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Page

Advertising Index

Payton, Jr., Co., Philip A.....580 Pease & Elliman....Front Cover Pflomm, F. & G.....Front Cover Pomeroy Co., Inc., S. H....581 Pomter & Co.....Front Cover Purdy & Co.......Front Cover

Advertising Index Page

TABLE OF CONTENTS.	
Editorials	567
May Day Rent Strikes Called Off by Tenant Soviets	569
Big Addition to One of New York's First Skyscrapers	570
Why Rentals Are Higher and What Increases	570
Are Just	571
Real Estate for the Current Week	575
Private Sales of the Week	575
Real Estate Notes	583
Statistical Table of the Week	583
Wage Advance in Building Trades Stabilizes Situations	585
Personal and Trade Notes	587
Trade and Technical Society Events	587
Building Material Markets	588
Current Building Operations	588
Contemplated Construction	590
Plans Filed for New Construction	593

Jackson, Daniel H.....564

	Page
Lehigh Portland Cement Co	
Leist, Henry G	
Levers, Robert Levin, Inc., Jacob & Morris.	
Losere, L. G	
Mack Co., James C4th	
Manning-Bernhard Co Manning & Trunk2d	
Marbleoid Co.	588
Markham Realty Corp	
Martin, H. Samuel2d	Cover
Maurer & Son, Henry4th	Cover
Maxwell, J. S	Cover
May Co., Lewis H2d McLaughlin, Thomas F	Cover 564
McMahon, Joseph T	
Miller & Co., A. W2d	Cover
Mississippi Wire Glass Co	576
Moses & Moses	
Mural Floor Covering Co	
Nail & Parker	566



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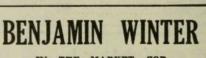
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566

May 1, 1920



RECORD AND GUIDE

EDITORIAL

Facts About the Rental Situation

There has been much misrepresentation of basic conditions in the heated discussions of the rent question. Such a storm of undeserved vituperation has been raised against all landlords that the Record and Guide presents elsewhere in this issue a dispassionate and comprehensive statement of the reasons for rental increases, together with a digest of the recently enacted legislation, giving both landlords and tenants accurate information as to the effect of this legislation from the standpoint of each.

This is the first authoritative and comprehensive presentation of the facts bearing on the conditions which are culminating today in threats of widespread rent riots. It gives proper consideration to the various and often conflicting elements which enter into the question of the fixing of rental values—a phase of the matter about which there has been too little general information.

The facts established as to the percentage of advance in prices of everything on which costs of building and of building management are based should receive more attention than has hitherto been accorded them, although the higher prices of every other element entering into the cost of living has been given due weight in establishing new scales upon which values rest.

The entanglements, inconveniences and prolonged litigation which may result from the new rent legislation should cause tenants to withhold their unqualified approval of the new laws until they have been given the acid test of court procedure. The law does not fix a twenty-five per cent. increase as the limit rents may be raised. It may be legally established that much higher rents are justifiable and can be collected by due process of law. Landlords and realty owners will find in this statement of the legal aspect of the situation much information which will be of importance to them in protecting their interests.

We commend to our readers a careful perusual of the statement, which should prove of real value in bringing about more stable conditions in the rental field through a more thorough appreciation of the facts at issue. These facts should be given the widest publicity.

The authorities may be depended on to deal with "Soviets" which attempt to set up a standard of their own with respect to ownership or tenancy of buildings. Our officials are alive to the necessity of safeguarding the principal assets of the municipality. May Day will have the Red, White and Blue, not the "red" alone, as its color scheme.

This Port Thrives Despite Neglect

Unwilling as Congress is to make any adequate provision for expanding the port of New York, the latest available figures show that this great port insists on going ahead despite all obstacles. A valuable lesson could be learned by members of Congress from the South and West if they would take the trouble to study the figures which Collector Byron R. Newton recently made public showing the volume of business at the port of New York during March. In that one month a total of \$22,281,878.58 was collected on goods, mostly luxuries, which were brought into the United States at this port. This was the largest amount of customs collection ever recorded here. It exceeded by nearly \$300,000 the previous high record for one month, which was established ten years ago, long before anyone dreamed that world trade would be completely shattered by a stupendous War of Nations.

It is interesting to note Collector Newton's statement that at the port of New York more money is collected in customs duties than in any other two ports of the world, not excepting London and Southampton.

The New York delegation in Congress could utilize their efforts to good advantage by bringing these facts to the attention of their fellow members from the South and West. The neglect of the port of New York by Congress long has been a national scandal. The record-breaking figures for March, as made public by Collector Newton, are so impressive that this would seem like a psychological time for New York's representatives at Washington to redouble their efforts in behalf of proper consideration for the expanding needs of this great port.

A Do-Nothing Legislature

Disappointment is expressed on all sides over the shortcomings of the Legislature of 1920, which ended its regular session early last Sunday morning, after having dumped on Governor Smith's desk about one thousand additional bills passed during the closing hours of the session.

Accustomed as are the people of New York City to receive scant consideration from the state lawmakers, it must be conceded that they fared even more poorly, than usual at the hands of the 1920 solons. The property-owners of the metropolis and the business and professional men who constitute the substantial elements of the population, were denied even a small measure of relief from tax and other onerous burdens. In fact, they find themselves confronted with much greater tax burdens than ever before with practically no compensating advantages. The expenses of the state government for the new fiscal year will be the largest on record, the property-owners of the metropolis even being made victims of such injustice as the payment by them of millions of dollars towards increased salaries of school teachers in other parts of the state. Mayor Hylan made a proper and vigorous protest against this outrage, but his pleas were ignored.

Aside from passing in haste a dozen half-baked laws aimed at rent profiteering, the Legislature took no action on various problems vitally affecting propertyowners in New York City. Nothing was done to alleviate the housing shortage. Every measure calculated to stimulate building and to attract money into the building field was sandbagged either in the Senate or the Assembly. Even the bill which would have made possible the temporary use of thousands of tenement house properties for living quarters during the housing shortage went by the board. No Legislature, through its indifference to the welfare of the metropolis, ever furnished stronger argument in favor of separating New York City from the rest of the state.

After defeating Governor Smith's plan of reconstruction of the state government, which had the indorsement of many prominent citizens regardless of politics,

Legislature Adjourns Leaving Vital Problems Unsolved

(Special to the Record and Guide)

Albany, April 29.

L ACKING just five votes, the bill exempting mortgage interest from the state income tax failed of passage a few hours before the Legislature adjourned. Supporters of the measure, led by Assemblyman McWhinney, made a strong fight for the passage of the bill in the Assembly after it had been reported out, but in spite of this the necessary votes could not be raised.

Calls of "result" after the first vote was taken precluded the possibility of rallying several members who were out of the Assembly at the time the vote was taken, and thus the last chance of this session was lost. Assemblyman Judson, chairman of the Assembly Committee on Taxation, was vigorous in his opposition to the bill, and many of the upstate members, who had been advised that it was drawn in the interest of certain title guaranty and trust companies by the opposition, and believed this false story, lined up behind Judson.

Alexander McNulty and Edward P. Boyle, representing the New York City Real Estate Board, were active until the minute the Legislature adjourned. They are largely responsible for having the bill reported out and moved for final passage. Their efforts, however, were met with the organized opposition in the Legislature to any legislation which involved the interests of the property owners.

The other bills designed to permit the alteration of tenement houses into habitable dwellings by temporary suspension of the restrictive provisions of the tenement house law were also lost.

The same sentiment which forced the enactment of the so-called rent profiteering laws without regard for the rights of the property owners, persisted to the very close of the Legislature and to this sentiment can be attributed the failure of legislation drawn for the purpose of stimulating construction and providing more dwellings.

Some of the legislation in which real estate owners were vitally concerned and which was defeated included the municipal ownership of public utilities.

Other legislation favored generally by real estate owners by reason of the fact that its aim was the reduction of administrative expenses, which failed, includes the Governor's reconstruction program, providing an executive budget and the reduction of the number of state departments, and home rule or cities.

In the final rush of legislation the following bills, which either directly or indirectly affect the owners of real estate, were passed and sent to the Governor:

Senator Dodge, authorizing the chairman or the acting chairman of the Board of Standards and Appeals to administer oaths and compel the attendance of witnesses.

Senator Sutherland, affecting awards for damages to lands and buildings arising from the grading of streets. Under this bill the word "lessee" is defined to include only such persons whose leases do not expire in three years instead of ten years from the date of completion and acceptance of the Legislature finally adopted its own plan of reconstruction, which will be submitted to the people in 1922 if approved by the Legislature of 1921. The differences between Governor Smith and the Legislature on this subject were purely political. The Governor's plan, it is generally agreed, was more sweeping in its effects than the one adopted. Presumably this means that while one plan would save the taxpayers a very large amount of money each year, the other plan would save them some. It will be difficult, however, to convince the average citizen that a plan of reconstruction endorsed by so many reputable men as stood back of the Governor's plan should not have been adopted.

the improvement by the city. The act is not applicable to any claims for grade change damages now pending before assessors.

Senator Karle, amending the New York City charter by providing that in computing assessments on property benefited by local improvements all property within the area of benefit, although otherwise exempted by law, shall be included in such computation.

Senator Dowling, appropriating \$2,500,000 for the improvement of the Harlem Ship Canal in order to aid the Federal government scheme of enlarging this channel.

Senator Miller, appropriating \$250,000 for the purchase of a new site for the New York City arsenal, selection of such site to be made by the adjutant general upon the execution of the sale of the old arsenal located at Seventh avenue and Thirty-fifth street.

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

Senator Swift, permitting the incorporation of five or more persons as a co-operative corporation or association to take title to real estate with the same rights and privileges as a private person.

Senator Russell, amending the real property law by providing that no person not in actual possession or a holder of record title for at least thirty days shall demand or receive increased rental. This bill, which is designed to prevent profiteering in leases and curb what is called "short turnovers" in renting and leasing property, does not apply to bona file lessees of real property.

Assemblyman McDonald, providing that no tax lien shall be sold at public auction unless notice of sale has been served upon the owner of such property by registered mail at least three months before the date of such sale.

Assemblyman Simpson, effecting changes in the New York City budget relative to publication of estimates and preparation of schedules.

Among the constitutional amendments which were passed for the first time were the Sage reconstruction bills providing for the consolidation of state departments. This reconstruction program was passed after the Legislature had defeated the plan of the Governor's Reconstruction Commission.

An amendment designed to give counties a larger measure of authority over their own affairs, introduced by Stnator Law, was also approved. This measure is known as the county home rule amendment.

Governor Smith last Wednesday signed the bill pertaining to the Victory Hall Association, which was introduced by Miss Margaret L. Smith, member of the Assembly from Manhattan. The measure enables the association to condemn property upon which to construct a hall and public forum in commemoration of the soldiers and sailors of the World War.

· Barren Charles

REAL ESTATE SECTION

May Day Rent Strikes Called Off by Tenant Soviets City Authorities Take Action to Prevent Any Trouble, But New Laws Cause Chaotic Situation

P RECAUTIONS taken by the municipal authorities make it unlikely that there will be any serious or widespread disturbance today in the Bronx or Brownsville. It is estimated by City Marshals that 25,000 to 30,000 families will be enacted within a week, but that the May Day rent strike will become of large proportions is not believed by Arthur J. W. Hilly, of the Mayor's Committee on Rent Profiteering.

Leo K. Mayer, counsel to the committee, said that tenants were still being enrolled in a rent strike organization, and that about \$20,000 had been collected. Mr. Hilly said he was prepared to go before the Bronx County Grand Jury and give them all the information in his possession. Assistant District Attorney C. R. McLaughlin said the police in the Bronx would be ready to cope with any disturbance, but the he did not believe there would be any trouble.

Mr. Appelbaum of the Mayor's Committee went to Brownsville and was told that the leaders had called off the strike in that district and the Mayor's Committee immediately began to ask questions as to what is to be done with the \$20,000 defense fund which is reported to have been raised.

The chaotic situation caused by the new rent legislation was revealed yesterday by Charles Morris, President of the Moving Van Owners' Association. He denied van owners were profiteering and said the new rent laws have brought the moving van business practically to a standstill, while small owners were being forced to the wall.

"In anticipation of the usual spring business the moving van owners built up their organizations and increased their staffs," he said. "Now they find that they have work for not more than one-half of their men. Until this week the work that the moving van owners did was absolutely nil."

Threat of a strike of moving van employes overshadowed the proposed rent strike. Approximately 3,600 employes of members of the Van Owners' Association of New York have submitted demands for an increase of \$5 in their weekly wage. They ask that the increase go into effect by Monday, when most of the May moving is scheduled to take place. The men are now paid \$28 to \$32 a week. According to men who are in close touch with the housing situation, most of the troubles which have gathered around May 1 will be transferred to October 1, and the crisis next fall will be intensified beyond anything New York has ever known.

People do not dare move, for no one can tell with certainty where he will land, once he puts his furniture into a van. Another factor which will prevent the usual moving activity now is that several circumstances will combine to spread this year's spring moving over several days.

It will not be until the courts begin to grind out the thousands of eviction cases which will come before them next week that a real movement will get under way.

The impossibility of assurance that a tenant who starts to move will get the place that has been promised him is the chief factor in checking moving, according to A. J. W. Hilly, chairman of the Mayor's Committee on Rent Profiteering. A vicious circle has been created by the housing shortage, he points out, and there is no way in sight to break it.

Because of fear that promised apartments cannot be delivered to the new tenants those same tenants refuse to leave their own, and so they in turn make it impossible for incoming tenants to move. The courts are taking a large share in the responsibility for this situation, for since the new rent laws went into effect on April 1 they have been granting stays for more than a month in 99 per cent. of the cases, and the attempts to oust tenants on May 1 by court action have thus been blocked.

Both in downtown business offices and in loft buildings there will be considerable activity. It is estimated that about 500 brokers alone have planned to move, because of the need of increased quarters or of the action of owners of office building in putting up rents in certain localities. A large number of loft tenants, also, are planning to move in the hope of decreasing rentals. Wall Street has a holiday today to permit readjustments without financial loss.

The highest record for tenants' complaints, so far as Magistrate Corrigan is concerned, was hung up yesterday when twenty-one tenants in a house at No. 36 East 118th street, owned by Mrs. Helen Fuld, sixty, of No. 28 West 128th street, appeared against her.

Mrs. Fuld is owner of much property in that section of the city and when Magistrate Corrigan heard the complaints he declared that already he had received twenty-nine complaints from other tenants against her. This is a record in Harlem, Corrigan said.

Mrs. Fuld's tenants charged that she cut off the water supply three weeks ago because they refused to pay a rent increase of \$6. This was denied by Leonard Fuld, her son and lawyer. Mrs. Fuld was previously fined \$100 for failing to provide sufficient heat for tenants, and \$50 for failure to provide sufficient water.

Realty Board's Golf Tournament

The following competitions are on the program:

Prize known as the President's cup, presented by former President, Mr. Laurence McGuire, for the lowest net score for 18 holes, all classes competing. Must be won twice.

Prize presented by the President, Mr. Stephen H. Tyng, for the lowest net score for 36 holes, all classes competing.

Class A—Handicap 0 to 10. A special prize presented by the Golf Committee for the best 36 holes net. Must be won twice.

Class B—Handicap 11 to 20. A special prize presented by Mr. Harold C. Richard for the best 36 holes net. Must be won twice.

Class C—Handicap 21 to 30. Edward D. MacMannus Memorial Cup for the best 36 holes net. Must be won twice. Presented by Mrs. Edward D. MacMannus.

There will be a "Guests' Special" prize both morning and afternoon. Only one prize will be awarded to any one person. The charge, including greens fee and luncheon, will be \$6.50. Luncheon will be served from 11.30 A. M. to 2.30 P. M. It is requested that entries be made promptly. Please state your last year's handicap, and any other information which you believe might be of assistance in correctly determining the handicap which you should receive. Play will start at 9 A. M. Players have the privilege of bringing one or more guests.

Golf Committee: John H. Hallock, chairman; John M. Stoddard, Edwin E. Zittel, Frederick D. Kalley, F. S. Bancroft, William L. De Bost, Leo M. Klein.

RECORD AND GUIDE

Big Addition to One of New York's First Skyscrapers Twenty-Story American Surety Building Will Extend Over Site of Schermerhorn

Building on Lower Broadway

T HE American Surety Building at 100 Broadway, one of the first skyscrapers to be erected in New York City, is soon to be expanded, according to an announcement just made and a general contract for the work involved has been awarded to the Cauldwell-Wingate Co., builders. About this building has clustered the tremendous development of the past twenty-five years and in the construction of the original building many entirely new structural methods were used for the first time.

When this twenty-one story structure was completed in 1895 it was the tallest building in the city; it was one of the first skyscrapers built on a steel framework and the first building construction work involving the use of caissons.



Cauldwell-Wingate Co., Builders. Herman Lee Meader, Architect. AMERICAN SURETY BUILDING ON BROADWAY. The present building is to be expanded by the demolition of the Schermerhorn Building, which surrounds it and the erection on the site of an addition in the same style and

When the original building was designed by Bruce Price a number of entirely new problems had to be solved and the

height as the Surety Building.

striking success achieved in their solution is responsible for many of their principles and methods being widely adopted in subsequent skyscrapers. The use of the classic styles of architecture in modern office buildings may be traced to the American Surety structure. Some of the problems which are not taken for granted presented real difficulty at that time. The openings in the building had to be square and large and with the least possible depth, the solid wall space had to be reduced to a minimum and an effective facade had to be designed for a huge cube pierced by many windows. The architect worked on the idea that a big building must always be impressive by its mass and that therefore the main need was for a nice balance in the proportions of the decorations.

The principle of the design is the column, which has since become popular with architects of tall buildings. There is a base, a shaft and a capital, each including a group of stories, the three parts being clearly defined. The shaft is naturally the tallest and least ornamented part of the column. Though the design is predominantly horizontal in its elements, there is no effect of breaking up and piling up the parts on top of the other as is so frequent in many later efforts in similar structures. The first and second stories are embraced in a single order, Ionic, and are treated as a podium to the floors above. The third and fourth stories, with their string courses, form the division of the base. The shaft rises from the top of the fourth to the fifteenth, including ten stories, where it meets a band, above which there is liberal use of ornament. The perpendicular treatment of the four stories between the cornice at the sixteenth and the principal cornice at the nineteenth, with its cyma, crown, modillions, dentils and egg and dart mouldings, gives balance and completion to the design and form an appropriate capital enrichment.

The addition will involve considerable reconstruction. The south and east walls must be removed in the expanding process. In order to balance the new facade the three-story base of the building, involving the columns, entrance and statuary, will have to be shifted to center them. An important part of the Broadway facade will also necessitate the removal of two carved draped figures at the fourteenth and fifteenth floors.

An interesting structural situation will be encountered as the work approaches the upper floors. In the original building, in order to attain the refined lines of the classic design, the walls recede. When the addition is erected it will therefore have to be wider at the top than at the bottom. This will affect the steel framework and the flooring. The flooring and the partitions of the existing building are to be renewed entirely, their service having been twenty-five years.

This downtown new development completes an interesting relation between the two buildings. When the Surety Building was first constructed the cornices and decorations extended about five feet far over its neighbor. In order to avoid litigation, the American Surety Company took a 99-year lease on the Schermerhorn Building, paying five per cent. a year of the appraised valuation of \$1,500,000, or \$75,000, and also the taxes and carrying charges. When the Astor real estate buildings were sold some months ago the American Surety Company bought the seven-story building for the original valuation of the land at \$1,500,000.

As a result of the enlargement of the Surety Building the rental space will be increased from 4,316 to 12,000 square feet for seven floors above the ground and to 11,000 from the eighth to the top. The Liberty National Bank has leased the banking rooms for a long term, giving it what is said to be the largest banking space of any in the city.

Herman Lee Meader, of New York, is the architect in charge of the improvement, and Ernest Graham, of Chicago, is consulting architect.

Why Rentals Are Higher and What Increases Are Just

Comprehensive Analysis Showing Essential Causes of Existing Situation, What the New Legislation Has Effected and What Course of Action Should Be Followed

THE following factors are the essential causes of higher rents:

1. The under-production of housing facilities, due at first to the diversion of productive activities to war work, and subsequently to the high cost of building materials, labor and funds;

2. The rapid increase in the population of New York, resulting not only from the normal increase, but also from people moving into large cities as the result of conditions due to the war.

3. The decreased purchasing power of the dollar, due to vast currency inflation, not only in the supply of money but also of its substitutes (Government bonds, bank credits, etc.).

How much increase over pre-war rents is justifiable?

How far can the situation be relieved?

What are the basic economic factors?

What are the really wise steps to be taken?

As the sole permanent remedy for high rents is more buildings, how can they be secured?

So serious a situation calls for clear understanding of fundamentals.

What Is the Final Cure for High Rents?

The population of New York increases normally at the rate of about 150,000 a year. Its requirements annually for increased housing facilities are therefore great. Yet, each year many dwellings are torn down to make room for loft and office buildings.

There is only one permanent cure for high rents—more building. If rents are too high, building is stimulated. If rents are too low, building activities slacken or cease.

The rent profiteer is not only selfish but stupid, and he defeats his own ends. No one can disapprove his practices more than the farsighted landlord, but—

Bad laws are useless or worse. If capital is intimidated and diverted from new construction the situation becomes even more serious. If new laws are unconstitutional, they will be set aside by the courts sooner or later. If they are economically unsound and discourage investors, money for building purposes disappears —it goes into more favorable opportunities.

The only final cure for high rents is MORE HOUSES.

Much of the Rent in Better Class Apartment Houses Is for Luxuries, Not for Housing.

The rent problem is wholly different in the better class elevator apartments and in ordinary flats.

The tenants of the former do not pay principally for shelter or housing accommodations as such. Probably one-half of what they pay nominally as rent is expended for selected location, exclusiveness, and for a high quality of equipment and service involving large current expenditures for wages and materials.

The high class apartment house has been developed in New York in point of convenience and luxury far beyond that of other cities in America or Europe. It contains the last word in modern equipment—in the character of the heating, plumbing, ventilating, electric and elevator installations, which are expensive not only in the original installation but also in the maintenance.

Exclusive character and luxurious service are obtained by furnishing at considerable and growing expense:

Hall service,

Door service,

Telephone service (interior or outgoing),

Porters,

Laundry service.

Elevator service.

A single apartment often contains from three to five bathrooms. In many the temperature is controlled automatically by thermostatic devices.

Special attention is paid to the design and distribution of closet space and closets are specially fitted and illuminated.

In many of these houses separate passenger and service elevators are operated 24 hours in the day.

The decoration of these houses is costly.

Wood-burning fireplaces and other special features are frequently installed.

Why Is Your Rent Higher?

An Analysis of the Present Cost of Operating and Maintaining Existing High Class Apartment Houses.

Let us first consider: Operating and Maintenance Expenses, Taxes.

The wages, repairs, redecorations, liveries and supplies for maintaining such service and accommodations as were formerly supplied, and as are still desired by a large majority of tenants of high class apartment houses, have, in the aggregate, more than doubled in cost in the last five years.

Wages.

Not only have wages increased 100 per cent., but in operating apartment houses the recently enacted "Day of Rest" law has necessitated the employment of more help.

Unionizing of apartment house help is being strongly agitated, with a demand for a further increase of wages of 50 per cent. over the present wage scale and an 8-hour day. These demands, which may be reasonable, nevertheless would force another increase of at least 100 per cent. over the present wage cost, and would entail an increase of 200 per cent. over pre-war wage cost.

Coal.

The price of coal has (to date) increased 125 per cent. The recent 27 per cent. increase in coal operators' wages will still further increase the cost of this commodity.

Taxes.

The real estate tax rate has been increased from .0178 in 1914 to .0248 in 1920, or 40 per cent. It will probably go to .03 next year, or certainly the year after, an increase of 70 per cent. In view of already enacted and pending teachers' salary increase legislation, and other salary increases which must be granted in the near future to policemen, firemen, street cleaners, etc., this increase in taxes can not be avoided. It may take the form of increased assessments instead of increase in rate, but the resulting increase in cost of taxes will necessarily follow.

Operating and maintenance expenses, taxes, etc., consumed approximately 50 per cent. of the pre-war gross rental. The problem is one of simple arithmetic. To meet this 100 per cent. or more increase in operating and maintenance expenses alone, rentals in high class apartment houses must be increased at least 50 per cent.

Interest Charges.

First mortgage interest rates before the war were $4\frac{1}{2}$ to 5 per cent. Today they run from $5\frac{1}{2}$ to 6 per cent., an increase of not less than 20 per cent.

First mortgage interest charges formerly consumed approximately one-fourth of the gross income. Since interest charges have increased 20 per cent the additional rent that must be charged to cover this extra expense is a sum equal to 5 per cent. of the pre-war rent.

Business Risk.

Contrary to popular impression, real estate is highly speculative. The gains of one year are often lost the next.

Everyone is familiar for example with the old dry goods section adjoining Twenty-third street between Fifth and Sixth avenues. In a brief period the large retail stores deserted this quarter. Other tenants followed suit. After the large department stores, B. Altman & Co., Lord & Taylor, Sterns, McCreerys, and many more, moved uptown, whole buildings stood idle for years.

Similar conditions obtained periodically on the lower East Side, in the Bronx, in certain sections of Brooklyn, and even in the better residential sections of Manhattan.

The development of a new section usually causes a rapid decline

in others. Losses in real estate values due to this cause have run into millions.

If in building and real estate enterprises the builder and investor is forced to bear the losses of lean years without the right to recoup his losses in better times, it means the retirement of capital into other lines of business. The result will be cessation of building and higher rents than ever.

Depreciation of Owner's Income.

Rents have risen much less and much more slowly than the prices of food, clothing, and of practically all other commodities. The public has not realized this fact.

According to recent official figures issued by the United States Labor Bureau the average increase in the price of food in the war period was 102 per cent. All articles of clothing have increased 125 to 150 per cent. in cost. Dun's (R. G.) Index Number of prices shows an increase on April 1, 1920, of 113.6% over the Index Number of August, 1914.

Men engaged in apartment house building and operation as a permanent vocation, as investors and developers rather than as speculators, must take into consideration what the business, over a long term, will produce for their livelihood and support, and to maintain the integrity of their capital investments.

The dollar has lost in purchasing power, hence it takes more dollars from a given business to make that business equally attractive as a means of support.

The business man will invest his time, effort and capital only in an undertaking in which prices are permitted to meet increased costs.

Since the dollar's purchasing power has been cut in half, an addition to pre-war gross rentals amounting to 25 per cent. is required to offset the loss in value in the 25 per cent. of the gross rents, which the owner of the property formerly employed in defraying second mortgage interest charges, if any, in providing for depreciation and amortization and in providing a return on his investment.

Summary.

In the analysis above, the reasons necessitating increase in rents appeared as follows:

For operating and maintenance.......50% increase in rents. For 1st mortgage interest charges...... 5% increase in rents. For 2d mortgage interest charges, amortization,

depreciation and owner's income. .25% increase in rents.

The above total increase over pre-war rents, amounting to 80 per cent. in the rentals of *all* of the apartments in an apartment houses of the better class, is required or the owner will receive a lower actual return than in pre-war times.

This calculation ignores altogether the fact that some neighborhoods have improved greatly since 1914-1915. Owing to new subway lines, increasing population, etc., values have risen and rents would have increased in any event regardless of the extraordinary conditions directly traceable to the war.

Finally, there is a factor of vital importance. This factor has two phases. Leases in high class apartment houses are never made for less than one year; many are for five years or even more. The average lease is not less than three years. In the inexpensive flats, rents have been raised in smaller percentages and raised frequently, but the rents in high class apartment houses must be adjusted at longer intervals, and hence in greater percentages when the time for the readjustment arrives. All owners of high class apartments have been operating during the last two years under conditions of diminishing return. Bound by long term contracts, they were obliged to accept entirely inadequate payment based on conditions which had altered fundamentally.

The second phase is that an owner making a lease at the present time for a new term of three to five years is selling for future delivery a commodity whose cost is not only absolutely undeterminable but at the present time highly speculative. The previous discussion and figures show how much the cost of operation and maintenance has risen in the past five years. Very simple considerations of justice and equity require, in the absence of a guaranteed fixed return, that the seller of this commodity, for

Rents in New Buildings.

The Rents that Must Be Obtained in New Buildings Are Much Higher Than the Increased Rents That Are Generally Being Asked in Existing High Class Apartment Houses.

Rents that are asked, obtained, and that are necessary in the handful of *new buildings* that are being erected, run from 150 per cent to 175 per cent. above pre-war rents.

The cost of building has risen 125 per cent. above pre-war cost. The increases are in all factors: Materials, carrying charges and labor.

Materials.

A few characteristic examples of the increase in the price of materials are in the following:

Material	1914	1920
Common brick	\$6.70 M	\$30.50 M
Portland cement (less bags)	1.05 bbl.	2.80 bbl.
Brown sand (Cowbay)	.90 cu yd.	1.90 cu. yd.
Structural steel (erected)	55.00 ton	160.00 ton
Electric elevator (13-story building)	3,100.00	9,500.00
Rough lumber 2"x4" spruce	26.00 M ft.	75.00 M ft.
Underflooring 1"x"6 North Carolina	18.75 M ft.	68.00 M ft.
Clear plain oak strip flooring	60 M ft	297.50 M ft.
Cone grain yellow pine strip flooring	42.50 M ft.	197.50 M ft.
Carrying Charges.	· · · · · · · · · · · · · · · · · · ·	

Formerly a high class apartment house was begun and completed in from eight months to a year, at all events between October 1st and the following September 30th. Today the construction drags over eighteen months, sometimes longer.

If the operating date cannot be definitely fixed the renting is disorganized. The longer period of construction further increases the interest to be paid on mortgages and capital investment, as well as the amount of real estate taxes while the property is unproductive.

Labor.

The cost of labor has doubled.

A few examples of the changes in Union wages will suffice:

	1914	1920
Bricklayers	\$.600	\$10.00
Carpenters	4.80	9.00
Electricians	4.80	9.00
Painters	4.00	9.00
Plasterers	5.50	9.50
Plumbers	5.50	9.00
Steamfitters	5.50	9.00

In connection with the foregoing tables it must be borne in mind that it is almost universally necessary at the present time to pay premiums to secure the men's services. * * *

Today no builder can estimate in advance the cost of an apartment house. Among the factors he cannot calculate are:

- 1. Cost of materials.
- 2. Delays in delivery-even for short distances.
- 3. Incessant strikes due to internal quarrels, and constant demands for increased wages.
- 4. Lack of efficiency among workmen.
- 5. Cost of money.

The Deterrent Effect on New Building.

The statutes are fatal to new building.

Even the rare builder who was bold enough to go ahead under the present high cost of construction will be discouraged by the recent action of the Legislature in its effort to redress an admitted, but comparatively minor evil. Laws which disregard simple economic laws and all previously accepted ideas of contract and property rights are too hazardous for private enterprise to cope with.

The planning and construction of apartment houses, varying in cost from \$150,000 to \$5,000,000 involve many intricate questions requiring for their solution special technical training and long experience—both in building construction and real estate values.

To estimate the rental values of apartments requires consideration of numerous factors of such importance that mistaken judgments are certain to result if rents are determined by arbiters lacking technical knowledge. Ill-founded decisions will be followed by appeals resulting in long and expensive litigation, costly and distasteful to landlord and tenant alike, but absolutely deterrent to the investment builder.

But the most serious effect of the recent legislation is that the passing of such laws is fair warning that further unsound legislation may be enacted next year to govern new buildings. The prospective builder thus faces a prohibitive risk. The rents in new buildings may be definitely limited or the builder may be required to lease the apartments in buildings which he desires to sell on a co-operative basis; in fact, the recent statutes are claimed by many, even now, to effect new as well as old buildings.

In any event, by attempting to convert what has always previously been regarded as private property into an alleged public utility, the Legislature has destroyed all the ancient landmarks of the builder and investor in real estate.

The Effect of Inflation. Analysis by Well Known Authorities of the World's Increase of Money and Credits.

"THE INFLATION OF CURRENCY AND OF BANK CREDIT HAS MORE THAN ANYTHING BEEN RESPON-SIBLE FOR THE 250 PER CENT. RISE IN PRICES IN THE LAST SIX YEARS."—FRANK A. VANDERLIP, FORMER PRESIDENT OF NATIONAL CITY BANK OF NEW YORK. IN ADDRESS TO CITY CLUB OF CHICAGO, APRIL 2, 1920. * * *

"Thus in a short $4\frac{1}{2}$ years period world paper money has increased \$36,000,000,000, world evidence of national indebtedness \$180,000,000,000, and world bank deposits \$50,000,000,000 * * *.

"If the world's historians and financiers and economists and statisticians are right in their general belief that an advance in prices usually accompanies or closely follows inflation in currency and especially in paper currency, can we be surprised at the worldwide advance in prices which we have witnessed during the past four years in which world currency and bank deposist trebled and national debts quintrupled?" O. P. Austin, Statistician, National City Bank of New York, April, 1919.

"By far the most important cause of increased prices is the enormous addition to the circulating medium, money and its substitutes, during the last four years * * *.

"If prices are to be lower the causes operating to boost prices must be attacked. The amount of money and checks in circulation must be appreciably reduced and the quantities of necessary goods must be increased in amount * * *.

"The financing of the war has made two dollars grow where but one dollar grew before. As long as the people have twice as many dollars with which to buy a smaller number of commodities, prices are bound to remain high.

"It will take a long time to deflate the world's inflated currencies or to inflate the world's deflated supply of goods. The profiteer is being blamed on all hands for the increase in prices. Undoubtedly profiteering of a most reprehensible sort has existed and does exist today, but the profiteer is a result of ever increasing prices rather than the cause thereof. His influence in boosting prices is negligible. If all the profiteers in the world could be apprehended and thrown into jail or lined up and shot, it would have no appreciable influence upon prices * * *.

"It will be impossible for the governments of the world to pay off their debts very rapidly. On the contrary, there is every reason to apprehend that credits must be issued to foreign governments, foreign manufacturers and foreign business men, in order to rehabilitate the broken and shattered industries of Europe. This being the case, we may expect that larger volumes of checks and credit instruments will be thrown into circulation, thus boosting prices still higher * * *.

"In the meantime, the United States Government should, in my judgment, join with the other leading governments of the world in the creation of an international commission to study ways and means of setting up a true and relatively constant standard of value to displace the present monetary units, which are merely units of weight and consequently variable in value of purchasing power.

"The most important constructive work that can be done in any field is the establishment of a stable standard of value, so that all the people, rich and poor, employer and employe, bondholder and stockholder, may be spared for all time the agonies of changing price levels." Royal Meeker, U. S. Commissioner of Labor Statistics, Labor Review, April, 1920.

"The effect of inflation is to render us unconscious of the losses that war has caused by marking up the value of property we have left, for the human mind is so indurated by precedent that we feel a pleasurable satisfaction in learning that something that may have cost us one dollar four or five years ago is worth two dollars today, forgetting entirely that the purchasing power of the dollar has meantime been halved." Theo. H. Price, Commerce & Finance, August 6, 1919.

The Law Does Not Limit Rent Increases to 25 Per Cent.

Notwithstanding widespread opinion to the contrary the new rent legislation does not limit to 25% the increase in rent that may be charged over the previous year. As a result of the general misunderstanding many owners have received letters from tenants offering to renew leases at a 25% increase and stating that they will not pay more.

One of the new statutes provides that no summary dispossess proceedings for non-payment of rent may be maintained where the rent "has been increased more than 25% over the rent as it existed one year prior to the time of the presentation of the petition," but the application of the statute is limited to an apartment "under a lease or tenancy for one year or less or under any lease or tenancy commencing after this subdivision takes effect." The provision is obviously of no value to a tenant holding over in an apartment which he previously occupied under lease for more than one year.

The only other reference in any of the new statutes to the much discussed 25% limitation of rent increase, is contained in the following provisions:

"Where it appears that the rent has been increased more than 25% over the rent as it existed one year prior to the time of the agreement under which the rent is sought to be recovered, such agreement shall be *presumptively* unjust, unreasonable and oppressive.

"Nothing herein contained shall prevent the plaintiff from pleading and proving in such action a fair and reasonable rent for the premises and recovering judgment therefor, or from instituting a separate action for the recovery thereof."

Admitting for the sake of argument the constitutionality of this statute, it is obvious from the text that the presumption may be overcome by evidence. It may be shown by the facts in a particular case that an increase of 100% is not unjust; or, on the other hand, it may appear that a lower increase than 25% is excessive.

The courts will, of couse, realize that a reasonable increase over the previous rent in the case of a tenant in possession for 3 or 5 years is naturally and properly much greater than in the case of a tenant whose lease commenced in 1919.

Other Provisions of the New Statutes.

Under the statutes referred to (again admitting their constitutionality for the sake of argument), a tenant may refuse to pay the rent demanded and may defend the suit of the landlord to collect it on the ground that the rent is unjust, unreasonable and oppressive. If summary dispossess proceedings are brought the decision will be left to a Municipal Court Judge. The landlord may, however, bring an action of ejectment in the Supreme Court of the State, and may also bring an action in the same court to recover for the value of the use of his premises, as well as an action for damages for breach of covenant. In such event the tenant will be under the burden of defending a troublesome and costly law suit.

Even if the landlord should bring dispossess proceedings, the tenant's position is uncertain.

The court is permitted to allow a tenant to remain after his lease expires, only for a limited period and only where the tenant proves that he cannot find another suitable home. Meanwhile, if he objects to the new rental, the tenant pays the rent demanded under the old lease, together with such additional rental as the court deems reasonable.

In other words, if a tenant finds it impossible to move and gains the sympathy of the local judge, he may be able to remain undisturbed for a period of from one to twelve months. The rent he has to pay is absolutely uncertain until fixed by the court; nor can the tenant be at all sure that any stay will be granted. Furthermore, while the stay continues the landlord may, and probably will, bring an additional action in the Supreme Court for the value of the use of the premises, or for damages for breach of covenant.

The Practical Side of the New Laws.

1. One example of what is going to result:

Tenant A refuses to vacate his apartment on October 1st. Tenant B, who has leased it from that date is forced to remain where he is. Tenant C, who has planned to occupy B's apartment is in turn held up. A chain is thus formed which may continue to—X.

Tenants will relish no more than landlords the complete uncertainty and confusion that will develop on October 1st and swamp the courts.

2. Unfortunately, there is no certain test of what is or what is not a reasonable rent. To test reasonableness by estimating the return on the owner's equity will hardly do. This may be illustrated by a few examples.

Case No. 1. A builder erects house A costing \$600,000 in 1914. He builds an identical house (B) in 1919 which costs \$1,400,000. If the test is "return on investment" the owner of house B should receive far higher rentals than the owner of house A, although the houses are identical and the rentals would naturally be approximately equal.

Case No. 2. A builds two houses side by side, identical in every detail, each costing \$500,000. He retains one and sells one to B for \$600,000. Under the theory of fair return at a percentage set by law B is entitled to charge a higher rent than A. Yet again the houses are identical and any differentiation in rents allowed would be unjust, unequal and absurd.

Case No. 3. Assume two identical house A and B. Each cost \$1,000,000 and produces a gross income of \$150,000 a year. Assume all maintenance and operating charges for each house excepting mortgage interest to total \$80,000.

Now assume house A mortgaged for \$600,000 at 5%. The net return of the property is \$40,000 or 10% on the investment, \$400,000.

Assume house B to be mortgager for \$700,000 at 5%. The net return is \$35,000 on an investment of \$300,000, which is considerably more than 10%.

Base the rentals on any so-called "reasonable return" on the

Realty Division Fund for Jewish War Sufferers

M^{R.} ELISHA SNIFFIN has assumed the chairmanship of the Real Estate Division for the Greater New York Fund for Jewish War Sufferers. Headquarters for the Real Estate Division have been opened at the Real Estate Board of New York at 217 Broadway, and Mr. Perry Blake has been appointed secretary of the committee. Mr. Sniffin has issued the following appeal to members of his industry:

"Again the Real Estate Board of New York Allied Real Estate Interests appeal to you in the name of charity. An appeal for immediate relief to those unfortunate people of the Jewish race in Europe, who have not only lost all they possessed by reason of this terrible war, but the suffering and privation they are going through cannot be told in words.

"With untold thousands of them homeless, without food, clothing or medicine, it devolves upon us to come to their assistance.

"If we fail them, their one and only hope is gone. To furnish them the necessities of life is the object of this campaign, and no nobler motive than to aid in the preservation of life and the elimination of sorrow and suffering can inspire any man.

"As chairman of our committee, I ask you to join in this

landlord's equity (allowing the judge to fix any percentage whatever). The result will be that the rents of these two houses to produce that return will have to be different, though the houses are identical. * * *

3. To limit rent increases to a percentage over the previous year's rental, *irrespective of the duration of the existing tenancy*, would also quite obviously be inequitable.

For example, compare the cases of three men, one having a five year lease, one a three year lease, and the third a one year lease, in the same apartment house, all terminating on October 1st. Tenant A leased his apartment for five years on October 1st, 1915, paying \$3,000 a year; in 1917 tenant B leased an identical apartment, paying \$3,600 a year for three years; in 1919 tenant C took a lease for a third identical apartment, agreeing to pay \$4,800 a year.

If the percentage of increase permitted is limited to a fixed percentage on the prior rental, tenant A may be continued at any entirely inadequate rent, far below the cost of carrying his proportion of the building. If the increase is limited to 25% irrespective of when the tenancy commenced, A's new rent will be \$3,750, B's new rent will be \$4,500, and C's new rent will be \$6,000—three vastly different figures for the same apartment, all fixed irrespective of present conditions.

Manifestly, a law limiting to, or suggesting an increase of, 25% over last year's rental would produce inequality and injustice.

In spite of the popular impression to the contrary, the statutes do not prescribe 25% as the maximum increase.

The Tenant's Position.

On October 1st next the position of a tenant who has either agreed with his landlord upon a renewal of his lease or has vacated peaceably will be infinitely more comfortable than that of a tenant who refuses to renew and who tries to remain in possession. The latter will be compelled to undergo the stress of court proceedings, the result of which will be necessarily uncertain, and which will cause him no small expense.

Although a tenant may feel that the rent demanded from him is too high it does not by any means follow that the courts will concur. If he receives a stay in dispossess proceedings allowing him to continue in possession for a time, in any event no more than one year, he will thereafter have to obtain other housing accommodations at a time when they may be even more difficult to secure than at present.

Lastly, even if he receives a stay and pays the rent fixed under the stay, he may become the defendant in a separate action brought in the Supreme Court of the State to recover the value of the use of the premises, or the damage which the landlord has sustained. In that event the issue and the amount of the tenant's liability will not be known for several years, possibly until the U. S. Supreme Court has passed upon the questions involved.

real charitable cause, and help our Jewish brethren who have so nobly answered every appeal for aid during and since this war, regardless of creed."

Associated with Mr. Elisha Sniffin are the following chairmen :. Albert B. Ashforth, Edward Ashforth, N. A. Berwin, Louis V. Bright, Frederick Brown, Michael Burns, John H. Burton, W. Childs, Elias A. Cohen, Moses Crystal, Clarke G. Dailey, William A. Dalton, J. Clarence Davies, Joseph P. Day, W. H. Dolson, Robert E. Dowling, Michael Dreicer, Charles G. Edwards, Lawrence B. Elliman, Robert E. Farley, Louis Gold, Lawrence B. Halleman, Samuel A. Herzog, George S. Horton, John H. Hallock, I. Randolph Jacobs, John F. James, Harry Kahler, Clarence Kelsey, Cornelius G. Kolff, Samuel Kronsky, Henry Mandel, Harris Mandelbaum, Russell Marston, Alfred E. Marling, M. Morgenthau, Jr., Charles Griffith Moses, Laurence McGuire, Charles F. Noyes, Thomas J. O'Reilly, Dr. Charles Paterno, Franklin Pettit, David H. Phillips, James A. Potter, Aaron Rabinowitz, Mark Rafalsky, Jeremiah Robbins, John H. Scheier, Louis Schlessinger, Robert E Simon, Walter Stabler, John Stoddard, David Tishman, Stephen Tyng, Jr., J. Irving Walsh, Benjamin I. Weil, Leopold Weil and William H. Winters.

Review of Real Estate Market for the Current Week

Numerous Large Transactions Marked the Week's Activities and the Volume of Medium Sized Ones Was Widely Distributed

ARKED by numerous important sales and many minor ones, the real estate market this week sustained the solidarity that has characterized it all the year. With summer approaching cessation of activity does not appear imminent; rather it seems likely that the momentum gained will continue until autumn. All signs point to an exceptionally active summer in real estate because these are exceptionally good real estate times and the premium put upon all kinds of property now shows a strong propelling force that warm weather will not abate to any marked degree. The operator and investor may go to the mountains and the seashore, but he will have his mind and an eye on the activities of the New York market nevertheless. He cannot ignore the opportunities to take the substantial profits that this year affords.

Distinctive among this week's sales was that of the office building 30 and 32 Pine street, the former Stokes house at the southwest corner of Madison avenue and Thirty-seventh street, several parcels in upper and lower Sixth avenue, several costly private dwellings near Fifth avenue, a big Madison avenue corner in Harlem, several buildings in the old wholesale district downtown, an impressive one in Washignton street running through to Greenwich street, a block front in Gold street, a plot parcel in Maiden lane, several theatres, a block front in the Bronx, at least two block fronts and a large office building in Brooklyn and a tract of sixty lots near the ocean in Queens for improvement with homes. The intermediate dealing was extensive, old dwellings, tenement houses and small business buildings comprising the vast total. There was, too, some co-operative buying of apartment houses and many commercial tenants bought their places of business. In a market that is usually as dry as the reading of Coke to the average person, there was much human interest, and this bespeaks activity in itself. No part of the city remained immune from the hand of transfer.

There was strong investment interest shown during the

week as well as speculative activity. This was indicated by the large number of persons who bought dwellings for occupancy and by the number of business men who bought commercial buildings for their own business purposes. The way old buildings are being discovered for particular purposes is a strong feature now. Especially was this shown in the purchase of a building in Thomas street running through to Worth street, in the heart of the old wholesale area. It is not so many years ago that merchants left that part of the city for Fourth avenue and intersecting streets. The old section has not been rebuilt, it is not more modern than it was a decade ago, and yet it is in strong demand. The movement of property in the section of the city east of Nassau street and south of Ann street to the river continues steadily.

Much interest is manifested in the purchase of the old Stokes home in the residentially restricted Murray Hill zone by a merchant who contemplates its use for his business. It recalls the long legal fight waged by the elder J. Pierpont Morgan to restrain the entrance of business into the section some years ago. The question now presents itself whether trade can ultimately be kept out of this section of the city. Business has so completely surrounded the so-called Morgan home area that home owners there may not longer deem it worth while to make resistance to its encroachments. Commerce on this island is a dauntless strategist and usually gains its ends, and it would not surprise us if the Morgan neighborhood went the same way eventually as the Vanderbilt neighborhood on Fifth avenue and its vicinity has gone. Some day St. Patrick's Cathedral on Fifth avenue will be as completely surrounded by commercial structures as Old Trinity downtown is now. The attempt, two years ago, to prevent the improvement of the west block front of Madison avenue, from Thirty-fifth to Thirty-sixth street with a commercial building is still in the courts. The latest sale of the Stokes house shows the persistence of business.

PRIVATE REALTY SALES.

T HE total number of sales reported but not recorded in Manhattan this week was 147, as against 160 last week and 107 a year ago. The number of sales south of 59th street was 59, as compared with 62 last week and 33 a year

ago. The number of sales north of 59th street was 88, as compared with 98 last week and 74 a year

ago. From the Bronx 52 sales at private contract were reported, as against 49 last week and 43 a year ago. Statistical tables, indicating the number of recorded instruments, will be found on page 584.

An Interesting Deal.

An Interesting Deal. There is a service of the entire block from the east side of Gold street including 90 plots street and 23 Platt street. The property and there is a frontage of 123 feet in Gold street and 20 platt street. The property is that from the erect of the feet respectively in John and Platt street, the feet respectively is bonn and Platt street and 20 platt street. Mr. Eckert with a for 6-story of here is a several floors will be occupied by the foreer in surance man to locate in John street. The property bilding at John and Dutch streets. This property bilding at John and Dutch streets. This property bilding at John and Dutch streets. This property is a new indertaking will be approximated by the and the rest in the several for the several the several for the several the se

Bankers Buy in Pine St.

Goldman, Sachs & Co., bankers, bought through the Brown-Wheelock Co. from Harris & Maurice

Mandelbaum and Fisher, Irving & Hiram Lewine, the twelve-story fireproof banking office build-ing at 30-32 Pine street, on a plot 57.9x71.2. The property was bought by the Mandelbaum syndicate last October from the Kean Van Cort-indt Realty Co., and then sold to the Guaranty Trust Co. In December it was repurchased by the Mandelbaums, at which time the Guaranty trust Co. retained by lease until May 1, 1922, the ground floor and basement banking space and seven upper floors, which they take posses-sion of on May 1, 1920. The new owners are at 60 Wall street, and they intend to occupy most of the building on May 1, 1922. An in-teresting feature of the purchase by the bank-ing firm is the fact that the founder of the firm, Marcus Goldman, rented his first offices in 1869 in a building then standing on this site. This is the fourth sale of the property by the Brown, wheelock Co. since October of last year.

Notable Fifth Av. Sale.

Notable Fifth Av. Sale. Joseph F. Cullman, wholesale tobacconist, sold to a syndicate 1037 and 1038 Fifth avenue, southeast corner of 85th street, a six-story apartment house known as "The Fifth Avenue," on a plot 52.2x100, and the three-story garage adjoining the apartment in 85th street, on a lot 25x102.2 and the adjoining vacant plot, 50x 100, on Fifth avenue. The new owners intend to improve with a twelve-story apartment house to be conducted on a co-operative plan. The property has a frontage of 102.2 feet on Fifth avenue and 125 feet in the street.

Dillingham Buys Theatre.

Charles B. Dillingham bought the Globe Theatre at 1555 Broadway and 205 to 215 West 46th st. Mr. Dillingham had the theatre for years under a lease from the Dillingham Theatre Co., in which Howard Gould held the controlling interest. The purchase price is said to have been \$1,250,000, consisting of a mort-gage for \$750,000 and a cash payment of \$500,000.

Activity in West 84th St.

The Lebertan Corporation purchased from Carl

H. Richardson, trustee in bankruptcy of Fred-erick P. Foster, 268 West 84th street, a 6-story fireproof elevator apartment house, on a lot 26.4x102.2, and 270 West 84th street, a 5-story dwelling, on a lot 23.8x102.2, now occupied by the West Side Club, and 272 West 84th street, a 3-story and basement brick dwelling, on a lot 16.8x62.2. All leases expire in October, at which time the new owners intend to carry out extensive alterations.

G. W. Perkins Sells a Parcel.

Brown, Wheelock Co. sold for George W. Per-kins a 5-story brick dwelling, on a lot 25x100, at 7 6Park avenue, to John E. Berwind.

Sells a Liberty Street Corner.

The Lebertan Corporation bought from the Havemeyer Real Estate Co. 106-108 Liberty, at the southwest corner of Trinity place, running through to Cedar street, 29.9x115x19, a 5-story brownstone store and loft building, which the buyers intend to alter into a modern office building. The purchaser paid all cash.

A Purchase in Broadway.

Spotts & Starr, Inc., sold for Emily L. Ward and others in conjunction with Cammann, Voor-hees & Floyd to J. Rosenblatt 866 Broadway, a 4-story brick building with stores, on a lot 25x82.5. The property has been owned by the Wards for more than 75 years.

Corner to Be Remodeled.

John Freiman and Walter M. Smith sold for the Kahn estate to the American Sea Grass Co. 310 to 314 Avenue A and 503 East 19th street, southeast corner, a group of tenement houses and warehouses, which will be reconstructed into a factory.

Loew Adds to Theatre Chain.

Marcus Loew, theatrical magnate, has added to his chain of motion picture and vaudeville houses six theatres, five of which are in the Bronx and one on Washington Heights. Mr. Loew purchased from David V. Picker the

recently completed Rio Theatre, in the block front in the west side of Broadway, between 15% and 160th streets; also the McKinley Square Theatre, at 1319 Boston road, near 16% th street; the Elsmere, at the corner of Crotona Parkway and Elsmere place; the Spooner, at Southern Boulevard and 163d street, the Victory and the Bronx Fark Oval.

In Penn Station Zone.

John Melvin, who conducts a specialty shop at 134 West 34th street, purchased that prop-erty, a 4 story building, on a lot 25x98.9, from the estate of John B. Manning.

An Old Firm In a New Zone.

Moses Crystal sold through William A. White & Sons to Henry Bainbridge & Co., manufac-turing and wholesale stationers, 215 Washing-ton st, running through to 218 Greenwich st, consisting respectively of a 7-sty and 4-sty building, on a plot 26.9x160.7, adjoining the southwest corner of Barclay st. The pur-chasers have been for 60 years in 99 William st.

Sale of Good Dwelling.

Mary S. Dean sold for a client to the Man-ning-Bernhard Co. 20 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

Sale of Broadway Corner.

Frederick Brown resold to D. Niemeyer 1936 Broadway, at the southwest corner of 65th street, a 5-story brick and stone apartment house with store, on a lot 26.2x100.

Carrolton Apartments Sold.

Harry Aronson bought from the Bultman Estate the northeast corner of Madison avenue and 76th street, a 10-story apartment house, known as the Carrolton, on a plot 45 feet in the street and 102.2 feet in the avenue; also, bought 37 East 76th street, adjoining, a 4-story and basement brownstone dwelling, on a lot 12.6x102.2.

Grosvenor Atterbury Buys.

Douglas L. Elliman & Co., Inc., sold for the 141 East Fifty-third Street Corporation the 3-story dwelling at that address, on plot 17.10x 100.5, to Grosvenor Atterbury, architect, who recently purchased the adjoining residence at 139 East 53d street. The properties will prob-ably be joined, thoroughly remodeled and used by Mr. Atterbury for his offices.

One Judge Sells Another's Home.

Judge Samuel Greenbaum of the Appellate Division of the Supreme Court sold through L, J, Phillips & Co. to Ennis & Sinnott the 4-story dwelling at 706 St. Nicholas avenue, on a lot 19.6x110. It is at present occupied by Surrogate John P. Cohalan.

Co-operative Apartment Buyers.

The Gramercy Park Club, a co-operative or-ganization, sold through E. K. VanWinkle apart-ments in 36 Gramercy Park East to John H. Barr, Charles M. Steele and Rev. Arthur Judson Brown.

More Co-operative Buying.

A group of tenants bought the Braender, a 10-story apartment house, on a plot 100.11x117, at the south corner of Central Park West and West 102d street.

Investor Buys Front St. Corner.

Wm. A. White & Sons sold for Calevas Bros. 37 and 39 Front street, the southeast corner of Coenties slip, two 4-story buildings, on a plot 45.5x30.2, to the Mercer Rubber Co. of New York for occupancy.

Comstock Estate a Seller.

Daniel B. Freedman bought from the Estate of E. A. Comstock 256 West' 55th street, a 6-story elevator loft building, on a lot 25x100, which is located in the centre of the automobile district.

Sixth Av. Corner Sold.

J. L. Buttenwieser sold to Jacob L. Schumann, tenant, 54 and 56 Sixth avenue, at the south-east corner of Washington place, a 5-story apart-ment house with store, on a plot 38.6x79.4.

Perkins Estate Sells to Publishers.

Estate of Eliza W. Perkins sold to Hinds, Hayden & Eldridge 3 West 16th street, a 3-story and basement brick dwelling, on a plot 33.4x92, adjoining the northwest corner of Fifth avenue. On the site the new owners will erect a 7-story loft building for their own use.

Vigilant Club Buys.

W. D. Morgan sold for Daniel F. Mahony to the Vigilant Club 762 St. Nicholas avenue, a 4-story and basement brownstone dwelling, on a lot 20x125, at the intersection of St. Nicholas place. The club for 5 years past has been at 1 West 121st street.

Notable Sale in Maiden Lane.

Deterview A serie of the southeastern of the two streets. The Maiden hane had t to so the street of the two streets. The Maiden hane build street of the two streets. The Maiden hane build street of the two streets of the southeastern or of the two streets. The Maiden hane build street of the two streets of the southeastern of the two streets of the southeastern of the two streets. The Maiden hane build street of the southeastern of the two streets of the southeastern of the south

Clarence H. Mackay Buys Again.

Clarence H. Mackay Buys Again. Clarence H. Mackay, who last August bought the \$400,000 residence at 3 East 15th street from the estate of Mrs. Amory F. Carhart, has purchased through the Brown, Wheelock Co, the 5-story and basement brownstone dwelling of Stuart Duncan at 3 East 75th street, adjoin-ing the Harkness residence, at the northeast corner of Fifth avenue. The latest purchase is on a plot 50x102.2, and was built 15 years ago by Mr. Duncan on land acquired from the estate of James B. Ford, owner of the adjoining vacant plot in Fifth avenue. Temple Beth-El adjoins this plottage at the southeast corner of Fifth avenue and 75th street.

75th street.

A Good Madison Av. Sale.

Horace S. Ely & Co. sold for elients 1543 to 1551 Madison avenue, five 3½-story and base-ment brick dwellings with stores, each on a lot 16.8x45, adjoining the southeast corner of East 105th street.

Stokes House Again Sold.

Stokes House Again Sold. J. A. Migel, Inc., silk manufacturers, bought from Ellen M. O'Kane 230 Madison avenue, at the southwest corner of East 37th street, a 4-story and basement dwelling, on a lot 27.8x95, which was for a generation the home of the Stokes' family. It is on the north end of the opposite side of the block where the J. P. Morgan residence is situated. Mr. Morgan at one time led the fight against trade invading this, the Murray Hill residen-tial zone. It remains to be seen what the new owner of the Stokes' property will do with it as it is understood he will convert it to busi-ness uses. This sale marks the third since wast December when Frederick Brown sold it.

Concourse Block Bought.

Frederick Brown bought from a client of Frederick Fox and Co., a plot of 16 lots, occupy-ing the block front on the east side of Grand Boulevard and Concourse, between 161st and 162d streets, facing the Heine Monument.

Garfield Building in Brooklyn Sold.

Garfield Building in Brooklyn Sold. Willard S. Eurrows Co. in conjunction with Howard C. Pyle and Co. sold for the Metropoli-tan Associates of New York to Childs Co. the Garfield Building, a 7-story office building, at the northwest corner of Court and Remsen streets facing Borough Hall Plaza. The ground floor of the building is at present occupied by a restaurant of the Childs Co., the Evening Telegram and Nedick's Orange Drink Co. The new owner contemplates extensive alterations to the building, to cost in the neighborhood of \$150,000. After the alterations are completed it will occupy the entire rear arcade of the building, as a self-service restaurant, in addi-tion to the corner store of the property, which it now occupies. The Willard S. Burrows Co. will have the management of the property.

Brooklyn Block Front Sold.

Comprising 14,000 square feet, a plot on the west side of Flatbush avenue extension, between Chapel street and Cathedral place has been sold by the Burling Realty Co. for a client. It is on the block to the south of the one owned and occupied by the Sperry Gyroscope Co.

Co-operative Buying in Brooklyn.

Brooklyn's finest residential street is now a factor in the co-operative apartment house movement. Involving a transaction of \$225,000, the 5-sty high class elevator apartment house at 275 Clinton av, northeast corner of DeKalb av, on a plot 110x138, has been bought by a group of the tenants. The building contains 29 apartments.

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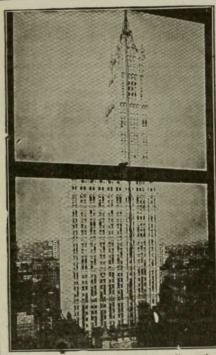
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Manhattan.

South of 59th Street.

BRIDGE ST.—Thomas G. Medinger sold to Bernard, Judae & Co. 31 Bridge st, a 3-sty com-mercial building, on a lot 19.10x77.6x18. Lawr-ence, Blake & Jewell were the brokers.

DUANE ST.—The Canfield Paper Co., tenants, bought from the Robert Hoe Estate Co. the 5-sty building, on a plot 49.4x78.6x49.7, at 62 and 64 Duane st, through to Republican alley which intersects Elm st.

and of puane st. through to Republican aney which intersects Elm st. DUANE ST.—Ambrose Realty Co. resold through the Charles F. Noyes Co. to Isaac Eln-horn, for occupancy, 205 Duane st. a 5-sty and basement loft building, on a lot 26.7x58.4. EAST BROADWAY.—The Young Israel Syna-gogue, Harry G. Fromberg, president, purchased the 4-sty brick building 229 East Broadway, occupied for years by the Hebrew Sheltering and Immigrant Aid Society, on a plot 47.3x87.6. FULTON ST.—Alcade Realty Corporation, Thomas J. Meehan, president, bought 92 Fulton st, a 5-sty business building, on a lot 25.10x80, from Jesse S. Philips, Superintendent of in-surance, and resold the property to Sallie N. Superti, restauranteur. The building was taken from the owners, James J. Boland Company, Inc., by Mr. Philips in bankruptcy proceedings last fall. GROVE ST.—Alentaur Realty Co. sold through

last fall. GROVE ST.—Alentaur Realty Co. sold through Pepe & Bro. to the Aventana Italian Mutual Benefit Society 27 Grove st, a 3-sty and base-ment dwelling, on a lot 22X100. The society will remodel the premises and occupy. MERCER ST.—Frank Sullivan resold for Paul S. Farrell 149 Mercer st, a 3½-sty loft building, on a plot 25X100, to the Forest Box and Lumber Co., tenant on ground floor. PERRY ST.—Estate of Eliza Overbaugh sold to the Williams-Dexter Co. 30 Perry st, a 3-sty and basement brick dwelling, on a lot 20.10x85. THOMAS ST.—The Cross & Brown Co sold for the setate of M. B. Brandegee the 7-sty ware-houses, 75x200, at 85 to 89 Thomas st, and at 18 to 22 Worth st. The purchasers are com-mission merchants, who will occupy the build-ing.

mission merchants, who will occupy the build-ing. THOMAS ST.—A. H. Levy, J. W. Mengel and Robert Podgar resold to E. H. Walsh, Inc., 56 Thomas st, a 6-sty loft building, on a lot 25x100.7x24.11. VANDEWATER ST.—Charles F. Noyes Co. sold for William G. Morrisey, Jr., to Benedetto Gaccione 36 Vandewater st, a 3-sty loft building, 17.4x28.1. WASHINGTON ST.—Mrs. Ermina M. Schroen

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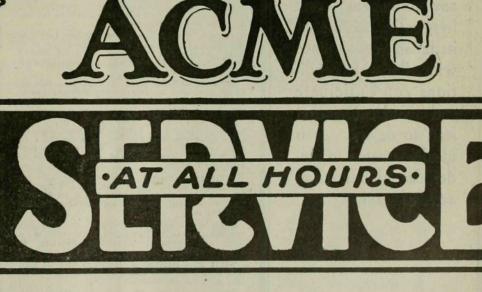
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hile N E W YO E. K.

sold to the Markham Realty Corporation, C. W. Eckhardt, president, 105 and 107 Washington st, two 5-sty brick buildings, on a plot 50x01.9. The property had been in the family more than 50 years.

WATER ST.—Charles F. Noyes Co. resold for Self Bros. 244 Water st, a 5-sty and base-ment building, on a lot 16x80. Gomez & Sloan, Inc., are the purchasers and will occupy the building for their own purposes.

WAVERLY PL.—Katherine Kaslenbein bought through the Duross Co. 245 Waverly pl, a 3-sty and basement dwelling, on a lot 16.8x66. It has always been a private residence and is occu-pied by the seller, Harry B. Venn, treasurer of Brokaw Brothers, a lifelong resident of the Greenwich Village.

WOOSTER ST.—George A. Bowman in con-junction with William A. White & Sons resold the 3-sty business building, 53 Wooster, on a lot 18x75, for the Beaumont Construction Co. to the Higdon Elevator Co., who will make extensive alterations and use for their own business.

11TH ST.-J. Irving Walsh resold for Ennis & Sinnott to St. Vincent's Hospital the 4-sty dwelling at 143 West 11th st, on a lot 21.5x103.3.

17TH ST.-Lebertan Corporation bought from Westchester Owners Corporation 37 West 17th st, a 7-sty store and loft building, on a lot 25x92, with six leases expiring. Fred E. Sturges acted as broker for the seller.

acted as broker for the seller. .18TH ST.—Cora A. Smith, of Minneapolis, Minn., sold through E. K. VanWinkle to Jacob M. Schiff 305 East 18th st, a 3-sty and base-ment brownstone dwelling, 20x40x54. 19TH ST.—Estate of Edward Early and Thomas D. McBride, respectively, sold through the Duposs Co. to Valentine Lynch & Co., builders, 270 and 272 West 19th st, two 3-sty brick buildings on a plot 40x121.2. The buyers will reconstruct the buildings into a modern mill with executive offices. with executive offices.

20TH ST.—Charles Wynne and Louis H. Low purchased from The Normar Real Estate Corpo-ration 39 East 20th st, an 11-sty store and loft building, on a lot 25x100.

20TH ST.—Bernaruel Estate sold 154 West th st, a 5-sty flat, on a lot 17.8x100.

20TH ST.-Dwight, Archibald & Perry, in con-junction with A. Leven, resold for J. L. Miller 154 West 20th st, a 5-sty brick flat with store, on a lot 17.8x94. The buyer will make ex-tensive alterations.

22D ST.—The Aimone Manufacturing Co. bought the vacant plot, 47x98.9, at 425 to 429 East 22d st, adjoining its furniture manufactory at 431, through to 430 East 23d st. The buying company will improve the newly acquired site with Italian studios and gardens, where famous antiques will be reproduced.

22D ST.—Dwight, Archibald & Perry, Inc., sold for the Maxlow Realty Co. 440 West 22d st, a 3-sty and basement dwelling, on a lot 25x98.9 to E. N. Cokefair who will use same for his own occupancy.

27TH ST.—Jacob Roth, of Erie, Pa., sold 39 to 43 East 27th st, two 8-story elevator apart-ment houses, on a plot 75x113.6, opposite Madi-son Square Garden.

2STH ST.-Dwight, Archibald & Perry sold for Dr. Arlanden C. Eridges 344 West 28th st, a 3-sty and basement dwelling, on a lot 21.5 1/6x 98.9, to Ralph E. Deininger, who will use part for his own occupancy and alter the balance into small suites.

37TH ST.-Albert B. Ashforth, Inc., sold for J. Christy Bell 30 West 37th st, a 4-sty and basement brownstone dwelling, on a lot 25788.9. The buyer will remodel and occupy for his business use.

48TH ST.-Estate of Clara T. Tennille sold through James A. Dowd 116 West 48th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.5.

54TH ST.-Harriett S. Hastings sold 68 East 54th st, a 4-sty and basement brownstone dwell-ing, on a lot 18.9x100.5.

55TH ST.-Brown-Wheelock Co. sold for Ed-ward H. Wales, 25 East 55th st, a 4-sty and basement brownstone dwelling, on a lot 26x73.

58TH ST.-M. E. Kruise bought through M. Morgenthau, Jr., Co., from the Seimor Homes Corporation 409 East 58th st, a 3-sty and base-ment brownstone dwelling, on a lot 16.8x100.5.

58TH ST.-Emil Feffercorn, interior decorator, and James E. Castle, architect, purchased from the Lexingpark Realty Co. the 3-sty and base-ment dwelling at 128-130 East 58th st, on a plot 37.9x100.5, formerly occupied by the New York College of Music.

73RD ST.-The Brown, Wheelock Co., Inc., sold for the Clark estate 39 West 73d st, a 4-sty dwelling, on a lot 21x102.2, to a client of Pease & Elliman, who, after extensive alterations, will occupy.

GREENWICH AV.-Estate of Henry Torbert sold through the E. A. Polak Realty Co. to Mrs. J. Alvery 102 Greenwich av, a 4-sty brick

dwelling, on a lot 20.10×69.9 . It will be altered into studio apartments.

SIXTH AV.-J. Scheman resold to a buyer, for occupancy, 453 Sixth av, a 4-sty brownstone building with store, on a lot 20x60.

SIXTH AV.—James A. Dowd sold for t estate of Michael Bergman 914 Sixth av, a 4-s brownstone flat with store, on a lot 22x81.4. 4-sty

SIXTH AV.—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank to the Haig Realty Co. the 6-sty store and loft building, 126 to 130 Sixth av. at the southeast corner of 10th st, on a plot 65x78.

EIGHTH AV.—Van Vliet & Place sold 38 Eighth av through to 328 West 4th st, a 3-sty building with store, 20x42x57.8.

NINTH AV.—Freda Zimmerman sold 546 Ninth av, a 5-sty brick flat with store, on a lot 24.6x72, adjoining the northeast corner of West 40th st.

North of 59th Street.

61ST ST.—Pease & Elliman sold for P. A. S. Franklin, president of the International Mer-cantile Marine Co., the 4-sty and basement brownstone dwelling, at 41 East 61st st, on a lot 19x100.5. Mr. Franklin has been living in this house for a number of years. The purchaser is Mrs. E. Lawrence White.

62D ST.-Estate of Agnes Connolly and James Hannigan sold 226 East 62d st, a 3-sty and asement brownstone dwelling, on a lot 20x70. basement

62D ST.-Mrs. William C. DeWitt bought, for occupancy, 226 East 62d st, a 3-sty and base-ment dwelling, on a lot 20x70.

62D ST.-Mrs. Sophie Goebel sold 233 E 62d st, a 3-sty dwelling, on a lot 16.8x100.5. East

68TH ST.-Nora Moran sold to Elizabeth Litchfield 228 East 68th st, a 3-sty dwelling, on a lot 18.2x100.

70TH ST.-Daniel E. Freedman sold through the Wood-Dolson Co. 22 West 70th st, a 4-sty and basement dwelling, on a lot 19x100.5.

70TH ST.—Pease & Elliman sold for Mabel Golding 251 West 70th st, a 3-sty brick dwell-g, on a lot 17x100.5. ing,

72D ST.—Anna M. Fink sold 224 East 72d st, a 3-sty dwelling, on a lot 18x102.2.

73D ST.—Charles McVeagh sold through Pease Elliman to Mrs. H. B. Gordon 64 East 73d a 5-sty and basement dwelling, on a lot & 17x100.

74TH ST.—The estate of Louis Tim sold through L. J. Phillips & Co., to a buyer, for occupancy, 16 West 74th st, a 4-sty and base-ment brick and stone dwelling, on a lot 25x102.2.

77TH ST.—Estate of S. C. Doty sold to Wil-liam J. Rowe 118 West 77th st, a 4-sty and basement brownstone dwelling, on a lot 19x102.2.

78TH ST.-Slawson & Hobbs sold for Mrs. A. Wilcox 150 West 78th st, a 4-sty and base-nent dwelling, 20x55x102.2, to a client for Τ. occupancy.

82D ST.-Edward C. H. Volger sold for Heil-ner & Wolf 68 West 82d st, a 4-sty and base-ment dwelling, on a lot 18x100.

Sent dweining, on a lot 153100, 82D ST.--John H. Thomas, vice-president of the International Mercantile Marine Co., bought through Cammann, Voorhees & Floyd and George E. Fowler from Mrs. Luis J. Phelps 69 East 82d st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2, adjoining the north-west corner of Park av.

82D ST.-Frederick Zittel & Sons sold 118 East 82d st, a 3-sty and basement dwelling, on a lot 14.3x100, to B. Feifer, owner of the adjoining property.

85TH ST.—The Houghton Co. in conjunction with Coughlan & Clisby, sold the 3-sty and basement dwelling 168 West 85th st, on a lot 18.9x50x102.2.

STTH ST.-Katherine Tompkins sold a 4½-sty dwelling, on a lot 15x100.8, at 329 West 87th st.

awetting, on a lot 13X100.8, at 329 West S/th St. S7TH ST.—I. Randolph and Everett Jacoba sold to the newly formed 160 West Eighty-seventh Street Corporation, representing a tenant, the 9-sty elevator apartment house at that address, on a plot 82.3X100.8. Milton Dam-man, Nathan S. Meyer and John Detjen are the directors of the new company. The building was erected a few years ago by the Princeton Con-struction Co. struction Co.

92D ST.—Pauline Segree sold through Leon S. Altmayer and F. Sullivan to a buyer, for occupancy, 25 East 92d st, a 5-sty American basement dwelling, on a lot 19.10x100.8%, ad-joining the northwest corner of Madison av.

92D ST.—Frederick Brown bought from Fran-cis Gordon Alexander 18 East 92d st, a 4-sty brownstone dwelling with 2-sty extension, on a lot 17.8x100.8.

95TH ST.—William Cruikshank's Sons sold for the estate of William H. Langley to the Hilton Realty Corporation, Inc., William D. Kilpatrick, president, 17-19 East 95th st, two 6-sty apartment houses, on a plot 70x100.8½, adjoining the northwest corner of Madison av.

98TH ST.-E. Schmultz sold 51 West 98th st, a 5-sty flat, on a lot 25x100. 101ST ST.-Leon S. Altmayer sold for a client to M. Willens the four 5-sty apartment houses

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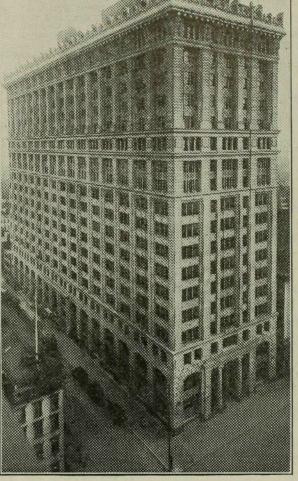
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which takes care of 250 hot-water fixtures in the numerous lavatories and wash-rooms; also dish-washing machines and hot water outlets in the Company's kitchens.

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Herewith we give the FIGURES FOR A COMPLETE WEEK, the result of observations taken over an extended period during Summer months:

Hot water used Gas consumption Number of degrees water heated Temperature of water delivered Cost of gas	65.8° Fahr. 136.0° Fahr. \$55.36
Cost of gas Cubic feet of gas per gallon of water. Gallons of water heated for ONE CENT.	1.96

We are enabled to furnish you with other detailed figures. For instance, the Figures for the Maximum Hour and the Averages Based on the Daily Requirements. We can closely approximate the cost for the gas to furnish your building with hot water this Spring and Summer.

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Ask to Have One of Our Representatives Call

Consolidated Gas Company of New York GEO. B. CORTELYOU, President 55 to 61 East 101st st. It was a cash sale. Mr. Altmayer has also negotiated a five-year mortgage on the property for \$50,000

104TH ST.-Leon S. Altmayer and O. D. & H. V Dike sold for an estate to J. Diniven the 5-sty double apartment house 27 East 104th st, on a lot 25x100.11. The same brokers have also procured a five-year mortgage on the property for \$20,750.

106TH ST.—Ruth A. Bruce-Brown sold to Jacob Finklestein 62 East 106th st, a 4-sty building known as Claremont Hall, on a lot 20.2x100.11. The building will be remodeled into a reception hall and meeting room.

108TH ST.—Mrs. Charlotte A. Haig, of Lon-don, Eng., sold through Wm. Cruikshank's Sons to the Ahl Co., Inc., 323 West 108th st, a 5-sty American basement brick dwelling, on a lot 20x100.11.

111TH ST .- New York Savings Bank sold 177 East 111th st, a 4-sty flat, on a lot 25x100.11.

Last 111th St., a 4-sty hat, on a lot 202100.11. 112TH ST.—George A. Bowman sold for Mary E. T. Frazee to Ennis & Sinnott, the two 5-sty brownstone apartment houses at 505-507 West 112th st, on a plot 60x100.11. These houses were the first building enterprises of the late father of Paterno Bros.

114TH ST.—Charles Galewski bought through A. H. Landley from H. J. Roth the two 5-sty double apartment houses at 38 and 40 West 114th st, on a plot 55x100.

117TH ST.—Shaw & Co. sold for Mrs. Hen-rietta Wilshusen 110 East 117th st, a 2-sty and basement brick dwelling, on a lot 15.10x100.11.

117TH ST.—Frank Granziani bought from the Merit Realty Corporation 302 East 117th st, a 4-sty flat, on a lot 20x100.11.

118TH ST.—Sisca & Palladino resold for Elizabeth Muller to Philip Masciola 437 East 118th st, a 3-sty and basement brick dwelling, on a lot 18.9x100.11.

on a lot 18,9x100.11. 119TH ST.—Manhattan & Bronx Co. sold 319 East 119th st, a 4-sty brick 4-family house, on a lot 20x100; also, sold to Cataldo Saetta 503 East 119th st, a 4-sty brownstone flat, on a lot 20x100.11; also, to an investor 328 East 119th st, a 2-sty and basement brick 2-family house, on a lot 18,9x100.11.

120TH ST.--Manhattan Life Insurance Co. sold to Isidor Gelb 78 West 120th st, a 4-sty dwelling, on a lot 25x100.

122D ST.-George Schoeps, tenant, bought 206 West 122d st, a 3-sty dwelling, on a lot 15x100.

122D ST.—Benjamin Weiss sold 159 East 122d st, a 5-sty brick flat, on a lot 25x100.11. 123D ST.—William Mayne sold 205 West 123d st, a 3-sty and basement brownstone dwelling, on a lot 15.7x100.11.

134TH ST.-J. S. Maxwell sold for V. Everett Macy, trustee, 1 West 134th st, a 5-sty tene-ment house, on a lot 25x110.

136TH ST.—James H. Cruikshank has pur-chased from William D. Jones the 4-sty dwell-ing at 135 West 136th st, on a lot 15.6x100.

137TH ST.-James H. Cruikshank purchased and resold 255 West 137th st, a 5-sty American basement dwelling, on a lot 18x100, to a buyer for occupancy.

138TH ST.—Minnie Stern sold to Allen Gilder-stone 620 West 138th st, a 3-sty and basement brick dwelling, on a lot 15x39.11.

140TH ST.-John E. Sulzer sold through Moore, Schutte & Co. 503 and 505 West 140th st, a 5-story apartment house, on a plot 50x100.

142D ST.-Davey Realty Co. sold to Vincent Fulchrion 456 West 142d st, a 4-sty dwelling, on a lot 18x99.11.

143D ST.—William J. McNichol sold 510 West 143d st, a 3-sty 2-family house, on a lot 19x100. 145TH ST.—Ella Herdman sold to Sigmund Ernst 326 West 145th st, a 3-sty and basement brick dwelling, on a lot 18x100.6¼.

145TH ST.-Irving Bachrach sold to A. Safries 155 and 157 West 145th st, a 6-sty apartment house, on a plot 40x100.

149TH ST.-John R. Davidson sold for the Union Real Estate Co. to Michael Retzker the two 3-sty dwellings, 522 and 526 West 149th st, each on a lot 15x100.

152D ST.-William D. Freeman sold 287 to 291 East 152d st, three 2-family houses, on a plot 50x100.

172D ST.-C. W. S. Realty Co. sold 508 West 172d st, a 5-sty apartment house, on a lot 48.4x95.

182D ST.--Mrs. Cornelia W. Slade sold through Charles S. Kohler, Inc., to Ennis & Sinnott 511 West 182d st, a 3-sty and basement dwelling, on a lot 16x79.9.

AUDUBON AV.-William Baker and J. Jelot sold for Fichter Realty Co. to Bessie Kanter the 5-sty flat, on a plot 57x95 at the northeast corner of Audubon av and 169th st.

CONVENT AV.-Wood, Dolson Co. sold for William C. Smith to Emmet McLaughlin the 3-sty and basement brownstone dwelling 294 Convent av, on a lot 20x100.

CONVENT AV.-Mrs. H. M. Wilshusen sold through W. D. Morgan 428 Convent av, a 3-sty and basement dwelling, on a lot 16x17.

LENOX AV.-Irving Bachrach bought from the Jones estate 450 Lenox av, 5-sty tenement house with stores on a lot 25x100.

MADISON AV.-J. T. Horn sold to Edward W. Turner 1982 Madison av, a 4-sty and basement brownstone dwelling, on a lot 20x85.

MANHATTAN AV.—Walter B. Isaac sold 375 Manhattan av, southwest corner of 116th st, a 7-sty apartment house, on a plot 50x62. ST. NICHOLAS AV.—W. J. Huston & Son sold for Nellie K. Howell to Ennis & Sinnot 734 St. Nicholas av, a 3-sty dwelling, on a lot 17x100.

17x100. WEST END AV.—Mrs. Agnes L. Rodgers sold to Dr. Thomas H. Curtin 226 West End av. a 3-sty brick dwelling, on a lot 17x70. FIRST AV.—Arthur J. Sessa resold the 6-sty apariment house with stores, on a plot 40x100, which he bought a few months ago at 1945 and 1947 First av, to Dr. Charles Brancati.

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May 1, 1920

SECOND AV.-George Kleenan sold to Louis Smagli 1556 Second av, a 4-sty flat, on a lot 24.11x77.

SECOND AVE.—Frank Porco Realty Co. sold 2487 Second av, a 5-sty tenement house, on a lot 25x100.

THIRD AV.—George C. Ponter, Inc., sold for the Payne Estate 2009 Third av, a 3-sty build-ing, on a lot 25x110.

THIRD AV.-Leon S. Altmayer and C. Volzing & Son sold for F. Hathkin 1696 to 1700 Third av, three 5-sty brownstone flats, on a plot 78.8½x81.6, adjoining the northwest corner of East 95th st.

EIGHTH AV.—Issac Lowenfeld and William Prager resold to Herman Mergenthaler the north-west corner of Eighth av and 152d st, a 6-sty apartment house with stores, on a plot 42x102.3.

Bronx.

FILLMORE ST.-Frederick Eisen sold to Catherine Fitzpatrick 1728 Fillmore st, a frame 2-family house.

MEAD ST.-Hudwill Corporation, Hudson P. Rose, presiden, bought the 2-family house 033 Mead st, Van Nest.

SIMPSON ST.—Bernessdee Realty Co., Bernard S. Deutsch, president, bought 1100-1110 Simpson st, two 5-sty apartment houses, each on a plot 44x100.

145TH ST.—Meister Bros., Inc., bought from Alice Brown 324 and 326 East 145th st, two 2½-sty brick dwellings, on one lot, 25x100.

145TH ST.—Meister Euliders, Inc., sold to H. Fisher and S. Persey 324 and 326 East 145th st, two 2½-sty brick dwellings, on a plot 25x100.

156TH ST.-G. M. Stevens sold 931 East 156th st, at the northwest corner of Dawson st, a 2-sty 2-family house, on a lot 25x100.

158TH ST.—James H. Cruikshank resold to Mary Sachs the northeast corner of 158th st and Elton av, a 5-sty apartment house, on a lot 27x100.

170TH ST.—Hannah Strauss sold 396 East 170th st, a frame 3-family house, on a lot 25x100.

194TH ST.—The Stebbins Realty and Construc-tion Co. resold to George N. Reinhardt the two 5-sty apartment houses, each on a plot 50x100, at 263 to 269 East 194th st. 213TH ST.—Marie Eugenie Vialla, of France, sold S23 East 213th st, a frame dwelling, on a plot 50x100.

217TH ST.—The Eugene J .Busher Co. sold for the Kank Realty Co. the house at 818 East 217th st, on a plot 50x114, to the De Marco sisters.

ALEXANDER AV.—Estate of James C. Nicoll sold to Francis C. Jones 214 Alexander av. at the southeast corner of East 137th st, a 3-sty and basement brick dwelling, on a lot 15x60.

BELMONT AV.-Mrs. Jennie Landan sold to Louis Krat 1990 Belmont av, a brick 3-family house, on a lot 25x100.

BELMONT AV.—The Bernessdee Realty Co., Bernard S. Deutsch, president, sold 2018 Belmont av, and 665 East 179th st, two 6-sty apartment houses, on a plot 91x100.

BOSTON RD.—Alexander Selkin sold for Mor-ris Sinske the 4-sty apartment house with stores, on a lot 25x95, at 1444 Boston rd.

BROOK AV.—Melster Builders, Inc., sold to S. Cohen, 1266 to 1270 Brook av, three 3-sty frame business buildings, on a plot 50x100.

CAULDWELL AV.-Leon G. Losere sold for Elizabeth A. Hayes to Abraham M. Brown the 4-sty, 5-family house, 857 Cauldwell av, on a 4-sty, 5-fa lot 20x100.

CAULDWELL AV.-Estate of Johanna Felten sold the 3-sty 3-family house 892 Cauldwell av, on a lot 20x125.

CROTONA AV.-O'Reilly & Dahn sold for Ely Moran and Joseph Sager 1843 Crotona av, ad-joining the northwest corner of East 176th st, a 5-sty brick apartment house, on a plot 48x100.

DECATUR AV.—Charles Donowitz sold, for cash, 2720 Decatur av, a 5-sty apartment house, on a plot 56x100.

FRANKLIN AV.-Fred Klepper bought 1206 Franklin av, a 4-sty apartment house, on a plot 32x106.

HAVEMEYER AV.—F. M. Weiss & Co., Inc., sold for Abraham Pearlman and Samuel Schwartz 1248 Havemeyer av, at the southeast corner of Newbold av, a 2½-sty frame dwell-ing, on a lot 28x91.

HONE AV.--Mrs. Margaret Maher sold to Samuel Farkas 1529 Hone av, a 2-sty frame dwelling.

LEGGETT AV.—Mrs. Charles Jenkins sold 912 Leggett av, 2- family house, on a lot 23x100. MACOMBS RD.—J. Schort sold 1640 Macombs rd, a 5-sty brick apartment house, on a plot 82 52-100-75 82

63.52x100x78.83.

MARTHA AV.—George Beller sold to Thomas T. Uren 4333 to 4343 Martha av, between 238th and 239th sts, Woodlawn Heights, six 2-family houses, each on a lot 20x100.

lassified Advertisements

Employers anxious to secure help (clerical or profes-sional), or employees wishing to obtain a position or better a present one will find this department of the Becord 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 ewn-ers, brokers, and executors wishing to dispose of desiz-able 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 Bent section of the Becord and Guide.

PROPOSALS.

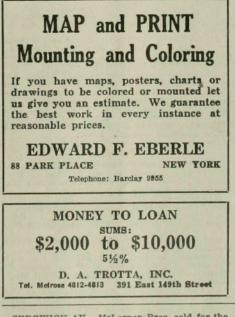
HIGHWAY WORK

HIGHWAY WORK. OFFICE OF THE STATE COMMISSION OF HIGHWAYS, Albany, N. Y.: Sealed proposals will be received by the under-signed at their office, No. 55 Lancaster St., Albany, N. Y., at 1 o'clock, P. M., on Wednesday, May 5th, 1920, for the im-provement of the following highways: Cayuga.....(one highway: 3.29) Chemung....(one highway: 4.52) Columbia.....(one highway: 4.52) Columbia.....(one highway: 1.77) St. Lawrence.....(one highway: 3.94) Saratoga.....(one highway: 3.94) Saratoga.....(one highway: 3.94) Schenectady.....(one highway: 3.46) Schoharie......(one highway: 4.65) Westchester.....(one highway: 4.65) Yyoming.......(one highway: 4.53) Yyoming.......(one highway: 4.65) Mestchester......(one highway: 3.55) AND ALSO FOR THE REPAIR OF THE FOLLOWING: Albany.....(1 contract: reconstruction)

AND ALSO FOR THE REPAIR OF THE FOLLOWING: Albany.....(1 contract: reconstruction) Cattaraugus..(1 contract: reconstruction) Erle......(2 contracts: reconstruction) Jefferson.....(1 contract: reconstruction) Jefferson.....(1 contract: reconstruction) Madison...(1 contract: surface treatment) Montgomery...(1 contract: reconstruction) Oneida.....(2 contracts: reconstruction) Steuben......(1 contract: reconstruction) Nensselaer.....(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, spe-cifications and contract agreement. FRED'K STUART GREENE. IRVING V. A. HULE, Secretary.

IRVING V. A. HUIE, Secretary.

NOTICE TO CONTRACTORS: Sealed pro-posals for Sanitary Work—Repairs to Sewage Disposal Plant at State Reformato



SEDGWICK AV.—McLernon Bros. sold for the Barney Estate Co. to William and Max Kovalsky, a plot of 17 lots on the west side of Sedgwick av, north of Kingsbridge rd, which the buyers will improve with 16 dwellings.

SEDGWICK AV.-William Grassick bought from Arthur Hugarth, 2565 Sedgwick av, a 2½-sty dwelling, on a lot 25x100. TIEBOUT AV.-Lippman & Albert sold 2478 Tiebout av, a 4-sty double flat, on a lot 25x100.

tory for Women, Bedford Hills, N. Y., will be received by Hon. Wm. G. Barrett, President, Board of Managers, State Re-formatory for Women, Bedford Hills, N. Y., until 10.30 A. M., on Friday, May 14, 1920, when they will be publiciy opened and read. Proposals shall be enclosed in an envelope furnished by the State Archi-tect, 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 waom the award is made will be required to furnish surety company bond in the sum of fity per cent. (5%) of the amount of the contract within thirty (30) days after official notice of award of contract and In accordance with the terms of Specification No. 3516. Drawings and specifications and blank forms of proposal may be consulted at the State Reformatory for Women, Eed-ford Hills, N. Y., at the New York Office of the Department of Architecture, Room of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank porms of proposal may be obtained at the bepartment of Architecture, Capitol, Al-bany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. P. Picher, Capitol, Albany, N. Y. Dated: April 26, 1920. WANTS AND OFFERS.

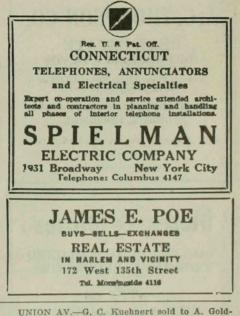
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UNION AV.-G. C. Kuchnert sold to A. Gold-berg 1075 Union av, a 3-sty 3-family house, on a lot 20x100.

UNIVERSITY AV.—Henry Sahn bought, for occupancy, from Herbert Aldhouse 2350 Univer-sity av, a 4-sty apartment house, on a plot 41.6x100.11.

WASHINGTON AV.-North County Develop-ment Co. sold 1522 Washington av, a 5-sty apartment house, on a lot 25x118.

RECORD AND GUIDE

Brooklyn.

CLINTON AV.-Maria J. Bennett bought through the Bulkley & Horton Co., for oc-cupancy, 105 Clinton av, a 3-sty and basement brick 2-family house, on a lot 20x120. FULTON ST.-Joseph J. Monahan bought from the Realty Associates 1686 Fulton st, a 2-sty frame building, 25x45x100.

GOLD ST.-Bulkley & Horton Co. sold for Rebecca J. Wedemeyer 315 Gold st and 167 and 169 Johnson st, forming the northeast corner of the two streets, 3-sty flats with stores, on a plot 39x80xirregular.

IRVING PL.-Bulkley & Horton Co. sold 67 Irving pl, a 3-sty English basement brick dwell-ing, to Edward Wells for occupancy.

LINCOLN PL.—Cornelia T. Komoll sold to a buyer, for occupancy, 754 Lincoln pl, a 2-sty and basement brick and stone 2-family house. MACON ST.-Bulkley & Horton Co., with J. Howard Ashfield, sold 217 Macon st, a 3-sty frame dwelling, on a lot 18.8x100, for Mary Revier.

PARK PL.-Bulkley & Horton Co. sold 697 Park pl. a 2-sty and basement brick dwelling, on a lot 18x131, for the Estate of C. Rosenberg.

STERLING PL.—Adelaide McDonald sold 293 Sterling pl, a 3-sty dwelling. QUINCY ST.—Realty Associates sold to Joseph B. Verdi and Maude Williams 815 and 817 Quincy st, a 2-sty frame detached dwelling, on a plot 502100 Quincy st, a a plot 50x100.

2D ST.—Henry L. Nielsen Offices sold the 3-sty and basement brick dwelling 474 2d st. for Mr. G. Foster, to a buyer, for occupancy. STH ST.—Charles E. Marshall, as executor, sold 393 8th st, a 3-sty dwelling. 3-sty and Mr.

9TH ST.--Bridget Boden sold to Dr. Hans Christensen 465 9th st, a 3-sty dwelling. 68TH ST.--Frank A. Seaver Co. sold for the Perry Estate the vacant plot of 9 lots in the south side of 68th st, 156 feet west of Third av, Bay Ridge.

av, Bay Ruge. S4TH ST.—Frank A. Seaver & Co. sold for William F. Windhorst 1016 S4th st, a detached frame dwelling, on a plot 60x100. S8TH ST.—H. R. Dunkum sold through Frank A. Seaver & Co. the vacant plot, 50x100, in the south side of 88th st, 150 feet west of Colonial rd, Bay Ridge.

BEDFORD AV.—Charles Heymann bought from Caroline Richman 1456 Bedford av, a 4-sty double apartment house, on a lot 27x100. DIVISION AV.—The Palmer Estate sold the vacant lot 252 Division av. 25x100xirregular, to the L. Z. Realty Co.

the L. Z. Realty Co. GATES AV.-Usher Krell bought from the Realty Associates 389 and 391 Gates av, a 3-sty detached frame dwelling, on a plot 53x100. GATES AV.-Ingwald S. Hanson sold to Mary B. Ferguson, 111 Gates av, a 4-sty brownstone dwelling, on a lot 20x100. PROSPECT AV.-Mrs. L. J. Runsdorf sold through the Henry L. Nielsen Offices 473 Pros-pect av, a 3-sty and basement brick dwelling. ST. MARKS AV.-Mary F. Beni sold 138 St. Marks av, a 3-sty dwelling to a buyer, for oc-cupancy. ST. MARKS AV.-M. C. Lerrer

strain and the second state of the second stat

WASHINGTON AV.-Bulkley & Horton Co. sold for Catherine A. McGee to a buyer, for occupancy, 198 Washington av, a 3-sty and base-ment brownstone dwelling, on a lot 16x100. FIFTH AV.-Moriarty & Hollahan sold 7209 Fifth av, a 3-sty brick double flat with store. EIGHTH AV.-A. Hegeman sold 179 Eighth av, a limestone 3-family house.

Queens.

<text><text><text><text><text><text><text><text><text>

his occupancy. FLUSHING.-J. Albert Johntra sold for estate

of Walter A. Taylor house and lot, 50x200, at 57 North 14th st, to Margaretta Bornor.

57 North 14th st, to Margaretta Bonnot. GLEN MORRIS.—Clinton Trading Corporation sold to William Kinder frame dwelling 4733 Hawtree av, detached, on a plot 60x100. LONG ISLAND CITY.—William D. Bloodgood & Co., Inc., sold a plot of 10,000 square feet at the southeast corner of Jackson av and Pearson st, Long Island City, to the Drug Products Co., which will erect a 5-sty reinforced concrete building.

LONG ISLAND CITY.—Roman-Callahan Co. sold for Emilene Eartlett Lott, as trustee, to the Horizontal Hydraulic Hoist Co., of Mil-waukee, Wis., the plot at the northeast corner of Harris and Van Alst avs, Long Island City, containing 10,000 square feet. The property will be improved with a building to take care of the Eastern service requirements of the buyer.

LONG ISLAND CITY.—Roman-Callman Co. sold for Marie F. Wetzel a plot containing 10,000 square feet at the southwest corner of 9th and Washington avs. Long Island City, to George W. Anderson, who will improve the same with a 2-sty factory building.

RECENT LEASES.

New Home for "Healy's."

As a site for a new 10-sty hotel, Thomas Healy, who has been long prominent as a restaurateur, leased from Eugene Higgins the vacant plot 36.3x125x38.7 at the northwest corner of Broadway and West 94th st, together with the adjoining plot, 100x201.5 in West 94th st extending through to West 95th st and in-cluding the adjoining vacant lot, 25.2½x100 at the southeast corner of West End av and West 95th st. 95th st.

This plottage adjoins and abuts the old Astor Market property, which Mr. Healy bought four years ago for \$900,000, and gives him one of the largest Broadway real estate investments

of the largest Broadway real estate investments in the city. The lease will run for a term of 200 years and will involve a rental of approximately \$6,000,000. The immediate corner of Broadway and 94th st will be soon improved with a 4-sty business building to cost about \$100,000, for which contracts have been let. Negotiations are pending for the lease of the store and base-ment in the new building for a 15-year term to a Broadway retailer. On the balance of the property Mr. Healy plans eventually to erect a 16-sty hotel to cost about \$3,000,000 and to contain 600 rooms.

Columbus Av. Corner Leased.

Columbus Av. Corner Leased. L. J. Phillips & Co. leased for Louis J. Reck-ford, Samuel J. Reckford and Dalsy Strauss to the C. & L. Lunch Co., Inc., A. Chintz and S. Levine, the southwest corner of 73d street and Columbus avenue, a 5-story building, on a lot 25 feet on the street and 102.2 feet on Columbus avenue. The lease is for a term of 21 years and involves a rental to be paid of about \$200,000. The lunch company will make extensive altera-tions in the property and expects to occupy one of the stores in connection with its chain of restaurants. restaurants.

21-Year Lease in Sixth Av. Robert Taggart leased to the Silver Lunch Co. for a term of twenty-one years at a total rental approximating \$1,000,000, the seven 4 and 5-story business buildings covering a plot of about 15,000 square feet at 799 to 803 Sixth avenue, 103 to 107 West 45th street and 102 and 104 West 46th street with a frontage in Sixth avenue of 75.11 and a depth of 100 feet with an "L" to 45th street fronting 61 feet and a frontage in 46th street of 40 feet. The new tenants plan substantial improvements to the premises as soon as possession can be obtained at the expiration of the existing leases.

Long West Side Lease. Bleiman & Co. leased for a term of forty-two years the three 5-story buildings at 38 West 39th street and 35 and 37 West 38th street for Eben E. Olcott and others to the Treeko Realty Co. The site will be improved with new 5-story loft buildings. The aggregate rentals, with the cost of the improvement, will amount to about \$800,000.

Big Lease Near Fifth Av. Pease & Elliman leased for the 8 West 40th Street Co. of which G. Plyer is president, to "Tappe," for a term of years, the 7-story build-ing, 12 West 40th street, "Tappe" is now lo-cated at 4 West 40th street, which property has recently been taken over by the Mirror Candy Co. The Tappe Company will use the entire building at 12 West 40th, beginning June 1.

Long Lease of Glover Building. The 7-story Glover Building, northeast corner of Fifth avenue and 28th street, 25x125, has been leased by Abraham I. Kaplan from the 251 Fifth Avenue Co. for twenty-one years from May 1 with the privilege of two similar renewals. The rental for the first three years

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May 1, 1920

will be \$22,500, taxes, etc., annually, and it will graduate to \$37,000 a year.

Butler Bros. Lease in Hoboken. H. L. Moxley & Co. in conjunction with John J. Berry & Bro., of Newark, leased for the Jewel Tea Co., of Chicago, III., 126,000 square feet in building "E." Hoboken Terminal, Hobo-ken, N. J., for a term of years to Butler Bros., Inc., at an aggregate rental of approximately \$500,000. Inc., at \$500,000.

REAL ESTATE NOTES.

JAMES S. ANDERSON & CO. have removed from 291 Broadway to 82 and 84 Nassau st.

from 291 Broadway to 82 and 84 Nassau st. PIERRE VAN ARSDALE, for many years associated in the real estate business with the late John N. Golding ,and more recently estab-lished at 103 Park av, has become associated with Douglas L. Elliman & Co. as manager of their business department. DANIEL BIRDSALL & CO., whose downtown office was at 317 Broadway, for many years, has removed to 56 Worth st. ARCHUBALD BROWN is the buyer of 30

ARCHIBALD BROWN is the buyer of 30 East 75th st, recently sold.

ARTHUR COPPELL, banker, is the buyer of 123 East 56th st, recently sold.

WILLIAM E. DEAN, 3 Coenties slip, was the broker in the recent sale of the southwest cor-ner of Whitehall and Bridge sts to the Scan-dinavian-American line.

DWIGHT, ARCHIBALD & PERRY have con-solidated their uptown office, formerly at 2705 Broadway, with their main office at 137 West 33d st.

ENNIS & SINNOTT sold, and did not buy, as reported, 11 and 13 West 51st st, two 4-sty and basement dwellings, on a plot 50x100. The same firm also bought 2527 Grand av, the Bronx, and not 2527 Grant av, as reported.

ESTATE OF CHARLES GULDEN sold 312 West 91st st, as was reported, by the brokers, in the last issue of *The Record and Guide*.

MISS GEORGINE ISELIN is the buyer of 54 East 53d st, recently sold. D. KEMPNER & SON have removed their real estate office from 17 West 42d st to 522 Fifth av.

MRS. WILLIAM G. LYLE is the buyer of 169 East 80th st, recently sold.

East 80th st, recently sold. METROPOLITAN LIFE INSURANCE CO. loaned to Harry Schiff, builder, \$1,800,000 for the purpose of erecting a 14-sty apartment house on the plot at the southwest corner of Broadway and 98th st and the abutting four lots in 97th st. Including the value of the land, the total cost of the project will be

LEONARD MORGAN, for a long time at 104 West 42d st, is now identified with the office of Charles B. Van Valen, Inc., 95 William st. HARVEY B. NEWINS, INC. announce the removal of their offices from 347 to 522 Fifth av.

CHARLES B. VAN VALEN, INC., placed for the Molan Realty Corporation a loan of \$125,-000 at 5 per cent. on the 4-sty building 50 to 56 John st. The building will be remodeled for

STANDARDS AND APPEALS Calendar

BOARD OF APPEALS. Tuesday, May 4, 1920, at 10 a. m. Appeals from Administrative Orders. 248-20-A-24-28 East 46th st, Manhattan. 250-20-A-120 West 138th st, Manhattan. 264-20-A-1050 Leggett av, The Bronx. 241-20-A-218-220 West 84th st, Manhattan. Under Building Zone Resolution. 217-20-BZ-616-618 Warren st, Brooklyn. 238-20-BZ-East side Harlem River terrace, 293 ft 6 in south of Fordham rd, The Bronx. 238-20-BZ—East side Harlem River terrace, 293 ft 6 in south of Fordham rd, The Bronz.
239-20-BZ—129 Broadway, Flushing, Queens, 240-20-BZ—218-200 West States than hattan.
228-20-BZ—149 Grafield pl, Brooklyn.
229-20-BZ—141 City Island av, The Bronklyn.
229-20-BZ—140 City Island av, The Bronklyn.
235-20-BZ—140 Willoughby av, Brooklyn.
235-20-BZ—140 Willoughby av, Brooklyn.
235-20-BZ—140 City Island av, The Bronklyn.
235-20-BZ—140 City Island av, The Bronklyn.
235-20-BZ—140 City Island av, The Bronklyn.
235-20-BZ—140 City Island av, Prooklyn.
235-20-BZ—140 City January (1990) at 2 p. 1000 City (1990) and 1000 C

The Real Profits

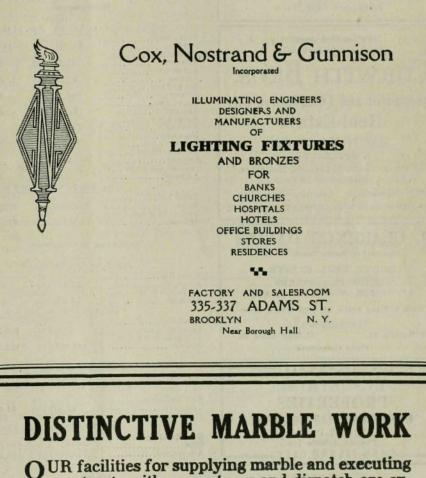
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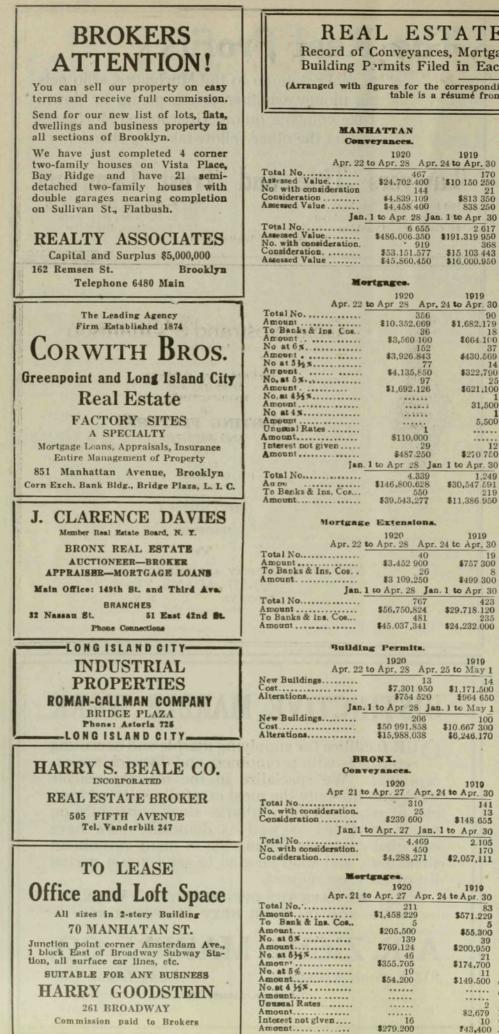


contracts with promptness and dispatch are ex-We specialize in the interior marble ceptional. work and use only the most carefully selected marble, of which we have a large stock constantly on hand-imported as well as domestic. We have executed contracts for marble in many prominent structures, and shall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

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



583



584

RECORD	AND GUI	DE		May 1, 1920
Record of	Conveyance	es, Mortga	STATIS ages, Mortgage Extended Borough During	ensions and
(Arranged with	lgures for the table is a	correspondi résumé fron	ng week of 1919. Follo n January 1 to date.)	owing each weekly
	HATTAN Teyances.			Apr. 27 J=n. 1 to Apr. 30 3 076 1.036
Apr. 22	o Apr. 28 Apr.	1919 24 to Apr. 30	Amount	3 076 1,036 22,337.093 \$6,971 013 107 61 \$2,024,360 \$877,682
Total No Assessed Value No with consideration Consideration	467 \$24,702.400 144	\$10 150 250 21	The second second	
Consideration Assessed Value	1 to Apr 28 Jar	1 to Apr 30	Apr. 21 to 4 Total No A" ount	Extensions. 1920 1919 Apr. 27 Apr. 24 to Apr. 30 28 11 \$615.450 \$157.750 \$15 \$425,000 \$101.000
Total No. Assessed Value No. with consideration. Consideration.	6.655 \$486.006.350 919 \$52.151.577	2 617 \$191.319 950 368	To Banks & Ins. Cos Amount	15 5 \$425,000 \$101.000 Apr. 27 Jan 1 to Apr. 30
Assessed Value		\$15 103 443 \$16,000,950	Total No Amount To Banks & Ins. Cos	\$425,000 \$101,000 Apr. 27 jan 1 to Apr. 30 285 223 \$6 389,017 \$5,159,570 133 85 \$4,181,000 \$2,712,750
	1920 o Apr 28 Apr.	1919 24 to Apr 30	Amount	Permite
Total No. Amount To Banks & Ins. Cos.	356	90	Apr. 22 to A New Buildings	1920 1919. Apr 28 Apr. 24 to Apr. 30 56 15
Amount	36 \$3,560 100 152 \$3,926,843	\$430,569	Jan. 1 to	\$970 400 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,600 \$45,0000\$ \$45,000 \$45,000 \$45,000 \$45,0000\$ \$45,0
No at 51/2 x Arount. No. at 5 x	\$4,135,850 97	\$322,790 25	New Buildirg Cost	375 112 \$8.320 \$55 \$3,038.440 \$807.430 \$233,641
Amount No. at 435 * Amount	\$1,692.126	\$621,100 1 31,500	Data manufactor and	KLYN.

5,500

\$270 750 N

1,249 \$30,547 591 219 \$11,386 950

\$10.667 300

\$6.246.170

2.105

83

\$2,057,111

\$571.229

\$55,300

\$200.950

\$174,700

\$149.500

\$2,679

10 \$43,400

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lon	11	e	¥ 8	L TI	C.		۰.

Apr. 21 to	1926 Apr. 27 Apr. 2	1919 2 to Apr. 28
otal No o. with consideration onsideration	1,295 55 \$498.350	983 59 \$918 827
	o Apr 27 Jan	1 tr Apr. 28
otal No	20.535 923 \$11.436.689	11,132 666 \$9,074.087
A CONTRACTOR OF A	trages.	\$9,074.087

Mortgage Extensions.

.....

\$110,000 -29 \$487.250

4.339 \$146,800.628 550 \$39,543,277

13 \$7,301 950 \$754 520

206 \$50 991,858

\$15,988,038

4,469

\$4.288,271

211 \$1,458 229

\$205.500

139 \$769.124

46 \$355,705

\$54.200

.....

\$279,200

Apr. 22	1920 to Apr. 28 Apr.	1919 24 to Apr. 30
Total No	40	19
Amount	\$3.452 900	\$757 300
To Banks & Ins. Cos	. 26	8
Amount	\$3 109.250	\$499.300
Jan.	1 co Apr. 28 Jan	. 1 to Apr. 30
Total No	767	423
Amount	\$56,750,824	\$29.718.120
To Banks & Ins. Cos	481	235
Amount	\$45.037,341	\$24,232.000

	THINKING COULD		1919
1919		to Apr. 27 A	pr. 22 to Apr. 28
4 to Apr. 30	Total No	1.13	9 655
19	Amount	\$4.593 96	3 \$2,327.230
\$757 300	To Banks & Ins. Cos.		96 49
8	Amount	\$539 80	
\$499 300	No. at 6%		
1 to Apr. 30	Amount.	\$3,893.26	
423	No. at 516%	11	
\$29.718.120	Amount. No. at 5%	\$540 10	
235	Amount	\$139.10	
\$24,232,000	Unusual rates	\$105,10	4 3
	Amount	\$17.00	
	Interest not given		
	Amount	\$4.50	
1919		1 to Apr 27	
25 to May 1	Total No	17.33	The second residence of the second seco
14	Amount	\$83,648 12	
\$1,171,500	To Banks & Ins. Cos	1.74	1 509
\$964 650	Amount	\$14,332.21	
and the second			

nount	\$14,332.210	\$3,371.7
Dellaler	D	

Apr. 22to	1920 Apr. 28 Apr	1919 . 24 to Apr. 28
New Buildings Cost Alterations	250 \$2,525,043 \$336,874	
		. 1 to Apr. 28 2.561
Cost Alterations	\$27 822 311 \$\$4,759,248	\$16 338 915 \$2,351,235

QUEES.

Building	Permi	ts.	
	1920		1919
	Apr. 28	Apr. 24	to Apr. 29
New Buildings	1000	177	203
Cost		,404	\$505 350
Alterations	\$145	,455	\$37.822
Jan. 1	to Apr 2	8 Jan 1	to Apr. 29
New Buildings	2	.302	1.884
Cost	\$14 331	247	\$6.261 636
Alterations	\$1,534	,107	\$576,785
RICH	MOND.		
Building	: Permi	ts.	
	1920		1919
Apr. 22 to	Apr. 28	Apr. 24	to Apr. 29
17 D 11 11			the second se

	Dunu	my rermi	LR.	
	Apr. 22	1920 to Apr. 28	Apr 24	1919 to Apr 20
New Buildings				19
Cost Alterations				\$42,830 \$1,360
		to Apr. 28	Jan. 1	to Apr 29
New Buildings Cost Alterations			303 25,708 99,689	412 \$475,782 \$47,241

BUILDING SECTION

Wage Advance in Building Trades Stabilizes Situation

Construction Activity Assured Throughout Season by Agreement Between Employers' Association and Trades Council

DMITTING the justice of the request of the Building Trades Council for a review of living costs and other matters upon which the scale is based, a wage concession for workmen in the building trades has been announced that, while seemingly excessive in some respects, will undoubtedly result in stabilizing the building labor situation as no other action could have done.

According to an announcement recently made, the Building Trades Employers' Association has granted an increase in wages amounting to \$1 per day, effective May 1, for every mechanic and helper in all of the various trades affiliated with the building industry. This increase applies to all mechanics with the exception of the bricklayers. This union was not a party to the wage agreement consummated late last year, but recently obtained an increase to \$10 per day on award by Mayor Hylan, acting as arbitrator in the dispute between the bricklayers' union and the Mason Builders' Association. This dispute had tied up practically all important building construction work in Greater New York and Long Island for the first three months of 1920.

After the announcement of the arbitrator's award to the bricklayers it seemed as if building activity might proceed unhampered by further strikes, disputes or other difficulties. But the plasterers' union felt that the wage increase obtained by the bricklayers made the differential between the two trades altogether too great to be fair and equitable, and through the Building Trades Council, its governing body, the union requested an increase to \$10 per day. This the employers could not consider, but they did agree to review the situation and make whatever wage concession was possible in order to reduce this differential. When the proposition was put up to the Wage Committee of the Building Trades Employers' Association it was decided that a concession or increase in wages to the plasterers would be manifestly unfair to the other trades, and in order to keep harmony between the workmen in other trades and the employers, the committee determined to review the conditions as they applied to all branches represented in the agreement of December, 1919.

In making the request for a wage increase the Building Trades Council was fully in order, as the agreement of last year provided in one of its sections for a review of living conditions as compared with the wage scales at the expiration of the first six months of 1920. This section also tentatively provided for an increase in wages should it be found that living costs had advanced, and further provided that the employers could call for a similar review, and a decrease from the scale then in effect, if the cost of living had materially decreased.

Realizing that living costs have steadily increased since the agreement went into effect on January 1, and also taking into consideration the fact that the award of Mayor Hylan to the bricklayers had created a differential in wages higher than ever before known in the local history of the building industry, the Building Trades Employers' Association was quite willing to enter into negotiations with the Wage Scale Committee of the Building Trades Council with a view of decreasing the differential of \$2 per day between the bricklayers and the majority of other trades and also at the same

time to make a concession that would offset the constantly increased living costs.

After the economic situation was thoroughly gone over in conference between the representatives of both employers and workmen, the former decided to advance wages \$1 per day for mechanics and helpers in all trades affiliated with the Building Trades Council.

According to the volume of building now under construction in Greater New York and Long Island, the territory included in the sphere of influence of the employers' association and the council, approximately 115,000 workmen are affected by this increase in wages. The weekly payroll of the industry will be advanced to the extent of about \$700,000.

In discussing the wage advance, Roswell D. Tompkins, secretary of the Building Trades Council, explained that the advance was granted in accordance with a promise made last year by the Building Trades Employers' Association, at the end of the lockout, and that future increases in the cost of living would be met by further increased pay. Mr. Tompkins further stated that the advance was partly made as a mark of appreciation for the manner in which the workmen have lived up to the agreement for 1920 since the first of this year and as a step to discourage the development of a radical sentiment in the various branches affiliated with the building industry.

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.

BUILDINGS WATERPROOFED FROM CELLAR TO PENT HOUSE

Structural Waterproofing Co., Inc. 480 LEXINGTON AVENUE GRAND CENTRAL PALACE Vanderbilt 7300 Mr. Tompkins added that in all probability a similar increase will be granted next year unless the living costs are reduced to a great extent. He said:

"The purpose of the increase is to prevent strikes and Bolshevik movements in the building trades and to aid the general building boom that is now starting in this city. The employers will confer again in August concerning still further wage increases to become effective January 1, 1921, if living costs continue to advance as they have during the early part of the current year.

"The wage increases granted to start May 1 include not only all mechanics, but helpers as well. At the present time there is an unprecedented demand for skilled mechanics in all lines. There is a scarcity of mechanics, but we are going to furnish all the men that are required for the building movement that is now getting its start. We will see to it that the employers get all the skilled men they need to complete their contracts."

Under the new wage scale that goes into effect May 1, the daily pay for the more important trades will be as follows: Blacksmiths, boilermakers, carpenters and framers, cement and concrete masons, decorators and gilders, derrick men and riggers, electrical workers, engineers (stationary), glaziers, machinists of all description, marble cutters, painter-decorators, plumbers and gas fitters, riggers on machinery, steamfitters, structural iron workers, tile setters, varnishers and wood and metal lathers, \$9 per day.

The old scale gave building material teamsters from \$29 to \$35 a week, automobile chauffeurs on building material trucking, \$31 to \$35; drivers' helpers, \$27; hoisting engineers, \$46.75 a week or \$9 a day for broken time; plaster modellers from \$42.25 to \$130; checkers, \$90 a week, and squad bosses and designers, \$100. These wages will be readjusted to conform to the new scale that has been agreed upon by the Building Trades Council.

After the negotiations resulting in this wage increase the representative of the Building Trades Council assured the Executive Committee of the Building Trades Employers' Association that the council would earnestly endeavor to correct the evils complained of by the employers and would make a determined effort to have the daily output of the men increased.

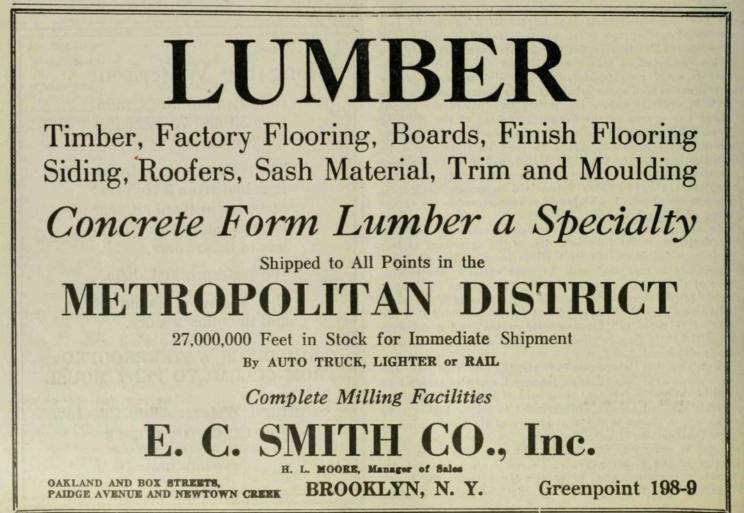
In discussing the \$1 per day increase this week with a representative of the Record and Guide, Ronald Taylor, president of the Building Trades Employers' Association, said:

"We have tried to be fair with our employes, realizing that living costs have advanced. The members of this association have sanctioned the increase in the wage scales to both mechanics and helpers to offset this to some extent. We hope that our action will result in less radicalism among the workmen and a whole-souled attempt to increase production. There is a vast amount of newly projected construction that would no doubt be realeased immediately if architects and owners could be assured of sufficient men and materials to maintain progress after the work is started.

"During the first part of this year when construction was all but stopped by the strike of the bricklayers in this city a large number of building mechanics entered other employment, or left town, seeking work at their own trades. It is to be hoped that the increase now agreed upon will result in the return of the majority of these men and that throughout the balance of the year the building industry in the metropolitan district will be able to accomplish the work in hand with the maximum of efficiency."

Throughout the industry the feeling is growing that the wage increase is a good thing and that the results will prove the action of the association to be the most important factor in making possible a tremendous building boom in this city and its neighboring territory.

The Brooklyn Chamber of Commerce is making renewed efforts to persuade Congress to authorize the construction of a 1,000-foot dry dock for the Brooklyn Navy Yard. Dry docks of this size are available in Boston, Philadelphia and Norfolk.



Many New Projects Planned Despite Material Shortage Figures Prepared by F. W. Dodge Company Show Gratifying Improvement in Number of Housing Operations Soon to Be Started

LIGHT falling off in the totals is noticeable when the building figures for the week of April 17 to 23 inclusive are compared with those of the previous week, but the

decrease is not great enough to affect the high average that has been maintained for a month or more. The largest decrease is shown in the projected work and simply means that architects and engineers have been so busy on plans started a tew weeks ago that they have not had the time to commence the preparation of plans for entirely new operations. The total of contracts awarded shows a steady progress in actual construction notwithstanding the grave shortage of building materials felt along the Eastern seaboard.

According to the figures prepared by the F. W. Dodge Company showing the plans in preparation and the contracts awarded during the week of April 17 to 23 inclusive, for the territory involving all of New York State and New Jersey, north of Trenton, the building industry is steadily gaining in volume of active construction and its future growth is only limited by the amount of labor and material available.

The figures of the week show that 403 plans for new building and engineering projects were in course of preparation and this work will require an outlay of approximately \$12,-930,700. During the same time contracts were awarded for

PERSONAL AND TRADE NOTES.

Batavia & New York Woodworking Co. has moved its offices from 175 Fifth ave-nue to 348 West 14th street.

Ross & McNeil, architects, will move their offices May 1 from 39 East 42d street to 45 West 34th street.

Frank Sutton, consulting engineer, an-ounces the removal of his offices from nounces the removal of his offices from 80 Broadway, to the West Street Building, 140 Cedar street.

Thompson-Starrett Co., building con-tractors, New York City, announce the the opening of an office in the Perry-Bayne Building, Cleveland, O.

Dillon & Wiley, Inc., general contrac-tors, announce that they have moved their offices from 214 West 34th street to 103 Park avenue.

H. W. Convert Company, manufacturers of fireplaces and chimney appliances, has moved its office and showroom from 151 Lexington avenue to 147 East 45th street.

John W. Hooley, contracting electrical engineer, announces that he has moved his offices from 95 Liberty street to 45 Barclay street, where he will occupy the second loft.

Joseph H. O'Brien, formerly vice-presi-dent and chief engineer, Central Construc-tion Corporation, and previous to that association for fifteen years with the West-inghouse, Church, Kerr Co., has been appointed chief engineer of the Foundation Co.

Williams & Mahnken, architects, Edgar I. Williams and Walter R. Mahnken, for-merly of 8 West 33d street, announce that they dissolved partnership on the first day of March. Work of this office, as of March 1, will be carried out under the firm name at the above address by Edgar I. Williams.

M. F. Kahn, formerly associated with the Ritter Flooring Co., and before that with the Southern Hardwood Flooring Co., is now on the sales force of the Universal Flooring Co., 471-473 Fourth avenue. He has a wide acquaintance among the architects and contractors of the Metropolitan district.

241 operations that will call for an expenditure of \$22,601,100.

The 403 projects being planned by architects and engineers were grouped as follows: 89 business buildings such as offices, lofts, stores, commercial garages, etc., \$2,799,800; 16 educational projects. \$1,112,500: 5 hospitals and institutions. \$192,500: 38 factory and industrial buildings, \$3,084,500; 1 building for the U. S. Navy, \$25,000; 5 public buildings, \$30,000; 26 public works and public utilities, \$932,900; 9 religious and memorial buildings, \$589,000; 203 residential projects including apartments, flats and tenements and one and two-family dwellings, \$3,639,-500, and 10 social and recreational projects, \$525,000.

For the past three or four weeks there has been a steady improvement in the number and value of residential projects being planned and the completion of these operations will accomplish much in relieving the housing shortage.

The list of 241 projects for which contracts were awarded during the week of April 17 to 23 inclusive was made up of the following groups: 63 business buildings of various types, \$3,894,800; 5 educational projects, \$1,455,000; 7 hospitals and institutions, \$1,106,500; 18 factory and industrial buildings, \$1,-212,000; 2 buildings for the army and navy, \$20,000; 2 public buildings, \$246,000; 26 public works and public utilities, \$11,-325,300; 112 residential operations of various types, \$3,033,000, and 6 social and recreational operations, \$308,500.

F. R. McMillian, for the past two years F. R. McMillian, for the past two years research engineer, Emergency Fleet Cor-poration, U. S. Shipping Board, has ac-cepted a position in the New York office of the Turner Construction Co. Mr. Mc-Mr. Mc-Millan was formerly an assistant professor in structural engineering, Univer-sity of Minnesota. He was called to the shipping board at the time of the formathe concrete ship section of to develop apparatus and methods for the de-termination of stresess in ships under the action of the waves at sea.

"Own Your Own Home" Exposition.

To every person interested in the building or owning of a dwelling place the "Own Your Home" exposition, which opens at the Grand Central Palace on May 1, to continue during the week, offers an unusual opportunity. To the lumberman unusual opportunity. it will be of the greatest importance be-cause of the drive being made by lumber associations to show what can be done in the way of home building, using the natural woods of the country. One entire section in the exhibition hall, consisting of 2,300 square feet, has been assigned for the lumber exhibit and several attractive features for this exhibit have been secured. One of the exhibits will be a model bungalow built of Southern yellow pine; another will be an attractive home, pine; another will be an attractive home, built of North Carolina pine. These are furnished by the Southern Pine Associa-tion and the North Carolina Pine Associa-tion, respectively. The Georgia and Flor-ida Sawmill Association is expected to send a good exhibit, and the West Coast Lumberman's Association already has arranged to furnish a model dwelling built of Douglas fir, but this will be exhibited in a special landscape section apart from the lumber division. The West Coast As-sociation, however, will co-operate with the other organizations in financing and arranging the general lumber exhibit.

Aside from these sectional associations. several organizations in the metropolitan district are co-operating to make the lumber division one of the outstanding features of the show. Those include the features of the show. Those action, New New York Lumber Trade Association, New Jersey Lumbermen's Association, West Chester County Lumber & Building Ma-terial Dealers' Association, the Long Island Dealers' Association and the Con-necticut Retail Lumber Dealers' Association.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

National Retail Hardware Association will hold its annual convnetion at Buffalo, N. Y., June 22 to 25, inclusive. Head-quarters will be located at the Hotel Lafayette. Herbert B. Sheets, secretary.

American Association of Engineers will American Association of Engineers with 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 Cen-tral Palace from May 1 to 8, inclusive. The final 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 exhibi-tion of September, 1919.

Contract for High Class Apartment.

Fred F. French Company, architects, en-gineers and builders, 299 Madison avenue, recently closed a contract for preparation of plans and the construction of an eleven-story fireproof apartment house to be located at the northwest corner of Madison avenue and 66th street for the Pentalpha Realty Corporation, Joseph C. Hoagland, president, owner. The opera-tion represents a total investment of represents a total investment tion of \$1,000,000.

The property which runs 60'5" on Madison avenue, with a frontage of 80' in 66th street has been held by the Pentalpha Realty Corporation for a number of years. The plans, which are being drawn by the Fred F. French Company, provide for a six-room and two bath, and a seven-room and three bath apartment on each floor. All of the rooms are large, the living room measuring 15'x26'. Specifications are of the highest character.

LECORD AND GUIDE

CURRENT BUILDING OPERATIONS

ERE it not for the serious shortage of building materials that is now hampering progress on a large number of important building operations in the Metropolitan district, the building industry would be in a position to look forward to a season of unusual activity but according to a number of men prominently identified with the manufacsupplies the outlook is not promising. The lack of labor at producing points and

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the intolerable railroad freight situation are the factors largely responsible for the scarcity of essential commodities.

Locally the labor situation is improving Locally the labor situation is improving and the recent announcement of a gen-eral increase of \$1 per day in the wages of all trades identified with building, with the exception of the bricklayers, is ex-pected to have a beneficient effect upon the progress of the industry. Employers are of the opinion that their workmen will be far more estimated and will ture out be far more satisfied and will turn out more work and also that men who have left this city for other places where wages

left this city for other places where wages are higher, will be influenced to return and thus swell the ranks of labor avall-able for building in New York City. Dealers in building materials and su-plies, while receiving numerous inquiries for structural materials, are actually in a position to fill but a small percentage of their arders. their orders because supplies are not available. The Portland cement situation is serious and no improvement can come the railroad freight congestion is until relieved and transportation again returns to normal. Common brick is available but the strike of the union handlers is limiting the supply that is being sent out of dealers' yards. Plastering materials are scarce and the same condition applies to hollow brick, terra cotta (structural), lath and other materials, without which no building can be accomplished. Prices are very firm and in some instances advancing

Common Brick-Business in the North River wholesale market for common brick was somewhat lighter this week than it was the week previous largely on account of the strike of the union brick handlers of the strike of the union brick handlers that has slowed down the discharge of cargoes now on barges at various docks about the city. These laborers are on strike for an increase of 20 cents a thous-and and as the men have been making from \$12 to \$20 per day at the old rate of 80 cents a thousand for unloading, it is

felt that any further increase in wages would be excessive. Unloading is not en-tirely tied up by the strike as some boats are being discharged at dealers' docks by non-union workmen and an effort is being non-union workmen and an effort is being made to obtain more labor of this class rather than make concessions to the union men. North River common brick prices are firm at \$25 per thousand and no change from this level is anticipated at the present writing. Common brick manufacturers who have plaints on the Hudson River are getting started with their season's production. A few plants have already commenced to mould brick and the majority of the others, parand the majority of the others, par-ticularly the open yards, will start pro-duction just as soon as the yards dry out to an extent that will make work pos-sible. The prime difficulty now confront-ing the common brick producers is labor question. A shortage of labor to operate the plants is feared and what labor is available is already demanding wage increases that will materially advance the cost of production. From the present out-look the output of the 1920 season is not likely to be greatly in excess of the pro-duction of last year which was something under 500,000,000 brick. This will un-doubtedly be sufficient for all building de-mands, however, as there is still con-siderable brick available that was made one year ago. Summary—Transactions in the North

Summary—Transactions in the North River common brick market for the week ending Friday, April 30, 1920. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand in cargo lots, to dealers, \$25 a thousand in cargo lots, to dealers, alongside dock. Number of cargoes ar-rived, 29; sales, 18. Distribution: Man-hattan, 7; Brooklyn, 6; Bronx, 1; New Jersey points, 4. Remaining unsold, 16. Indiana Limestone—A serious contro-versy between the producers and the laborers in the Indiana limestone fields has brought about a suspension of pro-

has brought about a suspension of pro-

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

Face Brick-Delivered on job in New

York:			
Rough Red		\$44.00	to \$50.00
Smooth Red		44.00	to 50.00
Rough Buff		46.00	to 52.00
Smooth Buff		46.00	to 52.00
Rough Grav		51.00	to
Smooth Gray	v	51.00	to
Colonials		38.00	to 45.00

Cement—Delivered at job site, in Man-hattan, 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. \$3.50

VQ			 	40.00
Prony	deliver	les	 	3.50
DIOILA	GOTTAOT			3.50
3: in Man	hattan	deliveries.	 	
14 - seeing analies				2.51

Bronx deliveries ... Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is lo-cated at a great distance from the water front, in which case prices will be slightly bigher higher.

Grit-Delivered at job site in Manhattan

Hollow Tile-

Exterior-not used in Manhattan; quo-tations only on specific projects. Interior-Delivered at job site in Man-

interior-Delivered at job site in Man-
hattan, 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 and Queens\$20.00 per 1,000 Lime_

Rebate for bags, 20c. per bag.

Plaster_

Delivered at job site in Man Bronx, Brooklyn and Queens: eat Wall Cement, in cloth Manhattan, Neat

Rebate for returned bags, 15c. per bag

Plaster Blocks-

2-in. (solid) per sq. ft......\$0.1442 3-in. (hollow) per sq. ft...... 0.1442

May 1, 1920

RECORD AND GUIDE

MATERIALS AND SUPPLIES

duction and it is likely that some time will be required to settle the differences between the two factions. The producers claim that the workmen walked out in violation of agreements existing and that notwithstanding the fact that the em-ployers have offered what they think is a reasonable wage advance, the men have refused to return. Up to the present time the situation at production points has not affected the local stone market but the railroad congestion has caused some difficulty to the trade in the Metropolitan district.

Roofing and Building Papers-The de-mand for these materials has dropped off mand for these materials has dropped off to some extent because of the serious railroad freight situation that has pre-vented the arrival of new supplies and also because of the fact that construction is limited by a general shortage of men and material throughout the Metro-politan district. During the early weeks of this spring the demand for these items was exceptionally heavy but it is likely that this buying movement was stimu-lated by the steadily advancing prices. Prices are now more steady than they have been and it is thought that the pres-ent levels will be maintained for some time. time.

Structural Steel-Locally the market for fabricated material is unchanged. Bookings are light because of the remaining doubt as to deliveries but as the trans-portation situation is steadily improving greater buying activity is looked for within the next week or so. The steel for a number of important building operations is now held up by the freight congestion and construction is being seriously delayed. Architects who have projects ready for bids are withholding them until the material situation gen-erally is clarified. ings are light because of the remaining

Electrical Supplies-The local market is somewhat easier than it has been by rea-son of the improved railroad transporta-tion situation. Freight traffic, while still far from normal is considerably better than it was a few weeks ago and a large amount of material has been moved within the past few days. The shortage has been relieved considerably and the trade gen-erally is of the opinion that from now on conditions will steadily improve. De-mand is increasing and a large volume of new business will undoubtedly be booked during the next month or so as a vast amount of new construction has been undertaken within the past few weeks. Prices are advancing in some lines be-cause of increased manufacturing costs. far from normal is considerably better

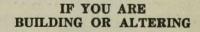
cause of increased manufacturing costs. Cast Iron Pipe—Prices for this material were again advanced \$4 a ton on April 20 making the increase since January 1, \$14 a ton. Producers claim that the preced-ing raises have not slowed down buying ing raises have not slowed down buying to any extent and they do not anticipate that the advance recently announced will affect the activity of the market. As a matter of fact the advance cannot have much of an effect upon the market as the majority of the producers are booked full for three or four months in advance. Existing quotations for cast iron pipe are as follows: 6 in, and heavier. \$76.30: 4 in. as follows: 6 in. and heavier, \$76.30; 4 in., \$79.30, with \$2 additional for Class A and gas pipe.

Linseed Oil-There has recently been a Linseed Oil—There has recently been a rumor that the price of this commodity is likely to be reduced to some extent during the next week or so and in this event a large increase in buying activity is an-ticipated. Demand is still light, mainly because of the uncertainty of large buyers regarding deliveries. At the present writ-ing prices remain as reported one week ago. ago.

A new building brick that has recently been introduced in the housing work now going on in London, England, is nearly five times as large as an ordinary brick, but in comparison is much less heavy and as easily handled. The lighter weight re-sults from the hollowing out of the brick to provide air layers. By the shaping of the ends the existence of joints running

all the way through a wall is avoided. all the way through a wall is avoided. The brick is, as a rule, made of one part of cement and four parts sand by simple hand machinery. Three men can make enough bricks in a day to build 400 to 500 square feet of wall. A further economy is effected by the manner of laying the walls, inasmuch as the ends and bottoms of the bricks need only to be dipped in a thin lime mortar mixed with a small amount of cement. If laid in the usual way the air channels in the bricks would way the air channels in the bricks would become filled.

589



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

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IN THE METROPOLITAN MARKETS

Sand-Delivered at job in Manhattan\$2.50 to ---- per cu. y Delivered at job in Bronx\$2.50 to ---- per cu. y White Sand— Delivered in Manhattan.... 4.50 per cu. y Broken Stone— 1½-in., Manhattan delivery.\$3.25 per cu. y Bronx delivery.... 3.50 per cu. y ¾-in., Manhattan delivery. 3.25 per cu. y Bronx delivery.... 3.50 per cu. y Lumber-Wholesale prices, New York. Yellow pine, merchantable 1905, f. o. b., N. Y.:

N. Y.: 3x4 to 14x14, 10 to 20 ft....\$66.50 to \$82.00 Hemlock, Pa., f. o. b., N. Y.,

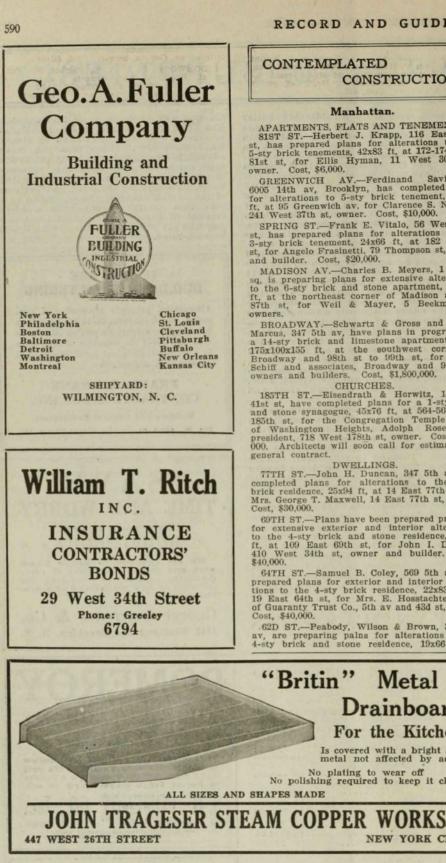
n,	Hemlock, W. Va., base price,
ch	per M 57.00 to
	(To mixed cargo price add freight, \$1.50.)
ch	Spruce, Eastern, random car-
ch	goes, narrow (delivered) to
ch	
	Wide cargoes to
	Add \$1.00 per M. for each inch in width
d.	over 12 inches. Add \$1.00 per M. for every
α.	two foot over 20 ft. in length. Add \$1.00
	per M. for dressing.
d.	
	Cypress Lumber (by car, f. o. b., N. Y.):
d.	First and seconds, 1-in. \$125.00 to
u.	Cypress shingles, 6x18, No.
	1 Hearts to
d.	Cypress shingles, 6x18, No.
d.	Cypress shingles, 6x18, No. 1 Primetoto Quartered Oak
d.	Quartered Oak 315.00 to
d.	Plain Oak 236.00 to
-	Flooring:
55	White Oak, quart'd, select to \$235.00
75	Red Oak, quart'd, select to 220.00
65	Maple No. 1 195.00 to
50	Yellow pine, No. 1, common
65	flat 110.00 to
50	N. C., pine, flooring, Nor-
50	folk 120.25 to
25	
	Window Glass-
25	Official discounts from manufacturers'
	lister
00	Single strength, A quality, first three brackets
	hrackets 790%
er	B grade, single strength, first three
	brackets 790%
	brackets
	three brackets, single thick
	Double strength, A quality
_	Double strength, B quality
	Double strength, D quanty
	Linseed Oil-
	City brands, olled, 5-bbl. lot \$1.87 to
	Less than 5 bbls 1.90 to

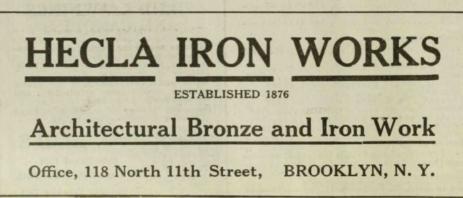
Turpentine-

Spot in yard, N. Y., per gal.... Prices are fluctuating somewhat. - to -

base price, per M 57.00 to







CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 81ST ST.—Herbert J. Krapp, 116 East 16th st, has prepared plans for alterations to two 5-sty brick tenements, 42x83 ft, at 172-174 West 81st st, for Ellis Hyman, 11 West 30th st, owner. Cost, \$6,000.

GREENWICH AV.—Ferdinand Savignano, GREENWICH AV.—Ferdinand Savignano, 6005 14th av, Brooklyn, has completed plans for alterations to 5-sty brick tenement, 28x66 ft, at 95 Greenwich av, for Clarence S. Nathan, 241 West 37th st, owner. Cost, \$10,000. SPRING ST.—Frank E. Vitalo, 56 West 45th st, has prepared plans for alterations to the 3-sty brick tenement, 24x66 ft, at 182 Spring st, for Angelo Frasinetti, 79 Thompson st, owner and builder. Cost, \$20,000. MADISON AV.—Charles B. Meyers, 1 Union sq, is preparing plans for extensive alterations to the 6-sty brick and stone apartment, 50x113 ft, at the northeast corner of Madison av and S7th st, for Weil & Mayer, 5 Beekman st, owners. owners.

BROADWAY.—Schwartz & Gross and B. M. Marcus, 347 5th av, have plans in progress for a 14-sty brick and limestone apartment, 100x 175x100x155 ft, at the southwest corner of Broadway and 98th st to 99th st, for Harry Schiff and associates, Broadway and 94th st, owners and bullders. Cost, \$1,800,000.

CHURCHES. CHURCHES. 185TH ST.-Elsendrath & Horwitz, 18 East 41st st, have completed plans for a 1-sty brick and stone synagogue, 45x76 ft, at 564-566 West 185th st, for the Congregation Temple Israel of Washington Heights, Adolph Rosenbaum, president, 718 West 178th st, owner. Cost, \$60,-000. Architects will soon call for estimates on general contract.

DWELLINGS. 77TH ST.—John H. Duncan, 347 5th av, has completed plans for alterations to the 4-sty brick residence, 25x94 ft, at 14 East 77th st, for Mrs. George T. Maxwell, 14 East 77th st, owner. Cost, \$30,000.

69TH ST.—Plans have been prepared privately for extensive exterior and interior alterations to the 4-sty brick and stone residence, 20x67 ft, at 109 East 69th st, for John I. Downey, 410 West 34th st, owner and builder. Cost, \$40,000.

64TH ST.—Samuel B. Coley, 569 5th av, has prepared plans for exterior and interior altera-tions to the 4-sty brick residence, 22x83 ft, at 19 East 64th st, for Mrs. E. Hosstachter, care of Guaranty Trust Co., 5th av and 43d st, owner. Cost, \$40,000.

62D ST.-Peabody, Wilson & Brown, 389 5th av, are preparing palns for alterations to the 4-sty brick and stone residence, 19x66 ft, at

No plating to wear off No polishing required to keep it clean

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134 East 62d st, for C. E. Barnes, 67 Park av, owner. Cost, \$20,000. PARK AV.-Ludlow, Peabody & Joel P. Bar-ber, 101 Park av, have completed plans for a 7-sty brick and limestone residence at 608 Park av and 64 East 65th st for Mrs. Clara A. Bowson, 18 East 65th st, owner. Cost, \$45,000.

18 East 65th st, owner. Cost, \$45,000. FACTORIES AND WAREHOUSES. 30TH ST.—Maurice Courland, 47 West 34th st, is preparing plans for alterations to the 6-sty brick manufacturing and loft building, 60x100 ft, at 114-120 West 30th st, for J. Man-delbaum, 218 West 21st st, owner. Architect will soon take estimates on separate contracts.

STABLES AND GARAGES. 36TH ST.-J. M. Felson, 1133 Broadway, has completed plans for a 2-sty brick garage, 75x98 ft, at 439-443 West 36th st, for Harvey Under-hill, 438 West 37th st, owner. Cost, \$60,000, Architects will take estimates on separate con-tractor. tracts

15TH ST.—Jacob Fischer, 25 Av A, has fin-ished plans for a 2-sty brick garage, 77x103 ft, at 518-522 East 15th st, for Rebecca Berkowitz, 189 Orchard st, owner. Cost, \$50,000.

189 Orchard st, owner. Cost, \$50,000.
41ST ST.—Louis A. Sheinert, 194 Bowery, has prepared plans for a 2-sty brick garage, 100x98 ft, at 330-336 West 41st st, 300 ft east of 9th av, for Marcus & Goldstein, Inc., 175 East 96th st, owners, who will soon take estimates on separate contracts. Cost, \$45,000.
STORES, OFFICES AND LOFTS. BROAD ST.—Ludlow & Peabody, 101 Park av, have preliminary plans under way for a 12-sty brick and limestone office building, 60x135 ft, at 43-45 Broads st, for the Combustion Engineering Corp., 11 Broadway, owner. E. E. Seelye, 101 Park av, structural engineer.
5TH AV.—Schwartz & Gross, 347 5th av, are

5TH AV.-Schwartz & Gross, 347 5th av, are preparing plans for an 11-sty brick and stone store and office building, 50x100 ft, at the north-west corner of 46th st and 4th av, for Charles Thorley, 562 5th av, owner.

Bronx

CHURCHES. ANTHONY AV.—B. E. Muller, 477 5th av, has plans nearing completion for a 1-sty brick and limestone church, 79x95 ft, seating approxi-mately 1,000, at the corner of Anthony av and Echo pl, for the Sixth Church of Christ Scien-tist, owner, care of architect. Cost, about \$300,-000. Architect will soon take estimates on gen-eral contract eral contract.

DWELLINGS. FINDLAY AV.—Frank E. Vitalo, 25 West 45th st, has prepared plans for a 2-sty brick residence, 30x47 ft, on the west side of Findlay av, 701 ft north of 169th st, for Antoinetta Valentine, 2163 Creston av, owner and builder.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. CROWN ST.-W. T. McCarthy, 16 Court st, has completed plans for a 4-sty brick apart-ment, 20x85 ft, in the south side of Crown st, 80 ft east of Rogers av, for Spencer Aldrich, 29 Broadway, Brooklyn, owner and builder. Cost, about \$25,000.

ALBANY AV.—Shampan & Shampan, 50 Court , have completed plans for two 4-sty brick,

limestone and terra cotta apartments, on plot 136x128 ft, at the southwest corner of Albany av and Carroll st, for the Charles Goell Con-struction Co., owner and builder, care of archi-tects. Cost, \$400,000.

BANKS. BEDFORD AV.-Koch & Wagner, 32 Court st, have completed plans for a 1-sty brick bank building, 53x100 ft, at the southeast corner of Bedford and DeKalb avs, for the East Brooklyn Savings Bank, 645 Myrtle av, owner. Cost, \$400,000.

DWELLINGS, BAY PARKWAY.—F. J. Dassau, 26 Court st, has finished plans for a 1½-sty frame dwelling, 20x26 ft, on the east side of Bay Parkway, 111 ft south of East 4th st, for the Realty Sales Co., Jacob Ranck, 1409 Av J, Brooklyn, owner. Cost, \$6,000.

Cost, \$6,000. BROOKLYN.—Brook & Sackheim, 26 Court st, have prepared plans for two 2-sty frame and stuceo dwellings, 18x45 ft, at location to be announced later, for Crotrist Builders, Inc., care of Brook & Sackheim, 26 Court st, owners and builders. Cost, \$30,000. FACTORIES AND WAREHOUSES. PARK AV.—Montrose Morris Sons, 533 Nos-trand av, have plans in progress for alterations to the brick and concrete factory building at the corner of Park av and Hall st, for the Jennings Lace Co., owners, on premises. Cost, about \$33,000. Architects will soon call for estimates on general contract. GARAGES.

GARAGES. DEGRAW ST.-McCarthy & Kelly, 16 Court st, Brooklyn, have completed plans for a 2-sty brick garage, 100x100 ft, in Degraw st, 265 ft west of 4th av, for A. Henry Brown, 181 3d av, Brooklyn, owner and builder. Cost, \$25,000. LAWRENCE ST.-Voss & Lauritzen, 65 De-Kalb av, have prepared plans for a 1-sty brick garage, 50x107 ft, at 104-106 Lawrence st, 150 It south of Myrtle av, for Morris Goetz, 1581 President st, Brooklyn, owner and builder. Cost, \$20,000.

MALBONE ST.-F. S. Parker, 44 Court st, has finished plans for a 1-sty brick garage, 44x100 ft, in the south side of Malbone st, 99 ft west of Rogers av, for Recknitz Bros., Samuel Recknitz, 44 Court st, Brooklyn, owners. Cost, \$100,000. Owners will take bids on separate contracts about May 5.

MYRTLE AV.—Samuel Millman & Son, 26 Court st. have completed plans for a 1-sty brick garage, 150x90 ft, on the north side of Myrtle av, 150 ft west of Lewis av, for Thrift Home Providing Corp., Sion Bernstein, 16 Lincoln pl, Brooklyn, owner and builder. Cost, \$30,000.

NEWKIRK AV.—Dunnigan & Crumly, 391 East 149th st, Manhattan, have finished plans for a 1-sty brick garage, 72x119 ft, at 1419 Newkirk av, at the northwest corner of Marl-borough rd, for Chershad Realty Co., Charles Fleischer, 1199 Eastern Parkway, Brooklyn, owner and builder.

HUMBOLDT ST.—Tobias Goldstone, 50 Gra-ham av, has prepared plans for a 1-sty brick garage, 100x100 ft, at 25-31 Humboldt st, 50 ft north of Debevoise st, for Samuel Ageloff, 126 Reid av, Brooklyn, owner and builder. Cost, \$25,000.

Queens.

DWELLINGS. RICHMOND HILL, L. I.—Plans have been prepared privately for fourteen 2½-sty frame dwellings, 20x32 ft, in the east side of 111th st, 28 ft north of Roanoke av, for Steenberg Bros., Inc., 10434 111th st, Richmond Hill, owner. Cost, \$77,000.

owner. Cost, \$77,000. LITTLE NECK, L. I.—Plans have been fin-ished privately for a 2-sty frame residence, 32x24 ft, on the south side of Brownvale Drive, 220 ft east of Stanley pla, for Horton Building Co., Little Neck Hills, owner. Cost, \$10,000. GLENDALE, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for twenty-three 2-sty frame and stucco dwellings, 23x53 ft, on the block bounded by Central av, Fostick and Epsall sts, for the Allen Street Construction Co., Miller & Rubin, 10415 Church st, Morris Park, owners, who will take bids on sub-contracts at once. Cost, \$207,000. FLUSHING, L. I.—Plans have been prepared

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame and stucco resi-dence, 27x26 ft, in Hawthorne st, for Harold F. Smith, 38 West 32d st, Manhattan, owner and builder. Cost, \$7,000.

and builder. Cost, \$7,000. MORRIS PARK, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has finished plans for thirty 2-sty frame and stucco dwellings, 16x38 ft, on the east side of Bedford av, 38 ft south, and the west side of Bedford av, 96 ft south of Liberty av, for Hoanoke Construction Co., Max W. Gross, 766 Fresh Pond rd, Ridgewood, owner. Total cost, \$21,000. Owner will take bids on sub-contracts at once.

Sto-Contracts at once. ST. ALBANS, L. I.—Edward Jackson, 6 Har-riman av, Jamaica, has completed plans for a 2-sty brick and frame dwelling, 20x24 ft, on Belmont pl, for Mr. and Mrs. C. McDonald, St. Albans, owners and builders. Cost, \$7,000.

FLUSHING, L. I-Lewis H Rabbage, 1328 Broadway, Manhattan, has finished plans for a 2½-sty frame residence, 22x26 ft, at North

Hempstead Turnpike, for Garrett W. Cotter, owner, care of architect. Cost, \$7,000. KEW GARDENS, L. I.—Rossiter & Muller, 15 West 38th st, Manhattan, have prepared plans for a 2½-sty hollow tile and stucco residence, 30x60 ft, at Kew Gardens, for Dr. Kroff, owner, care of architect. Cost, \$25,000.

FOREST HILLS, L. I.—Plans have been fin-ished privately for six 2½-sty dwellings, 25x37 ft, in the east side of Ingram st, 287 ft and 247 ft north of Puritan av, for the Sage Foundation Homes Co., 27 Greenway Terrace, Forest Hills, owner. Total cost, \$100,000.

owner, Total cost, \$100,000. EDGEMERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has completed plans for a 2-sty frame residence, 18x36 ft, in the west side of Fulton st, 118 ft south of Jarvis la, for Anna Dorf, 153 West 27th st, Manhattan. Cost, \$8,000. FLUSHING, L. I.—A. Schoeller, Way av, Co-rona, has plans on file for a 2-sty frame resi-

dence, 22x45 ft, at the northeast corner of Bay-hurst av and Armdol st, for James Fay, 28 Railroad av, Corona, owner. Cost, \$6,000.

Railroad av, Corona, owner. Cost, \$6,000.
RIDGEWOOD, L. I.—A. E. Fischer, 373 Fulton st, Brooklyn, has prepared plans for a 2-sty brick residence and garage, 25x70 ft, on the west side of Onderdonk av, 100 ft north of woodbine st, for William Haug, 503 Palmetto st, Ridgewood, owner. Cost, \$10,000.
HOLLIS, L. I——W. Albert Swasey, Inc., 101 Park av, Manhattan, has completed plans for a 2½-sty frame dwelling, 44x31 ft, on the east side of Fairmount av, 150 ft north of School st, \$15,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x39 ft, in the west side of 30th st, 180 ft south of Cypress av, for William E. Brundage, 9 Medina pl, Elmhurst, owner. Cost, \$8,000.

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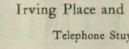
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FLUSHING, L. I.-F. Johnson, 46 Prospect av, Flushing, has finished plans for a 2½-sty frame residence, 25x35 ft, on the east side of Flushing pl, 210 ft north of State st, for Mc-Creery Estates, Inc., 440 Broadway, Flushing, owner. Cost, \$6,500.

JAMAICA, L. I.-Robert Kurz, 324 Jamaica av, has completed plans for a 1½-sty frame dwelling, 30x30 ft, in the west side of Prospect st, 75 ft south of State st, for Alfred Schumann, Prospect st, near Cedar, Jamaica, owner and builder. Cost, \$5,000.

STABLES AND GARAGES.

RIDGEWOOD, L. I.-Louis Almendinger, 20 Palmetto st, Brooklyn, has completed plans for a 1-sty brick garage, 100x100 ft, on the east side of Cypress av, 62 ft north of Hancock st, for Stephen Norris, 1158 President st, Brooklyn, owner. Cost, \$25,000.

HOLLIS, L. I.-Bly & Hamann, 833 St. Johns pl, Brooklyn, have completed plans for eight 2-sty frame residences, 16x36 ft, on the east side of Harvard av, 210 ft west of Jamaica

av, for John O'Rourke, 875 Fresh Pond, Ridge-wood, L. I., owner. Cost, \$32,000. QUEENS, L. I.—Alfred Auslander, Queens, has finished plans for five 2-sty frame resi-dences, 22x25 ft, in the east side of Pleasant st, 420 ft south of Wood av, for the A. C. Homes Co., Jackson av and Walnut st, Queens, owner. Cost, \$33,500.

KEW GARDENS, L. I.—Renwick Aspinwall & Tucker, 8 West 40th st, Manhattan, have completed plans for a 2-sty frame dwelling, 36x 36 ft, on the south side of Brantford rd, 244 ft east of Austin st, for R. B. Thomas, 251 Ft. Washington av, Manhattan, owner. Cost, \$10,000

FLUSHING, L. I.-W. W. Knowles, Bridge Plaza, Long Island City, has plans in progress for a 2½-sty frame residence, 30x40 ft, on the south side of Broadway, east of Bowne av, for S. H. Busser, 224 Barclay st, for W. W. Knowles, Court Building, L. I. City, owner. Cost, \$20,000. Architect will be ready for bids about May 10.

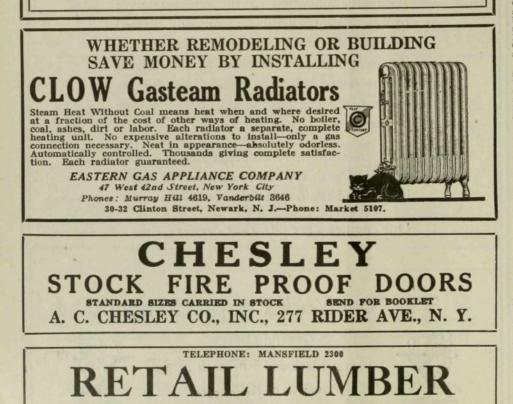
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All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS. FAR ROCKAWAY, L. I.—Rangely Construc-tion Co., 56 West 39th st, Manhattan, has the general contract for a 3-sty brick tenement, 30x100 ft, with stores, at the corner of Cornaga and Central avs, Far Rockaway, for Isaac Gold-man Realty Corporation, Central av, owner, from plans by Morrell Smith, 6 Cornaga av, Far Rockaway, architect. DWELLINGS

PAP Rockaway, architect.
 DWELLINGS.
 MANHATTAN.—Grange & Sloane, 527 5th av, have the general contract for alterations to the 5 and 6 sty brick and stone residence at 10-12 West 54th st, for J. D. Rockefeller, Jr., 10 West 54th st, owner, from plans by W. W. Bosworth, 527 5th av, architect. Cost, \$7,500.
 BRONY, Kompath Machar & Co. 11 Cultor

527 5th av, architect. Cost, \$4,500. BRONX.--Kenneth Mackay & Co., 11 Culver av, Yonkers, N. Y., have the general contract for a 2½-sty brick residence, 175x35 ft, with garage and outbuildings, on Fieldston av, near Riverdale, for Mrs. E. A. Hoffman, owner, care of Dwight J. Baum, 246th st and Broadway, architect. Cost about \$150,000.

WHITE PLAINS, N. Y.,—Charles Hunt, Home st, White Plains, has the general contract for a 2½-sty frame dwelling at White Plains for Chauncey B. Griffin, 18 East 41st st, Manhattan, owner, from plans by Philip Resnyk, 131 West 39th st, Manhattan, architect. Cost, \$25,000.

GREAT NECK, L. I.—Isaac Hopper's Sons, 15 East 40th st, Manhattan, have the general con-tract for a 2½-sty frame residence at Great Neck for Henry F. Peet, 115 Broadway, Man-hattan, owner, from plans by I. B. Ells, 47 West 34th st, Manhattan, architect. Cost, about \$20,000.

YONKERS, N. Y.—Ninian Jamieson, Inc., 243 South Broadway, Yonkers, has the general con-tract for a 2½-sty frame and stucco residence at Yonkers for J. P. Davis, owner, care of gen-eral contractor. Plans were prepared privately. Cost, \$16,000.

Cost, \$16,000. MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 25x00 ft, at 37 East 67th st, for Mrs. J. Richard Steers, owner, from plans by Theodore E. Blake, 52 Vanderbilt av, architect. Cost, \$42,000. FACTORIES AND WAREHOUSES. LONG ISLAND CITY, L. I.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 4-sty brick and reinforced concrete factory building. 140x200 ft, in the north side of 13th st, 315 ft east of Van Alst av, for the Interstate Land Holding Co., owner, from plans by J. J. Gloster, 44 Court st, Brooklyn, architect. Cost, approximately \$150,000. LONG ISLAND CITY, L. I.—Louis Gold, 44

approximately \$130,000. LONG ISLAND CITY, L. I.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 4-sty brick and reinforced concrete factory building, S0x150 ft, in the south side of 14th st, 111 ft east of Van Alst av, for the Interstate Land Holding Co., owner, from plans by J. J. Gloster, 44 Court st, Brooklyn, architect. Cost, about \$120,000.

RICHMOND HILL, L. I.—Barney-Ahlers, Con-struction Co., 110 West 40th st, Manhattan, has the general contract for a 2-sty reinforced con-crete leather factory, 90x120 ft, at Jamaica av and Birch st, for the A. L. Reid Co., owner, on premises, from privately prepared plans. Cost, \$75,000.

\$75,000. JERSEY CITY, N. J.—Realty Associates, 152 Remsen st, Brooklyn, has the general contract for a 5-sty reinforced concrete factory, 50x100 ft, in Henderson st, Jersey City, for the Ameri-can Butterine Co., owner, from privately pre-pared plans. Cost, \$100,000. JERSEY CITY, N. J.—W. F. & F. W. Cane, 233 Broadway, Manhattan, have the general contract for a 1-sty brick and reinforced con-crete blacksmith shop and storage building, 33x 85 ft, at 164 Pacific av, Jersey City, for the A. B. See Elevator Co., owner, from plans by J. T. Rowland, Jr., 100 Sip av, Jersey City, architect. architect

architect. STORES, OFFICES AND LOFTS. MANHATTAN.—Isaac S. Rossell, 1 Madison av, has the general contract for alterations to the 6-sty brick and stone office building, 24x100 ft, at 16 Murray st, for the Seneca Falls Realty Co., owner, from plans by Geo. B. Post & Sons, 101 Park av, architects. MANHATTAN.—Wharton-Green Co., 37 West 39th st, has the general contract for a 12-sty brick and stone store and office building, 50x67 ft, at 721-723 7th av and 169 West 48th ct, for the Robertson-Cole Co., 149 Broadway, owner, from plans by F. H. Dewy and Howard Green-ley, associated architects, 175 5th av. Cost, \$500,000. MANHATTAN.—Justin C. O'Brien Co., Inc.,

\$500,000. MANHATTAN.—Justin C. O'Brien Co., Inc., 59th st and Madison av, has the general con-tract for a 12-sty brick and stone office build-ing, 73x90 ft, at 17-23 West 60th st, for the Chicopee Realty Corporation, 220 5th av, owner, from plans by Andrew J. Sauer & Co., Phila-delphia, and Newton O. Bond Co., Boston, Mass., associated architects. Cost, \$1,000,000. Lessee, American Bosch Magneto Corporation.



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PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHS OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. FAIRVIEW AV, s s, 5-sty bk apts, 140x78; also ST. NICHOLAS AV, 364 w of, felt & slag roof; \$150,000; (o) Loring Const. Co., 1 W 34th; (a) Emery Roth, 119 W 40th (143).

ASYLUMS AND HOSPITALS. LIVINGSTON PL, 16TH ST, 321 E, 17TH ST, 330 E, 12-sty bk hospital, 184x107, tile roofing; \$1,750,000; (o) Eeth Israel Hospital Assoc. Inc., 70 Jefferson; (a) Louis Allen Abramson, 46 W 46th (142).

STORES, OFFICE AND LOFTS. GOLD ST, 92-96, 6-sty bk office & showrooms, 69x96, slag roofing; \$100,000; (o) Louis Gold-stein, 197 William; (a) Geo. & Edw. Blum, 505 5th av (140).

34TH ST, 249 W, 6-sty bk bank & offices, 22x95, 5-ply tar & felt roof; \$75,000; (o) Isador Herz, 224 W 34th; (a) Herbt, R. Mainzer, 105 W 40th (146).

5TH AV, 728-34, 57TH ST, 2-4 W, 56TH ST, 3-9, 25-sty bk strs & offices & lofts, 102x100, 5-pl tar & gravel roofing; \$2,500,000; (0) Anahma Realty Corp., 50 E 424; (a) Warren & Wetmore, 16 E, 47th (145).

STH AV, 956-62, 25-sty bk office bldg & strs, 240x100; 57TH ST, 250-60 W, tar & gravel roof-ing; (o) 1767 Broadway Co, 120 Bway; (a) Carrere & Hastings & R. H. Shreve, 52 Vander-bilt av (141).

bilt av (141).
STABLES AND GARAGES.
GROVE ST, 18, 1-sty bk garage, 18x20, 26-gauge metal roofing; \$450; (o) Andrew Hansenlund, 95 Bedford; (a) Willard Parker, 342 E 32d, Brooklyn (144).
43D ST, 515-17-19 W, 3-sty bk stable, 75x100, 5-ply slag roof; \$90,000; (o) Archibald D. Russell, Jr., 20 Exchange pl; (a) Lansing C. Holden, 103 Park av, N Y C (147).
1ST AV 944 1-sty bk garage, 22x25, tar &

IST AV, 944, 1-sty bk garage, 22x25, tar & gravel roofing; \$5,00; (c) Julia Fitz, 346 E 51st; (a) Conway Kiewitz, 409 E 51st (139).

Bronx.

DWELLINGS. 215TH ST, s s, 250 e Paulding av, 2-sty con-crete dwg & garage, 20x40, rubberoid rf; \$4,000; (c) Josephine Carlo, 1421 Needham av; (a) Jos. Ziccardi, 3360 Cruger av (236).

2407H ST, s s, 525 e Martha av, two 2-sty fr dwgs, 21x32, slate rf; \$20,000; (o) Hammond & Weed, 2798 Marion av; (a) E H Hammond, 2798 Marion av (237).

2798 Marion av (237).
261ST ST, s w c Delafield av, two 2-sty t. c. dwg, 35x60, slag rf; \$40,000; (o) Elizabeth Morrisey, 1274 Amsterdam av; (a) Kleist Woolsey Corp., 101 W 41st (217).
BEACH AV, e s, 225 s Lacombe av, two 2-sty concrete dwgs, 21x48, tar & gravel rf; \$20,000; (o) Bolliva Realty Co., D, J. Dillon, 340 E 137th, pres.; (a) P. J. Dillon, 340 E 137th (228).
CLARENCE AV, w s, 84.8 s Lafayette av, 2-sty br dwg, 21x54, tin rf; \$12,000; (o) Rosalina Scumaci. Fort Schuyler rd; (a) M. W. Del Gaudio, 160 W 45th (232).
CLARENCE AV, w s, 165 n Evans av, 114-sty

CLARENCE AV, w s, 165 n Evans av, $1\frac{1}{2}$ -sty fr dwg, 21x36, shingle rf; \$5,500; (o) Jos. Red-bord, 1718 Taylor av; (a) T J Kelly, 707 Morris Park av (243).

bold, 113 (143) for av, (a) 1 b Many, for montany, 2-sty fr dwg, 18x26, shingle rf; \$5,000; (o) Kate Hutchings, 1820 Hunt av; (a) Geo. P. Hutchings, 1820 Hunt av (226).
FINDLAY AV, w s, 200 n 168th, five 2-sty br dwgs & garages, 23x55, slag rf; \$60,000; (o) Grand Terrace Const. Co., Harry Gittman, 1703 Montgomery av, pres.; (a) Moore & Landseidel, 3d av & 148th (216).
MAHAN AV, w s, 100 s Buhre av, 1½-sty hollow tile dwg, 20x52, asphalt shingle rf; \$5,500; (o) Fred Hertfelder, 2221 Haviland av; (a) Anton Pinner, 2069 Westchester av (239).
OAKLEY AV, es, 216.2 n Fish av, 3-sty hollow tile dwg, 21x38, tar & felt rf; \$7,000; (o) Carmela Fondecchio, 1418 Oakley av; (a) Jos. Ziccardi, 3560 Cruger av (235).

SEDGWICK AV, w s, 1100 n Kingsbridge rd, 16 2½-sty dwgs, 18x46.6, 16 1-sty fr garages, 12x22.0, asbestos rf; \$92,800; (o) Wm. O. Ko-valsky, 1027 Hoe av; (a) Chas. S. Clark, 441 Tremont av (221).

SEDGWICK AV, n e c 195th, 2½-sty br dwg, 25x55, tin rf; \$25,000; (o) J. Streifer, 44 Maiden la; (a) Morris Whinston, 63 Park Row (223).

SEDGWICK AV, n e c 197th, 2-sty fr dwg, 28x50, shingle rf; \$10,000; (o) Chas. E. Nessle, 2304 Grand av; (a) John Brandt, 271 W 125th (220) (220)

TIBBETT AV, n e c 244th, 2-sty & attic fr dwg, 64.2x34.8, tile; \$20,000; (o) John C. Up-

degrove, 90 Morris st, Yonkers; (a) D. J. Baum, Riverdale (234).

WHITE PLAINS AV, w s, 182 n Watson av, eight 2-sty concrete dwgs, 21x48, tar & gravel rf; \$80,000; (o) Bolliva Realty Co., Inc., D. J. Dillon, 340 E 137th, pres.; (a) D. J. Dillon, 340 E 137th (227).

FACTORIES AND WAREHOUSES. 133D ST, s s, 325 e Cypress av, 1-sty bk storage, 50x19.4, slag rf; \$3,000; (o) Anna Schonewegs, 700 E 133d; (a) S. F. Oppenheim, 36 Sth av (225).

135TH ST, n s. 178 e Willow av, 4-sty bk factory, 68x100, slag rf; \$32,000; (o) Schloss Bros, inc., 114 E 73d; (a) Wm. Froendhoff, 407 W 14th (219).

STABLES AND GARAGES. HOFFMAN ST, e s, 61.4 s 188th, 1-sty bk garage, 30x50, plastic slate rf; \$3,000; (o) Rosa Poraggio, 2420 Hoffman; (a) M. W. Del Gaudio, 160 W 45th (231).

KELLY ST, e s, 250 n 116th, 1-sty bk garage, 13.4x20, slag rf; \$500; (o) Max Schaumer, 742 Kelly; (a) Moore & Landseidel, 3d av & 148th (222)

JENNINGS ST. n s. 162.2 w Bristow, 1-sty bk garage, 31x90, rubberoid rf; \$5,000; (o) Seibert Sales Co., Wm. Haynes, 801 Jennings, pres.; (a) Carl J. Itzel, 1365 Prospect av (233).

151ST ST, s s, 305 e Morris av, 1-sty bk garage, 25x25, tin rf; \$2,000; (o) Henry Lan-ger, 298 E 151st; (a) T. J. Cunningham, 256th st & Fieldstone rd (229).

CARTER AV, w s, 208.7 n Prospect pl, 1-sty bk garage, 126.8x140, plastic slate rf; \$40,000; (o) Builtwell Realty Co., Max Rothbart, 175 E 96th, pres.; (a) L. A. Sheinart, 194 Bowery (240) (240).

CRESTON AV, w s, 139.11 s Kingsbridge rd, 1-sty t. c. garage, rubberoid rf; \$200; (o) Helen B. Mintz, 852 Prospect av; (a) Irving Margon, 355 E 149th (218).

DECATUR AV, s e c 205th, 14-sty fr garage & storage, 20x20, shingle rf; \$500; (o) Michael J. Gilhuly, on prem.; (a) Blum & Katz, 505 5th av (241).

FULTON AV, e s, 127.6 s 170th, 1-sty bk garage, 11x22, tar & felt rf; \$1,500; (o) Morris Schoenholtz, on prem.; (a) B, H, & C. N. Whin-ston, 2 Columbus Circle (230).

HOLLAND AV, e s, 120 n Morris Park av, 1-sty hollow tile garage, 27.3x18, rubberoid rf; \$400; Max Jackson, on prem.; (a) T. J. Kelly, 707 Morris Park av (242).

SEDGWICK AV, n e c 195th st, 1-sty bk ga-rage, 21.8x50, tin rf; \$1,000; (o) J. Streifer, 44 Maiden la; (a) Morris Whinston, 63 Park Row

STORES, OFFICES AND LOFTS. 233D ST, n s, 134.11 e Verio av, 1-sty hollow tile str. 18x30, composition rf; \$3,500; (o) Al-bert Friedman, 2 Scott av, Yonkers; (a) Geo. W. Kibitz, 800 E 175th (238).

Brooklyn.

Brooklyn. ASYLUMS AND HOSPITALS. DUMONT AV, 992-1012, bet Elton & Linwood, 2-sty bk hospital, 70x45, gravel rf; \$30,000; (o) Pride of Judea Orphan Home, 512 Sutter av; (a) Edw. M. Adelsohn, -178 Pitkin av (4568). SAME PREM, 2-sty bk home, 150x90, gravel rf; \$30,000; (o & a) same (4569). CHURCHES. 17TH AV, 45, n e c 46th, 1-sty fr chapel, 50x 103.8, rubberoid rf; \$25,000; (o) Succorsal R. C. Church, 1119 41st; (a) Helmle & Corbett, 190 Montague (4626). DWELLINGS.

DWELLINGS. COLERIDGE ST, 250 w s, 380 s Oriental Bivd, 2-sty bk 1 fam dwg, 25x39, slag rf; \$13,-000; (o) Sami. J. Sonderling, 16 William; (a) Nelson K. Vanderbate, 15 Maiden la, Manhat-tan (4682).

tan (4682).
KENMORE PL, 1351, e s, 220 s Av L, 2-sty fr 2 fam dwg, 24x49, shingle rf; \$14,000; (o)
Webster Bidg. Corp., Inc., 178 Saratoga av; (a)
R. T. Schaefer, 1526 Flatbush av (4620).
3D ST, 573-79, n e c S av, 6-sty bk 36 fam tnt, 87,10x70.6, slag rf; \$25,000; (o) Prospect Park
West Apt. Co., 100 Bway, Manhattan; (a)
Shampan & Shampan, 50 Court (4863).

E 4TH ST, 521-25, e s, 340 n Cortelyou rd, 2-2-sty fr 1 fam dwgs, 20x44, shingle rf; \$20,-000; (o) David Rosen, 531 E 4th; (a) M. A. Cantor, 373 Fulton (4522).

E 7TH ST, 423-7, e s, 100 n Av C, 2-2¹/₂-sty fr 1 fam dwgs, 18x44, shingle rf; \$30,000; (o) Crotrist Builders, Inc.; (a) Brock & Sack-heim, 26 Court (4674).

E 19TH ST, 1103-9, e s, 100 n Av J, 2-2½-sty fr 1 fam dwgs, 22x43.6, shingle rf; \$40,000; (o) Ocean Av. Corp., 234 W 34th; (o) F. A. Norris, 584 E 14th (4811).

W 36TH ST, 2651-53, e s, 380 n Canal av, 5-1-sty fr 1 fam dwgs, 12x24.6, rubberoid rf; \$10,000; (o) Frederick Brizgalow Co., 643 W 42d, Manhattan; (a) jos. J. Galizea, 2930 W 9th (4709). 9th

E 42D ST, 139-41, e s, 260 s Linden av, 2-sty 2 fam dwg, 20x55, slag rf; \$10,000; (o) A, rody, 1143 40th; (a) M. A. Cantor, 373 Ful-Brody, 1143 ton (4671).

46TH ST, 1584, s w c 16 av, 2-sty bk 5 str & fam dwg, 20x65x100, slag rf; \$22,000; (o) yman Goldberg, 1632 42d; (o) S. Millman & o., 26 Court (4732). Hyman

57TH ST, 1444-52, s s, 250 w 15 av, 3-2-sty fr 2 fam dwgs, 20x57, sringle rf; \$45,000; (o) B. D. Land Co., 4718 18 av; (a) S. Gardstein, 428 18 av (4523).

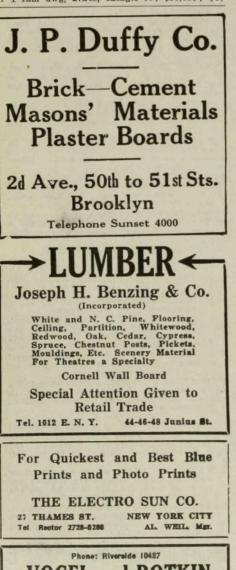
57TH ST, 1772-62, s s, 92 w 18 av, 6-2-sty fr 1 fam dwgs, 14x24, shingle rf; \$30,000; (o) Economy Home Co., 1409 Av J; (a) Fred Das-sau, 26 Court (4575).

sau, 26 Court (4575).
58TH ST, 1713-27, n s, 466 w 18 av, 5-2-sty fr 1 fam dwgs, 16x37, asphalt shingle rf; \$30,-000; (o) Richard H. Meehan, 1740 58th; (a) Harry Olsen, 1044 57th (4724).
66TH ST, 2008-18, s s, 47.6 e 20 av, 4-2-sty tile 2 fam dwgs, 20x64, shingle rf; \$48,000; (o) P. K. & W. Bidg. Corp., 6521 20 av; (a) Sam Lewis Malkind, 1270 54th (4654).
66TH ST, 2002-6, s e c 20 av, 2-2-sty bk 2 fam dwgs, asphalt shingle rf; \$24,000; (o & a) same (4657).

68TH ST, 605, n e c 6 av, 2½-sty fr 1 fam dwg, 45.5x48, shingle rf; \$10,000; (o) Realty Associates, 168 Remsen; Slee & Bryson, 154 Montague (4510).

AV J, 1905, n e c E 19th, 2½-sty fr 1 fam dwg, 24x46.6, shingle rf; \$25,000; (o) Ocean Av. Corp, 234 W 34th, Manhattan; (a) F. A. Norris, 584 E 14th (4810).

ALBEMARLE RD, n e c Stratford rd, 2-sty fr 1 fam dwg, 27x45, shingle rf; \$30,000; (0)





Ascutney Realty Co., 1721 Av J; (a) Seth H. Cutting, 1721 Av J (4721).

KINGSLAND AV, 490-518, e s, 237 n Green-point av, bk circular, 115 ft. diam, 30 ft. high, metal rf; \$50,000; (o) Petroleum Heat & Power Co., 511 5 av, Manhattan; (a) Francisco & Jacobus, 511 5 av, Manhattan (4621).

SHEEPSHEAD BAY RD, 1720-28, n s, 140 s Voorhies av, 7-1-sty bk 1 fam dwg, 20x30, slag rf; \$21,000; (o) Francisco Vallenta, 115 Beau-mond; (a) Geo. A. Elliott, 8 Walton, Jamaica (4479).

STUTYVESANT AV, 285, 187 n e Hancocl sty bk 24 fam dwg, 60x90, gravel rf; \$70, (o) Harry C. Merowitz, 1612 President; Cohn Bros., 360 Stone av (4736). \$70,000; (a)

UNDERHILL AV, 244-54, n w c Eastern pkway, 2-2-sty bk 1 fam dwgs, 25x94, gravel rf; \$65,000; (0) Max C. Meyer, 170 Bway, Man-hattan; (a) R. Thos. Short, 370 Macon (4573).

hattan; (a) R. Thos. Short, 370 Macon (4573). FACTORIES AND WAREHOUSES. NAVY ST, 87-93, n e c Tillary, 1-sty bk fac-tory, 68.9x100; \$30,000; (o) Swartzback & Sternlieb, 2 Park av; (a) Edw. M. Adelsohn, 1778 Pitkin av (4720). NORMAN AV, 207-13, n e c Humboldt, 2-sty bk factory, slag rf, 25x100; \$20,000; (o) Mark Rothschild, 207 Norman av; (a) Clarence E. Hildebrand, 350 Fulton (4488). STABLES AND CAPACES

STABLES AND GARAGES. COLUMBIA ST, 87-93, e s, 25 n Baltic, 1-sty bk garage, 100x90.6x200, gravel rf; \$100,000; (o) Reel Realty Corp., 39 W 113th, Manhatan; (a) John De Hart, 1041 Fox, Bronx (4725).

TRUXTON.ST, 3-11, n s, 200 w Stone av, 1-sty bk garage, 95x100, gravel rf; \$25,000; (o) The Brislin Co., 3290 Atlantic av; (a) Louis F. Schiltinger, 167 Van Siclen av (4806).

BUSHWICK AV, n e c Gillen pl, 1-sty bk garage, 116.5x38.9, gravel rf; \$40,000; (0) John F. Trommer Co., Bushwick av & Conway; (a) Wm. C. Winters, 106 Van Siclen av (4605).

EMPIRE BLVD, 215-33, n s, 540 e Bedford av, 1 bk garage & show room, 160x100, slag rf; \$50,000; (o) Vlockbos, Inc., 189 Montague; (a) Benj. Drjesler, 153 Remsen (4758).

(a) Benj, Briesler, Job Remsel (1907).
 EVERGREEN AV, 812-20, s w c Evergreen av, 1-sty bk garage, 100x100, slag rf; \$40,000;
 (o) Liberty Wyona Co., 106 Bristol; (a) Edw. M. Adelsohn, 1778 Pitkin av (4837).

GRAND AV, 75-77, e s, 215 s Park av, 2-sty bk garage & 1 fam, 50x100, gravel rf; \$35,000; (o) F. Huber, 314 Park av; (a) W. B. Wills, 1181 Myrtle av (4542).

av. 1 0: (0) S

1181 Myrtle av (4542).
PROSPECT AV. 1115-31, e s, 120 s 11 av, 1-sty bk garage, 150x78.1, slag rf; \$75,000; (o) Nolos Realty Corp., 215 Montgomery; (a) S.
Millman & Son, 26 Court (4733).
STORES, OFFICES AND LOFTS.
BEDFORD AV. 971-75, s e c DeKalb av, 1-sty bk bank, 50.3x100, slag rf; \$275,000; (o) East Bklyn Savings Bank, 643 Myrtle av; (a) Koch & Wagner, 32 Court (4757).
MISCELLANEOUS

MISCELLANEOUS.

SURF AV, 3602-18, s s, 109.3 e W 37th, 1-sty fr bath house, 44x126, gravel rf; \$12,000; (0) Arthur McMahon, prem; (a) Geo. H. Suess, 296 Railroad av, Coney Island (4768).

Oueens.

DWELLINGS.

ARVERNE.—Beach 68th st, w s, 100 n Boule-vard, 2-2-sty fr dwgs, 18x60, gravel rf, 2 fami-lies, gas, steam heat; \$30,000; (o) Margolis Building Corpn. Beach 68th, Arverne; (a) Phillip Caplan, 16 Court, Bklyn (2046-47).

BAYSIDE.—Montauk av, s e c 5th, 2-sty fr dwg, 30x41, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Adolph Bach, Montauk av, Bay-side; (a) John H. Knubel, 305 W 43d, Manhat-tan (1905).

CORONA.—Junction av, e s. 250 n Polk av, 2-2-sty fr dwgs. 20x50, shingle rf, 2 families, gas, steam heat; \$18,000; (o) Washington B. Reed, 312 W 43d, Manhattan; (a) R. W. John-son, 60 Hunt, Corona (1894).

ELMHURST.—19th st, w s, 34 s Metz av, 2-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Fred Seyfreid, 160 Nott av, L, I, City; (a) C. J. Stidolph, 15 Ivy, Elmhurst (1953-4).

FLUSHING.—Hawthorn st, s s, 239 e Parsons av, 3-2-sty fr dwgs, 25x25, shingle rf, 1 family, gas, steam heat; \$30,000; (o) Mary E. Staple-ton, 256 Jamaica av, Flushing; (a) Edw. E. Stapleton, 256 Jamaica av, Flushing (1926-27-99) 28)

28). FOREST HILLS.—Beechknoll rd, s w c Boarge pl, 3-2½-sty bk dwgs, 15x33, tile rf, 1 family, elec, steam heat; \$54,000; (o & a) Sage Foun-dations Homes Co., Forest Hills (2014-15-16). FOREST HILLS.—Beechknoll rd, w s, 199 s Borage pl, 2½-sty bk dwg, 18x33, tile rf, 1 fam-ily, elec, steam heat; \$18,000; & Beechknoll rd, w s, 237 s Borage pl, 2½-sty bk dwg, 18x42, tile rf, 1 family, elec, steam heat; \$16,000; & Beechknoll rd, w s, 255 s Borage pl, 2½-sty bk dwg, 18x33, tile rf, 1 family, elec, steam heat; \$18,000; & Exeter st, s e c Tennis pl, 2½-sty bk dwg & garage, 41x27, tile rf, 1 family, elec, steam heat; \$20,000; (o) Sage Foundation Homes Co., Forest Hills; (a) owners (2009-11-11-12).

HOLLIS.—Jamaica & Hempstead tpke, n s, 25 w Palatina av, 3-2-sty fr dwgs, 24x50, shingle rf, 1 family & str; \$24,000; (o) W. Robinson, Hollis, L. I; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (1883).

HOLLIS.—Parkview av, e s, 75 n School st, 2-sty fr dwg, 33x21, shingle rf, 1 family, elec, steam heat; \$10,000; (o) H. B. Scutt, 336 Ful-ton, Jamaica; (a) H. T. Jeffrey, Jr., Butler Eldg., Jamaica (1878).

JAMAICA. Hedges pl, e s, 87 n Fulton, 11-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat! \$55,000; (o) Sack & Wolf, 4032 Jamaica av, Woodhaven (1911 to 1921).

KEW GARDENS.—Beverly rd, w s. 220 n Audley, 2-½sty fr dwg, 24x38, shingle rf, 1 family, elec, steam heat; \$10,000; (o) August H. Meyers, Kew Gardens; (a) Wm. H. Hau-gaard, 185 Madison av, Manhattan (1887).

L. I. CITY.—Harold av, w s, 198 n Foster av, 2-sty bk dwg, 25x34, slag rf, 1 family & garage; \$12,000 (o) Anthony Forte, 321 Harold av, L, I. City; (a) C. W. Hewitt, 613 Academy, L. I. City; (a) (City (1961).

L. I. CITY.—Hunter av, n e c Skillman av, 2-sty bk bank, 75x48, slag rf, steam heat; \$100,-000; (o) Title Guarantee & Trust Co., 175 Rem-sen, Bklyn; (a) Severance & Van Alen, 111 E 40th, Manhattan (7803).

L. I. CITY.—Hunter av, n e c Skillman av, 2-sty bk bank, 75x47, slag rf, steam heat, elec; \$100,000; (o) Title Guarantee & Trust Co., 175 Remsen, Bklyn; (a) Severance & Van Alen, 111 E 40th, Manhattan (705).

LITTLE NECK.—Bayview av, n e c Summit av, 2-sty fr dwg, 28x23, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Gertrude M. Rob-inson, 150 W 57th, Manhattan; (a) W. S. Moore, 52 Vanderbilt av, Manhattan (2026).

MIDDLE VILLAGE.—Ward st, w s, 97 s Juniper Swamp rd, 2-2-sty fr dwgs, 40x48, shingle rf, 2 families, gas, hot air heat; \$10,-000; (o & a) Frederick Schaefer, 2153 Metro-politan av, Middle Village (1909).

OZONE PARK.-101st st, w s, 616 s Rock-away blvd, 4-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$20,000; (o) John Walker, Ozone Park; (a) Robert Kurz, 324 Fulton, Jamaica (1968-69-70-71).

RICHMOND HILL.—Abingdon rd, s s, 85 e Richmond Hill rd, 2-sty bk dwg, 25x48, slate rf, 1 family, elec, steam heat; \$17,000; (o) Wm. A. Fusch, Beverly rd, Kew Gardens; (a) Ferd. Good, 35 W 39th, Manhattan (1877).

Ferd. Good, 35 W 39th, Manhattan (1877). RICHMOND HILL.—No Villa st. e s, 280 n Ridgewood av, 2-sty fr dwg, 40x45, slag rf, 2 families, gas; \$11,500; two buildings; (o) Wil-liam Schimmel, Liberty Park, Evergreen; (a) Robert Kurz, 324 Fulton, Jamaica (1972). RIDGEWOOD.—Ralph st, n s, 100 e Wood-ward av, 2-2-sty bk dwgs, 18x55, slag rf, 2 families, gas; \$12,000; (o) Chas. Farrenkopf, 1916 Woodbine, Ridgewood; (a) Wm. DeBus, 86 Cedar, Bklyn (2003). ROCK AWAY BEACH—Contibution av s e c

ROCKAWAY BEACH.—Corithion av, s e c Boulevard, 1-sty bk stores, 76x41, slag rf, steam heat; \$16,000; (o) Abr. Miller, North Carlton av, Arverne; (d) Jos. Powers Co., 220 Larkin, Arverne (658).

Arverne (053). ROCKAWAY PARK.—Bch 116th st. e s, 130 s Washington av, 1-sty fr strs, 22x84, slag rf; \$5,000 ; (o) Mrs. Hallett, Rockaway Pk; (a) A. H. Knoll, Bch 97th st, Rockaway Beach (714). ROCKAWAY PARK.—Washington st, n s, 458 e 5 av, fr str, 18x35, shingle rf; \$850 ; (o) John Sickman, prem (700).

Sickman, prem (700).
WOODHAVEN.—Yarmouth st, w s, 100 s Fulton, 10-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, hot air heat; \$50,000; (o & a) Droesch & Burmeister, 1466 Woodhaven blvd, Woodhaven (2022-33-34-35-36-37).
FACTORIES AND WAREHOUSES.
L. I. CITY.—Hobson av, e s, 320 s L. I. R. R., 1-sty bk factory, 62x196, slag rf; \$20,000; (o & a) Nichols Copper Co., 25 Broad, Manhattan (1930).

L. I. CITY.—Harris av, s e c William, 2-sty bk factory, 75x90, slag rf, steam heat; \$40,000; (o) S. &W. Building Corp., 1330 1 av, Manhat-tan; (a) Frank Braun, L. I. City (1902).

L. I. CITY.—Hamilton st. e.s. 156 s Pierce av. 1-sty bk storage, 54x100, gravel rf; \$10, 000; (o) DeNobola Cigar Co., L. I. City; (a) Joseph Mitchell, 332 W 24th, Manhattan (2000).

STORES, OFFICES AND LOFTS. ELMHURST.—Polk av, s s, 40 w 25th, 1-sty bk str. 60x54, slag rf, steam heat; \$15,000; (o) Queensboro Investing Co., Bridge Plaza, Lo, I. City; (a) Geo. H. Wells, 21 E 40th, Manhat-tan (1946). ; (a) ((1946).

THEATRES.

THEATRES. MORRIS PARK.—Walnut st, n w c Jerome av, 1-sty bk motion picture, 43x94, slag rf, steam heat; \$40,000; (o) Emidio Pagani, 1372 Lawn av, Richmod Hill; (a) A. P. Sorice, Jr., 363 Fulton st, Jamaica (828). ROCKAWAY BEACH.— Boulevard, s s. 120 w Beach 98th, 1-sty fr amusement, 62x40, gravel rf; \$1,000; (o) E. J. Lauterbach, Dayton, Ohio (668). MISCELLANEOUS

MISCELLANEOUS.

L. I. CITY .-- South Jane st, s s, from Ely av Williams st, 5-sty bk service station, 187x to

137, slag rf, steam heat; \$300,000; (o) Standard Steel Car Co., Pittsburgh, Pa.; (a) J. J. Glos-ter, 44 Court st, Bklyn (783).

L. I. CITY.—Queens Boulevard, s e c Skill-man av, fr billboard; \$75; (o) C. L. Schloemer Co., N Y (657).

ROCKAWAY BEACH.—Beach 107th st, n w c Atlantic av, 1-sty fr bath house, 60x90, slag rf: \$1,500; (o) Julius McIntosh, Rockaway Beach (1774).

SEA BREEZE AV, n s, 231.1 e Ocean pkway, 1-sty fr shed, 40x60, shingle rf; \$1,500; (o) Brighton-By-the Sea, Inc., Brighton Beach; (a) jas, A. Boyle, 367 Fulton (2229).

SPRINGFIELD.—141st st, n s, 765 e Spring-field Blvd, 1-sty fr mill, 75x100, asbestos shin-gle rf; \$10,000; (0) Hathron Homes Co., 33d st & 7th av, N Y C; (a) Laurelton Sales Co., same address (822).

Richmond.

DWELLINGS. GRASMERE.—Southfield blvd, n s, 120 w Reid av, 2-sty bk dwg, 22x51, shingle rf; \$9,000; (0) Pasquale Pignataro, 70 Sand, Stapleton; (a) Daniel Santow, 70 Sand, Stapleton (195).

GREAT KILLS.—Southfield bird, e s, s e c Crescent av, 5-2-sty fr dwgs, 16x28, shingle ft; \$4,000: (o & b) Henry J. Barnichel, 129 Har-rison, Hoboken, N. J. (167). GREAT KILLS.—Southfield Blvd, e s, s e c Armstrong av, 2½-sty fr dwg, 24x41, shingle roofing; \$5,000; (o) Chas. Pasquier, 258 W 55th, N Y C (166).

MIDLAND BEACH.—Barnes av, bet 9 & 10 avs. 5-1-sty fr dwgs. 24x24, composition shingle rf; \$4,000; (o) Jas. S. Graham, 32 Court, Bklyn; (a) Egmont Schroll, 88 Bay st, St. George (172).

PORT RICHMOND.—Harrison st, n e c Sharpe av, 2½-sty bk dwg, 22x48, shingle rf; \$7,000; (o) August Drubel, Wright av, Elm Park; (a) 0, 0. Odergaard, 183 Sharpe av, Port Rich-mond (235).

PORT RICHMOND,—Heberton av, w s, 45 n St. Marys av, 3-2½-sty fr dwgs, 19x30, shingle rf; \$9.000; (o & b) Peter Larsin, 50 Oecker av, Port Richmond (184).

PORT RICHMOND.—Clinton av, n s, 50 ft Treadwell, 2-sty fr dwg, 19x28, shingle roofing; \$5,000; (o) Christ. Bjjonnes, Port Richmond; (a) C. O. Odegard, Port Richmond (214).

PLANS FILED FOR ALTERATIONS

Manhattan.

BARROW ST, 42, remove partitions, cornice, piers, new girders, windows, cornice, partitions, beams, vent duct, skylights in 4-sty bk studio & dwg; \$6,000; (0) John Kenneth Byard, 150 Waverly pl; (a) John V. Van Pelt, 381 4 av (1086).

FULTON ST, 92, remove walls, new ext, stair-ways, f. p. enclosure, elev, plumbing, heating, walls in 5-sty bk offices; \$50,000; (o) Sallie N, Ruperti, 140 E 71st; (a) David S. Lang, 110 W 34th (1264).

GOLD ST, 101, new elevator shaft, elevator, windows, floor in 5-sty bk warehouse; \$15,000; (o) M. Josephine Ely, 103 Gold; (a) Wm. C. Lauritzen, 959 Madison av (1079).

HUDSON ST, 159-61, remove roof, shutters, partitions, new openings, f. p. doors, windows, partitions, floor, walls, skylights, stair (ext), elec, radiators, sinks, toilets, elev door, gate in 9-sty bk storage warehouse; \$20,000; (o) Mrs. Hed-wig Braun, 600 West End av; (a) Geo. E. J. Pistor, 15 E 26th (1217).

IRVING PL, 61-63, 18th st, 120-124 E, re-move partitions, new partitions, toilets, add sty in 6-sty bk telephone exchange; \$80,000; (o) New York Telephone Co., 15 Dey; (a) Mc-Kenzie, Voorhees & Gmelin, 1123 Bway (1152).

LAFAYETTE ST. 425-437, remove mezzanine, new fire-escapes, walls, openings, floors, ext, close openings in 3-sty bk institution; \$200,000; (0) Hebrew Sheltering & Immigrant Aid So-clety of America, 229 Bway; (a) Benj. W. Levi-tan, 7 W 45th (1144).

MONROE ST, 49, remove piers, wall, parti-tions, new girders, connections, partitions, stairs, entrance hall in 4-sty bk dwg, loft & garage; \$7,000; (o) Pierce Brennan, 211 E 68th; (a) Chas. B. Meyers, 1 Union Sq W (1076).

Chas. B. Meyers, 1 Union Sq W (1076). NASSAU ST, 31-39, remove partitions, elevators, tor, new toilet rooms, partitions, elevators, stairway, mezzanine in 15-sty f. p. strs & offices ; \$10,000: (o) National Bank of Commerce, 31 Nassau: (a) Alfred C. Bossom, 680 5 av (1156). READE ST, 84-90, new add sty, f. p. stairs, elevator shaft, partitions, toilets in 5-sty bk salesroom; \$50.000: (o) Chas. H. Fiske, 10 Postoffice sq. Boston, Mass., Andrew Fiske, 10 Tremont av. Boston, Mass.; (a) J. Odell White-nack, 231 W 18th (1168).

SPRUCE ST, 27, remove wall, move wall, new tt in 4-sty bk strs & stockroom; \$15,000; (o) eisman, Musliner & Brightman, Inc., 27 Geisman,

Spruce; (a) Voss & Lauritzen, 65 DeKalb av, Bklyn (1122).

SKIYH (1122). STONE ST, 11-13, remove partitions, stair-ways, &c, new stairs, elevator, toilet rooms, add sty in 4-sty bk office & strs; \$45,000; (o) Fline Realty Co., 18 Bway; (a) Geo. Keister, 56 W 45th (1153).

VESEY ST, 58-60, remove stairways, parti-tions, etc., new stairs, elev, toilets, etc., in 5-sty bk stores & lofts; \$30,000; (o) Morris & Phillip Wolfson, 1043 14th, Bklyn; (a) Andrew R. Fritz, 220 West 121st (1179).

R. FRIZ, 220 West 1218t (1110). WASHINGTON ST, 92, remove partitions, new, framing, stairs, partitions, beams, elevator shaft, doors, wall, skylight, plumbing, ducts in 4-sty bk str & office; \$7,500; (o) Elias M. Rahhal, 76 Greenwich; (a) Benj. E. Stern, 56 W 45th (1081) (1081).

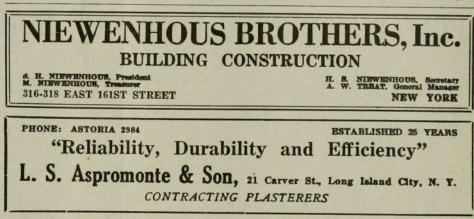
(1051).
12TH ST, 61-63 W, alter partitions, new plumbing, heating, entrance, floors in 2-4-sty bk dwgs; \$25,000; (o) Pierce Francis Groome, 24 E 11th; (a) John N. Phillips, 681 5 av (1124).
12TH ST, 117 W, new wall, ext, beams, ext in 3-st- bk dwg & offices; \$12,000; (o) M. Bertha

Brush Allen, 117 W 12th; (a) Clarence Lincoln, 103 Park av (1102). 21ST ST, 112 W, remove stoop, wall, floors, new wall, show windows, floors, posts & girders, scuttle, windows in 3½-sty bk lofts, show rooms, offices; \$9,000; (o) Karwitz Realty Corp., 112 W 21st; (a) Maurice Courland, 47 W 34th (1149). (1149).

34TH ST, 116-120 W, remove stairs, mezzanine (portion), shift freight hoist, new str fronts, toilet fixtures, vent ducts, stairs, marquise in 12-sty bk hotel; \$15,000; (o) Sidem Building, Inc., 30 E 42d; (a) Necarsulmer & Lehlback, 507 5 av (1119).

307H ST, 32 E, remove front, beams, floor, new front, beams, floor, partitions, plumbing in 4-sty bk store & dwg; \$16,000; (o) Martha Washington Hotel Corp., 30 E 30th; (a) Harry B. Mullikin, 609 W 48th (1231).

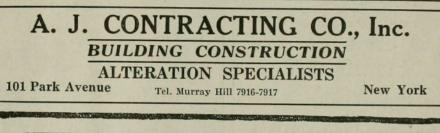
34TH ST, 130-32 W, raise beams, new ext, elev, shaft, front, stairways, toilet rooms, steam heating in two 5-sty bk store, offices & show-rooms; \$75,000 : (o) Sam W. Peck, 1140 Bway; (a) Robert F. Lyons, 52 Vanderbilt av (1269).



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