL J. TANKOOS leased in the Liberty St. Building at the northeast corner of Liberty and Greenwich sts, six floors containing 25,000 sq ft, at a rental of \$200,000 to R. Fabien & Co., exporters; The Seneca Co., exporters; Lovejoy, Mather, Hough & Stagg, public accountants; Henry A. Cordes, S. J. Freeman & Sons, Joseph Bartz, Smith-Meeker Engineering Co., Mack Engineering & Supply Co. and H. V. Dunn.

SAMUEL J. TANKOOS leased for a long term of years at a rental aggregating approximately \$250,000, the large corner store at 170 Nassau st, southeast corner of Frankfort st, opposite City Hall, and the lessees, Silver & Herman, conducting a chain of gents furnishing establishments, will, upon completion of alteration, open their fifth store.

H. M. WEILL CO. leased the store and basement at 456 7th av for Peter Econopouly to Harold Agelakis for a term of ten years at an aggregate rental of about \$100,000. After extensive alterations Mr. Agelakis will open a restaurant. H. M. Weill Co. also leased the loft at 456 7th av for Peter Econopouly to the D. & S. Dress Co., the loft at 424 7th av for the Krim Realty Corporation to S. Lieblich Sons, furriers, and the lofts at 422-424 7th av for the Krim Realty Corporation to Alexandra & Jennie.

H. M. WEILL CO. leased for twenty-one years for Mary A. Booth the property 205 West 38th st. The lessee will make extensive alterations and use part of the building for his own use. He will pay about \$100,000 for the period of twenty-one years. H. M. Weill Co. also leased to the Hanover Lunch Co. in connection with Cross & Brown, for the Kennard estate, the property 365-367 7th av, two old buildings, which will be demolished and added to the plot on the southeast corner of 31st st and 7th av, owned by the Berg estate and leased recently to the Hanover Lunch Co. by Mr. Weill.

MAURICE WERTHEIM has leased for the Brighton Lunch Co. the street level store 425 Lexington av for a term of years to Louis Levy for a haberdashery and clothing establishment.

MAURICE WERTHEIM leased offices in 356 Lexington av to the Alignum Fireproof Products Corp. and a furnished apartment in 61 West 48th st to Miss Alice Trolly.

MAURICE WERTHEIM leased for the estate of Geo. W. Chamberlain, the 3-story dwelling 439 Lexington av, adjoining the northeast corner of 4th st, to Margaret Currier, and apartments at 153 East 44th st to Mrs. Constance Hernandez Lambertson, W. H. Blackwood and Geo. L. Miller.

WM. A. WHITE & SONS have leased to the Ignition Specialty Co., Otto R. Gischow, proprietor, the 2-story garage at 123 West 51st st, 20x100.5, for a term of years. This building adjoins the present quarters of the company at 125, and was taken to care for the marked increase in business.

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# 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.

PROPOSALS

STATE OF NEW YORK, OFFICE OF SUPERINTENDENT OF PUBLIC WORKS,

Albany, March 5th, 1920.

NOTICE TO CONTRACTORS.

Sealed proposals will be received by the undersigned at his office in the Capitol at Albany, N. Y., until twelve o'clock noon of Tuesday, April 6th, 1920, at which place and hour they will be publicly opened and read, for the construction of Barge Canal Terminals, pursuant to the provisions of Chapter 746 of the Laws of 1911, and of the acts amendatory thereof, as follows:

TERMINAL CONTRACT NO. 19-P.

For paving the terminal piers at Greenpoint and at West 53rd street, New York City.

Contract plans, sheets 1 and 2  
Plans may be seen and detailed specifications, engineer's estimate of quantities, proposal blanks, form of contract and bonds required and other information for proposers may be had at the office of the Superintendent of Public Works at Albany, N. Y., at the office of the Assistant Superintendent of Public Works for the Middle Division at Syracuse, N. Y., at the office of the Assistant Superintendent of Public Works for the Western Division at Rochester, N. Y., at the canal office, Spaulding Exchange, Buffalo, N. Y., and at the office of the State Engineer and Surveyor, Hall of Records, New York City.

Copies of detailed plans or drawings may be obtained from the State Engineer and Surveyor at Albany, N. Y., upon payment to him of the cost of producing them.

Monthly estimates will be paid of ninety per centum (90 per cent.) of the work done at the contract price. Every proposal for said work must be accompanied by a money deposit in the form of a draft or certified check upon some good banking institution in the city of Albany or New York, issued by a national or state bank or trust company in good credit within the state and payable at sight to the Superintendent of Public Works for five per centum (5 per cent.) of the amount of the proposal.

The person whose proposal shall be accepted will be required to execute a contract and furnish bonds within ten days from the date of notice of award delivered to him or them in person or mailed to the address given in the proposal.

Upon execution of the contract and approval of bonds, the certified check or draft will be returned to the proposer unless the same shall have been presented for collection prior to such time, in which case the amount of the deposit will be refunded by the Superintendent of Public Works.

The deposits of bidders other than the one to whom the award of contract shall be made will be returned immediately after the award has been made.

The bond required for the faithful performance of each contract shall be in such sum as shall be fixed by the Superintendent of Public Works, which sum shall not be less than twenty per centum (20 per cent.) of the estimated cost of the work, according to the contract price, and an additional bond, known as the labor bond, in the sum of ten per centum (10 per cent.) of the amount of the estimated cost of the work according to the contract price, will be required as security that the contractor will pay in full at least once in each month all laborers employed by him upon the work specified to be done in the contract.

In the event that more than one surety company is offered as surety on said bonds co-insurance only will be accepted.

Each proposal must be addressed to the Superintendent of Public Works, Albany, N. Y., and must be endorsed on the envelope with the name of the construction for which the proposal is made.

Award, if made, will be made to the person or persons whose proposal shall be lowest in cost to the state for doing the work, and which shall comply with all provisions required to render it formal. Before any award shall be made the lowest bidder will be required to satisfy

the Superintendent of Public Works of his ability to provide suitable equipment and materials for the proper performance of the work.

The right is reserved to reject all proposals and readvertise and award the contract in the regular manner if, in the judgment of the undersigned, the interests of the state will be enhanced thereby.

EDWARD S. WALSH,

Superintendent of Public Works.

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

STENOGRAPHER-SECRETARY — American young lady of refinement and education wants permanent position; 10 years' experience, real estate management (7 years) insurance, etc; best credentials; \$30 with advancement. Box 660, Record and Guide.

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WANTS AND OFFERS

WANTED—Two large maps from the Battery to 23rd St. and from 23rd St. to 59th St., or one library edition 1916, single map from the Battery to 59th St. ADAMS & CO., 170 5th Ave., N. Y. City.

WE WILL PAY 20 cents for the New York Editions of Record and Guide of April 6, 1912; Feb. 1, 8, Apr. 5, 19, Aug. 9, Nov. 8, Sept. 20 & Oct. 18, 1919. Address Record & Guide.

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## 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 is urging upon the Legislature that in view of the exceedingly grave housing shortage, some legislation should be enacted which would help to relieve this shortage. The board believes that the most direct and practical way to get this is to pass a bill exempting from the provisions of the Income Tax Law the interest on mortgages secured by real estate.

It is felt that real estate mortgages, the interest of which is taxed, cannot compete with tax free securities, to which funds are naturally attracted. This operates seriously against the production of new housing.

The board has advised the Legislature that the rent problem, or that part of it covered by those who charge exorbitant rents, should be attacked from this angle.

The Legislation and Taxation Committee of the Real Estate Board this week acted on bills as follows:

*Senate Int. 600, Pr. 615, Black.* To amend the Real Property Law in relation to leases in New York City.

The Real Estate Board believes that the rent legislation bills so far presented are in the main defective and would not cure the evils which they are designed to remedy. They interfere with the contractual relation of both parties and, generally speaking, disregard the rights of landlords and, some of them unwittingly, the rights of tenants. The board believes that the energies of the Legislature should be directed to legislation which would produce as rapidly as possible the new housing so urgently

needed by New York City and other parts of the State. The Black bill creates a statutory lease in the absence of all other leases, which must be recorded. The board does not feel that it can approve it.

*Senate Int. 630, Pr. 647, Dowling.* To amend the Greater New York Charter in respect to docks, piers, harbor, port and waters; and to certain provisions of said charter relating to functions of the Commissioners of the Sinking Fund.

The Real Estate Board appreciates the necessity for proper port developments, but disapproves legislation which would deprive the Board of Estimate and the Commissioners of the Sinking Fund of authority in the New York City water front. It believes that no authority should be given the proposed commission to promote or carry out any plan before all the details, including cost of execution, should be submitted and approved and authorized by the Board of Estimate and the Sinking Fund Commission. The bill is disapproved.

*Senate Int. 375, Pr. 410, Lockwood (Same as Assembly Int. 520, Pr. 585, McGinnies).* To amend the Education Law, relative to the State Teachers' Retirement Fund for public school teachers.

The board does not believe that any such elaborate pension system should be set up, if at all, until the State authorities have some definite knowledge of the amount of return to be received from taxation, and especially from the Income Tax. The bill is, therefore, disapproved.

## REAL ESTATE NOTES.

INNES WHITAKER has been appointed receiver for 52 West 92d street.

WILLIAM H. WHITING & CO. sold for Cornelius S. Merrell the 5-sty building, 21.7x55.9, at 52 Ferry st.

THE FOLSOM ESTATE AGENCY, formerly at 13 Astor place, announce their removal to 22 Avenue A.

SUPREME COURT JUSTICE ERLANGER appointed Thomas J. McManus receiver for 606 East 11th street.

THE HAGGSTROM-CALLEN CO. has been appointed managing agents of the 5-sty apartment building at 167 Amsterdam avenue.

MAURICE WERTHEIM has been appointed agent for 356 Lexington av, 306 East 44th st, 131 East 50th st, 447 Lexington av, 463 Lexington av and 48 East 64th st.

SUPREME COURT JUSTICE BIJUR appointed Frederick J. Feuerback, Jr., receiver for the northwest corner of Lexington avenue and 128th street.

PEASE & ELLIMAN have been appointed by Mrs. L. K. Stryker and Mrs. S. S. Folz managers of the apartment house at 1787-89 Fulton av, the Bronx.

EVERETT M. SEIXAS COMPANY have been appointed agents for the premises at 490 to 494 Columbus av, which property they recently sold to the Dunsten Realities, Inc.

NORMAN DENZER has been appointed managing agent for the following properties, 815 and 425 West 160th st; 556 to 558 West 181st st; 663 Fox st, 1115 Boston rd and 335 Edgecomb av.

THEO. ROGERS BRILL has been appointed by the United States Trust Co. agent for the store and loft building at 41 West 28th st, and by the Farmers' Loan & Trust Co. 361-63 West 59th st, two 5-sty stores and flats.

MALBA ESTATES CORPORATION, Champ & Dasey, management agents, have purchased for their occupancy, as a branch office of 217 Broadway, the 5-sty business building at 111 East 34th street, near the Vanderbilt Hotel. The property was held at \$75,000, and was purchased from the Peck Estate through George R. Read & Co.

GEORGE A. HEFTER has incorporated and has purchased the premises 2215 Westchester av, formerly owned by Frank Gass, Inc. Mr. Hefter has been in the real estate business in the East Bronx for the past 16 years and has a thorough knowledge of real estate conditions in that section.

CHARLES B. VAN VALEN, INC., has placed a loan of \$270,000 on the 9-sty and basement office and loft building at 788-793 6th av. The building covers a plot 65x120 on the southeast corner of 6th av and 45th st. It is owned and occupied by Lewis & Conger, house furnishers, for their business.

HARRIS B. FISHER has opened an office for the conduct of a general real estate business in the Astor Trust Building, 501 Fifth avenue. Mr. Fisher has been in the real estate business for about 25 years, during which time he has been actively identified with Geo. R. Read & Co.,

Frederick Southack and Alwin Ball, Parish, Fisher & Co., and latterly with Albert B. Ashforth, Inc. He will now give his personal attention to any matters pertaining to brokerage, leasing and appraising both in this city and outlying districts.

CHARLES F. NOYES CO. denies the report that the ground floor of 118 William Street has been rented to an insurance company. This is the building purchased by Mr. Noyes primarily to secure a permanent home for his business. He definitely states that the ground floor of the building will be occupied by the Charles F. Noyes Company in connection with upper floors. Clinton & Russell, architects, are developing plans for the new building, which will be six stories high, with terra cotta and marble front and with every improvement. The ground floor will cover the entire lot, 25x130, and the upper floors will cover about 25x92.

## STANDARDS AND APPEALS Calendar

### BOARD OF APPEALS.

Tuesday, March 16, 1920, at 10 a. m.

Appeals from Administrative Orders.

924-19-A—Review avenue and Thomas street, on northerly side of Newtown Creek, Blissville, Queens.

42-20-A—Premises bounded by West avenue, East River, Mott avenue and 8th street, Long Island City, Queens.

16-20-A—North side of East 62d street, 600 feet from Avenue V, Brooklyn.

127-20-A—1790 Broadway, corner of 58th street, Manhattan.

128-20-A—140 Sullivan street, Manhattan.

129-20-A—102-108 Chester street, Brooklyn.

132-20-A—612-624 Kent avenue, corner Roll street, Brooklyn.

142-20-A—618-620 5th avenue, Manhattan.

43-20-A—88-96 1st street, Long Island City, Queens.

Under Building Zone Resolution.

24-20-BZ—47-49 West 63d street, Manhattan.

112-20-BZ—300-302 Pacific street, Brooklyn.

114-20-BZ—Northeast corner of Layton and Waterbury avenues, The Bronx.

158-20-BZ—467-477 St. Marks avenue, Brooklyn.

### BOARD OF STANDARDS AND APPEALS.

Tuesday, March 16, 1920, at 2 p. m.

Partitions for Variations.

125-20-S—140 Sullivan street, Manhattan.

138-20-S—618-620 5th avenue, Manhattan.

145-20-S—87 34th street, Brooklyn.

60-20-S—South side of Castleton avenue, 50 feet east of Ridgewood place, Richmond.

Appliances Submitted for Approval.

965-18-S—Sypho Chemical Equipment, for premises 958-964 University avenue, The Bronx. Reopened December 17, 1918.

473-19-S—Fire Alarm Industrial Signal.

554-19-S—Exit Door Lock.

856-19-S—Acme Fire Alarm.

922-19-S—Pneumecator.

152-20-S—Amendment to Plumbing Rules.

153-20-S—Hydrated Lime.

154-20-S—Siamese Connection.

155-20-S—Lientz Oil Burner.

156-20-S—Pro-Non-Paint.

157-20-S—Hydro Carbon Gas System.



# 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	1919
	Mar. 3 to Mar. 9	Mar. 7 to Mar. 12
Total No.	420	155
Assessed Value	\$24,966,900	\$12,907,000
No. with consideration	46	13
Consideration	\$2,050,824	\$815,500
Assessed Value	\$1,862,100	\$924,000
Jan. 1 to Mar. 9 Jan. 1 to Mar. 12		
Total No.	3,611	1,420
Assessed Value	\$293,583,500	\$104,447,000
No. with consideration	414	183
Consideration	\$29,490,374	\$7,007,122
Assessed Value	\$25,438,700	\$7,585,900

Mortgages.		
	1920	1919
	Mar. 3 to Mar. 9	Mar. 6 to Mar. 12
Total No.	253	53
Amount	\$6,919,877	\$3,580,850
To Banks & Ins. Cos.	27	12
Amount	\$1,895,450	\$976,000
No. at 6%	137	30
Amount	\$3,018,623	\$1,943,100
No. at 5 1/4%	74	8
Amount	\$2,868,645	\$653,500
No. at 5%	21	13
Amount	\$417,675	\$384,250
No. at 4 1/2%	.....	.....
Amount	.....	.....
No. at 4%	1	.....
Amount	\$1,334	.....
Unusual Rates	1	2
Amount	\$45,000	\$92,500
Interest not given	19	12
Amount	\$568,600	\$507,500
Jan. 1 to Mar. 9 Jan. 1 to Mar. 12		
Total No.	2,311	636
Amount	\$80,078,954	\$15,691,291
To Banks & Ins. Cos.	299	127
Amount	\$19,787,900	\$6,171,350

Mortgage Extensions.		
	1920	1919
	Mar. 5 to Mar. 9	Mar. 6 to Mar. 12
Total No.	43	15
Amount	\$5,706,450	\$469,500
To Banks & Ins. Cos.	26	6
Amount	\$5,153,900	\$283,000
Jan. 1 to Mar. 9 Jan. 1 to Mar. 12		
Total No.	449	264
Amount	\$33,879,341	\$17,991,270
To Banks & Ins. Cos.	285	149
Amount	\$29,237,041	\$15,180,950

Building Permits.		
	1920	1919
	Mar. 4 to Mar. 10	Mar. 7 to Mar. 13
New Buildings	44	6
Cost	\$395,000	\$264,500
Alterations	\$1,057,425	\$565,900
Jan. 1 to Mar. 10 Jan. 1 to Mar. 13		
New Buildings	127	38
Cost	\$25,570,250	\$5,501,750
Alterations	\$9,715,610	\$2,389,295

BRONX.		
Conveyances.		
	1920	1919
	Mar. 3 to Mar. 9	Mar. 6 to Mar. 12
Total No.	334	115
No. with consideration	27	12
Consideration	\$281,955	\$71,975
Jan. 1 to Mar. 9 Jan. 1 to Mar. 12		
Total No.	2,578	1,010
No. with consideration	328	102
Consideration	\$2,796,721	\$1,082,862

Mortgages.		
	1920	1919
	Mar. 3 to Mar. 9	Mar. 6 to Mar. 12
Total No.	215	51
Amount	\$1,773,959	\$229,219
To Bank & Ins. Cos.	10	2
Amount	\$83,400	\$5,000
No. at 6%	159	29
Amount	\$1,105,209	\$134,319
No. at 5 1/4%	34	5
Amount	\$429,050	\$22,075
No. at 5%	10	6
Amount	\$49,000	\$20,000
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual Rates	2	1
Amount	\$10,800	\$825
Interest not given	10	.....
Amount	\$179,900	\$52,000

	Jan. 1 to Mar. 9	Jan. 1 to Mar. 12
Total No.	1,761	468
Amount	\$13,796,937	\$2,641,825
To Banks & Ins. Cos.	71	35
Amount	\$1,373,610	\$487,482

Mortgage Extensions.		
	1920	1919
	Mar. 3 to Mar. 9	Mar. 6 to Mar. 12
Total No.	21	17
Amount	\$437,500	\$331,200
To Banks & Ins. Cos.	10	6
Amount	\$206,000	\$169,000

	Jan. 1 to Mar. 9	Jan. 1 to Mar. 12
Total No.	160	126
Amount	\$3,385,267	\$3,120,900
To Banks & Ins. Cos.	65	48
Amount	\$2,009,500	\$1,564,500

Building Permits.		
	1920	1919
	Mar. 3 to Mar. 10	Mar. 6 to Mar. 12
New Buildings	10	2
Cost	\$268,000	\$4,500
Alterations	\$47,850	\$7,950
Jan. 1 to Mar. 10 Jan. 1 to Mar. 12		
New Building	168	32
Cost	\$4,572,605	\$539,890
Alterations	\$362,330	\$98,950

BROOKLYN.		
Conveyances		
	1920	1919
	Mar. 3 to Mar. 9	Mar. 5 to Mar. 11
Total No.	1,287	693
No. with consideration	50	31
Consideration	\$574,700	\$706,190
Jan. 1 to Mar. 9 Jan. 1 to Mar. 11		
Total No.	11,596	5,119
No. with consideration	519	271
Consideration	\$6,167,388	\$2,853,229

Mortgages.		
	1920	1919
	Mar. 3 to Mar. 9	Mar. 5 to Mar. 11
Total No.	1,037	423
Amount	\$5,834,625	\$1,721,713
To Banks & Ins. Cos.	99	24
Amount	\$718,060	\$129,950
No. at 6%	886	286
Amount	\$4,653,366	\$846,533
No. at 5 1/4%	116	82
Amount	\$944,100	\$465,825
No. at 5%	8	23
Amount	\$112,200	\$227,600
Unusual rates	1	2
Amount	\$2,000	\$1,500
Interest not given	26	30
Amount	\$122,959	\$180,255
Jan. 1 to Mar. 9 Jan. 1 to Mar. 11		
Total No.	9,399	3,121
Amount	\$47,258,444	\$11,661,583
To Banks & Ins. Cos.	856	240
Amount	\$8,003,460	\$1,408,035

Building Permits.		
	1920	1919
	Mar. 4 to Mar. 10	Mar. 6 to Mar. 12
New Buildings	176	97
Cost	\$1,932,050	\$652,055
Alterations	\$318,205	\$91,075
Jan. 1 to Mar. 10 Jan. 1 to Mar. 12		
New Buildings	948	970
Cost	\$13,365,165	\$4,994,645
Alterations	\$2,496,205	\$946,335

QUEENS.		
Building Permits		
	1920	1919
	Mar. 4 to Mar. 10	Mar. 6 to Mar. 12
New Buildings	51	61
Cost	\$838,275	\$529,725
Alterations	\$24,100	\$81,375
Jan. 1 to Mar. 10 Jan. 1 to Mar. 12		
New Buildings	794	605
Cost	\$5,869,433	\$2,089,395
Alterations	\$563,050	\$268,675

RICHMOND.		
Building Permits		
	1920	1919
	Mar. 3 to Mar. 10	Mar. 6 to Mar. 12
New Buildings	20	13
Cost	\$45,200	\$17,560
Alterations	\$9,950	\$4,710
Jan. 1 to Mar. 10 Jan. 1 to Mar. 12		
New Buildings	123	140
Cost	\$313,843	\$297,388
Alterations	\$27,545	\$28,846

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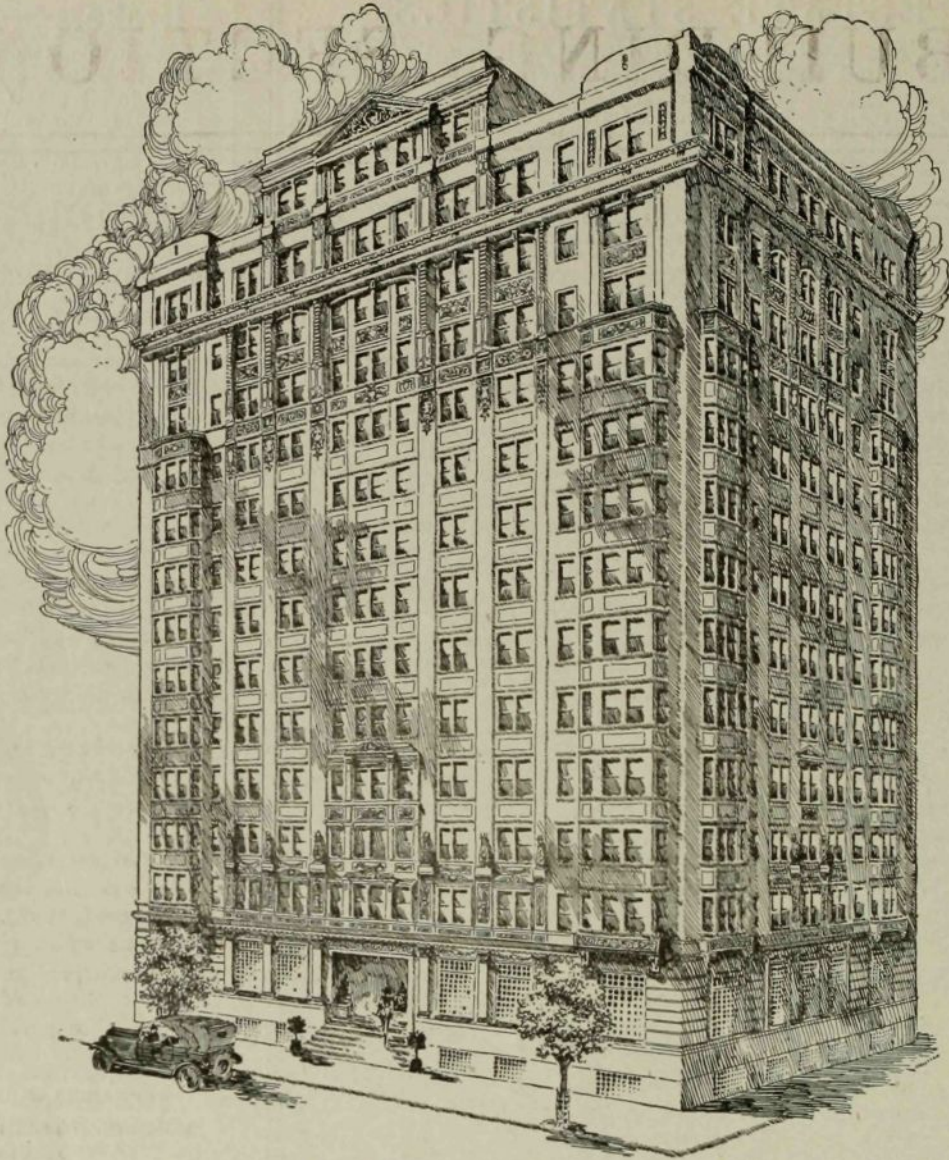
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# BUILDING SECTION

## Labor Troubles Still Holding Up Building Program

Difficulty Between Bricklayers and Steel Erectors Over Open Shop Is the Principal Difficulty To Be Settled

**D**ESPITE a number of recent statements by men prominently identified with building affairs in this city that the disputes between employers and workmen would be speedily settled and the industry again resume its former activity little progress in clarifying the labor situation has been made during the past week, and it now appears as if the differences between the employers and the trade unions, notably the brick layers and steel erectors, would not be settled for some time. It is possible that the existing difficulties between employers and trade unions may result into a long drawn out affair that will require at least five or six months for settlements. This would bring the building industry into the latter part of the year without accomplishment of any of the ambitious program outlined early in 1920.

There is no question about the urgency of the demand for additional buildings in the metropolitan district, but progress in this regard is utterly impossible as long as workmen and employers remain at loggerheads.

Although the labor situation is apparently stabilized in the outlying sections of the metropolitan district recently there have been slight disturbances that have to some extent affected the mental attitude of the industry in Greater New York.

One of these was the circular letter recently sent out jointly by thirty leading building material dealers of Hudson County, in which they informed their customers that in future they had determined to conduct their business on the "open shop" principle. Among the dealers co-operating in this movement were sixteen who recently obtained an injunction from vice-Chancellor Foster in Newark restraining strikers from picketing and well-known officials from aiding the strikers with money and certain other supporting measures.

The letter says in part:

"The dealers in building materials, lumber mill work and masons' materials in Hudson County have determined to do business as open shops. About four years ago most of the lumber yards and masons' material dealers entered into closed shop agreements with the Hudson County Building Trades Council and locals of the United Brotherhood of Carpenters, and influenced, and in many instances compelled, their employes to join unions, even payig their initiation fees to get their employes to join the unions and continue in their employ.

"Causes which brought about the termination of the closed shop agreement seem to the dealers to lie in the fact that the union leaders cannot agree on reasonable conditions in such agreements.

"The closed shop agreement, when it covers an entire territory or industry, is an unlawful one, and has been so adjudged by the courts of Connecticut, New York and many other states and lately, in the Hudson County suit, by the courts of New Jersey.

"Strikes, corruption, assaults, broken contracts, secondary boycott, fines on employe and employer, expulsion from the union, idleness, denial of right to work and do business, reduced production, artificially high prices and high cost of living are the companions of the closed shop agreement.

"That is too high a price to pay for the peace offered by the labor leaders."

At the recent annual dinner of the Westchester County

Building Trades Employers' Association James Herron stated that the greatest menace to our country today is the spirit of avarice and demands for high wages. Mr. Herron claimed that trade unions, or disunion, as he called them, must go, for the system of collective bargaining has no place in the high standard of American ideals.

Ronald Taylor, president of the Building Trades Employers' Association of New York City, was another speaker at this banquet, and he recommended a series of luncheon meetings, where the employers affiliated with the building industry from New Jersey, Westchester County and Long Island would meet with those of New York City to formulate some plan for co-operation between all these interests in the metropolitan district.

There is a growing feeling among building interests in the metropolitan district that a closer cooperation between representatives in its various districts will greatly assist in solving disturbing problems.

Frank N. Goble, chairman of the Westchester County Wage and Scale Committee, spoke of the recent attempt to make contracts with the various trade unions affiliated with the industry in the county and he claimed that the unions were in nearly all cases meeting and treating the employers fairly, although, in a few instances, they had decided not to sign wage agreements for the coming year.



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- 7—Special tools are NOT needed in using them in any material.
- 8—They can be used in any place a screw can be used.
- 9—By using screw holes, screws can be used in many places, and in many materials where it is impossible to use screws without them.
- 10—These are the only ready-made screw holes in the world.
- 11—No special screws are needed. These screw holes fit any wood screw or machine screw now in stock.
- 12—They make the neatest possible job in any material.
- 13—Every store where screws are sold must carry them in stock, because the line of screws is not complete without screw holes for them.
- 14—Every shop and factory where screws are used must also have these screw holes to fit the screws.
- 15—They are endorsed by all dealers in screws and by all users of screws.
- 16—Screw holes are entirely new and the world supply is yet to be furnished.
- 17—This is a progressive Old World of ours, and every active person in it must adopt all improved methods, and all new articles that will help him keep in the front line of progress.
- 18—Be among the first to stock up in screw holes if you are a dealer in screws.
- 19—Be among the first to install screw holes in your shop or factory, as you begin to save money soon as you use them.
- 20—In spite of the high cost of brass, screw holes are yet cheap.
- 21—We are letting the world know that screw holes can now be secured, by means of extensive advertising, in all the principal Trade Journals that have the largest circulation among dealers in screws as well as users of screws.
- 22—Do not let your customer ask you for screw holes before you have them in stock. BE A LIVE WIRE.
- 23—They make everlasting holes in any material.
- 24—They mean "Plug-No-More" screw holes.
- 25—They are the result of Necessity being The Mother of Invention.
- 26—Anyone who can drive a nail can use screw holes.
- 27—Send for a sample and convince yourself.
- 28—Mechanics who see them say, "What do you think of that?"
- 29—In fact there are NO REASONS why screw holes should NOT be used.

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# Brooklyn Chapter A. I. A. Active for Boroughs' Welfare

Decide to Award a Certificate of Merit to Architects Who Design Structures that Will Assist in Making a "City Beautiful"

At the regular monthly meeting of the Brooklyn Chapter of the American Institute of Architects, held last week at the Crescent Club, a number of interesting matters were discussed and important matters affecting the growth and development of the organization were settled.

One of the most important of the subjects under discussion at this meeting was the advisability of inviting all of the draftsmen in the various architectural offices to become associated with the Brooklyn Chapter in some manner to be later decided upon. It is believed that the monthly meetings of the chapter can be made instructive to all of the younger men in the profession. Since the war many of the draftsmen have been engaged in different parts of the country, and a number have been employed on large industrial enterprises. An effort is now being made by the labor interests to "unionize" draftsmen, and this does not appear to meet with their approval, as they desire to remain independent and seek employment under such terms and conditions to which they are best adapted by temperament, education and ability.

The building situation was also discussed at considerable length, and it was the consensus of the meeting that a determined effort should be made by the financial interests identified with construction work to stimulate production. Many of the brick yards at present are practically idle or operating to a limited extent of their capacities and it was brought out that this conditions has caused common brick to advance in price during the past few years to a point where it is now bringing \$25 a thousand wholesale in cargo lots and upward of \$30 a thousand delivered on the job site.

The architects at the meeting declared that with some real

financial co-operation home-building industries would be stimulated and this would result in lowering the excessive rentals that are charged by landlords today. The housing situation is serious; it is absolutely acute in Brooklyn and its adjacent districts. Bankers at present do not desire to loan funds in view of the high cost of building materials, but if the producers of these commodities could operate their plants so as to increase production it is thought that prices would be reduced to an extent that would have a corresponding effect upon building costs as a whole.

At this meeting of the Brooklyn Chapter the report of the committee for the certificate of merit was read and adopted. The report is as follows: "The committee recommends that a Certificate of Merit to given to the owners and architects responsible for the best designs in the construction of buildings, store fronts, and architectural operations of merit constructed during the year 1919 and thereafter.

"The architectural profession has suffered considerably during the European war and this recognition by the Brooklyn Chapter of any meritorious design or building operation will constantly keep the Brooklyn Chapter before the public as a vital force in the community, and we believe the example will be emulated for the good of the profession in all parts of the United States.

"A committee of three members of the Brooklyn Chapter, to be appointed by the president, shall inspect and report on the artistic qualifications and merits of said building operations or design and make recommendations at the next chapter meeting. A majority vote of the members present at any regular meeting shall be necessary to award a Certificate.

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BROOKLYN, N. Y.

Greenpoint 198-9

# Activity of Architects Indicate Busy Building Season

Figures Compiled by F. W. Dodge Company Show Recent Improvement in Projected Construction and Jobs Placed Under Contract

**I**MPROVED weather conditions have considerably brightened the local building outlook and architects and engineers have lately been especially busy upon the preparation of plans for new building and engineering construction that undoubtedly will be commenced within a relatively short time. There has also been a decided increase in the volume of new construction placed under contract during the past week or so and provided there is no added difficulty in obtaining essential building materials and the labor disputes are adjusted, the forthcoming season will be one of intense activity in the structural field.

According to figures prepared by the F. W. Dodge Company, showing the volume and value of new building and engineering construction in New York State and New Jersey, north of Trenton, the week of February 28 to March 5, inclusive, indicated greater activity among building interests than has been noticeable during the two or three week previous. Reports gathered throughout this territory indicate that a total of 330 new projects were being planned by architects and engineers that will require an outlay of approximately \$24,251,600. During the same period and in the same territory 117 contracts were let, representing a cost of \$17,655,500.

Among the 330 operations for which plans were being prepared during the week of February 28 to March 5 were included 88 business and commercial buildings, \$6,238,000; 10 educational projects such as schools, colleges, libraries, etc., \$3,519,000; 3 hospitals and institutions, \$100,000; 31 factory and industrial buildings, \$6,492,000; 4 public buildings, \$77,000; 14 public works and public utilities, \$1,619,600; 7 religious and memorial projects of various types, \$397,000; 158 residential projects including apartments, flats and tenements and one and two-family dwellings, \$5,048,000; 14 social and recreational projects, \$758,000 and 1 not otherwise classified, \$3,000.

The list of 177 operations for which contracts were awarded during the week of February 28 to March 5 included 37 business projects such as stores, offices, lofts, commercial garages, etc., \$2,773,600; 8 educational projects of various types, \$1,540,300; 3 hospitals and institutions, \$202,000; 28 factory and other industrial projects, \$10,062,100; 2 public buildings, \$104,500; 14 public works and public improvements including street openings, paving, sewers, water works, bridges and culverts, etc., \$599,500; 1 religious structure, \$75,000; 80 residential operations of different types, \$1,977,500 and 4 social and recreational projects, \$321,000.

## PERSONAL AND TRADE NOTES.

**D. H. Brillhart**, for the past four years manager of Bethlehem Fabricators, Inc., Bethlehem, Pa., and George R. Brothers, who was in charge of the New York sales office of that organization, have incorporated as Brillhart-Brothers, Inc., to engage in general engineering and construction work. Mr. Brillhart graduated from Lehigh University, Bethlehem, in the class of 1906 and for seven years has been with the Bethlehem Fabricators, Inc., and has served as chief estimator, designing engineer, shop superintendent and manager. Prior to his connection with Bethlehem Fabricators, Inc., he was engaged in railroad construction. Mr. Brothers graduated from Lehigh University in 1908, and for a time was general superintendent of the Bethlehem Construction Co. and for two years prior to that was supervisor of construction at the Lehigh plant of the Bethlehem Steel Co. For four years he was in charge of the engineering department and shops of the Richmond Structural Steel Co., Richmond, Va. Brillhart-Brothers, Inc., will locate their business in Bethlehem.

## Competition for Landscape Architects.

A competition for the development of a small country plot, the winner of which will be shown in miniature form, will be held in connection with the "Own-Your-Home" exposition at the Grand Central Palace under the auspices of the New York Chapter of the American Society of Landscape Architects, the week beginning May 1.

The object of the competition is to obtain the best design for a plot at the intersection of a supposed avenue and a street; 144 feet on the avenue and 270 feet on the street. On one side the plot faces a sandy beach. The street runs at right angles to the beach and ends at the high water line. A miniature house, greenhouse and garage for the site are now being built. According to the terms of the contest there must be flower and vegetable gardens. Any other features are left to the discretion and judgment of the competitor.

Three drawings are to be submitted by the contestants: A general plan on mounted paper, rendered; a planting plan, drawn in ink on tracing paper, and a drawing on mounted paper showing such

details as the designer wishes, to explain its work. The scale of all drawings is to be that of the topographical map. The size of the drawings is to be 26x38 inches. The general plan should show grades by figures, no contours. No fences are permitted on the boundary lines.

Any medium may be used in rendering the drawings. More importance, however, will be given to the logical and artistic planning of the plot and the selection of materials in regard to fitness to local conditions and their effect than to the presentation which shall not go beyond what is strictly necessary to make the plans intelligent.

Three prizes, of \$125, \$75 and \$50 will be awarded for the three best designs. Drawings are to be sent to the "Own-Your-Home" exposition at the Grand Central Palace not later than March 27. The judges in the competition are Charles Downing Lay, Gilmore D. Clarke and Noel Chamberlin. A copy of their report will be sent to each contestant. It is open to all members of the New York Chapter of the American Society of Landscape Architects, all draughtsmen and junior draughtsmen employed in offices of practicing members of the chapter and students of landscape architecture at Cornell University.

## "Estimating Concrete Buildings."

The Aberthaw Construction Company of Boston has just published a book, entitled "Estimating Concrete Buildings," by Clayton W. Mayers, that will undoubtedly prove of great value to engineers and builders of concrete structures. Estimating the cost of constructing concrete buildings is a process concerning which the majority of architects, engineers and contractors have still much to learn. Indeed, so far as is known the book recently written by Mr. Mayers is the first to be published on this subject.

Pioneer though it is, "Estimating Concrete Buildings" is an extremely clear and well arranged treatise. Starting with the most elementary considerations, it explains each successive step in estimating a building, part by part. The sum of the parts constitutes a complete estimate, which is reproduced in facsimile. An additional section discusses methods of establishing unit costs.

Although the price of \$1 has been set upon this book, the Aberthaw Construction Company announces that it will provide free copies to architects and engineers and to technical schools that may wish to adopt it for classroom purposes.

## 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.

**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.

## New Building Firm Organized.

James F. Meehan Company Builders, Inc., have just opened offices at 224-6 West 34th street, as general builders and contractors. The following are the officers of the company: James F. Meehan, president; L. M. Neckerman, secretary, formerly secretary of Wm. L. Crow Co., 103 Park avenue; Edward Shaw, treasurer. The company have just completed the large New Ellisberg Hotel, Lakewood, N. J., and are now organized to give architects and engineers any building data they may desire.

# CURRENT BUILDING OPERATIONS

**I**NCREASED activity in building circles has been noticeable during the past week and as the spring approaches it is anticipated that conditions in the industry will improve materially. The principal deterrent to real progress at present is the continued strike of the bricklayers and the difficulty between the steel erectors and the trade union over the question of open shop. These two disturbances have been responsible for halting a large amount of active construction in this city and, as a matter of fact, have also prevented the award of contracts for a number of important operations for which the plans are already drawn and all preliminary arrangements completed. Negotiations having for their object the settlement of these disputes are now under way and it is hoped that before long the labor situation will be thoroughly cleared up so that the building industry can proceed with its program of new construction.

The building material situation has recently developed a number of serious aspects. In some lines there is a decided shortage and dealers are pushing manufacturers in an effort to speed up production. The demand for building materials and supplies, although somewhat restricted now on account of the existing conditions, is considerable, and just as soon as the retardant factors are removed a tremendous buying movement is expected that will in all probability be responsible for a mad scramble by builders to get materials, with prices a secondary consideration. At the present time building material prices are holding firmly, but with a constantly advancing tendency, and, although statements have recently been made that the topmost levels have been reached, it is quite likely that further advances will be announced shortly.

**Common Brick.**—Owing to the continued strike of the bricklayers the local wholesale market for Hudson River common brick passed through an exceedingly quiet week. At the present time there are but a relatively few jobs going ahead in this city, and the out-of-town construction is largely of frame, so that has but little effect upon the brick situation. Two barge loads of brick were disposed of during the week at \$25 a thousand, the price that has now maintained for some time past, and from all accounts this level is not likely to change until the river

opens to navigation and new brick arrives. Hudson River producers are starting their plans for this season's operations, but it will be a month or six weeks before brickmaking can be started.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, March 12, 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, 1; Brooklyn, 1; covered, 1.

**Lumber.**—The formation of the American Lumber Association by leading Wholesale lumber dealers of the United States has just been announced. The new association will begin operations the latter part of this month with headquarters in Chicago. Its membership comprises wholesale lumber dealers in all important American cities with selling connections in all parts of the world. L. Germain, Jr., head of a large concern in Pittsburgh, has been selected as president of the new organization, and L. R. Putnam, of New Orleans, who resigns as director of adver-

## 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 .....	\$247.00 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

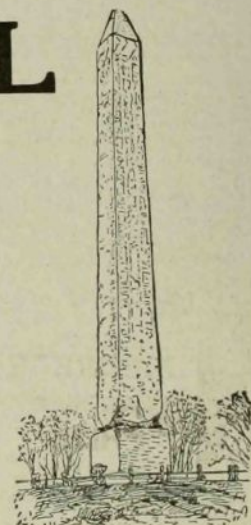
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# MATERIALS AND SUPPLIES

tising and trade extension for the Southern Pine Association, has been appointed manager. The American Lumber Association will have nothing to do with the naming of prices on lumber, which will be fixed by the producers as at present, but a marked reduction in the cost of handling the American lumber output, which a recent survey has shown to cost manufacturers more than \$50,000,000 annually, is expected to result from the new association. In addition to standardizing and systematizing of buying and distribution of lumber for the world's trade, the

association has already mapped out a program of conservation of the nation's lumber resources. Under the existing system, only 37 per cent. of the tree is marketed. The remaining 63 per cent. rots in the forest as stumps, limbs and tops.

**Structural Steel.**—Although large building operations in Greater New York have been held up by the dispute between the steel erectors and the workmen about the matter of open shop, there has been considerable new business placed during the past week and the mills are booked

up for months ahead with orders for fabricated material for new building projects. Among recent tonnage bookings were included 5,300 tons for the Liggett-Winchester-Ley Building, at 42d street and Madison avenue, awarded to the McClintic-Marshall Company; 4,000 tons for the office building in Wall street for the Munson Steamship Company, to the American Bridge Company, and 1,200 tons for the International Sporting Club, of Lexington avenue, to the American Bridge Company. Plans are under way for a number of other important structural projects in the metropolitan district that will require an immense total tonnage of fabricated material, but these plans will not be ready for estimates for some time to come.

## 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
32x36x 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 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.....	\$1.55
Kentucky limestone, per cu. ft.....	1.75
Brier Hill sandstone, per cu. ft.....	1.65
Gray Canyon sandstone, per cu. ft.....	1.50
Buff Wakeman, per cu. ft.....	1.65
Buff Mountain, per cu. ft.....	1.50
North River bluestone, per cu. ft.....	1.50
Seam-face granite, per sq. ft.....	1.25
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 —
Beams and channels over 14-in.....	2.72 to —
Angles, 3x2 up to 6x8.....	2.72 to —
Zees and tees.....	2.72 to —
Steel bars.....	3.10 to —

### Lumber—

Wholesale prices, New York.  
Yellow pine, merchantable 1x65, 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.....	100.00 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.....	82%

### 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...\$2.09 to —  
prices are fluctuating somewhat.

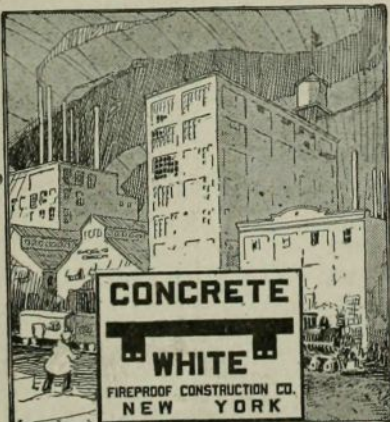
**Window Glass.**—It has been reported that if some of the factories accepted all of the business offered to them they would be able to tie up their total output for the next two years. Both manufacturers and jobbers declare that there has never before been such a shortage of both plate and window glass as exists at the present time and from all accounts the situation is not likely to be greatly relieved during the remainder of this year. Prices generally are nominal and subject entirely to the stocks on hand at specified time of delivery. Building interests are offering almost any price for supplies, and in numerous instances are entirely willing to accept inferior grades in order to complete their projects.

**Building Stone.**—Although there has been no heavy demand for this material during the past month or so the prospects for early spring business are bright. Stone prices are considerably higher today than they were during the past year, but it is felt that the present levels will hold for a while unless increased freight rates make further advances imperative.

**Linseed Oil.**—The market is very quiet and prices are unchanged. There is a bright prospect for increased business within the next two or three months, however, as the spring season usually brings greatly increased building activity and improved buying for repair and alteration work.

**Roofing and Building Papers.**—Demand is strong and dealers are finding their stocks dwindling and new supplies rather slow in coming from manufacturers. Since the recent advance there has been no further change in prices, but buying interest seems to have increased considerably.

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

28TH ST.—John H. Knubel, 305 West 43d st, has completed plans for alteration to the 4-sty brick tenements, 24x40, and 24x32 ft, at 222-224 West 28th st, for the West 28th Street Co., John H. Potterton, president, 215 West 28th st, owner and builder. Cost \$25,000.

#### BANKS.

EXCHANGE PL.—A. F. Gilbert, 80 Maiden lane, has plans in progress for extensive alterations to the 8-sty bank and office building, including the addition of two extra stories, at 16 Exchange pl, for the Canadian Bank of Commerce, owner, on premises. Cost about \$450,000. Architect will take estimates on general contract about April 10.

#### DWELLINGS.

27TH ST.—Adolph E. Nast, 56 West 45th st, has completed plans for alterations to the 4-sty brick and stone residence, 20x50 ft, at 103 West 27th st, for the McReynolds Realty Corporation, 26 West 31st st, owner. Cost \$9,000.

90TH ST.—Plans have been prepared privately for alterations to the 4-sty brick and stone residence, 18x55 ft, at 54 West 90th st, for Wm. H. Vaigneault, 258 West 54th st, owner. Cost \$10,000.

30TH ST.—Walter Haefell, 229 West 42d st, has started plans for alterations to the 4-sty brick and stone residence at 4 East 30th st, for owner to be announced later. Cost about \$15,000. Architect will take estimates on general contract when plans are completed.

MADISON AV.—Schwartz & Gross, 347 5th av, have prepared plans for alterations to two 5-sty brick and stone residences at 523-525 Madison av, for Schmitt Brothers, 343 Madison av, owners. Cost \$50,000.

#### STABLES AND GARAGES.

70TH ST.—L. A. Hornum, 405 Lexington av, has prepared plans for a 1-sty brick and concrete garage, 150x100 ft, at 523x533 East 70th st, for Wm. Lowe, 2145 Boston road, owner. Cost \$30,000. Architect will soon call for bids on general contract.

#### STORES, OFFICES AND LOFTS.

NEW ST.—John B. Snook Sons, 261 Broadway, have completed plans for alterations to the 9-sty brick and stone office building, 65x95 ft, at 52-54 New st, for the Gallatin estate, 141 Broadway, owner. Cost \$50,000. Lessee, McReynolds Realty Corporation, 26 West 31st st.

7TH AV.—Edward Necarsulmer, 507 5th av, has finished preliminary plans for a 16-sty brick, limestone and terra cotta office and store building, 100x104 ft, at the northeast corner of 7th av and 57th st, for the Kelly-Springfield Tire Co., 200 West 57th st, owner. Architect will take estimates when working plans are completed.

122D ST.—Plans have been prepared privately for a 1-sty brick store building, 125x100 ft, in the south side of 122d st, near 1st av, for the Klein Improvement Corporation, 271 West 125th st, owner and builder. Cost about \$35,000.

WATER ST.—Deutsch & Polls, 50 Church st, have plans in progress for a 16-sty brick and stone office building, with 5-sty tower, at 7-11 Water st through to 8-12 Front st, for Frederick B. Jennings, 15 Broad st, owner. Details will be available later.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH AV.—J. M. Felson, 1133 Broadway, has plans under way for a 5-sty brick, limestone and terra cotta apartment, 100x127 ft, on the west side of Wadsworth av, south of 187th st, for Katzman & Seshlov, 220 Broadway, owners and builders.

#### STABLES AND GARAGES.

WEBSTER AV.—Dunnigan & Crumley, 391 East 149th st, have completed plans for a 1-sty brick garage, 100x100 ft, on the east side of Webster av, 25 ft south of 204th st, for Mary T. Grace, 2550 Grand av, owner. Cost \$25,000. Owner will soon be ready for estimates on general contract.

### Brooklyn.

LINDEN AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty brick residence, 27x75 ft, with garage, on Linden av, for Jacob Morgenthaler & Son, 663 Sackett st, owners. Cost \$24,000. Owners will take bids on separate contracts.

BAY 23D ST.—Lubroth & Lubroth, 44 Court st, have completed plans for two 2-sty frame dwellings, 18x54 ft, in the east side of Bay 23d st, 55 ft south of Bath av, for Jennie Levinson, 2942 West 30th st, owner and builder. Total cost \$25,000.

55TH ST.—James A. Boyle, 367 Fulton st, has prepared plans for two 2-sty frame dwellings, 16x44 ft, in the south side of 55th st, 240 ft west of 11th av, for Holcker & Booth, 6310 5th av, owners and builders. Cost \$8,000 each.

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**COLERIDGE ST.**—Henry J. Nurick, 772 Broadway, has plans in progress for two 2-sty frame and stucco dwellings, 24x56 ft, in the east side of Coleridge st, 140 ft south of Oriental Boulevard, for J. Cohen, owner, care of architect. Cost \$16,000. Owner builds.

**HAMPTON AV.**—Philip Caplan, 16 Court st, has plans under way for twenty-eight 3-sty frame dwellings, 13x45 ft, at Hampton av and West End av, Manhattan Beach, for N. Schwartzstein, 206 Corbin pl, Manhattan Beach, owner and builder. Total cost \$112,000.

**THEATRES.**

**SURF AV.**—McCarthy & Kelly, 16 Court st, have plans in progress for a 1-sty brick and limestone moving picture theatre, 81x120 ft, seating 1,500, at Surf av and 1st st for Henry Gordon, 26 Adelphi st, Brooklyn, owner and builder.

**Queens.**

**DWELLINGS.**

**DUNTON, L. I.**—E. G. Peterson, 310 South st, Jamaica, has completed plans for a 2½-sty frame residence, 16x36 ft, on the east side of Van Wyck av, 40 ft south of Metropolis av, for John Gribbin, 1501 Van Wyck av, Jamaica, owner. Cost, \$6,000.

**LAURELTON, L. I.**—Laurelton Sales Co., 7th av and 33d st, Manhattan, has completed plans for a 2-sty frame residence, 25x50 ft, on the west side of Belmont st, 260 ft south of Laurelton blvd, for the Hathorn Homes Co., 7th av and 33d st, Manhattan, owner. Cost, \$9,000.

**RICHMOND HILL, L. I.**—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has plans in progress for six 2½-sty frame dwellings, 24x25 ft and 28x26 ft, at 115th st and St. Anne's av for The Classic Construction Co., C. A. Hoff, president, 85 113th st, Richmond Hill, owner, who will take bids on sub contracts. Total cost, \$60,000.

**KEW GARDENS, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 18x42 ft, at the northeast corner of Metropolitan av and Brevoort st for H. J. Arnold, 470 Napier av, Richmond Hill, owner. Cost, \$12,000.

**EAST ELMHURST, L. I.**—A. DeBlasi, 92 East Jackson av, Corona, has completed plans for a 2½-sty frame dwelling, 20x52 ft, on the west side of Ditmars av, 350 ft north of Grand av, for Christian Stedinger, Curtis st, East Elmhurst, owner. Cost, \$10,000.

**WOODHAVEN, L. I.**—Plans have been prepared privately for two 2-sty frame dwellings, 16x56 ft, in the east side of Canal st, 148 ft south of Liberty av, for Chas. Wetrus, 10404 Rockaway blvd, Woodhaven, owner. Cost, \$16,000.

**LONG ISLAND CITY.**—Richard G. Smart, 534 Boyd av, Woodhaven, has completed plans for thirty 2-sty brick dwellings, 20x55 ft, on the east side of 13th av, 722 ft south of Grand av, for the Mathews Building Co., 520 Grand av, Long Island City, owner and builder. Cost, \$225,000.

**QUEENS, L. I.**—A. J. Egelhof, 141 25th st, Elmhurst, has completed plans for five 2-sty frame dwellings, 26x26 ft, at the northeast corner of Jefferson av and Spruce st for Egelhof & Mansfield, Inc., 543 9th av, Long Island City, owner. Cost, \$8,500.

**LONG ISLAND CITY.**—Edw. J. Decker, 734 Vernon av, L. I. City, has completed plans for a 2-sty brick dwelling, 25x40 ft, at the northwest corner of Boulevard and Webster av for Ignazio Indiveri, 112 Webster av, L. I. City. Cost, \$8,000.

**ROCKAWAY PARK, L. I.**—Jacob P. Powers Co., Larkin st, Arverne, has prepared plans for six 2-sty brick dwellings, 25x41 ft, on Washington av, Newport av and Columbus av for R. J. Realty Co., Rockaway Park, owner. Cost, \$37,500.

**ELMHURST, L. I.**—H. Tallant, 125 East 46th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 18x45 ft, at the east side of Lenox av, 518 ft north of Woodside av, for Dr. A. W. Tallant, Elmhurst, owner. Cost, \$8,000.

**FOREST HILLS, L. I.**—H. J. Krapp, 116 East 16th st, Manhattan, has plans in progress for a 2½-sty brick dwelling, 26x45 ft, at Forest Hills, L. I., for R. C. McGirr, 34 Continental av, Forest Hills, owner.

**SPRINGFIELD, L. I.**—Edw. Jackson, Herri-man av, Jamaica, has completed plans for a 2-sty frame residence, 24x26 ft, on the east side of Williamson av, 100 ft north of Howard st, for Jas. Kehoe, 197 St. Anns av, Manhattan, owner. Cost, \$4,000.

**FAR ROCKAWAY, L. I.**—Wm. T. Kennedy Co., Division av, Far Rockaway, have finished plans for three dwellings, 24x28 ft, on Deerfield rd, at the southwest corner of Briar pl, for Wm. and Ida Steinberg, 2201 Deerfield rd, Far Rockaway, owners. Cost, \$25,500.

**RICHMOND HILL, L. I.**—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has plans in progress for six 2-sty frame dwellings, 16x38 ft, at Fulton st and Lefferts av for A. De Bard, 1144 Canal st, Richmond Hill, owner and builder. Total cost, \$45,000. Owner will take bids on sub-contracts.

**ROCKAWAY BEACH, L. I.**—Plans have been prepared privately for two 1-sty frame dwellings, 15x20 ft, on the south side of Jamaica Bay, 100 ft east of Hollywood av, for Edward Knott, Hollywood av, Rockaway Beach, owner. Cost, \$3,500.

**Manhattan.**

**DWELLINGS.**

**70TH ST, 105-9 E.** 5-sty bk dwg, 40x78, tile, copper & slag rf; \$150,000; (o) Thom W. Lamont, 49 E 65th; (a) Walker & Gillette, 128 E 37th (75).

**STABLES AND GARAGES.**

**46TH ST, 631-639 W.** 2-sty garage & repair shop, 125x100, slag rf; \$90,000; (o) Standard Oil Co., 26 Bway; (a) C. A. Ellis, 26 Bway (74).

**RIVERSIDE DR, w s, 359 s 158th, 40 1-sty concrete garages, 10x20, slag rf; \$20,000; (o) estates of Sallie E Stone, 26 Exchange pl; (a) F. J. Schefelck, 4168 Park av (72).**

**WEST END AV, 40-50, 2-sty bk garage, 200x 100, plastic slate rf; \$100,000; (o) Hyman Davidowitz, 316 Stanton; (a) Lorenz F. J. Weiher, 271 W 125th (76).**

**STORES, OFFICES AND LOFTS.**

**46TH ST, 604-6 W.** 2-sty bk storage & offices, 40x100, slag rf; \$35,000; (o) Standard Oil Co., 26 Bway; (a) C. A. Ellis, 26 Bway (73).

**Bronx.**

**DWELLINGS.**

**HAMPDEN PL, w s, 28 n 182d, 6-3-sty bk**

dwgs, 28x38, plastic slate rf; \$42,000; (o) Albert J. Schwarzler, 367 E 167th; (a) Chas. Schaefer, Jr., 2853 3 av (100).

**ELLSWORTH AV, e s, 125 n Fairmount pl, 1-sty fr dwg, 24x38, slag rf; \$3,000; (o) Nicholas & Annie A. Eichler, 506 Ellsworth av; (a) Anton Pirner, 2069 Westchester av (101).**

**FIELDSTONE AV, e s, 630 s 250th, 2-sty bk dwg, 175.8x35.4, slate rf; \$100,000; (o) Mrs. Edna A. Hoffman, 2533 Grand av; (a) Dwight J. Baum, Riverdale (99).**

**HARRISON AV, w s, 691.8 n Morton pl, 2 2-sty hollow tile dwgs, 21x40, slag rf; \$20,000; (o) Wm. L. Phelan, Inc, Wm. L. Phelan, 2045 Ryer av, pres; (a) Moore & Landsiedel, 3d av & 148th (98).**

**HARRISON AV, w s, 571.8 n Morton pl, 2 2-sty hollow tile dwgs, 21x55, slag rf; \$24,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, pres; (a) Moore & Landsiedel, 3d av & 148th (97).**

**SOUND VIEW AV, e s, 288.2 n White Plains av, 2-sty bk dwg, 25x46, slag rf; \$9,000; (o) Cornelius F. Quinn, 613 W 145th; (a) Anton Pirner, 2069 Westchester av (102).**

**STABLES AND GARAGES.**

**134TH ST, n s, 100 e Willis av, 1-sty bk**

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garage, 75x100, rubberoid rf; \$15,000; (o) Willis Constn. Co., Max Gurian, 10 W 143d, Pres; (a) Julius Eckman, 217 Bway (103).

HARLEM RIVER TER, e s, 293.60 s Fordham rd, 1½ & 1-sty bk garages, 100x100, slag rf; \$55,000; (o) H. R. T. Garage, Inc., Antonio Guidone, 52 Vanderbilt av, Pres; (a) Moore & Landsiedel, 3 av & 148th (194).

### Brooklyn.

COLERIDGE ST, 217-25, e s, 140 s Oriental blvd, 2-1½-sty fr 1 fam dwgs, 24.6x42.8, shingle rf; \$16,000; (o) Jacob Cohen, 71 5 av, Manhattan; (a) Henry J. Murick, 772 Bway (2156).

CROWN ST, 454-8, s s, 320 w Kingston av, 2-2½-sty bk 1 fam dwg, 20x47, tar rf; \$—; (o) Sames Bldg. Corp., 1146 President; (a) Wm. C. Winters, 106 Van Siclen av (2200).

DELAMERE PL, 1175, e s, 160 n Av L, 2-sty fr 1 fam dwg, 18x52, shingle rf; \$8,500; (o) Sherman Bldg. Co., 536 W 125th, Manhattan; (a) S. Millman & Son, 26 Court (2252).

DELEMERE PL, 1190, n w c Av L, same as above; (o) same (a) same (2318).

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DELAMERE PL, 1206, s w c Av L, same as above (o) same (a) same (2319).

ELMORE PL, 1260, nwc Av L, 2½-sty fr 2-fam dwg, 47.10x27.6, shingle rf; \$18,000; (o) Land Improvement & Constn. Corp., 99 Nassau, N Y; (a) Jos. A. McCarroll, 200 Montague (2316).

ELMORE RD, 1259, n e c Av L, same as above; (o) same (a) same (2317).

ELMORE PL, 1269, s e c Av L, same as above; (o) same (a) same (2320).

ELMORE PL, 1270, s w c Av L, same as above; (o) same; (a) same (2321).

FALMOUTH ST, 155, e s, 440 s Hampton av, 2½-sty bk 1 fam dwg, 20x42, shingle rf; \$12,000; (o) Antonio Beavuculla, 241 W 4th; (a) Raphael Caporale, 1929 63d (2225).

GILMORE COURT, 1117, n s, 140 w E 12th, 1-sty fr 1 fam dwg, 29x21, shingle rf; \$5,000; (o) Associated Impt. Co., 192 Montague; (a) Slee & Bryson, 154 Montague (2165).

GILMORE COURT, 1107, n s, 220 w E 12th, 1-sty fr 1 fam dwg, 29x21, shingle rf; \$5,000; (o) Associated Impt. Co., 192 Montague; (a) Slee & Bryson, 154 Montague (2162).

KENILWORTH PL, 111, e s, 283.8 s Glenwood rd, 2-sty fr 2 fam dwgs, 20.6x57, slag rf; \$7,500; (o) Av. D Bldg. Co., 2701 Glenwood rd; (a) Geo. Alexander, Jr., 3402 Av K (2083).

KENILWORTH PL, 109, e s, 259.8 s Glenwood rd, 2-sty fr 2 fam dwgs, 19.10x57, slag rf; \$7,000; (o) Av. D. Bldg. Co., 2701 Glenwood rd; (a) Geo. Alexander, Jr., 3402 Av K (2084).

KENMORE PL s e c Av L, same as above; (o) same; (a) same (2322).

E 12TH ST, 653, s e c Foster av, 2½-sty bk 2 fam dwg, 28x63.3, shingle rf; \$12,000; (o) Mrs. Aaron Wolb, 2972 W 27th; (o) Wm. Richter, 1028 E 2d (2205).

E 13TH ST, 1958, w s, 317.4 n Av I, 2-sty fr 2 fam dwg, 16.6x55, shingle rf; \$8,000; (o) Sadies Meyershon, 1945 E 13th; (o) Gilbert I. Prowler, 1959 Homecrest av (2287).

W 16TH ST, 2752-4, w s, 200 n Neptune av, 2-sty fr 2 fam dwg, 34x26, tar rf; \$7,500; (o) Helen Melani, 2751 W 16th; (a) Jos. J. Galizia, 2930 W 19th (2081).

W 33D ST, 2750-2, w s, 390 n Neptune av, 1-sty fr 1 fam dwg, 24x19, shingle rf; \$4,000; (o) Bernard C. Magnussen, 3101 Mermaid av; (a) Olof B. Almgren, 230 95th (2298).

42D ST, 1192, s w c 12 av, 2-sty bk str & 2 fam dwg, 20x60, slag rf; \$9,000; (o) Reconstr. Homes Bldg. Corp., 1581 President; (a) M. S. Cantor, 373 Fulton (2198).

42D ST, 1182-90, s s, 20 w 12 av, 5-2-sty bk 1 fam dwgs, 16x43, slag rf; \$35,000; (o) same (2199).

52D ST, 1645, n s, 352.6 e 16 av, 2-sty fr 1 fam dwg, 18.4x49½, shingle rf; \$9,000; (o) Ramol Constn. Co., 3907 Av D; (a) S. Gardstein, 1154 47th (2188).

52D ST, 1667, n s, 212.6 w 17 av, 2-sty fr 1 fam dwg, 18.4x49½, shingle rf; \$9,000; (o) same; (a) same (2189).

52D ST, 1405, n e c 14 av, 2½-sty bk 1 fam dwg, 45.8x33, shingle rf; \$45,000; (o) Louis Finfer, 5111 14 av; (a) Ferdinand Savignano, 6005 14 av (2118).

53D ST, 1621-7, n s, 160 e 16 av, 3-2-sty fr 1 fam dwgs, 17x49½, shingle rf; \$27,000; (o) same; (a) same (—).

54TH ST, 1603, n e c 16 av, 2-sty 2 fam dwg, 25x56, shingle rf; \$15,000; (o) Harris Wilner, 5214 15 av; (a) Saml. L. Malkind, 1270 54th (2255).

77TH ST, 1867-73, n w c 19 av, 2-sty bk 2 fam dwg, 20x57, tar rf; \$13,000; (o) Jos. J. Ianuzzi, 1749 74th; (a) Ferdinand Savignano, 6005 14 av (2120).

78TH ST, 1407-47, n s, 300 w 15 av, 17-2-sty bk 2 fam dwgs, 20.7x80, tar rf; \$255,000; (o) Peter Bressi, 6005 14 av; (a) Ferdinand Savignano, 6005 14 av (2277).

AV L, 2107, n s, 50 e Kenmore pl, 2½-sty fr 1-fam dwg, 22.3x41, shingle rf; \$12,000; (o) Land Improvement & Constn. Corp., 99 Nassau, N Y; (a) Jos. A. McCarroll, 200 Montague (2304).

AV L, 2111, n s, 83.4 e Kenmore pl, same as above; (o) same (a) same (2305).

AV L, 2115, n s, 116.8 e Kenmore pl, same as above; (o) same (a) same (2306).

AV L, 2207, ns, 50 e Elmore pl, same as above; (o) same (a) same (2307).

AV L, 2211, n s, 83.4 e Elmore pl, same as above; (o) same (a) same (2308).

AV L, 2215, n s, 116.8 e Elmore pl, same as above; (o) same (a) same (2309).

AV L, 2216, s s, 116.8 e Elmore pl, same as above; (o) same (a) same (2310).

AV L, 2212, s s, 83.4 e Elmore pl, same as above; (o) same (a) same (2311).

AV L, 2208, s s, 50 e Elmore pl, same as above; (o) same (a) same (2312).

AV L, 2116, ss, 116.8 e Kenmore pl, same as above; (o) same (a) same (2313).

AV L, 2112, s s, 83.4 e Kenmore pl, same as above; (o) same (a) same (2314).

AV L, 2108, s s, 50 e Kenmore pl, same as above; (o) same (a) same (2315).

BATH AV, 1952-60, s s, 18.9 e Bay 23d, 4-2-sty bk str & 2 fam dwgs, 17.10x43, slag rf; \$40,000; (o) Jennie Levinson, 2942 W 30th; (a) Jacob Lubroth, 44 Court (2133).

BENSON AV, 2325-7, n e c Bay 34th, 2½-sty fr 1 fam dwg, 20.6x40, shingle rf; \$6,000; (o) Wm. J. Billhan Constn. Co., 2124 W 10th; (a) Jos. A. Boyle, 367 Fulton (2095).

CONEY ISLAND AV, 1803-5, e s, 595 s Av N, 2-2-sty bk 2 fam dwgs, 16.2x66.2, slate rf; \$20,000; (o) Morris Glasser, 230 W 30th, Manhattan; (a) Zipkes, Wolff & Kudroff, 432 4 av, Manhattan (2291).

FOSTER AV, 516-20, 109.3½ w Ocean pkway, 2-2-sty fr 2 fam dwgs, 20x59, shingle rf; \$28,000; (o) same; (a) same (2151).

GREENE AV, 1075-81, n s, 62½ w Bushwick av, 4-sty bk 28 fam dwg, 83x88.8, tar rf; \$84,000; (o) same as above; (a) same as above (2123).

GREENE AV, 1083-87, n w c Bushwick av, 4-sty bk 24 fam dwgs, 62½x90, tar rf; \$70,000; (o) Isaac Meyersohn, 97 Pulaski, Louis Gallin, 231 Lynch; (o) Cohn Bros., 361 Stone av (2122).

MONTAUK AV, 489, e s, 257 s Hegeman, 2-sty bk 2 fam dwg, 20x52, slag rf; \$5,600; (o) Marco Savatter, 615 Atkins av; (a) Ernest Dennis, 241 Schenck av (2124).

OCEAN PKWAY, 728-36, s w c Parkville av, 3-2-sty fr 1 fam dwgs, 17x42, shingle rf; \$36,000; (o) K. J. B. Realty Co., 2166 Atlantic av; (a) Wm. A. Cantor, 373 Fulton (2152).

OCEAN PKWAY, 764, s w c Foster av, 2-sty fr 1 fam dwg, 38x25, shingle rf; \$12,000; (o) Trieb & Brodsky, 1701 44th; (a) M. A. Cantor, 373 Fulton (2150).

17TH AV, 5111-17, e s, 40.2 n 52d, 3-2-sty fr 1 fam dwgs, 17x49½, shingle rf; \$27,000; (o) same; (a) same (—).

### CHURCHES.

ASHLAND PL, 145-7, e s, 105.8½ n Hanson pl, 1-sty bk church, 30x68.1, tar rf; \$10,000; (o) The Salvation Army, Inc., 122 W 14th, Manhattan; (a) C. H. Lynch, 741 5 av, Manhattan (2104).

### STABLES AND GARAGES.

BERGEN ST, 1827, s e c Howard av, 1-sty bk garage, 45x25; \$1,500; (o) Louis Cohen, prem; (a) E. M. Adelsohn, 1778 Pitkin av (2329).

CARROLL ST, 1395, n s, 220 e Kingston av, 1-sty bk garage, 17x20; \$1,000; (o) Nathan Brenstein, prem; (a) Albert Ulrich, 371 Fulton (2325).

FANCHON PL, 20-30, s e c Bushwick av, 1-sty bk garage, 90x100, tar rf; \$42,000; (o) Ed. A. Richards, 147 Barbey; (a) Wm. C. Winters, 106 Van Siclen av (2197).

HALSEY ST, 950-6, s s, 360 e Saratoga av, 1-sty bk garage, 48.4x20, slag rf; \$2,000; (o) Michael Galgano, prem; (a) Wm. H. Ludwig, 801 Eastern pkway (2098).

HANCOCK ST, 1007, w s, 190 s Bushwick av, 1-sty bk garage, 12x21, slag rf; \$1,400; (o) Claus Heitman, 1295 Bushwick av; (a) Fredk. A. Wonnberger, 2924 Fulton (2085).

HANCOCK ST, 1007, n s, 190 w Bushwick av, 1-sty bk garage, 12x21, slag rf; \$1,400; (o) Claus Heitman, 1295 Bushwick av; (a) Fredk. A. Wonnberger, 2924 Fulton (2332).

HOPE ST, 14-24, s s, 125 e Roebbling, 1-sty bk garage, 113.2x100, slag rf; \$32,000; (o) Allies Bldg. Corp., 158 Bway; (a) Boris W. Dorfman, 26 Court (2149).

MILFORD ST, 32, s w c Atlantic av, 1-sty bk garage, 18x37; \$1,500; (o) Saml. Weisglass, prem; (a) Louis Shampman, 50 Court (2196).

E 17TH ST, 358, n w c Cortelyou rd, 1-sty concrete garage, 20x18, shingle rf; \$900; (o) L. Gross, 184 Penn; (a) Robt. G. Schaefer, 1528 Flatbush av (2260).

E 18TH ST, 531, e s, 140.5 s Ditmas av, 1-sty concrete garage, 18x20, shingle rf; \$850; (o) Mrs. M. Gair, 322 E 17th; (a) Robt. T. Schaefer, 1526 Flatbush av (2257).

BAY 23D ST, 167-71, e s, 55.9½ s Bath av, 2-1-sty concrete garages, 11x18; \$800; (o) Jennie Levinson, 2948 W 30th; (a) Jacob Lubroth, 44 Court (2131).

54TH ST, 1726, s s, 200 e 17 av, 1-sty fr garage, 13x18; \$500; (o) Fredk. J. Winbles, prem; (a) owner (2090).

58TH ST, 1757, n s, 213.3 n 18 av, 1-sty concrete garage, 12x18; \$500; (o) Matilda Swenson, prem; (a) Carl Swenson, prem (2089).

61ST ST, 1760-4, s s, 175 w 18 av, 2-1-sty bk garages, 16x18, shingle rf; \$1,600; (o) Morris Book, 220 4 av; (a) Dominick Salvatore, 369 Fulton (2128).

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60, shingle rf; \$16,000; (o) same; (a) same (2129).

72D ST, 90-96, 300 e Narrows av, 4-1-sty bk garages, 11x18; \$2,000; (o) Omdel, Russell Constn. Co., 356 St. Marks av; (a) Harvey Omdel, 802 President (2108).

75TH ST, 37-59, n s, 200 w 21 av, 10-1-sty concrete garages, 10x17, slag rf; \$5,000; (o) Geo. S. Morrison, 913 Sterling pl; (a) Jas. A. Boyle, 367 Fulton (2222).

75TH ST, 2050-72, s s, 100 w 21 av, 10-1-sty concrete garages, 10x17, slag rf; \$5,000; (o) same as above; (a) same as above (2223).

83D ST, 440, s s, 396.6 w 5 av, 1-sty concrete garage, 10x20, slag rf; \$400; (o) Daniel G. Farocca, 169 5 av; (a) owner (2286).

AV J, 610, s e c Ocean pkway, 1-sty bk garage, 20x20, tile rf; \$950; (o) Isidor Brigs, 781 Coney Island av; (a) Robt. T. Schaefer, 1526 Flatbush av (2259).

AV Q, 918-32, s s, 130.7 e E 9th, 1-sty bk garage, 92.1x98.3, slag rf; \$4,000; (o) Liberty Wymer Co., 106 Bristol; (a) E. M. Adelson, 1778 Pitkin av (2254).

ATLANTIC AV, 3065-9, n w c Shepherd av, 2-sty bk garage & factory, 50.8x103.3, slag rf; \$40,000; (o) Am. Numbering Mch. Co., 226 Shepherd av; (a) Harold G. Dangler, 215 Montague (2182).

BATH AV, 1950, s e c Bay 23d, 2-sty bk str, garage, 1 fam, 18.9x55.9½; \$12,000; (o) Jennie Levinson, 2942 W 30th; (a) Jacob Lubroth, 44 Court (2132).

BUSHWICK AV, 900, s w c Van Buren, 1-sty concrete garage, 12x22; \$700; (o) Geo. J. Schwarz, prem; (a) Louis F. Schillinger, 167 Van Siclen av (2250).

CONEY ISLAND AV, 1803-5, e s, 595 s Av N, 1-sty bk garage, 21.6x15.4, slate rf; \$1,000; (o & a) same (2292).

FARRAGUT RD, 3224, s w c New York av, 1-sty concrete garage, shingle rf; \$700; (o) Chas. C. Aspinwall, 291 11th; (a) Jos. A. Boyle, 367 Fulton (2112).

LIVONIA AV, 805-7, n s, 63 w Schenck av, 1-sty bk garage, 37x20, tar rf; \$1,500; (o) Louis Rubin & Morris Mandel, 598 Schenck av; (a) S. Millman & Son, 1780 Pitkin av (2143).

NAUTILUS AV, n s, 160 e Sea Gate av, 3-1-sty bk garages; \$1,500; (o) Windall Bldg. Corp., 217 Montague; (a) Jules J. Diemer, 1 Madison av, Manhattan (2192).

OCEAN AV, 3133-9, e s, 496 s Voorhies av, 1-sty bk garage; \$75,000; (o) P. Howard Reid, 2027 Emmons av; (a) Jos. A. McDonald, 1630 Surf av (2147).

OCEAN AV, 630, n w c Albemarle rd, 1-sty bk garage, 30x25, slag rf; \$5,000; (o) Raffaele Prisco, 73 Mulberry, Manhattan; (a) Slee & Bryson, 154 Montgomery (2164).

RIDGEWOOD AV, 125, n s, 22 e Linwood, 1-sty concrete garage, 10.4x17.6; \$800; (o) Wm. Hasman, prem; (a) Anthony Rossia, Sterling pl, St. Albans, L. I. (2218).

UTICA AV, 153-9, e s, 53.6 n Prospect pl, 1-sty bk garage, 74.3x159.6, slag rf; \$50,000; (o) Mary E. Fricke, 21 Suydam pl; (a) M. A. Cantor, 373 Fulton (2245).

12TH AV, 5710, s w c 57th, 1-sty concrete garage, 18x20; \$1,400; (o) Albert E. Raitano, 6324 14 av; (a) Ferdinand Savignano, 6005 14 av (2121).

20TH AV, 7706-18, w s, 33.4 n 78th, 4 1-sty bk garages, 11x19, shingle rf; \$2,000; (o) Saml Levin, 149 Penna av; (a) Isaac Kallich, 7922 21st av (2347).

20TH AV, 7702, s w c 77th, 1-sty bk garage, 11x19, shingle rf; \$500 (o) same (a) same.

20 TH AV, 7722, n w c 78th, 1-sty bk garage, 11x19, shingle rf; \$500; (o) Saml Levin, 149 Penna av; (a) Isaac Kallich, 7922 21st av (2346).

**STORES AND DWELLINGS.**

NEW UTRECHT AV, 7102-4, s w c 71st, 4-sty bk str & 12 fam, 44.6x99.1, slag rf; \$60,000; (o) Edw. Wiggins, 7002 New Utrecht av; (a) McCarthy & Kelly, 16 Court (2281).

**STORES AND THEATRES.**

5TH AV, 7615-25, n e c 77th, 1-sty bk str & theatre, 107.2x104.2, tar rf; \$175,000; (o) Max Barr, 215 Montague; (a) Carlson & Wiseman, 226 Henry (2280).

**STORES, OFFICES AND LOFTS.**

BROAD ST, 30-34, n s, 128.4 e Dwight, 1-sty bk str, 50x95, slag rf; \$7,000; W Weinstein, 42 Beard; (a) Clarence Kiehle, 188 Montague (2327).

**THEATRES.**

LORIMER ST, 990-1006, e s, 346 s Meserole av, 2-sty bk theatre, 144x200, rubberoid rf; \$150,000; (o) E. H. W. Constn. Corp., 971 Manhattan av; (a) Eugene De Rosa, 110 W 40th, Manhattan (2113).

**MISCELLANEOUS.**

FULTON ST, 2621, n e c Sheffield av, 1-sty fr shed, 8x8; \$150; (o) Wm. Rosenbuser, 2619 Fulton; (a) Abraham Silverman, 17 Pennsylvania av (2111).

ORMOND PL, 35-37, e s, 105.2 n Fulton, 1-sty bk vault, concrete rf; \$1,000; (o) Langrock Bros., prem; (a) Dominick Salvati, 369 Fulton (2076).

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S ELLIOTT PL, 185, e s, 92 n Atlantic av, 1-sty fr lumber yard, 40x90, cement rf; \$3,000; (o) Dykes Lumber Co., 137 W 24th, Manhattan; (o) Robt. H. Fast, 163 W 20th, Manhattan (2256).

39TH ST, 1219, n s, 140 e 12 av, 1-sty bk repair shop, 25x95.2, tar rf; \$7,000; (o) Abe Osipomitz & Harry Bialack, 1233 39th; (a) Max Hirsch, 215 Montague (2247).

ATLANTIC AV, 3196-3218, s e c Logan, 1-sty bk coal pocket, 30x80, iron rf; \$2,500; (o) Atlantic-Logan Coal Co., Inc., 3298 Atlantic av; (a) Derrick & Hoist Constn. Co., 150 Nassau, Manhattan (2216).

HOWARD AV, 318-36, n w c Pacific, 1-sty fr grand stand; \$1,900; (o) B. R. T., 85 Clinton; (a) Albert L. Miller, 10 Melville pl, Queens (2157).

SURF AV, 1233-41, n s, 18.11 e Stillwell av, 1-sty bk exhibition bldg, 46x145.10, tar rf; \$8,000; (o) Surf Av. Bldg. Corp., 105 W 40th, Manhattan; (a) Seelig & Finkelstein, 26 Court (2178).

### Queens.

#### DWELLINGS.

ARVERNE.—Vernon av, n w c Amstel Blvd, 2-sty fr dwg, 31x38, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Emanuel Fobel, 230 Falling, Arverne; (a) Standt & Henderson, 55 W 46th, Manhattan (695).

ARVERNE.—Clarence av, e s, 180 n Amstel Blvd, 2-2-sty fr dwgs, 28x47, shingle rf, 1 family, gas, steam heat; \$18,000; (o) Isaac Miron, 225 Clarence av, Arverne; (a) Standt & Henderson, 55 W 46th, Manhattan (696-697).

ARVERNE.—Wavcrest av, e s, 40 s Elizabeth, 1-sty fr dwg, 18x32, shingle rf, 1 family, gas; \$2,500; (o & a) Thomas Cleven, Cedarhurst, L. I. (709).

EDGEMERE.—Beach 45th st, w s, 240 n Boulevard, 1-sty fr dwg, 35x18, shingle rf, 1-fam, gas; \$2,500; (o & a) Jos. Vofonte, Rockaway Beach (659).

EMMONS AV, 3124-32, s s, 486.6 e Leonard av, 16-1-sty fr 1 fam dwgs, 18x31, shingle rf; \$32,000; (o) Jos. A. Marino, 2223 Surf av; (a) Geo. H. Suess, 1131 Gravesend av (2230).

FLUSHING.—Quince st, s s, 160 w Oak av, 2 1/2-sty fr dwg, 22x33, shingle rf, 1-fam, gas, steam heat; \$6,200; (o & a) The Park Homes & Material Co., Flushing (667).

HOLLIS.—Palo Alto av, w s, 100 n Palmero av, 2-2-sty fr dwgs, 22x28, shingle rf, 1-fam, gas, steam heat; \$16,000; (o) Jos Hrostoski, Hollis av, Hollis; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (677-78).

JAMAICA.—Larremore av, n s, 138 w Yale av, 2-sty fr dwg, 16x38, tin rf, 1-fam, gas, steam heat; \$4,500; Loshen Bros., 17 George st, Jamaica; (a) Louis Danacher, 328 Fulton st, Jamaica (663).

### PLANS FILED FOR ALTERATIONS

#### Manhattan.

BROOME ST, 423, new balcony in 6-sty bk str & lofts; \$1,000; (o) Thos. B. Walker, 423 Broome; (a) Manhattan Brass & Electric Co., 423 Broome (627).

CORTLANDT ST, 77, remove str fronts, partitions, fire-escapes, new str fronts, cornice, elevator shaft, partitions, toilet, pent house in 6-sty bk str & lofts; \$20,000; (o) John Healy, 618 W 147th; (a) Carlson & Wiseman, 226 Henry, Bklyn (607).

ELDRIDGE ST, 69, new stairs, wall, sash, rearrange partitions in 5-sty bk str & tnt; \$2,000; (o) Louis Shulsky, 291 S 2d, Bklyn; (a) M. J. Harrison, World Bldg (590).

GOLD ST, 91, change str front, new elevator shaft, stairs, partitions in 5-sty bk storage & lofts; \$10,000; (o) Louis B. Wasserston, 91 Gold; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (606).

GREAT JONES ST, 55, cut window in wall in 7-sty lofts & str; \$125; (o) Etagtoc Holding Co., Inc., 5 Beekman; (a) David Bleier, 2366 Webster av (611).

GREENWICH ST, 52-54, remove elevator, stairs, raise rf, floor, new stairs & enclosure, elevator & vent shafts, fire-escapes, str fronts, windows in 5-sty bk str & lofts; \$15,000; (o) Jacob Barsky, 1 Beaver; (a) C. H. Richter, 39 Cortlandt (623).

GREENWICH PL, 537-545, new wall, doors, partitions, plumbing in 6-sty bk factory; \$7,500; (o) Independent Warehouse, Inc., 4 av & 17th; (a) McKenzie, Voorhees & Ghelin, 1123 Bway (605).

HUDSON ST, 607, remove partitions, reduce stairs, new partitions, plumbing, fireplace & flue in 6-sty hotel; \$25,000; (o) Young Women's Christian Association of N. Y., 600 Lexington av; (a) Katherine Cotheal Budd, 527 5 av (594).

JOHN ST, 62, remove stairs, partitions, dumb-waiter, new partitions, toilet, skylights, stairs in 4-sty bk str & factory; \$8,000; (o) Joseph

L. Burke, 187 Lenox av; (a) Schwartz & Gross, 347 5 av (629).

PEARL ST, 164, remove fire-escapes, columns, floor, new beams, columns, floor, framing (entrance) in 5-sty bk storage & offices; \$4,000; (o) Joseph Victori, 165 Pearl; (a) Dodge & Morrison, 135 Front (600).

RIDGE ST, 55, rearrange toilets, new elev in 7-sty bk garage & loft; \$6,000; (o) Ridge Holding Co., 21 Claremont av; (a) Nathan Langer, 81 E 125th (570).

SPRING ST, 115-17, alter fire escapes, new windows, partitions in 5-sty bk str & tnt; \$2,500; (o) Greene St. Associates, 640 Bway; (a) Geo. A. & Henry Boehm, 7 W 42d st (576).

WALL ST, 6, new elevator, stairway, toilets in 9-sty bk offices; \$25,000; (o) American Surety Co., 100 Bway; (a) Herman Lee Meader, 2 W 33d (599).

WEST ST, 207-209, remove str front, stairs, columns, sashes & doors, stairs, wall, new str front, girders, stairs, piers, partitions in 3-sty bk table & loft; \$8,000; (o) Caroline T. Kissel, 14 Wall; (a) G. N. Van Auken, 1269 Bway (609).

WHITE ST, 39, remove platform, new elevator & shaft, doors, toilets, elec wiring, skylight in 5-sty bk offices & show rooms; \$10,000; (o) Henry F. Turtle, 39 White; (a) Walter H. Volckening, 53 W 39th (598).

WILLIAM ST, 120, remove elevator, stairs, new ext, elevator shaft, stairways, 2 stys in 10-sty bk office; \$150,000; (o) 56 Maiden Lane Corp.; (a) Butler & Rodman, 56 W 45th (599).

WILLIAM ST, 118, remove front, wall, partitions, plumbing fixtures, new front, ext, rf & skylights, partitions, plumbing fixtures, stairs in 6-sty bk offices; \$20,000; (o) Denison Realty Corp., 92 William; (a) Clinton & Russell, 32 Nassau (628).

10TH ST, 28-30 E, new beams, water tank on 12-sty bk loft bldg; \$500; (o) Sildon Realty Corp., 149 Bway; (a) E. L. Larkin, 461 8th av (568).

14TH ST, 144-6 E, remove wall, new columns in 5-sty bk str & offices; \$1,000; (o) Leon Schinasi, 1790 Bway; (a) Morris Schwartz, 309 Bway (596).

16TH ST, 21 W, new partitions in 4-sty bk dwg; \$5,000; (o) Sarah Patrick, 21 W 16th; (a) Philip Manz, 561 W 181st (578).

22D ST, 409-415 E, remove floor, windows, new ext, windows in 4-4-sty bk tnt bldgs; \$6,000; (o) Albert G. Richter, 316 Av A; (a) John Ph. Voelker, 979 3 av (591).

23D ST, 501 W, remove partitions, toilets, show windows, new partitions, vestibule, toilets, show windows, stairway in 4-sty bk str & dwg; \$5,000; (o) John Von Glahan, White Plains, N. Y.; (a) M. W. Del Gaudio, 2755 Creston av, Bronx (631).

23D ST, 262 W, remove pier, partitions, new columns, str front, partitions, fire-escapes, windows in 4-sty bk str & workrooms; \$2,800; (o) J. J. Cavanaugh, 260 W 23d; (a) Aaron Brown, 262 W 23d (619).

24TH ST, 115 E, basement & 1st floor altered into str in 3-sty bk lofts & str; \$5,000; (o) 115 E 25th St. Corp.; (a) Harry Hurwitz, 230 Grand (587).

26TH ST, 36 W, remove partitions, new front, ext, partitions, stairs, toilets in 5-sty bk str & offices; \$9,000; (o) Max Roth, 36 W 26th; (a) Geo. & Edw. Blum & S. Walter Katz, 505 5 av (630).

29TH ST, 12 W, new stairs in 5-sty bk str, lofts & factory; \$500; (o) Rose Haskell, 12 W 29th; (a) M Jos Harrison, World Bldg (573).

29TH ST, 228-30 W, remove partitions, new partitions, columns & beams, str front in 5-sty bk str & lofts; \$6,000; (o) Annie Duforth, 405 W 21st; (a) Jacob Fisher, 25 Av A (612).

31ST ST, 128-130 W, remove partitions, new floor, toilets, stairs, elevator shaft, doors in 5-sty bk str & lofts; \$35,000; (o) Midtown Holding Corp., 907 Bway; (a) Rudolph C. P. Boehler, 38 W 32d (608).

34TH ST, 218-220 W, remove walls, lower beams, new walls, ext, stairway, beams, skylight, partitions in 2-4-sty bk dwgs; \$30,000; (o) Estate of Ensign B. Pargoe, 74 W 48th; (a) B. H. & C. N. Winston, 2 Columbus Circle (579).

37TH ST, 108 E, remove wall, new floors, beams, wall, stairs, partitions in 5-sty bk dwg; \$75,000; (o) George Nichols, Esq., 108 E 37th; (a) Charles A. Platt, 101 Park av (582).

37TH ST, 36 E, remove bath rooms, dumb-waiter, alter partitions, new bathrooms, fixtures, dumb-waiter in 4-sty bk dwg; \$15,000; (o) Kate W. Winthrop, 38 E 37th; (a) Julius F. Gayler, 15 E 40th (616).

38TH ST, 115 E, rearrange partitions, new toilet, bathrooms, sty in 5-sty bk dwg; \$15,000; (o) Charles Ewing, 101 Park av; (a) Ewing & Allen, 101 Park av (583).

42D ST, 163 E, remove walls, new partitions, toilets, alts in 2-sty bk str & loft; \$1,500; (o) Estate of Anna Rothman, 258 Bway, Bklyn; (a) M. Joseph Harrison, World Bldg (589).

42D ST, 39-45 W; also 43D ST, 38-68 W, remove & rebuild elev, reset stairs in 8-sty bk str; \$75,000; (o) Louisa M Gerry, Newport, R I; (a) John B. Snook & Sons, 261 Bway (577).

45TH ST, 145 E, new wall, ext, raise floor, change partitions in 3-sty bk dwg; \$8,000; (o & a) Edward Corning Co., 52 Vanderbilt av (632).

47TH ST, 146 E, remove partitions, stoop, raise floors, new partitions, chimneys, fireplaces, framing, pent house, 3-sty ext, sidewalk, doors, windows, stairs, vent shaft, fence in 5-sty bk dwg; \$20,000; (o) Isabella Barclay, 146 E 47th; (a) Peabody, Wilson & Brown, 389 5 av (625).

47TH ST, 157-63 W, new ext in 9-sty bk hotel; \$1,000; (o) Henry M. Swetland, 165 W 47th; (a) John H. Knubel, 305 W 43d (601).

48TH ST, 62 W, remove partitions, new partitions, bathrooms in 4-sty bk dwg; \$2,900; (o) Gas Consumers Assoc., 25 W 45th; (a) J. Michell, 332 W 24th (620).

56TH ST, 106 E, remove partitions, dumbwaiters, stairs, alter partitions, stair platform, new bathrooms, closets, post & girders, chimney in 4-sty bk dwg; \$9,000; (o & b) Florence J. McCarthy, 106 E 56th (604).

61ST ST, 210 E, remove bathroom fix, partitions, new stairs, ext, toilet, partition, bathrooms in 4-sty bk dwg; \$10,000; (o) Ella T. McCue, 210 E 61st; (a) L. S. Weeks, 101 Park av (567).

68TH ST, 14 W, remove stairs, door, side lights, partitions, new partitions, bathrooms, door, stairs, fixtures in 4-sty bk dwg; \$10,000; (o) Jared Flagg, 111 E 40th; (a) Ernest Flagg, 111 E 40th (592).

75TH ST, 12 W, remove partitions, new stairs, vent shaft, dumbwaiter shaft, partitions, bathrooms, ext in 4-sty bk dwg; \$12,000; (o) Katherine & Louise Hodson & Martha Kinney, 12 W 75th; (a) C. Hamilton Preston, 80 Washington Sq E (622).

76TH ST, 24 E, change partitions, bathrooms, new plumbing, electric, doors in 4-sty bk dwg; \$5,000; (o) G. C. Heilner, 24 E 76th; (a) E. H. Denby, 333 4 av (624).

76TH ST, 416 E, new wall, boiler room, floor, tank in 4-sty bk garage; \$1,500; (o) Louis Fox, 416 E 76th; (a) Louis A. Sheinart, 194 Bowery (621).

90TH ST, 54 W, remove stoop, new window, entrance, steps, ext, floor, araway, partitions, dumbwaiter, skylight, plumbing in 4-sty bk dwg; \$10,000; (o & a) Wm. G. Daigneault, 258 W 54th (566).

92D ST, 342-344 W, remove gangway, floor, stalls, new floor, window in 3-sty bk warehouse & stable; \$1,000; (o) Estate of W. M. Schwenker, 342 E 92d; (a) J. J. Diemer, 1 Madison av (602).

**Bronx.**

136TH ST, 738, new doors to 6-sty bk factory; \$250; (o) Ludwig & Co., on prem; (a) Frank Hausle, 81 E 125th (67).

157TH ST, 531, new beams, stairways, columns, partitions to 4-sty bk tnt; \$12,000; (o) Louis Sperber, 801 E 5th; (a) Otto Reissmann, 147 4 av (79).

160TH ST, 821-23, new bins, new fireproofing, new str front to 2-sty bk market & billiard room; \$500; (o) U. S. Holding Co, prem; (a) John H. Friend, 148 Alexander av (69).

222D ST, 627, three new bath rooms, new plumbing, new partitions to 3-sty bk str & tnt; \$3,000; (o) Anna Durante, 757 E 217th; (a) A. J. De Pace, 637 Post st (65).

BATHGATE AV, 1666, 1-sty bk ext, 16.8x4.10, new str front, girders & new partitions to 3-sty bk str & dwg; \$1,500; (o) Jacob Linn, on prem; (a) Wm. H. Meyer, 1861 Carter av (72).

BATHGATE AV, 1668, 1-sty bk ext, 16.7x4.10, new str front, girders & new partitions to 3-sty bk str & dwg; \$1,500; (o) Jacob Mirchin, 1619 Bathgate av; (a) Wm. H. Meyer, 1861 Carter av (73).

BATHGATE AV, 1670, 1-sty bk ext, 16.8x4.10, new str front, girders & partitions to 3-sty bk str & dwg; \$1,500; (o) Isreal Fishman, 132 E 112th; (a) Wm. H. Meyer, 1861 Carter av (74).

BOSTON RD, 1081, new bathrooms, partitions to 3-sty fr dwg; \$5,000; (o) Morris Chodorkow, 182 Av C; (a) Frederick J. Dassau, 26 Court, Bklyn (81).

CLAFLIN AV, e s, 150 n 197th, move & new girders, plumbing, stairways & partitions to 2-sty fr dwg; \$7,000; (o) Chas. E. & Annie Nettle, 2304 Grand av; (a) John Brandt, 271 W 125th (77).

DECATUR AV, n w c Mosholu pkway, new entrance, new partitions to 2-sty & attic fr dwg & garage; \$1,000; (o) Chas. Kling, on prem; (a) Bruno W. Berger & Son, 121 Bible House (75).

MORRIS AV, 2805, move & new partitions to 2-sty & attic fr dwg; \$2,000; (o) W. A. Patton, 2691 Creston av; (a) Jos. McSweeney, 1181 Myrtle av, Bklyn (66).

MORRIS AV, 522, new f. p. dumbwaiter shaft to 5-sty bk tnt; \$250; (o) C. A. Otten, 528 Morris av; (a) Max Hausle, 3307 3d av (64).

OLD WHITE PLAINS RD, e s, 175 s Thwaites pl, 3-sty fr extension, 7x14, & new partitions to 2-sty & attic fr dwg; \$2,900; (o) Mrs. Wm. Langridge, prem; (a) Carl Hartzelline, 441 W 50th (68).

PERRY AV, 3339, 1-sty fr ext, 20x8, to 2-sty fr dwg; \$400; (o) Eugene Susrand, on prem; (a) Philip Markowitz, 3391 Wayne av (78).

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Repair—Alterations

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