

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

Sovietism Won't Go Here

The week now ending has witnessed the most brazen attempt yet made to Russianize the United States. Railroad workers in many important centers evidently did not learn the lesson of the Seattle fiasco, of the Boston police strike or of the soft-coal strike. These three efforts on the part of misguided workers to set aside orderly government took place so recently it is surprising their deserved failure was so soon forgotten by the fomenters of and the participants in this week's disturbances.

The authorities in Washington, through Attorney-General Palmer, have made it perfectly clear that they regard this outlaw strike as an incipient attempt to overthrow the government of the United States and to substitute the Soviet system which has so completely demoralized Russia.

Attorney-General Palmer undoubtedly spoke by the book when he described the week's developments as "the latest and largest manifestation of the working out of the program of the International Communist Party with the purpose of capturing industry and government, establishing a dictatorship in this country and transporting here the chaos of Russia."

It is highly significant that in this crisis the duly constituted leaders of organized labor promptly repudiated the strike and clearly have been making every effort to get the strikers back to work. Labor leaders like Samuel Gompers and others who have acted with him in this critical situation have demonstrated a keenness of perception not possessed by the Red agitators and the short-sighted strikers who have sought to starve millions of city dwellers in a desperate attempt to substitute alien forms for the tried and true system of government under which the United States has grown and prospered.

The people of New York City, because there are more of them, have been the greatest victims of the week's disturbances, but the deplorable results of the outlaw strike have been brought home to millions of people

all over the country. In times of industrial strikes it has been quite the custom to count the cost in dollars, but no such standard can be applied to this latest outbreak of the I. W. W. and kindred Reds. The question of dollars sinks into insignificance at a time when the very foundations of the government are threatened by lawless elements.

In the Communist handbill which was distributed among the strikers early in the week it was declared that "in this struggle there are only two sides—the workers' side and that of the capitalists." Nothing could more clearly demonstrate the befuddled minds of those responsible for this outrageous strike. This quotation shows convincingly that they were giving no thought to that side of the people most vitally affected, namely, the great mass of men and women who are neither capitalists nor railroad workers and who constitute probably ninety to ninety-five per cent. of the entire population of the nation. These are the real victims of the outlaw strike—industrious, law-abiding citizens who always uphold the government and who rightly look to that government for protection against such outrages as have been attempted by the outlaw strikers.

The Communist followers, encouraged by the annoyances and inconveniences to which millions of citizens were subjected in the first days of this strike, appealed to the workers of all countries to follow "the glorious example of the Russian Soviet Republic." They must be discovering by this time, however, that what they regarded as "glorious" in Russia is regarded in a totally different light by the freedom-loving, law-abiding men and women who constitute the overwhelming proportion of the citizenry of the United States.

Last Chance for Legislature to Act

Having had time to consider the effect of the landlord and tenant legislation which they rushed through the mill under the misconception that it was a cure-all for the housing shortage, the legislative leaders now

TO OUR READERS

The Real Estate Record and Builders Guide has had to meet three substantial advances in printing costs within the last eighteen months. During the same period the cost of paper has more than doubled, and other expenses of producing this publication have increased in proportion. Furthermore, there has been so much activity in real estate that the records of transactions in Manhattan and the Bronx have doubled, thus doubling the cost of producing the Records Section even had there been no increase at all in printing and paper bills. For these reasons an increase in the subscription price has become imperative.

Beginning May 1, 1920, the price of the Real Estate Record and Builders Guide, including the Records Section giving the real estate records for Manhattan and the Bronx, will be \$12.00 a year, and single issues twenty-five cents each.

Only through such an adjustment will it be possible for us to continue to serve the real estate and building interests of New York City as we have been serving them for fifty-two years and to furnish in complete and accurate form the Manhattan and Bronx real estate records which are so essential to our patrons.

The news and editorial section of the Record and Guide—the Metropolitan Edition—will be continued to subscribers at the rate of \$5.00 per year. This edition, besides giving the latest news and reviews of the week's developments in the real estate and building fields, with editorial comment, carries unrecorded realty sales, leases, etc., the building materials markets and other important and timely real estate and building news.

are apparently coming to recognize the necessity of passing some of the constructive measures realty men have been urging on their attention during the whole session.

It is apparent to everyone who gives the matter any consideration that the laws which were framed and enacted in response to the clamor of tenants against constantly rising rents provide no relief to builders nor induce investment of capital in buildings. And it is not less true that only by encouraging building can there be any positive and permanent relief from the shortage which is forcing rents up to higher and higher levels. If there is no more building for the next two or three years than there has been in the last two or three, rents will reach heights that will make present figures look infinitesimal, even with the new laws restricting the annual increase to twenty-five per cent. It will take only four years to double them, if building is not resumed on a large scale.

These facts must have seeped slowly into the comprehension of legislators who sometimes ignore facts that stare them in the face because they are so intent

on listening to the outcries of the turbulent and not always well-informed voters. This is indicated by the Albany correspondent of the Record and Guide, who reports that the legislative leaders have finally become impressed with the importance of aiding building as well as extending assistance to those who feel they are paying more for their living quarters than circumstances justify. So they have promised to set in motion the legislative machinery for the enactment of the bill exempting from income tax the returns on realty mortgages up to \$40,000; lessening the restrictions of the tenement house law during the present crisis, and exempting new buildings and reconstructed buildings from certain taxation for a stated period.

The legislation session will end next Saturday, April 24, so that there is little time to spare if these measures, which will be of some help, are to be placed on the statute books. Everyone interested in realty should use all means at his disposal to bring pressure to bear upon individual members of the Legislature, so that in the final hours of the session these bills shall not be thrown in the discard.

Digest of March Building Operations Throughout the Country

ALTHOUGH there has been much talk of construction being held up on account of high prices, high wages and shortage of material, the total amount of contracts awarded during March in the territory east of the Missouri and north of the Ohio rivers, according to statistics compiled by the F. D. Dodge Company, showed a great increase over the figures for January and February, and was, in fact, greater than the figure for any month in 1919. The total amount for March was \$327,897,000, as against \$235,848,000 for January, and \$216,663,000 for February.

These figures give \$780,408,000 as the total for the first quarter of 1920. Normally the first three months of the year account for about 20 per cent. of the year's total of work started. In the first quarter of 1919 contracts awarded amounted to \$275,555,000. Of the total for the first three months of the year, \$267,193,000, or 34 per cent., was for industrial buildings; \$150,651,000, or 19 per cent. was for residential buildings; and \$146,973,000, or 19 per cent., for public works and utilities. This shows that the work which has been held up is in the residential group, that is the smaller building operations. Normally, this group accounts for about 30 per cent. of the total, and at the present time, in view of existing needs, it should be about 40 per cent. of the total.

Although contracts have been awarded to the amount of \$780,000,000, there is still a vast amount of work being held up for more favorable conditions. In the first quarter of 1920, contemplated and projected work of all kinds was reported by the F. W. Dodge Company to the amount of \$1,700,000,000. Of the contemplated work, public works and utilities amount to \$363,802,000 or 21 per cent. of the total; industrial buildings amount to \$355,073,000, or 21 per cent. of the total; and residential buildings amount to \$343,173,000, or 20 per cent. of the total.

Building contracts awarded in March in the New England States amounted to \$42,584,000, a figure greater than the combined totals of January and February.

The total amount of contracts awarded for the first quarter of 1920 was \$82,260,000, compared with \$22,220,000 for the same period in 1919. The total for the first quarter included the following items: \$29,772,000, or 36 per cent., for industrial buildings; \$19,059,000, or 23 per cent., for residential buildings; and \$15,200,000, or 18 per cent., for business buildings.

Contemplated projects reported in the first quarter of the year amounted to \$193,804,000, including \$46,291,000 for indus-

trial buildings, \$38,317,000 for residential buildings, and \$32,071,000 for business buildings.

In New York State and Northern New Jersey contract awards in March amounted to \$66,623,000, compared with \$79,570,000 in January, and \$36,375,000 in February. The temporary slump in February doubtless reflected the unfavorable conditions of the weather and in the labor and material markets.

The total of contracts awarded for the first quarter amounted to \$182,568,000, as against \$50,208,000 for the first quarter of 1919. In the figures for the first three months of 1920 were included \$62,308,000, or 34 per cent., for industrial buildings, \$39,513,000, or 22 per cent., for public works and utilities, \$33,286,000 or 18 per cent. for business buildings, and \$25,174,000, or 14 per cent., for residential buildings. The low figure for the residential group is a matter of serious concern, as it is probable that the housing shortage is more acute in this territory than anywhere else.

Contemplated projects amounting to \$303,270,000 were reported in the first three months, the total including \$77,264,000 for public works and utilities, \$74,153,000 for residential buildings, \$62,075,000 for business buildings, and \$56,142,000 for industrial buildings.

March building activity in eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, the District of Columbia, and Virginia, as measured in contract awards, amounted to \$50,036,000, compared with \$26,190,000 in January, and \$31,854,000 in February.

These figures combined give as the total for the first quarter of this year \$108,080,000 as against \$47,624,000 for the first quarter of 1919. The total for the first quarter included \$42,929,000, or 40 per cent., for industrial buildings, and \$30,326,000, or 28 per cent., for residential buildings.

Contemplated work reported in the first quarter amounted to \$296,721,000, including \$69,040,000 for public works and utilities, \$66,943,000 for residential buildings, and \$57,169,000 for industrial buildings.

Building contracts let during March in western Pennsylvania, West Virginia and Ohio amounted to \$67,888,000, as compared with \$43,556,000 in January, and \$42,520,000 in February. The total for the three months was \$163,965,000, or more than three times the figure for the first quarter of 1919,

(Continued on page 518)

REAL ESTATE SECTION

Legislators Promise Enactment of Exemption Bill

Other Measures Providing for Exclusion of New and Reconstructed Buildings from Operation of Laws Recently Passed Also Have Good Chance

(Special to the Record and Guide.)

Albany, April 15.

AFTER an arduous struggle representatives of the Real Estate Board have finally succeeded in forcing home the necessity of enactment of the bill under which the interest on realty mortgages not exceeding \$40,000 will be exempt from state income tax. The legislative leaders this week gave their promise that this bill, which was in the Rules Committee of the Assembly, would be reported out and advanced. This action would seem to forecast the enactment of the bill before the adjournment of the Legislature.

At the same time the prospects of passage of several other housing bills, some of which were outlined in the last issue of *The Record and Guide*, brightened. The advocates of these bills, who have been constantly engaged in efforts to persuade the Legislature that the enactment of the so-called rent profiteering legislation would be without fundamental benefit conferred with the legislative leaders several days this week thrashing out the problem. They were sanguine that laws exempting new buildings and reconstructed buildings from the operation of these drastic laws would be enacted. They believed they could extend this exemption to property purchased on the co-operative plan.

The bill which would empower the tenement House Commissioner to suspend the restrictive regulations that now hinder the alteration of many tenement houses also has a good chance of enactment. Tenement House Commissioner Mann, John P. Leo, chairman of the Board of Appeals, Borough President MacDougall, of Queens, Walter J. Salmon and Alexander C. McNulty and Edward P. Doyle of the Real Estate Board have given their support to this measure, which they deem a vital necessity in the solution of the housing situation in New York City, and this view has been taken by a large number of the New York City representation in both

houses. In spite of the opposition of several reform organizations it now looks as if this bill would go through before the Legislature adjourns.

The renting situation, which was about to clarify this week, was further muddled by the demands of an element in New York City which seems bent upon broadening the so-called "rent profiteering" laws to include office buildings, lofts and houses converted for manufacturing purposes. Senator Abeles produced a series of bills which would accomplish this, but immediately a vigorous opposition to them sprung up, indicated by their reference to committee in spite of strong pleas for their immediate advancement. Opponents of this legislation declare that it would be very injurious to real estate in New York City and would come as the last step in completely muddling the housing and rent situation in Greater New York.

Legislation carrying out the recommendations of the Governor's message on housing was introduced this week. This bill provides for the amendment of the General City and Labor Laws and authorizes the creation of city housing boards and a state advisory housing board in the State Department of Labor, both to study and report on means of lowering rents of dwellings and to solve the problems of construction and housing. An appropriation of \$5,000 is made by the bill.

Protesting against the teachers' salary schedule bill now pending the State Conference of Mayors has presented its opposition to the measure in the form of a report which shows the inability of up-state cities, as well as New York City, to withstand the additional financial strain this bill would impose. This report pointed out that New York City is at present within \$50,000,000 of its constitutional taxing power and that the mandatory fixing of teachers' salaries with the increases proposed by this bill will have the effect of further complicating the financial difficulties of the Metropolis.

Full Text of Two Additional Landlord and Tenant Laws

THE *Record and Guide* prints herewith the full text of the two additional laws as passed by the Legislature, taking effect immediately, which required the signature of Mayor Hylan. The Mayor has signed the bills and they have been approved by Governor Smith. These measures complete the legislation recently enacted at Albany to meet conditions in the housing situation:

AN ACT to amend chapter two hundred and three of the laws of eighteen hundred and eighty-two, re-entitled "An act in relation to summary proceedings to remove monthly tenants in the cities of New York and Brooklyn for holding over," by chapter three hundred and fifty-seven of the laws of eighteen hundred and eighty-nine, in relation to notices to tenants.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section one of chapter three hundred and three of the laws of eighteen hundred and eighty-two, re-entitled by chapter three hundred and fifty-seven of the laws of eighteen hundred and eighty-nine, "An act in relation to summary proceedings to remove monthly tenants in the cities of New York and Brooklyn for holding over," and last amended by chapter six hundred and forty-nine of the laws of nineteen hundred and nineteen, is hereby amended to read as follows.

Section 1. No monthly tenant, or tenant from month to month, shall hereafter be removed from any lands or buildings in the city of New York on the grounds of holding over his term unless at least thirty days before the expiration of the term the landlord or his agent serve upon the tenant in the same manner in which a precept in summary proceedings is now allowed to be

served by law, a notice in writing to the effect that the landlord elects to terminate the tenancy, and that unless the tenant removes from said premises on the day on which his term expires the landlord will commence summary proceedings under the statute to remove such tenant therefrom.

Section 2. This act shall take effect immediately.

AN ACT to amend the New York City municipal court code, in relation to proceedings for eviction of tenants.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision three of section six of chapter two hundred and seventy-nine of the laws of nineteen hundred and fifteen, entitled "An act in relation to the municipal court of the city of New York, and repealing certain statutes affecting such court, its justices and officers," as amended by chapter six hundred and fifty of the laws of nineteen hundred and nineteen, is hereby amended to read as follows:

3. To issue or vacate a requisition to replevy, a warrant of attachment, a warrant to seize a chattel and an order of arrest; to grant or vacate a stay of execution or of other proceedings, including a warrant in summary proceedings to recover possession of real property, provided that in summary proceedings no stay shall be granted for more than five days except that in addition to the foregoing, upon the rendering of a final order in summary proceedings, a stay of the execution of the warrant may be granted for not more than thirty days, if the tenant shall make a deposit in court of the amount of the rent for the period of the stay at the rate fixed by the landlord for the month immediately prior to the rendering of the final order, which deposit shall be paid to the landlord or his agent by the clerk of the court; to render judgment in an action, or to make a final order in a summary proceeding, upon confession or upon the consent of both parties.

Section 2. This act shall take effect immediately.

Tenants Invest \$25,000,000 in Cooperative Apartments

Movement Assures Investors Lower Rents, Safety of Tenancy and Good Neighbors and Is Spreading Over the Whole City

DURING the past year and notably during the last month, there has been a marked increase in the co-operative ownership of apartment houses and investment by tenants in this class of real estate is steadily progressing. The movement is the strongest in the high class apartment neighborhood bordering on Park avenue and it is well entrenched in the Gramercy Park section and is making rapid strides in Greenwich Village. Riverside Drive tenants have caught the fever and some good sized apartment houses there have gone under co-operative ownership. The movement is not so extensive in the Upper West Side as it might be.

The cause of the spread of co-operative apartment ownership may be found in the steady rate of rental increase, by the wide speculation in apartment house properties, in the lack of speculative building and in the fact that co-operative ownership insures permanency of chosen residential location and desirable kind of apartment house neighbors. Let no one think that he no longer pays rent because he is a co-operative owner. There is no truth nor logic in the slogan that "there is no more rent to pay." The tenant pays rent indirectly, but he gets a return on the money he invests which in effect makes his rental less and he is sure that he will not be asked to move if he does not want to pay more rent. There is no worry about short or long leases.

If there is a mortgage on a co-operative apartment house it may not be a paying investment at the beginning, but the plan, which usually works out, is that the mortgage will be reduced and the property made to yield an income as well as carry the tenants and maintain itself. The tenant gets a return on his investment, too, through saving.

Co-operative apartment house owning has been and is popular with the well-to-do and the rich, especially among the latter class in recent years when private dwellings have appealed to them less and less as a result of the servant problem as well as the economy and convenience of apartment living.

The action of some landlords who own medium priced apartments has also encouraged the co-operative plan of apartment ownership. One landlord in West End avenue, recently increased a tenant's rent from \$1,400 to \$4,000 a year. When the tenant objected the landlord threatened to put him out on short notice; but, judicial procedure prevailed and prevented such action.

Co-operative ownership began in the middle eighties and continued in haphazard fashion up to the year 1908 when it seemed to languish. The extensive overproduction of apartment houses in that year and the few years immediately preceding made rents comparatively cheap and the tenant had it all his own way, landlords oftentimes holding out inducements to tenants to occupy their houses by offering them one or two months' rent free. Until 1920 there were probably twenty-five co-operative apartment houses in operation. Now they are increasing so fast that a census taker must work overtime to keep track of them. As one real estate man put it: "Some landlords profited so rashly at the expense of the tenant that the tenant decided to do a little profiteering in his own behalf with the result that buying by tenants is spreading throughout the town."

Because of high rents and of the belief, which seems reasonable, that big rentals in New York will continue for many years hence co-operative apartment houses are considered to be a sound and logical proposition.

It is figured that rentals of a co-operative apartment house should pay all operating expenses, taxes and interest on mortgage and insurance. Stock in a co-operative plan practically entitles the holder to a ninety-nine year lease on his apartment. If there should be a deficit in operating expenses or a call made to reduce mortgage an assessment of stock is made amounting to four per cent. This is considered the safest and the most conservative plan.

All tenants are not necessarily co-operative owners, but forty to fifty per cent. of them are; in some cases all are owners. In the superior neighborhoods, such as the Park avenue district, apartments of ten or more rooms are selling at from \$40,000 to \$50,000 an apartment and the very fine and large ones go as high as \$150,000 an apartment. This gives the reader a comprehensive idea of the scope of the movement. The highest priced ones are in Park and in Fifth avenue. The average price for co-operative apartments except for the very large and costly ones is at the rate of about \$4,500 a room. The basis of figuring the selling price of an apartment on the East side is at the rate of five to seven times present rental value.

Probably the most notable of apartment houses that were based or supposed to be based on the co-operative plan in the middle eighties were the De Navarro apartments in West Fifty-eight street, near Sixth avenue. They were not a pronounced success as such because they were maintained more as a joint partnership than as a co-operative enterprise. The plan was not as binding nor as permanent as the co-operative plan now in operation.

Most notable among the new co-operative apartment houses just now is the sixteen story one under way at 290 Park avenue, and covering the entire block from Park to Madison avenue, East 48th and East 49th street. Its total cost is \$4,500,000. There are fifty stockholders all of whom are prominent men and there is no mortgage of any kind.

Of equal prominence is the co-operative apartment house at 300 Park avenue, to cover most of the square block bounded by Park and Madison avenues, 49th and 50th streets and to be sixteen stories in height. There are only twelve stockholders, all of them prominent. The cost of the building will be between \$4,000,000 and \$5,000,000 and the cost of the land about \$2,000,000 additional. The mortgage will be between \$2,500,000 and \$3,000,000. This building together with 290, on the block to the south, is on leasehold land of the New York Central and Hudson River Railroad Company.

Following are the most recent investments in co-operative apartment houses in the city, representing an assessed value in round numbers, including the foregoing ones, more than \$25,000,000.

	Stories.	Assessed Value.	Plot Area.
133-135 West 11th St.	6	\$85,000	50 x 103
24 Gramercy Park	12	270,000	51 x 105
34 Gramercy Park	10	375,000	61 x 125
36 Gramercy Park	10	410,000	83 x 83
142 East 18th St.	5	160,000	112.9 x 92
1 Lexington Ave.	12	560,000	60 x 123
80 Madison Ave.	8½	345,000	74 x 95
121 Madison Ave.	12	535,000	96 x 110
500 Madison Ave.	10	480,000	95 x 100
247 Fifth Ave.	11	750,000	86 x 125
845 Fifth Ave.	11	2,500,000	55 x 160
780 Riverside Drive	10½	595,000	106 x 150
901 Lexington Ave.	11	315,000	59 x 100
471 Park Ave.	13½	900,000	92 x 120
563 Park Ave.	12	550,000	95 x 60
823 Park Ave.	12	385,000	60 x 100
850 Park Ave.	12	1,125,000	102 x 155
863 Park Ave.	12	385,000	51 x 100
925 Park Ave.	14	715,000	100 x 100
969 Park Ave.	5	970,000	140 x 100
136 West 57th St.	4	570,000	80 x 100
140 West 57th St.	4	570,000	80 x 100
126 West 59th St.	9	360,000	77 x 100
220 West 59th St.	6	183,000	50 x 100
131 East 66th St.	11	785,000	105 x 170
130 East 67th St.	11	775,000	105 x 170

The apartment house at 80 Madison avenue, at 121 Madison avenue, at 126 West Fifty-ninth street and at 247 Fifth avenue are about the oldest co-operative apartment houses in the city, and the one at 142 East Eighteenth street is between thirty and forty years old and is reputed to be the original one of the kind.

Decisions of the Magistrates Under the New Rent Laws

Generally the Twenty-five Per Cent. Increase Over Rates in April, 1919, Is Allowed, But Many Cases Are Thrown Out

DAILY since the enactment by the Legislature of the twelve laws affecting the relations of landlords and tenants, which went into effect April 1, the municipal courts have been almost overwhelmed with cases involving increased rentals. Predictions that the magistrates would have time for little else if the bills became laws have proved accurate. In all the courts handling these cases hundreds of disputants have been heard each day, and only the promptness and dispatch with which the magistrates acted saved the calendar from portentous proportions.

Generally speaking, the courts followed the practice outlined in the Record and Guide last week by Presiding Magistrate Levy, and the rules adopted by the magistrates for their own guidance.

It was noticeable, as was expected, that at first considerable confusion existed as to the exact provisions of the new laws, and many landlords made out papers according to the old laws, which resulted in the cases being thrown out of court. With the publication in the Record and Guide last Saturday for the first time in any newspaper of the full text of ten of the new laws, this confusion became less pronounced. After it was found that the magistrates continued to follow the same general practice of allowing only twenty-five per cent. raises in rentals over those in effect in April last year the number of cases in the courts began gradually to decrease. In the Fourth District Court there were ten cases, as compared with 100 a week ago, and in the Second District Court there were ten, as compared with 400 last Monday. In both courts Assistant Corporation Counsel James D. O'Sullivan drew up individual leases for cold water flat tenants, who had never before had leases. The Mayor's Committee, which had 1,200 cases before it on Monday, had 400 cases yesterday. There were only 108 cases before Justice Leary in the Sixth District Court compared to five times that number a week ago.

There was one setback to the tenants when Justice Robitzek, in the Second District of the Bronx, who has been one of the first in making drastic application of the new laws, refused to concur in the ruling of Justice Davies that a tenant who has been paying exorbitant rent since April 1, 1919, can recover from the landlord. Justice Daves ruled that the landlord could be made to return to the tenant all above the 25 per cent. increase which the law fixes as the presumptive fair increase. Five tenants of the Klarfield Realty Company, living at 2327 Walton avenue, the Bronx, asked for such a refund, but Justice Robitzek declared he wanted a jury to pass on the question, and adjourned the case to next Tuesday.

In a majority of the cases in all courts where settlements are made, it is on the basis of a 25 per cent. increase over last April. The law requires that the landlord prove his right to more and the tenant his right to less than this amount, and most of both classes are showing themselves willing to compromise on this basis rather than go into a trial of facts.

Some of the adjustments made in Justice Robitzek's court arranged to run till October 1 of next year. About 80 per cent of the cases called were settled by agreement. Justice Robitzek does not hold that the rent laws are retroactive, so when eighty-two tenants of four buildings at 2411 and 2415 Prospect avenue and 2353 and 2357 Crotona avenue appealed against their landlord on the ground that their rent is more than 25 per cent higher than a year ago he refused to order a cut. He allowed the landlord rentals at last month's rate, but stipulated that there should be no increase till October, 1921.

In five cases before Justice Hoffman, where the landlords attempted to comply with the new laws, the court permitted the tenants to institute counter-claims against the landlords, alleging he exaction of unreasonable rents. The cases were adjourned in order to give the tenants time to prepare for

trial. Mr. Sullivan moved that the cases be dismissed on the ground of defects in the notices. The motion was granted.

Magistrate Harris denied a motion to dismiss the complaint against Mark W. Brenen, owner of apartment houses at 52-56 Manhattan avenue, who is charged by Health Commissioner R. S. Copeland with coercing his tenants. Tenants testified that Brenen promised not to make them move if they signed papers saying they would make no further complaints to the Health Department or to the Mayor's Committee on Rent Profiteering.

Justice Prince disposed of about 150 cases in one day, settling most of them on compromises, with a 25 per cent. increase as the limit. In many cases he held that even 25 per cent. was unreasonable. In one case he cut the increase, which was 25 per cent., to half that amount, and told the landlord that he would have to produce books showing that he had been losing money before any further raise would be allowed.

Justice John R. Davies in the Seventh District Court followed the same rules as to increases. In one case Morris Zeldon, agent for a house at 107 West 125th street, had demanded an increase of from \$35 to \$40 a month "to meet increased taxes." The tenants testified they had an agreement that he would raise no more than was necessary to do this, and produced statistics to show that 50 cents a month would cover this item. Now they are to pay \$35.50 instead of the \$40 asked.

When Thomas Leonard, 221 East 111th street, argued that the increased wages of employes justified his raising ten tenants from \$35 to \$60 a month, the justice permitted him to charge \$43.50.

The Mayor's Committee on Rent Profiteering called attention to the fact that the laws apply to the \$5,000 apartment as well as to the \$15 a month tenement.

"The landlords of the high class apartments seem to be taking the position that the laws do not apply to them, but only to the poorer classes of flats and to the tenements," said Chairman A. W. J. Hilly. "They seem to think that the size of their rents raises them above the law. Of course, that has nothing to do with it. The law applies to all alike."

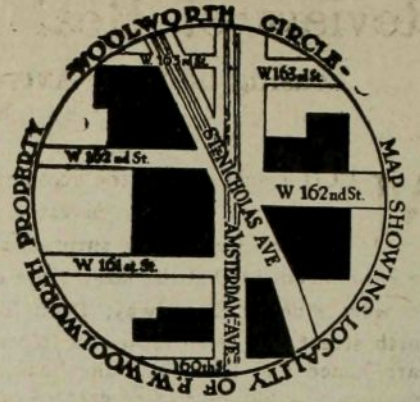
An attack on the constitutionality of the law fixing 25 per cent. increase as a presumptive standard of fairness was made before County Judge McMahon in Brooklyn. The judge threw out the case brought by the Cortlandt Building Corporation to dispossess the families of two tenants at 842 Clason avenue, the reason for his ruling being that the papers did not state whether or not the increase which the tenants had refused to pay was more or less than 25 per cent. Counsel for the landlord took an exception and indicated that he would appeal the case.

Arthur J. W. Hilly, Chairman of the Mayor's Committee on Rent Profiteering, said that landlords were attempting to coerce tenants in the high-class apartment houses to pay excessive increases, feeling that the new laws do not apply to them. The tenants are willing to pay moderate increases, but the landlords are renting the apartments at the high rentals to other applicants.

The condition predicted by Mr. Hilly is that on October 1 many thousands of tenants signing these leases will be unable to move into the apartments and take possession because the courts will grant stays of as long as a year to the tenants already in possession so that they may find suitable homes.

One of the results predicted by Chairman Hilly will be that there will be enough litigation inaugurated by the disappointed tenants against the landlords unable to give them possession of the apartments for which they signed leases to keep the landlords busy for several years.

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Review of Real Estate Market for the Current Week

Leasing of Fifth Avenue Block Front, at Fiftieth Street, by Saks, Marks New Northern Outpost of Retail Trade

MUCH transpired in the real estate market this week of interest to the investor, operator, owner and broker. Containing surprise as well as interest was the announcement that the large store of Saks & Company, on the west side of Broadway, from Thirty-third to Thirty-fourth street, had been leased for a long term beginning two years hence and that the Saks business would be removed then to a new building to be erected on the east side of Fifth avenue, from Forty-ninth to Fiftieth street. This is the block occupied in part by the Buckingham Hotel and the home of the Democratic Club. Inasmuch as all of the block has been obtained on leasehold by Saks & Company except the headquarters of the Democratic Club it looks as if that organization held the key to an interesting situation. Whether great inducements will have to be made to acquire this parcel remains to be seen.

A decade ago it was predicted that large retail establishments such as Saks would never go so far north in Fifth avenue as Saint Patrick's Cathedral; and, yet, Saks has done that very thing, which shows that blocks of churches, museums and armories are not the deadlines of business they are supposed to be, at least in this city which is always upsetting traditions as regards neighborhood values and conditions. Saks has established a new northern outpost for large retail trade, going a mile further north in the avenue than Lord & Taylor dared to go a few years ago and one-half mile further than Stern Brothers deemed it feasible to go when they located in Forty-second street less than a decade ago. It would not be surprising if the Cornelius Vanderbilt mansion at the Plaza and Fifty-eighth street made way for a modern

retail mercantile building unless a zoning ordinance prohibits such an improvement. It is a distinctive site.

The week's activities show that tenants are buying apartment houses in the Bronx as well as in Manhattan on the co-operative plan, or as some brokers prefer to call it, group buying. It was also made evident that a co-operative movement is setting in among tenants in office buildings, a seven story loft building in Harlem as well as several downtown being bought by occupants. When office rentals jump from \$2,500 a year to \$4,000 a year, as they did in one case, it seems reasonable for merchants and professional men to make sure of their locations and rental sums by co-operative buying. Many dwellings changed hands during the week, notably in the East seventy and eighty streets, about a half dozen being sold in one block alone. There was active dealing, too, in commercial buildings of medium size on the part of the city south of Fourteenth street. Apartment house buying claimed its full share of attention, the Bronx as well as Manhattan contributing a good quota.

Of keen interest was the leasing of the Beaux Arts building, at Sixth avenue and Fortieth street by the owner for a term of forty-two years. It would seem as if Sixth avenue between Herald Square and Forty-second street is taking on new form, as Seventh avenue from Pennsylvania Station to Times Square is also doing. The news columns will show other leases of moment.

Altogether it was a week that augurs well for a continued active market. That there are hundreds, if not thousands, of prospective investors in dwellings, apartment houses and business buildings who will come to the surface this season is apparent on the face of things.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 138, as again 145 last week and 98 a year ago.

The number of sales south of 59th street was 57, as compared with 67 last week and 32 a year ago.

The number of sales north of 59th street was 81, as compared with 78 last week and 66 a year ago.

From the Bronx 69 sales at private contract were reported, as against 79 last week and 66 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 515.

Large Uptown Sales.

Marking the crest of big real estate transactions uptown in Manhattan this year, the Hendrik Hudson Annex on Broadway, and the Arena Building at 39 and 41 West 33d street were sold by Frederick Brown, who has figured in many large sales for some time past, to Max H. Natanson. It was a case of one large operator selling to another one. The approximate consideration was \$4,500,000.

Erected about twelve years ago, the Hendrik Hudson is an 8-story fireproof apartment house occupying the entire block front on Riverside drive from 110th to 111th street, with a depth of 120 feet on 110th street and a depth of 135 feet on 111th street. It contains apartments of from six to nine rooms each and shows a gross annual rental of \$150,000.

Occupying the northwest corner of Broadway and 110th street, the Hendrik Hudson Annex is a 12-story fireproof apartment house, on a plot 92x175, and comprises suites of from six to nine rooms each. There are stores in the Broadway front. The gross annual rental is the same as that of the Hendrik Hudson itself.

Famous in years past as the site of a place for banquets and for good eating, the Arena Building has been an active factor in the real estate market in recent years. It extends from 39 and 41 West 31st street through to 38 and 40 West 32d street, is 16 stories in height, on a plot 50x197.8x41.4, and contains lofts and offices. A majority of the leases thereto expire in February, 1921. The Arena yields an annual rental of \$160,000.

Mr. Brown bought the properties last year from the receivers of the American Real Estate Co., and they were considered among the choice investments that the company possessed before it became involved.

An Ancient Holding Sold.

Anselm Frankenthaler sold to James Moss 6 and 8 Ferry street, two 4-story business buildings, on a plot 43x60. The property adjoins the southeast corner of Gold and Ferry streets, which is owned by Mr. Moss, and gives him a plot of 48x107. The estate of John Gardner has been in possession of the property since 1790, and the heirs live abroad.

Yale University Sells Parcel.

Pease & Elliman sold for Yale University, which was represented by Cammann, Voorhees & Floyd, to Mrs. A. L. Morton, for occupancy, the 4-story and basement brownstone dwelling, 150 East 37th street, on a lot 20x98.9.

Activity in Barrow St.

Williams-Dexter Co. bought 19 Barrow street, a 4-story and basement brick dwelling, on a lot 25x81.1½; also 21 Barrow street, a 3-story and basement brick dwelling, on a lot 25x81.1½; and 47 Barrow street, a 3-story and basement frame dwelling, on a lot 21x40.

In Co-operative Hands.

Occupying the block front, 100x180, on the east side of Broadway, from 167th to 170th street, Woodrow Court, a 6-story elevator apartment house, has been bought by 15 of the tenants.

Harris & Maurice Mandelbaum & Fisher & Irving I. Lewine resold Rhinecliff Court, an 11-story elevator apartment house, at the south corner of Riverside drive and 156th street. The purchasers are the tenants of the building, who will take title under a co-operative plan.

Tenants Buy a Loft Building.

A number of the tenants in the 7-story loft building, on a plot 50x100, at 157 and 159 East 128th street, bought it from E. Sharum. The buyers are Herman L. Paul, Herman Gunther and others.

Scudder Schools Buys a Home.

The Scudder School, Inc., of West 72d street, Dr. Myron T. Scudder, president, purchased from Mrs. Walter Geer the three dwellings at

244, 246 and 248 West 72d street and the two dwellings in the rear of 251 and 253 West 71st street. The entire property has a frontage of 60 feet in 72d street and 33.4 in 71st street, and is 204 feet deep.

The 72d street double house at 244 and 246 has been leased to the school for the last three years, together with, for the last year, the adjoining house at 248.

The Scudder school will eventually erect a 12-story fireproof building for its sole occupancy, which will have accommodations for upward of 200 boarding students and 200 additional day students.

Fine Dwellings Sold.

Brown-Wheelock Co. sold for Stuart Duncan 3 East 75th street, a 6-story brownstone dwelling, on a plot 50x102.2. It is one of the spacious dwellings of the neighborhood and adjoins the Harkness residence at the north corner of Fifth avenue and 75th street. It was built 15 years ago.

Miss Helen O. Bryce, daughter of the late General Lloyd S. Bryce, bought the dwelling at 3 East 80th street, on a lot 39.9x77.2, from the estate of Robert G. Remsen, who has owned the property for 25 years. The house adjoins the Fifth avenue dwelling of the late Frank W. Woolworth.

Richard Croker, Jr., Buys.

Richard Croker, Jr., bought the dwelling at 113 East 40th street, a 5-story brick dwelling, on a lot 18.9x98.9, the former home of Clyde Fitch, purchased about two years ago by Countess Du Buat. Mr. Croker owns 110 to 114 and 113 to 117 in the same street. Mrs. Anna D. McCullough owns 115. It is understood Mr. Croker plans the development of his property.

Numerous Sales in East 72d St.

Ivan H. Josephs and David Lion sold 241 to 251 East 72d street, six 3-story and basement dwellings, each on a lot 16.8x102.2, forming a plot 100.8x102.2.

George W. Goldberg sold 222 East 72d street, a 3-story and basement dwelling, on a lot 18x102.2.

Anna L. Fink sold 224 East 72d street, a 3-story and basement dwelling, on a lot 18x102.2.

Rebecca Kalisher and others sold 239 East 72d street, a 3-story and basement dwelling, on a lot 17.4x102.2.

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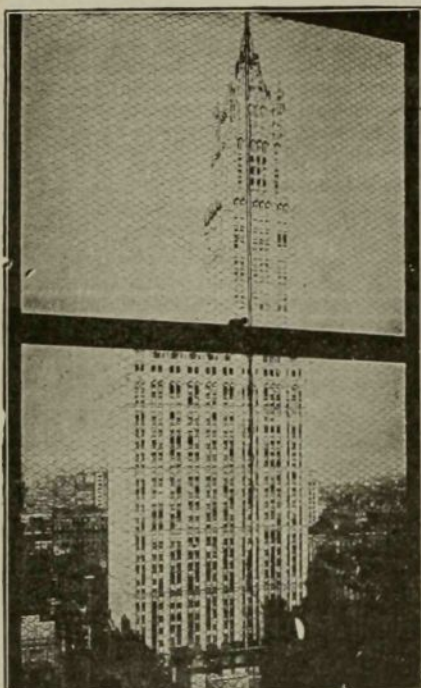
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Salvation Army Buys in Harlem.

Nail & Parker sold for the Berry & Ross Co., Inc., 48 and 50 West 135th street, two 3-story and basement dwellings, on a plot 35.6x99.11, to the Salvation Army. Extensive alterations will be made for headquarters for the Salvation Army for their work in this district.

Hebrew Temple in Dyckman Tract.

M. Just sold for the Wood-Just Realty Co. the vacant plot, 50x150, on the south side of Vermilyea avenue, 150 feet east of 204th street, to the Inwood Hebrew Congregation, who will erect a temple upon the plot next fall.

Estate Sells Broome St. Corner.

Giesenheimer estate sold to Charles Wynne and Louis H. Low 509 to 513 Broome street, at the southeast corner of Thompson street, a 6-story loft building, on a plot 124.11x20.6x100x irregular, overlooking Watt square. It is the first sale of the property in 20 years.

Old New York Holding Sold.

The estate of Maria T. Major sold to P. Cannizzaro & Co., tenants, 438 Broome st, adjoining the northeast corner of Broadway, a 5-story loft building, 29.2x117.2x28.6x113.6. This site had upon it originally the residence of the late Charles A. Bristed, who inherited it from his grandfather, John Jacob Astor. Mr. Bristed sold it in 1850 to the late Alexander Major, who lived there many years.

Hotel in Sixth Av. Sold.

The estate of Henry M. Baker sold 384 and 386 6th av, adjoining the Masonic Temple, at the northeast corner of West 23d st, a 6-story brick hotel, known as the Medallion, on a plot 37x95.

Vacant Tract in Bay Ridge Sold.

The Edwards-Cain Building Co. purchased a tract of 35 lots on the south side of 81st st, between Narrows av and Colonial rd, in the Bay Ridge section, for immediate improvement with 1 and 2-family houses. The property is part of the Van Brunt estate.

Brooklyn Block Front Sold.

Realty Associates sold to Asher Dunn the vacant block front on the west side of New Utrecht avenue, between 52d and 53d streets. This plot, containing twelve lots, has a frontage of 238 feet on New Utrecht avenue, 75 feet in 52d street and 144 feet in 53d street. The purchaser will erect immediately a 2-story brick building on the 53d street corner, which has been leased by a bank, and on the balance of the block he will build eight 3-story brick buildings with stores on the ground floor and two apartments above.

This block is the last remaining vacant parcel of our property on the west side of New Utrecht avenue between 47th and 55th streets. It is situated between the 50th street and 55th street elevated stations of the West End line of the Fourth avenue subway. The value of business property on this avenue has lately been greatly enhanced by the erection of 200 or more high class one and two-family houses that have been built on the adjacent side streets.

Timothy S. Williams Sells Home.

Dr. Manning C. Field bought from Col. Timothy S. Williams, who was long president of the Brooklyn Rapid Transit Co., his fine city home at 98 Remsen street, southwest corner of Henry street, Brooklyn. It is a 3-story and basement brick and brownstone, on a lot 25x125, with an L 50 feet in depth on Henry street. Dr. Field will occupy the house in the fall after alterations are completed.

Col. Williams acquired the house in 1914 from the late Martin Joost. He now lives most of the year at Huntington, L. I.

Woolworth Sale Next Thursday.

When Francis Winfield Woolworth died, in the early morning of April 8, 1919, aged 67 years, at his country home, Glen Cove, L. I., he left an estate valued at approximately \$30,000,000 to \$40,000,000, including the real estate on Washington Heights, in and adjacent to "Woolworth Heights," that now is to be sold, by absolute administrators' auction sale, by Joseph P. Day, auctioneer, on Thursday, April 22, at 12 o'clock noon, in the Real Estate Exchange, 14 Vesey street.

"Woolworth Circle" is a courtesy title bestowed upon the location of the Woolworth real estate holdings because of his control of practically all the frontages in the plaza formed there by the intersection of St. Nicholas and Amsterdam avenues, between 160th and 163d streets, where, at the southwest corner of 162d street, the late Mr. Woolworth erected the Jumel Building, one of the several business properties to be sold. A large amount of property contiguous to the Jumel Building, including the balance of the block front to 161st street, facing in St. Nicholas and Amsterdam avenues, also is to be offered.

In addition there is the entire block front in St. Nicholas avenue, from 162d to 163d

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street, together with additional properties adjoining in the side streets, including several dwellings.

Also, in the west side of Amsterdam avenue, 50 feet north of 160th street, a store tenement and vacant lot; also the two large plots of vacant lots located, respectively, at the south-east and northeast corner of 162d street, facing in St. Nicholas avenue, at its intersection with Amsterdam avenue.

The most interesting parcel, at least from the point of view of the speculator, is the "flat-iron" block bounded by 160th and 161st streets, Amsterdam and St. Nicholas avenues, and facing directly in the "Circle with a Future." This block has been divided into a number of parcels, and it will be sold separately, then as a whole. The highest bidder will get it.

Whether regarded from the point of view of the speculator, the investor, the builder, the merchant-owner or the tenant, the Woolworth sale promises to be the most interesting event in the real estate market next week.

Underlying reasons for this are the close proximity of the property to Broadway, the establishment of the "Circle" as a local business center, the demand for business quarters that is bound to result from the recent sharp increases in Broadway store rentals, the narrowness of the Heights in this section between Broadway and Edgecombe avenue and the steady increase in St. Nicholas and Amsterdam avenue traffic, which centres at the intersection of these two prominent thoroughfares.

The properties to be sold are more than 50 per cent. improved with business structures, flat houses, with and without stores; dwellings suitable for occupancy or alteration, and buildings altered for business and residential occupation. The remaining vacant lots are finely located and suitable for immediate improvement. The character of the neighborhood has been standardized by the erection of business and residential structures such as the Jumel Building and the Roger Morris apartment house, at Edgecomb avenue and 160th street, opposite to the historic Jumel Mansion and Roger Morris Park, which 14-story building is the tallest apartment house on Washington Heights.

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South of 59th Street.

BANK ST.—Joseph L. Bittenweiser sold 16 and 18 Bank st, at the southwest corner of Waverly pl, two 3-sty and basement brick dwellings, each on a lot 19.6x75.

CHERRY ST.—Charles Stutz sold 446 Cherry st, a 3-sty brick dwelling, on a lot 25x100.

S. Stone and Louis Freidel, sold for the Lawyers' Mortgage Co. to Mrs. Sarah Wolfenson, 69 Forsyth st, a 5-sty tenement house with store, on a lot 24.5x100.

GRAND ST.—The Bowery branch of the Chatham and Phoenix National Bank bought from Philip Zeitlin the abutting 3-sty building, 24x65, at 231 Grand st, on which it will erect a \$500,000 home. On April 1 the same interests acquired title to the two 4-sty buildings adjoining on the Bowery, at 118 and 118½. With these acquisitions, which form an "L" around the bank building, the corporation controls a plot fronting 57 feet on the Bowery by 105 feet on Grand st.

LUDLOW ST.—Dr. Stuyvesant F. Morris sold 175 Ludlow st, a 5-sty tenement house, on a lot 25x87.

PEARL ST.—Charles F. Noyes sold for Mrs. Josephine Gooch to Charles S. Hadley, 356 Pearl st, a 5-sty loft building on a lot 23.5x60. The parcel is located just north of Franklin sq.

PERRY ST.—J. Irving Walsh sold for the Principal Realty Co., 113 and 115 Perry st, a 6-sty apartment house, on a plot 45x70.

VESEY ST.—F. Ghiz bought from Frederick Brown, 50 Vesey st, a 5-sty business building, on a lot 24x100.

WARREN ST.—Joseph P. Day sold for P. L.

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Lynch 122 and 124 Warren st, two 4-sty loft buildings, on a plot 46x90.8x irregular, to Anthony Krayer and H. Warne, tenants. The property was to have been sold by Mr. Day at auction on April 13.

WATER ST.—After occupying for 50 years the 5-story brownstone loft building, 212 Water st, on a plot 30.8x87.11x29.8, Collins & Co. have bought the property from W. Emlen Roosevelt.

9TH ST.—Johnston DeForest bought from David B. Ogden and others 11 East 9th st, a 4-sty and basement brick dwelling, on a lot 25x92.3.

10TH ST.—Lloyd Winthrop Co. sold for a client to the Cooper Square Co., 27 East 10th st, a 7-sty loft building, on a lot 24.10x94.9.

10TH ST.—A group of tenants in the old Studio Building, 51 West 10th st, a 3-sty apartment building, on a plot 98.1x94.10, have bought it from J. Herbert Johnston through the Brown, Wheelock Co.

11TH ST.—Terrain Realty Co. resold through M. Morgenthau, Jr., & Co. to the Tel Rey Realty Co., 210 and 212 West 11th st, two 3-sty and basement dwellings, each on a lot 19.8x54. The buyer will remodel the houses.

11TH ST.—C. L. Hier bought from R. Tel-fair Smith, 214 West 11th st, a 3-sty and basement brownstone apartment house, on a lot 19.5x53.9, at the southeast corner of Waverly pl.

12TH ST.—Ames & Co., in conjunction with Pepe & Bro., sold to I. A. Schelling the 3-sty and basement dwelling, on a lot 19.3x103.3, at 74 West 12th st.

13TH ST.—Duross Co. sold for Josephine M. Lowe, Mary E. Tyner, Elmira Budd Smith, and J. Alice Ridabock the 3-sty dwelling at 132 West 13th st, on a lot 22x103, to Lawrence Langner Co., and resold the 3-sty dwelling at 149 West 13th st, on a lot 20x100, to Henry C. Davison.

17TH ST.—John Peters sold for Dr. Anthony Durschang to Dr. Samuel Gerber, 321 East 17th st, opposite Stuyvesant Park, a 4-sty apartment house on a lot 19x106. This property was owned by the seller over twenty years.

19TH ST.—Estate of Harriett J. Furman sold 414 West 19th st, a 3-sty front and rear dwelling, on a lot 25x92.

20TH ST.—Stebbins Realty and Construction Co. sold 17 West 20th st, a 5-sty building, on a plot 37x92, to builders, who will increase its height to 6 stories.

23D ST.—Fannie F. Boulton, of Findon Sussex, England, sold to the Stebbins Construction Co., 128 West 23d st, a 5-sty business building, on a lot 25x98.9. With this purchase the company owns 122 to 128 West 23d st, forming a plot 100x100; also 119 to 123 West 23d st, abutting. Ogden & Clarkson were the brokers.

EAST 23D ST.—The site for the proposed 4-sty fireproof building to house the Madison sq branch of the Post Office, at 122 to 126 East 23d st, and 121 to 125 East 22d st, which was bought by the Partos Realty Co. from the Union Transfer Co. last July, has been sold through the Wood-Dolson Co. to F. C. Buckhout, who will erect the building. The same broker also leased the structure from plans to the Post Office Department for ten years. The sale and lease involve about \$2,000,000. Contracts have been let for the building, which is to contain 75,000 square feet of space. Mr. Buckhout also owns the Wall st Post Office and that at Lexington av and 38th st.

23D ST.—Goldberg Bros. Co., who bought 18 West 23d st last month at auction, resold the same to Charles H. Hall, of Springfield, Mass., who will use it for his New York warehouses. Horace S. Ely & Co. were the brokers. It is a 5-sty building, on a lot 20x98.9.

35TH ST.—Mrs. Katherine K. Rhoades sold through the Brown, Wheelock Co., 102 East 35th st, a 4-sty dwelling, on a lot 16x98.9.

36TH ST.—Pease & Elliman sold for Jane M. Feigl to a buyer for occupancy 141 East 36th st, a 4-sty and basement brownstone dwelling, on a lot 20x98.9.

37TH ST.—Estate of Saul Levy sold through Pease & Elliman to Charles Loew, a restaurateur, the 5-sty brownstone business building, 52 West 37th st, on a lot 21.6x98.9. The buyer will occupy the store for his business. The property was in the Levy family 62 years.

37TH ST.—Mary Willets sold to C. I. Stevens, 144 East 37th st, a 4-sty and basement brownstone dwelling, on a lot 14x98.9.

37TH ST.—Madeline Maxwell sold 163 East 37th st, a 3-sty dwelling, on a lot 14.8x77.6.

41ST ST.—H. H. Levy sold the 6-sty Hellett & Davis building, on a plot 50x98.9, at 18 East 41st st, to a purchaser who will occupy the entire building.

41ST ST.—John Campbell bought from the Emigrant Industrial Savings Bank, 311 East 41st st, a 4-sty dwelling, on a lot 16.8x98.9.

44TH ST.—Holmes & Winslow, architects, bought 134 East 34th st, a 3-sty dwelling, on a lot 20x100, and they will remodel it for their offices.

48TH ST.—The New York Alumni Association of Sigma Alpha Epsilon fraternity, incorporated under the name of The Diomedians of New York,

has bought as a clubhouse the Columbia leasehold premises, 51 West 48th st. It will take possession July 1, and the building will be ready for occupancy about July 15. It is five stories, with a frontage of 21.6 feet. Spear & Co. were the brokers of the transaction.

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48TH ST.—Francis Garretson sold 68 West 48th st, a 4-sty brownstone dwelling, on a lot 20.10x100.5.

50TH ST.—Albert B. Ashforth, Inc., sold for Agnes A. and Mary Minford, 16 East 50th st, a dwelling, on a lot 21.7x100.5. This property is three doors away from the property recently leased by Saks & Co.

50TH ST.—William C. Strange sold to Frederick J. Shalex, 151 and 153 East 50th st, two 5-sty apartment houses, on a plot 53.6x100.5.

51ST ST.—Douglas L. Elliman & Co. sold for Margaret Hawkesworth, an actress, to Mrs. Henry Foote, 51 East 51st st, a 5-sty dwelling, on a lot 20x70.

51ST ST.—Metropolitan Life Insurance Co. sold to a buyer for occupancy 11 East 51st st, a 5-sty brownstone dwelling, on a lot 27.6x100.5. This house was built and occupied by John Pierce. The buyer is the tenant, the Gardner School.

51ST ST.—J. Irving Walsh sold for Ennis & Sinnott to a buyer, for occupancy, 11 and 13 West 51st st, two 4-sty and basement brownstone dwellings, on a lot 50x100.5.

52D ST.—Douglas L. Elliman & Co. sold for the estate of Dr. John Vanderpoel, 56 West 52d st, a 4-sty and basement dwelling, on a lot 20x100, to a buyer for occupancy.

53D ST.—Senior Allen bought from the estate of William S. Pyle, 3 and 5 East 53d st, two 4-sty and basement dwellings, each on a lot 21x100.5.

55TH ST.—Five Boroughs Realty Co. sold 143 East 55th st, a 3-sty dwelling, on a lot 16.8x100.5.

56TH ST.—Mrs. Jessica D. Catherwood sold through Pease & Elliman to a buyer for occupancy 123 East 56th st, a 5-sty American basement brownstone dwelling, on a lot 20x100.5.

56TH ST.—Walter T. Cameron bought from M. L. & C. Ernst, 407 West 56th st, a 5-sty flat, on a lot 25x102.

57TH ST.—Everett M. Seixas Co. sold for Conrad Sperrer to O. P. Heggie for occupancy 403 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 17.9x57.3; also for Charles Richter to Justice Philip G. McCook of the Supreme Court for occupancy 413 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 16.7½x100.5. The new owner will make extensive alterations.

AV A.—M. B. Cooke and H. C. Morrisette sold 299 to 303 Av A, a plot 46x90, partly covered with 1-sty buildings, but practically vacant.

BOWERY.—The estate of A. W. Hornthal sold to Nathaniel H. Lyons 262 Bowery, a 5-sty and basement stone front lodging house, on a plot 33.5x101.1x31.4.

LEXINGTON AV.—G. B. Marshall sold through Pease & Elliman to a buyer who will occupy it for business 709 Lexington av, a 3-sty and basement brownstone dwelling, on a lot 20x66.

FIRST AV.—Trustees of Roosevelt Hospital sold to G. Gauzza, 1957 and 1959 First av, a 6-sty tenement house with store, on a plot 37.6x100.

THIRD AV.—Winthrop Chanler sold through J. Edgar Leaycraft & Co., 419 Third av, a 5-sty flat, on a lot 25x100.

FIFTH AV.—Guardian Holding Co. sold to Mandelbaum & Lewine, 2092 to 2098 Fifth av, at the southwest corner of 129th st, two 7-sty elevator apartment houses. The first mentioned occupies a plot 43.11x110, and the second, directly at the corner, occupies a plot 56x110.

SIXTH AV.—Potter Bros. sold 417 and 419 Sixth av, two 4-sty buildings, each on a lot 19.9x60.

North of 59th Street.

HAMILTON TER.—W. E. Byler bought for occupancy from the Central Union Trust Co., as trustee, 34 Hamilton Terrace, a 3-sty dwelling, on a lot 19x100.

HENDERSON PL.—Mrs. Richard Lemburg sold through Douglas L. Elliman & Co. to Marie F. Watkins, 14 Henderson pl, between East 86th and East 87th st, east of East End av, a 3-sty dwelling, on a lot 17.4x46.

60TH ST.—Malcolm D. Whitman sold through Pease & Elliman to F. A. de Peyster, for occupancy, 115 East 60th st., a 5-sty brownstone dwelling, on a lot 20x100.5.

62D ST.—The Ladies Christian Union sold 153 East 62d st, a 3-sty brownstone dwelling, on a lot 30x100.10.

65TH ST.—Sarah S. Brownell and Harold P. Daniels to John Mackey and Margaret Kendrick, 17 and 21 West 65th st, two 5-sty brick and stone apartment houses, 30x90x100 each.

68TH ST.—Samuel H. Martin sold for Sara Butler Nealley, 111 West 68th st, a 5-sty brick flat, on a lot 20.6x100.5. The building will be remodeled into smaller apartments.

73D ST.—The Houghton Co. sold for Olive A. Choate, the 4-sty and basement dwelling, 255 West 73d st, on a lot 18x102.2.

74TH ST.—Townsend Horner sold through

William B. May, 14 East 74th st, a 5-sty American basement dwelling, on a lot 22x102.2.

74TH ST.—Estate of Henry Dormitzer sold through Worthington Whitehouse to Henry G. Grey for occupancy 27 East 74th st, a 4-sty and basement dwelling, on a lot 25x102.2. It is the first sale of the property in 47 years.

74TH ST.—Otterbourg, Steindler & Houston bought from the estate of Elizabeth Ward Edson the 5-sty dwelling at 313 East 74th st, on a lot 25x70.

74TH ST.—Frederick Zittel & Sons sold for the Edson estate, 313 West 74th st, a 5½-sty American basement dwelling, with elevator, on a lot 25x70. The property will be remodeled.

75TH ST.—Herman Levy sold to John S. Mulgrew, 56 East 75th st, a 4-sty dwelling, on a lot 18x102.2.

76TH ST.—William A. White & Sons sold 24 East 76th st, a 4-sty and basement brownstone dwelling, 20x60x102.2, to Reid L. Carr, who will occupy after extensive alterations.

76TH ST.—Robert E. Shaw resold to a buyer for occupancy 149 West 76th st, a 4-sty and basement dwelling, on a lot 19x102.2.

78TH ST.—Hugo S. Joseph sold 154 and 156 East 78th st, two 3-sty and basement brownstone dwellings, each on a lot 18.9x102.2. Both buyers will remodel and occupy their purchase.

78TH ST.—Mrs. Elizabeth A. Harrison sold 159 East 78th st, a 2-sty and basement brick dwelling, on a lot 18x102.2.

79TH ST.—Mrs. Isabella Satterthwaite sold through the Wood-Dolson Co., 129 and 131 East 79th st, two 3-sty brownstone dwellings, each on a lot 20x102.2. The buyer will reimprove the sites with one new house.

80TH ST.—Frederick Zittel & Sons sold for a client 5 East 80th st, a 5-sty dwelling, on a lot 25.6x102.

80TH ST.—Douglas L. Elliman & Co. sold to Eugene Clapp 174 East 80th st, a 4-sty and basement dwelling, on a lot 25x102.

85TH ST.—Anna R. Maurer sold 347 East 85th st, a 5-sty apartment house with store, on a lot 25x100.

85TH ST.—H. E. Atterbury sold through Slawson & Hobbs, 326 West 85th st, a 4-sty dwelling, 16.8x60x100.

87TH ST.—S. Solomon sold through Frederick Zittel & Sons, 38 West 87th st, a 4-sty dwelling, on a lot 20x102.2, to the tenant.

88TH ST.—Mrs. John Schmiegl sold to S. L. Pakas, 313 West 88th st, a 4-sty dwelling, on a lot 19x102.2.

92D ST.—Garrard Glenn bought through Tucker, Speyers & Co., 57 East 92d st, a 4-sty dwelling, on a lot 17x100.8. The buyer will occupy.

93D ST.—William D. Utley sold to Theresa Gildea, 68 West 93d st, a 5-sty brownstone flat, on a lot 27.6x100.3½.

93D ST.—Vermont Trading Corporation sold 312 West 93d st, a 6-sty elevator apartment house, known as the Clarence, on a plot 50x144.8.

94TH ST.—William B. May & Co. sold for Henry McAleenan, 18 East 94th st, a 5-sty dwelling, on a lot 19.8x100.

103D ST.—Louis Cucky bought from William A. Sinclair, 131 West 103d st, a 5-sty dwelling, on a lot 18.9x78.2.

105TH ST.—Lester H. Goodkind, with Frederick Zittel & Sons, sold for Mrs. S. G. Cane, 254 West 105th st, a 5-sty American basement brick dwelling, on lot 15x100.11.

114TH ST.—Henry Malkind bought 310 West 114th st, a 6-sty apartment house, on a plot 50x100.

117TH ST.—The Columbus Holding Corporation sold to the Lloyd Export Corporation, the two 6-sty apartment houses, on a plot 75x100.11, at 127 to 135 East 117th st, adjoining St. Paul's Roman Catholic Church.

121ST ST.—Goodwin & Goodwin sold for David Harris to S. Kobosoff, the 3-sty and basement dwelling 110 West 121st st, on a lot 20x100.11.

122D ST.—Shaw & Co. sold for Jacob Mendowitch to Barney Improvement Corporation, 212 and 214 West 122d st, two 3-sty and basement dwellings, each 15x60x100.11.

125TH ST.—Porter & Co., in conjunction with W. G. McLean, sold the Walter estate, 114 West 125th st, a 4-sty brownstone business building, on a lot 30x100.11.

126TH ST.—Mrs. Mary Mott Low sold through Shaw & Co., 8 East 126th st, a 3-sty and basement dwelling, on a lot 18.9x99.11.

130TH ST.—Morris Byk resold to the Emilian Real Estate Corporation, 63 East 130th st, a 4-sty and basement brownstone single flat, on a lot 18.9x99.11.

134TH ST.—Blennerhasset Apartment Hotel Co. sold 126 West 134th st, a 5-sty apartment house, on a plot 30x100.

134TH ST.—Cecelia Goldstone sold 514 West 134th st, a 5-sty triple apartment house, on a plot 40x100.

135TH ST.—Dr. Frank C. Cassey, of Montgomery, Ala., bought the 5-sty apartment house, on a lot 25x100, at 207 West 135th st, from Francis P. O'Connor.

136TH ST.—Nail & Parker sold for the Equitable Life Assurance Society 232, 253, 256 and 259 West 136th st, four 3-sty and basement

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137TH ST.—James H. Cruikshank purchased from Beatrice S. Procter, 255 West 137th st, a 5-sty and basement dwelling, on a lot 18x100.

138TH ST.—Nail & Parker, in conjunction with Samuel A. Kelsey, sold for a client 271 West 138th st, one of the King model homes, a 3-sty and basement brick dwelling, on a lot 17x99.11.

139TH ST.—Abraham Morris sold to Morris W. Mohsky, 35 and 37 West 139th st, a 6-sty apartment house, on a plot 50x99.11.

139TH ST.—Nail & Parker sold for the Equitable Life Assurance Society, 257 West 139th st, a 4-sty American basement brownstone dwelling, on a lot 19x99.11, to Dr. Hudson J. Oliver, Jr., of Asbury Park, N. J.

140TH ST.—James L. Conway sold for James L. Van Sant to Alvan W. Waltz the 3-sty dwelling, on a lot 16.4x99.11, at 548 West 140th st.

141ST ST.—A group of tenants have secured an option of purchase on the Axton Court apartments, an 8-sty structure at 622 West 141st st, a plot 100x100, adjoining the Greyson Court apartments at the south corner of Riverside dr. Title to the property stands in the name of the Theomac Corporation, representing Theo. D. McCaddon, which acquired it in 1917.

143D ST.—Mary Kronenbitter sold 463 West 143d st, a 4-sty dwelling, on a lot 19x100.

144TH ST.—George R. Read & Co. sold for Edwin H. Peck, 457 West 144th st, a 3-sty dwelling, on a lot 16.6x99.11; also for Mrs. Kate A. Hastings, 454 West 144th st, a 4-sty dwelling, on a lot 20x90.11.

144TH ST.—P. Brown sold through Duff & Brown, 464 West 144th st, a 3½-sty and basement brick dwelling, on a lot 20x90.11.

145TH ST.—Marcus Rosenthal bought 407 and 409 West 145th st, a 5-sty apartment house and a 6-sty apartment house, each on a plot 40x99.11.

153D ST.—Ennis & Sinnott purchased from Mary C. Symonds, of Huntington, L. I., 460 West 153d st, a 3-sty dwelling, on a lot 16.6x100.

183D ST.—Jacob Burstein sold 104 West 83d st, a 5-sty brick flat, on a lot 25x102.2, adjoining the southwest corner of Columbus av.

207TH ST.—Arbortview Realty Co. sold to James Eder the plot, 50x160, in the west side of 207th st, 100 ft north of Seaman av, with 9 metallic garages thereon.

AMSTERDAM AV.—Ninth Avenue Railroad Co. sold to the Hermer Amusement Co., 1324 and 1326 Amsterdam av, a 2-sty building, on a plot 50x100. It is known as the Beauty Theatre.

AMSTERDAM AV.—Rothstam Realities Corporation sold to Morris M. Tischler, 1519 to 1523 Amsterdam av, at the northeast corner of 135th st, a 6-sty apartment house, on a plot 56x100, known as the Highland.

AUDUBON AV.—Novel Realty Co. sold to the Aga Realty Co., of Mt. Vernon, N. Y., the northeast corner of Audubon av and 173d st, a 6-sty apartment house, known as Algonac Court, on a plot 100x95. It will be altered into an apartment hotel.

BRADHURST AV.—Ennis & Sinnott sold to T. J. Gilmartin, 4 Bradhurst av, a 5-sty apartment house with stores, on a plot 27.4½x61.10½, adjoining the northeast corner of West 142d st.

CLAREMONT AV.—J. W. Mengel sold 21 Claremont av, a 10-sty apartment house, known as the Sophomore, on a plot 84x100, overlooking Barnard College campus.

CONVENT AV.—Morganstein Syndicate sold to the tenants for co-operative ownership the 6-sty apartment house, on a plot 125x100, at the northwest corner of Convent av and 142d st.

CONVENT AV.—Mrs. Grace K. Duryee sold through Butler & Baldwin, 48 and 50 Convent av, two 5-sty apartment houses, each on a plot 37.6x132xirregular.

CONVENT AV.—William Cruikshank's Sons sold for the New York Life Insurance and Trust Co., as trustee, the 4-sty brick dwelling, on a lot 20x100, at 333 Convent av, to Eugene C. Gibney.

EDGEcombe AV.—Mrs. Lillian E. Ely sold through Butler & Baldwin, 371 and 377 Edgecombe av, two 5-sty apartment houses, each on a plot 37.6x100.

FORT WASHINGTON AV.—Pease & Elliman sold for B. B. Chace to the Wains Realty Co., 56 Fort Washington av, at the northeast corner of 161st st, a 6-sty elevator apartment house, on a plot 102x108.

LENOX AV.—Goodwin & Goodwin sold for the Farmers Loan & Trust Co. to Sabetz Monachem the 4-sty and basement dwelling, 195 Lenox av, on a lot 18.5x85.

LEXINGTON AV.—E. Sander sold through Pease & Elliman to George H. Kalb, tenant, 1387 Lexington av, a 3-sty and basement brownstone dwelling, on a lot 16.8x70.

MADISON AV.—Otterbourg, Steindler & Houston sold to Mary O. Crolius, 2026 Madison av, a 4-sty dwelling, on a lot 14x70.

OLD BROADWAY.—J. S. Maxwell sold for the Nista Construction Co., 13 Old Broadway, a 3-sty building, on a lot 25x100, to the Chewra Talmud Torah Aushi Mevori to be altered into a synagogue.

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PARK AV.—Julius Henes sold 1209 Park av, a 3-sty and basement brick dwelling, on a lot 20x100.

PARK AV.—Cornelia Fredericks sold 1481 Park av, at the northeast corner of 108th st, a 4-sty tenement house with store, on a lot 27x74.

PLEASANT AV.—Thomas O'Brien sold 437 to 441 Pleasant av, a 6-sty apartment house with stores, on a plot 50x100, adjoining the southwest corner of East 123d st.

SHERMAN AV.—Butler & Baldwin sold for Ollie Scheuer, 73 and 75 Sherman av, a 5-sty and basement apartment house, on a plot 50x100.

WEST END AV.—Merato Improvement Co. sold through the Wood-Dolson Co., 344 West End av, a 4-sty dwelling, on a lot 20x100.

WEST END AV.—Mary Scofield sold through H. E. Zittel 445 West End av, a 4-sty dwelling, on a lot 20x100.

WEST END AV.—Mrs. E. P. Migel sold through L. J. Phillips & Co. the northwest corner of West End av and 90th st, a 5-sty dwelling, on a plot 32x40.

WEST END AV.—F. R. Wood & Co., Inc., sold for Dr. Joseph A. Dillon 785 West End av, a 3-sty dwelling, on a lot 18x100.11.

FIRST AV.—For the purpose of reimproving the property, Frank C. Caspellanor bought the southeast corner of First av and East 95th st, a plot 100.8x103, containing old one and 2-sty buildings.

FIRST AV.—Charles F. Noyes Co. sold for Roosevelt Hospital to G. Batista Gauza, 1957 and 1959 First av, a 6-sty brick tenement house with stores, on a plot 37.6x100. It was a cash transaction.

FIRST AV.—Esatte of Louisa M. Gebhard sold to an Italian investor 2041 First av, a 6-sty tenement house with stores, on a lot 25.3x100.

SECOND AV.—Meister Builders, Inc., purchased from the East River Savings Institution the southwest corner of Second av and 117th st, a 6-sty apartment house, on a plot 50x58.5, with stores in the Second av front.

THIRD AV.—Spotts & Starr, Inc., sold for Bertha Lewy the two 5-sty flats with stores at 1025 and 1027 Third av, on a plot 39x70, to J. J. Daly.

Bronx.

ARDEN ST.—Mrs. Theresa Soloman sold to M. Goodman 25 Arden st, a 5-sty apartment house, on a lot 30x100.

CHISHOLM ST.—Emil Gudenrath sold 1320 Chisholm st, a frame 2-family house, on a lot 20x100.

FOX ST.—John Schmutz sold 965 Fox st, a 5-sty apartment house, on a plot 40x106.8.

FREEMAN ST.—Harry Cahn bought from Elsie Peiffer 809 Freeman st, a 5-sty apartment house, on a plot 60x90.

JENNINGS ST.—Louis Schaefer sold 797 Jennings st, a frame 3-family house, on a lot 25x100.

TIFFANY ST.—A. G. Bechmann sold for I. Himler to Sloane & Weiss 980 Tiffany st, a 5-sty apartment house, on a plot 40x100; also sold for Charles Riley to Max Schwartz 1146 Tiffany st, a 3-sty brick 3-family house, on a lot 20x80.

TIMPSON PL.—Meister Builders, Inc., bought from Anthony McOwen 518 and 520 Timpson pl, two 3-sty 2-family houses, each on a plot 25x100.

137TH ST.—J. Clarence Davies sold for Richard Burrell 461 East 137th st, a brick dwelling, on a lot 16.8x100.

138TH ST.—Spotts & Starr, Inc., sold for William Coetz to the Sprundel Stock Co., J. W. Mengel, president, 585 to 601 East 138th st, two 6-sty apartments, with stores, each on a plot 40x100.

138TH ST.—The 615 East 138th Street Co. sold 615 and 617 East 138th st, a 5-sty apartment house, on a plot 37.5x100.

198TH ST.—William Kelly sold 245 East 198th st, a 3-sty dwelling, on a lot 25x100.

149TH ST.—Albert A. Lowenstein sold to the Hesu Realty Co. 514 and 516 East 149th st, two 4-sty apartment houses, with stores, each on a lot 25x90.

161ST ST.—Henry Burne sold to John Finkbeiner 653 East 161st st, a 4-sty flat, with stores, on a lot 27x100.

180TH ST.—Meister Builders, Inc., bought from Emily L. W. Johns 738 East 180th st, a 5-sty and basement brick apartment house, known as the Bronx View, on a plot 40.5x107.

BROOK AV.—Meister Bros., Inc., bought 1266 to 1270 Brook av, three 3-sty frame business buildings, on a plot 50x100.

CLINTON AV.—S. Portney bought from Meister Builders, Inc., 2076 Clinton av, a 5-sty apartment house, on a plot 41x120x irregular.

CLINTON AV.—Emily L. W. Johns sold to the Meister Builders, Inc., 2076 Clinton av, a 5-sty and basement brick apartment house, on a plot 41.39x120.73

CRESCENT AV, ETC.—Benenson Realty Co. purchased from August Kuhs the 1-sty taxpayer with 11 stores occupying the triangular block bounded by Crescent av, Adams pl and 183d st.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 10c. per line; count six words to the line.

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

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

PROPOSAL.

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 St., Albany, N. Y., at 1 o'clock, P. M., on Wednesday, May 5th, 1920, for the improvement of the following highways:

Cayuga.....(one highway: 3.29)
Chemung.....(one highway: 4.52)
Columbia.....(one highway: 1.72)
Otsego.....(one highway: 1.37)
St. Lawrence.....(one highway: 3.94)
Saratoga.....(one highway: 3.71)
Schenectady.....(one highway: 3.46)
Schoharie.....(one highway: 5.24)
Warren.....(one highway: 4.85)
Westchester.....(one highway: 4.13)
Wyoming.....(one highway: 3.55)

AND ALSO FOR THE REPAIR OF THE FOLLOWING:

Albany.....(1 contract: reconstruction)
Cattaraugus.....(1 contract: reconstruction)
Chemung.....(1 contract: reconstruction)
Erie.....(2 contracts: reconstruction)
Jefferson.....(1 contract: reconstruction)
Madison.....(1 contract: surface treatment)
Montgomery.....(1 contract: reconstruction)
Oneida.....(1 contract: surface treatment)
Ontario.....(2 contracts: reconstruction)
Rensselaer.....(1 contract: reconstruction)
Steuben.....(1 contract: reconstruction)
Tioga.....(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 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 proposal, specifications and contract agreement.

FRED'K STUART GREENE,
Commissioner.

IRVING V. A. HUIE, Secretary.

PROPOSAL.

NOTICE TO CONTRACTORS: Sealed proposals for Laundry Equipment, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, April 21, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3496. The right is reserved to reject any or all bids. Specifications may be examined and inspected at Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. PILCHER, Capitol, Albany, N. Y.
Dated: April 6, 1920.

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FRANKLIN AV.—Samuel Marcus sold 1206 Franklin av, a 4-sty brick tenement house, on a plot 32.3x106.

GRAND AV.—The Bangs estate sold to Ennis & Sinnott 2527 Grand av, a 3-sty dwelling, with garage, on a plot 75x106.

GRAND BOULEVARD AND CONCOURSE.—Tenants bought the Biltmore Court at 2028 Grand Boulevard and Concourse, northeast corner of Bush st, from the Morganstern Bros. Syndicate, a 6-sty apartment house, on a plot 100x100.

PARK AV.—Mrs. Josephine Strasser sold

3416 Park av, a 4-sty brick apartment house, on a lot 25.6x94x25.

RYER AV.—William Phelan sold 2045 and 2047 Ryer av, a 2-family house, with garage, on a lot 26x50.

ST. RAYMOND AV.—Franz Marquard sold to Catherine Pitz 2510 St. Raymond av, a 2-sty frame dwelling, on a lot 20x94.

SOUTHERN BOULEVARD.—Herman Sturcke sold through A. G. Bechmann 995 Southern Blvd, a 5-sty apartment house, on a plot 40x130.

TRINITY AV.—H. Adelman sold to Rachel Maiseles 904 Trinity av, a 6-sty apartment house, on a lot 25x100.

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RECENT LEASES.

Saks & Co. to Be on Fifth Avenue.

The famous Buckingham Hotel, erected in 1876 by the late George Kemp; the Belgravia Apartment and other structures forming the block front on the east side of Fifth avenue, from 49th to 50th street, with the exception of the Democratic Club, have passed under a ground lease covering more than a century and involving rent aggregating about \$37,000,000.

Saks & Co., now at Broadway and 33d street, are the lessees; and the Fifth avenue plot, which is now covered by the old Buckingham Hotel and the Belgravia and two other apartment houses, will be reimproved with a large retail store building. There is an approximate ground area of 36,000 square feet. The only property untouched on this block is the home of the Democratic Club, which occupies a plot 42x100, adjoining the Buckingham. It is possible that Saks & Co. may obtain this site as a logical part of its long leasehold. Improvements will not be begun for two years yet.

The Saks Building, at Broadway and 33d street, was recently leased over the heads of Saks & Co. by the owner, Herbert DuPuy, to the United Cigar Stores Co.

Russian Embassy Makes Lease.

Pease & Elliman leased for S. Wachs a large amount of space in 404 Fourth avenue, at the northwest corner of 28th street, to the Russian Embassy, now at 949 Broadway.

Notable Midtown Lease.

For the purpose of reimproving with an 8-story office building, John H. Scheier, architect, leased from Leon and Maurice Alland 228 to 232 West 52d street, a plot 55x118x60, 104 feet west of Broadway and adjoining the rear of the Hotel Albany, on Broadway, from 51st to 52d street. The lease, with renewals, runs for 84 years, at a total land rental of \$1,600,000. Three 4-story dwellings are now on the site. The new building will cost about \$400,000. J. B. English was the broker.

Beaux Arts Under a Long Lease.

Long famous as a building for artists' studios and for a famous restaurant, the Beaux Arts Building, at the southeast corner of 40th street and Sixth avenue, was this week leased by Abraham A. Anderson, the owner, to L. K. Schwartz & Co. The term is for 42 years at an aggregate rental of approximately \$3,500,000. Twelve stories in height, the building has a frontage of 60 feet in the avenue and 100 feet in the street. Overlooking Bryant Park, it has a certain amount of advertising value. Four stories will be added to the building, and it is likely that all of it will be converted into office space of various kinds.

Madison Av. Corner Leased.

The Madison Avenue-Fifty-ninth Street Corporation leased from the National Drug Stores Corporation through Douglas L. Elliman & Co. the Emmett Arcade, at the southwest corner of Madison avenue and 59th street.

The plot, which is 100x145, is improved with a 4-story store and office building. The National Drug Stores Corporation has leased back from the Madison Avenue-Fifty-ninth Street Corporation the corner store of the property. Both leases were for a long term of years. The aggregate rental value is estimated at about \$1,750,000 for the term.

This property was leased by the National Drug Stores Corporation from the estate of the late John D. Crimmins, in October, 1919, for the purpose of controlling this important subway and transfer center location for one of the stores of its chain. The lessee contemplates a substantial improvement of the property by the addition of at least two stories and other alterations.

DUROSS CO. leased for George E. and William J. Hoe the property 833 and 835 Greenwich st to Maslow & Toporosky; for Thomas McCarthy the property 131 to 135 Barrow st to Michael Hirschhorn and Louis Fink; and for Samuel Gordon the two stores and the first and second lofts at 207 West 27th st to Tudemeyer & Katz.

HARMARK HOLDING CORPORATION leased to M. Paganini, of the Pirouette Tea Rooms, for a term of ten years, the store and basement in 64 West 46th st.

J. EDGAR LEAYCRAFT & CO. leased corner store and basement in 277 West Broadway to Arthur S. Cone; also for Bing & Bing to the Sitroux Importing Co. space in 1123 Broadway, and the building 206 East 14th st to Dayan & Sutton; store in 220 East 14th st to Morris Adjmi; store at 2500 8th av to Jacob M. Chabot.

CHARLES F. NOYES CO. leased for Edwin H. Peck the building 30 Old slip to George V. Gross & Co., and has leased to Colombian Commercial Corporation of Canada, Ltd., a floor in 54 Dey st.

A. D. ROCKWELL, JR., leased for Benjamin J. Scholermann and Clara M. Scholermann, of

Greenwich, Conn., to Busch, Krugman & Ziring for a period of 21 years the entire building 2243 3d av, northeast corner of 122d st, formerly known as Manhattan Hotel.

REAL ESTATE NOTES.

Fisher P. Weaver Is Retiring.

Announcement is made that Fisher P. Weaver, for over twelve years actively associated with the Charles F. Noyes Co., is retiring from business at a relatively early date. He has made no definite plans for the future, but will spend at least a year in travel.

Lieut. Col. Marcel Sibley Keene went to the Noyes Co. on April 15 to fill the vacancy. He will be elected a director to take Mr. Weaver's place in the several corporations with which Charles F. Noyes is largely identified. Mr. Weaver will remain until his successor is well started on his new work. Col. Keene comes to the Noyes Co. after 13 years of active service with the United States Regular Army, most of which time has been devoted to executive work. Among other assignments Col. Keene organized the defenses of the Panama Canal at the entrance from the Pacific Coast, and more recently mustered in and out of the Regular Army the National Guard forces of the country. He also served as one of Major General Leonard Wood's representatives at Charleston and Governor's Island.

The news of Mr. Weaver's retirement was a big disappointment to all of his business associates. It is understood that after a year or more retirement from participation in any business Mr. Weaver may possibly make an arrangement with Mr. Noyes to establish a Western branch of the company.

STANDARDS AND APPEALS Calendar

Monday, April 19, 1920, at 10 a. m.
SPECIAL MEETING.

- 153-20-S—Proposed Rule. (Hydrated Lime.)
- 179-20-S—Proposed Rule. (Sprinkler Requirements.)
- 152-20-S—Amendments to Plumbing Rules.
- 231-20-S—Safety Gas Cut-off Valve.
- 234-20-S—Proposed Amendment to Chapter 5, Code of Ordinances.

BOARD OF APPEALS.

Tuesday, April 20, 1920, at 10 a. m.

- Appeals from Administrative Orders.
- 115-20-A—South side 158th street, 58 ft. 5/4 in. east of N. Y. C. R. R. tracks, Manhattan.
- 206-20-A—607 Park avenue, Brooklyn.
- 207-20-A—49-51 East 61st street, Manhattan.
- 208-20-A—Vernon avenue, northeast corner Payntar avenue, Long Island City, Queens.
- 212-20-A—10-40 Sandford street, Brooklyn.
- 132-20-A—612-614 Kent avenue, corner Roll street, Brooklyn.
- 142-20-A—618-620 Fifth avenue, Manhattan.
- Under Building Zone Resolution.
- 196-20-BZ—339-351 Columbia street, Brooklyn.
- 198-20-BZ—West side Webster avenue, 151.3 ft. south of 195th street, the Bronx.
- 350-19-BZ—153-157 Rogers avenue, Brooklyn. Reopened September 30, 1919.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, April 20, 1920, at 2 p. m.

- Appeals from Administrative Orders.
- 216-20-A—38-40 Lexington avenue, Brooklyn.
- 218-20-A—1-11 East 24th street, Manhattan.
- Under Building Zone Resolution.
- 187-20-BZ—2470 Bedford avenue, Brooklyn.

BOARD OF APPEALS.

Tuesday, April 27, 1920, at 10 a. m.

- Appeals from Administrative Orders.
- 57-20-A—161-173 Empire boulevard, Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, April 27, 1920, at p. m.

- Appeals from Administrative Orders.
- 43-20-A—88-96 1st street, Long Island City, Queens.
- 924-19-A—Review avenue and Thomas street, on northerly side of Newtown Creek, Blissville, Queens.
- 42-20-A—Premises bounded by West avenue, East River, Nott avenue and 8th street, Long Island City, Queens.

BOARD OF APPEALS.

Tuesday, May 11, 1920, at 10 a. m.

- Under Building Zone Resolution.
- 53-20-BZ—145-151 East 32d street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, May 11, 1920, at p. m.

- Petitions for Variations.
- 209-20-S—Vernon avenue, northeast corner Payntar avenue, Long Island City, Queens.
- 214-20-S—107-109 Sullivan street, Manhattan.
- 220-20-S—251 Fifth avenue, 1 East 28th street, Manhattan.

REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances.		1920		1919	
		Apr. 8 to Apr. 14	Apr. 10 to Apr. 16	Apr. 8 to Apr. 14	Apr. 10 to Apr. 16
Total No.	362	180	180	44	44
Assessed Value	\$21,747,700	\$14,450,400		\$1,815,450	\$1,044,750
No. with consideration	44	44		\$1,544,300	\$1,254,300
Assessed Value					

Mortgages.		1920		1919	
		Apr. 8 to Apr. 14	Apr. 10 to Apr. 16	Apr. 8 to Apr. 14	Apr. 10 to Apr. 16
Total No.	217	98	98	9	9
Amount	\$4,457,544	\$3,225,540		\$625,177	\$477,500
To Banks & Ins. Cos.	31	31		122	61
Amount				\$1,964,494	\$1,622,790
No. at 6%	40	7		26	18
Amount	\$1,326,750	\$150,000		\$487,900	\$633,750
No. at 5%	26	3			
Amount		\$745,000			
No. at 4%					
Amount					
Unusual Rates					
Amount					
Interest not given	29	9			
Amount	\$678,400	\$74,000			

Mortgage Extensions.		1920		1919	
		Apr. 8 to Apr. 14	Apr. 10 to Apr. 16	Apr. 8 to Apr. 14	Apr. 10 to Apr. 16
Total No.	3,650	1,092	1,092	186	186
Amount	\$126,231,414	\$27,464,307		\$484	\$32,815,177
To Banks & Ins. Cos.	484	186			
Amount					

Building Permits.		1920		1919	
		Apr. 8 to Apr. 14	Apr. 11 to Apr. 17	Apr. 8 to Apr. 14	Apr. 11 to Apr. 17
New Buildings	20	14		\$8,696,500	\$1,103,500
Cost	\$8,696,500	\$1,103,500		\$677,175	\$632,665
Alterations	\$677,175	\$632,665			

BRONX		1920		1919	
Conveyances.		Apr. 7 to Apr. 14	Apr. 10 to Apr. 16	Apr. 7 to Apr. 14	Apr. 10 to Apr. 16
Total No.	291	174	174	8	8
No. with consideration	18	8		\$221,189	\$44,250
Consideration					

Mortgages.		1920		1919	
		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
Total No.	200	117	117	6	6
Amount	\$958,362	\$952,335		\$56,300	\$150,000
To Bank & Ins. Cos.	6	75		135	75
Amount				\$636,872	\$682,500
No. at 6%	36	15		11	12
Amount	\$177,725	\$100,100			
No. at 5%	11	1			
Amount		\$61,275			
No. at 4%					
Amount					
Unusual Rates					
Amount		\$42,000			
Interest not given	18	14			
Amount	\$119,400	\$66,460			

BROOKLYN		1920		1919	
Conveyances		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
Total No.	1,183	822	822	60	51
No. with consideration	60	51		\$1,422,392	\$588,674
Consideration					

Mortgages		1920		1919	
		Apr. 7 to Apr. 13	Apr. 9 to Apr. 15	Apr. 7 to Apr. 13	Apr. 9 to Apr. 15
Total No.	1,108	524	524	50	50
Amount	\$5,102,772	\$2,179,461		\$950,550	\$419,550
To Banks & Ins. Cos.	167	386		977	386
Amount				\$4,137,990	\$1,335,711
No. at 6%	117	110		13	14
Amount	\$924,442	\$606,900			
No. at 5%	13	1			
Amount	\$38,750	\$55,900			
Unusual rates	1	1			
Amount	\$1,590	\$1,000			
Interest not given		13			
Amount		\$179,950			

Mortgage Extensions.		1920		1919	
		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
Total No.	38	21	21	21	6
Amount	\$1,056,300	\$617,600		\$932,500	\$328,000
To Banks & Ins. Cos.	21	6			
Amount					

Building Permits.		1920		1919	
		Apr. 8 to Apr. 14	Apr. 10 to Apr. 16	Apr. 8 to Apr. 14	Apr. 10 to Apr. 16
New Buildings	23	9		\$808,750	\$308,700
Cost	\$808,750	\$308,700		\$27,300	\$8,200
Alterations	\$27,300	\$8,200			

BROOKLYN		1920		1919	
Conveyances		Apr. 7 to Apr. 13	Apr. 9 to Apr. 15	Apr. 7 to Apr. 13	Apr. 9 to Apr. 15
Total No.	1,743	9,320	9,320	803	578
No. with consideration	803	578		\$10,310,218	\$7,887,125
Consideration					

Mortgages		1920		1919	
		Apr. 7 to Apr. 13	Apr. 9 to Apr. 15	Apr. 7 to Apr. 13	Apr. 9 to Apr. 15
Total No.	1,108	524	524	50	50
Amount	\$5,102,772	\$2,179,461		\$950,550	\$419,550
To Banks & Ins. Cos.	167	386		977	386
Amount				\$4,137,990	\$1,335,711
No. at 6%	117	110		13	14
Amount	\$924,442	\$606,900			
No. at 5%	13	1			
Amount	\$38,750	\$55,900			
Unusual rates	1	1			
Amount	\$1,590	\$1,000			
Interest not given		13			
Amount		\$179,950			

Building Permits.		1920		1919	
		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
New Buildings	329	184		\$2,648,020	\$1,512,700
Cost	\$2,648,020	\$1,512,700		\$407,165	\$153,150
Alterations	\$407,165	\$153,150			

QUEEN'S		1920		1919	
Building Permits.		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
Total No.	14,888	5,879	5,879	1,523	421
Amount	\$73,630,656	\$22,041,057		\$12,990,810	\$2,876,760
To Banks & Ins. Cos.	1,523	421			
Amount					

RICHMOND		1920		1919	
Building Permits.		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
New Buildings	270	157		\$1,157,720	\$485,610
Cost	\$1,157,720	\$485,610		\$93,176	\$11,040
Alterations	\$93,176	\$11,040			

BROOKLYN		1920		1919	
Building Permits.		Apr. 7 to Apr. 13	Apr. 10 to Apr. 16	Apr. 7 to Apr. 13	Apr. 10 to Apr. 16
Total No.	198	393	393	43	24
Amount	\$533,148	\$432,952		\$15,424	\$2,875
Alterations	\$15,424	\$2,875			

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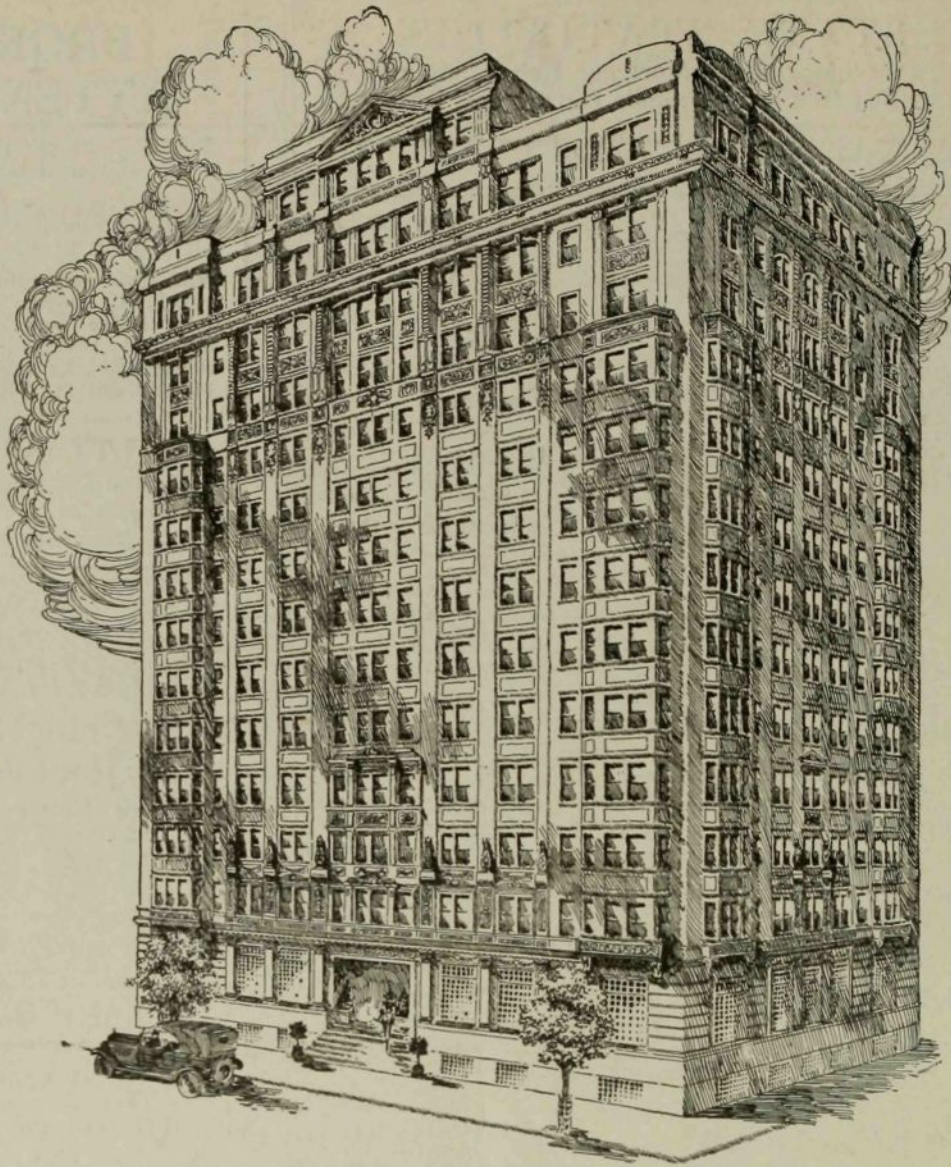
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As illustrated, the Atlantic Terra Cotta constitutes two complete 13-story facades on a right-angle corner, with a ground plan of 112 ft. x 70 ft. The material can be readily adapted to a larger or smaller building.

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BUILDING SECTION

Elevator Operators Striking For Increased Wages

Office Buildings, Apartments and Department Stores Affected by Walk-Out Involving Thousands of Operators in Manhattan

APPROXIMATELY eighteen thousand elevator operators in office buildings, department stores, apartment houses and industrial establishments left their posts at 9 o'clock Friday morning in a strike to force increases in wages and changes in working conditions. Hospitals and city departments have not as yet been affected. The large hotels are not likely to suffer during the early days of the strike because of the fact that the elevator operators in them belong to a separate organization.

The strike was set for Friday morning at a meeting held Thursday night of the Elevator Starters' and Operators' Union, at Arlington Hall, 19 St. Marks Place. More than 4,000 operators attended and so jammed the hall that an overflow meeting in the annex was necessary.

Although James E. Roach, local organizer of the American Federation of Labor, attempted to persuade the men and women assembled to postpone the strike for another twenty-four hours in order to give him an opportunity for further discussion with the Building Managers' and Owners' Association, he declared that should the union decide to strike at once the strike would have the official sanction of the American Federation of Labor. He read a letter from Samuel Gompers, president of the Federation, indorsing the strike. The letter was wildly cheered by the unionists.

Thomas J. McGill, president of the union, presided at the Thursday evening meeting and supported Mr. Roach in his attempt to have the strike postponed. The strike sentiment, however, was so great that both leaders were overruled. The vote to strike was unanimous.

Following is the proposed weekly wage scale demanded by the men and the present scale:

OFFICE BUILDINGS.

	Asked	Now
Starter	\$38.60	\$28.35
Assistant starter	35.00	25.30
Hallmen operators	35.60	25.30
Elevator operators	33.60	25.30

LOFT BUILDINGS, APARTMENT HOUSES, ETC.

Starter	\$33.00	\$25.00
Assistant starter	30.00	25.00
Operators	28.00	22.25

In addition to the new wage scale, the men demand the eight-hour day and time and a half for overtime.

At the conclusion of the meeting McGill announced that the number of those expected to go out on strike will be between 25,000 and 30,000.

"Our membership is about 18,000," said McGill. "We expect to make the walk-out general and complete by pulling out every elevator operator and starter in New York City and Brooklyn."

The demands of the men were submitted to the building owners and managers on April 5 with the request that a reply be sent to the union as soon as possible. Some individual owners agreed to meet with the union and arbitrate the differences. The Building Managers' and Owners' Association, however, in a statement made public Thursday, refused to meet the wage demands of the union and proposed a scale of its own.

William J. Clancy, chairman of the ways and means com-

mittee of the union, announced that all owners and managers of buildings desiring to settle with the union will be requested to appear at the union's headquarters, 136 Third avenue, to meet a regularly appointed strike committee and sign a contract. No other form or method of settlement will be acceptable, said Clancy. This was interpreted as meaning that the union will not consent to deal with the Managers and Owners' Association in a body.

Several thousand men and women employed in the Battery Park Building, 24 State street, and the Maritime Building, 8 and 10 Bridge street, were inconvenienced Thursday night when twelve operators and two starters left their posts at the rush hour. Both buildings are eleven-story structures. Hundreds were compelled to walk down the stairs after ringing the elevator bells in vain.

William Moir, superintendent of both buildings, pressed into service men from the engine rooms and porters, and normal service was resumed after an hour's interruption.

It became known Thursday evening that the managers of many office buildings, in anticipation of the strike, have trained electricians, mechanics and porters employed in the buildings to take the places of the strikers. Many of the former will probably be impressed into service in buildings throughout the city this morning.

Along the Waterfront

were two buildings, numbers 33 and 75 Washington Street.

The cellars of these buildings had from 3 to 5 feet of water in them all year around, and were worthless to the owners.

We waterproofed them.

One is now a restaurant and the other a store.

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GRAND CENTRAL PALACE

Vanderbilt 7300

Digest of March Building Activity

(Continued from page 502)

which was \$40,567,000.

Of the first quarter of 1920 total, \$56,394,000, or 38 per cent., was for industrial buildings, \$33,160,000, or 22 per cent. for public works and utilities; and \$28,733,000, or 19 per cent., for residential buildings.

Contemplated work was reported in the first quarter to the amount of \$180,514,000. This figure included \$53,768,000 for industrial buildings, \$47,781,000 for residential buildings, and \$26,762,000 for business buildings.

Building contracts in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, and portions of Missouri, Nebraska, and Kansas) in March amounted to \$89,727,000. There has been a steady increase in this district since the beginning of the year, January having shown a total of \$61,423,000, and February, \$78,082,000. The total for the quarter was \$229,233,000, about double the amount for the same period last year, which was \$110,164,000.

The quarterly total contained the following important items: \$72,545,000, or 32 per cent., of the whole, for industrial buildings; \$49,018,000, or 21 per cent., for public works and utilities; \$44,611,000, or 19 per cent., for business buildings; and \$40,352,000, or 18 per cent., for residential buildings.

Contemplated work reported in the first quarter amounted to \$681,032,000, including \$155,002,000 for public works and utilities, \$138,241,000 for social and recreational projects (the hundred million dollar Chicago lake front parkway project is included in this group), \$137,622,000 for industrial plants, and \$107,937,000 for residential buildings.

March building contracts in Minnesota and North and South Dakota amounted to \$11,038,000, as compared with \$7,246,000 for January and \$6,017,000 for February. The combined total for the three months was \$24,302,000, or more than five times the figure for the first quarter of 1919, which was \$4,772,000.

Included in the total figure for the first quarter were the

following items: \$7,008,000, or 29 per cent., for residential buildings; \$4,714,000, or 19 per cent., for educational buildings; and \$4,064,000, or 18 per cent., for public works and utilities.

Contemplated work to the amount of \$44,244,000 was reported in the three months, including \$12,021,000 for public works and utilities, \$8,964,000 for business buildings, and \$8,042,000 for residential buildings.

Quotations on Office Space in Many Cities

Building managers in most cities have been busy in recent months deciding what is the right rental basis, and in some cases schedules have been changed several times. It is generally conceded that buildings are entitled to 6 per cent. net earning, after a deduction of 2 per cent. of cost of improvements for depreciation. Reports received from various cities indicate that the following is the asking price per square foot for desirable office space:

New York	\$3.00 to \$5.00
Philadelphia ..	3.00 to 3.50
Boston	3.00 to 4.00
Chicago	2.50 to 3.50
Cleveland	2.50 to 3.50
Cincinnati	2.00 to 3.00
Buffalo	2.00 to 3.00
Toledo	1.25 to 1.75
Dayton	1.00 to 1.50
Peroria	1.25 to 1.75
St. Louis	1.75 to 2.75
Atlanta	1.25 to 2.50
New Orleans	1.40 to 1.75
Louisville	1.50 to 2.00
Omaha	1.50 to 2.50
Spokane	1.30 to 2.00
Seattle	1.75 to 2.50
Portland	1.50 to 1.75
Los Angeles	1.50 to 2.00

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Greenpoint 198-9

Local Architects and Engineers Develop Many New Plans

Building Industry Making Preparations for Summer Activity Despite Strikes That Prevent Immediate Progress

A GROWING shortage of building materials not only in Greater New York, but throughout the Metropolitan district is at present the most important factor in delaying the long predicted spring building boom. Hundreds of projects, representing practically every type of structural operation have been planned by architects and engineers and in many instances estimates have been taken and contracts awarded. The actual start of construction, however, has been postponed because of the grave scarcity of materials. High prices are now a secondary consideration.

According to figures prepared by the F. W. Dodge Company showing the number and value of the new projects reported each week in the district, including all of New York State and New Jersey, north of Trenton, 474 operations being planned by architects and engineers were announced during the week of April 3 to 9 inclusive. This work will involve the expenditure of approximately \$18,662,600. During the same week contracts for 240 building and engineering projects were awarded that will require a further outlay of \$12,459,300.

Included in the list of 474 projected building and engineering operations announced during the week of April 3 to 9 were 108 business buildings such as stores, lofts, offices, commercial garages, etc., \$3,787,500; 23 educational projects, schools libraries, etc., \$1,612,000; 4 hospitals and institutions, \$1,085,000; 34 factory and industrial projects, \$2,075,000; 1

structure for the U. S. Navy, \$5,000; 2 public buildings, \$22,000; 28 public works and public utilities, \$1,108,200; 6 religious and memorial buildings, \$608,200; 245 residential buildings including apartments, flats and tenements and one and two-family dwellings, \$5,254,700, and 23 social and recreational projects, \$3,105,200.

The 240 projects placed under contract last week were sub-grouped as follows: 49 business and commercial buildings, \$1,071,500; 5 educational projects, \$929,200; 2 hospitals and institutions, \$70,000, 20 factory and industrial buildings, \$1,920,000; 1 military project, \$10,400; 1 public building, \$15,000; 25 public works and public utilities, \$4,662,500; 3 religious and memorial buildings, \$158,000; 128 residential projects of various types, \$3,086,700 and 6 social and recreational operations, \$536,000.

The week was noteworthy for the increase in the number and value of the housing accommodations being planned for construction in this territory. There is a decided improvement in activity of this character that indicates an early solution of the housing problem provided the work actually goes ahead. The need for new dwellings is still acute, notwithstanding the progress made during the past twelve months and any operations that will provide additional living space will assist in relieving the existing shortage. There is also considerable new activity in industrial and commercial construction that is an indication of generally prosperous times.

PERSONAL AND TRADE NOTES.

Charles M. Spindler, architect, has moved his offices from 215 Montague street to 26 Court street, Brooklyn.

Brook & Sackheim, architects, recently moved their offices from 215 Montague street to 26 Court street, Brooklyn.

Irving Brooks, architect, has moved from 215 Montague street to larger quarters at 26 Court street, Brooklyn.

Fireproof Products Company, Inc., announces that it has taken over the business of the Triumph Column Co., of New Rochelle, N. Y.

Bart Tourison, architect, formerly of Philadelphia, has moved to New York City and has established offices in the Hudson Terminal Building, 50 Church street.

Lubroth & Lubroth, architects, announce the dissolution of the partnership heretofore existing, and in future Jacob Lubroth will practice his profession in the old offices at 44 Court street, Brooklyn.

Edward Corning Company, builders, announce that after May 1 their offices will be located at 145 East 45th street, where a building has been purchased and extensively altered to meet the requirements of the business.

Laurence A. Ball, formerly conducting business as an individual, announces the formation of a co-partnership with Howard H. Snyder for general practice as consulting engineers under the firm name of Ball & Snyder, with offices at 19 East 24th street.

Holmes & Winslow, architects, who have made a specialty of the design of bank buildings, recently purchased the three-story brick and stone residence at 134 East 44th street, and, after extensive alterations, will occupy the premises for their offices. The firm is now located at 110 West 40th street.

H. Eltinge Breed, consulting highway engineer, 507 Fifth avenue, has been placed in charge of the courses in highway engineering at the School of Applied Science, New York University. Mr. Breed served

for several years on road and canal construction in New York State, was chief engineer of the Coleman DuPont road in Delaware, and more recently was first deputy highway commissioner of New York State.

T. L. Smith Company, manufacturer of construction equipment, Chicago, Ill., announces that another step in the expansion of its business to meet the increasing demand for its products has been completed with the establishment of a New York branch office and warehouse service station. The local office will be in charge of E. R. Marker, former Sales Manager of the company, and will supply all the territory east of Cleveland. Mr. Marker has taken over this New York office and is already established on the ground floor of the Hudson Terminal Building, 50 Church street, where a large showroom makes possible a comprehensive display of the equipment manufactured by the T. L. Smith Company. Shipments of all sizes of concrete mixers, pavers, pumps, as well as all repair parts, will be made direct from the Eastern warehouse, located at 112 Lilly street, Newark, N. J.

Architect in Large Realty Deals.

A tall business building will replace a group of old fashioned private houses in West 52d st. near Broadway, as a result of a transaction recently closed by John H. Scheier, the architect, who has been prominently identified with a number of important transactions in this section within recent weeks. Mr. Scheier has leased from Leon and Maurice Alland the three four-story dwellings at 228, 230 and 232 West 52d street, 104 feet west of Broadway, forming a plot with a frontage of 55 feet, a depth of 118 feet, and a rear line of 60 feet, adjoining the old Hotel Albany property, which occupies the entire block front on the west side of Broadway, from 51st to 52d streets. The lease is for a term of 84 years and will involve a rental of approximately \$1,600,000. Mr. Scheier will erect on the site a modern eight-story store and office building at a cost which will probably reach \$400,000, so that the deal in its entirety will eventually represent an investment of about \$2,000,000. The broker in the deal was

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.

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

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

J. E. English. Mr. Scheier recently leased the two six-story elevator buildings at 243 to 249 West 47th street for a term of 30 years and renewals at a rental approximating \$2,000,000 and is now completely renovating these properties into modern business structures. Last week he bought the business building at 240 West 55th street and the seven-story Kenwood apartment house at 236-238 West 55th street, which is to be reconstructed into an office building for the special use of the automobile trade.

CURRENT BUILDING OPERATIONS

BUILDING activity in the metropolitan district was considerably retarded this week by the serious strike affecting practically every railroad line entering the city, and which caused a general slowing down of business. For some time past there has been a growing scarcity of essential building materials that was greatly increased by the railroad strike, and as a consequence building operations, already under way, have been held up pending the arrival of materials, and new

projects could not be started because of the doubtful situation.

Although many bricklayers have returned to work in accordance with their recent agreement increasing their wages, the building industry has not been able to speed up according to anticipations by virtue of the fact that a large number of bricklayers obtained out-of-town jobs during the strike and up to the present time have not returned. There is work available for a vast number of bricklayers in this city and its environs; considerably more than can be handled by the men now available, and this work will be held in abeyance until the labor situation improves.

Planning continues to be a feature of the local situation, and both architects and engineers are exceptionally busy on plans for important structural operations for which funds are already secured. The only factors remaining to retard progress on these jobs involves the lack of building materials and the scarcity of bricklayers. Other trades are generally satisfied as regards the men available and contractors are looking forward to busy times.

The local building situation was further affected this week by the strike of the mason material drivers and helpers, who have demanded recognition of their union. This the dealers have refused to do, and at the present writing a large number of yards are closed, with the men locked out and but five material yards open for business, and that practically negligible.

Common Brick.—Although there would be a possibility of greatly improved activity in the wholesale market for Hudson River common brick were the dealers not hampered by the strike of the brick handlers, who have refused to deliver brick to drivers not wearing a union button, the past week has been rather a quiet period, and but a small volume of business was recorded. The unloaders, in ad-

dition to striking in sympathy with the striking drivers and helpers of the mason material dealers, are also demanding an increase of 25 cents a thousand. A prominent manufacturer and dealer stated this week that the wages now being paid for unloading common brick were exceptionally high when all things are considered. Under ordinary circumstances an unloading crew of six men are able to discharge approximately one hundred thousand brick in seven or eight hours, for which they now divide \$80. This is a good wage and considerably better than the rate of pay in many other lines, not excepting the professions. The dealers are inclined to stand fast and not make any concession that would increase the price of brick to the consumers. The demand for common brick is on the increase and the supply is adequate for all requirements. Arrivals this week have been light because it is less expensive for dealers to keep their boats at their up-river docks than to pay demurrage charges in this city and at the same time take the risk of having their barges set adrift or sunk as has been done in past strikes. Hudson River manufacturers are now making active preparations for starting the season's production, but it is altogether too early to predict to what extent the yards will be operated this year. The rate of production will depend not so much upon the demand for common brick as upon the number of men that will be available to turn out the product. Last season labor was a very scarce commodity, and the outlook for this year is not particularly bright at this writing.

Summary.—Transactions in the North River common brick market for the week ending Friday, April 16, 1920. Condition of market: Demand fair; prices unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 28; sales, 24. Distribution: Manhattan, 3;

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

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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 41.00 to _____
Smooth Buff 42.00 to _____
Rough Gray 45.00 to _____
Smooth Gray 45.00 to _____
Colonials 35.00 to _____

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl. \$3.80
Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. 3.50
Bronx deliveries 3.50
¾-in., Manhattan deliveries 3.50
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..... per 1,000 sq. ft.
3x12x12 per 1,000 sq. ft.
4x12x12 per 1,000 sq. ft.
5x12x12 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)..... \$4.30 per bbl.
Common Lime (Standard 300-lb. barrel) 4.10 per bbl.
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

Brooklyn, 14; Bronx, 1; New Jersey, 5; Astoria, 1.

Portland Cement.—The most important feature of the week concerning this commodity has been the increase announced by the manufacturers that has resulted in advancing dealers' quotations for job deliveries 40 cents a barrel, making the current job price \$3.80. There is a grave scarcity of cement in the local market that has been increased this week by the strike of the railroad switchmen.

Hollow Tile.—Owing to the constantly increasing demand for this material throughout the metropolitan district and the difficulty the manufacturers are experiencing in keeping abreast of the building requirements, all prices have been withdrawn by producers, and for the time being local dealers are only in a position to quote prices for specific jobs. Lately there has been a decided increase in the use of hollow tile because of the shortage of common brick, but the brick situation is easier now and it is anticipated that before long manufacturers will again resume regular quotations.

Wood Lath.—This material is exceedingly scarce and many of the dealers are entirely out of stock and depending upon what they are able to pick up in small lots. The freight embargo on the New Haven Railroad is largely responsible for the shortage and it is not likely that relief will be afforded for some time to come. Prices are firm at \$20 a thousand delivered on the job, and no recession from this level is possible in these times.

Sand.—The supply is easier than it has been and there are a number of barges now discharging at various docks in this city, but jobs that are badly in need are being held up because of the strike of the drivers that is preventing deliveries. Producers have announced an increase in the price of building sand to \$2.50 per cubic yard. This price will be effective until June 30.

Structural Steel.—The railroad strike has practically demoralized the steel industry and a number of the manufacturers have been forced to shut down their plants because they are unable to obtain fuel and raw materials and also ship finished products. Locally the situation is not so acute. There has been slightly increased activity among structural steel contractors during the past week or so and a number of important tonnage contracts have been announced. There is a vast amount of new construction planned and in the early stages of construction that will require fabricated material in large amounts, and as a general thing the contractors are confident that shapes will be available for every requirement, but that it might take some time for delivery.

Window Glass.—The market is chaotic and jobbers are practically cleaned out. During the past week there has been considerable glass set in this city, some of the striking glaziers having returned to work, but still there are a number of important building operations whose final completion is being held up because window glass is not available. The glass factories are working to their full capacity and in all probability will remain in blast some weeks longer this year than is usual in the hope of filling some of the orders that are piled up. There is no doubt but that both plant and window glass will remain one of the building materials most difficult to obtain for some months to come, and naturally prices will remain at their current exceedingly high levels.

Lumber.—Railroad freight embargoes have materially affected the lumber market, and both wholesale and retail branches of the industry are now complaining of a shortage that almost amounts to a famine in some of the more popular lines. Production is not up to expectations because labor at mill points is difficult to obtain and there can be no material improvement in the available

supply until the output is increased. Prices are still maintaining the upward trend that has marked the past year or more and no change seems possible under the existing conditions.

Cast Iron Pipe.—Both manufacturers and dealers in cast iron pipe are more optimistic than they have been for some months past. Orders are more plentiful than they were one year ago and the prospects for a steady increase in buying activity are bright. Prices have not changed since the recent advance.

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22x36x 1/4 in.	0.33 each
32x36x 3/8 in.	0.34 each
32x36x 1/2 in.	0.40 each

Sand—

Delivered at job in Manhattan	\$2.50 to	per cu. yd.
Delivered at job in Bronx	\$2.50 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	230.00 to

Flooring:

White oak, quart'd, select.	to \$235.00
Red oak, quart'd, select.	to 220.00
Maple No. 1.	105.00 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—

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PLANS FIGURING.

BANKS.

MANHATTAN.—Niewenhaus Brothers, Inc., 316 East 161st st, the Bronx, are figuring the general contract for the brick and stone bank building at 231 West 125th st for the Empire City Savings Bank, owner, from plans by Trowbridge & Livingston, architects, and desire estimates on materials and sub-contracts by April 21.

CONTEMPLATED CONSTRUCTION.

Manhattan

DWELLINGS.

62D ST.—Peabody, Wilson & Brown, 389 5th av, have completed plans for alterations to the 4-sty brick and stone residence, 19x66 ft, at 134 East 62d st for Courtland Barnes, 67 Park av, owner. Cost, about \$20,000. Architects will soon take bids on general contract.

STABLES AND GARAGES.

69TH ST.—L. M. Rothman, 148th st and Courtland av, has completed plans for a 3-sty brick and reinforced concrete garage, 100x124 ft, at 315-323 West 69th st for George H. Budke, 561 West 175th st, owner. Cost, \$100,000.

STORES, OFFICES AND LOFTS.

CARLISLE ST.—Frank S. Parker, 44 Court st, Brooklyn, has plans nearing completion for a 12-sty brick, limestone and terra cotta office building, 135x117 ft, at 1 to 5 Carlisle st and 123 to 131 Washington st for the Curb Holding Co., L. D. Crear, president, 44 Court st, Brooklyn, owner. Cost, \$1,750,000.

SOUTH WILLIAM ST.—Charles H. Higgins, 19 West 44th st, has completed plans for a brick and stone office building at 14 to 16 South William st for the Merchants & Shippers Insurance Co., 49 Wall st, owner. Architect will be ready for estimates on general contract about April 19.

WHITEHALL ST.—Axel S. Hedman, 112 East 19th st, has been retained to prepare plans for a 6-sty brick and stone office building, 32x58 ft, at the southeast corner of Whitehall and Bridge sts for the Scandinavian-American Line S. S. Co., 1 Broadway, owner. Details of construction will be available later.

55TH ST.—John H. Schejer, 25 West 42d st, has plans under way for a 7-sty brick and stone office and showroom building, 65x100 ft, at 236 to 240 West 55th st for owner, to be announced later. Cost, about \$150,000. Architect will build and award separate contracts.

THEATRES.

GREENWICH ST.—Reilly & Hall, 749 5th av, have plans nearing completion for a 2-sty brick, limestone and terra cotta theatre, 152x240x202 ft, seating approximately 2,500, to occupy the plot bounded by Greenwich st, 7th av, West 12th st for the Sheridan Square Realty Co., Max Spiegel, president, 1579 Broadway, owner. Cost,

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about \$400,000. Architects will be ready for estimates on general contract soon.

41ST ST.—William Neil Smith, 101 Park av, has plans under way for a 3-sty brick, limestone and terra cotta theatre and office building, 110x100 ft, in the south side of 41st st, west of 7th av, for Walter C. Jordan, Times Building, Broadway and 42d st, owner. Details will be available later.

Bronx.

DWELLINGS.

LYDIG AV.—Charles S. Clark, 441 Tremont av, has prepared plans for six 2-sty brick dwellings, 20x35 ft, at the southwest corner of Lydig av and Haight av for the Morris Park Development Co., 1486 Lawrence av, owner and builder. Total cost, \$55,000.

GREYSTONE AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for a 2-sty frame dwelling, 20x34 ft, on the east side of Greystone av, 275 ft south of 238th st, for Michael J. Murphy, 238th st and Waldo av, owner and builder. Cost, about \$8,000.

BROADWAY.—S. J. Sheridan, Riverdale, N. Y., has prepared plans for a 2½-sty brick dwelling, 50x50 ft, with garage, on the west side of Broadway, 450 ft south of 251st st, for Henry Bell, 242d st and Broadway, owner. Cost, \$10,000.

STABLES AND GARAGES.

181ST ST.—Wm. A. Geisen, 104 West 42d st, has finished plans for a 2-sty brick garage, 90x100 ft, at the corner of 181st st and Davidson av, for Theodore Demmerle, 1610 Bryant av, owner. General contract will be awarded without competition.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CARROLL ST.—Shampan & Shampan, 50 Court st, have plans in progress for two 4-sty brick and limestone apartments, 136x128 ft, at the southwest corner of Carroll st and Albany av for the Charles Gold Construction Co., 20 Vincent av, owner and builder. Total cost, \$400,000.

DWELLINGS.

EAST 4TH ST.—F. J. Dassau, 26 Court st, has finished plans for a 1½-sty frame dwelling, 36x28 ft, at the northeast corner of East 4th st and Av J for the Realty Sales Co., 1409 Av J, owner and builder. Cost, \$12,000.

83D ST.—Wm. C. Winters, 106 Van Sclen av, has completed plans for four 2-sty frame dwellings, 16x38 ft, at the northeast corner of 83d st and 7th av and the east side of 7th av, 21 ft north of 83d st, for the Wilna Construction Co., 467 77th st, owner and builder. Cost, \$30,000.

84TH ST.—John C. Wendell, 8525 4th av, has finished plans for a 2-sty frame dwelling, 16x38 ft, 180 ft west of 10th av, for Frank Schule, 8301 7th av, owner and builder. Cost, \$12,000.

WEST 25TH ST.—Morris Perlestein, 49 Fulton av, Middle Village, L. I., has completed plans for a 3-sty brick residence, 20x43 ft, in the west side of West 25th st, 340 ft south of Mermald av, for Solomon Cohen, owner and builder, on premises. Cost, \$7,000.

AV O.—H. Rockmore, 1517 East 2d st, has prepared plans for two 2-sty brick and frame residences, 22x38 and 21x44 ft, at the southeast corner of Av O and East 4th st and the east side of East 4th st, 180 ft south of Av O, for the

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Brooklyn Improvement Company, H. Rockmore, 1518 East 2d st, owner and builder. Cost, \$12,000.

CONEY ISLAND AV.—Fred J. Dassau, 26 Court st, has finished plans for a 2-sty frame dwelling, 22x41 ft, on the south side of Coney Island av, 60 ft west of East 10th st, for Vito Picono, 544 18th st, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

SACKMAN ST.—Samuel Millman & Son, 26 Court st, have finished plans for a 1-sty brick storage building, 25x100 ft, in the west side of Sackman st, 100 ft north of Sutter av, for Louis Bikilniztky, 388 Sackman st, owner and builder. Cost, \$6,000.

SCHOOLS AND COLLEGES.

HOWARD PL.—Francis J. Berlenbach, 260 Graham av, has completed plans for a 2-sty brick and stone parochial school, 65x246 ft, at the southeast corner of Howard pl and Windsor pl for the Holy Name Roman Catholic Church, 245 Prospect Park West, owner. Cost, about \$150,000. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

CRESCENT AV.—J. J. Gloster, 44 Court st, has plans in progress for a 1-sty brick garage, 130x100 ft, at the corner of Crescent av and 13th st for the Factory Construction Co., Louis Gold, president, 44 Court st, owner and builder. Cost, \$40,000.

PITKIN AV.—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, on the north side of Pitkin av, 75 ft west of Warwick st, for Emily Francis Corel, 165 Broadway, Manhattan, owner and builder. Cost, \$50,000.

PACIFIC ST.—Frank A. Rooke, 15 East 40th st, Manhattan, has prepared plans for a 3-sty brick stable, 90x96 ft, at the northeast corner of Pacific st and 6th av for the Sheffield Farms Co., Inc., 524 West 57th st, Manhattan, owner. Cost, \$45,000. Owner builds.

STORES, OFFICES AND LOFTS.

ST. MARKS AV.—Boris W. Dorfman, 26 Court st, has prepared plans for a group of 2-sty brick stores and offices, 107x60 ft, at the southwest corner of St. Marks av and Bedford av for the Realty Construction Co., P. Gluckman, 55 Court st, owner and builder. Total cost, \$60,000.

Queens.

DWELLINGS.

FAR ROCKAWAY.—P. Caplan, 16 Court st, Brooklyn, has finished plans for a 2½-sty frame dwelling, 22x36 ft, on the west side of Beach 14th st, 150 ft north of South st, for David M. Siegle, 326 Columbus av, Edgemere, owner. Cost, \$10,000.

BAYSIDE, L. I.—Edward Schneider, 29 Alburdis av, Corona, has completed plans for a 2½-sty frame dwelling, 25x32 ft, on the east side of Mickel pl, 126 ft north of Warburton av, for Frank A. Sieverman, Bayside, owner. Cost, \$18,000.

ROCKAWAY BEACH.—Harry B. Rasmusson, 287 Boulevard, Rockaway Beach, has prepared plans for two 2-sty frame residences, 18x38 ft, in the north side of Deiner st, 75 ft east of Holland av, for John O'Connor, Jr., 36 So. Oceanus av, Rockaway Beach owner. Cost, \$14,000.

JAMAICA, L. I.—Albert Thompson, Jamaica, has completed plans for a 2½-sty frame dwelling, 29x31 ft, on the north side of Henly rd, 250 ft east of Rodner rd, for the Matawood Land Co., 56 Pine st, Manhattan, owner. Cost, \$15,000.

KEW GARDENS, L. I.—Renwick Aspinwall & Tucker, 8 West 40th st, have finished plans for a 2½-sty frame dwelling, 60x31 ft, on the north side of Mayfair rd, 92 ft west of Audley st, for John R. Langg, Division av, Richmond Hill, owner. Cost, \$15,000.

FLUSHING, L. I.—Harold F. Smith, 38 W. 62d st, Manhattan, has prepared plans for a 1½-sty brick dwelling, 63x31 ft, in the west side of 14th st, northwest corner of Mitchell av, for Fred. B. Zittel, Flushing, owner. Cost, \$7,000.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Feldblet & O'Donnell, 110 West 40th st, Manhattan, have completed plans for a 2-sty brick automobile service building, 200x220 ft, to occupy the plot bounded by Jackson av, Webster av, 7th to 8th sts, Long Island City, for the Weisberg Realty Co., 1015 Boulevard, Long Island City, owner. Cost, about \$175,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—McAvoy, Smith & McAvoy, Bridge Plaza, L. I., City, have plans nearing completion for an 8-sty reinforced concrete office, display and salesroom building, 118x200x170 ft, to be erected on Bridge Plaza, South James st and Crescent st, for the Garford Motor Truck Co., 427 West 42d st, Manhattan, owner. Cost, \$1,000,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

PELHAM MANOR, N. Y.—Walter Haefell, 229 West 42d st, Manhattan, has started preliminary plans for a 4-sty brick, limestone and terra cotta apartment, 240x120 ft, on the Esplanade, Pelham Manor, for a syndicate being formed by Clark Mellon, owner. Details will be available later.

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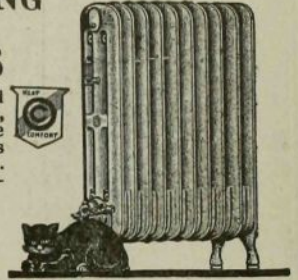
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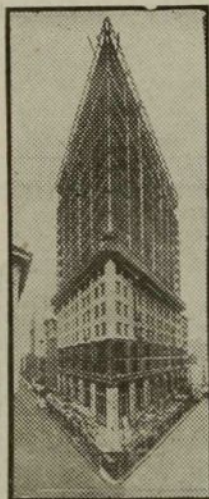
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CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—J. P. McNulty, 7 East 42d st, has the general contract for alterations to the 4-sty brick and stone residence, 17x59 ft, at 210 East 61st st for Ella T. McCue, owner, on premises, from plans by Louis S. Weeks, 101 Park av, architect. Cost, \$15,000.

FAR HILLS, N. J.—Matthews Construction Co., 103 Park av, Manhattan, has the general contract for a 2½-sty hollow tile, stone and stucco residence at Far Hills, N. J., for G. Herman Kinnicutt, Sussex av, Morristown, owner, from plans by Cross & Cross, 681 5th av, Manhattan, architects.

SCARSDALE, N. Y.—Avery Wright, Setz av, Scarsdale, N. Y., has the general contract for extensive exterior and interior alterations to the 2½-sty residence at Scarsdale for Isham Henderson, 970 Park av, Manhattan, owner, from plans by James M. Scheiner, 830 Lexington av, Manhattan, architect. Cost, \$25,000.

BROOKLYN, N. Y.—A. B. Deitrich, 574 Argyle rd, has the general contract for a 2½-sty frame dwelling, 23x45 ft, in the east side of Corbin pl, 200 ft south of Oriental blvd, for Bertha Vogel, 55 Beaumont pl, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, about \$10,000.

LARCHMONT, N. Y.—Valentine Kraft, 134 Union av, New Rochelle, N. Y., has the general contract for a 2½-sty frame dwelling, 25x36 ft, at Larchmont, N. Y., for Kenneth Van Selver, 11 East 36th st, Manhattan, owner, from plans by Charles L. Calhoun, 16 East 33d st, Manhattan, architect. Cost, \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Maxis Engineering Co., 26 Court st, has the general contract for a 2-sty brick and reinforced concrete factory building, 260x260 ft, in the west side of Bogart st, between Scholes and Meserole sts, for the Hudson Bag Co., 77 Washington av, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect.

UNION, N. J.—David Morrison, 235 West 30th st, Manhattan, has the general contract for six 1 and 3-sty reinforced concrete factory buildings, on plot 350x200 ft, on the Hackensack Plank rd for the Clifton Textile Co., 128 Hackensack Plank rd, owner, from plans by Scott & Prescott, 34 East 23d st, Manhattan, architects. Cost, \$500,000.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for a 1 and 2-sty brick and reinforced concrete transformer station, 177x118 ft, at the corner of Inwood and Cromwell avs for the N. Y. Edison Co., Irving pl and 15th st, owner, from plans by William Whitehill, 32 Union sq, architect.

BROOKLYN.—Edward Corning Co., 52 Vanderbilt av, Manhattan, has the general contract for interior alterations to the 3-sty brick factory building at the northeast corner of St. Marks av and Grand av for the Knox Hat Co., owner, from privately prepared plans.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 5-sty reinforced concrete manufacturing building, 75x140 ft, with power house, garage, etc., at Lawrence, Johnson and Jay sts for the American Safety Razor Corporation, Inc., owner, from plans by Wm. Higginson, 18 East 41st st, Manhattan, architect. Cost, \$300,000.

HALLS AND CLUBS.

BROOKLYN.—Thomas Drysdale, 250 Baltic st, has the general contract for a 1 and 2-sty brick, limestone and terra cotta Masonic temple, 50x90 ft, at the southwest corner of Bushwick and Gates avs for the Ridgewood Lodge, F. & A. M., owner, from plans by Koch & Wagner, 32 Court, architects. Cost, approximately \$100,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Justin C. O'Brien, 624 Madison av, has the general contract for the 19-sty brick, limestone and terra cotta store and office building, 73x90 ft, at 17-23 West 60th st for the Chicopee Realty Corporation, 220 5th av, owner, from plans by Newton C. Bond Co., 476 Main st, Springfield, Mass., and A. J. Sauer & Son, Philadelphia, associated, architects. Lessee, American Bosch Magneto Corporation. Cost, about \$400,000.

MANHATTAN.—Wolins & Bull, 214 Fulton st, have the general contract for alterations to the 4-sty brick residence, 20x65 ft, at 134 East 44th st into an office building for Holmes & Winslow, 110 West 40th st, owners, from privately prepared plans.

FIFTH AV.—The Clough-Bourne Corporation, 101 Park av, has the general contract for the construction of 10 additional stories to the bank building at the northwest corner of 5th av and 34th st for offices, from plans by McKim, Meade & White, 101 Park av, architects. Owner of property, Max N. Natanson, 3291 Broadway. Cost, \$500,000.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
PARK AV. 300, 17-sty bk apt house, 200x140, tile and slab roofing; \$2,500,000; (o) N. Y. State Realty & Terminal Co., Grand Central Station; (a) Warren & Wetmore, 16 E 47th (123).

DWELLINGS.

PARK AV. 608, 7-sty bk dwg, 25x20, tar, felt and slag; 65TH ST, 64 E, roofing; \$45,000; (o) Mrs Clara A Bowron, 18 E 65th; (a) Ludlow & Peabody & Joel D Baber, 101 Park av (114).

STABLES AND GARAGES.

MANGIN ST, 31, 1-sty bk garage, 25x100, tar and gravel roofing; \$7,000; (o) Abr. Drier, 35 Goerck; (a) Louis Gardner, 35 Goerck (118).

18TH ST, 539-57 E, 1-sty bk garage, 28x32, corrugated sheet iron rf; \$3,000; (o) Martex Corp., 46 Cedar; (a) John P. Walthier, 103 E 125th (111).

25TH ST, 242-46 E, 2-sty bk stable, 16x42, 5-ply slag roofing; \$2,000; (o) Joseph Cohen, 231-33 Cherry; (a) Shampam & Shampam, 50 Court (124).

36TH ST, 439-43 W, 2-sty bk garage, 75x98, slag roofing; \$60,000; (o) Harvey Underhill, 438 W 37th; (a) Jacob M. Felson, 1133 Broadway (119).

53D ST, 553 W, 2-sty bk garage, 25x100, ruberoid roofing; \$10,000; (o) Fred Baumgartner, 413 W 51st; (a) Alfred C. Wein, 112 Remson, L. I. City (113).

STORES, OFFICE AND LOFTS.

CARLISLE ST, 1-5, 12-sty bk office bldg, 135x117; WASHINGTON ST, 123-131, tile roofing; \$1,750,000; (o) Curb Holding Co., Inc., 44 Court, Bklyn.; (a) F. S. Parker, 44 Court, Bklyn. (115).

42D ST, 35-49 E, 22-sty bk stores and office bldg; MADISON AV, 315-319, 147x200, felt, tar and gravel; 43D ST, 44 E, roofing; \$3,000,000; (o) Dunley Milbank, Rye, Westchester County, N. Y.; Liggett Winchester Ley Realty Corp., 151 5 av; (a) Carrere & Hastings & R. H. Shreve, 52 Vanderbilt av (120).

46TH ST, 1 W, 11-sty bk store and office, 100x 63, slag roofing; \$400,000; (o) Elmer E. Smathers, 304 W 75th; (a) Schwartz & Gross, 347 5 av (122).

55TH ST, 22 E, 6-sty bk store, show rooms, offices, 20x80, tar and gravel roofing; \$50,000; (o) Wallace F. Peck, 123 E 61st; (a) Laurence F. Peck, 1184 Lex. av (116).

7TH AV, 721-723, 12-sty bk store and offices, 50x66, tile; 48TH ST, 169 W, roofing; \$250,000; (o) Robertson-Cole Distributing Co., 1600 Broadway; (a) F. N. Dewey & Co., 175 5 av (117).

THEATRES.

145TH ST, 160-64 W, open air motion picture; 7TH AV, 2495, 49x99; \$10,000; (o) Silber Amusement Co., 684 Lenox av; Construct. Eng. Julius Eckman, 217 Broadway (121).

MISCELLANEOUS.

25TH ST, 242-46 E, 3-1-sty bk sheds (no dimension), ready roofing; \$3,500; (o) Jos. Cohen, 231-33 Cherry; (a) Shampam & Shampam, 50 Court (125).

136TH ST, 24-26 E, 1-sty bk machine and overhaul shop, 30x60, slag roofing; \$6,000; (o) Est. of Henry A. Cram, 503 5 av; (a) Robt. Skrivan, 4436 Carpenter av (112).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV, 621-191st, 6-sty bk tnt, 150x90, felt & pitch rf; \$225,000; (o) Henry F. Kell, 401 E 163d; (a) Andrew J. Thomas, 137 E 45th (191).

DWELLINGS.

240TH ST, s s, 450 e Martha av, two 2-sty fr dwgs, 18x35, asphalt shingle rf; \$12,600; (o) Arthur Simemayer, 4373 Verio av; (a) Wm. Farrell, 1 W 47th (182).

BAINBRIDGE AV, n w c Gun Hill rd, 1-sty fr dwg, 25x21, tar rf; \$500; (o & b) Phillip Markowitz, 3391 Wayne av (183).

BAILEY AV, e s, 120.71 n Heath av, 1-sty fr dwg, 20x45, rubberoid rf; \$2,500; (o & b) Thos. J. McIntyre, 149 Vermilyou av (186).

DE KALB AV, e s, 107.2 n Gun Hill rd, 1-sty fr dwg, 18x45, slag rf; \$1,500; (o) Jarrard E. Welch, 3516 De Kalb av; (a) Wm. H. Meyer, 1861 Carter av (184).

DELAFIELD AV, e s, 187.6 n 261st, 2-sty bk dwg, 22x40, tin rf; \$7,000; (o) Herman Wichmann, 99 Roosevelt; (a) Max Muller, 115 Nassau (189).

EASTERN BOULEVARD, w s, 328.65 n Coddington av, 1-sty & attic fr dwg, shingle rf, 20x46; \$5,000; (o) Patrick F. Keenan, 119 E 28th; (a) Chas. B. Meyers, 1 Union sq (181).

FINDLAY AV, n e c 164th, twelve 3-sty bk dwgs, 19.7x65, plastic slate rf; \$168,000; (o) Kayarree Realty & Con. Co., Wm. Einstein, 110

W 17th, Pres; (a) A. L. Groce Co., 47 W 42d (188).

NAPIER AC, w s, 50 n 235th, 2-sty fr bungalow, 1.8x30, shingle rf; \$4,000; (o & a) Robt. D. Tape, 4141 3 av (187).

DEYMOUR AV, w s, 100 n Pelham Pkway N, 1½-sty fr dwg & garage, 32.6x55, asphalt shingle rf; \$8,000; (o) Clara A. Miller, Waterbury av; (a) Anton Pirrur, 2069 Westchester av (193).

FACTORIES AND WAREHOUSES.

BATHGATE AV, e s, 100.7 n 173d, 1-sty bk storage, 25x35, slag rf; \$2,800; (o) Yetta Criffler, 1618 Washington av; (a) Wm. H. Meyer, 1861 Carter av (185).

STABLES AND GARAGES.

CROTONA PARK N, n s, 142 e Prospect av, 1-sty bk garage, 16.2x16.2, tin rf; \$500; (o) Louis Hoffman, on prem; (a) Harry Aaronson, 959 Prospect av (180).

136TH ST, s s, 327 e Alexander av, 1-sty str & bk garage, 28x60, tar rf; \$2,500; (o) Rosie Schniedes, 362 E 136th; (a) Arthur Boehmer, 2001 Arthur av (194).

106TH ST, s s, 97.63 e Park av, 1-sty bk garage, 50x263.4, plastic slate rf; \$25,000; (o) Beunson Realty Co., Benj. Beunson, 148th & Willis av, Pres.; (a) Chas. Schaefer, Jr., 2853 3 av (192).

TELLER AV, s w c 170th, 1-sty bk garage, 26.9x22, slag rf; \$500; (o) Thos. McKeon, on prem; (a) Jas. J. Gavigan, Grand Central Terminal (190).

THEATRES.

SO BOULEVARD, e s, 68 s 156th, 1-sty cement block str & office, 12x20, plastic slate rf; \$500; (o) Mary Gilman, 740 So Boulevard; (a) John DeHart, 1039 Fox (195).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HOWARD AV, 673, s e c Sutter av, 4-sty bk str & 26 families, 50.9x90.2, slag rf; \$100,000; (o) Meyer Klein, 1836 Prospect pl; (a) Morris Rothstein, 197 Snedeker av (3888).

DWELLINGS.

81ST ST, 2261-67, n s, 180 w 23 av, 2-2-sty fr 1 family dwg, 20x144, gravel rf; \$30,000; (o) Easton Con. Co., 136 Bay 33d; (a) J. Lubroth, 44 Court (3714).

LINDEN AV, 136-58, s s, 32.9 n Linden av, 10-2-sty bk 2 family dwgs, 20x56, slag rf; \$10,000; (o) Henry C. Gough & Fred J. Church, 1344 Jefferson av; (a) Louis Berger & Co., 1696 Myrtle av (3886).

MERMAID AV, 2816-18, s s, 79.2 e W 29th, 2-3-sty bk str & 2 families, 19.9x66, gravel rf; \$30,000; (o) Ralph & Thos. Castleton, 47 Columbia; (a) Max Hirsch, 26 Court (3754).

NEW UTRECHT AV, 5204-18, w s, 86.8 n 53d, 7-3-sty bk 3 family dwg, 19.4x54.5, slag rf; \$140,000; (o) same (3852).

NEW UTRECHT AV, 5220-22, w s, 47.7 n 53d, 3-sty bk 3 family dwg, 39.7x54.5, slag rf; \$20,000; (o) same (3853).

NEW UTRECHT AV, 522, s w c 52d, 3-sty bk 3 family dwg, 16.6x65.1, slag rf; \$20,000; (o) Asher Dann, 5223 12 av; (a) M. A. Cantor, 373 Fulton (3851).

SURF AV, s w c W 25th, 20-1-sty fr 1 family dwgs, 21x39, shingle rf; \$50,000; (o) Hugh P. Skelley, 24 W 83d, Manhattan; (a) C. G. McLoughlin, 253 Bway, Manhattan (3893).

HOWARD AV, 681, e s, 104 s Sutter av, 4-sty bk 32 family dwg, 81.10x84, gravel rf; \$95,000; (o) Mayer Klein, 1836 Prospect pl; (a) Morris Rothstein, 197 Snediker av (3935).

STILLWELL AV, 1787-97, n e c Av P, 3-2-sty fr 2 family dwgs shingle rf; \$45,000; (o) Morris Bolowitz, 321 Sheffield av; (o) Morris Rothstein, 197 Snediker av (3874).

18TH AV, 5706-18, w s, 40 n 58th, 6-2-sty fr 1 family dwgs, 16x22, shingle rf; \$30,000; (o) Economy Home Co., 1409 Av J; (a) F. J. Dasau, 26 Court (3735).

70TH ST, 2130-70, s s, 100 w 22 av, 10-2½-sty fr 1 family dwgs, 25x41.8, shingle rf; \$120,000; (o) Hewitt, Scheer & Co., 7004 Bay pkway; (a) B. W. Dorfman, 26 Court (3777).

FACTORIES AND WAREHOUSES.

FROST ST, 148-50, s s, 100 w Graham av, 3-sty bk storage, 45x90; \$20,000; (o) Abraham Weinstein, 95 First; (a) Chas. P. Cannella, 1163 Herkimer (3698).

STABLES AND GARAGES.

DEGRAW ST, 620-28, s s, 265 w 4 av, 2-sty bk garage, 100x100, gravel rf; \$25,000; (o) A. Henry Brown, 181 3 av; (a) McCarthy & Kelly, 16 Court (3942).

GRAND ST, 19, 129.3 s Shore Blvd, Manhattan Beach, 2-sty bk garage & billiard room, 27x 21.8, slag rf; \$8,000; (o) Jacob J. Schmuckler, prem; (a) Geo. Fred. Pelham, 200 W 72d (3887).

HUMBOLDT ST, 25-31, w s, 50 n Debevoise, 1-sty bk public garage, 100x100, gravel rf; \$25,000; (o) Saml. Ageloff, 126 Reid av; (a) Tobias Goldstone, 50 Graham av (3939).

ATLANTIC AV, 1694, s s, 280 e Troy av, 1-sty bk garage & repair shop, 100x150, gravel rf; \$40,000; (o) J. H. Wichert, 1678 Atlantic av; (a) L. Allmendinger, 20 Palmetto (3722).

GRAND AV, 80-92, w s, 300 n Myrtle av, 1-sty bk garage & repair shop, 100x150, gravel rf; \$42,000; (o) Waterside Holding Co., 103 0 125th, Manhattan; (a) Parker & Parker, 12 W 40th, Manhattan (3753).

SCHOOLS AND COLLEGES.

43D ST, 1313-17, n s, 100 e 13 av, 3-sty bk private school, 25x90, gravel rf; \$30,000; (o) Machziki Talmad Torah, 1319-25 43d; (a) B. W. Dorfman, 26 Court (3802).

STORES, OFFICES AND LOFTS.

BEDFORD AV, 1469-71, n e c Sterling pl, 4-sty bk auto show room, 64.3x103.5, gravel rf; \$15,000; (o) Studebaker Corp., South Bend, Ind.; (a) Fiske & March, 101 Park av (3710).

MISCELLANEOUS.

GRAND AV, 636-38, w s, 52 n Prospect pl, 1-sty bk power house, 38x120, gravel rf; \$40,000; (o) Bklyn Edison Co., 360 Pearl; (a) H. B. Morrison, 360 Pearl (3756).

PAIDGE AV, 1-21, n e c Oakland, 1-sty bk planing mill, 85x140.5, gravel rf; \$30,000; (o) Forest Box Lumber Co., 420 Oakland; (a) Gilbert & Ashfield, 350 Fulton (3805).

Queens.

CHURCHES.

RIDGEWOOD.—Seneca av, e s, 25 n Cornelia st, 1-sty bk synagogue, 50x75, slag rf, steam heat; \$35,000; (o) Cong. Agudas Israel of Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (1564).

DWELLINGS.

BELLE HARBOR.—Beach 126th st, n e c Tilton av, 2-sty fr dwg, 26x46, shingle rf, 1 family, gas, steam heat; \$12,000; (o & a) Harry Levy, Atlantic av, Arverne (1461).

BEECHURST.—28th st, n s, 260 e 16 av, 2½-sty bk dwg, 36x25, shingle rf, 1 family, elec, steam heat; \$16,000; (o) Harry A. Benson, Plymouth Theatre, Manhattan; (a) Harold E. Paddon, 280 Madison av, Manhattan (1576).

CORONA.—Hayes av, w s, 25 n 43d, 3-2-sty fr dwgs, 20x54, gravel rf, 2 families, gas, steam heat; \$18,000; (o) Jos. Troscher, 33 Davis st, L. I. City; (a) Perry H. Wosehoff, 158 Nott av, L. I. City (1480-81-82).

EDGEMERE.—Beach 26th st, w s, 400 s Bay av, 8-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$12,000; (o & a) Isaac Zaret, Edgemere (1428-29-30-31-32-33-34-35).

ELMHURST.—19th st, e s, 400 n Albemarle ter, 3-sty bk dwg, 25x28, shingle rf, 3 families, gas, steam heat; \$10,000; (o) Brouard Realty Co., Inc., 29 Judge, Elmhurst; (a) Albert C. Williams, 88 Hicks pl, Woodside (1566).

ELMHURST.—Forley st, w s, 125 n Warner av, 2½-sty fr dwg, 32x35, shingle rf, 2 families, elec, steam heat; \$12,000; (o) George C. Johnston, 75 Kingsland av; (a) Edward Schneider, 29 Alburtis av, Corona (1498).

FLUSHING.—26th st, w s, 190 n Bway, 2-2½-sty fr dwgs, 24x36, shingle rf, 1 family, steam heat, elec; \$22,000; (o) Madsen Wistoft Con. Co., Beverly rd, Douglaston; (a) owner (1551-1552).

JAMAICA.—Maxwell av, w s, 160 s Ayling av, 2-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$14,000; (o) Frankel & Drogin, 213 Rockaway rd, Jamaica; (a) L. Dannacher, 328 Fulton, Jamaica (1520-1521).

JAMAICA.—Larremore av, n s, 18 w Yale av, 6-2-sty fr dwgs, 20x32, tar & slag rf, 1 family, gas, steam heat; \$27,000; (o) Loshen Bros., 17 George, Jamaica; (a) Louis Dannacher, 228 Fulton, Jamaica (1515).

L. I. CITY.—Clark st, n w c Crescent, 6-2-sty bk dwgs, 20x54, slag rf, 2 families, gas, steam heat; \$48,000; (o) Trowbridge, 152 Fulton av, L. I. City; (a) A. W. Treat, Queens, L. I. (1442).

L. I. CITY.—13th av, e s, 312 s Grand av, 2-2-sty bk dwgs, 22x56, slag rf, 2 families, gas, steam heat; \$19,000; (o) Mathews Building Co., 520 Grand av, L. I. City; (a) Richard G. Smart, 534 Boyd av, Woodhaven (1465-66).

OZONE PARK.—Kimball av, n s, 40 e Woodhaven blvd, 2-2-sty fr dwgs, 20x42, shingle rf, 2 families, gas, steam heat; \$19,000; (o) V. H. Beadle, Kimball av, Ozone Park; (a) Geo. Stahl, 9806 Liberty av, Ozone Park (1567-68).

WOODHAVEN.—Yarmouth st, e s, 130 s Ferris, 2-2½-sty fr dwgs, 20x56, shingle rf, 2 families, gas, steam heat; \$13,000; (o) Thomas Smith, 6 Shipley, Woodhaven; (a) Wm. C. Winter, 106 Van Siclen av, Bklyn (1488).

STABLES AND GARAGES.

L. I. CITY.—6th av, e s, 142 s Washington av, 1-sty bk garage, 50x200, slag rf, steam heat; \$35,000; (o) Edw. Fitzpatrick, L. I. City; (a) R. L. Lukowsky, Astoria, L. I. City (1527).

STORES, OFFICES AND LOFTS.

JAMAICA.—Union av, s w c, Shelton av, 2-sty bk office, 33x55, slag rf, steam heat, elec; \$30,000; (o) N. Leslie, 110 W 69th, Manhattan; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (1447).

Richmond.

DWELLINGS.

CONCORD.—Butles pl, e s, 265 s Concord pl, 2-sty bk dwg & storage, 30x30, asbestos rf; \$9,500; (o) Mr. & Mrs. Mario Fornari, 25 Central av, Stapleton, S. I.; (a) A. Magnani, 17 Hunter, Stapleton, S. I. (137).

GRANT CITY.—Cor Kruser st & Tremont av, 3-sty fr dwg, 24x28, shingle rf; \$3,500; (o) M. J. Simon, 55 Tremont av; (a) Chas. B. Hewster, Topkingsville (134).

GREAT KILLS.—Wyman av, s s, 60 e Hillerest, 1-sty fr bungalow, 20x38, shingle rf; \$1,810; (o) Henry A. Bock, 224 W 13th, Manhattan; (b) Adam Marks, Grant City (140).

MIDLAND BEACH.—6th st, e s, opp. Franklin av, 6-1-sty fr dwgs, 14x3, felt roofing; \$3,000; (o & b) Wm. Buesing, 1374 Paterson Plank rd, Secaucus, N. Y. (128).

PORT RICHMOND.—Albion pl, n s, 173 e Richmond av, 2-sty fr dwg, 20x48, shingle roofing; \$8,500; (o) Mattie Allin, 91 Abian pl, Port Richmond; (a) W. F. Behler, 308 Richmond av, Port Richmond (133).

PORT RICHMOND.—St. Mary's av, n s, 103 e Richmond av, 4-2½-sty fr dwg, 19x30, shingle rf; \$12,000; (o & b) Peter Larsus, 50 Dicker av (139).

RICHMOND.—Buchanan av, e s, 140 s Willowbrook av, 2-sty fr dwg, 20x31, tar & slag rf; \$2,000; (o) Gaspare Labbitto, 91 Wyckoff av, Bklyn.; (a) Chas. P. Cannella, 1163 Heckimer, Bklyn. (129).

SCOT FARM.—McLaughlin st, e s, 295 of Old Town rd, 1-sty fr dwg, 10x20, rubberoid roofing; \$100; (o) Gloreaninno Belli, 245 E 40th, Manhattan; (a) Stanley Casazzone, Andrew, So. Beach, S. I. (143).

SCOT FARM.—McLaughlin st, e s, 545 s Old Town rd, 2-sty fr dwg, 20x30, shingle rf; \$1,500; (o) Sebastiano Zarrone, 134 Bleeker; (b) Stanley Casazzone, Andrew, So. Beach, S. I. (141).

SO. BEACH.—Lansley st, s s, 43 n e Balfor, 1-sty fr bungalow, 20x38, shingle rf; \$800; (o & b) W. Henderson, 32 Race, Nutley, N. J. (144).

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New York

Richmond.

SO. BEACH.—Boardwalk, n w s, 150 e Doty (Surf) av, 1-sty fr dwg, 19x30, felt rf; \$500; (o & b) Douglas Bird, 266 W 128th, Manahattan (132).

SO. BEACH.—Oceanside av, e s, 220 n Burgher av, 1-sty fr dwg, 14x44, tar paper rf; \$250; (o) Arthur Hays, 348 Highland av, Arlington, N. J.; (b) Wm. Abercrombe, 114 Henry, Orange, N. J. (131).

SO. BEACH.—Oceanside av, e s, 200 n Burgher av, 1-sty fr dwg, 14x42, tar paper rf; \$250; (o & b) Wm. Abercrombe, 114 Henry, Orange, N. J. (130).

STABLES AND GARAGES.

TOTTENVILLE.—147 Johnson av, 1-sty bk garage (no dimensions), steel rf; \$250; (o) Leo Rolle, Tottenville; (b) D. Grand Hamilton, 147 Johnson av, Tottenville (136).

STORES, OFFICES AND LOFTS.

TOTTENVILLE.—Arthur Kill rd, s e c Bentley, 1-sty fr str, 16x30, rubberoid roofing; \$700; (o) M. J. Morressey, 5482 Arthur Kill rd; (b) M. J. Morressey, 5482 Arthur Kill rd (127).

PLANS FILED FOR ALTERATIONS

Manhattan.

BEAVER ST, 19, remove front, walls, new walls, elevator shaft, vent shaft, stairway, ext. in 4-sty bk store and offices; \$25,000; (a) Jos. Sugarman, 67 Exchange pl; (a) Gronenberg & Leuchtag, 303 5 av (1040).

CATHERINE ST, 29, remove partitions, new partition, bath rooms in 5-sty bk bldg; \$1,500; (o) Belfore Realty Corp., 77 New Chambers; (a) Sam Cohen, 32 Union sq (1041).

CLIFF ST, 95-97-99, remove stoop, railing, stair and enclosure, new stairs, enclosure, elevator shaft, elevator room in 5-sty bk storage and mfg; \$10,000; (o) Cliff St., Inc., 89 Cliff; (a) Robt. J. Reiley, 477 5 av (1038).

FRONT ST, 136-140, remove partitions, heating system, new partitions, railings, plastering, painting, toilet rooms, waterproofing, marble & tile work elev enclosure, skylights, boiler, heating system, electric wiring, fixtures in 7-sty bk office bldg; \$30,000; (o) 140 Front St., Inc., 140 Front; (a) J. C. McGuire & Co., 50 Church (829).

GREENWICH ST, 514, new doors, stairs in 4-sty bk dwg; \$1,500; (o) Henry P. Griffen, 12 South, & Wm. S. Cartledge & David E. Grange; (b) James A. Clark, 482 Canal (1039).

GREENWICH ST, 622-626, remove partitions, fixtures, stairs, court wall, new beams, openings, floor, elev, stairway, f. p. wall, exts, toilets, locker room in 5-sty bk lofts & warehouse; \$45,000; (o) S. S. Stafford, 375 Park av; (a) L. S. Beardsley, 38 W 32d (861).

JAY ST, 33-35, new awning, shed in 4-sty bk produce commission house; \$800; (o) DeWinter & Stewart, 33-35 Jay; (a) Chas L. Soloman, 33-35 Jay (1034).

LIBERTY ST, 124, remove partitions, plumbing fixtures, stairs, new stairs, partitions, plumbing fixtures, beams, f. p. doors, floor rf in 2 bk office bldgs; \$12,000; (o) Lafayette & Great Jones St. Corp., 170 Bway; (a) The Foundation Co., 233 Bway (792).

ORCHARD ST, 94, remove partitions, wall, new ext, beams, wall in 5-sty bk store & tint; \$7,000; (o) Irving Claman, 97 Orchard; (a) Phillip Bades, 230 Grand (1031).

PATCHIN PL, 7 & 9, rearrange partitions, stairs, remove plumbing fixtures, new fixtures, vent ducts, skylights in 3-sty bk dwg; \$3,000; (o) Land Map Realty Corp, 105 E 15th; (a) Randolph W Almirot, 46 W 46th (1043).

TRINITY PL, 26-28, remove partitions, raise beams, new ext, stairs, elev, toilets, boiler room, fue, front str front in 2-6-sty bk str & offices; \$25,000; (o) Rose McGuigman, 27 William; (a) Chas. B. Meyers, 1 Union Sq W (822).

19TH ST, 12-14 W, remove front, rear, partitions, stairs, raise beams, new ext, stairways, elev, toilets, openings, front, rear in 4-sty bk str & dwg; \$60,000; (o) Philip H. Rosenberg, 273 Canal; (a) Seelig & Finkelstein, 26 Court, Bklyn (784).

21ST ST, 155-59 W, remove partitions, new front in 3-2-sty bk stores & lofts; \$10,000; (o) Mary A. McLoughlin, 156 W 21st; (a) Sam Roth, 111 E 24th (1027).

26TH ST, 444 W, remove wall, partitions, new doors, floor, ceiling in 2-sty bk garage & shop; \$2,300; (o) Irene A. Beaney, 12 W 102d; (a) Euell & Euell, 125 Sherman av (1030).

38TH ST, 62-64, remove partitions, stairs, wall, new front, ext, elev, fire-escape, columns & girders in 4-sty bk office & showrooms; \$40,000; (o) West 38th St. Realty Co., Inc., 55 W 38th; (a) W. H. Birkmire's Sons, 1133 Bway (775).

99TH ST, 147-149 W, remove wall, shift fire-escape, new ext, footing, wall in 6-sty bk garage; \$10,000; (o) Thos. A. Williams, Inc., 147 W 99th; (a) Julius Eckman, 217 Bway (820).

40TH ST, 102 W, remove steps, partitions, new show fronts, partitions in 4-sty bk store,

office & dwg; \$10,000; (o) S. Levy Lawson, 209 W 97th; (a) Eugene J. Lang, 477 5 av (1037).

41ST ST, 50-54 E, new sty on 10-sty bk office bldg; \$30,000; (o) The Chemists Bldg. Co., 50-54 E 41st; (a) York & Sawyer, 50 E 41st (860).

42D ST, 117 W, remove pier, rearrange stairs, partitions, new entrance, column, partitions, ext, toilets in 5-sty bk restaurant & offices; \$10,000; (o) Shanley Bros., Inc., 117 W 42d; (a) H. Scheier, 25 W 42d (832).

42D ST, 336 W, remove partitions, new partitions, toilet rooms in 5-sty bk store & dwg; \$2,000; (o) Flora Eisig Est., 17 W 42d; (a) Elwood Hughes, 210 W 34th (1032).

43D ST, 20 W, new wall, 2 stys, columns, girders, ext, stairs, elev shaft, floor, beams in 4-sty bk office bldg; \$30,000; (o) Eugene A. Hoffman, 258 Bway; (a) Grosvenor Atterbury, 131 E 70th (868).

44TH ST, 143 W, convert rf garden into billiard room on 5-sty bk restaurant & club room; \$1,100; (o) Jessie C. Huffman, 738 West End av; (a) J. F. Rudow, 22 E 45th (1044).

70TH ST, 108 E, remove partitions, toilet rooms, conservatory ext, floor, boilers, furnaces,

new openings, partitions, vent ducts, windows, boiler & heater, radiators in 5-sty bk dwg; \$10,000; (o) Wm. Henry Barnum, 133 E 69th; (a) H. C. Pelton, 35 W 39th (826).

54TH ST, 110 E, remove partitions, walls, stoop, new partitions, plumbing, elev, stairway & bulkhead, walls, windows, framing, vault lights in 5-sty bk dwg; \$40,000; (o) Park Av. Operating Co., Inc., 512 5 av; (o) W. L. Rouse & L. A. Goldstone, 512 5 av (773).

56TH ST, 60 E, remove stoop, boiler, stairs, new ext, sidewalk, windows, steps, stairs, skylights, roofing in 4-sty bk dwg; \$10,000; (o) Augustus Thomas, 60 E 56th; (a) Otto N. Bauer, 438 Grand av, Bklyn (867).

58TH ST, 422-430 W, remove rf, &c, alter partitions 5th sty, new floors, partitions, rf, &c, in 5-sty tele. exchange; \$43,000; (o) New York Telephone Exchange, 15 Dey; (a) McKenzie, Voorhees & Gmelin, 1123 Bway (782).

79TH ST, 135 E, remove stoop, entrance, new ext, chimneys, partitions, window, entrances, vault, coal hole in 4-sty bk dwg; \$10,000; (o) Herbert Ten Broeck Jacquelin, Hobokus, Bergen County, N. J.; (a) Charles Kenneth Clinton, 363 Lexington av (802).

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