

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

Post-Haste Lawmaking

Governor Smith, it now appears, was in just as great a hurry as the legislators themselves to jab through at Albany the series of rental bills which now are the law of the State of New York.

The Record and Guide last week expressed the hope, which was shared by many unemotional citizens, that the Governor would not be swept off his feet as the Legislature had been by the noisy demonstration which took place in the state capitol one week ago last Tuesday. It is almost inconceivable that Governor Smith, or any other governor, should have signed, without giving those interested a formal hearing, eleven measures of such far-reaching importance. Early in the week, however, the Governor, by special messages to the Legislature, made it clear that, in this instance at least, he could play politics with a vital public problem just as readily as could the legislators themselves.

The hasty passage of these important bills by the Senate and Assembly and their approval in equal haste by the Governor furnishes one of the most concrete examples of lawmaking by clamor known in this state in many years. The enactment of ill-conceived, loosely considered legislation used to be an act of folly generally confined to erratic states of the Wild and Woolly West. But even Kansas, in the days of Sockless Jerry Simpson, never put through any half-baked legislation with greater celerity than officials at Albany have just displayed in enacting the new rental laws.

It is a sad commentary on the effectiveness of noise at the state capitol that only two members of the Senate, Mr. Burlingame, of Brooklyn, and Mr. Abeles, of the Bronx, voted against these measures. Senator Burlingame probably was right when he declared that these bills would not remedy the situation. He undoubtedly was right when he expressed the belief that the only reason they were allowed to pass in their present form is because of the near approach of another election day. In view of the week's developments at Albany it sounds a bit conservative and old-fashioned on the part of even one Senator to declare, as Senator Burlingame did, that a solution of the housing problem could not be reached by harrassing landlords or by telling them how much rent they must charge.

So far as relieving the housing shortage is concerned—and that remains the real crux of the situation—the Legislature and Governor Smith have accomplished nothing by the enactment of these new laws. On the contrary, it is to be feared that this latest legislation will retard, instead of helping, the adoption of the broad building program which is the only real solution of the existing troubles.

First Move in Building Revival

When the machinery of construction has been immobile for so long it is not surprising that not much

headway is noticeable at the end of the week in which by far the most important happening, from the builders' point of view, is the agreement whereby the bricklayers were to return to work at their old rate of wages pending the final adjustment of questions at issue by Mayor Hylan, who was accepted as arbitrator by the union and the employers. Not as many workmen responded to the whistle as were expected, and this was disappointing and gave occasion for criticism of the bricklayers on the ground that they were not whole-heartedly supporting the movement for a revival of building operations on a scale that would afford relief to those suffering from the housing shortage. Certainly the action of members of the union in quitting their jobs in the Bronx, where they had been getting \$10 per day, when the employers, in accordance with the agreement, put them back on the payroll at \$8.50 a day, lays them open to criticism.

The signed agreement provides that the ruling of Mayor Hylan is to be retroactive to the time the men went to work, so that the Bronx bricklayers stood no chance of losing anything provided Mayor Hylan's award should be \$1.25 per hour. Thus in throwing down their trowels the Bronx bricklayers have simply done what so many of their critics say is usually to be expected—that certain unions and certain labor leaders may be depended on to take advantage of any excuse to stop work whether the public is inconvenienced or not.

But it must be admitted that one reason for the small number reporting for work is that there has been an exodus of bricklayers to other cities going on ever since the shut-down here on January 2 last. Not all of the men who have left the city will return. Many who have families here and will come back eventually probably are satisfied to await developments here and will continue to work where they are until the jobs are completed, by which time the New York situation may be completely cleared up. It is too early yet for the attractions of New York and a \$10 a day job to draw workmen to this city from other sections of the country. Reports of the housing shortage, serious elsewhere but acute here, probably have found their way to other labor centers and have a deterrent effect on immigration of workmen in this direction.

The most satisfying thing is that the wheels are actually moving at last, although not so fast as every man and woman in this great city wishes they might. Once started it will be easier to keep them going. Instead of finding occasions for criticisms, it is the duty of every man interested in the building industry as investor, employer or workman, to do his level best to accelerate, not to retard, the movement for the revival of construction work for inaugurating which Mayor Hylan is entitled to credit. What others had been trying for a long time to accomplish he has succeeded in doing.

The settlement of the strike will not fully alleviate

the housing shortage, and the Mayor's original program is only started upon. But at least it must be accorded him that he realized what must be done first before his pretentious \$100,000,000 building scheme could be accomplished. Having brought the bricklayers and the employers into temporary agreement, which seemed an almost impossible undertaking, there is at least the presumption that the Mayor will be heart-

ened to tackle the remainder of his somewhat difficult program—the stabilization of the prices of building materials and the establishment of a building fund which will be sufficiently large to have a bearing on the question of whether rents can be prevented from rising to higher levels than now prevail. And in his efforts in these directions he should have all the support that can be given to him.

Real Estate Board Expects Additional Action by Legislature

REFERRING to certain constructive phases of housing legislation, as contrasted with the purely restrictive features of the laws enacted last Thursday, Mr. A. C. MacNulty, Special Counsel for the Real Estate Board of New York, said:

"The efforts of the Real Estate Board to secure amendments to the bills introduced by the Legislative Joint Housing Committee resulted in clarifying the measures and the exemption from their application of sale to tenants and others of every description, hotels, lodging and boarding houses. The Board also urged that the bills be so amended as to render them inapplicable in the following cases:

Real property (2) under contract of sale or ground lease, subject to existing leases and tenancies upon the date when this act shall take effect; (b) which has been or shall be sold or may be under contract of sale to tenants and others upon a cooperative basis; (c) which is required for immediate, actual and bonafide occupancy by the landlord or his wife, children or dependents, or for the purpose of demolition or substantial reconstruction, nor to premises for which a certificate of occupancy was issued or which was substantially reconstructed for dwelling purposes subsequent to the date when this act shall take effect.

"It was conceded in behalf of the Joint Housing Committee that practically all of the substantial exceptions proposed were meritorious, but it was urged that the constitutionality of several of the bills was somewhat doubtful and, therefore, it would be inexpedient to incorporate therein exceptions or exemptions one or more of which might be held to be discriminatory and thus made certain the invalidity of any bill containing such unconstitutional provision. When it became evident that the proponents of the Housing Bills were determined against inserting therein the substantial amendments suggested by the Real Estate Board, notwithstanding the consensus of responsible legislative opinion that practically all of the proposed changes were necessary to prevent a discouragement of building resumption and a general upset of the real estate market, I suggested on behalf of the Real Estate Board of New York that the situation could be saved by incorporating the Board's recommendations in a supplemental bill to define and limit the application of the housing measures then on the eve of enactment. In support of this suggestion it was urged that the purposes of the proposed amendments could thus be effected without jeopardizing the validity of any of the housing bills; for, if any of the exceptions or exemptions of the supplemental act should be held to be unconstitutional the taint would only affect such supplemental legislation. I was definitely assured that the suggestion that the amendments proposed by the Real Estate Board would be immediately taken up by the Housing Committee, with a view to the incorporation of such of the exceptions and exemptions contained therein into an appropriate supplemental bill to be introduced and enacted at this session of the Legislature."

The following brief analysis of the three most important bills was made by Richard O. Chittick, Executive Secretary of the Real Estate Board of New York:

"The Real Estate Board, having tried to convince the Legislature that what is needed is legislation that will produce housing, focussed its attention temporarily upon softening the blow which it has always maintained a program directed solely against "rent profiteers" would inevitably deal at new

construction. The Board secured some helpful amendments. It will try to secure supplemental legislation that will lift the damper that the new legislation will put on the production of housing if nothing further is done. More particularly, now that the "rent profiteering" bills are passed, the Board will urge on the Legislature the absolute necessity of doing something constructive by granting the total exemption of mortgage interest from the Income Tax provisions.

"The rent bills signed by the Governor on April 1st, are not yet available in printed form. However, accurate advice from Albany permits the following analysis of the three most important ones.

"Senate Int. 1132.—(1) In action for rent accruing under an agreement for premises in a city of the first class or in a city in a county adjoining a city of the first class, such premises being occupied for dwelling purposes, except a room or rooms in a hotel, lodging house or rooming house, it may be set up in defense that such rent is unjust and unreasonable and that the agreement under which such rent is sought to be received is oppressive.

"(2) When it appears that such rent represents an increase of more than 25 per cent. over the rent of one year prior to the agreement under which recovery is sought, such increase is presumptively unjust, unreasonable and oppressive. (This does not mean that rents may be increased 25 per cent. or 'only' 25 per cent. The Court may decide that a 25 per cent. increase is too little, or that it is too much.)

"(3) The plaintiff may plead and prove a fair and reasonable rent, recover judgment or institute separate action for recovery.

"(4) Act in effect April 1, 1920, until November 1, 1922.

"Senate Int. 1134. Summary Proceedings. (1) Application as to cities and premises same as in 1132; to recover possession on ground that tenant is holding over and continuing after expiration of term without permission. Relief is in addition to any other permitted and not inconsistent with that here provided.

"(2) Presentation of petition to court, judge or justice having jurisdiction shall be election by landlord to terminate tenancy which might otherwise arise by operation of law.

"(3) Court, judge or justice making order on application of tenant, may in discretion stay issue of warrant of execution for not to exceed twelve months.

"(4) If on hearing of facts set up, it appears that after 'using due diligence and reasonable effort' applicant cannot secure 'suitable premises for himself and his family within the neighborhood' that application is in good faith, etc., court may grant stay.

"(5) Occupant, to secure stay, must deposit in court entire amount of rent due at old rate, or installments, and court may deduct.

"(6) Clerk, judge or justice to pay such deposit to landlord or agent in accordance with term of stay.

"(7) Any provision of lease whereby lessee or tenant waives any provision of this act is void.

"(8) In effect April 1, 1920, to November 1, 1922.

"Senate Int. 1135. In relation to summary proceedings. Adds new section 2-a, to Section 2231 of Civil Code: application to cities and exceptions same as other bill; relates to 'real property' under lease of tenancy for one year or less, or under any lease or tenancy, commencing after this subdivision takes

(Continued on page 440)

REAL ESTATE SECTION

Legislature Enacts Eleven Landlord and Tenant Laws

Governor Smith Signs Bills Hastily Passed So Measures Shall Become Effective on April 1—Exemption of Tax on Mortgages Still Pending

(Special to the Record and Guide)

Albany, April 1.

EARLY this morning Governor Alfred E. Smith signed the eleven bills of the special Legislative Housing Committee, which had been rushed through the Legislature as proposed cures for rental problems in New York City, Westchester County, Buffalo and Rochester. The twelfth bill, designed to exempt from income tax the interest on mortgages up to \$40,000, is still pending in the Legislature.

A summary of eleven measures which have become law through Governor Smith's approval follows:

1. When a landlord seeks to eject a tenant on the plea that he is objectionable, he must satisfy the court that the tenant actually is.
2. Where the agreement between landlord and tenant does not specify the length of the lease it shall hold until October 1 next.
3. The notice to vacate, now limited to twenty days, is extended to thirty.
4. In case of hold-over, where a landlord has defaulted on payment of taxes or other obligations, the tenant may deposit his rent with the clerk of the court or the presiding judge.
5. A judge called upon to determine whether or not a tenant shall be evicted is empowered to determine the amount of rent due and the money damages.
6. The law granting the landlord a double penalty where a tenant holds over without consent of a lessee or owner is repealed.
7. Pending a dispossess proceeding, a justice of the Municipal Court may grant a maximum stay of six months.
8. A code provision is created harmonizing the dispossess proceedings with the remedial legislation.
9. The same defenses allowed in summary proceedings may be set up in an action of ejectment.
10. Rent increases are limited to 25 per cent. a year.
11. Willful failure on the part of a landlord to provide water, light, heat, power or whatever other services are contracted for in the lease shall constitute a misdemeanor.

At the last minute the Legislative leaders agreed to incorporate the amendments suggested by Alexander C. McNulty, counsel for the New York City Real Estate Board. There amendments may be summarized as follows:

Eliminating the words "exclusively for dwelling purposes" which would have exempted from the application of the bills every building in New York City containing a store on the first floor.

Suspending the application of the bills to buildings to be constructed in the future.

Insuring against impairment of existing leases.

Exempting one-family dwellings from the application of the bills.

Clarifying the use of the term "lease" so as to insure against misconstruction of the term.

Insuring against interference with the movement looking to co-operative ownership of tenement houses which has a tendency of stabilizing rents, as well as tenancies, and encouraging thrift.

The bills as originally drawn would have exempted all buildings with a store on the first floor, of which there are

thousands in the tenement house districts where this legislation is hoped to have an ameliorative effect. At the same time they would have been held not to affect persons without leases in whose interest the Lockwood Committee is supposed to have drafted them.

With the hasty disposition of this batch of legislation the advocates of a measure exempting the interest on mortgages up to \$40,000 from the State Income Tax busied themselves with the task of interesting the Legislative leaders in such a measure for the effect it would have on new building. Practically every representative of New York City institutions willing to loan money for building purposes has advised the Legislative committees before which this bill has been pending that such an exemption would hasten loans for building purposes. With this as a basis for their campaign the supporters of the exemption bill lost no time in starting the fight for its enactment.

Assemblyman Amos introduced a measure this week which would permit the utilization of 33,000 vacant dwellings in New York City to relieve the housing situation. The bill would have the effect of suspending for the present emergency certain restrictive building rules affecting alterations. The measure seems to have the combined support of all the representatives from the counties comprised in Greater New York.

Senator Kaplan introduced another bill aimed at landlords who discriminate against children.

All one and two-family houses constructed by individual owners in New York City between April 1, 1920, and April 1, 1925, would be exempt from taxation under the terms of a bill introduced by Assemblyman Healey.

Any person charging gross rentals at a rate in excess of 50 per cent of gross rental paid in 1917 shall be guilty of criminal profiteering and punishable by a fine of \$1,000 and imprisonment for a year, if a bill introduced by Assemblyman Wells passes.

Assemblyman McLaughlin, appropriating \$150,000 for the construction of a terminal market in the Bronx to be under the supervision of the New York City Department of Markets. The city is to pay one-half of the expense.

Assemblyman McLoughlin, appropriating \$150,000 for the construction of a barge canal terminal in the Bronx.

Senator Walker, authorizing the New York City Board of Estimate to allow claims against the city to cover the necessary cost and expense under any contract for construction of a public work or utility made by the city prior to April 6, 1917, and performed at increased cost during the period of the war.

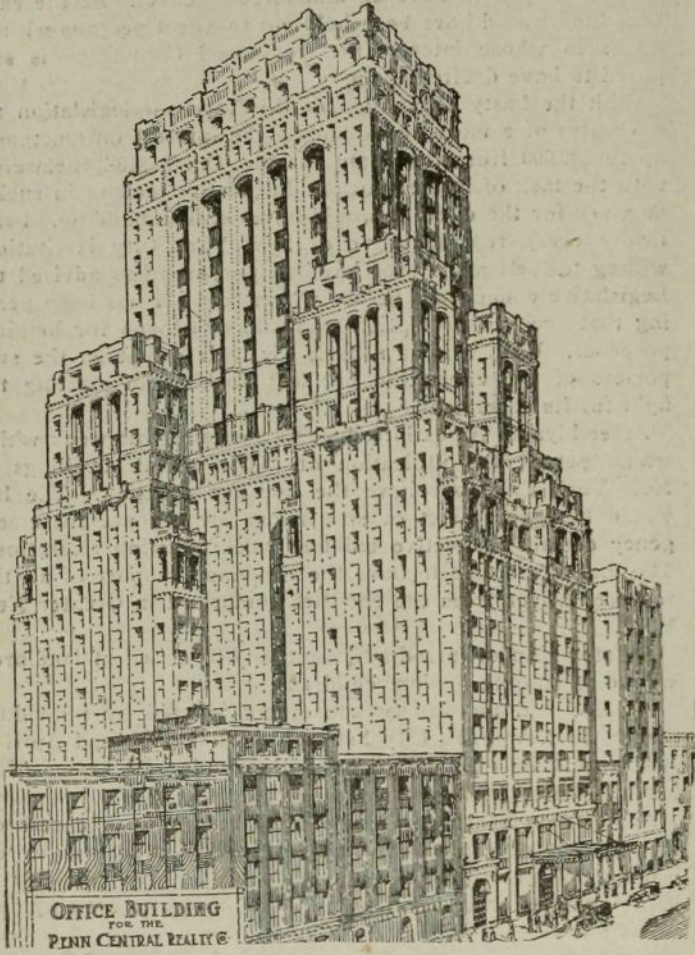
Assemblyman Donahue, appropriating \$250,000 for a site for a new state arsenal in New York City, such site to be selected by the Adjutant General, upon the execution and approval of the contract for the sale of the state arsenal land and buildings at Seventh avenue and Thirty-fifth street. Another bill introduced by Assemblyman Donahue would have the effect of preventing the erection of a new state arsenal in Albany, provision for which was made in legislation enacted in 1911, when the movement to abandon the New York City arsenal was initiated.

Penn-Central Bldg. in Midtown Section to Cost \$5,000,000

Twenty-Four Story Structure to Rise on Plot Assembled by Pease & Elliman in 39th Street from Plans by Clinton & Russell

PRELIMINARY plans prepared by Clinton & Russell, architects, 32 Liberty street, for a twenty-four story office, loft and salesroom building to be erected upon a plot containing approximately 20,000 square feet, have recently been approved, and it is anticipated that a general contract for the construction of this project will be awarded within a few weeks. Work will be commenced this spring and it is expected that the structure will be completed and ready for occupancy by May 1, 1921.

This project will be located at 48 to 54 West 39th street and



Clinton & Russell, Architects.

will run through the block to 45 to 55 West 38th street. The building will have a frontage of 108 feet in 39th street and 113 feet in 38th street. The new structure will be known as the Penn Central Building and this unique name has been decided upon because of the fact that it is located equally distant from the Grand Central Terminal and the Pennsylvania Station.

According to Pease & Elliman, brokers who assembled the plot for this undertaking and who are representing the owners in the preliminary arrangements, the building will be of the highest type of construction for tenants, requiring upwards of 100,000 square feet of space and will include a number of special service features. The floors in this building are to be so arranged as to provide private elevator service and separate entrances for tenants using large floor areas. The structure has also been planned so as to give the maximum amount of natural light upon all sides through a series of setbacks, which are required under the provisions of the Zoning Resolution. This operation will involve the expendi-

ture of approximately \$5,000,000, including both the value of the land and the cost of constructing the building.

The façades of this building will be of light colored face brick with trimmings of Indiana limestone and terra cotta, and the design is such that the structure will stand out prominently as one of the unusually interesting mercantile buildings in the mid-town district of Manhattan.

A 12 in. fan consumes 6/10 Amp. 125 volts, or 75 watts per hour. Assuming 9 hours a day for 26 days a month, 4 summer months, would mean that the fans would consume 70 K. W. during the summer season which, at 7 cents pre K.W.H. would cost \$4.90 per season or \$1.25 per month. A 16 in. fan consumes 8/10 Amp. or 33 1/3 per cent. more than the 12 in. fan, or \$6.50 per season or \$1.65 per month.

PRIZES for rebuilding of whole blocks of unsanitary tenement houses and proposes a competition for best designs to remodel a specified block are offered by the State Reconstruction Commission. Two prizes of \$1,000 each, four of \$500 each, and two of \$250 each will be awarded after June 15 for designs for the block bounded by Rutgers, Madison, Jefferson and Monroe streets. Designs are to be sent to the commission at Room 302, Hall of Records. The judges will be Allan Robinson, Alfred E. Marling, Edgar A. Levy, Frank Mann, tenement house commissioner; Clarence S. Stein, State Senator Charles C. Lockwood, State Senator John J. Dunningan, Andrew J. Thomas, Burt Fenner, Robert D. Kohn, Lillian Wald and Alexander M. Bing.

The need of greater comfort as well as additional living space is emphasized by the commission, which calls attention to the fact that most tenements were constructed before the present building laws were passed. Of the 982,926 individual apartments in the city 587,851 were built more than nineteen years ago.

Some of the defects of present tenement houses set forth in the announcement of the competition are: "Lack of light and air, insufficient and foul plumbing, lack of privacy, which endangers decency and health; the absence of recreational spaces, dreary and unwholesome environment and lack of proper fire protection."

Unless more rapid progress is made, the commission declares, it will require nearly a century to wipe out the present evils. Governor Smith has given his approval to the prize competition plan.

Realty Board Expects Additional Action

(Continued from page 438)

effect, unless the petitioner alleges in the petition and proves that the rent of the premises described in the petition is no greater than the amount paid by the tenant for the month preceding the default for which the proceeding is brought or has not been increased more than twenty-five per centum over the rent as it existed one year prior to the time of the presentation of the petition. Nothing in the subdivision shall preclude the tenant from interposing any defense that he might have. The subdivision shall be in effect only until the first day of November, nineteen hundred and twenty-two.

"2. Act takes effect immediately (April 1, 1920).

Last year's census showed the greatest shortage in flats, while low-priced tenements and high-priced apartments were comparatively plentiful. Owing to the emigration of the foreign-born, it is said the tenement shortage is less acute at present.

There were 982,920 apartments in the city in 1919, with a percentage of vacancies of 2.18.

Review of Real Estate Market for the Current Week

Sales of United States Express Building, Johnston Building and a West Side Block Greatly Enhance Value of Dealing.

THIS week in the real estate market has been one of extraordinary interest with as great activity in all kinds of improved property as has been the case for many months. Large transactions in various parts of the city predominated. For operators, brokers and investors as well as private sellers the market is a horn of plenty.

Few periods of the real estate market's history has witnessed the sale in one week of such properties as the United States Express Building, the Johnston Building, valuable Wall street property forming the key to a corner improvement, a square block for improvement in the Washington Market neighborhood, a block in Greenwich Village, numerous holdings of divers sizes in the lower West side, many loft buildings, apartment houses and dwellings. Even Brooklyn and the Bronx are responding briskly to the market.

In the lower West side, from the Battery north to Fourteenth street there is a demand for real estate for improvement and for rehabilitation that has not been witnessed there for a generation. The penetration of this part of the city by a new subway route has something to do with it and the tendency of the mercantile, financial and professional sections to expand westward accounts for it also. The circumstances may be said to be correlative. Prices for real property in this part of New York upset all precedents. As one prominent broker, who specializes there, remarked: "Parcels here have no standard value now; all standards are upset, and any property is worth what one can get for it, which is much more than usual." An extensive building movement is predicted for the old and dilapidated neighborhood west of Church street to North river and north to Fourteenth street. The old boggy that Trinity Church Corporation held the lower West side in its clutches and that it frustrated the building of modern structures is no longer heard.

In the East side of the city and south of Fulton street there is a movement of property that is significant, although it is not as extensive or as spectacular as in the lower West side. Many lines of business, however, are moving into this East side section that were strangers to it in the past. One of the most prominent speculators in town is buying and reselling old buildings there extensively. The demand is caused by unusually high rentals in the more central part of downtown as well as by the fact that many firms heretofore tenants have found it advantageous to buy old buildings of medium size and remodel them for their own purposes. Even South street figures in the news of the week, and Pearl street, Water street and Front street are watched for available parcels. Families that have old holdings there are being besieged to sell. The same is true of the Bowery, to a degree.

The paucity of living space has much to do with the demand for dwellings as was demonstrated by numerous tenants of them buying them for continued occupancy. A notable feature of the leasing of dwellings was that of the Hamersley mansion in upper Fifth avenue by an old resident of the Washington Square section of the avenue. This presents the question: Is there the inception of a residential exodus from the exclusive lower part of the famous thoroughfare?

In the apartment house dealing of the week numerous good sized corner buildings changed hands, both in Manhattan and in the Bronx. Negotiations for numerous additional transactions of this kind are pending. A few vacant plots were sold that are suitable for improvement with apartment houses.

Several large commercial leases were made during the week, notably one in the Grand Central neighborhood and one in Fifth avenue.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 157 as against 124 last week and 86 a year ago.

The number of sales south of 59th street was 64 as compared with 37 last week and 59 a year ago.

The number of sales north of 59th street was 93 as compared with 87 last week and 59 a year ago.

From the Bronx 101 sales at private contract were reported as against 89 last week and 44 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 451.

U. S. Express Building Sold.

Leading the real estate sales of the week in importance of location and size of the transaction was the sale last Tuesday of the 23-story office building which was built a decade ago by the United States Express Company but which has been owned for some time past by the Broadway-John Street Corporation of which Elias A. Cohen is president. The property is numbered 2 Rector street, but it fronts 118 feet in that thoroughfare, 148 feet in Trinity place and it runs back to Greenwich street where it has a frontage of 13.9 feet. The buyer of this building is a newly formed company known as the Two Rector Street Corporation and some important men in the investing and building world comprise it, among them being Louis J. Horowitz, of the Thompson-Starrett Co.; Alfred M. Bedell, president of the Bedell Company; Elias A. Cohen himself and Adolph and Henry Bloch, real estate lawyers, the latter of whom attended to the legal matters pertaining to this transaction. The reported price is \$5,000,000.

A mortgage of \$3,000,000 on the entire property has been obtained by the new owning company from the Guaranty Trust Company for a term of 15 years, and it will in turn be offered to the general investing public through the National City Company in the form of \$100 bonds at six per cent. per annum. It is a somewhat novel arrangement among real estate mortgages. It calls for a sinking fund involving quarterly payments to the trustee totaling \$500,000 during the first five years of the term.

namely: \$50,000 the first year, \$100,000 in each of the second and third years and \$125,000 in each of the fourth and fifth years. Other sinking fund payments during this period are also provided for which are equivalent annually to one-half of the net income from the rentals of the building, after deduction of the maintenance expenses, taxes, interest and the quarterly sinking fund payments. As an alternative the owning corporation may pay into the sinking fund a total sum of not less than \$250,000. Further quarterly payments into the sinking fund will be required during the remaining decade for the purpose of reducing the principal amount of the loan to \$1,750,000 by maturity.

The only previous transaction of this character transpired last June when the National City Company bought an issue of \$7,000,000 of first mortgages secured by the Realty and Trinity buildings at 111 and 115 Broadway. How popular the process will become remains to be seen. The new owner of the United States Express building announces that it is not now on the market.

Christian Scientists Buy a Corner.

Third Church of Christ, Scientist, of New York City, has purchased, through Pease & Elliman, the property formerly owned by the Cox estate, represented by Horace S. Ely & Co., at the northeast corner of Park avenue and 63d street, where it proposes to erect a substantial church edifice, upon the termination of the present leases which will expire in May, 1921. The property consists of a plot 100x100 feet, and it is understood that the purchase price is in the neighborhood of half a million dollars. Attorneys for the church were Dean, King, Tracy & Smith; attorney for seller was Edwin H. Updike. The proposed church edifice is expected to offer a seating capacity of 1,800 and, located in the most generally accessible section of the city, will be within easy reach of visitors from all parts of Greater New York and from Long Island by means of three surface car lines: The Madison avenue, Lexington avenue and 59th street lines, as well as by the Lexington avenue and Broadway subway, the 3d avenue Elevated Railway and the 5th avenue omnibus service. An auditorium of such size in this part of the city will fill a long felt want of the rapidly growing cult and Christian Scientists throughout the field

are welcoming the move of Third Church with considerable gratification.

Third Church was formerly located at 125th street, near Madison avenue, where it owned the church edifice previously occupied by the Harlem Presbyterian Church, which it acquired in 1905. Neighborhood conditions, however, in that part of the city of late years have changed so much that the church has finally been compelled to look about for a new location, further down in the east side territory, where it will find greater scope for its usefulness and in anticipation of this step it, in February, 1919, transferred its Reading Room to the Southern Building at 680 Madison avenue, between 61st and 62d streets.

Johnston Building Changes Hands.

Notable in the list of sales of the week was that of the Johnston building, 30 to 36 Broad street, running through to 28 to 32 New street, and fronting the south block of Exchange place, between the other two thoroughfares. The property fronts 88.1 feet in Broad street, 87.10 feet in New street, with a depth along Exchange place of 149.10 feet and 106.6 feet on the south line. Mandelbaum & Lewine bought the property from Mrs. Emily J. De Forest, it having been in the hands of her family since 1831 when the Broad street end of the plot was purchased, and in 1845 the balance of the plot through to New street was secured. The present Johnston Building was erected by the seller in 1900.

The asking price for this property was \$5,000,000. Brown-Wheelock Company, who was the broker in this sale, will be the agents of the building.

Joins Realty Organization.

The announcement is made that Arthur K. Mack, for several years managing editor of the Record and Guide, has become connected with Joseph P. Day at 57 Liberty st and will be in charge of the advertising and publicity department of that organization. Mr. Mack's experience on the Record and Guide and with the New York Herald, of which he was at one time real estate editor, fit him for his new duties, and his wide acquaintance among all those interested in real estate should make him a valuable acquisition for his new employers. Mr. Mack's home is at Great Neck, Long Island.

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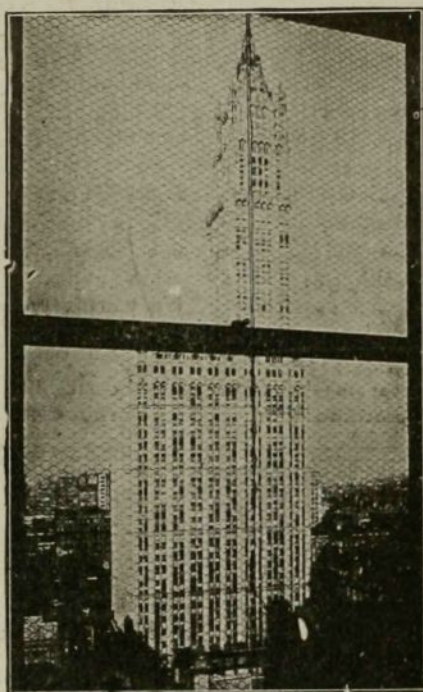
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Big Deal Near Washington Market.

The New York Telephone Co. has bought the entire block bounded by Vesey, Barclay, Washington and West sts for the purpose of re-improving it with a modern building for its own use. The sale marks another step in the structural evolution of the entire lower West Side, as there are about 35 old buildings on this block, some of which were originally dwellings. The plot front 255.8 feet in Vesey st and in Barclay st and 212.5 feet in Washington st and in West st. The properties involved in this purchase are 86 to 108 Vesey st, 90 to 110 Barclay st, 139 to 147 West st and 208 to 222 Washington st.

The sellers were former Judge Nathan Ottlinger and Alexander Joske, trustees for the estate of Albert Joske of 98, 102, 104 and 106 Barclay st; 142, 143 and 144 West st and 214 and 216 Washington st; Max Marx of 218 and 220 Washington st. Other sellers on Washington st being John Moeller, Edwin A. Cruikshank and J. P. Boyle estate.

Sellers in Vesey st were Mary Zabriskie estate, Stephen Baker estate, Ronald E. Curtis, Central Union Trust Co., Anna Gillies, Marie C. Post, Edward R. Jones and others and Harriet Duer Potter estate.

Other sellers in West st were Charles W. Ward, estate of Patrick Skelly, Edwin A. S. Brown and Nicholas Toerge.

Gravesend Track to Be Home Sites.

For the purpose of suburban lot development William E. Harmon Co. bought the sixty acres comprising the famous Gravesend race track from the Brooklyn Jockey Club. The purchase price is understood to be \$750,000. Situated at Kings Highway, Ocean Parkway and Gravesend av, the track is one of the oldest in Greater New York. It was originally the Prospect Park Fair Grounds, on which trotting races were held for several years. In 1885 it lost some of its ground to make way for the Parkway and the next year the remainder was sold for a few dollars an acre to Phil and Mike Dwyer, Richard Hyde and Louis Behman, of the old theatrical firm of Hyde & Behman; John McCarthy and James Shevlin.

Part of Building Rented from Plans.

Mary B. Fareira sold to Charles Kaye 36 to 40 West 29th st, old buildings on a plot 65x98.9. The buyer will erect on the site a modern loft building, plans for which are completed. He has already rented from plans basement and three floors, containing about 26,000 square feet, to Kaye & Einstein for ten years at an aggregate rental of \$350,000.

First National Bank Adds to Holdings.

An interesting real estate development of the week was the disclosure that the First National Bank, which owns and occupies 2 and 4 Wall st, is negotiating to buy 6 Wall st, adjoining and running through to 3 and 5 Pine st. The bank's present property is at the northeast corner of Wall st and Broadway. The American Surety Co. owns the Pine st parcels sought, and 6 Wall st forms part of the letter T of the Schermerhorn Building, at 96 Broadway, while the Pine street property forms the other part. The frontage in Wall st is 22.6 ft and in Pine st 40.2 ft. With 6 Wall st acquired, the First National Bank will have a building frontage in the financial thoroughfare of 113.10 ft. The entire Schermerhorn Building has been owned by the American Surety Co. since last October. It will obtain about \$500,000 for the parts it will sell to the First National Bank and retain the Broadway frontage for its own use.

West Side Plot Bought.

A group of investors has bought a plot in West 52d and West 53d sts, between Broadway and 8th av, on which it is said will be erected a large skating rink to cost about \$1,000,000. Electus T. Backus is the broker, but he would not disclose the exact street numbers of the parcels involved at this time. The dwellings on the site are old 3-story set-back type and two are used by the negro branch of the Y. M. C. A.

Buyers at Auction Take Profit.

L. & A. Pincus and M. L. Goldstone sold to George Engelhardt 251 to 257 West 45th st, four dwellings, 80x100. This plot was purchased by the sellers at the Henry Astor trust estate auction sale for \$202,000.

Commercial Parcel on Broadway Sold.

Estate of Mary A. Downey sold through Cammann, Voorhees & Floyd, 475 Broadway, running through to 48 Mercer st, an 8-sty brownstone mercantile building on a plot 26.54x200x26.44. The buyer will occupy most of the building.

Blyn Shoe Co. Aids Market Activity.

The I. Blyn Shoe Company purchased from Max Marx for its warehouse use the 5-story buildings at 55 Warren street, extending through

to 55 Murray street, fronting 25 feet in each street, and having a depth of 175.6 feet. The purchaser recently acquired for the same purpose 105 and 107 Duane street, running through to 14-16 Thomas street, being 50 feet wide on each street and 200 feet deep. Max Marx recently bought the Murray and Warren street properties from the James H. Hamersley estate. The Brett & Goode Company were the brokers in these sales.

Tenants Buy Building.

Charles F. Noyes Company sold for Herman Leroy Edgar 371 Washington street and 386 and 388 Greenwich street, three substantial 5-story buildings on plot 25 feet in Washington street and 44 feet in Greenwich street, with a depth of 160 feet. The purchasers are William A. Higgins & Co., tenants. The parcel is located between North Moore and Beach streets, and is one of the most substantial buildings in the district.

Elmendorf Apartments Bought.

With a trend toward co-operative ownership several prospective tenants for the 6-story elevator apartment house known as the Elmendorf at 133 and 135 West 11th street have bought it from Mrs. M. C. Van Winkle, of Garrison, N. Y., through M. Morgenthau, Jr., & Co. The Elmendorf covers a plot 50x103.3 feet and was built 25 years ago, the seller having owned it 22 years. There are two apartments each of eight rooms and bath on each of the floors. About one-half of these have leases expiring next October and it is the intention of the purchasers, who are now residents in that section, to occupy several of these apartments, so that in a sense it will be owned co-operatively. The building will be thoroughly renovated and modernized.

Y. W. C. A. Buys on Gramercy Park.

It was announced today that the Young Women's Christian Association had purchased through Wm. A. White & Sons and Loton H. Slawson Co., the property on Gramercy Park at the northwest corner of Lexington avenue and 21st street, with a frontage on 21st street of 58 feet and 131 feet on Lexington avenue. The seller is Henry A. C. Taylor, who has owned the property for many years.

The corner was for a long time the residence of Stanford White, the architect, and later the house became the home of the Princeton Club. In the rear is the building of the Russell Sage Foundation, which covers the balance of the block on Lexington avenue.

It is understood that the association is to use the present buildings, which are connected, for the International Institute for Young Women.

Greenwich Village Is Brisk.

Pepe & Brother sold for Harris & Maurice Mandelbaum the entire block bounded by West 4th and 10th streets and 7th avenue, directly opposite the Greenwich Village Theatre. The property will be altered into studio apartments, and they will be ready for Fall occupancy.

Helen Court Bought.

Shaw & Co. sold for Schwieger Realty Company Helen Court, at 14 Morningside avenue, at the northeast corner of 115th street, facing Morningside Park, a 6-story elevator apartment house, 145.3x118.9x irregular. The property was in the hands of the seller for 17 years.

Lowe Estate Sells West Side Block.

The estate of Nicholas Lowe, one of the large property owners of the lower West side, sold to W. S. Coffin the block of antiquated buildings on the block bounded by Bleeker, MacDougal, West Houston and Sullivan streets, in the Greenwich Village district. Realizing that this part of the city is feeling impulse as a result of the 7th avenue subway operating through it, Mr. Coffin will restore the dilapidated dwellings, which have long been rented as multi-family houses, to their original condition. The size of this block is 200x400 feet. There is a total of 41 buildings ranging in height from two to four stories. Some of the dwellings have a front balcony at each floor and they add an antique and picturesque touch to the neighborhood. The buyer has been and is an enthusiastic believer in the investment advantages of this part of the city.

Yale & Towne Building Bought.

Metropolitan Credit Company bought through Cross & Brown from Frederick Brown the 12-story commercial structure known as the Yale & Towne Building, at 9 and 11 East 40th street. The asking price was \$900,000. The new owner will occupy the building for its business purposes.

Bryn Mawr Club Buys a Home.

To be substantially altered for clubhouse purposes, the property at 279 Lexington avenue, a 4-story dwelling, has been sold by Miss Elizabeth F. Leigh to the Bryn Mawr Club, which will occupy it. The plot is 32x100 feet.

Sheridan Square Improvement.

Harris and Maurice Mandelbaum sold to James N. Rosenberg the triangular block

bounded by 7th avenue, 4th and 10th streets. The avenue frontage is 110 feet, while the frontage in 4th street is 96 feet and in 10th street 70 feet. This triangle was caused by the acquiring of property for the subway route and there are only two dwellings left on it. All of the land will be improved. It is opposite the Greenwich Village Theatre.

Manhattan.

South of 59th Street.

BARROW ST.—Dwight, Archibald & Perry, Inc., in conjunction with McCotter and Davis, resold for Ida L. Keller 19 Barrow street, a 4-story and basement dwelling on a lot 25x82, and 21 Barrow street, a 3-story and basement dwelling on a lot 25x82, near Sheridan Square. The purchaser, who is already interested in several pieces of property in that section, contemplates extensive alterations.

BEDFORD ST.—VanVliet & Place sold for a client 81 and 83 Bedford street, at the southwest corner of Barrow street, two 3-story dwellings on a plot 50x50.

BLEECKER ST.—Mrs. Henrietta Wyre sold 253 Bleecker street, a 3½-story dwelling on a lot 15.8x100, adjoining the northeast corner of Cornelia street.

BLEECKER ST.—Mrs. Mariano sold 271 Bleecker street, a 3-story dwelling on a lot 12.10x80.1.

BROOME ST.—Estate of Jesse Brown sold through Pease & Elliman 430 Broome st and 39 Crosby st, forming the northeast corner of the two streets, a 5-story loft building fronting 25.1 ft in Broome st and 89.2 ft in Crosby st. It is the first time the property has changed hands in 84 years. The buyer will occupy most of the building.

CANAL ST.—The 98 Canal Street Realty Corporation has been formed to take over the three 5-story buildings at that address and embracing the southwest corner of Eldridge street a plot 125.9x75. M. & L. Levinson and S. Shapiro are interested in the company.

GREENE ST.—Charles F. Noyes Company, in conjunction with E. H. Ludlow & Co., sold for Daniel F. Farrell 96 Greene street, a 5-story and basement loft building on a lot 25x100. It was a cash transaction.

GREENWICH ST.—Geo. R. Read & Co. with Quinlan & Leland, sold for J. H. DeWitt to the tenant, the Independent Starch Company, the 6-story and basement warehouse 448 Greenwich street, between Vestry and Desbrosses streets, on a lot 20.10x80.

LISPENARD ST.—Estate of former Mayor William R. Grace sold through the Charles F.

Noyes Company to Frederick Brown 60 and 62 Lispenard street, a 7-story and basement commercial building on a plot 48.9x88.5.

MORTON ST.—Cruikshank Co. sold for the New York Life Insurance & Trust Co. the 7-story and basement elevator apartment house 47 and 49 Morton st, on a plot 59.8x irregular.

NORTH MOORE ST.—The Dicks, David Company, Inc., dealers in dyestuffs, now located at 299 Broadway, bought through William A. White & Sons the two old buildings on a plot 43.7x75 at 19 and 21 North Moore street, adjoining the northwest corner of Varick street. The new owners contemplate erecting a modern building for their own occupancy. The Markham Realty Corporation is the seller of 19 and Jacob J. Aronson of 21.

PEARL ST.—Charles F. Noyes Company sold for the Rexton Realty Company to Joseph Tru-tone 259 Pearl street, a 5-story and basement loft building on a lot 22.6x100. The buyer is a prominent printer.

SOUTH ST.—Lawrence, Blake & Jewell sold for Lon Realty Company 369 South street, a 3-story building on a lot 21x70.

WASHINGTON ST.—Duross Company, in conjunction with William A. White & Sons sold for the James Harvey Realty Corporation of Utica to the Twenty Realty Company, newly formed, northeast corner of Washington and West 11th

streets, known as 337 to 345 West 11th street and 719 to 723 Washington street. The property is a heavily constructed 6-story building, erected in 1906 for the use of the Italian-Swiss Colony, a California corporation representing certain wine growers of California whose leases expire May 1, 1921. The plot has a frontage of 75 feet in Washington street and 115 feet in West 11th street.

WATER ST.—Cammann, Voorhees & Floyd sold for the Broadway-John Street Corporation, Elias A. Cohen, president, 101 Water street, a 5-story building on a lot 19.7x85. The purchaser is James A. Walsh who owns adjoining property.

WAVERLY PLACE.—Pepe & Brother sold for Beadleston & Woerz to M. P. Bewley, painter, 114 Waverly place, a 4-story and basement brick dwelling on a lot 22x97. The buyer will alter the structure into studios.

WEST BROADWAY.—Upjohn Company, wholesale druggist, bought through Robert F. Bonsall from the Merit Holding Corporation the southwest corner of West Broadway and Spring street, a 5-story building on a plot 37.2x67.6x 34.5.

10TH ST.—Charles F. Noyes Company sold for Mrs. Robert Minton to William D. Kilpatrick the 8-story fireproof loft building 31-33 East 10th street on a plot 45x100. Mr. Kilpatrick

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has negotiations pending for a resale of the property for occupancy.

13TH ST.—Pepe & Brother sold for Dr. J. R. F. Bell, of Philadelphia, Pa., the 4-story and basement brick dwelling on lot 22.2x103.3 at 134 West 13th street to H. M. Wolfson who will remodel.

17TH ST.—Michael Kaufman sold 29 West 17th street, a 10-story loft building on a lot 25x92.

21ST ST.—The estate of George D. Wick, of Youngstown, O., sold through William Cruikshank's Sons to Mandelbaum & Lewine 35 to 39 East 21st street, two 10-story loft and office buildings, known as the Mercantile, on a plot 106x98.9.

22D ST.—L. Tanenbaum, Strauss & Co. sold for Frederick Brown the 5-story building on a lot 26x98.9 at 22 East 22d street.

26TH ST.—Hugh Gordon Miller bought 233 and 235 West 26th street, old brick and frame buildings, on a plot 50x100, which he will remodel.

30TH ST.—Brown, Wheelock Co. sold to the Hebron Realty Corporation for the estate of J. B. McCoy the 6-sty and basement store and loft building 114 to 120 West 30th st, on a plot 62x106.

32D ST.—Roy Scherick sold for W. Emelin Roosevelt the 5-story loft building 37 West 32d street on a lot 25x98.9, between 5th avenue and Broadway.

38TH ST.—Dr. A. Whitman sold 150 East 38th st, a 3-sty dwelling, on a lot 20x98.9.

40TH ST.—Henry Hof sold for a client to Kantack, Heath & Warman 238 and 240 East 40th street, two 4-story dwellings, each on a lot 16.8x98.9. The buyers will remodel the structures and occupy for their business purposes.

43D ST.—A. W. Miller & Co. sold for George Krumwiede 552 West 43d street, a 5-story and basement loft building on a lot 25x100.

45TH ST.—Estate of Eliza Toumey sold 152 East 45th street, a 3-story and basement dwelling on a lot 18.9x100.5.

47TH ST.—A. W. Miller & Co. sold to Philip Pfeiffer 426 West 47th street, a 5-story triple flat on a plot 45x100.

49TH ST.—Pease & Elliman sold for Mrs. Frank N. Hartley to a client for occupancy the 4-story and basement brownstone dwelling, Columbia University leasehold, at 61 West 49th street on a lot 20x100.5.

51ST ST.—Ennis & Sinnott bought 11 and 13 West 51st street, two 4-story dwellings on a plot 50x100.

53D ST.—Douglas L. Elliman & Co. sold for James W. Bulmer 139 East 53d street, a 3-story and basement dwelling on a lot 18x100.5 to a buyer for occupancy.

53D ST.—A. W. Miller & Co. sold for Mandelbaum & Lewine to the Custom Auto Body Company (Robin & Weinstein) the garage at 302 to 306 West 53d street on a plot 53.4x100.5.

53D ST.—Pease & Elliman sold for George Gordon Moore to a buyer for occupancy the 5-story American basement dwelling on a lot 18x100 at 44 East 53d street, between Madison and Park avenues.

56TH ST.—Brown-Wheelock Company sold for Joseph B. Hill 422 and 424 West 56th street, two 5-story cold water tenement houses, on a plot 50x75. The buyer is an investor who will renovate the property as an investment.

57TH ST.—Edward C. Parish sold through A. H. Mathews to Miss S. Glagg 322 to 326 East 57th st, three 4-sty dwellings, on a plot 62.9x100.5. The buyer will remodel the properties into apartments.

57TH ST.—Everett M. Seixas Company sold for the Sisters of St. Dominick 461 East 57th street, a 3-story and basement dwelling, to Richard Emerson Dole, who will occupy after extensive alterations.

LEXINGTON AV.—William S. Sussman sold for Samuel Keller Jacobs the 1-sty taxpayer at the northeast corner of Lexington av and 50th st, adjoining the Lexington Avenue Opera House and fronting 100 ft in the avenue and 50 ft in the street.

LEXINGTON AV.—The Mandelbaum-Lewine Syndicate resold through William Wolff's Son 1129 Lexington av, adjoining the northeast corner of 78th st, a 3-sty dwelling on a lot 20x70, to Irving Gerboll.

MADISON AV.—Gilbert Jones sold through Pease & Elliman to a buyer, for occupancy, 222 Madison av, a 4-sty and basement dwelling, opposite the grounds of the residence of J. Pierpont Morgan.

PARK AV.—Henry Mandel bought from Sarah L. Payne the 5-story brownstone dwelling on a lot 16.5x80 at the southwest corner of 40th street. The Payne family had owned the parcel 75 years.

North of 59th Street.

VAN CORLEAR PL.—Mrs. A. M. Thurm sold through J. Clarence Davies and George V. Martin 3 Van Corlear place, Marble Hill, a 2½-story detached frame dwelling on a plot 98.9x40x95.6.

66TH ST.—J. S. Maxwell sold for a client to Adolf Weiss the 5-story building 153 West 66th street on plot 31x100.

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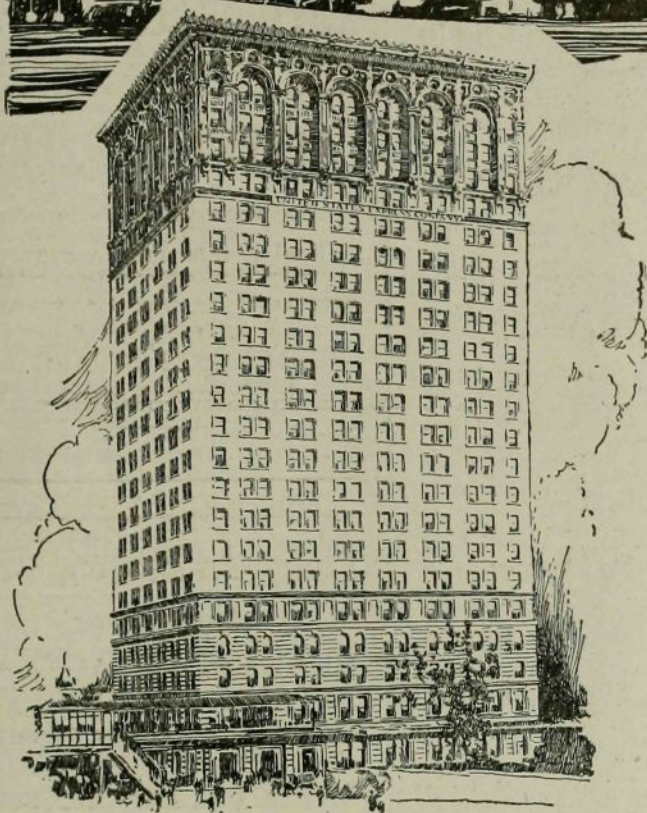
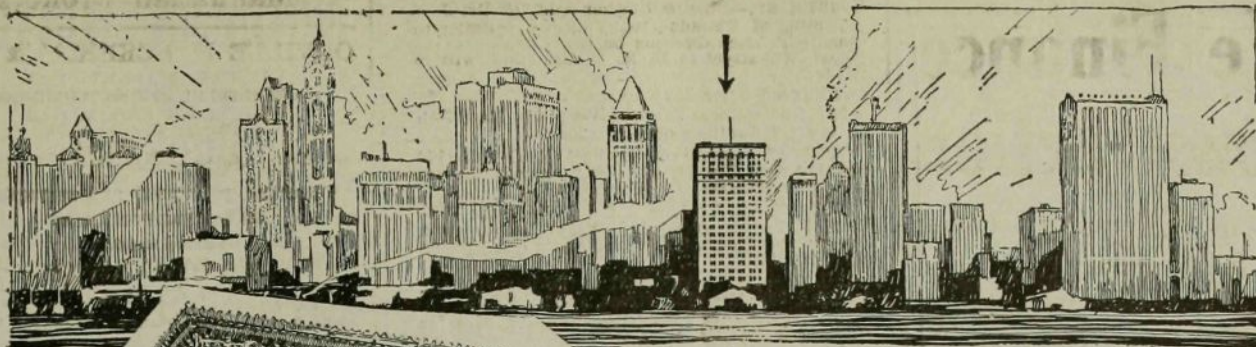
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70TH ST.—Hooper C. Barrett resold to George H. Bradford 318 West 70th street, a 3-story English basement dwelling on a lot 18x100.5.

70TH ST.—Frank L. Polk, former counselor to the Department of State, bought through the Brown-Wheelock Company, Inc., from Arthur B. Westervelt 30 East 70th street, a 4-story dwelling on a lot 25x100.3.

70TH ST.—Sager & Shapiro sold 234 East 70th st, a 4-sty dwelling on a lot 25x100.

71ST ST.—Estate of Michael Reid sold 174 and 176 East 71st st, two 6-sty tenement houses on a plot 50x100x irregular.

71ST ST.—A. V. Amy & Co. sold for the William S. Patten estate 147 West 71st street, a 3-story and basement, brown stone dwelling on a lot 20x102.2.

72D ST.—Dr. Joseph Saxl is the buyer of the dwelling 232 East 72d street, recently sold.

72D ST.—Douglas L. Elliman & Co. sold for Richard W. Meade 216 East 72d street, a 3-story and basement dwelling on a lot 17.10x100. The buyer will occupy.

73D ST.—Slawson & Hobbs sold for Daniel B. Freedman to a client for occupancy, a 4-story and basement brownstone dwelling on a lot 18.7x102.2, at 158 West 73d street.

74TH ST.—George F. Reilly bought 320 East 74th street, a 4-story double tenement house on a lot 25x102.2.

75TH ST.—Douglas L. Elliman & Co., Inc., sold for the 75th Street Syndicate, Inc., 184 East 75th street, a 4-story dwelling on lot 18.9x 102.2 to a client who will extensively alter the same for her own occupancy.

75TH ST.—Alice F. Mapes, the tenant, bought from Alice Richards 56 West 75th st, a 4-sty dwelling on a lot 20x100.

76TH ST.—Dr. Benjamin S. Barringer bought from Julius Tishman & Sons 134 East 76th street, a 3-story and basement brownstone dwelling on a lot 18x102.2, adjoining the southwest corner of Lexington avenue.

80TH ST.—Mrs. Marian R. Horner, of Baltimore, Md., is the buyer of the dwelling 181 East 80th street sold last week through Pease & Elliman.

80TH ST.—Pease & Elliman sold for Rushton Peabody to a buyer, for occupancy, 173 East 80th street, a 4-story American basement dwelling on a lot 16.8x100.

80TH ST.—Pease & Elliman sold for the estate of John A. Weser 164 East 80th street, a 4-story apartment house on a plot 40x100 to Joseph G. Abrahamson.

81ST ST.—John S. Jenkins sold through Duff & Conger, Inc., 232 East 81st street, a 5-story apartment house on a lot 25.5x102.2.

83D ST.—Duff & Conger, Inc., sold for a client 411 and 413 East 83d street, two 3-story dwellings on a plot 40x102.2.

84TH ST.—Schindler & Liebler sold for a client to Lina Weil 323 East 84th street, a 3-story and basement dwelling on a lot 20x102.2.

86TH ST.—Estate of Thomas F. Hall sold to Cyril Carreau 61 to 69 East 86th st, a 7-sty apartment house known as the Marie, on a plot 102.2x2-3x100.8½. The seller owned the property since 1902.

88TH ST.—Slawson & Hobbs resold for Daniel B. Freedman two American basement dwellings 125 and 127 West 88th street on lots 19x100 and 18x100, respectively. The purchaser in each case has bought for occupancy.

91ST ST.—Strausberger estate sold to Charles Wynne and Louis H. Low 53 West 91st street, a 4-story and basement dwelling on a lot 20x100. It is the first sale of the property in 30 years.

92D ST.—C. Royce Hubert sold for the estate of Frederick M. Adams the 3-story and basement dwelling 150 West 92d street on a lot 19x100.8 to a purchaser for occupancy.

94TH ST.—A. V. Amy & Co. sold for Mrs. Daisy Warden 154 West 94th street, a 3-story and basement, brownstone dwelling on a lot 18x100, to Arthur Martinez for occupancy.

95TH ST.—Mandelbaum & Lewine sold 61 East 95th st, a 6-sty apartment house on a plot 41.8x 100.8, to the 61 East 98th Street Corporation, composed of J. Worth, S. Lewine and H. Stern.

96TH ST.—George H. Church sold to Nellie Walsh, for occupany, 21 West 96th st, a 4-sty and basement dwelling, 19x75x100.

98TH ST.—Charles S. Kohler, Inc., sold for Mrs. Della Doyle to William Katz 42 and 44 West 98th st, two 5-sty triple flats on a plot 50x100.11.

99TH ST.—Charles Cain sold to Jacob Yagoue 155 and 157 West 99th st, a 6-sty apartment house on a plot 40x100.11.

105TH ST.—Mrs. Isabella M. Jones sold 45 West 105th street, at the northeast corner of Manhattan avenue, a 3-story dwelling on a lot 17.3x70.

105TH ST.—Phillip Manz sold through Charles S. Kohler, Inc., to Frederick W. Teitjen 152 West 105th st, a 5-sty single flat on a lot 25x100.

112TH ST.—Schindler & Liebler sold for Kunigunda Goerl 213 East 112th street, a 3-story and basement dwelling on a lot 20x100.11.

113TH ST.—Harry Goodstein sold to the Mirhelm Realty Company 260 West 113th street, a 3-story and basement dwelling on a lot 18x

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TREMONT AV.—Bedford Holding Corporation sold to Della Plicker 720 to 724 Tremont avenue, a 1-story stone building on a plot 50x100.

VYSE AV.—Martin Grossman sold to the Daylight Realty Corporation 1893 Vyse av, a 5-sty apartment house on a plot 56x122.

Brooklyn.

BALTIC ST.—Meister Builders, Inc., sold for a client 617 and 619 Baltic street, two 4-story, double flats on a plot 40x70; also sold 619A Baltic street, a 1-story factory on a plot 19x189x irregular.

BLEECKER ST.—Mary Stolte sold to William Dahl 428 Bleecker street, a 3-story double tenement house.

GRAND ST.—Realty Associates sold to Harry Rubin, 579 Grand st, a 3-sty brick building, 20x37x75; also, to the same buyer, 624 Grand st, at a corner of Leonard st, a 2½-sty and basement frame dwelling, 20x40x100.

HALL ST.—Bulkeley & Horton Company sold 171 Hall street, a 3-story and basement frame dwelling for Nelle F. Lewis to a client for occupancy.

HARMON ST.—Henry Lang sold to Eugene Kunz 165 Harmon street, a 3-story, brick, double tenement house.

HIMROD ST.—Andrew Foorst sold to Isaac Benson 149 Himrod street, a 3-story, double tenement house.

MADISON ST.—Clara Schmuck sold to Fred W. Schallenback 1392 Madison st, a 3-sty 3-family house.

MAUJER ST.—Realty Associates sold to John Teague 51 and 53 Maujer st, two old frame buildings, on a plot 50x100.

PACIFIC ST.—Harry M. Lewis in conjunction with Charles H. Bulkeley sold for Lella C. Clark, of Peekskill, the 3-sty and basement dwelling 543 Pacific st, on a lot 19.1x90.

PACIFIC ST.—Bulkeley & Horton Co. sold 1403 Pacific st, a 3-sty and basement frame dwelling, on a lot 20x100, for Oscar Oberg to a client for occupancy.

PRESIDENT ST.—Gertrude Pitcher sold 853 President st, a 4-sty dwelling, on a lot 20x100.

RICHARDS ST.—Mary Callaghan bought from Realty Associates 149 Richard st, in the Erie Basin district, a 3-sty and basement frame dwelling, 20x57x80.

ST. CHARLES PL.—Charles Partridge sold for Della Broderick 24 St. Charles pl, a 2-sty and basement brownstone 2-family house.

SENATOR ST.—Coffey Realty Co. sold through Moriarty & Hollahan 424 Senator st, Bay Ridge, a 20-family brick apartment house, on a plot 50x120.

SOUTH ELLIOTT PL.—Mary Montgomery bought from Realty Associates 155 South Elliott pl, a 3-sty and basement brick dwelling, 20x36x100.

UNION ST.—Meister Builders, Inc., sold to a client for occupancy 757 Union st, a 3-sty dwelling.

WINDSOR PL.—Samuel J. Dayton sold to a buyer, for occupancy, 183 Windsor pl, a 2-sty brownstone 2-family house.

7TH ST.—Mrs. Emma Halligan sold to a buyer, for occupancy, 426 7th st, a 3-sty and basement brick 2-family house.

7TH ST.—Charles Saunders sold to Ernest Soneger 368 7th st, a 3-sty single apartment house.

EAST 8TH ST.—Rose M. Greenstone bought 1329 East 8th street, a 3-story detached frame dwelling for occupancy.

EAST 10TH ST.—O. E. Allard & J. J. Levey sold 1083 East 10th st, Midwood Manor, a frame detached 2-family house on a plot 30x100.

EAST 10TH ST.—Learner Associates, Inc., sold 1236 East 10th st, Flatbush, a 2½-sty semi-detached dwelling on a lot 25x100.

51ST ST.—Tutino & Cerny sold for Stanley H. Lewis to a client, for occupancy, the 2-sty frame 2-family house 764 51st st.

63D ST.—Alco Building Co. sold the semi-detached brick dwelling 2064 63d st, Mapleton Park, to Morris Wiener, for occupancy.

71ST ST.—Frank A. Seaver & Co. sold for the L. N. Levy Corporation to a buyer, for occupancy, 22 71st st, a brick dwelling.

72D ST.—Frank A. Seaver & Co. sold for H. R. Dunkum to a buyer, for occupancy, 371 72d st, a 2-sty and basement 2-family house.

BAY RIDGE AV.—Albert Haseloff sold to a buyer for occupancy 350 Bay Ridge avenue, a brick, 2-family house.

BAY RIDGE AV.—D. & E. Larocca sold 465 Bay Ridge avenue, a 3-story, brick flat.

BEDFORD AV.—Mrs. Sarah Lawlor sold 488 Bedford av, Williamsburg, a 4-sty 3-family house on a lot 23x100.

CLASSON AV.—Meister Builders, Inc., bought from Frank Grazzino 138, 138A and 140 Classon avenue, three 4-story, single flats on a plot 50x80.

CONEY ISLAND AV.—McInerney-Klinck Realty Company sold for Herman and Henry Kremer 816 to 824 Coney Island avenue, 5-story apartment houses, with stores, on a plot 100x100.

FLATBUSH AV.—John McElravey sold 1831 Flatbush avenue, a 2-story flat, with store.

GATES AV.—Alfred J. Clayton sold 160 Gates avenue, corner of Downing street, a 3-story brick flat, with store, on a lot 25x100.

LAFAYETTE AV.—Realty Association sold to Charles Kessler 552 Lafayette av, a 2-sty and basement frame dwelling, on lot 21x24.6x100.

LAFAYETTE AV.—Sarah J. Kelly bought from the Realty Associates 554 Lafayette av, a 3-sty frame dwelling, 21x32x100.

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SCHENECTADY AV.—Realty Associates sold to Alexander Gold and Louis Littenberg the vacant block front in the east side of Schenectady av, from Carroll to Crown st, 255x300.

STUYVESANT AV.—Meister Builders, Inc., resold to Anna Baker 316 and 318 Stuyvesant av, two 3-sty brick flats and stores on a plot 40x100.

TROY AV.—Bulkley & Horton Co. sold 226 Troy av, a 2-sty and basement frame 2-family house, on a lot 16.8x90, for A. E. Adamson.

3D AV.—Bulkley & Horton Co. sold 7510 3d av, a 3-sty brick store and dwelling, for Henry Schwanewede; also for a client to Mary Keindienst 7518 3d av, a 3-sty brick flat, with store.

Queens.

BAYSIDE.—M. Margenthau, Jr., Company sold for the Terrain Realty Company a 2½-story, frame dwelling, with garage, on Bayside Boulevard, opposite Warburton avenue, Bayside, to a buyer for occupancy.

CORONA.—Clinton Trading Corporation sold to Francesca Morelli 124 49th street, Corona, a frame, 2-family, detached house on a plot 40x 100.

FAIRVIEW AV.—Eugene Kunz sold to George Stolz 516 Fairview avenue, Ridgewood, a 4-family house.

FAR ROCKAWAY.—The Lewis H. May Company sold for Walter S. and Edwin S. Strauss three 2-family houses in the west side of Union street, Far Rockaway. Negotiations are pending for a resale.

FAR ROCKAWAY.—The Lewis H. May Company sold for Thomas F. Minnaugh the southwest corner of Sheridan Boulevard and Carlton avenue, Far Rockaway, a 2½-story colonial dwelling.

RECENT LEASES.

Notable Fifth Avenue Lease.

The Ocean Accident & Guarantee Corporation leased through Henry Shapiro & Co. from the American Real Estate Company, Walter C. Noyes and Alfred E. Marling, receivers, 50,000 square feet of space in the Merchants Exchange Building at the southwest corner of 5th avenue and 17th street for a term of ten years, and will move their offices now located at 59 John street to its new quarters as soon as alterations are completed.

Bulk of Greenhut Building Leased.

The Big Stores Realty Company, which controls the Greenhut building at 6th avenue and 18th street, has leased all of the property except the ground floor to the Interchurch World Movement for a term of 10 years. The floor area is 485,000 square feet and the rental is 70 cents a square foot a year, which figure is considered very reasonable in the face of the fact that much similar space is bringing as high as \$5.50 a square foot a year.

Much of the leased space has been sub-leased at \$2 a square foot per annum.

Senator Wetmore Makes Long Lease.

Former Senator George Peabody Wetmore, of Rhode Island, leased through A. W. Miller & Co. to the Bliss Exterminator Company, the

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

PROPOSAL

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.

HIGHWAY WORK.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock p. m., on FRIDAY, the 16th day of APRIL, 1920, for the improvement or completion of the following highways:

- Alleghany.....(One highway: 4.89)
- Broome.....(one highway: 5.35)
- Chautauqua.....(one highway: 5.85)
- Cortland.....(one highway: 2.30)
- Dutchess.....(two highways: 4.85 and 2.28)
- Franklin.....(one highway: 3.53)
- Genesee.....(one highway: 4.14)
- Lewis.....(one highway: 3.66)
- Livingston.....(one highway: 8.34)
- Onondaga.....(one highway: 0.28)
- Ontario.....(one highway: 1.89)
- Seneca.....(one highway: 1.69)
- Tioga.....(one highway: 1.33)
- Wayne.....(one highway: 1.63)

And also for the repair of the following:
Broome....(4 contracts; surface treatment and reconstruction)

- Chenango....(1 contract; reconstruction)
- Cortland....(1 contract; reconstruction)
- Livingston....(1 contract; reconstruction)
- Monroe....(1 contract; reconstruction)
- Oneida....(2 contracts; reconstruction)
- Onondaga....(1 contract; reconstruction)
- Orleans....(1 contract; reconstruction)
- Oswego....(1 contract; reconstruction)
- Otsego....(1 contract; reconstruction)
- Saratoga....(1 contract; reconstruction)
- Schenectady..(1 contract; reconstruction)
- Sullivan....(1 contract; reconstruction)
- Wyoming....(1 contract; reconstruction)

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

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

FREDK. STUART GREENE,
Commissioner.

IRVING V. A. HUIE, Secretary.

WANTS AND OFFERS

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.

FOR SALE, Lincoln Square section, five plots, sizes from 33 up to 91 feet frontage on 63d, 64th and 65th sts, all west of Broadway, suitable for garages; possession at once. Apply to **SAMUEL H. MARTIN,** 1974 Broadway. Phone Columbus 836.

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EXPERIENCED MAN, SELLING OR RENTING, COMMERCIAL SECTION, SALARY AND COMMISSION, WILL MAKE LIBERAL ARRANGEMENT. HEIL & STERN, 1165 BROADWAY.

AN ESTABLISHED Christian real estate firm has a permanent opening for a young man (age 25-32) desirous of doing outside work as broker in selling and leasing business property, mainly the mid-town and Grand Central districts; must be well educated, of good address, full of enthusiasm and have a knowledge of the city. Salary basis, with bonus. Splendid opportunity. Address Box 668, Record and Guide.

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4-story building 900 and 902 8th avenue, on a plot 50x100 feet. The lessees will make extensive alterations and occupy the entire building.

CHARLES F. NOYES COMPANY leased for Donna Josephine del Drago the store 78 and 80 Cortlandt street to Nathan Strauss; for the Doro Realty Corporation the store, basement and sub-cellar of 41 and 43 Warren street to Domestic Electric Company for a term of years at an aggregate rental of \$50,000; a floor in 83 Water street to R. J. Donovan Company, and a floor in 95 and 97 Front street for the A. C. Isreal Company to Charles and Arad F. Hess; also leased for the Roosevelt Hospital for a period of 5 years from May 1 the building 243 Bowery at an aggregate rental of \$21,000 to Savransky Brothers, and has sublet the four upper floors to the Salvation Army for lodging purposes. Also, leased for H. Reicke to Max Slaten the four upper lofts in 95 Park Row for a term of years.

PEASE & ELLIMAN leased for L. Berman to George Nune offices in 14 East 44th street.

ALBERT B. ASHFORTH, Inc., leased for the Onyx Building Corporation to the American National Red Cross the sixteenth floor in 1101 to 1107 Broadway, comprising 17,500 square feet, for a term of years at an aggregate rental of \$250,000; also leased for the Schmitt Realty Company to the Acker-Merrill Company 343 Madison avenue for a long term of years.

A. A. HAGEMAN leased the store and basement in 680 6th avenue to Julius A. Dainoff and Reuben Cohn; also leased the store and basement in 688 6th avenue to Beck Shoe Company.

EDWIN J. BIRLEY, of Hall & Bloodgood, Inc., leased for Edith H. Oddie for a term of years to Krauss & Resenshield the two 6-story tenement houses 241 and 243 Monroe street, on a plot 47x95.

DOUGLAS L. ELLIMAN & CO., in conjunction with the Plaza Realty Co., leased for Mrs. James C. Berger 7 West 16th street, a 3-story and basement house, on lot 33.4x92, to Robert M. McBride & Co., publishers, of 31 Union Square.

THOMAS J. O'REILLY leased for the Civic Center Corporation large space in 54 Lafayette street to the New York Life Insurance Company; also in 38 Park Row for Harry Aronson, Inc., a suite of offices to Samuel Wallerstein; also at 280 Broadway for the Stewart Building Corporation a suite of offices to Mooney & Boland, Inc., all for a term of years.

CUSHMAN & WAKEFIELD, Inc. leased for the Merchants' and Manufacturers' Exchange the entire twelfth floor of the Grand Central Palace, containing about 35,000 square feet, to the New York Telephone Company for a term of years.

ALBERT B. ASHFORTH, Inc., leased to J. Morgolin & Prussian the second loft in 200 5th avenue for a term of years.

LOUIS SCHRAG leased for Philip Mandelbaum to M. Lebowitz the store on the southwest corner of 6th avenue and West 25th street for a term of years.

BOWMAN HOTEL CORPORATION leased to R. Goodman & Co., shoe dealers, the 35-foot front store in the Lexington avenue front of the Hotel Commodore, adjoining the 42d street corner. The lease is for a term of 10 years and completes the rental of all the stores in this hotel.

J. ARTHUR FISCHER leased to the O'Reilly School the fourth and fifth lofts at the southwest corner of 7th avenue and 35th street for a term of years.

ALPERT B. ASHFORTH, Inc., in conjunction with Payson McL. Merrill Company, leased the parlor floor in 19 East 47th street to the Yale University Press & Brick Row Print & Book Shop for a term of years; also leased the entire fourth floor of the Knox Building 452 5th avenue to Russell B. Smith Engineers, for a term of years.

CUSHMAN & WAKEFIELD, Inc., leased for the Anahma Realty Corporation an entire additional floor in 244 Madison avenue to the Continental Guaranty Corporation for a long term of years at a rental aggregating \$175,000.

JAMES H. CRUIKSHANK, the real estate operator, leased through Charles B. Van Valen, Inc., offices in 51 and 53 Maiden la. Increased business causes Mr. Cruikshank to take about three times the space he now occupies in Liberty Tower, 55 Liberty st. where he is forced to vacate on account of the Sinclair Oil Co.'s purchase of the building for occupancy. The Maiden la property will be extensively altered and renovated.

A. W. MILLER & CO. leased to the H. & B. Auto Sales Co. the store in 922 8th av and to the Arrow Tire Co. the store in 924 8th av, southeast corner of 56th st.

PARAGON STEAMSHIP CO. leased from the Heaton Realty Co. the entire second floor in the southwest corner of Cortlandt and Washington sts for a long term of years.

CHARLES S. KOHLER, Inc., leased for John J. Falabee to J. Polak the corner store at 874 Columbus av for a term of 5 years; also, for Mrs. Blanche Lowenfeld, the store in 946 Columbus av for a term of 18 months.

PEASE & ELLIMAN leased for a term of years the 5-story dwelling, on a plot 42x125, at 1030 5th av, at the north corner of 84th st, for L. Gordon Hamersley to C. F. Rogers, who at present resides at 32 5th av.

REAL ESTATE NOTES.

PEASE & ELLIMAN have been appointed by Mrs. I. Townsend Burden managers of the apartment house at 69-71 East 93d street, occupying a plot bought by her for a contemplated modern residence.

CHARLES B. VAN VALEN, Inc., has placed a loan of \$192,000 on the property No. 7 and 9 East 20th street. It is improved with a 12-story fireproof loft building.

GEO. R. READ & CO. have been appointed agents for the apartment house 517 West 134th street.

LEO M. SAUER has joined the sales staff of Spotts & Starr, Inc.

BROWN, WHEELOCK COMPANY, Inc., who sold 52 Broadway for Robert E. Dowling to the Exchange Court Corporation, have been appointed managing agents of the building. It will be recalled that the purchasers are a group of Stock Exchange houses, who bought to protect their occupancy space in the financial district.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for 507 Madison avenue, a 7-story store and apartment building at the southwest corner of 53d street and Madison avenue, by the 507 Madison Avenue Corporation, William Goldstone, president.

BUTLER & BALDWIN, Inc., have been appointed agents for the properties at 311 East 76th street, 11 East 30th street, 150-54 Vermilyea avenue, 25 West 16th street, 60 West 90th street, 34-36 St. Nicholas place, 123 Vermilyea avenue and 326 Henry street.

Loan by Metropolitan Life

The Metropolitan Life Insurance Co. has loaned \$600,000 to the 25 Fifth Avenue Corporation in the form of a building and permanent loan, running for a term of 10 years on the 14-story apartment house now in the course of construction at the northeast corner of Fift havenue and Ninth street. This is the site of the old Gen. Sickles home, which was razed to make way for this modern apartment house. The steel frame is now being erected and the building will be ready for occupancy next October. It will provide accommodations for about 100 families. About 80 per cent. of the apartments have already been rented from the plans. Rouse & Goldstone are the architects, and Harby, Abrons & Mellus, Inc., have the general contract for the erection of the building. The mortgage loan was negotiated by Hughes & Hammond and the M. Morgenthau Jr. Co.

STANDARDS AND APPEALS Calendar

BOARD OF APPEALS.

Tuesday, April 6, 1920, at 10 a. m.
Appeals from Administrative Orders.

20-20-A—333-339 Madison avenue, Manhattan.
189-20-A—852 51st street, Brooklyn.
190-20-A—117 West 128th street, Manhattan.
191-20-A—185 Van Sinderen avenue, Brooklyn.
205-20-A—68-70 Meserole street, Brooklyn.
149-20-A—101-103 Wooster street, Manhattan.
185-20-A—215-223 West 42d street, 228-238 West 43d street, Manhattan.

Under Building Zone Resolution.

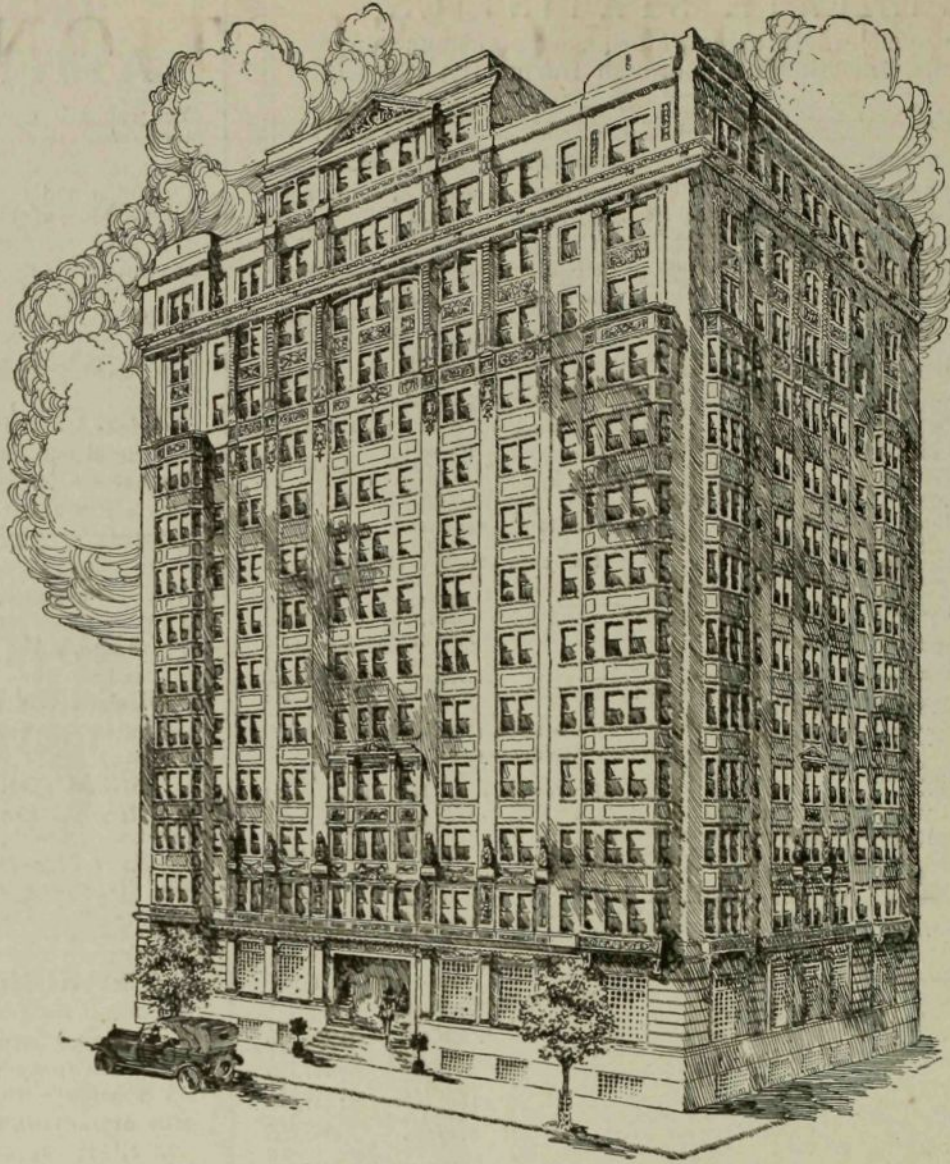
28-20-BZ—211-221 Montgomery street, Brooklyn.
102-20-BZ—S. s. Malbone street, 120 ft. west of Bedford avenue, Brooklyn.
147-20-BZ—102-106 Guernsey street, Brooklyn.
170-20-BZ—Northeast corner Queens Boulevard and Union Turnpike, Newtown, Queens.
177-20-BZ—W. s. Bedford av, from Malbone to Sullivan street, Brooklyn.
117-20-BZ—17-51 Sumpter street, Brooklyn.
114-20-BZ—Northeast corner Layton and Waterbury avenues, the Bronx.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, April 6, 1920, at 2 p. m.
Appeals from Administrative Orders.

141-20-A—3062 Webster avenue, the Bronx.
192-20-A—170-172 Second avenue, northwest corner 13th street, Brooklyn.
195-20-A—1555 55th street, Brooklyn.
197-20-A—252 Junius street, Brooklyn.
199-20-A—120-122 West 125th street, Manhattan.
211-20-A—243-245 West 60th street, Manhattan.
184-20-A—38 Alabama avenue, Brooklyn.
Under Building Zone Resolution.
118-20-BZ—272 14th street, Brooklyn.
175-20-BZ—Southeast corner Fort Hamilton avenue and 54th street, Brooklyn.
176-20-BZ—257 Madison avenue, Manhattan.
183-20-BZ—154-156 East 53d street, Manhattan.
186-20-BZ—30-36 Pennsylvania avenue, northwest corner Fulton street, Brooklyn.



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BUILDING SECTION

Few Bricklayers At Work After Agreement Is Reached

Men Quit Their Jobs in Bronx When Employers Put Them on \$8.50 Per Day
Pending Ruling by Mayor Hylan as Arbitrator

LAST Tuesday morning many striking bricklayers, who have refused to work on jobs for which contracts were held by members of the Mason Builders' Association, returned to the projects that have been idle since January 1. The return of these mechanics removes the chief obstacle to building progress in Greater New York and although the settlement of the difficulty between the workmen and the employers is not entirely completed, the feeling is general throughout the industry that a final agreement will be reached within a short time and that construction will be unhampered for the remainder of the year by further disputes.

The decision to return to work was reached Monday afternoon after a lengthy conference at City Hall, between representatives of the bricklayers, the Mason Builders' Association and Mayor Hylan. At this meeting it was agreed that the bricklayers return to their jobs at their former scale of wages, which was \$8.50 per day, and leave to arbitration their demand for \$1.25 per hour or \$10 per day. It was further agreed to submit briefs in support of their contentions within forty-eight hours after the resumption of work on the abandoned jobs. As comparatively few of the strikers have up to the present writing returned to work, the questions in dispute have not yet been placed before Mayor Hylan as arbitrator, and it is not certain just when they will be submitted.

The text of the agreement consummated last Monday afternoon follows:

"Agreement between the Bricklayers' Union of Greater New York and Long Island and the Mason Builders' Association. "The Bricklayers' Unions agree to rescind their strike order and return to work immediately under the agreement, which is to continue until all questions now existing and formerly considered by the Joint Arbitration Board are finally and mutually agreed upon. The decision of the umpire on the question of wages to be retroactive from the day the men return to work and shall continue until December 31, 1920.

"After the men have returned to work the Joint Board of Arbitration shall renew their relations and sit to adjust whatever grievances may be presented from either side. The umpire is to be John F. Hylan, Mayor of the City of New York, and his decision is to be final and binding on both parties. Both sides to submit their briefs within forty-eight hours after the men return to work."

In discussing this agreement Mayor Hylan stated that it would be necessary for both sides to make some concessions in order to help the housing situation.

"Not only can house building now go on," he said, "but school house construction, which has been held up, can also proceed.

Members of the Building Trades Employers' Association, which has been vitally interested in the strike of the bricklayers as it has prevented a large number of other trades from completing their parts of the work, have stated that there is plenty of work for all of the strikers immediately. The Building Trades Employers' Association for some time past has been insisting that the bricklayers join in the convention entered into between the council and the employers' association, but this stand appears to have been abrogated. A large number of bricklayers, estimated to be more than 2,000, have left the city since the beginning of the strike, January 1, for work outside, but as many of these have families in New York they are expected to return now that the wage dispute will be settled.

The announcement of the agreement to submit the wage dispute to arbitration has caused some confusion in building projects in the Bronx, which were proceeding despite the strike because employers were paying the rate of \$10 per day demanded by the bricklayers. Just as soon as the announcement was made that the strikers were to return on the \$8.50 per day basis until the decision of the arbitrator was rendered, these employers reduced the scale in force on their jobs with the statement that they would also abide by the final decision. Naturally the workmen would not agree to this and in a number of jobs the bricklayers quit immediately.

Reports from various parts of the city indicate that although the bricklayers have come to an agreement with the employers they have not returned to their jobs in the number promised. The best evidence of this fact is that the deliveries of common brick throughout this city have been exceedingly light and orders for new supplies have been very light. Had the men returned in the number anticipated when the agreement was announced, mason material dealers declare that the relatively small stocks of materials held on the jobs would be used up within a few hours.

ALONG WEST END AVE.

for instance, we have water-proofed or dampproofed the following apartments:

- No. 300 for Paterno Construction Co.
- No. 305 for Charmion Construction Co.
- No. 575 for Paterno Construction Co.
- No. 650 for Mayer & Mayer
- No. 690 for Campagna & Cerabone
- No. 884 for Paterno Bros.
- No. 885 for Paterno Bros.
- No. 895 for Paterno Bros.
- No. 905 for Paterno Bros.

STRUCTURAL WATERPROOFING CO., Inc.

480 LEXINGTON AVENUE
GRAND CENTRAL PALACE

Vanderbilt 1300

ALL WORK SATISFACTORILY GUARANTEED

Plans Are Approved for New Pride of Judea Orphan Home

Designs by Edward M. Adelson Passed by New York State Board of Charities—
Construction Soon to Start

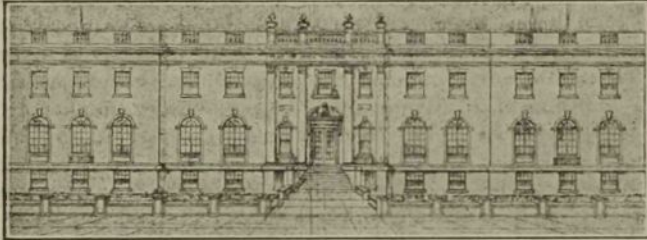
THE New York State Board of Charities has approved plans as prepared by Edward M. Adelson, architect, for a group of buildings that will soon be erected by the Pride of Judea Orphan Home in Brooklyn. This project will occupy the plot bounded by Dumont and New Lots avenues, Elton and Linwood streets. According to the present plans this operation will include the construction of a three-story and basement administration building, entrance building, with infirmary and six cottages. All construction throughout will be strictly fireproof from plans that have been the

considerable room for future growth and expansion.

Among the principal features that will make this operation of interest to charitable enterprises are a large playground to be equipped with numerous amusement devices, enclosed playground for use in inclement weather, a roof garden, kindergarten, etc. The main floor of the administration building will provide for a dining room, assembly room, school room, kitchen and general offices. The second floor will be used as dormitories and the third floor for nurses, with library, sitting room and other features. In the basement will be located the bakery, laundry, boiler and coal storage rooms, etc.

The administration building will have dimensions of 150x100 feet; the entrance or isolation building will be 60x80 feet, and the six dormitories will be 20x50 feet. The cost is placed at approximately \$250,000.

The Pride of Judea Orphan Home, of which Joseph Polonsky is president, has a large membership, included in which are a number of wealthy and influential Jewish people of both Manhattan and Brooklyn who have generously supported this institution for years past and who have subscribed the funds that will make possible an early start on this work. A sufficient sum is already in hand to provide for the immediate construction of the administration building and it is planned to get started on this project as soon as weather conditions permit and contracts are placed. The building committee in charge of this operation includes Joseph Polonsky, ex-officio; Adolph Sternberg, chairman; I. Liebowitz, P. Diamond, J. Schneider, Morris Silverman, S. Weinstein, Henry Klein, L. Heller, Max Harris and H. Fogel.



E. M. Adelson, Architect.

FACADE OF PRIDE OF JUDEA HOME.

result of careful study of the most modern types of institutional architectural practice.

These buildings have been designed in the American Colonial style of architecture, and will have exterior walls of face brick, with trimmings of Indiana limestone and granite. The plot plan provides for the maximum amount of natural light and ventilation in all of these structures and also permits

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Greenpoint 198-9

Great Improvement in Number of Projected Buildings

F. W. Dodge Company Statistics Show Increase in Practically All Phases of Construction in Local Territory

RECENT announcements of new building and engineering construction projects indicate a steady growth in the volume of work being undertaken in New York State and New Jersey, north of Trenton, notwithstanding the increasing scarcity of materials and supplies and the strikes in New York that are holding a vast amount of work in abeyance. During the past few weeks reports of new building operations from the territory just outside of the Metropolitan district but within the boundaries of the district covered by the figures prepared by the F. W. Dodge Company, there has been a noticeable improvement in both the number and value of projected building work, that is indicative of extremely active building times ahead.

The figures as announced show that during the week of March 20 to 26 inclusive there were reports of 342 new projects, valued at \$25,336,750, for which plans were being prepared by architects and engineers. A large proportion of the plans for this construction are practically completed and it is anticipated that contracts will be awarded and actual work commenced within a relatively short time. During the same week a total of 197 contracts were awarded for new building

and engineering projects that will require an expenditure of approximately \$14,688,700.

Among the 342 proposed operations reported during the week of March 20 to 26 there were 83 business and commercial buildings such as stores, offices, lofts, commercial garages, etc., \$7,506,500; 7 educational projects, \$473,000; 3 hospitals and institutions, \$7,500; 38 factory and industrial buildings, \$5,607,000; 1 structure for the U. S. Army, \$5,000; 1 public building, \$1,000; 29 public works and public utilities, \$6,186,000; 3 religious and memorial buildings, \$135,000; 166 residential operations including apartments, flats and tenements and one and two-family dwellings, \$3,987,750, and 11 social and recreational projects, \$1,428,000.

Included in the list of 197 projects for which contracts were placed during the week of March 20 to 26 were 29 business and commercial buildings, \$919,500; 5 educational projects, \$561,000; 4 hospitals and institutions, \$151,400; 33 factory and industrial buildings, \$2,929,000; 4 public buildings, \$286,200; 14 public works and public utilities, \$6,634,800; 2 religious and memorial projects, \$140,000; 98 residential operations of various types, \$1,814,000 and 8 social and recreational projects, \$1,252,800.

PERSONAL AND TRADE NOTES.

Lawrence Cement Company announces the removal of its offices from 1 Broadway to the fourth floor of 302 Broadway, about May 1.

James C. Mack Company, general contractor and worker in reinforced concrete, announces the removal of its offices from 31 Liberty street to 103 Park avenue. Telephone, Murray Hill 292.

Rudolph P. Miller, Superintendent of Buildings of New York City, has been nominated for chairman, executive committee, National Fire Protection Association. The nomination will be voted upon at the annual meeting of the association to be held May 4-6, in Chicago.

Simon Ables, 44 Court street, Brooklyn, prominently identified with large speculative and investment building operations in Brooklyn for many years has entered the general contracting field and will specialize in the construction of reinforced concrete manufacturing buildings and commercial garages. Samuel Teplitz is associated with him in this work.

Maximilian Toch, industrial chemist, has been appointed adjunct professor of industrial chemistry of Cooper Union. Mr. Toch will co-operate in the development of a new four-year day course in industrial chemistry to be started next September by the institution. The course will train men as analysts, research chemists, foremen and superintendents in manufacturing plants.

S. W. Strauss & Co. announce that they have underwritten a first mortgage of 6 per cent. serial bond issue of \$5,000,000 on the Drake Hotel now being erected on the Lakeshore Drive, Chicago. The bonds are secured by a first mortgage on the land, building and equipment. The net earnings are estimated at nearly four times the greatest bond interest or more than twice the bond interest and the serial payment of principal in any year added together. The new hotel, which will be the finest in Chicago, will contain 780 guest rooms and will be under the same management as the Blackstone Hotel.

New Factory for Johns-Manville Co.

A general contract has just been awarded by the H. W. Johns-Manville Co.,

Madison avenue and 41st street, New York, to the John W. Ferguson Co., of Paterson, N. J., for the construction of a new manufacturing plant at Manville, N. J. The new structure will have dimensions of 151 by 641 feet and will have a total floor area of 96,800 square feet. The building will be of brick with steel frame and concrete floors. The roof will be of wood. This plant will be for the manufacture of the company's various asbestos and allied products. Active operations will be commenced within the next two or three weeks.

Well Known Decorator Resumes.

P. Jackson Higgs has again entered the decorating business, with office and studio at 13-15 East 54th street, where he conducts the business of consulting decorative specialist, undertaking the planning of interiors in their entirety and superintending their execution. Mr. Higgs has an interesting collection of rare antiques and a few reproductions of the highest type. In reference to the latter he also specializes in reproducing pieces of early furniture for use where originals are unobtainable.

In past years he has also taken a keen interest in reproducing early silver by the old hand methods and he is carrying on this work, limiting his productions, however, to solid silver tea and coffee services. On exhibition at the present time is part of a beautiful twelve piece service of Queen Anne design which has all the ear-marks of an old set.

Mr. Higgs came to America from England about seventeen years ago. He was formerly vice-president of the A. J. Crawford Company of Fifth avenue, and later was president and manager of The House of Philip Oriol, Inc., consequently his knowledge of the art business is extensive. He retired from the presidency of the latter firm to enter the U. S. Army, enlisting as a private in the aviation, being shortly after transferred to the Bureau of Aircraft Production where he was engaged in organization and experimental work. Later he took over the entire control of one of the largest plants in this country engaged in aircraft work for the British Government.

Following his discharge from the army he patented a phonograph which is said to excel over all previously existing types. It is understood that he sold his patent rights so that he could devote all his energies to his new business.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

American Hardware Manufacturers' Association will hold its annual convention at Atlantic City, N. J., May 11 to 14 inclusive, with headquarters at the Marlborough-Blenheim. F. D. Mitchell, secretary, 233 Broadway, New York City.

National Retail Hardware Association will hold its annual convention at Buffalo, N. Y., June 22 to 25 inclusive. Headquarters will be located at the Hotel Lafayette. Herbert B. Sheets, secretary, Argos, Ind.

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.

Slag as a Concrete Aggregate.—The results of the investigation made by the Bureau of Standards during the past two years on this subject are summarized as follows: Crushed slag as a coarse aggregate produced concrete of as high or higher strength than gravel. The tests have not been extensive enough to determine the durability of slag, but so far as they have gone, no signs of disintegration have been observed due to sulphide sulphur. Slag sand, because of its lack of fine material, does not produce easily workable concrete when used as fine aggregate. If it must be used, its working qualities can probably be improved by the addition of small amounts of fine sea sand, hydrated lime, or other similar material. In all probability, a larger amount of fine aggregate to replace some of the coarse aggregate would aid workability. Provisions in specifications for slag aggregate calling for a maximum sulphide sulphur content of 1½ per cent. and a minimum weight per cubic foot of 70 pounds have been tentatively recommended by the Bureau of Standards.

CURRENT BUILDING OPERATIONS

TUESDAY morning a large number of bricklayers who had been out on strike against members of the Mason Builders' Association since January 2 returned to the jobs they abandoned and their action decidedly stimulated the local building situation. Throughout the industry confidence is now expressed that before very long practically all of the jobs that were held up on account of the strike will be under way. Although final settlement of the difference between the workmen and the employers will not be possible before both parties submit their sides

to Mayor Hylan as arbitrator, the impression is quite general that the worst of the difficulty is past and that from now on construction work will progress without further hindrance. There is a vast amount of new construction for which plans have been completed that has been held up pending a settlement of the labor situation and it is almost certain that a large proportion of this will be released for estimates and contracts awarded at an early date.

Building interests have watched carefully during the progress of the pending legislation at Albany in reference to rent profiteering and the kindred measures that just passed the Legislature. It is conceded that the enactment of the proposed laws will have a vital effect upon certain types of buildings and at the present time a considerable amount of work is held in abeyance.

The building material markets have experienced renewed activity during the past week because of the resumption of construction on jobs that were held up by the strike but as the arrival of new materials and supplies have been better than for the past month or more the market condition is generally favorable. Prices are exceedingly firm and there is no prospect of any recession from the current levels for some time to come.

Common Brick.—Although the past week witnessed the arrival of eight barge loads of common brick from up-river yards there has been practically no current buying activity. The prime reason for this fact is that the consignees of these cargoes have set a price of \$30 per thousand on this brick and New York dealers have refused to buy at this figure. The claim is made that the price is altogether out of reason, and as the demand from consumers is relatively light and there is quite some brick stacked in the yards about the city the dealers will undoubtedly wait for the

arrival of other barges consigned by manufacturers who are more reasonable in their demands. The \$30 price is considered a hold-up, and there is no doubt that the producers will have to make some concession before this brick is disposed of. The Hudson River is now generally free from ice and it is the opinion of dealers that brick arrivals will now come through with considerable regularity. There is a large amount of brick at the plants ready for shipment, and this will supply all demand until brick of the new season's manufacture is obtainable. Producers are preparing their plants for the commencement of the new season. The chief anxiety of the brick-makers at present is the doubt over the labor situation. Last year there was insufficient labor to man the plants efficiently and the outlook for the coming season is not much better.

Summary.—Transactions in the North River common brick market for the week ending Friday, April 2, 1920. Condition of market: Demand light; prices advanced. Quotations: Hudson Rivers, \$30 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 8; sales, none.

Lumber.—Locally the market has been quiet during the past week or so, but the condition has been largely due to the severe winter weather and the building strikes that have held up a vast amount of construction in this city. Prices generally are firm, but in some instances concessions have been made. These, however, were not to any extent that affected the market. Stocks are in better shape than they have been for some months back, both as to quantity and assortment, and dealers are able to supply the requirements of their customers in the majority of lines. There is still a scarcity of flooring and a few other items, but as a rule the supply situation is improved. Both wholesale and retail dealers are now look-

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BUILDING COMMODITY PRICES

CURRENT 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, \$115.80 per 1,000 sq. ft.
3x12x12 185.30 per 1,000 sq. ft.
4x12x12 208.40 per 1,000 sq. ft.
5x12x12 277.90 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) \$4.20 per bbl.
Common Lime (Standard 300-lb. barrel) 4.00 per bbls
Hydrate Finishing, in cloth bags 28.25 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

MATERIALS AND SUPPLIES

ing forward to the coming weeks, as they anticipate a greatly increased volume of business to come from building sources both from the city and from the nearby suburbs. With the return of the bricklayers to work this week a number of large operations were resumed, and as a whole the building industry is more optimistic than it has been throughout the winter. Lumber prices continue firm and no material advances have been announced within the past week or so. Lumber manufacturers report increased production and the output is now in excess of the current demand, but it will require some time before the supply gets caught up with orders that have been delayed on account of lack of supply.

Roofing and Building Papers.—The demand for these materials is daily growing in intensity and the supply is decreasing to an extent that a real shortage now exists. Along with the greater demand has come a further increase in price which was announced during the past week. The demand at present is entirely out of proportion to the available supply and probably will remain so for some time to come. Current quotations are: Tar paper, 1 ply, 3.45 per roll; 2 ply, \$3.35 per roll; 3 ply, \$2.85 per roll. Rubber roofing paper, 1 ply, \$3.15 per roll, 2 ply, \$3.75 per roll; 3 ply, \$4.40 per roll. Sheathing paper, 25 lb. roll, \$2.30; 30 lb. roll, \$2.85; 40 lb. roll, \$3.80.

Sand.—The supply situation is somewhat easier than it has been of late, and during the past week a number of barge loads have been brought into the city. The only difficulty at present is the pending strike of the chauffeurs of the sand delivery trucks. A strike notice has been sent out, but at present the men have not left their trucks, and it is hoped that a serious labor difficulty may be averted. Sand prices are firm and are likely to remain at the existing levels, as some time ago the producers announced that the

price now in force would remain effective until next June.

Structural Steel.—Production of fabricated material has increased to some extent and consequently deliveries are somewhat easier. Local demand has picked up and contractors are confident that the building industry will from now on materially increase their demand for structural material. The strike of the steel erectors is not yet settled, but contractors are going ahead with their jobs, which are fully manned. There has been quite some new construction released for bids during the past week or so and it is probable that within the next week a large percentage of the fabricated steel required for these operations will be booked. The most important booking of fabricated material for delivery in this district announced this week was 5,500 tons for the Fiske Rubber Company building, for which the American Bridge Company has the contract. Structural steel prices remain unchanged.

Electrical Supplies.—Increased activity in this line has been manifest during the past week and both manufacturers and dealers are looking forward to a steady improvement in the demand, particularly from the suburban districts where there is a lively interest in small house construction. The general improvement in the local building situation has caused a more optimistic feeling throughout the industry and it now appears as though the coming months would be exceptionally busy for all affiliated with building construction. Supplies are coming through in slightly better time than they have been recently but dealers are unable to accumulate any stock ahead because of piled up orders that require immediate fulfillment. Prices are firm and with a constantly advancing tendency owing to increased production costs.

Linseed Oil.—This market is relatively quiet, but greater activity is anticipated

now that building construction has been resumed throughout the metropolitan district. There is a fair demand on contract orders, but new business has been scarce. Prices are firm and unchanged.

Nails.—The American Steel & Wire Company claims to be making approximately 35,000 kegs of wire nails per day and are allotting them to customers on back orders according to the relative importance of the work in which the nails are required. Many jobbers have refused to make quotations and will only ship as prices prevailing at date of delivery.

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27x48x 1/2 in. 0.37 each
32x36x 1/2 in. 0.28 each
32x36x 3/4 in. 0.29 each
32x36x 1 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 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft. ... \$66.50 to \$82.00
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. \$125.00 to —
Cypress shingles, 6x18, No. 1 Hearts — to —
Cypress shingles, 6x18, No. 1 Prime — to —
Quartered oak 315.00 to —
Plain oak 236.00 to —
Flooring:
White oak, quart'd, select. — to \$235.00
Red oak, quart'd, select. ... — to 220.00
Maple No. 1 195.00 to —
Yellow pine, No. 1, common flat 110.00 to —
N. C. pine, flooring, Norfolk 120.25 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. \$1.84 to —
Less than 5 bbls. 1.90 to —

Turpentine—

Spot in yard, N. Y., per gal. ... \$2.30 to —
prices are fluctuating somewhat.

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APARTMENTS, FLATS AND TENEMENTS.
LEXINGTON AV.—Herbert Lucas, 129 East 21st street, has started preliminary plans for a 12-sty brick, limestone and terra cotta co-operative apartment, on plot 131x58 feet, at the southwest corner of Lexington avenue and 21st street, for a syndicate now forming, care of Charles W. Mix, care of architect. Details will be available later.

STABLES AND GARAGES.

1ST AV.—Louis A. Sheinart, 194 Bowery, has prepared plans for a 2-sty brick and concrete garage, 71x131 feet, at 1124x1128 1st avenue, for Lippman Schaurmacher, 1128 1st avenue, owner. Cost \$25,000. Owner will take bids on general contract about May 1.

McCOMBS PL.—Louis A. Sheinart, 194 Bowery, has plans nearing completion for a 1-sty brick garage, 195x199 feet, at the southwest corner of McCombs place and 154th street, for Max Weinstein, 194 Bowery, owner and builder. Cost \$40,000.

STORES, OFFICES AND LOFTS.

35TH ST.—George & Edward Blum, 505 5th avenue, have plans in progress for a 12-sty brick and terra cotta store and loft building, 98x131 feet, at 213-223 West 35th street, for the L. & G. Realty Co., Greenberg & Greenberg, 38 West 32d street, owners. Cost \$1,000,000. Architects will be ready for bids on general contract about April 14.

32D ST.—Jacob J. Gloster, 44 Court street, Brooklyn, has started plans for a 4-sty brick and limestone office building, 28x33x96 feet, at 134-136 West 32d street, for the Midwood Holding Co., Louis Gold, president, 44 Court street, Brooklyn, owner and builder. Cost \$60,000.

30TH ST.—Benjamin W. Levitan, 7 West 45th street, has plans in progress for a 13-sty brick, limestone and terra cotta store and salesroom building, 50x100 feet, at 6-8 East 30th street, for Joseph H. Samuels, owner, care of architect. Details of construction will be available later. Bids will be taken about April 15.

THEATRES.

7TH AV.—Harry Creighton Ingalls, 347 Madison avenue, has completed plans for a 2-sty brick, limestone and terra cotta theatre, 100x100 feet, seating 1,100, at the corner of 7th avenue and 137th street, for the Sarco Realty Co., William Roach, president, 214 West 141st street, owner. Architect will soon call for estimates on general contract.

45TH ST.—Thomas W. Lamb, 644 8th avenue, has plans under way for a 16-sty brick, limestone and terra cotta theatre building, 120x186x200x86 feet, with offices above, at 159-177 West 45th street, through to 158-164 West 46th street, for Marcus Loew, 1493 Broadway, lessee of land and owner of building. Cost approximately \$1,000,000.

44TH ST.—Reilly & Hale, 749 5th avenue, have plans in progress for a 2-sty brick, limestone and terra cotta theatre, 100x125 feet, seating 1,600, at 246-256 West 44th street, for the House of Melody, Max Spiegel, 1579 Broadway, owner. Cost \$250,000. Architects will take estimates on general contract as soon as plans are finished.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FAIRVIEW AV.—Emery Roth, 119 West 40th street, has plans nearing completion for two 5-sty brick, limestone and terra cotta apartments, 140x97 feet, each on Fairview avenue, 190th to 191st streets, for the Loring Construction Co., owner, care of architect.

DWELLINGS.

BAINBRIDGE AV.—James A. Kilgour, 31 Springdale avenue, Newark, N. J., has completed plans for two 2-sty brick dwellings, 22x50 feet, on the east side of Bainbridge avenue, 250 feet south of 210th street, for John J. Durkin, 401 West 59th street, owner and builder. Cost \$3,000 each.

VAN NEST AV.—M. W. DelGaudio, 2755 Decatur avenue, has finished plans for a 2-sty frame dwelling, 21x40 feet, on the south side of Van Nest avenue, 25 feet west of Lurting avenue, for Rose Napoli, 140 East 115th street, owner and builder. Cost \$5,000.

NEEDHAM AV.—C. D. Hartman, 278 West 119th street, has prepared plans for a 1-sty frame dwelling, 24x38 feet, at the southeast corner of Needham avenue and Baychester avenue, for H. J. Crawford, 352 Amsterdam avenue, owner and builder. Cost \$4,500.

MONTGOMERY AV.—Moore & Landsledel, 148th street and 3d avenue, have completed plans for four 2-sty brick dwellings, 44x55 feet, on the west side of Montgomery avenue, 198 feet west of 176th street, for the Rockton Building Corporation, owner and builder, care of architects. Total cost \$45,000.

FACTORIES AND WAREHOUSES.

PARK AV.—George Halss Manufacturing Co., 141st street and Ryder avenue, has prepared

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plans for a 1-sty brick factory building, 50x188 feet, on the east side of Park avenue, 100 feet north of 141st street, for the Halss Realty Co., 141st street and Ryder avenue, owner and builder. Cost \$20,000.

STABLES AND GARAGES.

CITY ISLAND AV.—Dunnigan & Crumley, 391 East 149th street, have finished plans for a 1-sty brick garage, 50x70 feet, on the south side of City Island avenue, 100 feet north of Ditmars avenue, for Bert Smith, 2527 Hughes avenue, the Bronx, owner and builder. Cost \$16,000.

SOUTHERN BOULEVARD.—Hy. Regelmann, 147 4th avenue, has completed plans for a 2-sty brick and concrete garage, 75x84 feet, at 1168-1176 Southern Boulevard, for Dr. Benjamin Morrow, owner, care of architect. Cost \$25,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BENSON AV.—Shampan & Shampan, 50 Court street, have completed plans for a 4-sty brick, limestone and terra cotta apartment, 113x108 feet, at the southeast corner of Benson avenue and 20th avenue, for the Charles I. Mandel Realty Co., care of architects, owner and builder. Cost \$300,000.

STUYVESANT AV.—Cohn Brothers, 361 Stone avenue, have prepared plans for a 4-sty brick and limestone apartment, 60x90 feet, at the northeast corner of Stuyvesant avenue and Hancock street, for Harry C. Merewitz, 1612 President street, owner and builder. Cost \$75,000.

DWELLINGS.

AV. Q.—Phillip Caplan, 16 Court street, has completed plans for four 2½-sty frame dwellings, 18x42 feet, at the southwest corner of Avenue Q and east 13th street, for the Avenue Q Co., Inc., 32 Court street, owner and builder. Total cost \$40,000.

ELMORE PL.—Harry Silverstein, 783 Jefferson avenue, has prepared plans for a 2½-sty frame dwelling, 37x25 feet, in the west side of Elmore place, 190 feet north of Avenue J, for C. V. McPherson, 1421 East 22d street, owner and builder. Cost \$9,000.

AMHERST ST.—Joseph H. Freedlander, 680 5th avenue, Manhattan, has finished plans for five 1½-sty frame dwellings, 26x33 feet, in the east side of Amherst street, 140 feet south of the Shore road, for the Beaumere Realty Co., 160 Broadway, Manhattan, owner and builder. Total cost \$35,500.

DELAMERE PL.—S. Millman & Son, 26 Court street, have prepared plans for a 2-sty frame dwelling, 18x52 feet, in the east side of Delamere place, 160 feet north of Avenue L, for the Sherman Building Co., Nathan Lipps, president, 536 West 125th street, Manhattan, owner and builder. Cost \$8,500.

FACTORIES AND WAREHOUSES.

OTSEGO ST.—John E. Nitchie, 63 Park Row, Manhattan, has plans in progress for a 4-sty reinforced concrete factory addition, 50x100 feet, at 71 Otsego street, for the Keystone Varnish Co., 71 Otsego street, owner. Cost \$85,000. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

MANHATTAN AV.—Murray Klein, 116 Grove street, has completed plans for a 1-sty brick garage, 50x100 feet, on the west side of Manhattan avenue, 50 feet south of Powers street, for Elias Sokolof, 1202 Carroll street, owner and builder. Cost \$15,000.

AV. Q.—E. M. Adelson, 1778 Pitkin avenue, has prepared plans for a 1-sty brick garage, 32-98 feet, on the south side of Avenue Q, 130 feet east of East 9th street, for the Liberty-Wyona Co., Charles Fleisher, president, 106 Bristol street, owner and builder. Cost about \$40,00.

RALPH AV.—S. Millman & Son, 26 Court street, have completed plans for a 1-sty brick garage, 100x60 feet, at the northwest corner of Ralph avenue and Atlantic avenue, for the Martha Garage Co., 1922 Douglas street, owner and builder. Cost \$22,000.

39TH ST.—Philip Steigman, 690 Broadway, Brooklyn, has finished plans for a 1-sty brick garage, 100x95 feet, in the north side of 39th street, 160 feet east of 13th avenue, for the Rich-Grove Construction Co., 690 Broadway, Brooklyn, owner and builder. Cost about \$30,000.

WEST 36TH ST.—V. Hugo Koehler, 2 Columbus Circle, Manhattan, has prepared plans for a 2-sty brick garage, 117x100 feet, at the southwest corner of West 36th street and Mermald avenue, for the 36th Street-Coney Island Realty Co., 1789 Broadway, Manhattan, owner. Cost \$75,000.

THEATRES.

LINCOLN PL.—Thomas W. Lamb, 644 8th avenue, Manhattan, has plans under way for a 1-sty brick, limestone and terra cotta moving picture theatre, seating 3,000, at the northeast corner of Lincoln place and Bedford avenue, for the Levy Brothers Realty Co., 189 Montague street, owner. Cost about \$200,000.

Queens.

DWELLINGS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has plans in progress for two 2½-sty frame dwellings, 20x50 feet, at Jamaica, for A. Bergl, Farmers avenue, Hollis, L. I., owner and builder. Total cost \$28,000. Exact location will be announced later.

JAMAICA, L. I.—Zoller & Bruchtenkirch, 1265 Broadway, Manhattan, have plans under way for a 2½-sty frame dwelling, 35x45 feet, in Hillcrest Park, Jamaica, for George Watson, owner, care of architects. Architects will soon call for bids on general contract.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 46-26 feet, at the northeast corner of Greenway and Puritan avenues, for the Sage Foundation Homes Co., Station Square, Forest Hills, owner and builder. Cost about \$25,000.

ELMHURST, L. I.—C. Gebele, 25 Gerry avenue, Elmhurst, has prepared plans for a 2-sty frame dwelling, 40x70 feet, on the south side of Corona avenue, 36 feet east of Medina place, for H. C. Drewes, 81 Corona avenue, Corona, owner and builder. Cost \$10,000.

ELMHURST, L. I.—E. A. Holmgren, 371 Fulton street, Brooklyn, has completed plans for a 2½-sty frame dwelling, 24x50 feet, in the east side of Butler street, 100 feet north of Grand street, for Anna L. Carlson, 454 Quince street, Flushing, L. I., owner and builder. Cost \$9,500.

LONG ISLAND CITY, L. I.—Stephen D. Bowes, 371 East 165th street, the Bronx, has completed plans for eleven 2-sty brick dwellings, 25x33 feet, on the west side of 16th avenue, 205 feet north of Grand avenue, for R. Hawley Truax, 49 West 57th street, Manhattan, owner. Total cost \$110,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity street, Flushing, has finished plans for a 1½-sty frame and stucco bungalow, 30x45 feet, on Bayside avenue, for Mrs. Adele Bloompert, 316 Lincoln street, Flushing, L. I., owner and builder. Cost \$9,000.

EDGEMERE, L. I.—Plans have been prepared for a 2-sty frame dwelling, 20x30 feet, in the west side of Beach 43d street, 495 feet south of the Boulevard, for Harry Brown, 705 Broadway, Paterson, N. J., owner. Cost \$7,500.

COLLEGE POINT, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 20x38 feet, on the west side of 17th avenue, 150 feet south of 4th street, for Michael F. Lepine, College Point, L. I., owner and builder. Cost \$5,000.

WHITESTONE, L. I.—A. E. Richardson, 100 Amity street, Flushing, has completed plans for two 2½-sty frame dwellings, 22x33 feet, in the south side of 8th street, 227 feet west of 9th avenue, for W. S. McCormick, 22d street, Whitestone, owner and builder. Total cost \$24,000.

FOREST HILLS, L. I.—William A. Parfitt, 26 Court street, Brooklyn, has plans nearing completion for two 2½-sty brick residences, 36x50 and 28x56 feet, at Norden avenue and Greenway street, for Peter Burden, 783 Manhattan avenue, Brooklyn, owner. Cost about \$25,000 each. Architect will soon take bids on separate contracts.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 40x25 ft, at the northwest corner of Puritan av and Greenway st, for the Sage Foundation Homes Co., Forest Hills, owner and builder. Cost, \$14,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick factory building, 100x100 feet, at the northwest corner of Freeman avenue and Hamilton street, for William Klein, 65 Broadway, Long Island City, owner. Cost about \$20,000.

LONG ISLAND CITY, L. I.—J. J. Gloster, 44 Court st, Brooklyn, has prepared plans for a 3-sty reinforced concrete factory building, 165x100 ft, at the southeast corner of Pierce and 7th avs, for the Factory Construction Co., Louis Gold, president, 44 Court st, Brooklyn, owner and builder. Cost, \$175,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—Severance & Van Alen, 111 East 40th st, Manhattan, have prepared plans for a 2-sty brick and limestone office building, 47x75 ft, at the northeast corner of Skillman av and Hunter av, for the Title Guarantee & Trust Co., 67 Jackson av, Long Island City, owner. Cost, \$100,000. Architects will take estimates on general contract.

THEATRES.

MORRIS PARK, L. I.—A. P. Sorice, 363 Fulton street, Jamaica, has completed plans for a 1-sty brick and terra cotta moving picture theatre, 43x94 feet, at the northwest corner of Walnut street and Jerome avenue, for Emidio Paganl, 1372 Lawn avenue, Richmond Hill, owner. Cost \$40,000.

Nassau.

DWELLINGS.

DOUGLSTON, L. I.—R. W. Phillips, 1138 Bryant av, the Bronx, has prepared plans for a 2½-sty frame dwelling, 18x28 ft, in the south side of Arleigh road, 60 ft east of Centre Drive, for Mrs. C. B. Grenny, 205 West 103d st, Manhattan, owner. Cost, -12,000.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—Clark & Arms, 351 Lexington av, Manhattan, have started preliminary sketches for a 2½-sty residence at Huntington for Hon. William G. McAadoo, 120 Broadway, Manhattan, owner. Details will be available later.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—William Heapy, 288 Hawthorne av, Yonkers, has plans in progress for a 5-sty brick, limestone and terra cotta apartment, 80x100 ft, in South Broadway, for A. Lockwood, 42 Warburton av, Yonkers, owner and builder. Cost, \$300,000.

DWELLINGS.

BRONXVILLE, N. Y.—Stern & Peyster, Proctor Building, Mt. Vernon, have plans in progress for a 2½-sty frame and stucco residence, 52x36 ft, with garage, on Sherman av, for Frank Schlaff, Proctor Building, Mt. Vernon, owner and builder. Cost, about \$30,000.

YONKERS, N. Y.—J. W. KIRST, 221 McLean av, Yonkers, has plans in progress for a 2½-sty frame and stucco residence, 30x34 ft, on Ashburton av, for L. Johnston, Proctor Building, Yonkers, N. Y., owner and builder. Cost, \$7,000.

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CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—H. J. Smith & Son, 256 St. James place, Brooklyn, have the general contract for alterations to the 4-sty brick and stone residence, 30x90 feet, at 18 East 82d street, for Ogden H. Hammond, 80 Maiden lane, owner, from plans by Delano & Aldrich, 126 East 88th street, architects.

LITTLE NECK, L. I.—Barnett Construction Co., 150 Nassau street, Manhattan, has the general contract for twelve 2½-sty frame dwellings, 25x30 feet, at Little Neck, L. I., for the Rickard Realty Co., care of general contractor, from privately prepared plans.

SOUTH ORANGE, N. J.—Miller & Sons, 564 Main street, East Orange, have the general contract for a 2½-sty frame residence, 36x42 feet, on Warwick avenue, for Morton S. Stern, 80 Leslie street, Newark, owner, from plans by Wm. E. Lehman, 738 Broad street, Newark, architect. Cost \$20,000. Project includes a 1-sty frame garage.

STAPLETON, S. I.—Harry J. Langworthy, Broad street, Stapleton, has the general contract for a 2½-sty hollow tile and stucco residence, 50x69 feet, on the west side of Howard avenue, 1828 feet south of Eddy street, for Herbert R. Gans, 447 Richmond Turnpike, owner, from plans by Henry G. Otto, 156 5th avenue, Manhattan, architect. Cost about \$40,000.

QUOGUE, L. I.—Charles L. Terry, Remsenberg, L. I., has the general contract for a 2½-sty frame dwelling, 20x40 feet, at Quogue, L. I., for Ralph L. Crow, 103 Park avenue, Manhattan, owner, from privately prepared plans. Cost \$15,000.

JAMAICA, L. I.—Louis Schwab, 51 Harvard avenue, Jamaica, has the general contract for a 2½-sty frame dwelling, 20x50 feet, on the west side of Avalon avenue, 20 feet south of North 1st street, for Mrs. M. Ricker, Woodside, L. I., owner, from plans by Edward Jackson, Herriman avenue, Jamaica, architect. Cost \$10,000.

MANHATTAN.—H. J. Smith & Son, 256 St. James place, Brooklyn, have the general contract for alterations to the 5-sty brick and stone residence, 30x85 feet, at 13 East 70th street, for Grayson M. P. Murphy, care Guaranty Trust Co., 140 Broadway, owner, from plans by Delano & Aldrich, 126 East 88th street, architects.

UPPER MONTCLAIR, N. J.—Peterson & Benson, 33 Oxford street, Montclair, N. J., have the general contract for a 2½-sty brick and stucco residence, 30x120 feet, with garage, at 346 North Mountain avenue, Upper Montclair, for Mrs. Robert C. Anderson, 598 Valley road, owner, from plans by Francis A. Nelson, 15 West 38th street, Manhattan, architect. Cost about \$50,000.

MANHATTAN.—Marc Eidlitz & Sons, 30 East 42d street, have the general contract for extensive exterior and interior alterations to the 5-sty brick and stone residence, 25x72 feet, at 108 East 37th street, for George Nichols, owner, on premises, from plans by Charles A. Platt, 101 Park avenue, architect. Cost \$75,000.

CHURCHES.

BROOKLYN.—H. T. Englehart, 10222 86th street, Richmond Hill, L. I., has the general contract for a 2-sty brick, limestone and terra cotta synagogue, 50x85 feet, seating 800, at the southwest corner of Arlington avenue and Bradford street, for the Congregation Bikur Cholim, owner, from plans by Edward M. Adelson, 1773 Pitkin avenue, architect. Cost about \$100,000.

FACTORIES AND WAREHOUSES.

BRONX.—George Colon Co., 81 East 125th street, has the mason contract for a 5-sty brick and concrete factory building, 85x150 feet, at the corner of Leggett and Whitlock avenues, for S. Finklestein, 801 Broadway, from plans by Wm. Koppe, 935 Intervale avenue, architect. Cost \$150,000. Other subs will be awarded soon.

PATERSON, N. J.—P. S. Van Kirk Co, 85 Fulton street, Paterson, has the general contract for a 3-sty brick and concrete silk mill, 63x150 feet, at the corner of East 19th street and 11th avenue, for the Metropolitan Silk Co. 48 Warren street, Paterson, owner, from plans by John T. Hilton, 159 Fair street, Paterson, architect. Cost \$70,000.

NEWARK, N. J.—Wm. L. Blanchard, 160 Sherman street, Newark, has the general contract for a 3-sty brick factory building, 40x75 feet, at the southeast corner of Central avenue and Golden street, for Morse Brothers, 12 John street, Manhattan, owners, from plans by Wm. E. Lehman, 738 Broad street, Newark, architect. Cost about \$65,000.

EAST ORANGE, N. J.—American Concrete Steel Co., Essex Building, Newark, has the general contract for a 2-sty reinforced concrete factory building, 154x167x77x230 feet, on North Arlington avenue, for the Sims Magneto Co., owner, from privately prepared plans. Cost \$385,000.

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71ST ST, 216-220 W, 9-sty bk tnt, 53x85, concrete rf; \$400,000; (o) 220 W, 71st St. Corp., 601 W 115th; (a) Gaetan Ajello, 1 W 34th (94).

HOTELS.

67TH ST, 17 W, 9-sty bk hotel, 25x83, slag rf; \$140,000; (o) 17 W, 67th St. Corp., 50 W 67th; (a) Shape, Bready & Peterkin, Inc., 220 W 42d (97).

FACTORIES AND WAREHOUSES.

116TH ST, 317 E, 1-sty bk storage, 16x10, slag rf; \$1,200; (o) Francesco Miraglia, 316 E 116th; (a) Dr. F. Miraglia, 316 E 116th (91).

STORES, OFFICES AND LOFTS.

WATER ST, 7-9-11, also Front st, 8-10-12, 16-sty bk office bldg, 139x72, slag rf; \$900,000; (o) National Park Real Estate Corp., 32 Union sq; (a) Deutsch & Polis, 50 Church (92).

AMSTERDAM AV, 1763-1771, 1-sty bk bowling alleys & strs, 125x88, tar & slag rf; \$40,000; (o) John Healy, 618 W 147th; (a) Arthur G. Carlson & Harrison G. Wiseman, 226 Henry, Bklyn (98).

4TH AV, 442-448, 12-sty bk office & showrooms, 74x86, slag & gravel rf; \$400,000; (o) Silk Traders Bldg., Inc., 215 4 av; (a) George & Edw. Blum, 505 5 av (96).

5TH AV, 677, 6-sty bk str & lofts, 50x100, tile rf; \$200,000; (o) Cornelius Vanderbilt, 640 5 av; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (99).

STABLES AND GARAGES.

65TH ST, 254-256 W, 6-sty bk garage, 50x100, slag rf; \$95,000; (o) Charles Gysin, 94 Amsterdam av; (a) Frederick Meister, 534 W 56th (93).

152D ST, 481 W, 4-1-sty concrete garages, 10x18, steel rf; \$1,080; (o) Robert Graecon, 60 Wall; (a) Francis Averkamp, 600 W 181st (90).

STORES AND THEATRES.

12TH ST, 200-202 W, 7th av, 2-18, Greenwich av, 74-88, 3-sty bk str & theatre, 156x263, slag rf; \$400,000; (o) Sheridan Realty Corp., 1579 Bway; (a) P. C. Reilly & Douglas P. Hall, 749 5 av (95).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, n w c Spuyten Duyvil pkway, 6-sty bk tnt, 125x70.11, felt & pitch rf; \$300,000; (o) Van Cortlandt Apt. Co., Lawrence Davies, 237 W 74th, Pres.; (a) Andrew J. Thomas, 137 E 45th (148).

DWELLINGS.

CLARENCE ST, n s, 246.7 e Lafayette av, 2-sty fr dwg, 24x47, & 1-sty fr garage, 16x16, shingle rf; \$10,000; (o) Frank Orth, 250 E 124th; (a) Julius J. Diemer, 1 Madison av (125).

COSTER ST, w s, 125 n Spoffard av, 2-sty bk dwg, 25x50, tar rf; \$10,600; (o) Chas. Schamek, 231 E 69th; (a) Karl Cebisch, 327 Columbus av (135).

MANIDA ST, e s, 325 n Randall, 2-2-sty t. c. dwgs, 24x57.6, plastic slate rf; \$36,000; (o) Morris Kandel, 100 W 117th; (a) David Lang, 110 W 34th (144).

VAN CORTLANDT ST, n s, 412.5 e Eastchester rd, 2-sty fr dwg, 46x26.6, composition rf; \$6,500; (o) Maria Schneider, Boston Post rd; (a) Wm. S. Irving, 261 E 235th (139).

219TH ST, s s, 506.26 e Barnes av, 2-sty fr dwg, 22.6x57.6, rubberoid rf; \$9,500; (o) Adlon De Pierio, 449 E 116th; (a) Wm. S. Irving, 261 E 235th (131).

BAISLEY AV, n e c Kearney av, 1-sty fr dwg, 22x40, slag rf; \$4,000; (o) Anna Zuba, 1021 Stebbins av; (a) Anton Pirner, 2069 Westchester av (146).

BAYCHESTER AV, s e c Needham av, 1-sty fr dwg, 24x38, shingle rf; \$4,500; (o) H. J. Crawford, 352 Amsterdam av; (a) C. D. Hartman, 278 W 119th (128).

KING AV, w s, 212.53 n Ditmars, 2-sty fr dwg, 20x32, shingle rf; \$5,500; (o) Lulu Booth, 425 King av; (a) Anton Pirner, 2069 Westchester av (147).

UNIVERSITY AV, e s, 52 n 197th, 1½-sty fr dwg, 24.8x36.8, shingle rf; \$4,000; (o) Chas. E. Nettle, 2304 Grand av; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (138).

UNIVERSITY AV, e s, 78.76 n 195th, 2-2-sty fr dwgs, 18x36, shingle rf; \$12,000; (o) Chas. E. Nettle, 2304 Grand av; (a) Frank T. Feller, 413 Caton av, Bklyn (132).

WHITE PLAINS AV, e s, 133 s Watson av, 4-2-sty concrete dwgs, 21x48, tar & gravel rf; \$40,000; (o) Bulboa Realty Co., Inc., D. J. Dillon, 340 E 137th, Pres. & arch (143).

MISCELLANEOUS.

183D ST, s s, 100 w Jerome av, 1-sty bk shop, 25x80, slag rf; \$6,000; (o) Mauro Yarusso, 2256 Morris av; (a) Chas. S. Clark, 441 Tremont av (140).

BOLTON AV, e s, 175 s Lacombe av, 1-sty bk shop, 22x50, slag rf; \$4,500; (o) Clason Point Cleaning & Dyeing Works, Inc., Chas. Muller, 914 Union av, Pres.; (a) Anton Pirner, 2069 Westchester av (130).

STABLES AND GARAGES.

COSTER ST, w s, 186.6 n Lafayette av, 2-sty bk dwg & garage, 26x40, shingle rf; \$16,000; (o) Isaac Ross, 1731 Victor; (a) John De Hart, 1039 Fox (142).

HOME ST, w s, 147.76 n Westchester av, 1-sty bk garage, 100x140.07, plastic slate rf; \$30,000; (o) Samuel G. Steinmetz, 930 Fox; (a) John De Hart, 1039 Fox (141).

137TH ST, s s, 100 e Brook av, 1-sty bk garage, 19.4x52, tin rf; \$4,000; (o) Samuel Ratzan, 512 E 137th; (a) Max Muller, 115 Nassau (136).

141ST ST, s s, 161.75 w Wales av, 2-sty bk garage & office, 25x30, slag rf; \$8,000; (o) Irene Pierce, 457 E 170th; (a) Robt. S. Kirvan, 4436 Carpenter av (145).

182D ST, n w c Washington av, 1-sty bk garage, 95.10x100, slag rf; \$40,000; (o) Scammel Water Garage Co., Inc., Benj. Nieberg, 147 4 av, Sec.; (a) Frank J. Schefcik, 4168 Park av (137).

BELMONT AV, e s, 237 n 188th, 1-sty hollow tile garage, 39x28, slag rf; \$2,500; (o) Pasquale Reale, 2476 Belmont av; (a) R. F. Knockenhauer, 603 Tremont av (126).

CITY ISLAND AV, e s, 100.4 n Ditmars, 1-sty bk garage, 50.2x70.11, slag rf; \$16,000; (o) Bert Smith, 2527 Hughes av; (a) Dunnigan & Crumby, 391 E 149th (129).

DAVIDSON AV, s w c 190th, 1-sty t. c. garage, 21.6x21.6, slate rf; \$2,500; (o) Dora Geller, 923 Simpson; (a) Wm. A. Geisen, 104 W 42d (134).

GRAND AV, s e c 190th, 1-sty t. c. garage, 21.6x21.6, slate rf; \$2,500; (o) Eva Geller, 930 Fox; (a) Wm. A. Geisen, 104 W 42d (133).

JEROME AV, n w c Goble pl, 1-sty stone garage, 200x140, slag rf; \$100,000; (o) Albert Schalle, 2704 Morris av; (a) John E. Kerby, 4187 Park av (127).

Brooklyn.

AV G, 1514-24, s w c Schenectady av, 1-sty bk factory, 100x35, slag rf; \$10,000; (o) Battista Picono, 544 18th; (a) Fredk. J. Dassau, 26 Court (2489).

STABLES AND GARAGES.

FROST ST, 104-6, s s, 175 w Manhattan av, 2-sty bk pub garage & 1 fam, 55x100, tar rf; \$18,000; (o) Frank Damato, prem; (a) Frank V. Laspia, 525 Grand (2533).

SPENCER ST, 24, w s, 242.3 s Flushing av, 1-sty bk garage, 25x100, tar rf; \$8,000; (o) Anthony Garoni, 767 Bedford av; (a) Dominick Salvati, 369 Fulton (2663).

83D ST, 2015-41, n s, 340 w 21 av, 10-1-sty bk garages, 12.4x20, asphalt shingle rf; \$9,000; (o) Deridge Realty Co., Freeport, L. I.; (a) Geo. S. Crane, 8711 114th, Richmond Hill (2609).

HUMBOLDT ST, 854-62, n e c Calyer; 1-sty bk garage, 70x100, tar rf; \$40,000; (o) Chas. C. Miller, Greenpoint av & Newtown Creek; (a) Thompson & Mallina, 646 Bway, Manhattan (2649).

ATLANTIC AV, 1887-93, n w c Ralph av, 1-sty bk garage, 100x60, slag rf; \$22,000; (o) Martha Garage Corp., 1992 Douglass; (a) S. Millman & Son, 26 Court (2644).

ATLANTIC AV, 3021-25, n s, 49.2 e Linwood, 1-sty bk garage & repair shop, 53.1x100, slag rf; \$8,000; (o) Jas. C. Emmett, 15 Van Sicklen ct; (a) Chas. Infanger & Son, 2634 Atlantic av (2797).

BEDFORD AV, 1644-54, s w c Crown, 1-sty bk garage, 120x120, tar rf; \$60,000; (o) Thos. Rockford, 41 Park Row, Manhattan; (a) Herman Weinstein, 32 Court (2614).

MANHATTAN AV, 243-45, w s, 50 s Powers, 1-sty bk garage, 50x100, tar rf; \$15,000; (o) Elias Soltkoff, 1202 Carroll; (a) Murray Klein, 116 Grove (2588).

ONEY ISLAND AV, 1195-1203, e s, 380 w Av I, 1-sty bk garage, 80x100, tar rf; \$15,000; (o) Peter Lindblom, 946 E 14th; (a) R. T. Schaefer, 1576 Flatbush av (2426).

MALBONE ST, 183-207, n s, 280 e Bedford av, 1-sty bk garage, 220x100, slag rf; \$70,000; (o) Associated Realty Imp. Co., 192 Montague; (a) Benj. Driesler, 153 Remsen (2418).

PITKIN AV, 2006-16, s e c Alabama av, 1-sty bk garage, 100x100, slag rf; \$25,000; (o) David Eisenberg, 200 Douglass; (a) S. Millman & Son, 26 Court (2503).

SHEEPSHEAD BAY RD, 551-5, n e c Cortlandt, 1-sty bk garage, 50x59.10, slag rf; \$12,000; (o) Alfred A. Denis, 2881 Cortlandt; (a) Gilbert I. Prowler, 1959 Homecrest av (2486).

STORES AND DWELLINGS.

SCHENCK AV, 772-74, n w c Lorraine av,

2-sty fr str & 2 fam dwg, 20x46, tar rf; \$8,000; (o) Angelo Caroppelo, 750 Schenck av; (a) Jos. J. Gallizia, 2030 W 19th, Coney Island (2624).

MISCELLANEOUS.

86TH ST, 205-11, n s, 30 e 20 av, 1-sty bk motion pictures, 70x173, slag rf; \$1,000,000; (o) Herman Becker, 1482 Bway, Manhattan; (a) Geo. Keister, 56 W 45th, Manhattan (2548).

BRIGHTON BEACH AV, n w c E 7th, 1-sty fr public mkt & 1 fam, 40x80; \$16,500; (o) Isidore Leiberman & Sam Slomom, 2315 Mermaid av; (a) E. M. Adelson, 1778 Pitkin av (2670).

Queens.

DWELLINGS.

ARVERNE.—Morris av, n e c Bch 72d st, eight 1-sty fr dwgs, 18x42, shingle rf, 1-fam, gas; \$28,000; (o) Commuters Const. Co., 375 Fulton st, Bklyn; (a) W. T. Kennedy Co., Bch 82d st, Rockaway Beach (805 to 812).

CORONA.—45th st, e s, 185 n Hayes av, two 2-sty bk dwgs, 20x52, slag rf, 2-fam, gas; \$22,000; three bldgs; (o) A. Gange, 15 W Jackson av, Corona; (a) Al. L. Marinella, 15 W Jackson av, Corona (760-61).

CORONA.—38th st, e s, 154 N Hayes av, two 2-sty fr dwgs, 25x52, slag rf, 2-fam, gas; \$16,000; (o) I. Scilleppi, 161 41st st, Corona; (a) Al. L. Marinella, 15 W Jackson av, Corona (758-59).

EDGEMERE.—Bch 26th st, e s, 600 s Bay av, four 1-sty fr dwgs, 18x32, shingle rf, 1-fam, gas; \$10,400; (o & a) Isaac Zaret, Bay av, Edgemere (841-42-43-44).

EDGEMERE.—Bch 46th st, e s, 80 s Boulevard, four 1-sty fr dwgs, 16x32, shingle rf, 1-fam, gas; \$9,600; (o) Wm. A. Reinhart, Bch 45th st, Edgemere (837-38-39-40).

EDGEMERE.—Bch 39th st, s e c Edgemere av, seven 1-sty fr dwgs, 16x32, shingle rf, 1-fam, gas; \$18,200; (o & a) Joseph Ochs, Rockaway Beach (790 to 796).

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ELMHURST.—Corona av, s s, 36 e Medina pl, 2-sty fr dwg, 40x70, slag rf, 2-fam, gas; \$10,000; (o) H. C. Drewes, 81 Corona av, Corona; (a) C. Gebele, 25 Gerry av, Elmhurst (800).

ELMHURST.—Butler st, e s, 100 n Grand st, 2-sty fr dwg, 24x50, shingle rf, 2-fam, gas, steam heat; \$9,500; (o) Anna A. Carlson, 454 Quince st, Flushing; (a) E. A. Holmgren, 371 Fulton st, Bklyn (813).

EVERGREEN.—Decatur st, n s, 144 w Cypress av, four 2-sty bk dwgs, 20x55, slag rf, 2-fam, gas, steam heat; \$28,000; (o) William Henne-mann, 310 Eldert st, Bklyn; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (851-52).

FAR ROCKAWAY.—Mills st, s e c Seneca st, 2-sty fr dwg, 43x31, shingle rf, 1-fam, elec, steam heat; \$15,000; (o) Isidore Ackerman, 2 State st, Far Rockaway; (a) Chas. Sheres, 56 W 45th st, N Y C (832).

FAR ROCKAWAY.—State st, n w c Neilson av, three 2-sty fr dwgs, 26x33, shingle rf, 1-fam, gas; \$24,000; (o) Julius Levey, O'Kan Bldg., Far Rockaway; (a) same (787-8-9).

FLUSHING.—Chestnut st, n s, 43 e Hicks av, 2-sty fr dwg, 24x40, shingle rf, 1-fam, gas, steam heat; \$10,000; (o & a) Edw. Balaban, 92 Morningside av, N Y C (743).

FOREST HILLS.—Greenway North, n e c Puritan av, 2½-sty bk dwg, 46x26, tile rf, steam heat, elec; \$25,000; (o & a) Sage Foundation Homes Co., Forest Hills (835).

FOREST HILLS.—Greenway South, n w c Puritan av, 2½-sty bk dwg, 40x25, tile rf, 1-fam, elec, steam heat; \$14,500; (o & a) Sage Foundation Homes Co., Forest Hills (833).

GLENDALE.—Lambert st, w s, 218 s Copeland av, 26 2-sty fr dwgs, 20x30, slag rf, 1-fam, gas, hot air heat; \$117,000; (o) Brunjes Homese, Inc., 782 Forest av, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (846-7-8).

JAMAICA.—89th av, s s, 100 w 164th st, two 2½-sty fr dwgs, 18x38, shingle rf, 1-fam, gas, steam heat; \$16,000; (o) James Moss, 1437 Carroll st, Bklyn; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (862-3).

L. I. CITY.—1st av, w s, 122 s Freeman av, 2-sty bk factory, 100x90, gravel rf, steam heat; \$65,000; (o) John Weiden, 1 Bridge Plaza, L I City; (a) John M. Baker, 9 Jackson av, L I City (803).

L. I. CITY.—16th av, w s, 205 n Grand av, 11 2-sty bk dwgs, 25x33, slag rf, 2-fam, gas, steam heat; \$110,000; (o) R. Hawley Truax, 49 W 57th st, N Y C; (a) Stephen D. Bowes, 371 E 165th st, N Y C (816-17).

RICHMOND HILL.—St Anns av, s s, 56 e 115th st, two 2-sty fr dwgs, 27x28, shingle rf, 1-fam, gas, steam heat; \$19,000; (o) Classic Const. Co., Myrtle av, Richmond Hill; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (753-754).

RICHMOND HILL.—Hillside av, n e c 123d st, ten 2-sty fr dwgs, 19x55, slag rf, 2-fam, gas, steam heat; \$90,000; (o) Phoebus Kaplan, 8552 114th st, Richmond Hill; (a) G. E. Crane, Richmond Hill (746 to 750).

RICHMOND HILL.—111th st, w s, 300 s 95th av, three 2-sty bk dwgs, 20x55, gravel rf, 2-fam, gas, steam heat; \$30,000; (o) Florian Straub, 4529 Chichester av, Richmond Hill; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (864).

UNION COURSE.—84th st, s w c 8th st, eight 2-sty fr dwgs, 16x38, shingle rf, 1-fam, gas, steam heat; \$56,000; (o) Teresa L. Newman, 41 Bch 143d st, Neponset, L I; (a) James I. Newman, same address (823-4-5-6).

WOODHAVEN.—Chichester av, s e c Halifax

st & s e c Hudson st, ten 2½-sty bk dwgs, 20x 50, slag rf, steam heat; \$75,000; (o) Herman Schroeder, 791 Carroll st, Bklyn; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (849-50).

FACTORIES AND WAREHOUSES.

L. I. CITY.—East av, n w c 8th st, 2-sty bk factory, 50x100, gravel rf, steam heat; \$50,000; (o) Fahnestock Electric Co., Skillman av, L I City; (a) John M. Baker, 9 Jackson av, L I City (802).

L. I. CITY.—Hamilton st, n w c Freeman av, 1-sty bk factory, 100x100, slag rf, steam heat; \$20,000; (o) Wm. Klein, 65 Broadway, L I City; (o) same (699).

L. I. CITY.—Pierce av, s e c 7th av, 3-sty re-concrete factory, 165x100, gravel rf, steam heat; \$175,000; (o) Factory Const. Co., 44 Court st, Bklyn; (a) J. J. Gloster, 44 Court st, Bklyn (827).

ARVERNE.—Elizabeth av, n s, 100 w Remington av, 2-sty fr dwg & garage, 20x20, shingle rf, 1 family, gas; \$2,500; (o & a) Christian Madson, Elizabeth av, Arverne (704).

ARVERNE.—Vernam av, e s, 140 n Amstel blvd, fr garage; \$300; (o) William Shefts, prem (702).

ARVERNE.—Remington av, e s, 260 n L. I. R. R., fr garage; \$300; (o) William Shefts, prem (703).

BELLE HARBOR.—134th st, e s, 100 n Oxford av, fr garage; \$500; (o) Max Young, 388 Boulevard, Rockaway Beach (708).

JAMAICA.—Roseville av, e s, 103 n Beaver, 1-sty bk garage, tar & slag rf; \$75,000; (o) Geo. Resz, prem; (a) Louis Danancher, 328 Fulton, Jamaica (661).

PLANS FILED
FOR ALTERATIONS

Manhattan.

137TH ST, 245 W, remove stairs, partitions, new stairs, window, floor in 5-sty bk dwg; \$1,000; (o) Monarch Elks, I. B. F. O. E. W., 245 W 137th; (a) Chas. W. B. Mitchell, 1269 Bway (651).

138TH ST, 120 W, new ext in 1-sty bk hall; \$30,000; (o) Universal Negro Improvement Assn., 54 W 135th; (a) Edw. R. Williams, 1 W 133d (725).

BOWERY, 231-33, remove partitions, toilets, str frt, new toilet, window str frt elev, partitions in 5 & 6 sty bk storage & factory; \$1,200; (o) Jacob L. Block, Bowery; (a) Shampam & Shampam, 50 Court, Bklyn (652).

BROADWAY, 181, remove stairs, elev framing, interior const, new elev & dumbwaiter shaft, f. p. stair, court in 6-sty bk office bldg; \$65,000; (o) Wendel est, 175 Bway; (a) Charles E. Pirge, 29 W 34th (760).

BROADWAY, 1592 to 1602, remove stone facing, masonry, new str front in -sty bk store & offices; \$25,000; (o) A. J. Cooper Realty Co., 18 E 41st; (a) J. Odell Whitenack, 231 W 18th (689).

COLUMBUS AV, 35, remove stoop, partitions, doors, new str front, door & hall, stairs, partitions, vent shaft, skylight, windows in 4-sty bk tnt; \$7,500; (o) Nathan S. Goldstein, 872 8 av; (a) Rudolf Ludwig, 316 W 56th (640).

LEXINGTON AV, 663, remove wall, stoop, new ext wall, stairway in 4-sty bk tnt; \$2,000; (o) Anglo-Saxon Realty Co., 663 Lexington av; (a) Wm. Shary, 369 E 207th (654).

MADISON AV, 253, new gymnasium, pool, staircases, move wall in 4-sty bk studios & dwg; \$35,000; (o) Dr. Watson L. Savage, Mamaronck, N. Y.; (a) Alfred E. Barlow, 253 Maiden la (635).

MADISON AV, 1760, remove front, vent shaft, stoop, excavate cellar, reinforce beams, new front, floor, partitions, boiler room, passageway, ext, stairs in 5-sty bk store, storage & dwg; \$14,000; (o) Goldenheim Bros., 1760 Madison av; (a) Rudolph C. P. Boehler, 38 W 32d (684).

2D AV, 1422, remove windows, partitions, chimney, new windows, cornice, partitions, skylight in 4-sty bk str & tnt; \$1,000; (o) Leon Langsam, 1424 2d av; (a) Otto L. Spannhake, 116 Nassau (649).

3D AV, 1511, remove screen, partitions, new screen, partitions, stairs in 4-sty bk office bldg; \$50,000; (o) Yorkville Bank, on prem; (a) Wm. E. Erb & Paul Revere Henkel, 318 E 161st (718).

7TH AV, 371-373, remove partition, piers, new toilet rooms in 4-sty bk str & dwg; \$10,000; (o) Charles Gordan, 258 W 154th; (a) Max Kreindel, 81 E 125th (643).

Brooklyn.

PACIFIC ST, 526, s s, 247.10 w 4 av, int & f. e. 3-sty bk 3 fam; \$3,500; (o) Annie Finkelstein, 137 Henry, Manhattan; (a) Sam. Cohen, 32 Union sq, Manhattan (2323).

ST. JAMES PL, 312, n w c Atlantic av, int, 4-sty bk bachelor apt; \$10,000; (o) Rt. Rev. Bishop Chas. E. McDonnell, 367 Clermont av; (a) Francis J. Bredendach, 260 Graham av (2390).

UNION ST, 64, s s, 100 e Van Brunt, str fronts & int str & 4-fam dwg; \$3,000; (o) Dominick Pasabene, prem; (o) John Burke, 32 Court (2328).

EAST 19TH ST, 596, w s, 105.11 n Foster av, porch, ext, int & pl, 2½-sty fr 2-fam dwg; \$2,500; (o) Abe Caplin, prem; (a) E. M. Adelson, 1778 Pitkin av (2366).

ARLINGTON AV, 385, n e c Hale av, wall & int to 3-sty fr bank & 2-fam dwg; \$6,000; (o) Welz & Zerweck, Myrtle av & Palmetto; (a) Morrell Smith, 6 Connagn av, Far Rockaway (2007).

ATKINS AV, 129, e s, 100 n Glenmore av, ext 2½-sty fr factory, 1 fam; \$2,500; (o) Standard Ink & Color Co., Inc., prem; (a) Chas. In-fanger & Son, 2634 Atlantic av (2266).

ATLANTIC AV, 620, s w c 5th av, int st fts & pl to 4-sty bk store, offices & 2-fam dwg; \$4,000; (o) Henry F. Hill & Edw. Barth, 618 Atlantic av; (a) Benj. Duester, 153 Remsen (1990).

ATLANTIC AV, 43, n s, 60 e Columbia pl, int & pl to 1 4-sty bk office & 2-fam; \$2,000; (o) Saml. Bruder, 37 Atlantic av; (a) Max Hirsch, 215 Montague (1798).

BEDFORD AV, 1029, n e c Clifton pl, 2-sty bk factory, 20x80, slag rf; \$20,000; (o) William Belmont Co.; (a) Albert Ulrich, 371 Fulton (1885).

BELMONT AV, 110, s s, 75 w Christopher av, int & windows to 4-sty bk str & 12 fam; \$900; (o) Nathan Guttleisch, prem; (a) Mac L. Reiser, 1613 Pitkin av (2066).

BROADWAY, 149, n s, 146.10 e Bedford av, st fts to str & 3-fam dwg; \$1,000; (o) Chdrecof Borosine, lessee, prem; (a) Samuel J. Gottlieb, 3780 Park av, N Y C (2000).

BROADWAY, 495-501, n e c Union av, new stairs 3-sty bk shop; \$800; (o) Geo. Bernhard, 16 Union av; (a) Henry M. Entlich, 413 S 5th (2174).

BROADWAY, 1356-62, n w c Gates av, str front & int to 3-sty bk str & lofts; \$1,000; (o) Jos. B. Lamaire, 35 Grove; (a) Alfred L. Kehoe & Co., 150 Nassau, Manhattan (2114).

ALABAMA AV, 82-8, w s, 150 n Liberty av, ext, 1-sty bk garage; \$4,000; (o) Sarah Edelstein, prem; (a) S. Millman & Son, 1780 Pitkin av (2376).

CHURCH AV, 1636, s s, 275.9 e E 16th, ext to 3-sty bk str & 2 fam dwg; \$5,000; (o) Florence M. Rodgers, 44 Court; (a) Frank H. Quimby, 99 Nassau, Manhattan (2060).

CHURCH AV, 2256-60, s s, 205.6 w Bedford av, ext fr shop; \$2,000; (o) Everett E. Terry, 2206 Church av; (a) A. White Pierce, 26 Court (2074).

CLARENDON RD, 2502-10, s e c E 25th, porches on 2-2½-sty bk 2 fam dwgs; \$1,500 (o) Jos. Bagg, 1027 Flushing av; (a) S. Gardstein, 1154 47th (2351).

CROPSEY AV, 2736, s s, 19.23 e Bay 46th, add story 2 fam dwg; \$1,000; (o) Colagero Cassata, 2730 Cropsey av; (a) W. J. Conway, 400 Union (2282).

EAST NEW YORK AV, 1387-9, n s, 71.6 e St. Johns pl, int & plumbing 3-sty bk bath house; \$3,000; (o) Shumer Baths, Inc., prem; (a) Henry J. Nurick, 772 Bway (2264).

EMMONS AV, 2127-9, n s, 217 e Lenmore pl, ext office & 1-fam dwg; \$2,000; (o) Mrs. Matilda J. Klein, 2819 W 17th; (a) George H. Sues, 1131 Gravesend av (1943).

FLATBUSH AV, 102-10, n w c State, str front bk str; \$2,000; (o) Dr. A. R. Mackenzie, prem; (a) Geo. F. Driscoll, 470 9th (2086).

FLUSHING AV, 997, n e c Bogart st, st fts to str & 2-fam dwg; \$1,000; (o) Chas. Barbera, 90 Harrison; (a) Frank Adams, 216 Boerum (1867).

GATES AV, 1028-30, s s, 51.2½ w Bway, fire damage to str & offices; \$1,400; (o) Jos. H. Hart, 1 S Elliott pl; (a) Willard Parker, 463 Tompkins av (2107).

JOHNSON AV, 228, s w c Bushwick av, int, 3-sty bk str & 3-fam; \$2,000; (o) Benj. Slutzky, 1833 Park pl; (a) Glucroft & Glucroft, 729 Flushing av (1924).

LAWRENCE AV, 172-6, s s, 300 w Ocean av, ext to two 2½-sty fr 2-fam; \$9,000; (o) Saml. Schniederman, 1389 Flatbush av; (a) E. M. Adelson, 1778 Pitkin av (1917).

LIVINGSTON ST, 309-13, n e c Nevins st, fts 6-sty bk store; \$10,000; (o) Flatbush Realty Co., no address; (a) Rouse & Goldstone, 512 5th av, N Y C (1919).

MANHATTAN AV, 147, n w c Meserole, str front 3-sty fr str, shop & storage; \$2,000; (o) Ida Kopit, 110 Lenox rd; (a) Frank Lasपालuto, 9 Arion pl (2106).

MARCY AV, 157, s e c S 5th, ext int & pl to 2-sty bk synagogue; \$20,000; (o) Temple Beth Sholem, prem; (a) M. Jos. Harrison, World Bldg, N Y (1789).

NOSTRAND AV, 749, n e c St. Johns pl, str fronts, int & plumbing 3-sty bk str & 2 fam dwg; \$5,000; (o) Welz & Zerweck, 1562 Myrtle av; (a) Philip Bardes, 230 Grand, Manhattan (2273).

ROGERS AV, 879-87, n e c Snyder av, pl alts to 2-sty str & 1-fam dwg; \$600; (o) Mav Seigel, prem; (a) Henry D. Jost, 834 Rogers av (1793).

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