

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District
Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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

VOL. CV
NO. 19 (2721)

NEW YORK, MAY 8, 1920

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EDITORIAL

An Indefensible Scheme

Latest advices from Washington are to the effect that the leaders in Congress will probably put over for the present the enactment of legislation providing bonuses for the men who served in the World War. This means, however, merely a short delay, because a great majority in each branch of Congress favors some kind of bonus and will provide for it before long.

New York realty leaders should lose no time in making a most emphatic fight against the plan to raise part of the money for bonus payments through a tax of one-half of one per cent on all real estate sales. For many years in Albany and in Washington it has been the habit of the lawmakers, whenever large additional sums have been desired for various purposes, to put some new kind of tax on New York. The proposal in Washington to raise a considerable part of the bonus money by an additional tax on real estate sales is merely another attempt by legislators from other states to saddle a new burden on the metropolis.

It was brought out in a dispatch from Washington the other day that New York State contributed approximately 23 per cent of the grand total for the entire country in the first installment of income and profits taxes collected by the Federal government for the current year. It is probable that New York's total will be considerably higher than 23 per cent in the final reckoning, for the reason that taxpayers here quite generally followed the rule of making these payments in quarterly installments, whereas smaller taxpayers in other parts of the country have in many instances paid the entire tax at one time.

The Washington figures show that New York has just paid \$214,644,234.41 in income and profits taxes for the first quarter. The collections from the entire country amounted to \$908,829,172.13. The Metropolitan district alone paid \$173,271,815.88 of New York State's total, approximately 80 per cent. The nation's internal revenue receipts from all sources for the fiscal year ending June 30, 1919, amounted to \$3,850,150,078.56, and New York contributed 24 per cent of this grand total. The total income and profits taxes in the entire country for that same period amounted to \$2,600,762,734.84, and of this total New York contributed \$712,425,702.94, approximately 27 per cent of the total.

The Record and Guide calls special attention to these figures at this time for the reason that they show conclusively how the Washington mind works when it comes to devising methods of taxation through which the metropolis can be hit hardest. This latest proposal of a new tax on real estate sales is merely another illustration of the policy of "soaking" New York for the benefit of the rest of the country. It is a suggestion absolutely unfair, it is a proposal to add insult to injury, and the Record and Guide sincerely trusts that the Real Estate Board, the Merchants Association, the New York State Chamber of Commerce and every other public-spirited organization having at heart the best interests of the metropolis will

unite in a protest to Washington so earnest and impressive as to compel the Congressional leaders to drop this outrageous plan.

Up to the Unions

The Chamber of Commerce of the State of New York, the Merchants Association, the Brooklyn Chamber of Commerce, the New York Board of Trade and Transportation, the Chamber of Commerce of the Borough of Queens, the Bronx Board of Trade, and numerous other organizations of business men, have united for the purpose of preventing in the future the tying up of the collection and delivery of goods in this city by the action of union workmen on strike or of the refusal of union truck drivers, in sympathy with the strikers, to haul merchandise from railroad and steamship terminals. Partial paralysis of the entire commerce of New York resulted recently because the truckmen refused to handle goods that came in on trains handled by strike breakers or foodstuffs, coal, lumber and other commodities rushed to the relief of the inhabitants of the city by other non-union routes. That such interference with the business of the city, and such disregard of the health and lives of millions of people, including the families of the strikers and of the truckmen, could longer be tolerated it was unreasonable for union men to expect. There is a bigger union than any enrolled under the American Federation of Labor. It includes in its membership every citizen of this country. The organizations which came together this week at the call of Mr. Alfred E. Marling, President of the New York State Chamber of Commerce, are the representatives of this one big union and the resolutions which they adopted voice the feeling of the great majority of the people in respect to certain actions of unions which have imperilled the lives and property of rich and poor alike.

The assembled business men declared that "the facilities and agencies for the hauling and transportation of merchandise are so essential to the commercial life of the city that they must not in any way be misused to aid strikes or promote the cause of unionism or non-unionism in other lines of activity, but must at all times serve the commercial needs of the city without discrimination or unnecessary interruption."

They also agreed to employ only such truckmen, teamsters and trucking contractors as will in letter and spirit render impartial service for the benefit of the public and provided for a committee to make arrangements for independent trucking facilities and for the enforcement of the laws for the protection of citizens.

Radicalism in the unions has brought about conditions which have forced business men and the great mass of citizens to bring to an issue the question whether unionism is to be a dominantly baneful factor in the every-day affairs of all the men, women and children in the country or if it shall continue, as it was originally meant to be,

helpful to labor and to labor's dependents without being harmful to other interests.

In the words of the resolutions adopted by the business organizations this week: "We feel compelled to take this action for the protection of the supreme rights of the public, without regard to the merits of unionism or non-unionism, the open shop or the closed shop, upon which questions we are not now expressing any opinion."

It will not do for Union leaders to ignore this pronouncement. It fairly states the issue which unionism

must meet. On its decision to abide by the rule of the majority, to which can safely be left the interests of all of us, or to demand that minorities, however well organized, may jeopardize at will our health, happiness, comfort and lives depends the question of whether unionism will much longer be tolerated by a nation heretofore ready and willing to afford it opportunities for aiding in the establishment of labor on a basis where it shall have more of the world's good things, its money, its physical comforts, its leisure and its pleasures.

The Comparatively Small Increase in Housing Cost

Without wishing to add warmth to the already hot blood of enraged tenants, let us call attention to the figures of the Federal Department of Labor on the increase of living costs in the last five years. These show that on the average housing in this city has advanced least of all—only 23 per cent., while clothing has gone up 219 per cent. and food 91 per cent. It is likely that a comparison made this month would show a further advance in rents, but possibly not enough to bring them even with the advance of 50 per cent. in fuel and light.

The Record and Guide, which has been digging into the housing, and particularly the apartment question, has no consolation for renters. It says that the rents which must be charged in the handful of new buildings now being put up will be from 150 to 175 per cent. above the prices before war.

It is not only that the wages in the building trades have doubled and that material has risen from 100 to 500 per cent.

The cost of borrowing money, the higher expenses of operation and the growing tax rate all add to the burden, which no investor is going to assume unless he expects to get a return on his risk.

The tenant may be vexed because his rent is raised, but the prospective landlord is scared away by the goblins of labor, material, operation, taxes and legislation. And the last of these is not the least fearsome. Of the measures recently adopted in Albany The Record and Guide says 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."

That has always been one of the dangers of such laws; and yet we find them enacted just at the time when it is important to encourage building. Is capital likely to build on an uncertain expectancy of 6 per cent. net return when it can buy Government bonds yielding that formerly attractive figure?

May Day Rent Strike Was of Small Proportions

THERE was no widespread rent strike on May Day as predicted by agitators engaged in raising funds to fight landlords. Instead of their being thousands of tenants in revolt there was trouble in only twenty-eight houses, according to Leo Kenneth Mayer, Counsel for the Mayor's Committee on Rent Profiteering. In these houses were 328 families, in the Bronx and Brownsville districts where the agitation was greatest.

Mr. Mayer made it clear that tenants on strike need expect no sympathy or support, as the committee, the courts and the new rent laws provide ample means for the redress of any grievances tenants may have to submit.

The figures on the number of rent strikers in Brownsville and East New York were obtained by Mr. Mayer, who with his assistant, Julius Appelbaum, made a tour of the district. Among the signs displayed on the houses of strikers were: "Do not pay any increase in rent." "If you are in trouble with your landlord come to the Workingmen's Consumers' League, 388 Stone Avenue," and "We will quiet the landlords."

The Tenants' Protective League, which numbers, according to its leaders, between 38,000 and 40,000 members, abandoned the parade originally planned by the organization and confined itself to holding a series of mass meetings.

Harry Block, secretary of the Workingmen's Consumers' League, declared the 5,000 members of his organization were satisfied with the new anti-profiteering laws designed to curb avaricious landlords, and entertain no idea of a strike.

The total number of evictions in Greater New York will be between 1,500 and 2,000, judging by the number in Brownsville and East New York.

The number of tenants who moved on May 1 was estimated at 25,000, the number in Brooklyn alone being estimated at 10,000 by officials of moving van companies. It was said by several companies that the bulk of the tenants were moving out of town. The van owners look for the real moving congestion on October 1, when most leases expire.

As a result of the acute apartment rental situation throughout the city the suburban and urban housing movements are more closely interrelated than ever before. New York real estate brokers characterize the demand for living space within the city as "crowding" and concede it to have reached a "serious status." So intense is the pressure that many brokers assert that hundreds of homeseekers can now radiate to the suburban areas adjacent to New York and not be missed, whereas a few years ago steady apartment house construction meeting a steady urban demand would have stemmed the heavy suburban trend.

From all sources of information the trend to suburban Long Island is greater than it is to any other suburban territory at this time. But subaqueous tunnels and bridges have practically joined Long Island to Manhattan. The shortage of housing space in New York City has resulted in the doubling of property values on Long Island. From Brooklyn especially there is a strong movement into Nassau and Suffolk counties. The Long Island Railroad never before has done such a heavy monthly commutation business in March and April as it has this year, the number of commuters in those months surpassing the number that usually prevail in July and August; and, they are permanent commuters who have by dint of hard work found homes on the Island that they could not obtain in the city. It is as hard now to find a home in the suburbs as it is in town because urban drift is swelling suburban demand.

On the other hand the great rental areas of housing space of all kinds in New York City are holding on to what they have so far as they are able to do so. One broker in Yorkville said that the movement away from his part of the city was negligible while the influx of persons looking for apartments and houses is terrific. The situation throughout the city is serious because demand does not diminish and every time an apartment is rented there is one less for the swarm of prospective tenants.

REAL ESTATE SECTION

Oppose Federal Tax on Real Estate to Pay Soldier's Bonus

Representative Realty Men Object to Bonus Plan as Undesirable in Its Conception and as Inimical to Business

TAXATION of real estate sales has been proposed in Congress as one of the methods by which \$2,000,000,000 or more may be raised to pay the soldiers' bonus. The Committee on Ways and Means of the House of Representatives has had before it a bill which, among other taxes, included the item of a one per cent. tax on realty sales of \$10,000 or over. This bill met with so much opposition in committee that Representative Fordney, chairman of the committee, has framed another bill reducing the tax to one half of one per cent. on all sales.

The effect of such legislation on the real estate business may be judged by the interviews with leading real estate men which follow:

ALFRED E. MARLING, of Horace S. Ely & Co. and president of the New York Chamber of Commerce: Representative Fordney's bill typifies uneconomical legislation. With billions for the government to pay aside from this proposed measure, he practically asks the country to go on a grand bust in order to give to each soldier what individually is a small bonus but which in the aggregate is a huge draft on the public pocketbook. If this bill goes into effect, what will be the next piece of special legislation? My sentiments about a bonus to the soldier are embodied in the resolution against it passed by the Chamber of Commerce last week; it is wrong in spirit and the government has more than enough to pay as things are now.

Real estate is already punished sufficiently with various taxes. When the state income tax was first suggested the public was given to understand that if it passed the tax upon real estate mortgages would be abolished. Was it? No, one tax is piled upon another tax. We all would like to see some keen thinking and stiff action about taxation. The fellows who threw the tea overboard in Boston Harbor had nothing on us. There is a lot of taxation going on that the public does not sanction. All of this excessive taxation is a punishment of thrift. The proposed law is invidious legislation of the worst kind. It is time to retrench now that the war is

over. No private business could stand the riotous expenditure the government is indulging in.

GEORGE R. READ: A small general consumption tax would be the logical, practical and fair thing to enact if we must have more taxation. Real estate seems to be "the goat" when additional taxes are sought. Just now, in this state, there is a tax of one-half of one per cent. on mortgages; one-tenth of one per cent. on equities in sales; one-twentieth of one per cent. on mortgage extensions; a slight tax, but large enough, on bonds or company mortgages; and a general real estate tax equal to two and one-half per cent. of the value of the particular parcel of real estate taxed. The Federal government thinks it ought to pile on the agony, eh?

Many of the boys who returned from the war do not care to see this legislation pass; and, I have talked with many of them. They feel that it imputes a mercenary motive to them. It would be different if it were a pension to care for them in age or sickness. The truth of the matter is that the bonus is small individually and typifies to the vast majority of those who would receive it a lump sum to go out and enjoy themselves with. But the grand total of this proposed taxation is stupendous and it is inequitable in its process of collection. I hope to see it defeated as unwise in purpose and because if enacted it will be a wedge for further ridiculous legislation.

WILLIAM H. WHEELLOCK, President of the Brown, Wheelock Co.: The proposed bill, from the standpoint of business, is a fine damper on an active market. After being laid low for many years it is about time that real estate was ignored as a further source of taxation, especially Federal taxation. If this thing keeps on the government will eventually want a special income tax placed permanently upon real estate. Experience shows that there appears to be no limit. From the viewpoint of wisdom I cannot see the utility of giving the soldiers a few dollars each, which in the majority of cases will, without doubt, be spent quickly. In the aggregate the sum is enormous and the way of getting it is inimical to the public welfare.

Mayor Hylan Appoints Committee on Housing Problem

MAYOR HYLAN has appointed a committee of representative men and women as members of the Mayor's Housing Conference Committee of which Tenement House Commissioner Frank Mann is chairman, to devise ways to encourage investment of capital in building homes.

The committee follows:

Corporation Counsel John P. O'Brien. Borough Presidents Henry H. Curran, Edward Riegelmann, Henry Bruckner, Maurice E. Connolly and Calvin D. Van Name.

Robert P. Brindell, president Building Trades Council; G. B. Diogardi, Hugh Frayne, Michael J. Cashal, James B. Allen, Edward I. Hannah, J. B. Coughlin.

Walter Stabler, Gerald Brown, Allan A. Ryan, Clarence H. Kelsey, Henry A. Schenck, John J. Pulleyn, Charles Froeb, Jarvis S. Hicks.

E. A. McDougall, G. X. Mathews, William Bergen, Charles A. Chase, William Avitable, Leo S. Bing, Edgar A. Levy, John E. Dordan.

Preston P. Lynn, J. H. Burton, John McE. Bowman, Fred Youngs, Charles J. Kelly, Max Goebel.

Church E. Gates, Joseph B. Tisdale, William K. Hammond.

J. F. Murphy, James C. Forbes, Dr. H. H. Seabrook, Robert Main, Robert E. Dowling, D. L. Elliman, Stephen H. Tying, William E. Harmon, William R. Burling, Laurence McGuire.

Burt Fenner, J. E. R. Carpenter, T. E. Snook, James Riely Gordon, A. J. Thomas, M. H. Murdock.

Mrs. William R. Hearst, Nathaniel H. Levi, James H. Post, Mrs. F. E. Ramsey, Adolph Lewisohn, Frederick L. Cranford.

Mrs. Oliver Harriman, Mrs. Nelson H. Henry, Frank E. Conover, Lee Kohns, C. S. Keane, Joseph J. O'Brien, F. W. Underwood, James J. Riordan.

Samuel Rea, Ralph Peters.

Edward P. Doyle, William H. Johns, Frank A. Munsey, William R. Hearst, Victor Ridder, J. H. Tennant.

Sophie Irene Loeb, Louis Wiley, Robert Huntsman, John Harmon, Robert L. Gunnison, D. J. McLean.

Joseph P. Day's Twenty-fifth Anniversary Celebrated

At Complimentary Dinner Given Him by Staff He Is Presented With Solid Silver Service and Bronze Bust of Himself

ON Saturday evening, May 1, the staff of the Joseph P. Day Organization extended to Mr. Day a complimentary banquet at Delmonico's to commemorate the twenty-fifth anniversary of the founding of his organization. James R. Murphy, manager of the Day Organization, presided and acted as toastmaster.

Mr. Day was presented with a solid silver service and a bronze bust, executed by Mr. J. Massey Rhind. There were fifty-seven members of his organization present.

Mr. Murphy gave a resume of the Day Organization from the time of its formation, twenty-five years ago. Mr. Murphy said in part:

"Despite the act that our worthy 'General,' Joseph P. Day, entered the real estate field in December, 1894, I contend that it was only in a preliminary way. The firm was known as

over this seemingly short period of twenty-five years has been crowned with success. He has earned the love, respect, loyalty and admiration of his entire organization, to say nothing of his reputation as a national figure."

Mr. Joseph P. Day replied: "One cannot help feeling proud of the Joseph P. Day Organization. For the loyalty which the staff has shown to me during the past quarter of a century I want to thank you all from the bottom of my heart.

"I believe a requisite of true salesmanship means loyalty, and that means loyalty to the man over you, loyalty to your house and loyalty to yourself. Years ago I broke down in health, temporarily, due to over work. Some nights I did not go to bed before two o'clock in the morning, sitting in my library with pad and reading lamp getting what you boys call 'hunches.' A fellow can do that only a little time. It was



↑
JOSEPH P. DAY.

Day & Osborne, who were respectfully President and Vice President of the 'Mutual Admiration Society,' members in good standing of the 'I am going to do it, keep your eye on me Club.'

"This firm quickly dissolved. I am in a position to know because I was among those present. The real inside reason was lack of business. If I remember correctly the total earnings during the months of January, February, March and April, 1895, did not exceed \$25.

"The present organization of Joseph P. Day was established May 1, 1895. The only business in the office was the agency of a house on First Avenue between Fifteenth and Sixteenth Street. I collected the rents and served dispossess notices and became most proficient in dodging those that came my way. The total rents aggregated about \$100 per month.

"These stirring events occurred while Mr. Day occupied a small 10x12 office at 98 Fifth Avenue. In July the office was moved to 936 Eighth Avenue, where half the store occupied by a barber shop was taken. In September of the same year a move was made to 932 Eighth Avenue, where the present uptown office is now located.

"A clerk was hired in addition to the office boy in 1896, and bit by bit the business grew. The first big insurance business that I remember was that of Hugh J. Grant at Oradell, N. J. Shortly after came the B. J. Norton Contracting Company's large insurance policy. In 1903 the office at No. 258 Broadway was opened and I believe the auctioneer's license was taken out in that year.

"In 1906 the downtown office was moved to No. 31 Nassau Street on the seventh floor. Four years later the entire fifth floor was taken and maintained until last December when Mr. Day moved to his new building at 67 Liberty Street.

"The untiring watchful efforts of our honored 'General,'

then I found out who were really the loyal members of the staff at that time.

"The price of success is eternal vigilance. This has been my watchword for many years. It is only in this way that a business can be built up and maintained on a successful plan. In looking around me I feel that in the city of New York there cannot be found a crowd of men more loyal and vigilant as those here tonight."

Mr. H. S. Sayers, who attends to the legal phases of Mr. Day's business said the motto, "The price of success is eternal vigilance," is unquestionably the most important factor in the success of the Day Organization and no one had better exemplified it than the chief. Vigilance implies activity but vigilance is not enough by itself. A cat is vigilant but never accomplishes anything worth while. Some people think that if they just run around and show great excitement that they are accomplishing things. This is not always so. First pick out a definite and useful occupation, then go to it."

William Willett, who is in charge of the out-of-town auction department, analyzed the secret of Mr. Day's success: "One has said it has been his courage; another declared that it is his confidence, and others have asserted that it is his knowledge, or his patience, or his temperance, or his kindness, and finally his charity has received credit. But I declare to you that it takes the seven primary graces of heart and mind to make one Joseph P. Day."

Mr. Douglas Eskell said: "There are very few opportunities to declare the great affection and very real admiration men may feel for one among themselves. It really takes an occasion like this to emphasize the fact that there is sentiment in business and in the end it is this sentiment that makes business really worth while."

Review of Real Estate Market for the Current Week

The Market Sustained Its Recent Activity and Large Transactions Were a Feature Throughout the City, Including Financial District

HERE was no abatement, this week, of the phenomenal activity that has prevailed in the real estate market. All parts of the city were represented in the investment movement. Private dwellings in all the numbered streets from Ninth street to practically the end of Manhattan Island figured in the dealing. Washington Heights and Harlem were conspicuous in this regard. A few high class dwellings in the Fifth avenue neighborhood changed hands and they were on some of the finest residential blocks. The Bronx loomed strong with several large transactions, notably a large factory and shipping site and a big corner. Loft and commercial buildings downtown in Manhattan were in good demand and lower Broadway, in the financial district, contributed a sale that makes continued keen interest in that part of the city so rich in fee values. Marking the activity in the West Side was the sale of two ten-story loft buildings. Madison avenue put in an appearance with a sale of a corner office building worth in the neighborhood of a million dollars, while the acme of trading was reached in the sale of the 12-story office building at 27-29 Pine street. A loft building in middle Broadway was sold. George Ehret, who owns a large number of parcels of valuable realty throughout the city, disposed of a big parcel in St. Marks place. Broadway, in the Times Square district, witnessed the sale of the old Hotel Metropole property disguised under the name of Yates. Third avenue, in the Bronx,

was a busy mart of real estate dealing.

Saks & Company obtained a parcel in East Fiftieth street in connection with their purpose to erect a new store building on Fifth avenue, nearby, as told in our news columns recently. All in all, brokers and sellers in all parts of town can look back upon a week full of satisfactory returns.

An interesting feature of the week's dealing was the acquisition by B. F. Keith of a block front on Macomber Square in Brooklyn that belonged to the Fleet estate, which will be reimproved with a theatre. In their lifetime the two Fleet brothers would not part with any of their real estate holdings which abound in the neighborhood of Fulton street and De Kalb avenue. Frequently they would not rent a store unless the prospective tenant paid to the last dollar what they deemed it should bring. Consequently the purchase of this block front by Keith means a toning up of the neighborhood in appearance as well as in values.

The leasing of a West Side corner store that for many years had been devoted to saloon purposes showed that the new tenant, who is a grocer, pays considerably more rent than did the saloon tenant; and saloons as a rule paid higher rentals by far than any other line of business and obtained longer leases. Brokers report that former saloon properties throughout the city are now yielding rentals as large, and larger in some instances, than saloons brought.

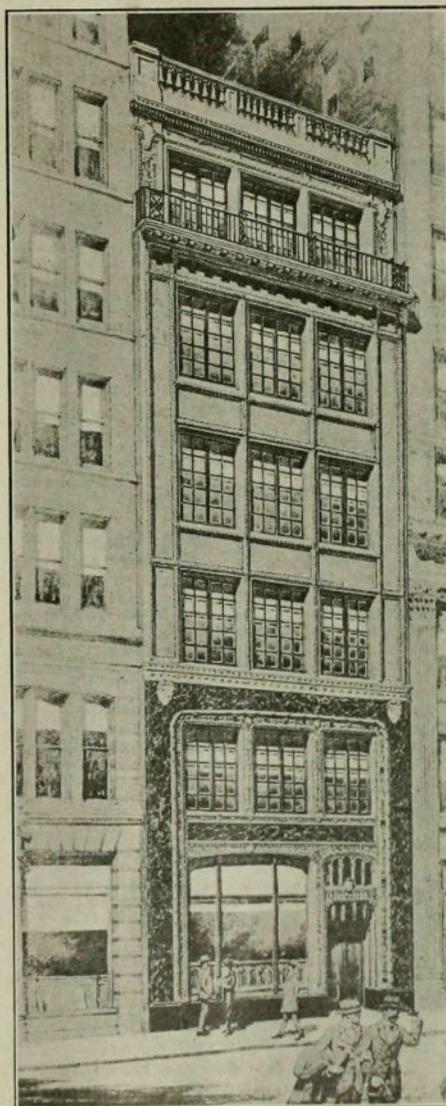
New Building for Noyes Co.

Charles F. Noyes was one of the first brokers to advocate "buying for occupancy." Since then the Charles F. Noyes Co. has been foremost among real estate firms in selling buildings in the downtown district to tenants for occupancy, and the movement has spread throughout the city. Last year Mr. Noyes purchased for his own account 118 William st., a 6-story building on a lot 25 by 130 and adjoining the northeast corner of John and William sts., now improved with a 20-story office building. The purchase was made primarily to secure a permanent business home for the Noyes organization, and last week Mr. Noyes announced that he had sold a half interest in the building to Starkweather & Shepley, one of the most prominent insurance concerns in the country, with offices in Providence, New York, Boston, Chicago and Paris, France.

The new buildings—six floors and basement—will eventually be occupied by the two firms. The ground floor, which will be a feature of the new building, will be one large floor of 3,000 sq. ft. without any sub-divisions. About 400 sq. ft. will be reserved by Starkweather & Shepley for their underwriting department, and the balance used by the Noyes Co. for its executive offices in connection with the two floors above. Starkweather & Shepley will use the upper floors of the building for executive and departmental offices.

Major A. J. S. Holton, of Clinton & Russell, the architects, in commenting on the architectural features of the building, stated, "I think the new building to be occupied by Starkweather & Shepley, insurance, and the Charles F. Noyes Co., real estate, will probably be the handsomest individual building in lower New York. We have endeavored to create a facade of unusual beauty and distinction, preserving at the same time the maximum of light in each story. The style is Italian Renaissance, and advantage has been taken of its delicacy of feeling in the execution of the stone modelling and carvings, and in the color treatment. The latter characteristic has been carefully carried out in the selection and arrangement of the materials employed. There are colored marbles for the field and panel work and a warm Italian stone for all the moulded trim and carvings. Above a polished green marble base, a wide margin of black and gold marble frames a two-storied opening, which is sub-divided with stone mullions and pilasters, richly ornamented on low relief. The three stories above, simple in treatment, are panelled in yellow kato marble, frames with ornamental stone architraves, stiles and rails. At the sixth floor level is a balcony of wrought iron, above which the top story, set back somewhat from the street line, is faced with pilasters carrying the main cornice and balustrade of the same richly carved stone as above.

The interior has been designed for the special use of the two tenants. The ground floor of the building covers the entire lot, 25 by 130, and the office floors are 90 feet deep. The Brown window, allowing the maximum amount



NEW BUILDING OF CHAS. F. NOYES COMPANY.

of light, is used both front and rear. No expense has been spared in the matter of construction or layout. The building will be lighted by a special, indirect lighting system; ventilation has been provided for at every point, and the entrance of the building has been especially designed so as to look out for the requirements of the two tenants. A large electric elevator will quickly serve the various floors. The general contract has been awarded to Bernard F. Golden, and the marble and other materials are ready, and the work of construction has started."

The Charles F. Noyes Co. business was established in 1898, and has grown from practically nothing, until today the business is one of the largest in its line in the city. From the beginning it has been under the ownership and direction of Charles F. Noyes. Starkweather & Shepley was established in 1872, and is the largest business of its particular type in the country. John F. Huntsman, Jr., is vice-president of the company, and resident director.

The two firms, as firms, have taken leases on their respective premises for twenty-one years. It is understood that the investment in ground and building is approximately \$350,000, and the new building will be completed in the fall, at which time possession of the premises will be taken.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 150, as against 147 last week and 107 a year ago.

The number of sales south of 59th street was 59, as compared with 59 last week and 33 a year ago.

The number of sales north of 59th street was 91, as compared with 88 last week and 74 a year ago.

From the Bronx 30 sales at private contract were reported, as against 52 last week and 43 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 614.

Another Co-operative House.

Horace S. Ely & Co. are arranging a sale of the 10-sty. Sarsfield apartment house at the southwest corner of Broadway and 143d street to a company being formed and in which are a few of the tenants in the house. The property is being sold by the Broadway-Thirtieth Street Corporation, Louis B. Brodsky, president, which has been holding the house at \$900,000. It has an annual rental of approximately \$100,000. The structure fronts 100 feet on Broadway and 125 feet on 143d street and has accommodations for 100 families and six stores.

It was erected 8 years ago by the McMorrow Engineering and Construction Co. The new owners will conduct it on a co-operative basis. The selling company acquired it recently from the Durham Realty Co., Benjamin N. Duke, president.

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Du Pont Buys Yates Hotel.

T. Coleman du Pont, L. M. Boomer and associates, who control the Hotels Claridge and Wallick in the east side of Broadway, between 43d and 44th sts, bought from Alonzo Hornby the adjoining 6-sty Yates Hotel, formerly the Metropole, at 147-151 West 43d st, 60x100.5, for about \$500,000. They have also purchased from John J. Lussier his 32-year lease on the premises, paying about \$250,000 for it. The du Pont-Boomer interests own and operate the Hotel McAlpin, the Waldorf-Astoria, the Savarin restaurant in the Equitable Building and the Fifth Avenue Building restaurant in this city. They also control the Bellevue-Stratford in Philadelphia, and last Wednesday acquired control of the Willard in Washington.

Bankers Buy in Broadway.

Charles F. Noyes Co. sold for Robert E. Dowling to Benjamin Block and Peter J. Maloney, 51 Broadway, extending through to Trinity pl, a 6-sty and basement fireproof office building, on a plot 26.4x196.6x26.3. The building is one of the best individual buildings in the financial district. The buyers secured the property as a permanent home for their banking business, known as Block, Maloney & Co., now at 74 Broadway, where they will remain until the leases in their new home expire, 3 years hence.

Buys 12-Story Office Building.

Occupying a plot 50.1x94.8xirregular, the 12-story banking and office building, 27-29 Pine street, has been sold by Andrews & Co. to the Banque Industrielle de Chine, of 31 Pine street, adjoining. The reported selling price is \$1,300,000 and the sellers are understood to have paid less than \$700,000 for the property in 1916. Part of the building was long occupied by Kuhn, Loeb & Co. The Charles F. Noyes Co. and William D. Bloodgood & Co. were the brokers.

Burrell Building Bought.

The Winter Realities, Inc., sold to the Rochelle Realty Corporation, 169-171 Madison avenue, at the northeast corner of East 33d street, a 16-story office and commercial building, on a plot 49.5x100. It is known as the Burrell building and was built by the seller six years ago.

Century Old Holding Sold.

L. Tannebaum, Straus & Co., in conjunction with Horace S. Ely & Co., sold for Louis Langdon Kane and others 518 Broadway, a five-story brownstone left and store building, on a lot 25.10 $\frac{1}{2}$ x100. It has been in the family of the sellers more than 100 years. The buyer is the Lebertan Corporation.

Former McAlpin Home Sold.

City Real Estate Co. sold through John J. & Theo A. Kavanaugh to a buyer, for occupancy, 9 East 90th street, on Carnegie Hill, a 5-story brick and stone American basement dwelling, on a lot 26x100.8 $\frac{1}{2}$. The house adjoins the east side of the grounds of the Andrew Carnegie mansion. It was long the home of George McAlpin.

Sale of a Fine Dwelling.

William D. Bloodgood & Co. sold for a client to Emily C. Williams, 7 East 63d street, a 4-story and basement brownstone dwelling, on a lot 25x100.5. It is situated on one of the finest residential blocks of the city. The new owner will remodel the house and occupy it.

Dental Co. Sells Building.

Consolidated Dental Mfg. Co. sold 130 to 134 Washington place running through to 187 to 191 West 4th street adjoining the southeast corner of Barrow street, an 8-sty, brick and stone commercial building, on a plot 59.3x74.5x64.6x49. A manufacturer has leased the property for a long term.

West Side Plot Assembled.

An interesting sale is that of the properties, 161-165 West 12th street and 146 and 148 West 13th street. These houses were recently purchased by Mrs. Wesley C. Mitchell, represented by Wm. A. White & Sons. The seller of the West 12th street properties is Samuel Stone, who was represented by the Duross Co. Mrs. Mitchell purchased these properties to use as a kindergarten. The school is now located on West 8th street. The five houses are each approximately 22 feet wide on lot 103.3 feet deep and are 3 stories in height.

Buys on Riverside Drive.

Pease & Elliman sold for W. H. Sealch, 78 Riverside drive, the south corner of 50th st, a 5-sty brick dwelling, on a lot 40.8x33.8x25.3x47.10.

Corner Loft Changes Hands.

Estate of Mary R. Calender sold through W. J. Huston & Son the northeast corner of Barclay and Greenwich sts, a 4-sty loft and store building, on a plot 39.11x42; and the Rhinelander

estate sold 101 Barclay st, adjoining, a 4-sty business building, on a lot 19x62. The latter property has been in the hands of the Rhinelanders for more than a century.

Kelly Estate Sells Landmark.

George W. Mercer & Son sold for the estate of Thomas Kelly 263 Sixth av and 104 and 106 West 17th st, two 5-sty buildings, 28x100 and 50x100, respectively. The property had been occupied by the business of the late Thomas Kelly for 40 years and marks the passing of one of the oldest furniture establishments in the city.

Big Tenement Transaction.

Notable as one single transaction in tenement houses was the sale, last Wednesday, by the Barwood Realty Co., G. F. Kleeberg, president, of seven new-law tenement houses in Manhattan and the Bronx. Comprising the sale are two 6-story houses, on plot 80x100, at 2710 to 2716 8th av, northwest corner of 144th st; two similar houses at 2825 to 2831 8th av, southwest corner of 151st st, on plot 100x100, in Manhattan, and also 801 to 811 Tinton av, in the Bronx three 6-sty houses, on a plot 125x95, at the northwest corner of 158th st. The houses show an annual return of \$90,000. The purchasers obtain immediate possession and intend to lease the apartments, furnished, to families of moderate means.

Tenants Buy Front St. Corner.

Charles F. Noyes Co. sold 78 Front street, at the northeast corner of Old Slip, a 5-sty. office building on a lot 25x65, to Groff & Co., importers and exporters and dealers in chemicals, who are the present tenants.

Sell Washington St. Corner.

James N. Kalley & Son sold for Louis T. Romaine and others, 345 and 347 Washington street, at the southeast corner of Franklin street, a 5-sty. building on a plot 60x100.5.

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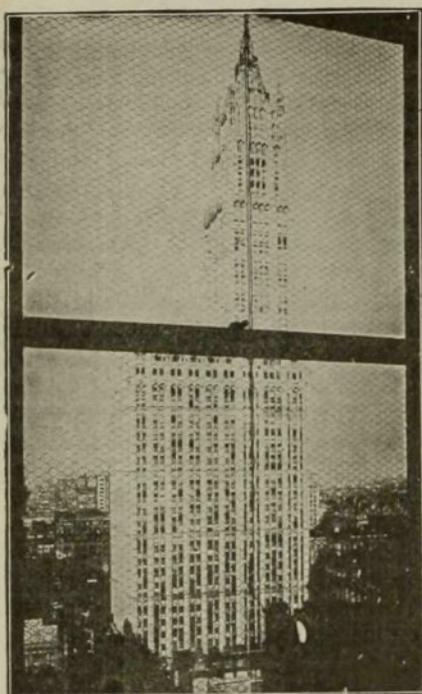
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Big Deal in Lofts.

Joseph Freedman, as president of the West 136th Street Realty Co., purchased from the Mandelbaum and Levine Syndicate, operators, the two 10-story loft buildings at 33 to 39 East 21st st, on a plot 100.6x98.9, known as the Mercantile Building, for a reported price of \$700,000. The properties return an annual rental of \$103,000.

House as Wedding Gift.

Martin Beck, president of the Orpheum Circuit of Theatres, bought 18 East 54th street, a 4-sty. and basement brick and stone dwelling, on a lot 23x100.5, as a wedding gift for his daughter Helen, who was recently married to James Howard Hoffman. The seller was Mrs. Henry Ziegler.

Old Sampson Homestead Sold.

M. Morgenthau, Jr., Co. sold for the Sampson estate, 3 University place, adjoining the northeast corner of Waverly place, the old Sampson homestead, a 3½-story and basement dwelling, on a plot 35x74.6. Owned by the Sampsons more than 50 years, the house will be remodeled by the new owner. All the property to the north and west is owned by the Sailors' Snug Harbor.

Sale by Zerega Estate.

Cushman & Wakefield, Inc., sold for the Augustus Zerega estate, 26 East 35th street, a 4-sty. English basement dwelling, on a lot 20.10x98.9 and resold the property. The new owners contemplate altering into small suites. The last transfer of the property was in 1863.

Ehret Sells Arlington Hall.

George Ehret sold to the Polish National Home of the City of New York 19 St Marks place, a 4-sty. building, known as Arlington Hall, on a plot 78x112.4.

Federation Settlement Sells.

Leon S. Altmayer sold for the Federation Settlement, Inc., to the New York Guild for the Jewish Blind, 236 to 240 East 105th street, a 3-sty. and basement brick building, on a plot 50x100.11. It is a settlement house and it will be the first community center for the Jewish blind in New York.

The Jewish Federation Settlement has bought 115 to 119 East 106th street, two 4-sty. brownstone dwellings and one 3-sty. brownstone dwellings, on a plot 66.8x100.11, which will be re-improved with a fireproof building.

Overlooking Mt. Morris Park.

The I. Lincoln Seide Co. sold for Dr. M. Aronson, 1875 Madison avenue, facing Mt. Morris Park East, 3-sty. and basement brownstone dwelling, on a lot 18x100. The purchaser after extensive alterations will occupy the premises. This property has not changed ownership for over 16 years.

John A. McCall's Home Sold.

Leroy Coventry sold for Mary I. McCall, 54 West 72d street, former residence of the late John A. McCall, president of the New York Life Insurance Co., a 4-sty. and basement brownstone dwelling, on a lot 20x102.2.

Sells Edinburgh Apartments.

The estate of Emile Lyle sold through the M. Morgenthau, Jr., Co. to the Terrain Realty Co., 112 to 116 East 81st street, three 5-sty. apartment houses, known as the Edinburgh, on a plot 100x104.4. All the leases expire on October 1 next, and the tenants have been notified to move, so as to permit the alteration of the building, which will either be modernized or combined into one 9-sty. elevator apartment. The present houses contain 30 suites of 7 rooms each.

Archie Roosevelt Buys Town House.

William Armour sold to Capt. Archibald B. Roosevelt, 61 East 93d street, a 3-sty. and basement dwelling, on a lot 16.4x100.8½.

Navarre Apartments Sold.

Irving Judis and Joseph Silverson bought from Louis N. Kramer the southwest corner of Broadway and 99th street, a 7-sty. apartment house with stores, known as the Navarre, on a plot 45.11x100. The seller had owned the property since it was built. It will be altered into small suites.

New Keith Theatre in Brooklyn.

B. F. Keith bought from the Fleet Estate and others the block fronting on De Kalb av, Gold, Fleet and Prince sts. The property was assembled for the Keith interests by William G. Morrisey and Frank L. Maher at a cost of about \$500,000. It fronts 63 feet on De Kalb av, 251 feet on Fleet st, 162 feet on Gold st, and 41 feet on Prince st. The property will be improved with a 3,500-seat theatre, to cost more than \$1,000,000.

Manhattan.

South of 59th Street.

CHARLES ST.—J. Irving Walsh sold for Mary S. Patterson 59 Charles st at the northeast corner of West 4th st, a 3-sty dwelling, on a lot 17.6x74.

CHERRY ST.—Robert Carter sold 232 Cherry st, a 6-sty brick tenement house with stores,

on a lot 25.6x100, adjoining the northeast corner of Pelham st.

DIVISION ST.—Broad-Division Realities Co. sold to Isidore Kessler 225 Division st, a 7-sty loft building, on a lot 23.10½x34.10.

HORATIO ST.—Gustave Britt sold for Antoinette C. Simonson to Roco Losasse 78 Horatio st, a 4-sty and basement brick dwelling, on a lot 25x87.5.

Investing

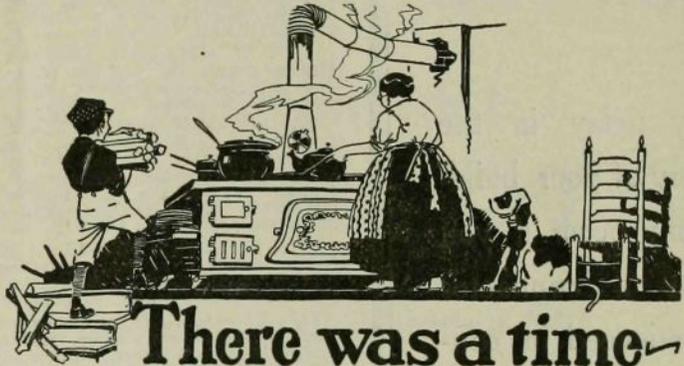
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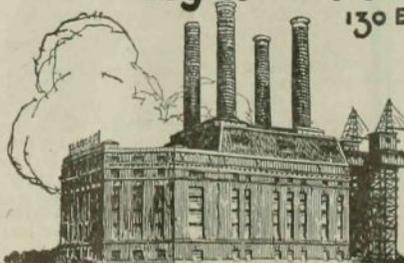
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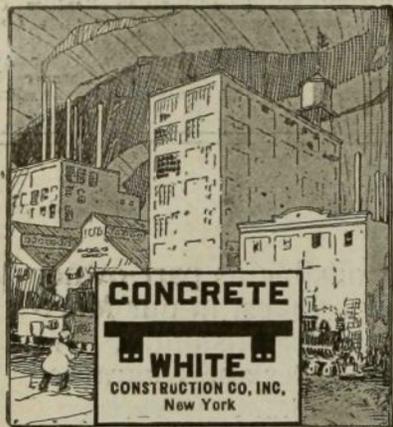
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Costly delay in the delivery of your building may occur if you employ a contractor inexperienced in concrete construction. The safe way is to

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JONES ST.—Millard Schroeder resold through the Everett M. Selxas Co. to a buyer, for occupancy, 22-24 Jones st, a 6-sty box factory, on a plot 42.2x97.6.

LAFAYETTE ST.—Samuel Braunstein sold for Henry Falk to Mary Kahrs the 6-sty loft building at the northwest corner of Lafayette and Bond sts, on a lot 16.2x100.

MURRAY ST.—William H. Whiting & Co. sold to F. Jacobs for occupancy the 4-sty and basement building at 70 Murray st, a Columbia College leasehold, 25x75.

PRINCE ST.—I. Portman resold to Abraham H. Steinberg the northeast corner of Prince st and West Broadway, a 5-sty loft and store building, on a plot 40x71.3.

WASHINGTON PL.—Edward J. and Frank Haven bought through William A. White & Sons and Dunlap & Lloyd 110 Washington pl, a 3-sty dwelling, on a lot 21x75.

9TH ST.—Pepe & Bro. sold for J. Herbert Carpenter to Dr. A. Rainsforth, for occupancy, 21 East 9th st, a 3-sty and basement dwelling, on a lot 30x92.3.

9TH ST.—Katherine W. Carmalt and others sold to Lester H. Monk, the tenant, the 4-sty dwelling, on a lot 25.11x99.11, at 18 West 9th st.

10TH ST.—Douglas L. Elliman & Co. sold for Mrs. Frederick Hartung the 4-sty dwelling, on a lot 25x92.3, at 10 East 10th st, to Henry James, tenant.

13TH ST.—Busch & Spreckles bought through the Duross Co. from the Hayes estate 306 West 13th st, a 5-sty brick building on a lot 28.6x 54.104x25.1x51.7, adjoining the southeast corner of West 4th st.

13TH ST.—Catherine Houser sold through Joseph P. Day 122 East 13th st, a 5-sty storage warehouse, on a lot 25x100.

17TH ST.—Dr. Colin L. Begg sold through Pease & Elliman 131 East 17th st, a 3-sty and basement dwelling, on a lot 25x92. The buyer is a business firm who will occupy it.

19TH ST.—Gramont Construction Co. sold to Hyman Brown 446 and 448 West 19th st, two 4-sty flats, on a plot 50x100. The buyer will remodel the structures.

20TH ST.—Friedlander & Samath bought from L. Portman 36-38 East 20th st, an 8-sty loft and store building, on a plot 40x100. The buyers have formed a new company to acquire the property, and at the expiration of the present leases will occupy the store and a portion of the upper part of the building.

20TH ST.—Dwight, Archibald & Perry sold for Joseph Mitchell the 4-sty dwelling, 307 West 20th st, a Clement C. Moore leasehold. The purchaser is the tenant in occupancy.

21ST ST.—As a site for a new home the Seamen's Christian Association, now at 399 West st, bought from Elizabeth Meyers and others the plot, 50x100, in the south side of West 21st st, 33.9 ft. east of 11th av. A 6-sty building will be erected.

21ST ST.—Mrs. Joseph Murphy bought 245 West 21st st, a 4-sty dwelling, on a lot 23x92.

23D ST.—Milden Realty Co. sold to Michael Menaker 121 East 23d st, a 5-sty office and showroom building, on a lot 28x100.

28TH ST.—Katie E. Melsner sold 210 and 212 West 28th st, two 4-sty buildings, on a plot 33.4x98.9, to a buyer who will renovate the property.

29TH ST.—Albert B. Ashforth, Inc., sold for Elizabeth L. Betton, the 3-sty and basement brownstone dwelling 109 East 29th st, on a lot 20x98.9. The premises will be altered for business purposes. This is the first transfer of this property in 63 years.

30TH ST.—Keld Realty Corporation sold to the 212 West Thirtieth Street Co. the 5-sty loft and store building at that address, on a lot 23x98.9.

32D ST.—The Broadway-Thirtieth Street Corporation sold to Samuel Fybush the vacant lot at 132 West 32d st, 25x98.9, opposite the Pennsylvania Hotel, through Horace S. Ely & Co. The purchaser holds a 63-year lease on the adjoining property, at 134, leased from the Farmers' Loan and Trust Co., and plans to improve the combined site with a business structure.

46TH ST.—Peter Grimm sold to the H. W. Covert Co. 137 East 46th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5. The buyer will remodel the structure and occupy it for business purposes.

47TH ST.—Pease & Elliman sold for a client to Joseph G. Abramson 156-158 East 47th st, two 3-sty and basement dwellings, on a plot 37x100.

47TH ST.—Cammann, Voorhees & Floyd sold for Mrs. Lawrence Wells, the 5-story American basement dwelling, on a lot 25x100, at 45 West 47th st. The present tenant is the purchaser.

49TH ST.—Dwight, Archibald & Perry, Inc., in conjunction with White-Goodman, sold to a client for the Eighth Avenue-Fifty-third Street Realty Co., the 4-sty tenement house 463 West 49th st, on a lot 18x80.5.

51ST ST.—A. W. Miller & Co. sold for Benjamin Schneider the 5-sty factory building at 511-513 West 51st st, on a plot 45x100, with a

rear line of 51 feet. The premises are at present occupied by the Nonparell Laundry Co.

51ST ST.—L. & A. Pincus and M. L. Goldstone purchased from Charles A. Work 250 West 51st st, a 5-sty apartment house, on a lot 27x100. The purchasers will remodel the house into small suites.

54TH ST.—Stafford Brothers, Inc., sold for George McKesson Brown, the 3-sty garage, on a lot 25x100, at 147 West 54th st, to Mildred Avidan, the present lessee.

56TH ST.—Leon S. Aitmayer sold for a client 206 and 208 East 56th st, a 3-sty brick business building, on a plot 35x100.5.

56TH ST.—John R. Coffin resold 141 East 56th st, a 3-sty and basement brownstone dwelling, on a lot 19x100.5.

LEXINGTON AV.—Douglas L. Elliman & Co. sold for Carl S. Grieshaber to Denison & Hiron, architects 288 Lexington av, adjoining the southwest corner of East 37th st, a 4-sty dwelling, on a lot 24.6x84.

5TH AV.—The Broadway-Thirtieth Street Corporation, Louis E. Brodsky, president, bought 326 Fifth av, a 5-sty building, on a lot 17x100.

SIXTH AV.—Charles K. Keller and Walter C. Wyckoff have sold for the Star Holding Co., Porter Brothers, 417 and 419 Sixth av, two 4-sty buildings, on a plot 39.8x60, to Samuel Fischer and P. Cohen, who will occupy.

SEVENTH AV.—Charles G. Kirchof sold to a company, organized for the purpose, 144 Seventh av, a 4-sty brick building, on a lot 23x100.

EIGHTH AV.—The Hayes estate sold through the Duross Co. and Charles B. Walker to the Ansonia Building, Inc., 71 Eighth av, a 4-sty building, on a lot 25.9x100.

TENTH AV.—Dwight, Archibald & Perry, Inc., sold for a client residing in California, the 4-sty tenement house with store, on a lot 20x61, at 856 Tenth av.

North of 59th Street.

HAMILTON TERRACE.—Duff & Brown sold for Lillie R. Duhme 8 Hamilton Terrace, a 3-sty and basement dwelling, on a lot 16x100.

62D ST.—Marie Clayton resold 216 East 62d st, a 3-sty and basement dwelling, on a lot 18.9x 100.5.

64TH ST.—Marie E. L. Von Bernuth sold 130 West 64th st, a 4-sty and basement brownstone dwelling, on a lot 23x100.5. The buyer now controls a plot 69x100.

65TH ST.—Charles H. Carey sold 246 West 65th st, a 5-sty loft and store building, 25x90x 100, to an automobile accessory firm which will occupy the entire building.

67TH ST.—Carolyn Armstrong sold to Martin Beck 11 East 67th st, for occupancy, a 4-sty and basement brownstone dwelling, on a lot 23x100.5. The buyer is the head of the Orpheum theatrical circuit.

70TH ST.—James W. Fleming, Mayor of Troy, N. Y., sold 241 West 70th st, a 3-sty and basement brick and stone dwelling, on a lot 19.5x 100.5.

72D ST.—Louisa O. Ash sold through Pease & Elliman 318 West 72d st, a 4-sty and basement dwelling, on a lot 18x100.

73D ST.—Estate of Alfred Corning Clark sold through L. J. Phillips & Co. and the Brown, Wheelock Co. 28 West 73d st, a 4-sty stone front dwelling, on a lot 20x100.

74TH ST.—Brown-Wheelock Co. sold for Mrs. Mary E. Sloane to a physician, for occupancy, 163 East 74th st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

76TH ST.—C. Royce Hubert in conjunction with John G. Treacy sold for the Estate of Joseph H. Mosher the 4-sty and basement dwelling 52 West 76th st, on a lot 19x102.2, to a purchaser who will occupy.

77TH ST.—John J. & Theodore A. Kavanagh sold for Josephine Stollmeyer to a buyer, for occupancy, 11 East 77th st, a 4-sty and basement brownstone dwelling, on a lot 16.8x102.2, two doors from Senator William A. Clark's mansion on the corner of Fifth av.

77TH ST.—Theodore F. Whitmarsh sold 339 West 77th st, a 5-sty dwelling, 20x60x100.

78TH ST.—Bertha Meyers sold 322 West 78th st, a 4-sty dwelling, on a lot 15x112.

79TH ST.—John J. & Theodore A. Kavanagh sold for Mary O'Connor 228 East 79th st, a 3-sty and basement dwelling, on a lot 17.10x102.2.

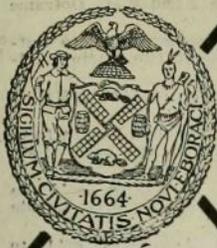
80TH ST.—Grammont Co., Inc., sold to a buyer for occupancy, 11 East 80th st, a 5-sty dwelling, on a lot 20x102.2.

80TH ST.—Mrs. Anna R. Mead sold to Bendheim Bros., Inc., 102 West 80th st, an 8-sty apartment hotel, known as the Anderson, on a plot 60.1x102.2, adjoining the southwest corner of Columbus av.

80TH ST.—Joseph G. Abramson bought through Pease & Elliman 164 East 80th st, a 4-sty apartment house, on a plot 30x102.2.

82D ST.—Maria Szilagyi sold through Schindler & Liebler 149 East 82d st, a 5-sty brick double flat, on a lot 30x102.

82D ST.—Margaret Curry sold 157 East 82d st, a 3-sty and basement brownstone dwelling,



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12 o'clock noon

at

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82D ST.—Mrs. A. Langdon Schroeder sold through Pease & Elliman to a buyer, for occupancy, 67 East 82d st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

82D ST.—Dr. W. D. Mendes bought 154 West 82d st.

83D ST.—Frank Melville sold to Frank W. Menzel, for occupancy, 63 West 83d st, a 4-sty dwelling, on a lot 17x100.

84TH ST.—Mandelbaum & Lewine bought from James Wangler 38 West 84th st, a 3-sty dwelling, on a lot 19.6x102.2.

84TH ST.—Susan Kelly, tenant, bought from E. V. Parr, 45 West 84th st, a 4-sty and basement brownstone dwelling, on a lot 18x102.2.

85TH ST.—Dr. Henry D. Chapin sold through Frederick Zittel & Sons 159-161 West 85th st, two 3-sty and basement brownstone dwellings, the first on a lot 17.6x97.6 and the second on a lot 17.6x102.2. The buyer will remodel the structures.

86TH ST.—Frederick Zittel & Sons sold for Martha Didisheim to a physician, for occupancy, 303 West 86th st, adjoining the northwest corner of West End av, a 4-sty and basement brick and stone dwelling, on a lot 20x100.8 1/2. The new owner will make alterations.

89TH ST.—Wood, Dolson & Co. sold for George McK. Brown a 2-sty private garage at 171 West 89th st, on a lot 22.6x100.8 1/2.

90TH ST.—As a site for a boxing arena which will seat about 6,500 the Audubon Sporting Club, Inc., purchased from Lowenfeld & Prager the plot, 175x99.11, on the north side of 145th st, 100 ft. west of Lenox av. Plans have been drawn by David F. Lang, architect, for a 2-sty building and completed improvements will represent an investment of about \$300,000.

91ST ST.—Mrs. D. Schwartz sold 50 East 91st st, a 3-sty and basement brick and stone dwelling, on a lot 18.4x100.8 1/2.

92D ST.—Mary A. McPortland estate sold 134 West 92d st to Florence Marshall, a 3-sty dwelling, on a lot 20x100.8 1/2. The purchaser will alter into apartments.

92D ST.—W. H. Mitchell sold through A. V. Amy & Co., 312 West 92d st, a 5-sty brick dwelling, on a lot 20x123, near Riverside drive.

94TH ST.—Siegfried J. Nelson, tenant, bought from Bertha Pratt 32 West 94th st, a 3-sty and basement brick dwelling, on a lot 18.6x100.8 1/2.

95TH ST.—Joseph J. Clarke, tenant, bought from E. S. Hirsh 159 West 95th st, a 3-sty and basement dwelling, on a lot 18x100.8 1/2.

95TH ST.—Mrs. Ella Hirsch sold 116 East 95th st, a 3-sty and basement dwelling, on a lot 20x100.8 1/2.

97TH ST.—R. J. Hare Powell sold through Pease & Elliman 38 West 97th st, a 4-sty dwelling, on a lot 18x100.

97TH ST.—Leo L. Doblin sold 177 West 97th st, a 3-sty and basement brick dwelling, on a lot 19x100.11.

100TH ST.—Charles Wynne and Louis H. Low purchased from the Hicks Estate of Connecticut 61 to 65 West 100th st, three 5-sty apartment houses, each on a lot 25x100.11, adjoining the northwest corner of Manhattan av. It is the first sale of the properties in 20 years.

102D ST.—The People's Tabernacle of the City of New York bought from John Meyer the 5-sty flat, on a lot 25x100.11, at 105 East 102d st.

Bronx.

FULTON ST.—E. Sparks and W. Tichner sold the duplex dwelling on a plot 50x100, on the west side of Fulton st, about 300 feet north of Westchester av.

135TH ST.—William J. Flynn sold the vacant plot, 50x100, in the south side of East 135th st, 50 feet east of Brown pl.

144TH ST.—Laura E. Roth sold to the Hudwill Corporation, Hudson P. Rose, president, 291 to 297 East 144th st, four 3-sty and basement brick dwellings, each on a lot 20x50, adjoining the northwest corner of College av.

148TH ST.—Lizzie E. Bowen sold to Axsell Arsenen, 423 East 148th st, a 4-sty double flat, on a lot 27.6x141.

169TH ST.—Mrs. E. Weiss sold 547-549 East 169th st, two 3-family houses, each on a lot 196x96.

175TH ST.—Sager & Shapiro resold to S. Posner the 2-sty building at 804 East 175th st, covering a plot 100x144. The purchaser will reimprove the site with three 2-family houses, with garages.

185TH ST.—James L. Van Sant resold through E. Califano the 3-sty dwelling at 464 East 185th st, on a lot 18x100, and through Louis N. Stern the adjoining similar house at 466.

234TH ST.—Armstrong & Carpenter sold 237 East 234th st, a 2-family house, on a lot 25x100, to Miss Alice M. Caulkins.

ARTHUR AV.—Edward Polak, Inc., sold for Mrs. Giardino to John McManus, 1828 Arthur av, a 3-family frame house, on a lot 20x100.

CRESTON AV.—A. Bricken, Grand st tailor, bought from the Macy Construction Co the new 5-sty apartment house at 2350 Creston av, on a plot 100x100, at the corner of Field pl.

Brooklyn.

AINSLIE ST.—Peter Schaeffer bought from the Realty Associates 188 Ainslie st, a frame dwelling, on a lot 25x100.

AINSLIE ST.—Realty Associates sold to Raffael Curico, 184-186 Ainslie st, two frame buildings, on a plot 50x100.

FULTON ST.—Jacob Sauer sold 1082 Fulton st, a 3-sty building.

FULTON ST.—James J. Monahan bought from the Realty Associates 1688 Fulton st, a 2-sty frame dwelling, 25x45x100.

HOOPER ST.—Realty Associates sold to George Bush, 83 Hooper st, a 4-sty brick double apartment house, 27x79x100.

MELROSE ST.—Realty Associates sold to Jacob Reiss 196 Melrose st, a 3-sty frame building, on a lot 25x97.

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RECENT LEASES.

Big Lease Means New Building.

The Pottier property at 489 Fifth av and 12 E 42d st, forming an "L" around the 20-story Bankers Trust Co building, at the southeast corner of these thoroughfares, is to be improved with a tall building. This became known last Monday with the confirmation by Justice McAvoy of the lease of the property to the National Drug Stores Corporation. The rental for the property to be paid for the first 21 years is \$2,500,000, with two renewals for a similar period. On the site, which is at present improved with the 7-story Dewey building on the Fifth av end and a 6-story building on 42d st, the lessees plan to build a skyscraper in which will be located a branch store. The property is owned by Mrs. Emilie M. Heckard, Miss Marie Barry Pottier, August R. W. Pottier and Theodore Baetenhausen. They acquired it several years ago from Chauncey M. Dewey and it is classed among the highest priced inside realty in the city. The frontage on Fifth av is 51 ft and extends back 100 ft, while the 42d st "L" measures 22x98.9 feet. The deal was made direct with Dr. W. A. Heckard, husband of one of the heirs.

Long Lease of a "Taxpayer."

Robert M. Kern and Jacob Amron leased from Charles L. Bernheimer the 3-story taxpayer at the southwest corner of Broadway and 81st st, on a plot 76x104, for a term of 21 years, with two renewals for similar periods, and the rental in the aggregate will be about \$3,000,000.

Apartment Leased on Plans.

PEASE & ELLIMAN leased for 845 Fifth Avenue, Inc., an association of the present tenants in the building at the south corner of Fifth av & 66th st, which recently took it over from the Barnum-Schley Syndicate which built it, an apartment of the entire 8th floor and having 17 rooms, to Mrs. William Harkness. There are now only four apartments left, although the building will not be ready until September.

Fine New Apartment Leased.

DOUGLAS L. ELLIMAN & CO. leased a large apartment of 20 rooms and 6 baths, comprising the entire floor, to V. Everit Macy, in 845 Park av, corner 66th st, which was recently sold to a syndicate composed of Wright C. Morrell and Cornelius N. Bliss, Jr., and Charles D. Norton.

Butterick Makes Long Lease.

The Butterick Publishing Co. leased 2,400 square feet in the Flatbush Industrial Building for a term of 10 years. The company is located in Section A of the 36th st wing of this building and will use 28,800 square feet on each of the basement, first and second floors. It is understood that the rent for the term above mentioned is in excess of \$450,000.

THE GARAGE at 510 to 518 West 145th st has been leased for a term of 21 years by the Hulse Garage Co. to the newly formed 145th Street Garage Co., R. Greenbaum, president.

GEORGE KEAN, president of the firm of Geo. Kean & Co., and Harris Brown have entered into a new corporation named Kean-Brown Realities Corporation. Its first transaction covers a lease of buildings, 100x100, at 371 and 373 Seventh av, covering a rental of \$150,000. The buildings are in the Pennsylvania district. They will be altered into lofts. Ames & Co. were the brokers.

EDWARD B. KEGEL leased for a term of 30 years the northeast corner of Duane st and West Broadway, a store and four lofts, to the L. S. & S. Realty Co.

KING & FINN leased to the Rudinger, Berkman L. Co. the 5-story building, 25x100, at 791 Eighth av, northwest corner of 48th st, for more than 20 years at an annual rental of \$16,000.

LEONARD CONSTRUCTION CO., of Chicago, leased the eleventh floor of 51 and 53 Maiden la, for a term of years. Charles B. Van Valen, Inc., was the broker.

THE LEWIS H. MAY CO. leased for Francis Draz his country estate on Mott av, Far Rockaway, overlooking Jamaica Bay, consisting of 3 acres and containing main building and out-houses, to Jacob Sperber, for the summer season.

MOLAN REALTY CORPORATION leased for a term of years the store, basement and sub-basement and second floor of 56 John st. The lessor is the Sun Insurance Co. of England, whose American offices have been at 54 Pine st since they opened in this country.

JOHN CONSTABLE MOORE leased for Mrs. Cornelius Vanderbilt to Augustus W. Clarke for 21 years the property 50x100, at 44 East 58th st, at a total rental of approximately \$400,000.

CHARLES F. NOYES CO. leased a floor in the Wyllys Building, 92 William st, to Goldstein & Co. for a long term of years; also space in the same building as follows: a large portion of the second floor to Herbert Buxton; a large portion of the fourth floor to S. A. Coy-

Classified Advertisements

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

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

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

PROPOSALS.

NOTICE TO CONTRACTORS: Sealed proposals for Sanitary Work—Repairs to Sewage Disposal Plant at State Reformatory for Women, Bedford Hills, N. Y., will be received by Hon. Wm. G. Barrett, President, Board of Managers, State Reformatory for Women, Bedford Hills, N. Y., until 10.30 A. M., on Friday, May 14, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of 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, Bedford Hills, N. Y., at the New York Office of the Department of Architecture, Room 618, Hall of Records, and the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.
Dated: April 26, 1920.

NOTICE TO CONTRACTORS: Sealed proposals for Stairs and Wire Enclosures, Northwest Wing (Ward Building "D"), Dannemora State Hospital, Dannemora, N. Y., will be received by Dr. John R. Ross, Medical Superintendent, Dannemora State Hospital, Dannemora, N. Y., until, 12 o'clock, noon, Thursday, May 20, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract

kendall & Co., and other space in the building to Lethridge & Co., Hess-Hartnett Agency, Albert H. Levinson, Wallach Levy & Co. and H. L. Holly, Inc. in the Broadway-Maiden Lane Building, 170 Broadway, the Noyes Co. leased a large portion of the 14th floor to Osborn, Fleming & Whittlesey, and other offices to James L. Darnell and Frank R. Houghton. In the Alvin Building, 373 5th av, for Joseph Fahys & Co., premises to Richard J. Berger, J. Mills & Co. and Charles L. Clay.

CHARLES F. NOYES CO. leased floors in 118 and 120 Maiden la to Gustave J. Weber and Thomas Jones; floors in 102 John st to Owen Glasson, Thomas H. Knight and George H. Taylor; and to the Consulate of Honduras the Noyes Co. leased a large suite of offices in the Anderson Building, 12 and 16 John st.

CHARLES F. NOYES CO. leased for Donna Josephine del Drago the store and basement in 78 and 80 Cortlandt st to Siser Bros. Express, Inc.; premises in the Caledonian Building, 50 and 52 Pine st, to William LeRoy Wyckoff; in 160 Broadway to Edwin W. Hammer, and the third and fifth floors in 118 and 120 West 43d st for Drake's Restaurant to the Jane Gray Co.

CHARLES F. NOYES CO. leased the ground floor and basement of 34 West 59th st, 25x100, directly opposite the Plaza Hotel, for 20 years, to Emma R. Rice. Miss Rice has been located for over 20 years on 5th av. Upon securing possession of the new premises extensive improvements will be made.

THOMAS J. O'REILLY leased for the C. & L. Lunch the store and basement in 2137 Broadway to Raphael, a corporation, for a long term of years at an aggregate rental of \$100,000.

PEASE & ELLIMAN leased for the Fifth Mercantile Agency the front half of the fifth floor in 434 and 438 Broadway to John Monks & Sons for a term of years.

PEASE & ELLIMAN leased for William Maas to Pearson's Magazine the store at 57 5th av.

PEASE & ELLIMAN announce that the buyer of the Columbia College leasehold dwelling at

within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3506. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be obtained at the office of Dr. John R. Ross, Medical Superintendent, Dannemora State Hospital, Dannemora, N. Y., and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications may be examined and inspected at the office of the Department of Architecture, Room 618, Hall of Records, New York City, and at the Department of Architecture, Capitol, Albany, N. Y.
Dated: April 23, 1920.

WANTS AND OFFERS.

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OAK Real Estate Atlas Rack, also Bronx Atlases. Room 1807, 505 5th Av.

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REAL ESTATE

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61 West 49th st, sold by them recently, is a Miss Biederhalse.

JOHN P. PEEL CO. leased for the William S. Dempsey Realty Co. to Michael J. Gilligan, for a term of years, the factory at 542 West 55th st.

GEORGE R. READ & CO. leased the second floor, containing 10,000 square feet in the City Investing building, 165 Broadway, to Clark, Childs & Co., members of the New York Stock Exchange; the entire thirteenth floor, containing 9,000 square feet, in the North River Insurance Co. building, northeast corner of John and William sts, to Rogers, Brown & Co.; and offices in the same building to Shawinigan Products Corporation and C. B. Peters & Co., Inc.

GEORGE R. READ & CO. leased for a long term of years to the Menter Co., who operate a chain of ladies' and men's ready-to-wear stores, the entire ground floor and first floor in building 64-66 Nassau st for the Krim Realty Corporation, who operate the Hanover Lunch Room. The property was recently leased to the Krim Realty Corporation by Michael Scholz, owner, for a long term of years.

RICE & HILL leased the store in 43 Nassau st, in the Liberty Tower Building, for many years occupied by "Hope," a candy firm, to Lessing's, Inc., who conduct a chain of soda and luncheonette stores, for a term of years, at a rental aggregating \$40,000.

ACKER, MERRALL & CONDIS CO. leased from Nathan Straus 56 West 14th st running through to 55 to 61 West 13th st, a 9-story building comprising part of the former R. H. Macy & Co. store, later known as the Fourteenth Street Store. The lease is for a term of 21 years at an aggregate rent of about \$1,000,000. The wholesale branch of the lessee's business will be here assembled under one roof.

ALBERT B. ASHFORTH, INC., leased for a client to James McCreery & Co. the entire 4th floor of the Lexington Building, 141 to 155 East 25th st, for a term of years; also, leased to Paul A. Meyrowitz the store and basement in 547 Fifth av, for a term of years, at a rental aggregating \$145,000.

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REAL ESTATE NOTES.

SHERMAN BROKERAGE CO. has opened a real estate office at 54 East 109th st. Nathan H. Sherman heads the company.

DWIGHT, ARCHIBALD & PERRY have consolidated their uptown office, formerly at 2705 Broadway, with their main office at 137 West 23d st, and not West 33d st, as was reported.

EDWARDS & RICHART, real estate and mortgage loan brokers, are now located in 156 Broadway.

HANAN & SON are the lessees of the 8-story building, 835 Fifth av, from the estate of Thomas R. A. Hall.

HARRY ARONSON, real estate operator, has removed his office from 200 Fifth av to the Potter building at 38 Park Row.

M. S. AMES has removed his real estate office from 30 to 7 East 42d st.

JESSE C. BENNETT & CO. have removed their offices to the Ziegler building, 512 Fifth av, room 401.

N. A. BERWIN & CO. have removed to 103 Park av pending their removal to permanent quarters at 10 East 50th st.

CHARLES J. F. BOHLEN has removed his real estate and insurance office from 166 East 23d st to 321 Third av, corner of 24th st.

WILLIAM H. BOURNE, of 71 Hamilton av, has opened a real estate office at 312 Court st, Brooklyn.

DEED REALTY CO. has removed its office from 68 Broad st to 128 Broadway.

ESTATE OF J. W. DIMICK has removed its office from 156 to 258 Broadway.

MULVIHILL & CO. have removed their office to 110 East 125th st from 149 East 121st st.

BENEDICT BROTHERS are understood to have received a sum equivalent to \$175,000 for their lease on the property at the southwest corner of Broadway and Fulton st, so that the American Telephone and Telegraph Co. can go ahead with the addition to its skyscraper. The arrangement also includes provisions for quarters for the jewelers on the westerly end of the new building in the Fulton st side.

Activity in Queens.

H. Pushae Williams, president of the Queensboro Chamber of Commerce, announces that body has secured the services of Percival Mullikin, who will join the executive staff on May 10 as an additional assistant to Walter I. Willis, secretary.

Mr. Mullikin, who has been connected with the Long Island Star and Flushing Journal for the past 15 years in both editorial and reportorial capacities, will devote his entire time to promoting the construction of homes throughout Queens, and to keeping the public constantly informed regarding the needs, opportunities and advantages of Queens from the standpoint of residential development.

Important Auction Sale.

For the purpose of selling well located parcels of real estate that were bought by the city of New York in connection with the creation of easements during the construction of various municipally owned rapid transit routes, Henry Brady, auctioneer, will sell at auction on May 26, at the Real Estate Exchange Salesroom, five holdings that were so acquired.

They are the site of the old Grand Union Hotel, forming the east side of Park avenue, from 41st to 42d street; the block along the easterly side of West Broadway, extending from Park place to Murray street; the southwest corner of Beekman and William streets; the block fronts on the west side of Centre street from Canal to Walker street, and from Canal to Howard street, and the parcel on the west side of Flatbush avenue extension, north of DeKalb avenue.

Subsurface easements have been taken by the city for transit purposes, and the property is no longer needed in connection with transit development, but will be sold subject to underground rights of way, including tracks and station platforms.

The city has constructed substantial foundations under the street grades, upon which the new purchasers may erect modern buildings of any type. The proceeds of the sale will be added at once to rapid transit funds for the further development of the city-owned transit system.

It is generally agreed that the Grand Union Hotel site is the most desirable large plot of unimproved real estate in the city, if not in the country. The plot extends a distance of 197 feet 6 inches along Park avenue and 230 feet along East 42d and East 41st sts. The up-set price is set at \$2,800,000.

The area of the plot is 45,425 square feet, equivalent to about 18 city lots. Under the street level the city has constructed along a triangle extending from the junction of 41st street and Park avenue to a point midway between Lexington and Park avenues at 42d street, four tracks and station platforms. The area of this under-surface easement taken for city rapid transit lines is approximately 20,500 square

feet. Over and surrounding this underground right of way the city has constructed foundations that in places extend down to bedrock, capable of sustaining a tall office building.

The only reservation made by the city in connection with the sale of the Grand Union Hotel site will be for two entrances to the Grand Central subway station. One of these entrances will be located in 42d street and the other in Park avenue. The purchasers of the property will be given window privileges on the Grand Central subway side of the mezzanine, with direct connection, if desired, to the mezzanine. There has been constructed in connection with this site a pasageway leading directly to the Grand Central Terminal Building, so that occupants of the structure to be erected on the Grand Union Hotel site will have practically direct connection not only with the Grand Central express station of the subway system but also with the New York Central and New York, New Haven & Hartford Railroad systems.

Traffic counts made on the various platforms of the Grand Central subway station indicates that these platforms are used daily by approximately 240,000 persons in transit from upper and lower Manhattan, the west side of Manhattan, Queens and the territory served by the New York Central and New Haven Railroad systems. The average daily traffic at 42d street approximates 500,000 persons.

The total upset price placed on all the properties by the city is \$3,580,000.

STANDARDS AND APPEALS Calendar

HOURS of Meetings.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m., as listed in the Calendar.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 2 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD of Appeals.

Tuesday, May 11, 1920, at 10 a. m.
Appeals from Administrative Orders.
16-20-A—North side of East 62d st, 600 ft. from Av V, Brooklyn.
208-20-A—Vernon av, n. e. cor. Paynter av, Long Island City, Queens.
20-20-A—333-339 Madison av, Manhattan.
Under Building Zone Resolution.
53-20-BZ—145-151 East 32d st, Manhattan.
193-20-BZ—1195-1203 Coney Island av Brooklyn.
118-20-BZ—272 14th st, Brooklyn.
254-20-BZ—243-245 Manhattan av, Brooklyn.
227-20-BZ—N. W. cor. Goble pl and Jerome av, The Bronx.
226-20-BZ—542-546 Herkimer st, Brooklyn.
252-20-BZ—Northwest corner Bushwick av and Fanchon pl, Brooklyn.
255-20-BZ—16 West 55th st, Manhattan.
256-20-BZ—18 West 55th st, Manhattan.

BOARD of Standards and Appeals.

Tuesday, May 11, 1920, at 2 p. m.
Petitions for Variations.
209-20-S—Vernon av, n. e. cor. Paynter av, Long Island City, Queens.
214-20-S—107-109 Sullivan st, Manhattan.
220-20-S—251 Fifth av, 1 East 28th st, Manhattan.
392-18-S—404 East 14th st, Manhattan.
204-20-S—365 Snediker av, Brooklyn.
274-20-S—121 West 20th st, Manhattan.
Appliances Submitted for Approval.
856-19-S—Acme Fire Alarm.
922-19-S—Pneumator.
154-20-S—Siamese Connection.
156-20-S—Pyro-Non-Paint.
157-20-S—Hydro Carbon Gas System.
231-20-S—Safety Gas Cut Off Valve.
246-20-S—"Pressure Tite" Connection.
554-19-S—Exit Door Lock.

Proposed Amendment.

152-20-S—Amendment to Plumbing Rules.

BOARD of Appeals.

Tuesday, May 18, 1920, at 10 a. m.
Appeals from Administrative Orders.
115-20-A—S. S. 158th st, 58 ft. 5/4 in. east of N. Y. C. R. R. tracks, Manhattan.
132-20-A—612-614 Kent av, cor. Ross st, Brooklyn.
139-20-A—1532-1542 Broadway, northeast cor. 45th st, Manhattan.
Under Building Zone Resolution.
350-19-BZ—153-157 Rogers av, Brooklyn. Reopened September 30, 1919.
198-20-BZ—West side Webster av. 151.03 ft. south of 195th st, The Bronx.
258-20-BZ—213-215 East 27th st, Manhattan.
259-20-BZ—303-309 West 59th st, Manhattan.
222-20-BZ—S. E. cor. Merrick rd and Delaware st, Laurelton, Queens.

BOARD of Appeals.

Tuesday, May 25, 1920, at 10 a. m.
Appeals from Administrative Orders.
43-20-A—88-96 1st st, Long Island City, Queens.
924-19-A—Review av and Thomas st, on northerly side of Newtown Creek, Blissville, Queens.
42-20-A—Premises bounded by West av, East River, Nott av and 8th st, Long Island City, Queens.

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1920		1919	
	Apr. 29 to May 5	May 1 to May 6	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	517	273	7,172	2,890
Assessed Value	\$31,616,000	\$27,948,000	\$517,622,350	\$219,926,850
No. with consideration	82	37	1,001	405
Consideration	\$4,090,331	\$1,768,950	\$57,241,908	\$16,872,393
Assessed Value	\$3,683,300	\$2,079,400	\$49,543,750	\$18,080,350

Mortgages.

	1920		1919	
	Apr. 29 to May 5	May 1 to May 6	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	380	158	4,719	1,407
Amount	\$15,867,946	\$7,258,397	\$162,668,574	\$37,805,988
To Banks & Ins. Cos.	45	21	595	240
Amount	\$8,356,900	\$867,350	\$47,900,177	\$12,254,300
No. at 6%	207	78	249	83
Amount	\$9,089,330	\$3,919,805	\$37,805,988	\$12,254,300
No. at 5½%	94	19	312	105
Amount	\$3,265,964	\$744,450	\$49,757,091	\$24,960,000
No. at 5%	40	38	512	248
Amount	\$1,511,650	\$1,731,350	\$49,757,091	\$24,960,000
No. at 4½%	1	1	1	1
Amount	\$20,000	\$410,000		
No. at 4%	1			
Amount	\$30,000			
Unusual Rates	2			
Amount	\$29,305			
Interest not given	35	22	397	22
Amount	\$1,921,697	\$452,397		

Mortgage Extensions.

	1920		1919	
	Apr. 29 to May 5	May 1 to May 6	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	47	26	47	26
Amount	\$5,034,750	\$1,102,500	\$5,034,750	\$1,102,500
To Banks & Ins. Cos.	31	13	31	13
Amount	\$4,719,750	\$728,000	\$4,719,750	\$728,000

Building Permits.

	1920		1919	
	Apr. 29 to May 5	May 2 to May 8	Jan. 1 to May 5	Jan. 1 to May 8
New Buildings	15	5	221	105
Cost	\$5,538,000	\$607,200	\$56,529,858	\$11,274,500
Alterations	\$1,292,150	\$427,850	\$17,280,188	\$6,674,020

BRONX. Conveyances.

	1920		1919	
	Apr. 27 to May 3	May 1 to May 6	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	241	202	4,710	2,307
No. with consideration	18	6	468	176
Consideration	\$240,350	\$45,100	\$4,528,621	\$2,102,211

Mortgages.

	1920		1919	
	Apr. 28 to May 3	May 1 to May 6	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	209	130	209	130
Amount	\$1,253,370	\$978,731	\$1,253,370	\$978,731
To Bank & Ins. Cos.	10	4	10	4
Amount	\$89,500	\$103,500	\$89,500	\$103,500
No. at 6%	134	85	134	85
Amount	\$606,820	\$586,600	\$606,820	\$586,600
No. at 5½%	40	18	40	18
Amount	\$449,500	\$150,300	\$449,500	\$150,300
No. at 5%	7	10	7	10
Amount	\$32,200	\$61,050	\$32,200	\$61,050
No. at 4½%				
Amount				
Unusual Rates	1	2	1	2
Amount	\$2,500	\$2,331	\$2,500	\$2,331
Interest not given	27	15	27	15
Amount	\$162,350	\$178,450	\$162,350	\$178,450

Jan. 1 to May 3 Jan. 1 to May 6

Total No.	3,285	1,166
Amount	\$23,590,463	\$7,949,744
To Banks & Ins. Cos.	117	65
Amount	\$2,113,860	\$981,182

Mortgage Extensions.

	1920		1919	
	Apr. 28 to May 3	May 1 to May 6	Jan. 1 to May 5	Jan. 1 to May 6
Total No.	11	15	11	15
Amount	\$149,000	\$298,999	\$149,000	\$298,999
To Banks & Ins. Cos.	5	9	5	9
Amount	\$119,500	\$255,000	\$119,500	\$255,000

Jan. 1 to May 3 Jan. 1 to May 6

Total No.	296	238
Amount	\$6,538,017	\$5,458,569
To Banks & Ins. Cos.	138	94
Amount	\$4,300,500	\$2,967,750

Building Permits.

	1920		1919	
	Apr. 29 to May 3	May 1 to May 7	Jan. 1 to May 5	Jan. 1 to May 7
New Buildings	17	16	392	128
Cost	\$182,300	\$538,200	\$8,503,155	\$3,576,640
Alterations	\$25,000	\$15,025	\$832,430	\$248,666

BROOKLYN. Conveyances.

	1920		1919	
	Apr. 28 to May 3	Apr. 29 to May 5	Jan. 1 to May 3	Jan. 1 to May 6
Total No.	1,419	1,457	21,954	12,589
No. with consideration	77	63	1,000	729
Consideration	\$712,021	\$488,375	\$12,148,710	\$9,562,462

Mortgages

	1920		1919	
	Apr. 28 to May 3	Apr. 29 to May 5	Jan. 1 to May 3	Jan. 1 to May 5
Total No.	1,206	1,080	18,539	8,185
Amount	\$5,351,833	\$3,533,709	\$88,999,962	\$29,783,472
To Banks & Ins. Cos.	82	58	1,823	567
Amount	\$729,800	\$274,600	\$15,062,010	\$3,646,310
No. at 6%	1,056	780	130	225
Amount	\$4,441,306	\$2,264,759	\$828,605	\$957,200
No. at 5½%	130	225	14	37
Amount	\$828,605	\$957,200	\$63,305	\$213,750
No. at 5%	14	37	3	14
Amount	\$63,305	\$213,750	\$10,500	\$8,250
Unusual rates	3	14	3	34
Amount	\$10,500	\$8,250	\$8,117	\$89,750
Interest not given	3	34		
Amount	\$8,117	\$89,750		

Building Permits.

	1920		1919	
	Apr. 29 to May 5	Apr. 29 to May 5	Jan. 1 to May 5	Jan. 1 to May 5
New Buildings	153	176	3,626	2,737
Cost	\$991,087	\$1,066,255	\$28,813,398	\$17,405,170
Alterations	\$220,780	\$122,675	\$4,980,025	\$2,473,910

QUEENS. Building Permits.

	1920		1919	
	Apr. 29 to May 5	Apr. 29 to May 5	Jan. 1 to May 5	Jan. 1 to May 5
New Buildings	192	200	2,494	2,084
Cost	\$676,735	\$598,825	\$15,007,982	\$6,860,461
Alterations	\$105,550	\$17,680	\$1,639,657	\$594,465

RICHMOND. Building Permits.

	1920		1919	
	Apr. 29 to May 5	Apr. 29 to May 5	Jan. 1 to May 5	Jan. 1 to May 5
New Buildings	86	15	389	427
Cost	\$123,585	\$13,195	\$849,293	\$488,977
Alterations	\$14,970	\$3,525	\$114,659	\$50,766

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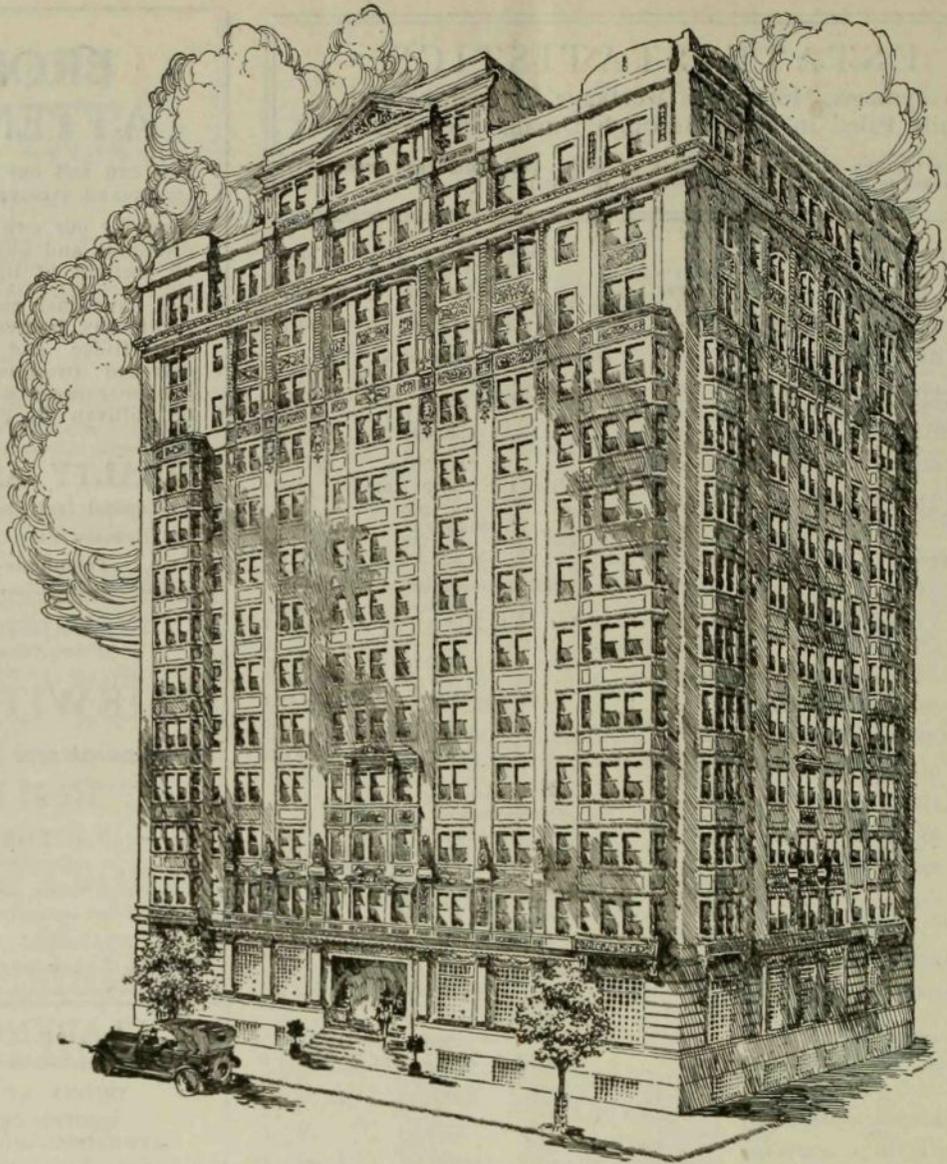
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BUILDING SECTION

Marked Increase in Residential Building for April

Figures of F. W. Dodge Company for Month Indicate Decided Improvement in This Class Throughout the Country

THE outstanding feature of the F. W. Dodge Company's April building statistics is that residential building has, after lagging behind for some months, resumed the place of prime importance over all other classes of construction. Figures on awards of contracts in the territory north of the Ohio and east of the Missouri rivers during April give to residential building 31 per cent of the total, whereas during the first quarter of the year it represented but 19 per cent of the total.

The total amount of contracts awarded during April, 1920, in the Dodge Company's territory was \$344,007,000. This shows a slight increase over the March figure, which was \$327,897,000, and a very considerable increase over the figure for April, 1919, which was \$188,852,000. The total for the first four months of 1920 amounts to \$1,114,415,000, as compared with \$464,407,000 for the first four months of 1919.

Analysis of the April figures shows \$103,743,000, or 31 per cent, for residential buildings; \$65,498,000, or 20 per cent, for public works and utilities; \$62,181,000, or 19 per cent, for industrial buildings; and \$57,115,000, or 15 per cent, for business buildings.

During April contemplated work was reported amounting to \$445,053,000, bringing the total for contemplated work reported for the first four months of this year up to \$2,144,637,000. Contemplated work reported from January 1 to May 1, included, \$482,344,000 for residential buildings; \$432,523,000 for industrial buildings; \$423,317,000 for public works and utilities; \$301,693,000 for business buildings.

Building contracts awarded in April in the New England States amounted to \$28,971,000, which is one-third less than the figure for March, although it is double the figure for April of last year.

In detail the April, 1920, figures show the following items: \$9,744,000, or 33 per cent, for residential buildings; \$6,934,000, or 24 per cent, for business buildings; and \$6,829,000, or 24 per cent, for industrial buildings.

Contemplated projects amounting to \$51,924,000 were reported in April, bringing the total of contemplated work reported from January 1 to May 1 up to \$245,727,000; including \$57,320,000 for industrial buildings; \$52,577,000 for residential buildings; and \$42,114,000 for business buildings.

In New York State and Northern New Jersey, building contracts in April amounted to \$87,741,000, an increase of 31 per cent over the figure for the month of March, and over three times the figure for April, 1919.

The total for April, 1920, included the following items: \$37,417,000, or 43 per cent, for residential buildings; \$20,557,000, or 23 per cent, for public works and utilities; and \$10,464,000, or 12 per cent, for business buildings.

Contemplated work amounting to \$104,490,000 was reported in April. From January 1 to May 1, the amount of contemplated work was \$407,760,000, divided as follows: Residential buildings, \$115,509,000, or 28 per cent; public works and utilities, \$84,480,000, or 21 per cent; business buildings, \$81,461,000, or 20 per cent; industrial buildings, \$66,110,000, or 16 per cent.

April building contracts in eastern Pennsylvania, southern New Jersey, Maryland, Delaware, the District of Columbia and Virginia, amounted to \$50,644,000, which is practically equal to March figure, although it is 81 per cent greater than the figure for April, 1919.

The April, 1920, figures contain the following items: \$14,604,000, or 29 per cent, for residential buildings; \$10,758,000, or 21 per cent, for industrial buildings; \$10,433,000, or 21 per cent, for public works and utilities, and \$9,916,000, or 19 per cent, for business buildings.

Contemplated projects reported in April amounted to \$66,891,000, bringing the total of contemplated work from January 1 to May 1, up to \$363,612,000, which includes \$87,962,000 for residential buildings, \$79,387,000 for public works and utilities, \$71,353,000 for industrial buildings, and \$40,335,000 for business buildings.

Building contracts let during April in western Pennsylvania, West Virginia and Ohio amounted to \$60,811,000, a decrease of 10 per cent from the preceding month, but an increase of 82 per cent over the figure for April of last year.

The April, 1920, figures include: \$16,514,000, or 27 per cent, for residential buildings; \$12,540,000, or 20 per cent, for industrial buildings; \$12,312,000, or 20 per cent, for public works and utilities, and \$9,542,000, or 16 per cent, for business buildings.

Contemplated work reported in April amounts to \$57,164,000, bringing the total of contemplated work recorded from January 1 to May 1 up to \$237,678,000, which includes \$69,428,000 for residential buildings, \$63,625,000 for industrial buildings, and \$36,186,000 for business buildings.

Building contracts let in the central west (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, and portions of Missouri and eastern Kansas) in April amounted to \$94,523,000, an increase of 5 per cent over the figure for the preceding month, and increase of 18 per cent over April, 1919. As building costs have increased considerably more than 18 per cent during the past year, this indicates a decrease in actual volume of building end engineering construction as between April, 1919, and April, 1920.

The April, 1920, figures include: \$23,091,000, or 24 per cent, for industrial buildings; \$22,599,000, or 24 per cent, for residential buildings; \$18,887,000, or 20 per cent, for business buildings; and \$17,622,000, or 18 per cent, for public works and utilities.

Contemplated work was reported during April to the amount of \$149,873,000, which brings the total of work in this condition reported from January 1 to May 1 to \$830,905,000, including \$181,624,000 for public works and utilities, \$167,800,000 for industrial construction, \$148,185,000 for social and recreational projects, and \$145,591,000 for one and two-family dwellings, apartments, etc.

April building contracts in Minnesota and North and South Dakota amounted to \$11,316,400, which was practically the same as the figure for the preceding month, although it was more than double the figure for April, 1919.

The April, 1920, figures included: \$2,864,000, or 25 per cent, for residential construction; \$2,428,000, or 21 per cent, for educational buildings; \$2,080,000, or 18 per cent, for public works and utilities, and \$1,403,000, or 12 per cent, for industrial construction.

Contemplated work reported in April amounted to \$14,711,000. The total of contemplated work reported during the first four months of 1920 amounts to \$58,955,000, including \$14,544,000 for public works and utilities, \$11,636,000 for business buildings, and \$11,277,000 for residential projects of different types.

State Appropriates Millions For Buildings and Roads

(Special to The Record and Guide)

Albany, May 6, 1920.

ALTHOUGH it was the policy of the legislative financial committees to limit appropriations for construction and defer a large part of the institutional extension plan until next year in the hope of escaping to some extent the high cost of materials and excessive labor charges, an analysis of the appropriation bill proper and other bills affecting improvements indicates that this policy of economy will not have the effect of completely stopping all construction at state institutions.

Millions have been appropriated for additional accommodations at the various state hospitals and institutions and improvements at various state enterprises.

For a new cell block at Sing Sing prison \$300,000 was appropriated. For a new death house at the same prison an appropriation of \$200,000 was made. For the continuation of work at Wingdale prison there is an item of \$350,000 and for improvements at Auburn prison an appropriation of \$75,000.

A new armory at Troy will be built shortly and for the preliminary work an appropriation of \$200,000 was made. For an addition to the Rochester armory an item of \$50,000 is available.

An appropriation of \$85,000 was made for additional accommodations at the Brooklyn State Hospital; \$75,000 at the Buffalo State Hospital for a heating plant and \$100,000 for ward enlargements.

For a new heating plant at the Central Islip State Hospital an item of \$60,000 is available and for an extension which will enlarge accommodations an appropriation of \$450,000 was made.

For new cottages at the Hudson River State Hospital an appropriation of \$75,000 is available.

Kings Park State Hospital was given \$300,000 for the construction of additional wards and accommodations.

For the construction of a new dormitory at the State Institute of Applied Agriculture on Long Island an appropriation of \$75,000 is available. For the extension of the Cornell Agricultural College, a new building and other improvements, an appropriation of \$500,000 was made. The Potsdam Normal School was given an appropriation of \$100,000 for construction. The State Fair Commission was granted \$50,000 for the construction of a new horse stall system.

Alternations to the east building at the Manhattan State Hospital will cost \$75,000 for which an appropriation was made, and for the conversion of buildings used by the Federal Government at this site an appropriation of \$90,000 was made. It is planned to convert the buildings used by the navy department into quarters for state patients.

The Middletown State Hospital received an appropriation of \$385,000, of which \$100,000 is for additional accommodations and the balance for general improvements.

For a new building on the Marcy site of the Utica State Hospital an appropriation of \$1,300,000 was made.

Letchwork Village will receive \$265,000 for the construction of cottages for patients and \$60,000 for a connecting underground tunnel.

For a central heating plant at the Rome State School for Mental Defectives an appropriation of \$75,000 was made.

Under a bill recently signed by the Governor an appropriation of \$1,850,000 was made for the construction of barge canal terminal in New York City, Buffalo and Rochester. Of this amount \$750,000 will be spent in New York City, \$600,000 in Buffalo and \$500,000 in Rochester.

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Plan New Projects Despite Growing Material Shortage

Figures of F. W. Dodge Company Show Tremendous Increase in Both Contemplated Construction and Contracts Awarded

BUILDING totals for the week of April 24 to 30, inclusive, show a decided improvement when compared with the corresponding figures for the previous month or so, and indicate that the building industry in the metropolitan district would be occupied to the limit of its facilities if only materials could be secured without delay. There has never been a time when such a vast amount of new building and engineering construction was actually contracted for and waiting for a favorable moment to start. At the same time there is a tremendous volume of new building work being planned by architects and engineers that will shortly be released for estimates.

Figures compiled by the F. W. Dodge Company show that during the week of April 24 to 30, inclusive, 521 new building and engineering operations were reported as being planned in New York State and New Jersey north of Trenton. This construction will involve an outlay of approximately \$28,608,700. During the same period contracts were awarded for 258 building and engineering projects that will require an expenditure of \$22,014,100. An analysis of these figures shows a steady improvement in the number of housing operations, but at that the number is relative small when compared with

other types of construction and in no manner sufficient to supply the demand for living accommodations in this territory.

The list of 521 contemplated building operations announced during the week is grouped as follows: One hundred and one business buildings, such as stores, lofts, offices, commercial garages, etc., \$4,179,000; 20 educational projects \$11,967,600; 4 hospitals and institutions, \$180,000; 37 factory and industrial buildings \$2,181,000; 3 military and naval structures, \$36,000; 3 public buildings, \$35,000; 44 public works and public utilities, \$2,236,700; 2 religious and memorial buildings, \$47,000; 292 residential projects, including apartments, flats and tenements and one and two family dwellings, \$6,772,900, and 15 social and recreational projects, \$973,500.

Among the 258 projects placed under contract during the week of April 24 to 30 were 50 business projects of various types, \$1,988,000; 11 educational projects, \$3,483,000; 2 hospitals and institutions, \$5,800; 20 factory and industrial projects, \$1,735,000; 2 military and naval projects, \$14,600; 22 public works and public utilities, \$9,664,400; 1 religious edifice, \$75,000; 147 residential operations, including multi-family and private dwellings, \$4,698,300, and 3 social and recreational projects, \$350,000.

John S. Hyers Company Expands.

In order to obtain adequate facilities for its rapidly growing business the John S. Hyers Company, Inc., general contractors, recently leased the entire second floor of the building at 13 West 30th street, which they are now altering extensively. The additional space will provide for a large drafting and estimating room, general office and a suite of private offices for the executives.

The John H. Hyers Company, while relatively a new factor in the building industry of Greater New York, has in its personnel men who have been prominently identified with the development of the building industry in the Metropolitan district for a number of years and who bring to the new organization a wide experience and technical knowledge of building construction in all of its various phases.

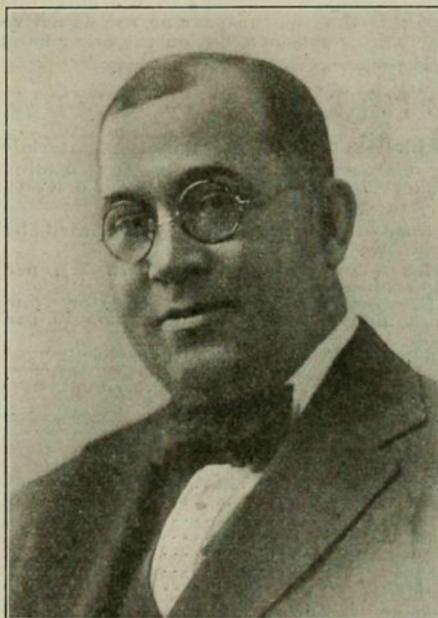
The organization is composed of John S. Hyers, president; George H. Chivvis, vice-president, and David L. Weil, secretary and treasurer. Mr. Hyers obtained his early building experience with the well-known firm of W. A. & F. E. Conover, with which he was associated for more than ten years. During this time he had direct supervision of a number of large building projects, and was active in the construction of the handsome country residence of Clarence Mackay at Roslyn, L. I.

Severing his connection with the Conovers, Mr. Hyers became associated with C. H. Cottrell, interior decorator, as superintendent of all building construction incidental to large decorating contracts. During his alliance with Mr. Cottrell he went to Chicago to supervise the alterations in connection with the Rector Restaurant project, which is said to be one of the most elaborate operations of its kind in the West. He also had charge of the building end of a vast amount of private residential work in and around New York in the years he was associated with Mr. Cottrell.

Later Mr. Hyers went with A. B. Clark, widely known as an expert in every type of foundation construction, and he was identified with the foundation work of a number of important building operations in this city. Mr. Hyers was selected for the position he occupied with this firm because of his thorough familiarity with varying soil conditions and his wide experience in shoring, caisson and cofferdam work. During his experience with this organization he had direct charge of the

foundations for the structure at 1 Wall street, said to be quite unusual in a number of respects, foundations for the Brunswick Building at Fifth avenue and 26th street, where difficult problems were also encountered, and also for the foundation work in connection with the addition to the Manhattan Squae Hotel in 77th street, west of Central Park.

For the twelve years prior to the organization of his own firm Mr. Hyers was



JOHN S. HYERS.

general superintendent for the Hess Construction Company, which was principally identified with the commercial development of the mid-town section of Manhattan. This firm erected a large number of modern office and loft buildings and also extensively altered many old-fashioned private houses for commercial uses. Probably the most notable of the structures erected under the supervision of Mr. Hyers during this period was the twenty-story Hess Building, which, including the demolition of the old buildings upon the site, was accomplished in less than seven

PERSONAL AND TRADE NOTES.

The Rusling Company, engineers, announce the removal of their offices from 39 Cortlandt street to 90-92 West Broadway.

John Gallin & Son, general contractors, have moved their offices to their own building at 252 Front street, where they have arranged larger quarters for their growing business.

Louis Allen Abramson, architect, 46 W. 46th street, recently leased for a term of years the entire building which he is now occupying in part, and will alter the same for the accommodation of his growing architectural practice.

Perceval Mullikin will join the executive staff of the Queensboro Chamber of Commerce on May 10 as an additional assistant to Walter I. Willis, secretary. Mr. Mullikin will devote his time to promoting the construction of homes throughout the borough, and to keeping the public informed regarding the needs, opportunities and advantages of Queens Borough from the standpoint of residential development.

months and thereby establishing a building record that stood for a long time.

Since the organization of the John S. Hyers Company last October this firm has finished a large amount of work and has made a reputation for speed combined with efficiency that will count heavily in years to come. Among the principal operations this organization has handled during the past eight months are included the extensive remodeling of the Grand Rapids Building in 32d street at a cost of \$125,000; alterations to the Knickerbocker Hotel, a new building for the Willis Pipe Co., in East 21st street, a large factory building at Maspeth, L. I., for S. Mayer & Sonds, and extensive alterations to the Albemarle Building at Broadway and 26th street for Emery Beers and the Chalmers Knitting Mills.

The most recent development of the John H. Hyers Company is the creation of a special department provided to handle the design and construction work in connection with high-class restaurant enterprises. This firm has already had some interesting contracts in this line and with the new facilities now provided it is anticipated that this phase of the business will grow rapidly in importance.

CURRENT BUILDING OPERATIONS

ALTHOUGH but slight improvement in the building material situation has developed during the week, the industry as a whole seems optimistic for the future. The best evidence of this is the large amount of new construction that has been placed under contract during the past week or so and the number of important building and engineering operations that are now in the hands of contractors for estimates. Then again, architect and engineers are exceptionally busy on the plans for a tremendous volume of work that will be undertaken just as soon as the material market conditions are more favorable. According to authentic trade reports there has never been a

time when so much important construction was being planned or when such a large number of proposed jobs, for which contracts have already been awarded, have been held in abeyance pending the availability of essential materials and supplies.

Undoubtedly the railroad freight congestion is the most important factor in the existing building material famine. For the most part producers have good reserves and have thousands of tons of materials on the rails, but held from arrival at points from which they can be distributed by the embargoes. Meanwhile, the local building industry is prevented from proceeding with its work in hand at a time when it naturally should be engaged to the limit of its facilities. The demand for building materials and supplies is daily growing in intensity and in some lines the market is entirely cleaned out. It is practically impossible to buy Portland cement in even small amounts and there is also great difficulty in getting hollow brick, hollow tile, lath and various other items without which no building construction can proceed.

As a general thing building material prices are steady, that is where it is possible to obtain them. For the balance of the list the quotations are largely nominal because dealers have nothing to sell. It is anticipated that some increases will be registered as new supplies start to arrive and the scramble for preference commences.

Common Brick.—Owing to the scarcity of Portland cement in Greater New York, a condition practically amounting to a famine, a large amount of active construction has been forced to shut down, for the time being at least. It is quite natural that the temporary inactivity of the building industry should be reflected in the demand for common brick. The week in the New York wholesale market for Hudson River common brick has been a quiet one for this time of the year as far as active sales are concerned, but on the other hand

the strike of the brick handlers and other factors have kept the brick interests keenly on edge. Despite the drop in demand common brick producers have continued to send their loaded barges to the city, and at the present time the market is actually overloaded. It was reported Friday morning that twenty-six barge loads of common brick had arrived from up-river points during the week and only seventeen of these had been disposed of. At this writing there are at least twenty-five barge loads, representing approximately 10,000,000 brick, remaining unsold in the wholesale market. Although prices have held steadily to the \$25 level, there is a possibility of a slight recession from this figure in order to stimulate sales, as manufacturers are not inclined to hold their boats at this end any longer than is absolutely necessary. Considerable activity in the Hudson River yards was noted this week. The clear weather has dried out the open yards and it is predicted that brickmaking will be underway to the capacity of available labor within the next week or two at the most. The scarcity of brickmaking labor is the chief problem of the producers at this time and unless workmen are available in greater number than are to be obtained at present the output for the 1920 season is likely to be seriously curtailed.

Summary.—Transactions in the North River common brick market for the week ending Friday, May 7, 1920. Condition of market: Demand relatively light; prices unchanged, but weakening slightly. Quotations: Hudson River, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 26; sales, 17. Distribution: Manhattan, 4; Brooklyn, 7; Bronx, 2; New Jersey points, 4. Remaining unsold, 25.

Roofing and Building Papers.—The demand for these materials has slackened off to some extent during the past week, but jobbers are reporting a fair volume of business in localities where building construction has been active. Locally sup-

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BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York, add cartage, handling, plus 15 per cent.
Hudson River, best grades..\$25.00 to —
Hudson River, "off loads"..... — to —
Raritan No quotation
Second-hand brick, per load of 3,000, delivered..... — to —

Face Brick—Delivered on job in New York:

Rough Red	\$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 Gray	51.00 to —
Smooth Gray	51.00 to —
Colonials	38.00 to 45.00

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl.. \$4.50
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries	\$3.50
Bronx deliveries	3.50

Hollow Tile—

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

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

2x12x12 split furring..\$	per 1,000 sq. ft.
3x12x12.....	per 1,000 sq. ft.
4x12x12.....	per 1,000 sq. ft.
5x12x12.....	per 1,000 sq. ft.

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

Lath—

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

Lime—

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

Finishing Lime (Standard in 300-lb. barrel).....	\$5.00 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.80 per bbl.
Hydrate Finishing, in cloth bags	30.00 per ton
Rebate for bags, 20c. per bag.	

Plaster—

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

Neat Wall Cement, in cloth bags	\$25.50 per ton
Lath Mortar, in cloth bags... ..	18.50 per ton
Brown Mortar, in cloth bags... ..	18.50 per ton
Finishing Plaster, in cloth bags	28.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel)	\$4.75 per bbl.
Finishing Plaster (320-lb. barrel)	6.00 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....	\$0.14½
3-in. (hollow) per sq. ft.....	0.14½

MATERIALS AND SUPPLIES

plies are generally low and manufacturers are prevented from coming to the aid of the jobbers because of the freight congestion and embargoes that has tied up practically all building materials. Prices range considerable according to the demand and the condition of dealers' stocks.

Lime.—The past week has brought further advances in price for all kinds and grades of lime made necessary because of increased manufacturing costs and the additional cost of bags. The market is quiet, with demand dull, because of the general quietude of the local building situation brought about by the scarcity of essential building materials. Demand is not expected to pick up to any extent until all commodities are available in much better volume than they are at this writing.

Portland Cement.—Local dealers are entirely cleaned out of this material and they are very uncertain as to when to expect a renewal of supply. This question is entirely dependent upon the railroads' effort to relieve the freight congestion and lift the embargoes now in force. Manufacturers all report adequate cement in their bins for all reasonable demands and many producers have a large volume on the rails but are unable to get it to the dealers. The most important event in the Portland cement situation this week has been the announcement of an increase in price effective immediately. Dealers are now quoting new prices of \$4.50 per barrel for deliveries in Greater New York, with rebate for returned bags at 25 cts. each instead of 15 cts., as before. Increased cost of bags and advanced wages to labor is given as the reason for the raise in price.

Cast Iron Pipe.—A scarcity of this commodity continues to affect business and the best deliveries possible cannot be made under six months after the orders are placed. The recent advance of \$4 a ton on cast iron pipe does not seem to

have decreased the demand to any great extent, particularly on private work, but according to current reports there is a tendency on the part of municipalities to hold their large projects in abeyance in the hope of a reduction from the existing price levels. In general prices are unchanged, but in some instances advances above the list have been obtained.

Structural Steel.—Although there is a large amount of important construction now being figured in the metropolitan district actual tonnage orders are few and far between because of the generally slackened building activity. Steel bookings were lighter this week than for some time past and no great improvement is anticipated until the freight embargoes are lifted and building materials are again available in quantity to meet the tremendous demand. The important fabricated steel awards of the week include 1,600 tons for an office building in West 35th street, and 1,000 tons for a loft building at 4th avenue and 21st street, both to the Hay Foundry & Iron Works. Prices on mill shipments of fabricated material remain practically unchanged.

Nails.—A number of important local jobbers have made statements to the effect that they anticipate substantial wire nail deliveries within the next few weeks. Reports from producers are not so optimistic, however, and even if nails were to be released in any volume the supplies would naturally have been on the dealers' books for months. According to the best informed it is extremely doubtful if any actual relief will be afforded in the matter of nail supply for months to come, and the relief may be too late to be of assistance in the 1920 building season. Prices prevailing in this locality vary considerable. On wire nails the quotations range from \$4.25 to \$8 base per keg, and on cut nails, which are almost impossible to obtain at this time, quotations run from \$7.75 to \$9.50 per keg.

Linseed Oil.—The market has weakened materially and no decided improvement is possible while the general building situation is so hampered by material shortages as it is to-day. The prospects would be far brighter should there be an immediate change in the material supply situation, but as this is entirely dependent upon unsnarling the railroad freight situation, the outlook is gloomy. Prices vary somewhat, but quotations in general follow those of the past month or so.

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27x48x½ in. \$0.45 each
32x36x¼ in. 0.33 each
32x36x⅜ in. 0.34 each
32x36x½ in. 0.40 each

Sand—

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

White Sand—

Delivered in Manhattan... \$5.00 per cu. yd.

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft. \$1.55
Kentucky limestone, per cu. ft. 1.75
Brier Hill sandstone, per cu. ft. 1.65
Gray Canyon sandstone, per cu. ft. 1.50
Buff Wakeman, per cu. ft. 1.65
Buff Mountain, per cu. ft. 1.50
North River bluestone, per cu. ft. 1.50
Seam-face granite, per sq. ft. 1.25
South Dover marble (promiscuous mill block), per cu. ft. 2.25
White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 2.72 to —
Beams and channels over 14-in. 2.72 to —
Angles, 3x2 to 6x8. 2.72 to —
Zees and tees. 2.72 to —
Steel bars 2.10 to —

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b. N. Y.:
3x4 to 14x14, 10 to 20 ft. \$66.50 to \$82.00
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered). — to —
Wide cargoes. — to —

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

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts — to —
Cypress shingles, 6x18, No. 1 Prime — to —
Quartered Oak 315.00 to —
Plain Oak 236.00 to —

Flooring:

White Oak, quart'd, select. to \$235.00
Red Oak, quart'd, select. to 230.00
Maple No. 1. 195.00 to —
Yellow pine, No. 1, common flat 110.00 to —
N. C., pine, flooring, Norfolk 120.25 to —

Window Glass—

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Single strength, A quality, first three brackets 73%
B grade, single strength, first three brackets 79%
Grades A and B, larger than the first three brackets, single thick. 78%
Double strength, A quality. 80%
Double strength, B quality. 82%

Linseed Oil—

City brands, oiled, 5-bbl. lot. \$1.72 to —
Less than 5 bbls. 1.75 to —

Turpentine—

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DWELLINGS.

61ST ST.—A. F. Law, 26 Pemberton sq, Boston, Mass, has plans in progress for alterations to the 4-sty brick and stone residence at 226 East 61st st for Fergus Field, 26 Exchange pl, owner. H. R. Shipley, 26 Pemberton sq, Boston, consulting architect and engineer. Bids will be taken from invited contractors only.

HOSPITALS AND ASYLUMS.

CONVENT AV.—John Oakman, 345 Fifth av, has prepared plans for a 9-sty brick and reinforced concrete hospital building, 200x200 ft, at 60-78 Convent av, for the Knickerbocker Hospital, 503 West 131st st, owner. Cost about \$1,250,000. Architect will soon call for estimates on separate contracts.

STORES, OFFICES AND LOFTS.

16TH ST.—Charles H. Higgins, 19 West 44th st, has plans nearing completion for a 7-sty brick and stone store and showroom building, 33x82 ft, at 3 West 16th st, for Roger Hinds, 165 Broadway, owner. Cost \$100,000. Architect will take bids on general contract when plans are completed.

FIFTH AV.—Harry Allen Jacobs, 320 Fifth av, has plans in progress for a 6-sty brick and limestone store and showroom building, 33x100 ft, at 448 Fifth av, for Avedon & Co, owner of building and lessee of plan, 448 Fifth av. Cost \$150,000.

30TH ST.—Benjamin W. Levitan, 7 West 45th st, has plans about finished for a 13-sty brick, limestone and terra-cotta store and sales room building, 50x198 ft, at 6-8 East 30th st, for the Samuels Construction Co, owner, on premises. Cost \$300,000. Architect will probably be ready for estimates on general contract about June 1.

CEDAR ST.—A. F. Gilbert, 80 Maiden lane, has plans in progress for a 7-sty brick and stone office building, 36x54 ft, at 131-133 Cedar st, for Rudolph Gunther and Russell Law, Inc, 25 Broad st, owners. Cost \$175,000.

THEATRES.

49TH ST.—Herbert J. Krapp, 116 East 16th st, has plans under way for a 2-sty brick, limestone and terra cotta theatre, 54x100 ft, with balcony, at 215-237 West 49th st, for Edward Margolies, 19 East 33d st, owner. Lessee, Sam and Lee Schubert, Inc, 225 West 24th st. Cost \$50,000. Architect will take estimates on general contract.

45TH ST.—C. H. Crane and P. Peretra, 154 Nassau st, have prepared plans for a 2-sty brick and limestone theatre, 100x100 ft, at 239 247 West 45th st, for Sam Harris and Irving Berlin, 226 West 42d st, owners. Cost \$400,000. Architects will take estimates on general contract when plans are completed.

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APARTMENTS, FLATS AND TENEMENTS.

BECK ST.—Zipkes, Wolf & Kudruff, 432 Fifth av, have plans in progress for a 5-sty brick and limestone apartment, 50x90 ft, at the corner of Beck st and Leggett av, for the Renrick Construction Co, owner, care of architects.

DWELLINGS.

225TH ST.—Theo. Rogers, 63 Park Row, has completed plans for a 2-sty frame dwelling, 21 x46 ft, in the south side of 225th st, 282 ft east of Bronxwood av, for Martino Piviano, 441 East 170th st, owner and builder. Cost \$7,000.

FINDLAY.—Moore & Landsledel, Third av and 148th st, have prepared plans for five 2-sty brick dwellings, 23x55 ft, on the west side of Findlay av, 200 ft north of 168th st, for the Grand Terrace Construction Co., Harry Gitterman, 1703 Montgomery av, owner and builder. Cost, \$12,000 each.

KEARNEY AV.—Thomas C. Peterson, 1015 Wilcox st, has finished plans for a 1½-sty frame dwelling, 26x38 ft, on the east side of Kearney av, 93 ft north of Layton av, for Bella Peterson, 1015 Wilcox st, owner and builder. Cost, \$4,500.

Brooklyn.

CHURCHES.

17TH AV.—Helmle & Corbett, 190 Montague st, have completed plans for a 1-sty frame chapel, 50x103 ft, at the northeast corner of 17th av and 46th st, for the Roman Catholic Church of Sts Catherine and Alexandria, Father J. J. O'Neill, 1119 41st st, pastor. Cost, \$25,000.

DWELLINGS.

CLARA ST.—H. A. Weinstein, 375 Fulton st, has finished plans for two 2-sty brick dwellings, 20x55 ft, in the north side of Clara st, between West st and Chester av, for Harry M. Field, 255 East 3d st, Manhattan, owner and builder. Cost, \$35,000.

85TH ST.—W. H. Harrington, 19 East 40th st, Manhattan, has completed plans for nine 2-sty frame dwellings, 20x41 ft, in the south side of 85th st, 33 ft west of Colonial rd and the southwest corner of Colonial rd, for Edward Edwards, 422 81st st, Brooklyn, owner. Cost, \$56,000.

23D AV.—Henry Firth, 8515 Bay Parkway, has prepared plans for a 2-sty frame dwelling, 27x60 ft, at the northeast corner of 23d av and 81st st for Bloom & Roth, 26 Court st, Brooklyn, owners and builders. Cost, \$14,000.

HALCOURT AV.—Slee & Bryson, 154 Montague st, have completed plans for twenty-two 1-sty frame dwellings, 21x29 ft, at Halcourt av, Otis pl and Ocean View av for Realty Associates, Charles Chase in charge, W. Greeve, president, 162 Remsen st, Brooklyn, owners and builders. Total cost, \$66,000.

MacKAY PL.—Burke & Olson, 32 Court st, have finished plans for a 2½-sty frame residence, 40x35 ft, in MacKay pl, 54 ft west of Narrows av, for Katherine McKay, 72 Bay Ridge av, owner, who will take bids on separate contracts. Cost, \$20,000.

EAST 11TH ST.—Wm. Richter, 1028 East 2d st, Brooklyn, has prepared plans for five 1-sty

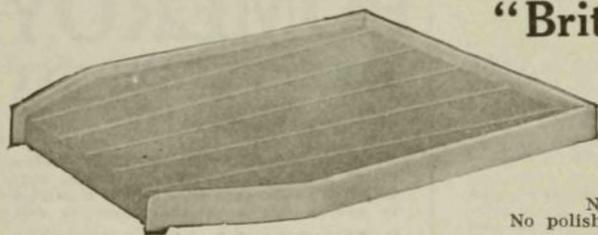
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frame dwellings, 18x28 ft, in the west side of East 11th st, 305 ft north of Voorhies av, the south side of Williams court, 140 ft west of East 12th st, and the north side of Gilmore court, 226 ft west of East 12th st, for William P. Rae, 189 Montague st, owner and builder. Total cost, \$15,000.

STABLES AND GARAGES.

WAVERLY AV.—E. M. Adelsohn, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 105x107 ft, at the southwest corner of Waverly av and Fulton st, for the P. T. J. L. Building Co, 1715 Waverly pl, owner and builder. Cost, \$60,000.

Queens.

DWELLINGS.

LAURELTON, L. I.—Laurelton Sales Co., 33d st and 7th av, Manhattan, have finished plans for a 2½-sty frame residence, 30x39 ft, on the east side of Cortlandt boulevard, 100 ft north of Vandever boulevard, for the Hathron Homes Co., 33d st and 7th av, Manhattan, owner. Cost, \$9,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame residence, 26x26 ft, at the southwest corner of Orchard st and Lincoln av for W. Wade, Beech st, Richmond Hill, owner. Cost, \$8,000.

FLUSHING, L. I.—Edw. H. Stapleton, 256 Jamaica av, Flushing, has prepared plans for three 2-sty frame dwellings, 25x25 ft, in the south side of Hawthorne st, 339 ft east of Parsons av, for Mary E. Stapleton, 256 Jamaica av, Flushing, owner. Cost, \$30,000.

MIDDLE VILLAGE, L. I.—Plans have been prepared privately for two 3-sty frame dwellings, 40x48 ft, in the west side of Ward st, 97 ft south of Juniper Swamp rd, for Frederick Schaefer, 2153 Metropolitan av, Middle Village, owner. Cost, \$10,000.

FLUSHING, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has finished plans for a 2½-sty frame dwelling, 26x40 ft, at the northwest corner of Murry and Ash sts for Frank S. Hutchinson, Samford av, Flushing. Cost, \$15,000.

SPRINGFIELD, L. I.—Edward Jackson, 6 Harriman av, Jamaica, has completed plans for a 1½-sty frame bungalow, 26x49 ft, at Springfield for Mrs. Bulne, Merrick rd, Jamaica, owner and builder. Cost, \$11,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty brick residence, 54x38 ft, on the north side of Broadway, 20 ft east of 17th st, for Rev. F. McGoldrick, Broadway, Flushing, owner. Cost, \$50,000.

JAMAICA, L. I.—Plans have been prepared privately for eleven 2-sty frame dwellings, 16x33 ft, in the east side of Hedges pl, 87 ft north of Fulton st, for Sack & Wolf, 4032 Jamaica av, Woodhaven, owners. Cost, \$55,000.

RICHMOND HILL, L. I.—Ferdinand Good, 35 West 39th st, Manhattan, has finished plans for a 2-sty brick residence, 25x48 ft, on the south side of Abingdon rd, 85 ft east of Richmond Hill rd, for William A. Pusch, Beverly rd, Kew Gardens, owner. Cost, \$17,000.

RIDGEWOOD, L. I.—Louis Berger, 1696 Myrtle av, Ridgewood, has completed plans for sixteen 2-sty frame dwellings, 20x55 ft, in the west side of Chaffee st, 250 ft south of Catalpa st, for the Ivanhoe Co., 2631 Myrtle av, Ridgewood, owner. Cost, \$128,000.

HOLLIS, L. I.—Chas. J. Graff, 229 West 36th st, Manhattan, has prepared plans for a 2-sty brick dwelling, 58x27 ft, at the northwest corner of West Point av and Frankfort st for G. S. Baker, 6 Church st, Manhattan, owner. Cost, \$7,000.

ARVERNE, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 22x36 ft, in the west side of Beach 66th st, 340 ft north of Morris av, for C. L. P. Construction Co., Arverne, owner. Cost, \$21,000.

BAYSIDE, L. I.—John H. Knubel, 305 West 43d st, Manhattan, has finished plans for a 2-sty frame residence, 30x41 ft, at the southeast corner of 5th st and Montauk av for Adolph Bach, Montauk av, Bayside, owner. Cost, \$10,000.

LONG ISLAND CITY.—Stephen D. Bowes, 371 East 165th st, Manhattan, has prepared plans for sixteen 2-sty brick dwellings, 25x33 ft, on the east side of 18th av, south of Grand av, for the Hartley Homes Co., R. H. Truax, president, 49 West 57th st, Manhattan, owner and builder. Cost, \$9,000 each. Owner desires bids on all subs at site at once.

DOUGLSTON, L. I.—Albert Hamble, 223 West 23d st, Manhattan, has finished plans for a 2-sty frame residence, 42x25 ft, on the north side of Forest rd, 49 ft west of Douglas rd, for Charles F. Usher, Douglaston, owner. Cost, \$7,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2-sty frame residence, 33x21 ft, at the northeast corner of Hillside and Bergen avs for H. B. Scutt, 336 Fulton st, Jamaica, owner. Cost, \$8,500.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame residence, 33x21 ft, on the east side of Parkview av, 75 ft north of School st, for H. B. Scutt, 336 Fulton st, Jamaica, owner. Cost, \$10,000.

LONG ISLAND CITY.—C. W. Hewitt, 613 Academy st, Long Island City, has finished plans for a 2-sty brick residence, with garage, 25x34 ft, on the west side of Harold av, 198 ft north of Foster av, for Anthony Forte, 321 Harold av, Long Island City, owner. Cost, \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame residence, 16x40 ft, on the south side of Amhurst av, 835 ft south of Alsop st, for W. A. McLaughlin, 360 Fulton st, Jamaica, owner. Cost, \$8,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2-sty frame residence, 24x25 ft, in the north side of 134th st, 140 ft west of Bath pl, for John Marcogliano, 3888 Jerome av, Richmond Hill. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Frank Braun, 211 2d av, Astoria, L. I., has completed plans for a 2-sty brick factory building, 75x90 ft, at the southeast corner of Harris av and William st

for the S. & W. Building Co., 1330 1st av, Astoria, L. I., owner. Cost, \$40,000.

LONG ISLAND CITY.—Wm. Sproesser, 211 12th av, Long Island City, has plans about finished for a 2-sty brick and concrete factory building, 55x110 ft, at the northeast corner of Ely st and Wilbur av for the Howard Printing Co., 1720 Broadway, Manhattan, owner. Cost, about \$45,000. Owner will take bids on general contract.

HALLS AND CLUBS.

LONG ISLAND CITY.—Wm. Sproesser, 211 12th av, Long Island City, has prepared plans for a 5-sty brick and reinforced concrete lodge building, 75x100 ft, at the northeast corner of Leferts av and Boradway for the Loyal Order of Moose, William Nast, chairman, Building Committee, 507 Broadway, Long Island City, owner. Cost, about \$150,000. Architect will soon call for estimates on general contract.

STORES, OFFICES AND LOFTS.

ELMHURST, L. I.—George H. Wells, 21 East 40th st, Manhattan, has prepared plans for a

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1-sty brick store building, 60x53 ft. on the south side of Polk av, 40 ft west of 25th st, for the Queensboro Investing Co., Bridge Plaza, Long Island City, owner. Cost, \$15,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract for an 11-sty brick, limestone and terra cotta apartment, 60x80 ft, at the northwest corner of Madison av and 66th st for the Pentalpha Realty Corporation, J. C. Hoagland, president, 16 William st, owner, from privately prepared plans. Cost, \$1,000,000.

BANKS.

MANHATTAN.—Niewenhou Brothers, Inc., 316 East 161st st, have the general contract for a 1-sty brick and stone banking building at 231 West 125th st for the Empire City Savings Bank,

owner, from plans by Trowbridge & Livingston, architects.

DWELLINGS.

NEW ROCHELLE, N. Y.—United 77 Building Co., Inc., 4192 Park av, the Bronx, has the general contract for a 2½-sty residence at Beechmont Park, New Rochelle, N. Y., for Albert B. Gross, from plans by A. M. Summo, architect. Cost, \$48,000. General contractors desire estimates on rough lumber, trim, millwork, Spanish tile roofing, hot water heating apparatus, plumbing fixtures, etc.

HEWLETTS, L. I.—Peter Roache, 9 John st, Far Rockaway, L. I., has the general contract for a 2½-sty hollow tile and stucco residence, 30x60 ft, at Hewletts, L. I., for E. I. Huntington, owner, from plans by John C. Greenleaf, 15 West 38th st, Manhattan, architect.

MANHATTAN.—R. H. Casey, Inc., 246 West 16th st, has the general contract for alterations to the 4-sty brick and stone residence, 25x34 ft, at 14 East 77th st for Mrs. George T. Maxwell, 14 East 77th st, owner, from plans by John H. Duncan, 347 5th av, architect. Cost, about \$30,000.

BROKLYN.—Jacob & Morris Levin, Inc., 118 East 28th st, Manhattan, have the general contract for extensive alterations to the 3-sty brick and stone residence at the southeast corner of Boradway and Saratoga av for Deutsch Brothers, 1482 Broadway, owners, from plans by Jacob Fisher, 25 Av A, Manhattan, architect. Cost, \$8,000.

MANHATTAN.—Jacob & Youngs, 116 West 32d st, have the general contract for alterations to the 6-sty brick and stone residence, 25x63 ft, at 43 Park av for Samuel L. Fuller, 14 Wall st, owner, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, \$40,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Rufus H. Brown, 550 Fulton st, has the general contract for a 2-sty brick factory building, 25x100 ft, at the northeast corner of Humboldt st and Norman av for Mark Rothschild, 207 Norman av, owner, from plans by Clarence E. Hildebrand, 350 Fulton st, architect. Cost, \$20,000.

LONG ISLAND CITY, L. I.—Gretsch Construction Co., 103 Park av, Manhattan, has the general contract for a reinforced concrete factory and laboratory building at the southeast corner of Jackson av and Pierson st, Long Island City, for the Drug Products Co., 48 West 4th st, Manhattan, owner, from privately prepared plans.

STABLES AND GARAGES.

JERSEY CITY, N. J.—Wm. R. Whyte, 36 Oakland av, Jersey City, has the general contract for a 1 and 2-sty brick and reinforced concrete garage, 66x270 ft, on Hoboken av for Max Blumberg and I. Kastleman, 712 Newark av, Jersey City, owners, from plans by George A. Flagg, Spingarn Building, Jersey City, architect. Cost, \$60,000.

STORES, OFFICES AND LOFTS.

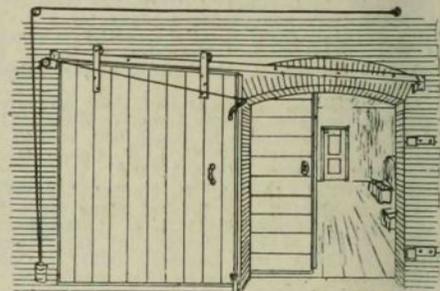
BRONX.—American Concrete Steel Co., 27 Clinton st, Newark, N. J., has the general contract for a 3-sty brick and reinforced concrete loft building, 88x90 ft, on the east side of 3d av, 92 ft south of 170th st, for Heintz & Seigel, 388 2d av, owners, from plans by A. G. Hoenig, 405 Lexington av, architect. Cost, \$65,000.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has the general contract for a 5-sty brick and stone telephone exchange, 75x100 ft, at 227-243 East 30th st, through to 224 to 244 East 31st st, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway architects. Cost, \$600,000.

A New Hollow Metal Door.

The Board of Fire Underwriters has recently set its seal of approval upon a new hollow metal, self-closing fire door that embodies a number of features which give to the device a wide range of adaptability. This door is known as the "Bilrite" Hollow Metal Door, and is patented and manufactured by the Leonard Sheet Metal Works, Inc., Hoboken, N. J.

This new fire door is being made up in both black and galvanized iron, for interior or exterior use, and its sturdy construction, despite its relatively light weight, together with its finished appearance, makes it vastly more suitable and desirable for general use than the old-



fashioned tin-covered doors or other types of fire doors designed for the protection of horizontal exits.

The smooth outside surface of this door permits its painting and graining to harmonize with the finish of the surroundings in which it is placed, and there are no sharp edges to obstruct or tear clothing, or locks to become open by accident. This type of door requires practically no outlay for repairs and upkeep, in which it differs entirely from the tin-covered type of door.

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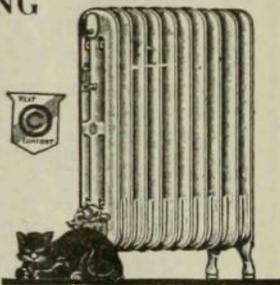
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DWELLINGS.
53D ST, W, 5-sty bk dwg, 25x80, 5 ply composition rf; \$100,000; (o) Rector, Wardens & Vestrymen of St Thomas' Church, 1 W 53; (a) B G Goodhue, 2 West 47th (148).

121ST ST, 531 W, 3-sty bk dwg, 16x90, asbestos & slag roofing; \$35,000; (o) Corpus Christi Roman Catholic Church, 533 W 121st; (a) Robt J Reiley, 477 5 av (163).

FACTORIES AND WAREHOUSES.

HUDSON ST, 387-403; also CLARKSON ST, 32-54; also GREENWICH ST, 585-601; also HOUSTON ST, 286-300, 10-sty bk factory, 20x 200x322x339, tile roofing; \$2,700,000; (o) 393 Hudson St Corpn, 195 Bway; (a) McKenzie, Voorhies & Gmelin, 1123 Bway (159).

STABLES AND GARAGES.

BEDFORD ST, 73-77; also COMMERCE ST, 34-44; 2-sty bk garage, 75x194, concrete rf; \$85,000; (o) Walter, Albert & Alma Dreyfus, 229 W 101st; (a) Ferdinand Savignano, 6005 14th av, Bklyn (162).

108TH ST, 434-440 E, 1-sty bk garage, 93x100, tar & gravel rf; \$22,000; (o) Wm Manne, 15 West 100th; (a) Phillip Goldrich, 53 West 119th (157).

127TH ST, 568 W, 3-1-sty bldgs (1 store room and 2 garages), 10x18, corrugated iron roofing; \$1,500 (total); (o) Pinkey Est, 99th & Bway, Edw Anderson, trste; (a) James Smith, 3168 Bway (149).

153D ST, 250 W, 2-sty bk public garage, 85x 127, rubberoid roof; \$35,000; (o) Security Mortgage Co, 165 Bway; (a) Frank J Schefeik & N Rotholz, 4168 Park av (150).

10TH AV, 841-849; also 56TH ST, 502 W, 2-sty bk storage garage, 100x100, slag rf; \$70,000; (o) Rio Construction Co, 291 Bway; (a) Geo N Van Anken, 1269 Bway (161).

STORES, OFFICES AND LOFTS.

BARROW ST, 33, 3-sty bk store & offices, 38x 46, plastic slate rf; \$10,000; (o) Chas F Pfizenmayer, 709 Madison av; (a) Springsteen & Goldhammer, 32 Union sq (155).

WEST ST, 57-69; also RECTOR ST, 26-30, 17 & 8-sty bk store & offices, 151x177, tile pitch & gravel rf; \$2,000,000; (o) Barrett Bldg Co (Inc) 17 Battery pl; (a) Whitney Warren & Chas D Wetmore, 16 E 47 (156).

96TH ST, 318, 1-sty bk store, 25x16, plastic slate rf; \$500; (o) Eugene Higgins, 1 Madison av; (a) Sarsfield J Sheridan, 5646 Newton av, N Y (151).

101ST ST, 183-185 W, 1-sty bk post office station, 50x100, slag roofing; \$18,000; (o) Prospect Realty Co, 115 Bway; (a) Edw A Klein, 112 E 19th (154).

183D ST, 347 E, 1-sty bk store & storage, 25 x46, 4 ply felt & slag rf; \$6,000; (o) Fanny Markowitz, 345 E 103d; (a) Jas McKillip, 154 India, Bklyn (153).

2D AV, 210-214, 1-sty bk store, 16x34, plastic rf; \$1,500; (o) Philip Menschel & Benjamin Menschel; (a) Louis A Sheinart, 194 Bowery (158).

6TH AV, 865, 2-sty bk store & office, 25x100, slag roofing; \$20,000; (o) Cant William N Wheeler, 66 W 51st; (a) Jas P Whiskeman, 153 E 40th (152).

MISCELLANEOUS.

13TH ST, 26-28 W, 2-sty bk boiler plant, 50x 133, 5 ply tar & gravel rf; \$475,000; (o) James A Hearn & Sons (Inc), 20 W 14th; (a) Densmore & Le Clear, 88 Broad, Boston, Mass (160).

Bronx.

COLLEGES AND SCHOOLS.

BATHGATE AV, s w c 182d, 5-sty bk school, 144.10x68, slag rf; \$475,000; (o) City of New York; (a) C B J Synder, Municipal Bldg (245).

DWELLINGS.

OAKLEY ST, n w c 221st, 2-sty fr dwg, 28x 30, asbestos shingle rf; \$6,000; (o) Emma Berleschsky, Maywood, N J; (a) J A O'Connor, 118 E 176th (247).

ROCHELLE ST, n s, 280 e City Island av, 1-sty fr dwg, 20x45, rubberoid rf; \$3,000; (o & a) Ridgway P Smith, 26 St Nicholas av (248).

BRONXWOOD AV, w s, 347 s Allerton av, 1-sty bungalow, 14x20, slag rf; \$1,000; (o) Salvatore Lamanvusa, 246 E 112th; (a) Anton Pirner, 2069 Westchester av (249).

CLARENCE AV, w s, 125 n Barkey av, 2½-sty fr dwg, 17x26; also fr garage, 25x20, shingle rf; \$6,000; (o) Wm Stoll, 1928 Mulford av; (a) B Ebeling, 2400 Westchester av (257).

DUDLEY AV, n e c William pl, 1½-sty fr dwg, 16x20, shingle rf; \$1,500; (o) Alfred Schwartz, 737 E Tremont av; (a) T A Kelly, 707 Morris Park av (253).

FRISBY AV, n s, 45 w Overing, 2-2-sty fr dwgs, 20x30, asphalt shingle rf; \$7,000; (o) J L Fries (Inc), 1704 Eastchester road; (a) L P Fries, 162 Overing (246).

HAVILAND AV, s s, 338.71 w Olmstead av, 2-sty bk dwg, 20x48, tar & felt rf; \$8,500; (o) Fides Land Co, Raniero Gragnano, 1449 Longfellow av; (a) Jos Ziccardi, 3360 Cruger av (256).

NORTH OAK DRIVE, s s, 5 e Holland av, 2-sty fr dwg, 26x28, asphalt, shingle rf; \$5,000; (o & a) Jos E Dobbs, 767 E 220th (261).

SEDGWICK AV, w s, 530.59 n Kingsbridge rd, 2-sty hollow tile dwg, 24x30, asbestos shingle rf; \$6,000; (o) Myrtle M Sultz, 3004 Heath av; (a) Frank Massam, 432 Katonah av (260).

STABLES AND GARAGES.

235TH ST, nwc Katonah av, 1-sty t c garage, 24x36.11, rubberoid rf; \$1,000; (o) Henry Behrens, 4273 Katonah av; (a) Geo Oetjen, 591 233d (252).

COURTLANDT AV, w s, 50 n 162d, 1-sty bk garage, 50x140.3, plastic slate rf; \$12,000; (o) Samuel Rubin, 1060 Findlay av; (a) Chas Schaefer, 150th & Melrose av (254).

HUGHES AV, e s, 150 s 183d, 1-sty bk garage, 20x20, asbestos shingle rf; \$800; (o) Eduardo Valle, on prem; (a) M W Del Gaudio, 160 W 45th (262).

INWOOD AV, e s, 71.7 n 170th, 1-sty bk garage, 100.5x100, slag rf; \$8,000; (o) Jos Russhon, 1170 Woodycrest av; (a) Chas Kreymborg, 309 E Kingsbridge road (251).

WHITLOCK AV, w s, 200 s Longwood av, 1-sty bk garage, 175x100, slag rf; \$30,000; (o) Le-Bash Garage Corpn, Jacob Basheln, 3 E 42d, pres; (a) S N Karastoyanoff, 114 E 28th (250).

STORES AND DWELLINGS.

WHITE PLAINS ROAD, e s, 205.53 s O'Brien av, 2-sty bk str & dwg, 25x32, plastic slate rf; \$7,000; (o) Liboria Cinno, 491 E 168th; (a) De Rose & Cavalleri, 370 E 149th (258).

STORES, OFFICES & LOFTS.

FORDHAM ROAD, s s, 50.5 e Creston av, 2-sty bk str & offices, 53.4x98, slag rf; \$70,000; (o) Samuel Minstoff, 1312 Clinton av; (a) Chas Kreymborg, 309 E Kingsbridge road (255).

FORDHAM ROAD, s e c Creston av, 2-sty bk stores & offices, 50.5x111.9, slag rf; \$70,000; (o) Thos J Waters, 271 W 125th; (a) Chas Kreymborg, 309 Kingsbridge road (244).

MISCELLANEOUS.

UNIVERSITY AV, e s, 639.03 s 165th, 1-sty stone shop, 96.4x50, slag rf; \$4,500; (o) Kemp-Jones Realty Co, J H Jones, 1455 Undercliffe av, pres; (a) Kemp-Jones Realty Co, 1455 Undercliffe av (259).

Brooklyn.

CHURCHES.

CARROLL ST, 512-14, s e c Whitwell pl, 4-sty bk parochial school, 40.8x154.8, gravel rf; \$200,000; (o) Church of Our Lady of Peace, 522 Carroll; (a) Helme & Corbett, 190 Montague (4972).

50TH ST, 514-18, s s, 100 e 5 av, 3-sty bk church, office & 1 fam, 45x98; \$65,000; (o) Salvation Army, Inc., 120 W 14th, Manhattan; (a) John C. Wandell, 8525 4 av (5040).

DWELLINGS.

DEGRAW ST, 125-35, n w c Tiffany pl, 1-sty bk dry klln, 20.1x79; \$17,800; (o) Jordan Cabinet Works, Inc., prem; (a) J. Sarsfield Kennedy, 157 Remsen (5139).

HENDRIX ST, 187, n s, 125 s Fulton, 2-sty bk 2 fam dwg, 20x54, gravel rf; \$20,000; (o) Frank Grossbard, 195 Hendrix; (a) S. Millman & Son, 1780 Pitkin av (5112).

MANSFIELD PL, 951, e s, 340 n Av J, 2-sty fr 1 fam dwg, 21x47, shingle rf; \$10,000; (o) F. C. Vanderpool, 1057 Delamere pl; (a) White Pierce, 26 Court (4980).

W 4TH ST, 1833-35, e s, 260 s Av R, 2-2½-sty fr 1 fam dwgs, 13.6x55, shingle rf; \$16,000; (o) Leopold Gutman & Benny Goldstein, 57 W 124th, Manhattan; (a) Zipkes, Wolf & Kudruff, 434 4 av, Manhattan (5180).

W 5TH ST, 2750-52, w s, 278.3 n Neptune av, 1-sty fr housing purposes, 30x66, shingle rf; \$10,000; (o) N. Y. Telephone Co., 15 Dev, Manhattan; (a) Edw. Munger, 203 Bway, Manhattan (5087).

E 13TH ST, 2301-9, e s, 620 w Av X, 4-2-sty 1 fam dwgs, 16x37, gravel rf; \$16,000; (o) Maire Petke, 99 Palmetto; (a) Harry Dorf, 614 Kosciusko (5004).

79TH ST, 1412-20, s s, 55.8 e 14 av, 4-2-sty fr 2 fam dwgs, 20x60, gravel rf; \$36,000; (o) Silvio Rosenelli & Pietro Quilice, 859 3 av; (a) Thos. Bennett, 7826 5 av (4909).

82D ST, 456-66, s s, 453 e 4 av, 4-2-sty fr 2 fam dwgs, 20x60, gravel rf; \$36,000; (o) Mor-

rison & Allardyse, 463 80th; (a) Thos. Bennett, 7826 5 av (4907).

FT. HAMILTON PKWAY, 3124, n w c 32d, 2-sty bk 2 fam dwg, 20x60, gravel rf; \$10,000; (o) Linden Heights Bldg. Co., prem; (a) Dominick Salvati, 318 Grand (4897).

FT. HAMILTON PKWAY, 5120-22, w s, 20.4 n 52d, 2-2-sty bk 2 fam dwgs, 20x52, gravel rf; \$18,000; (o) same; (a) same (4898).

HEGEMAN AV, 520, 16 e Sheffield av, 2-sty bk 2 fam dwg, 20x55, gravel rf; \$12,000; (o) Meyer Forber, 772 Vermont; (a) Edw. M. Adelson, 1778 Pitkin av (4965).

OCEAN AV, 2056-58, w s, 220 n Av P, 2-2-sty fr 1 fam dwgs, 18x51, asphalt shingle rf; \$10,000; (o) Minnie L Von Lehn, 2701 Glenwood rd; (a) Geo. Alexander, 3402 Av K (5125).

RIDGE BLVD, 7712-16, w s, 79.4 s 77th, 2-2½-sty bk 1 fam dwgs, 16.4x50.9, gravel rf; \$20,000; (o) Albert Jansen, 245 76th; (a) Snee & Bryson, 154 Montague (5177).

WEST END AV, 153-65, e s, 240 n Oriental blvd, 2-3-sty bk str & 2 fam dwgs, 18x45, slag rf; \$16,000; (o) Nathan Schwartz, 231 Beaumont; (a) Philip Kaplan, 16 Court (5150).

3D AV, 768, w s, 50 n 26th, 3-sty bk str & 2 fam dwg, 25x55, slag rf; \$20,000; (o) Wm. Colman, prem; (a) E. W. Adelson, 1778 Pitkin av (5131).

FACTORIES AND WAREHOUSES.

THAMES ST, 47, n s, 100 e Morgan av, 4-sty bk factory, 85x90, slag rf; \$150,000; (o) Louis Hirsch, 220 Varet; (a) Murray Klein, 116 Grove (4880).

THAMES ST, 63, n s, 190 e Morgan av, 4-sty bk factory, 85x90, slag rf; \$150,000; (o) same; (a) same (4881).

MESEROLE ST, 311-17, n s, 102.8 n Bogart, 3-sty bk factory, 200x100, gravel rf; \$125,000; (o) H. Fertig, 1632 46th; (a) G. E. Doyen, 1956 Bogart av (5090).

STABLES AND GARAGES.

CLEVELAND ST, 428-30, w s, 175 n Pitkin av, 1-sty bk garage, 40x90, gravel rf; \$20,000; (o) Pironick Bldg. Co., 729 Saratoga av; (a) Morris Whinston, 63 Park Row, Manhattan (4870).

WINTHROP ST, 516, s s, 860 w Albany av, 1-sty bk garbage destructor, 23x27, slate rf; \$12,000; (o) City of New York; (a) Helme & Corbett, 190 Montague (5052).

AV S, 2015, n w c E 21st, 1-sty fr 1 fam dwg & garage, 28x70, shingle rf; \$15,000; (o) Mrs. Otto Wolff, 2021 Av S; (a) Ben Bloch & Hesse, 18 E 41st, Manhattan (5151).

BEDFORD AV, 1803, s e c Lefferts av, 2-sty bk garage & 1 fam dwg, 20x58, gravel rf; \$15,000; (o) Elnard Realty Corp., 256 Meade, Glendale, L. I.; (a) Snee & Bryson, 154 Montague (5023).

EMPIRE BLVD, 421-43, n e c New York av, 1-sty bk garage, 118x200, slag rf; \$30,000; (o) Chershad Realty Co., 1199 Eastern pkway; (a) Dunnigan & Crumley, 391 E 149th (5007).

FRANKLIN AV, 883-89, e s, 75 n Carroll, 1-sty bk garage, 87x100, gravel rf; \$50,000; (o) Wm. Schaven, 822 Lexington av; (a) Shampan & Shampian, 50 Court (5022).

17TH AV, 6216-24, n w c 63d, 1-sty bk garage, 140x140, gravel rf; \$25,000; (o) Louis Gold, 44 Court; (a) Jacob J. Gloster, 44 Court (4889).

Queens.

DWELLINGS.

EAST WILLIAMSBURG.—Gates av, s s, 175 e Prospect av, two 2-sty bk dwgs, 19x55, slag rf, 2 families, gas; \$17,500; (o) Gruss & Augustin, 1419 Gates av, Bklyn; (a) H. Brucker, 2549 Myrtle av, Ridgewood (2137).

ELMHURST.—17th st, e s, 60 n Fairbanks av, 2½-sty bk dwg, 22x53, shingle rf, 2 family, gas, steam heat; \$21,000; (o) John V Stankewich, 74 52d, Corona; (a) Alfred DeBlasi, 94 East Jackson av, Corona (2140).

FAR ROCKAWAY.—Hollywood pl, w s, 250 n Carlton av, 2-2½-sty fr dwgs, 14x40, shingle rf, 1 family, gas, steam heat; \$14,000; (o) Merle C Van Dine, Fulton, Hollis; (a) W I Halliday, 107 Kaplan av, Jamaica (2216-17).

FAR ROCKAWAY.—Carlton av, s e c, McBride, 3-2½-sty fr dwgs, 14x40, shingle rf, 1 family, gas, steam heat; \$21,000; (o) M C Van Dine; (a) steam heat; \$21,000; (o) M C Van Dine, Fulton, Hollis; (a) Walter I Halliday, 107 Kaplan av, Jamaica (2220-22).

FAR ROCKAWAY.—Cedar av, e s, 163 n Carlton av, 8-2½-sty fr dwgs, 14x40, shingle rf, 1 family, gas, steam heat; \$56,000; (o) M C Van Dine, Fulton, Hollis; (a) Walter I Halliday, 107 Kaplan av, Jamaica (226-27-28-29-30-31-32-33).

FLUSHING.—Rose st, n s, 120 s Parsons av, 2-sty bk dwgs, 42x30, shingle rf, 1 family, elec, hot water heat; \$20,000; (o) H Herschman, Parsons av, Flushing; (a) Jaros Kraus, 509 Jasmine, Flushing (2106).

HOLLIS.—Flushing av, n e c Park av, 2-2½-sty fr dwgs, 28x24, shingle rf, 1 family, gas; \$15,000; (o) & a) Peter Balder, Park av, Hollis (2103-04).

HOLLIS MANOR.—Wyoming av, e s, 120 n Brook, 2-1-sty fr dwgs, 27x39, shingle rf, 1 fam, gas, steam heat; \$12,000; (o) Wm Chapelle, 500 Manor av, Richmond Hill; (a) L J Frank, 549 Autumn av, Bklyn (2078-79).

HOLLIS MANOR.—Farmers av, n w c Brook, 2-1-sty fr dwgs, 27x43, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Wm Chapelle, 500 Manor av, Richmond Hill; (a) L J Frank, 549 Autumn av, Bklyn (2075-76).

JAMAICA.—Middletown st, e s, 26 n Willet, 7-2-sty fr dwgs, 20x32, gravel rf, gas, steam heat; \$63,000; (o) Gross Constn Co., Inc., Jamaica; (a) H T Jeffrey, Jr, Butler Building, Jamaica (2160).

JAMAICA.—Middletown st, n e c Willet, 2-sty fr dwg, 22x32, shingle rf, 1 family, gas; \$10,000; (o) Gross Constn Co (Inc), Jamaica; (a) H T Jeffrey, Jr, Butler Building, Jamaica (2162).

KEW GARDENS.—Austin st, s s, 120 w Quent, 2½-sty fr dwg, 18x28, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Stuart Gayness, 489 5th av, N Y; (a) Geo Hughes, 264 Fulton, Jamaica (2181).

MALBA.—4th av, w s, 122 n Boulevard, 2½-sty fr dwg, 26x45, shingle rf, 1 family, elec, hot water heat; \$18,000; (o) Theresa Hynds, 26 W 46th, N Y; (a) Harold E Paddon, 280 Madison av, N Y (2156).

ROCKAWAY BEACH.—Ward av, w s, 60 n L I R R, 4-1-sty fr dwgs, 18x60, shingle rf, 1 family, gas; \$20,000; (o) Fred Marsell, Rockaway Bch; (a) J P Powers, Rockaway Bch (2085-6-7-8).

WINFIELD.—Flisk av, e s, 40 e Fairbanks av, 2½-sty fr dwg, 24x48, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Dr J F Scofield, 4 N Meyers av, Winfield; (a) Rudolph Ludwig, 316 W 56th, N Y (2174).

STABLES AND GARAGES.

ARVERNE.—Boulevard, s s, 50 e Ammerman av, 1-sty bk garage, 50x100, slag rf; \$13,700; (o) Joseph Epstein, Ammerman av, Arverne; (a) J P Powers, Rockaway Beach (2089).

EDGEWATER.—Boulevard, s s, 217 w Frank av, 1-sty bk garage, 50x145, slag rf, steam heat; \$13,000; (o) Alonzo Haupt, 45th, Edgewater; (a) J P Powers, Rockaway Beach (2093).

L. I. CITY.—Jackson av, s s, 75 w Dutch Kills, 1-sty bk garage, 50x100; slag rf, steam heat; \$10,000; (o) Anna Limbacher, 484 Grand av, E I City; (a) G Erda, 826 Manhattan av, Bklyn (2249).

L. I. CITY.—Hancock st, w s, 90 n Harris av, 2-sty bk store house & garage, 48x100, slag rf; \$60,000; (o) N Y & Queens El Light & Power Co, Bridge Plaza, L I City; (a) W W Knowles, Bridge Plaza, L I City (2252).

STORES, OFFICES AND LOFTS.

CORONA.—Ferguson st, s e c Alburts av, 1-sty bk store, 24x55, slag rf, 2 family & store; \$10,000; (o) Emanuel, 78 Alburts av, Corona; (a) A Magnoin, 112 50th, Corona (2206).

JAMAICA.—Fulton st, s s, 31 e Twombly pl, 1-sty bk store, 31x75, slag rf; \$10,000; (o) Gross Constn Co (Inc), Jamaica; (a) H T Jeffrey, Jr, Butler Building, Jamaica (2163).

MISCELLANEOUS.

FLUSHING.—Lawrence st, w s, 114 n Jackson av, fr coal pocket, 40x59; \$15,000; (o) Koons & Schuck, premises; (a) A E Richardson, 100 Amity, Flushing (2197).

Richmond. DWELLINGS.

ANNADALE.—Lamont av, n s, 240 e Jefferson blvd, 2-sty fr dwg, 20x30, shingle rf; \$3,700; (o & b) Ivai Reims, 1260 Sterling pl, Bklyn (274).

STAPLETON.—Targee st, e s, 50 n Laurel av, 2-sty fr dwg, 22x28, asbestos shingle rf; \$4,500; (o & b) Fred Baumann, 271 Targee (188).

STAPLETON.—Van Duzer st, e s, 112 n Broad, 2½-sty fr dwg, 22x33, shingle rf; \$5,000; (o) Jos. T. McDormott, Stapleton; (a) O. Loeffler, 14 Jackson, Stapleton (268).

TOMPKINSVILLE.—Ward av, n s, 90 w Bayview pl, 2-sty fr dwg, 32x23, shingle rf; \$7,500; (o) Walter C. Lindemann, 61 Cebra av; (a) James Whitford, Staten Island Bldg., Tompkinsville (290).

TYSEN MANOR.—Bancroft av, n s, 175 e Kruser, 2-sty fr dwg, 24x28, shingle rf; \$5,000; (o) Joseph Landoldt, Bancroft av; (a) Chas. Whitaker, Bancroft av (197).

WEST NEW BRIGHTON.—Delafield av, n s, 20 e Manor rd, 2-sty fr dwg, 22x27, shingle rf; \$5,000; (o) Brooks Est, West New Brighton; (a) Frank Bensen, West New Brighton (218).

KING ST, s s, 102 w Osborn av, 6-1-sty fr dwgs, 18x33, asbestos rf; \$12,000; (o) Chas. Lukrs, 69th & 3 av, Bklyn; (a) Mils N. Anderson, 829 72d, Bklyn (234).

FIRST WARD.—Evergreen av, e s, 226 n Forest av, 2-sty fr dwg, 19x26, shingle rf; \$4,500; (o) Robt. G. Kuffman, 377 Jewett av, West Brighton; (b) Edgar K. Whitford, Port Richmond (179).

FACTORIES AND WAREHOUSES.

ELM PARK.—Richmond ter, n s, 50 w Monroe, 1-sty fr storage, 253x75, hemlock rf; \$8,120; (o & b) Vacuum Oil Co., 61 Bway, Manhattan (245).

TOMPKINSVILLE.—S e c Griffin & Hannah sts, 1-sty frame storage, 80x100, rubberoid rf; \$10,000; (o & b) Osekar Storage Co, Inc., Menhorne st, Tompkinsville (249).

STORES AND DWELLINGS.

ROSEBANK.—Pennsylvania av, s s, 50 e Tompkins av, 2-sty bk str & dwg, 21x39, tile rf; \$6,000; (o) Antonio Maiello, Pennsylvania av, Rosebank (183).

MISCELLANEOUS.

SOUTH BEACH.—Board Walk, 700 e Sand la, 1-sty fr bldg, amusement device & stands, 50x94; \$4,000; (o) A. Harris, South Beach; (a) W. J. Keely & Sons, Rosebank, S. I. (266).

PLANS FILED FOR ALTERATIONS

Manhattan.

BAYARD ST, 94-96, connect bldg, enlarge str, raise ceilings in 2-4-sty bk str & apts; \$7,000; (o) Jacob Lippmann, 987 Madison av; (a) G. Hercules Nuovo, 324 E 116th (1306).

BROOME ST, 266, remove toilets, washtubs & sinks, new bathrooms, partitions, wash tubs, sinks in 5-sty bk str & dwg; \$5,000; (o) Dave Fisch, 213 Keap, Bklyn; (a) Seelig & Finkelstein, 26 Court, Bklyn (1343).

ELDRIDGE ST, 227, remove partitions, stoop, new partitions in 3-sty bk dwg; \$6,000; (o) Day Nursery of the Independent Progressive Ladies of Odessa, Jacob Moogersfeld, Pres., 227 Eldridge; (a) James J. Millman, 26 Court, Bklyn (1277).

HOUSTON ST, 90 W, remove partitions, new partitions, openings, windows in 2-4-sty bk str & dwg; \$5,000; (o) Jos. Personeni, 498 Bway; (a) Anthony Vendasco, 64 Washington Sq S (1286).

NASSAU ST, 64-66, remove wall, stairs, partitions, shafts, new posts, girders, openings, elevator shaft, f. p. stairs, stairway, toilets, vent shaft in 2-5-sty bk str & offices; \$50,000; (o) Michael Daytona, Florida Scholtz, 432 7 av; (a) Schwartz & Gross, 347 5 av (1339).

PINE ST, 25, remove partitions, vault lights, steel framing, new partitions, toilet, bathroom, fireplace, vent ducts in 10-sty bk office bldg; \$15,000; (o) Hooker Electrochemical Co., 25 Pine; (a) Trowbridge & Livingston, 527 5 av (1366).

STATE ST, 21-25, PEARL ST, 1-3-5, new ext. walls, partitions, roofing, floor, windows, doors in 12-sty bk office bldg; \$15,000; (o) Henry L. Doherty, 60 Wall; (a) W. B. Chambers, 111 E 40th (1307).

WATTS ST, 48-50, level rf, new ext. floor in 4-sty bk service station (automobile); \$25,000; (o) Chas. Burkleman, 107 Montague, Bklyn; (a) Structural Eng. Corp., 187 Greenwich (1333).

WILLIAM ST, 96-8, new elevator shaft, add sty, stairs, ext in 5-sty bk str & offices; \$30,-

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000; (o) Francis H. Zabriskie, 52 Wall; (a) Adolph E. Nast, 56 W 45th (1288).

21ST ST, 46 E, remove wall, new str fronts, fire-escapes, f. p. doors, raise basement in 4-sty bk dwg; \$5,000; (o) Dio L. Holbrook, 46 E 21st; (a) Brook & Sackheim, 26 Court, Bklyn (1330).

21ST ST, 151-153 W, remove partitions, fence, new fire-escape, openings, windows, partitions, stairway, bulkhead, skylight, plumbing, toilet in 2-4-sty bk str & dwgs; \$7,500; (o) Chas. A. Schrag, Hotel Theresa, 125th & 7 av; (a) Joseph Mitchell, 332 W 24th (1323).

23D ST, 240 E, remove partitions, porch enclosure, remodel front, new heating, plumbing, lighting, l. p. stair enclosure, fire-escape in 3-sty bk office & lofts; \$10,000; (o) Jos. E. Manning, 2846 Morris av, Fredk. C. Bernhard, 1073 Bidwell av, Westerleigh, S. I.; (a) Hebt. B. Upjohn, 456 4 av (1368).

24TH ST, 17 W, remove partitions, plumbing fixtures, new exts, partitions, openings, balcony, dumbwaiter shaft in 4-sty bk str & dwg; \$10,000; (o) Wm. Weinberger, 17 W 24th; (a) Gloss & Kleinberger, Bible House (1284).

31ST ST, 17 E, remove partitions, front, raise floors, new front, ext, stairway, bulkhead, skylight, toilets, fire-escapes, windows in 4-sty bk str & lofts; \$26,000; (o) Rosa A. Canfield, 660 West End av; (a) Harry Hurwitz, Bowery Bank Bldg, 230 Grand (1294).

36TH ST, 130 E, change partition, new elevator shaft in 4-sty bk dwg; \$6,000; (o) Henry L. Stimson, 275 Lexington av; (a) Patrick J. Murray, Tuckahoe, N. Y. (1352).

37TH ST, 33 W, remove partitions, raise floors, new front, ext, stairs, elevator, toilets, windows in 5-sty bk str & offices; \$35,000; (o) L. K. Schwartz Co., Inc., 110 W 40th; (a) M. Jos. Harrison, World Bldg (1356).

41ST ST, 208-216 W, remove rf, wall, beams, partitions, raise wall, new wall, floors, balcony, stage, rf, &c., in 3-sty bk theatre; \$175,000; (o) Walter C. Jordan, Times Bldg; (a) William Neil Smith, 101 Park av (1325).

45TH ST, 14 W, raise basement floor, remove partitions, new stairs, f. p. supports, partitions, elevator in 5-sty bk str & offices; \$30,000; (o) Robt. B. Dula, 527 5 av; (a) Francisco & Jacobus, 511 5 av (1349).

49TH ST, 47-49 W, alter partitions, front, new str, stairs in 4 & 5-sty bk str & dwg; \$16,000; (o) Columbia University; (a) John A. Thompson, 105 W 40th (1292).

55TH ST, 144 E, repair ext, new stairway, pent house, heating, elec wire, plumbing, decorations in 3-sty bk dwg; \$15,000; (o) Mrs. Harry H. Duryea, 375 Park av; (a) P. J. Murray & J. E. Casale, 128 E 58th (1354).

55TH ST, 320-328 W, rearrange partitions, new bath rooms in 5-4-sty bk dwgs; \$16,000; (o) John Armstrong Chaloner, care arch; (a) Emery Roth, 119 W 40th (1290).

55TH ST, 329-333 W, rearrange partitions, new toilets in 3-4-sty bk dwgs; \$16,000; (o) John Armstrong Chaloner, care arch; (a) Emery Roth, 119 W 40th st (1289).

57TH ST, 40 W, new show windows, entrance in 6-sty bk dwg, str & show rooms; \$6,000; (o) Henry G. Kevorkian, 40 W 57th; (a) Samuel Cohen, 32 Union sq (1361).

59TH ST, 245 E, 2d av, 1121, remove partitions, wall, sty ext, stairway, new flooring, ext (5-sty), f. p. stairway, elevator in 5-sty bk factory; \$25,000; (o) Peter Doelger Realty Co., 405 E 55th; (a) Chas. T. E. Dieterlen, 15 W 38th (1355).

62D ST, 136 E, new pantry & laundry wing in 3-sty bk dwg; \$15,000; (o) Burnett R. Rugles, 2 Wall; (a) James W. O'Connor, 162 E 37th (1350).

62D ST, 154 E, remove wall, beams, new ext, dumbwaiter shaft, partition, beams in 3-sty bk dwg; \$15,000; (o) Newell W. Filton, 137 E 54th; (a) Walker & Gillette, 128 E 37th (1320).

75TH ST, 34 E, remove partitions, new partitions, elevator in 4-sty bk dwg; \$8,000; (o) Arpad. G. Gerster, 34 E 75th; (a) Rogers & Haneman, 50 E 42d (1364).

80TH ST, 174 E, renovate bldg throughout, remove partitions, plumbing, new plumbing, stairs, beams, ext in 4-sty bk tnt; \$12,500; (o) Ayord Realty Corp., 55 Wall; (a) Eugene Klapp, 169 E 80th & 60 Wall (1311).

81ST ST, 160 E, remove stoop, rearrange int, new bath rooms, &c, in 3-sty bk dwg; \$10,000; (o) Huge De Fritsch, 569 5 av; (a) Patrick J. Murray & Phillip J. Recker, 569 5 av (1353).

83D ST, 17 E, remove partitions, new partitions, &c, in 4-sty bk dwg; \$5,000; (o) Dr. Carlos N. Henriquez, 13 W 88th; (a) B. H. & C. N. Winston, 2 Columbus Circle (1329).

84TH ST, 335 W, remove partitions, new partitions in 4-sty bk dwg; \$5,000; (o) Dr. Carlos L. Henriquez, 13 W 88th; (a) B. H. & C. N. Winston, 2 Columbus Circle (1340).

135TH ST, 48-50 W, remove wall, floor, new columns, beams, girders, floor, front, 1st sty, wall, stairway, partitions, vault, flue, openings in 2-3-sty bk dwg; \$10,000; (o) Salvation Army, Inc., 122 W 14th; (a) Wm. S. Gregory, 40 W 32d (1338).

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