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Advertising Index	
	Page
A B See Electric Elevator.4th Ackerly, Orville B., & Son. Adler, Ernest N	Cover
Ackerly Orville B. & Son.	684
Adler Ernest N	684
Altmayer, Leon S	683
American Bureau of R. E	684
Ames & Co	683
Amy & Co., A. V	683
Anderson & Co., James S	668
Armstrong, John	684
Aspromonte & Son, L. S	699
Atlantic Terra Cotta Co	686
Automatic Fire Alarm Co	694
Bauer, Millbank & Molloy.2d Beale Co., Harry S Beaumont Co., G. B Title Bechmann, A. G Birdsall, Daniel, & Co.Front Boylan, John J Brady, Henry Brown, Frederick Brown Co., J. Romaine.Front Bulkley & Horton Co Busher Co., Eugene J Butler & Baldwin.	Carron
Bauer, Milibank & Molloy. 2d	681
Beaument Co C P Title	Page
Poshmonn A C	684
Pengnia Co Ios H	692
Birdsall Daniel & Co Front	Cover
Boylan John J	683
Brady Henry	. 679
Brown Frederick	682
Brown Co. J. Romaine, Front	Cover
Bulkley & Horton Co	684
Busher Co., Eugene J	683
Butler & Baldwin	683
	000
Cammann, Voornees & Floyd	000
Carpenter, Leonard J	000
City Investing Co	000
Classified Advertisements	Cover
Cornith Prothers	685
Coughlin James A	639
Coutouges Nicholas 2d	Cover
Cox Nostrand & Gunnison	698
Cross & Brown Front	Cover
Cruikshank Co Front	Cover
Cruikshank Sons, Wm. Front	Cover
Cudner R. E. Co	683
Cushman & Wakefield. Front	Cover
Cutler & Co., Arthur	684
Butler & Baldwin Cammann, Voorhees & Floyd Carpenter, Leonard J City Investing Co Classified Advertisements Corning Co., Edward 4th Corwith Brothers Coughlin, James A Coutoucas, Nicholas 2d Cox, Nostrand & Gunnison Front Cruikshank Co Front Cruikshank Sons, Wm. Front Cruikshank Sons, Wm. Front Cudner R. E. Co Cushman & Wakefield. Front Cutler & Co., Arthur Cutler & Co., Arthur Cutner, Harry B Davies, J. Clarence.	683
Davies I Clarence	685
Day Joseph P.	674-83
Dean & Co., W. E2d	Cover
Dike, O. D. & H. H	684
Dowd, James A	684
Duffy Co., J. P	694
Duross Co	683
Dwight, Archibald & Perry	683
Cleater Com Co	004
Elliman & Co. Douglas I	669
Ely & Co. Horaco S Front	Corer
Empire Brick & Supply 4th	Cover
English J B	683
Davies, J. Clarence. Day, Joseph P. Dean & Co., W. E	
Feuerbach, F. J	684
Finch & Co., Chas. H	696
Finegan, Austin	683
Fischer, J. Arthur	683
cox & Co., Fredk	683
Frank & Frank	693
Feuerbach, F. J. Finch & Co., Chas. H. Finegan, Austin Fischer, J. Arthur Fox & Co., Fredk. Frank & Frank Fuller Co., Geo. A.	694
Gates, Elmer	684
Gold, Louis	682
Goodstein, Harry2d	Cover
Goodwin & Goodwin	682

TABLE OF CONTENTS.	
Editorials	669
Vehicular Tunnel and Harbor Improvements	(70
Provided For	670
Computing Depreciation of Real Estate for Income Tax	671
Grand Union Hotel Site to be Sold this Week.	673
Real Estate for the Current Week	675
Private Sales of the Week	675
Real Estate Notes	684
Statistical Table of the Week	685
New Office Building to House Export and Import Interests	687
Mayor Hylan Outlines Program for Housing Committee	688
Exclusive Housing Development on Avenue L, Brooklyn	689
Annual Convention of New York Society of Architects	690
New Construction Held in Abeyance for Lack of Materials	691
Personal and Trade Notes	691
Trade and Technical Society Events	
Building Material Markets	692
Current Building Operations	
Contemplated Construction	
Plans Filed for New Construction	

	Page
Hecla Iron Works	699
Heil & Stern2d	Cover
Hess, M. & L., IncFront	
Holmes Elec. Protective.4th	
Hydraulic Stone Corp	698
Jackson, Daniel H2d	Cover
Kane Co., John P4th	Cover
Kennelly, Bryan L., Inc	683
Kerns Co., James F	684
Kilpatrick, Wm. D	668
Kloes, F. J	693
Knap & Wasson Co	683
Kohler, Chas. S., Inc	
Lackman, Otto	
Lawrence Cement Co4th	
Lawrence & Co., Geo	
Lawrence, Blake & Jewell	
Lawrence, Blake & Jewell	676
Lawyers' Title & Trust Co	010
Leaycraft & Co., J. Edi	
Front	
Lehigh Portland Cement Co.	
Leonard Sheet Metal Wks	690

Leist, Henry G	68
Levers, Robert	689
Levin, Inc., Jacob & Morris.	678
Losere, L. G	684
Mook Co Town C 411	~
Mack Co., James C4th	Cover
Manning & Trunk	68
Martin, H. Samuel	683
Maurer & Son, Henry4th	Cove
Maxwell, J. S	683
May Co., Lewis H	68
McInerney John F	600
McLaughlin, Thomas F	000
McMahan Tarah m	003
McMahon, Joseph T	616
Miller & Co., A. W	688
Mississippi Wire Glass Co	676
Morgenthau, Jr., Co., M	681
Moses & Moses	685
Nail & Parker	668
Nason Realty Co2d	Cover
Nehring Bros	689
Newins, Harvey B2d	Correr
Now York Edison Co. The	Cover
New York Edison Co., The	695
New York Title & Mortgage (0.668

	Page
Niewenhous Bros., Inc Noyes Co., Chas. FFront	Cover
Ogden & Clarkson Corp O'Hara Bros. O'Reilly & Dahn Orr & Co., John C	683 684 683
Niewenhous Bros., Inc. Noyes Co., Chas. F. Front Ogden & Clarkson Corp. O'Hara Bros. O'Reilly & Dahn Orr & Co., John C. Payton, Jr., Co., Philip A.2d Pease & Elliman Front Pflomm, F. & G. Front Poe, James E. Pomeroy Co., Inc., S. H. Porter & Co. Front Purdy & Co., S. H. Porter & Co., Front Purdy & Co., Geo. R. Ray Willes, Inc. Read & Co., Geo. R. Front Realty Associates Realty Company of America. Realty Supervision Co. Richardson & Boynton Co. Richardson & Boynton Co. Richardson & Boynton Co. Richardson & Whiting Front Runk, George S. Ryan, George J. Sasse, Geo. W. Schindler & Liebler Schwiebert, Henry Scobie Seath, Inc., James Scaver & Co., Frank A. Smith Co., Inc., E. C. Spear & Co. Spear & Co. Spear & Co. Spear & Co. Straus & Co., S. Title Guarantee & Trust Co.2d Trageser Steam Copper Wor John Trotta, Inc., D. A. Tucker, Speyers & Co. Tyng & Co., Stephen H., J. Ullman United Electric Light & Pov Co. Uris Iron & Steel Coi	Cover Cover 681
Porter & CoFront Purdy & Co2d	Cover Cover
Rafalsky Co., MarkFront Ray Willes, Inc Read & Co., Geo. RFront	Cover Cover
Realty Associates Realty Company of America Realty Supervision Co	685
Ritch, Wm. T. Roman-Callman Co	694 681
Runk, George S	683
Schindler & Liebler Schwiebert, Henry	684 684
Seath, Inc., James Seaver & Co., Frank A Smith Co., Inc., E. C	692 684 690
Spear & Co. Spotts & Starr Steinmetz, John A.	668 684 684
Straus & Co., S. W	682
Trageser Steam Copper Wor John	ks, 698
Tucker, Speyers & Co Tyng & Co., Stephen H., J	683
Uliman United Electric Light & Pov Co. Uris Iron & Steel Cor Abe 4th	ver 677
Abe4th Vogel & Rotkin4th	Cover
Walsh, J. Irving	683 Cover
Wells Architectural Iron Co. Wells Sons, James N	699
Wheeler, G. C. & A. E	678
White & Sons, Wm. A Whiting & Co., Wm. H.Front Winter, Benjamin2d	Cover Cover
Vorndrans Sons, Christian Walsh, J. Irving Watson Elevator Co., Inc., 4th Weld & Suydam Wells Architectural Iron Co. Wells Sons, James N Welsch, S. Sons Wheeler, G. C. & A. E. Wheeler Realty Corp White Const. Co., Inc., The. White & Sons, Wm. A Whiting & Co., Wm. H.Front Winter, Benjamin 2d Wood-Dolson Co Front Wyckoff, Walter C Zicha Marble Co., A. R	683
Zicha Marble Co., A. R Zittel & Sons, Fredk	683

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EDITORIAL

Seeking a Way Out

Drastic action has become the order of the day in dealing with the industrial situation, not only here in the metropolitan district but throughout the country. Conditions which for a long time were disconcerting have become acute. That often abused but always useful class of citizens, known as the Captains of Industry, are grappling earnestly with a situation which, if it is to be righted, will require the best thought and planning and energy of which these leaders are capable.

3 Han

Building construction has been greatly retarded and many industries have had to stop through lack of materials. The railroads, almost completely demoralized when they were turned back to their owners by the government, have been unable to correct with sufficient promptness the deplorable conditions created under government control. Not only were the lines and equipment of the railroads in sorry condition when government control ended, but the railroad employes were a thoroughly-dissatisfied lot. They insist, despite former increases, that unless they get higher wages their families cannot cope with the high cost of living. Higher wages means higher transportation charges and at the end of the chain there must be further additions to the cost of living.

But, perplexing as is this phase of the situation, the developments of the last few days have shown that unless conditions are to go from bad to worse there must be an immediate resumption of shipping even with the unsatisfactory facilities available. The managers of the big trunk lines are now engaged in a commendable effort to rush thousands of empty freight cars from points where they are not needed to other points where they can be used for the hauling of steel and coal and other materials which must be had without further delay in many important industrial centers. Embargoes on certain classes of freight are being declared for a short period in the effort to ease up this situation. The fact that industrial leaders regard such plans as vital merely serves to indicate the extent to which the situation has been allowed to get out of hand.

A diverting development has been the wave of price reductions in retail stores which has swept over the country. Suddenly it has become possible to buy clothing and shoes and other wearing apparel at very much lower prices than have prevailed since the United States entered the World War. But thus far price reductions have not affected the high cost of food. Until food products can be supplied in larger quantities, or at least until such time as the supply can be transported to the centres of population, the net gain to the public at large must remain a matter of doubt.

One encouraging sign of the times is the evident resolve of the public to buy nothing but absolute necessities while the present high prices continue. To a lack of interest on the part of the buying public is attributed by some authorities the sudden decision of retailers to reduce their prices on wearing apparel. If the fact becomes

established that the people will not buy goods at the high prices recently prevailing then retailers either will have to dispose of their stocks at lower prices or else go out of business. That would indicate the beginning of the end of the era of high prices.

Leaders in American industry and finance always have been equal to solving the nation's problems in the past, and it would seem the part of wisdom to assume that they will be able in time to work out the present problems, serious as they have become. The real difficulty of the present situation, beyond a doubt, is that our industrial and financial captains did not take hold of the situation sooner. Official incompetence and lack of foresight must prove a very serious handicap to overcome as promptly as existing conditions call for.

Realty Values Maintained

Just because the banks are tightening up their purse strings when automobile buyers and other luxury seekers ask for loans is no reason why those interested in real estate should join the calamity chorus. The banks have been bears on realty investments for several years, so that their present reported conservatism in the matter of business credits has no new terrors for the building industry or for those trafficing in real estate. Tight money has not had so much to do with holding back a building boom as have wage troubles, lack of workmen, scarcity and high cost of material due largely to transportation difficulties and threats of unfriendly legislation. Whenever the unions would let the men work, and when there were enough of them, and when brick and cement and steel and lumber were to be had the money to start work seemed to come from somewhere. Not that more money would not have made things look brighter, but it is still a fact that a considerable amount of building has been done in New York and its immediate environs whenever conditions other than those of financing have permitted.

So it is hardly worth while for men in the building and real estate fields to allow themselves to become pessimistic over the future possibilities when there are so many reasons for confidence.

Notably May 1 has passed without either a widespread rent strike or a gigantic hegira of renters to other localities leaving many vacancies in apartments, tenements and houses. Nobody is sleeping on the sidewalks of New York and no livable room is unoccupied. There is doubling up, uncomfortable crowding, disagreeable inconveniences—but a grin-and-bear-it attitude on the part of most everybody, because it is apparent that neither landlords nor builders nor financiers are entirely responsible for the existing state of affairs, and a sane consciousness exists that, given time, conditions will become better.

Real estate owners were fearful that prohibition would destroy values of many pieces of property formerly occupied by saloons. Whatever may be said for or against prohibition itself it is a fact that reports received from time to time by the Record and Guide show the contrary has been more often true, and the probability is that with the experience of the last year to guide them owners of saloon buildings throughout the city will be able to obtain greater returns than before July 1, 1919. Certainly the appearance of the city, where these saloons have been remodelled into stores and restaurants, has been enhanced, and this cannot but have a helpful influence on realty values in the neighborhood.

The new laws passed by the last legislature to regulate rentals have proved to be not so detrimental to the land-lords as was feared. They must have a deterrent effect on new building, but it is likely that the demand for new buildings will be so insistent and the returns from proper investments in new buildings so large that the new laws will not in themselves prevent construction work on a large scale when other condtiions are favorable.

Labor in the building trades seems, at last, to be in a satisfied mood if only materials can be had. And the government and the railroads are working to lift the congestion of freight. Meantime, the Mayor, the Governor and the legislatures of New York and New Jersey have sanctioned the measures necessary to start the vehicular tunnel under the Hudson and to improve the harbor of New York.

There is so much to be said of things that are moving in a way to help the building and real estate situation in the metropolis that it is unwise to worry about the flurry in Wall Street or the panicky perturbations of the merchants of the country. They have been making so much money that they can stand a little "healthy reaction," and with loans to profiteering speculators curbed there may be money for the legitimate business of building and realty.

Vehicular Tunnel and Harbor Improvements Now Provided For

[Special to the Record and Guide.]

Albany, May 20.

A MONG the bills accepted by Mayor Hylan and sent back to the Governor for final action are the Walters' measure appropriating \$2,000,000 for the New York-New Jersey vehicular tunnel and the Hamill bill providing that the total expense of widening Elm street, Manhattan, shall be borne by the city.

Another bill accepted by the Mayor and immediately signed by the Governor is the Lynch measure permitting the New York City dock commissioner to erect warehouses, coal pockets and other structures within the lines of any marginal wharf or street. This bill will permit the dock commissioner to lay out and put into effect a railroad terminal with warehouses in connection with the city's \$25,000,000 pier development.

The New York City Board of Estimate is authorized to direct the altering and closing of such streets and thoroughfares as may be necessary to aid in the construction of the New York-New Jersey vehicular tunnel and to make such streets conform to the grading growing out of such improvement when completed, under the terms of another bill signed by the Governor.

The Governor signed the Dowling bill appropriating \$2,500,000 so as to enable the state to furnish the United States with the right of way necessary for the rectification of the bend in the Harlem Ship Canal. In a memorandum accompanying the approval of this bill the Governor declared that the appropriation will warrant the immediate undertaking of the work of improving the Harlem River and the completion of a barge canal terminal at 136th street and the East River, provision for which was made in 1911. The work on this terminal is contingent upon the improvement of the river.

Dock Commissioner Murray Hulbert recently appeared before the Governor in the interest of this bill and stated that the commerce of the Harlem River is exceeded only by the combined foreign and domestic commerce of one other port on the Atlantic seaboard, namely, Philadelphia. Last year it amounted to \$1,700,000,000, and when the barge canal is put in full operation and the projected improvements are made, it will doubtless greatly exceed this amount, the Commissioner said.

Under the Knight bill, signed by the Governor, all variations from rules or regulations of the State Industrial Commission affecting construction or alteration of buildings used for manufacturing purposes in New York City will be published in the City Record. Where such variations affect buildings outside of New York City publication will be made in the bulletin issued by the Industrial Commission.

The New York City Board of Assessors may proceed to make awards for damages growing out of the grading of Atlantic avenue in Brooklyn, under a bill recently accepted by Mayor Hylan, and signed by the Governor this week.

Another bill approved by the Governor is the Sutherland measure amending Section 951 of the Greater New York Charter relative to awards of damages to lands and buildings arising from grading of streets. Under this bill the word "lessee" is defined to include only such persons whose leases do not expire in less than three years from date of completion of improvement and acceptance by the city, instead of ten years as at present. Specific provision is made to exclude from the application of this new law any claims for damages resulting from grade changes which are now pending before the assessors.

Governor Smith has also signed the Karle bill accepted by Mayor Hylan last week, which provides for the inclusion of computations for assessments for city improvements all property within the area of benefit, notwithstanding statutory exemptions from such assessments.

Following Mayor Hylan's acceptance of the Cotillo Board of Purchase bill, Governor Smith signed the measure this week. The board created by this bill has its counterpart in the State Board of Purchase, which has been operating now for two years at a saving to the state in the cost of supplies estimated by the State Comproller's office at 30 per cent. a year. Sponsors for this bill claimed that it would appreciably cut down supply costs for New York City by systematizing purchase and distribution of the necessities of the various institutions, boards, departments and commissions.

Under the Cotillo bill the Mayor is directed to appoint three New York City commissioners or department heads to constitute the Board of Purchase. One of these he shall designate as chairman. They will serve without compensation, but may name a secretary who may be paid as well as other necessary employees. The board shall make rules and regulations for the purchase and storage of supplies and equipment for all city departments, boards, bureaus and commissions. These regulations will be subject to approval by the Corporation Counsel.

The board may advertise for proposals or bids for furnishing materials, supplies and equipment under contract at public letting, but when a real emergency exists and the best interests of the city can be more advantageously served, the board may obtain bids without advertising, "and may combine various quantities of similar materials or supples required by two or more departments, boards, bureaus or offices for the purpose of economical and judicial purchasing."

REAL ESTATE SECTION

Computing Depreciation of Real Estate for Income Tax

Present Methods May Result in Taxation as Income of Receipts from Realty Which Should Be Considered as Return of Investment

BY JOHN W. ROBERTS, C. P. A., N. C.

[The author of this article, after many years of accounting experience, served during the war as Assistant Reviewer of Excess Profits Taxes in the Bureau of Internal Revenue at Washington, examining returns, reviewing the findings of Revenue Agents, and hearing taxpayers' appeals. Since then he has been specializing in income tax work, and is now associated with the accounting firm of Lawrence Scudder & Company.]

NDER the present heavy income taxes owners of property and those contemplating building should carefully consider whether the usual methods of computing depreciation are adequate, or whether some other method, not now generally applied to buildings, is founded on sounder logic and better adapted to conserve their interest. The Supreme Court has shown in the stocks dividend case a disposition to limit income taxation to taxation of real income. The question to be determined here is to what extent the high rentals of the next few years are real income, and to what extent they constitute return of capital.

New York and other congested centres are confronted with an unprecedented situation in the real estate market. The demand for apartments and space in other buildings is abnormal. All of our cities are in need of housing facilities. The rise in rentals can only be checked by new construction and every man who promptly builds will be rendering a substantial service to the public which should be well recompensed in the high rentals he may command before construction reaches the point where the demand will be fully supplied. If after it is supplied, a man misjudges the situation and continues to build structures that are not needed, he will be rendering the public a dis-service in wasting labor and material and will be heavily punished for it by the operation of natural laws.

The law of supply and demand will inevitably work toward a condition where the contending forces will be equalized and where the investor in real estate will make only a normal and reasonable profit. But the pendulum never stops still at the bottom of its swing; its momentum carries it past the point of equilibrium. And so with the building problem. It is almost certain that the present abnormal profits will in the course of a few years turn to sub-normal profits or even losses. The important thing for every man contemplating building to consider is the time when this change will occur.

The risks involved are great, but the immediate outlook is so attractive that many feel they should be able to recoup enough in the first two or three years to cover a large part of the cost of the building. The greatest of these risks is that after the present building boom has subsided construction costs may fall. No one can with confidence predict how the value of the dollar will fluctuate in the next ten years, nor what may be accomplished by inventions in construction methods. If construction costs should ever fall to their prewar levels, the values of buildings constructed at present costs would also fall, and the rentals thereafter could be expected to be a fair return, not on the cost but on the reduced value only. A prospective investor might anticipate a net return on his investment of 40% in each of the first three years, nothing in the next three years and 4% thereafter, and this outlook might appeal to him as worth while.

But here the income tax comes into play. Let us assume that the building is such as should last at least fifty years, and that 2% has been taken as depreciation in making the above forecast of profits. The profits would be subject to both normal and surtaxes, or, in the case of a corporation, to normal and profits taxes and to surtaxes on each portion as is declared as dividends. How heavy these taxes would be would depend on so many variable factors that each case would have to be determined separately. But in the extreme cases running into the highest profits tax and surtax rates the federal and state taxes might amount to nearly 84.16% of the income. If they should amount to 60%, the tax on the 40% profits of the first year would amount to 24% of the property cost, leaving only 16% to the investor, so the proposition boils down to the prospect of 16% each year for three years, nothing for the next three years and 4% thereafter—a decidedly poor prospect considering the risks involved and the many possibilities of lucrative investment outside of the real estate field.

To make new construction in the present market safe and profitable for those who already have large incomes, enormous immediate returns are essential under existing tax laws. And not only will the public have to pay enormously high rentals on new buildings, but on all the old buildings as well. This unfortunate condition is only aggravated if any portion of the rentals which in reality is a return of capital is subjected to taxation as if it were income.

The investor assumed above, to whom the prospect looks favorable, has in mind that the profits of the first three years will operate partly as a repayment of his investment. The trouble is that it cannot so operate unless the amount which he considers as a return of investment can be taken as a deduction from his income as depreciation. If his theory is right that a large portion of it is a return of investment, then he would be suffering as unjustly as would a man who loaned his money on the understanding that one-half of it should be paid back in three years, if the Government were to take the position that the amount received was income rather than repayment of principal. It comes down therefore to a question of fact as to the amount of his income and this question is dependent mainly on that of depreciation.

The Federal Income Tax Law permits "a reasonable allowance for exhaustion, wear and tear of property used in the trade or business, including a reasonable allowance for obsolescence." The word "depreciation" was not used lest it might be assumed that fluctuations or even permanent declines in market value of property would be permitted as a deduction. The debates in Congress and the resulting wording of the law make it clear that no such adjustment to market values will be permitted as a deduction from taxable income. Although depreciation from the market standpoint is excluded, the words "exhaustion, wear and tear" and "obsolescence" cover depreciation in its ordinary accounting sense.

The theory on which the law is based is that in the absence of an actual bona fide sale it is difficut to determine a market value, and that any appraisal is debatable, reflecting, as it does, an opinion that may have been influenced by ulterior motives and at all events is subject to the personal equation of the appraiser. And an error of 10% in the appraisal may result in an error of 200% or 300% in the amount of a year's deduction for depreciation. Also if a deduction from income for depreciation were allowed when the appraised value had declined it would only be logical and fair to rule that an increase in the appraised value should be added to income. It is evident, therefore, that the appraisal basis would be unsatisfactory in the administration of the law and the wording adopted by Congress was supported by the logic of the situation.

The theory adopted was rather that the cost of any plant property is in the long run an expense incurred to produce the income. If a building is erected that should stand for 50 years and then be worthless, it is evident that to find the net income of the 50 years it would be necessary to deduct from the total rentals received, not only the total expenses of operation and maintenance but also the cost of the building. Depreciation is merely a plan for equitably apportioning that cost year by year so as to cover it during the life of the building.

The two methods most frequently adopted are what are known as the straight line and the declining balance method. In the first of these the cost less the salvage value at the end of the period is divided by the number of years of useful life to find the annual instalment for depreciation. The amount of this instalment is the same year after year. In the declining balance method a percentage rate is found, which, if applied each year to the cost less the accumulated depreciation, will, at the end of the useful life of the asset, bring its value down to salvage value. Under this method the annual depreciation charges are larger at first and gradually decrease.

Other methods, however, are permissible. The Regulations (Regulations 45, Article 165) state that "the capital sum tobe replaced should be charged off over the useful life of the property either in equal annual instalments or in accordance with any other recognized trade practice, such as an apportionment of the capital sum over units of production. Whatever plan or method of apportionment is adopted must be reasonable and should be described in the return."

The man who builds at present builds primarily for the returns he expects in the next three or four years. It is therefore logical to assign against the profits of the first three or four years much heavier charges than against the later years. Assuming again the forecast of profits of 40% per year for the first three years, nothing for the next three and 4% thereafter, and adding thereto the depreciation so as to get the profits before provision for depreciation, then of the total profits for the 50 years 32% would fall in the first three and yet agains those three only 6% of the cost of the building would be applied under the straight line method and 12.9% under the declining balance method. If, under the theory which the law and regulations adopt, the cost of the building is an expense incurred to produce the income of the 50 years. it should follow that 32% of the cost should be considered as chargeable against the income of the first three years. This would make it about 11% per year. Such a percentage is unusual, but so are the conditions which are actually faced.

Although in principle some method like the foregoing would seem to offer the nearest approach to justice, it is hardly likely to be permitted by the Treasury Department, on the ground that if every taxpayer is permitted to estimate for himself the total future profits year by year for the life of the asset, his latitude would be almost unlimited and he would always estimate them in such a manner as to avoid all taxation for perhaps ten years. Cannot this difficulty be overcome by reducing the method to one susceptible of better actuarial proof? Let us assume that the building is an apartment house costing \$100,000 with an expected life of 50 years and a residual value of \$10,000, and that it can be proved that the average net return on the investment in similar buildings under normal pre-war conditions was 6% after allowing for \$1,800 depreciation and \$4,000 for expenses including repairs and property taxes. It is not unreasonable to expect that the future net return will in the long run approximate the same 6%. From this it may be reasoned that for the 50 years the aggregate rentals will amount to \$457,700 and the aggregate depreciation to \$90,000. This would show that for every dollar of rentals received a provision should be made for \$0.1966 of depreciation.

The regulations permit an apportionment of the charge "either in equal annual instalments or in accordance with any other recognized trade practice, such as an apportionment of the capital sum over units of production."

Even here, however, the question arises as to whether it is a "recognized trade practice." The Treasury Department may be expected to combat it.

In the recent stock dividend case, the Supreme Court did not permit a possible loss of revenue to influence its decision as to the question of fact whether stock dividends are or are not income. The question of depreciation also is a question of fact as to what is and what is not income, and the question whether the public revenue would be increased or diminished should not enter in.

The principles involved were to a large extent admitted by Congress in that the Revenue Act of 1918 contained certain provisions for amortization of war facilities that were based on the belief that certain kinds of property, though not worn out, would suffer a sharp decline in value and earning power at the conclusion of hostilities, and that consequently justice could not be done without allowing something more than ordinary depreciation. It is interesting to note that the Treasury Department itself, in Article 185, of Regulations 45, chose, as the proper basis for allocating the loss to the respective taxable years, the proportion of net income in the amortization period attributable to those years. This may be described as a net income unit basis, which is so closely related to the rental unit basis here advocated in the depreciation of rented buildings that the principles claimed are strongly substantiated.

If the rentals for the 50 years should work out approximately in accordance with the forecasts assumed above, the annual amounts to be taken as depreciation under the different methods on an asset costing \$100,000, and with a residual value of \$10,000 after 50 years life, would compare about as follows:

Annual Amounts of Depreciation.

	Straight	Declining	Rental
	Line	Balance	Unit
	Method	Method	Method
1st year	\$1,800	\$4,500	\$9,043
2nd year	1,800	4,297	9,043
3rd year	1,800	4,104	9,043
4th year	1,800	3,919	1,180
5th year	1,800	3,743	1,180
6th year	1,800	3,575	1,180
7th year	1,800	3,414	1,966
8th year	1,800	3,260	1,966
9th year	1,800	3,113	1,966
10th year	1,800	2,973	1,966
15th year	1,800	2,325	1,966
20th year	1,800	1,880	1,966
30th year	1,800	1,180	1,966
40th year	1,800	745	
50th year	1,800	470	
60th year		297	

A word of caution is needed with regard to the figures and percentages used above. They have been assumed for purposes of illustration only, and have not been based on proved conditions. They might not apply to any particular case, since the conditions are bound to vary. The facts in each case would have to be established before any rates could be determined. It is believed, however, that the assumptions made are in approximate conformity with the general trend of events, and at any rate they serve to point out the weakness of the usual methods and the advantages of the production unit method.

Construction of buildings in normal pre-war times was about as safe as any enterprise could be. It was then a true investment. But construction now is more a speculation,

(Continued on Page 673.)

Grand Union Hotel Site To Be Sold at Auction This Week

Plot Consists of Eighteen City Lots on Park Avenue from 41st to 42d Streets in the Grand Central Station Zone

SIX years ago this month, on May 2, 1914, the old Grand Union Hotel was closed. Now, on Wednesday, May 26, at 12 o'clock noon, in the Real Estate Exchange Salesroom, 14 Vesey street, the acre and a fraction of land on which the old hotel stood—one of the most valuable vacant parcels in Manhattan—is to be sold at public auction by Henry Brady, auctioneer, on behalf of the City of New York, by order of John H. Delaney, Transit Construction Commissioner.

The Grand Union Hotel site, occupying the block front on the east side of Park avenue, 41st to 42d street, and having



OLD GRAND UNION HOTEL

an area of 45,425 square feet, equivalent to about eighteen city lots, is generally conceded to be the most desirable plot of unimproved real estate in the heart of New York, which means the world. The plot extends 197.6 feet in Park avenue, 230 feet in both East 41st and 42d streets. It is to be sold subject to under-surface easement for city transit lines, the area of which is approximately 20,500 square feet. Over and

surrounding this underground right of way the city has constructed foundations capable of sustaining a 25-story building.

The Grand Union Hotel was opened in 1868 as the Westchester Hotel, a comparatively small structure, which occupied the corner. The original name subsequently was changed to the Reunion Hotel and then to the Grand Union.

Early in the '70s the father of Samuel T. Shaw, who, with Simeon Ford, was one of the two owners of the Grand Union, bought the property adjacent to the Westchester Hotel, and later on the hotel site itself. Mr. Shaw, senior, although not a hotel man, kept the Westchester open and from time to time built additions to it. Simeon Ford, who was famous as an after-dinner speaker, a collector of sporting and old New York prints, married a daughter of the elder Shaw in 1883 and became one of the proprietors of the hotel. Samuel P. Shaw, the other proprietor, was an enthusiastic collector of paintings by American artists.

It was a tradition of the old Grand Union that the key to the hotel was thrown away the day the house opened. No key was to be found the night of the closing and Simeon Ford said he "never remembered having had one made."

In speaking recently of the forthcoming sale and of the sacrifice represented in disposing of the various "subway" properties involved for whatever they may bring over and above the "upset" prices fixed by the Public Service Commission, Mr. Brady said:

"The City of New York simply had to have these properties in order to reduce the time of travel on the subways to a minimum. The real estate had to be purchased at the price fixed in condemnation proceedings and the improvements removed. Interest on the millions of dollars paid out has totaled a big loss ever since, and the remaining land, minus the improvements paid for originally and since demolished, must be sold now for whatever amount over and above the upset prices the bidders on May 26 may be willing to pay. The sacrifice involved was necessitated by the requirements of subway construction and could not be avoided.

"The time has come, however, when these properties, having served their purpose, must be disposed of without regard to the sacrifice involved."

Computing Depreciation of Real Estate for Income Tax

(Continued from page 672)

offering hopes of large profits and risks of large losses. The straight line method and the declining balance method are adapted to conservative investments only. Where the profits are likely to fluctuate widely and the enterprise is more speculative, the rental unit method is much more suitable. It should be remembered also that whatever method is adopted should be consistently followed. Those who built in prewar times and who have adopted either of the hitherto well recognized methods, would probably not be permitted by the Treasury Department to change their method in income tax returns now, even if the method were permitted when applied to new buildings.

For a long time there has been among many business men a feeling that accountants are sometimest unreasonable in their insistence on depreciation. It is natural that the business man has wanted to make provision for depreciation only after he has seen what his profits have amounted to, and has desired arbitrarily to set aside much or little or none, depending on how he wanted to juggle his profits. He has argued that his plant property was acquired with the knowledge that there would be both fat and lean years, that the only hope of getting back his investment lay in the fat years, and that he was jutified therefore in taking heavy depreciation then, and little or none when times were bad. He also argued that

public policy should favor showing consistent moderate profits rather than large profits in fat years and losses in the lean.

There is much truth in his arguments. It cannot, however, be admitted that anyone is justified in making arbitrary provision for depreciation to suit his whim or ulterior motives. Depreciation is a fact that must be expressed before the net profits can be determined. The determination of it must not be based on the amount of profits it is desired to show, but on a consideration of the purpose for which the cost of the asset was incurred.

In order that investors may not be restrained from supplying needed housing facilities by a narrow and inequitable interpretation of the law, two steps should be taken:

First, the various associations of real estate owners and builders should study the several methods of depreciation, and, if they find the arguments here presented sound, endorse the rental unit method for all new buildings, so as to make it a recognized practice of the trade.

Second, a test case, on an income tax return in which the depreciation has been carefully computed under the rental unit method, and involving, if possible, no other disputable points, should be pushed through the courts for an authoritative decision. Since there is every indication that the Treasury Department will oppose the method, the investor cannot be safe in starting construction until the question has been decided by the Supreme Court.

Interborough's Necessity— The Public's Opportunity

The Interborough's Necessity is the result of increased operating costs and a 50% reduction in the purchasing power of the nickel.

The Public's Opportunity is the forthcoming auction sale of the unused real estate belonging to the Interborough Rapid Transit Co. and which must be sacrificed now to liquidate a loan made as of January 1, 1920, to pay the interest due to bondholders. This means that the many valuable properties to be disposed of must be sold for whatever they may bring, regardless of the sacrifice involved. The Interborough Company must sell properties strategically located along the subways, selected long before the effect of rapid transit had become apparent. The Interborough, today, is not in a position to hold this valuable real estate until its possibilities have been realized, and

Interborough Real Estate

must be sacrificed at

ABSOLUTE PUBLIC AUCTION

Valuable Properties-Adjacent to Subway Stations

98 Broadway Lots

On the east side of Broadway at 218th St., 219th St. and 220th St., Ninth Av. and on the Ship Canal.

156 & 158 East 42nd Street

Store and office building between Lexington and Third Aves. Size 41.8 x 98.9. With connection to all Interborough R. T. and Queensboro Subways.

City Island, New York City

Vacant corner plot, ripe for improvement.

92 Broadway Lots

On the west side of Broadway at 238th St., 239th St. and 242d St., and on Spuyten Duyvil Parkway.

Long Island City

WATERFRONT PLOT

At the Jackson Ave. station of the Queensboro Subway. Bank building and other business structures, apartments, houses, East River waterfront and other vacant plots, ripe for improvement.

THE SALE WILL BE HELD ON

NEXT TUESDAY, MAY 25th

at 12 o'clock Noon, in the Exchange Salesroom, 14 Vesey Street

50% @ 4½% 60% @ 5 %

70% @ 51/2%

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Each lot, 25 x 100,

67 Liberty Street

Interborough's Necessity-the Public's Opportunity

Review of Real Estate Market for the Current Week

Large and Varied Dealing Was the Pronounced Feature of the Week with a Brilliant Move at One Wall Street

HE most pronounced feature of the real estate market this week was the variety to the dealing in large properties. Investors and operators, as well as brokers, found big opportunities in all parts of the city. There were some large sales in the Bronx, as well as numerous small ones, and all parts of the borough were represented. Notable among the Manhattan transactions was the sale of a large and choice unimproved plot on upper Riverside Drive and adjacent to a corner. It will probably be the site of a big apartment house within a year. The other large sale of vacant property was in Long Island City, and that part of Greater New York has for some time been distinguished for the sale of large empty plots in an era when the general real estate movement is in improved property. The reason is that the vacant tracts in Long Island City are bought in most instances by large manufacturing concerns for improvement with concrete factory buildings for their particular purposes. Investors and not speculators predominate.

More conspicuous than usual this week was the co-operative buying of apartment houses throughout Manhattan, and one transaction of this character exceeded the million dollar mark. Numerous individual tenants, too, bought their business locations, while the buying of private dwellings by tenants was a marked characteristic.

That many hotels south of 59th street will eventually be remodeled into office buildings, the same as has been planned for the Knickerbocker, would seem to be borne out by the fact that the old Hotel Earlington, in West 27th street, and the Hotel Stephens, adjoining the Hotel Albert, in University place, are to be remodeled for business purposes. Only a short time ago the St. Denis went the same way. History repeats itself. It recalls the era when 23d street was far uptown and when numerous hotels on Broadway south of 14th street were altered into commercial buildings.

Broadway and Wall street, rich in financial and real estate

history, contributed the human interest phase to this week's market activity. No. 1 Wall street, at the southeast corner of Broadway, was sold by the syndicate of capitalists, who built it fifteen years ago, to a prominent New York operator. At this time, when the market is at the zenith of strong demand, it is likely that the temptation to sell this strategic holding was irresistible; and it would not surprise us if the buyer soon resold and took a substantial profit. The late Benjamin D. Silliman, who lived to be ninety-six and who was the dean of the New York bar and oldest graduate of Yale, owned this corner, when there was an old four-story building upon it, for more than half his lifetime. When the late John N. Golding then asked him to set a price upon it, he said he had no price and no desire to sell. But Mr. Golding persisted. "Well," responded Mr. Silliman, "my price is the number of dollars it will take to cover the plot put side by side." Mr. Golding figured it up and told Mr. Silliman he would find a buyer at that price. "Ah!" exclaimed Mr. Silliman. "I mean gold dollars on edge placed side by side." Mr. Golding was dazed at the old gentleman's high mathematics, but, if the great paucity of office space downtown continues and rentals jump again as they have jumped during this great real estate year, perhaps Mr. Silliman's golden dream may be realized by somebody.

Another notable phase of the market this week was the sale of the old Smith & McNell property, in the block bounded by Greenwich, Washington, Fulton and Vesey streets, at private sale, after it had been scheduled to be sold at auction. A similar incident happened with another property.

The Battery neighborhood displayed more than its usual activity, Washington and West streets contributing important sales; and other parts of that district now susceptible to reimprovement were features.

There were numerous large leases negotiated in various parts of the city.

Excess Profit Tax Opposed.

T HAT property owners associations, following the action of the New York Chamber of Commerce and other influential bodies, are falling in line in opposition to the piling of federal

Commerce and other influential bodies, are falling in line in opposition to the piling of federal war taxes on to real estate was demonstrated at a recent meeting the United Real Estate Owners' Association, when it adopted resolutions disparaging and analyzing the excess profit tax and the surtax, claiming that they have much to do with the high cost of living, high interest rates and the embarrassment of property owners by the consequent calling of mortgage loans and the tightening of new mortgage money.

The president of the association submitted for the consideration of the meeting a resolution on the subject which he had drafted; and, after amendment, it was unanimously adopted. The resolution declares that the excess profit tax and that they equal 24 per cent. of the retail price of commodities. It also asserts that they cause the low market for Liberty Bonds and the Lich interest rates, averaging from seven to ten per cent. Further, it blames these laws for the calling of mortgage loans and that the result is a paucity of building and of housing, with consequent excessive rents.

The resolution assails the present federal in come tax in so far as it affects buying and selling by including the profit on real estate dealing within the scope of taxation. It says that orofics are practically akin to stock dividends which the Federal Supreme Court has declared to be principal and not income. It argues that sales that are the realization of the potential value of principal and the real estate business itsef are principally mortgages with little cash. And inasmuch as a federal realty tax is proposed, it is timely to emphasize that real estate in all cities bears the burden of nearly all municipal taxation; and, that there is in this state a tax upon mortgages and a state income tax; bead a there are minor taxes for real estate to bear and that it will be taxed more than any other class of property. It will mean confiscation of the net income of real estate.

Congress and the President are petitioned to kill this contemplated federal measure.

Real Estate Golf Winners.

THE winners in the Gold Tournament of the T HE winners in the Gold Tournament of the Real Estate Board of New York, held at the Cherry Valley Gold Club, Garden City, on May 19, were as follows:

A. M., CLASS A—Best Gross—Burgoyne Hamilton; Best Net—Argyle R. Parsons.

A. M., Class B—Best Gross—F. B. Barrett; Best Net—E. Bass, D. G. Scott (tie).

A. M., Class C—Best Gross—Anton L. Trunk; Best Net—H. Lippman.

A. M., Guest Prize—R. G. Narelle.

P. M., Class A—Best Gross—Wesley M. Oler, Jr.; Best Net, G. H. Conger, H. A. Frey, J. H. Hallock (tie).

P. M., Class B—Best Gross—F. S. Bancroft;

Class B—Best Gross—F. S. Bancroft;

P. M., Class B—Best Gross—F. S. Bancroft; Best Net—Warren Murdock. P. M., Class C—Best Gross—Jos. L. Ennis; Best Net—R. W. Murray. P. M., Guest Prize—L. M. Burt.

May Pay Part of Transfer Tax.

May Pay Part of Transfer Tax.

I NTERESTING as a legal sidelight on a real estate transaction was the final closing of the title, to the 4-story and basement dwelling at the northwest corner of Lexington av. and East 64th st., which was sold by the Beekman estate through M. Morgenthau, Jr., to the Stability Realty Co. For some time the State Comptroller's office has been accustomed to insisting upon the full payment of an entire transfer tax from an estate when it had sold only one of its many parcels of real property; the estate had to do so in order to be free from the lien of the tax. Such a course by the state at times made it practically impossible to effect the profitable sale of a given parcel owned by an estate.

estate.

Litigation was begun to estop the state from the practice and the matter was carried to the Court of Appeals. That tribunal holds that the procedure maintained by the commonwealth is wrong and that an individual parcel of an estate's holdings need pay only its pro rata share of the total tax assessed and that when it is so baid the Comptroller may release the parcel for sale.

At the next session of the Legislature a bill will be introduced providing for the cure of this defect in the law which has been a constant menace to real estate dealing, as many valuable parcels of property throughout Greater New York are owned by estates.

MERRILL N. GATES, of Masten & Nichols, is the buyer of the two old dwellings at the northeast corner of Park av and 75th st, sold recently. He will erect a residence.

PRIVATE REALTY SALES.

T HE total number of sales reported but not recorded in Manhattan this week was 126, as against 135 last week and 90 a year ago.
The number of sales south of 59th street was 50, as compared with 53 last week and 22 a year

ago.

The number of sales north of 59th street was 76, as compared with 80 last week and 68 a year

ago.
From the Bronx 28 sales at private contract were reported, as against 30 last week and 47 a year ago.
Statistical tables, indicating the number of recorded instruments, will be found on page 685.

Good Sale on the Bowery.

Benjamin Silverfine bought from William Horrman and others 294-296 Bowery, the first being a 4-story brick store building, on a lot 26.104/x92 and the second a 3-story brick building, on a lote 19.51/2x92.

Heavy Co-operative Buying.

Schnitzlein estate sold to a tenants' co-operative association, under' the management of A. S. Peters, Robert J. Owens and Simon Meyer, all tenants in the 5-story apartment houses, 2166 to 2174 Seventh avenue, including the southwest corner of West 129th street. The immediate corner house is on a lot 19.11x75, while the two inside buildings are each on a plot 40x75.

Isidor Zimmer and Samuel Reznick resold to a cooperative syndicate, headed by Abraham

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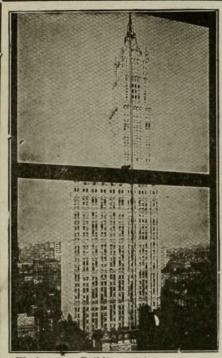
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Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

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Schafer, S. Berges and J. Fried, the 9-story elevator apartment house, known as Lido Hall, on a plot 100x71, at the northwest corner of Cathedral Parkway and Seventh avenue. It contains 30 suites. The new owners will occupy the apartments next October.

The Morganstern Brothers Syndicate sold to a syndicate of tenants represented by Rubin Cohen, attorney, who will occupy one of the apartments under a co-operative plan, the Manados, at 17 East 97th street, at the northwest corner of Madison avenue, a 6-story elevator apartment house, accommodating 30 families and containing 6 stores, on a plot 95x100.11. Among those interested in the new ownership are Joseph F. Cohen, Jacob Bayer and Samuel Lapidus.

Kenilworth Holding Co. sold to the Kenilworth Associates, Inc., the north corner of Central Park West and West 75th st, a 12-sty apartment house, known as the Kenilworth, on a plot 102.2 x123.9½. The building was erected in 1908. The purchasing company was incorporated in Albany last week for the purpose of acquiring the property and operating it on a co-operative basis. The property was held at \$1.250,000. The officers and stockholders of the buying company are Charles Curie, president; Frank L. Montague, vice-president; G. H. Williams, secretary, and H. F. Harriman, treasurer; and the remaining stockholders are E. S. Hughes, Dr. Bryan D. Sheedy, L. L. Gans, J. H. Wainwright, W. O. Horn, O. A. Harbach, A. E. Wing, A. R. Hori.

U. S. Fidelity Buys Corner.

The United States Fidelity and Guaranty Co. bought from the Mutual Life Insurance Co. the 5-sty office building at the southwest corner of Liberty and Williams sts, on a lot 21.9x81.11, to be used after remodeling as its New York home. The executive committee of the Fidelity has ratified the purchase. The site abuts the home office of the Mutual Life, and is opposite the proposed Federal Reserve Bank Building.

McNell Holdings Sold Privately.

McNell Holdings Sold Privately.

Promising to be attractive offerings at auction, the various buildings in the block bounded by Greenwich, Washington, Vesey and Fulton streets, owned by the estate of Thomas R. McNell, have been sold privately through Arthur Knox, an attorney, instead of according to auction schedule by Joseph P. Day on May 26. The properties comprise the buildings for many years famous as Smith & McNell's Hotel and Restaurant. Both members of the firm are long deceased. The Washington street frontage extends from 195 to 205 and contains 5, 6 and 7-story buildings; the Greenwich street frontage embraces 198 to 202, with 4 and 6-story buildings; the Vesey street frontage is from 73 to 81, with 5-story buildings, and the Fulton street frontage is 233, a 4-story building, on a lot 23.1x70.6. The combined properties comprise the major part of the square block bounded by the streets named.

H. B. Plant Sells Dwelling.

Henry B. Plant sold to Miss Adele Miller 25 West 54th street, a 5-story American basement brownstone dwelling, on a lot 25x100.5.

Arthur Brisbane Again Invests.

The estate of Herbert B. Turner sold through Pease & Elliman to Arthur Brisbane 513-515 Madison avenue, at the northeast corner of 53d street, a 10-story and stone apartment house, on a plot 40.5x85. Mr. Brisbane also bought 517 Madison avenue, adjoining, a 4-story and basement brownstone dwelling, on a lot 20x85.

Judge Cardoza Buys His Home.

Judge Cardoza Buys His Home.
For the purpose of insuring his permanent occupancy of 16 West 75th st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2, Judge Benjamin N. Cardoza of the New York Court of Appeals has bought the property from the estate of John A. Roosevelt, which had owned it since 1894. Judge Cardoza has been a tenant of the house for 14 years.

Columbia Trust Buys in Harlem.

Columbia Trust Buys in Harlem.

Columbia Trust Co. has bought for occupancy by its Harlem branch 151-153 West 125th st, a 3-sty building known as the Hawthorne, on a plot 50x99.11. The Columbia Trust Co. is at present housed in the building at the southeast corenr of Lenox av and 125th st, where its lease will expire within two years.

Investor Buys in Greenwich St.

The Robert A. Keasbey Co., asbestos, bought privately through Joseph P. Day from the Hudson & Manhattan Railway Co. the vacant plot, 25x82x54.6x irregular, at the southeast corner of Greenwich and West 10th street. This property was scheduled to be sold at voluntary auction last Tuesday by Joseph P. Day.

Buys Upper Fifth Av. Corner.

Estate of Charles Armour sold to Frank T. Simmons, tenant, 2077 Fifth avenue, at the northeast corner of East 128th street, a 4-story and basement brick and stone dwelling, on a lot 24.11x80. It is the first time the property has been sold in 35 years.

Activity in Battery Section.

The Broadway-John Street Corporation, Elias A. Cohen president, sold 151 and 153 Cedar street, between Washington and West streets, a 4-story warehouse, on a plot 44x55.3, to a big downtown corporation, which will convert the plot into an office building for its own occupancy.

The Broadway-John Street Corporation bought from John Gregory 30 Washington street, a 3-story building, on a lot 26x89.7, five doors above the Whitehall Building.

The Broadway-John Street Corporation, Elias A. Cohen, president, bought from Harry A. Glover the two old 6-story brick buildings, on a plot 26x180, at 17 West street, running through to 26 Washington street.

Whitehall Realty Co. sold to the Broadway-John Street Corporation, Elias A. Cohen, president, 18 West st, a 5-sty brick building, on a lot 26.10x89.6; also, 19 West st, a 3-sty brick building, on a lot 26.10x89;6; also 20 West st, a 3-sty brick building, on a lot 25x89.6, together with the abutting property, 32 Washington st, a 5-sty brick building, on a lot 25x89.6. The Whitehall Realty Co. had owned these properties 18 years, and they adjoin the parcels bought during the week by the Broadway-John Street Corporation and mentioned elsewhere in this news section. The buyer now controls a total of 16,000 square feet at this point.

Premier Parcel of Realty Sold.

Premier Parcel of Realty Sold.

Long famous as the highest priced piece of real property in the world, the 18-story office building known as 1 Wall st, at the southeast corner of Broadway, was this week sold by the St. Louis syndleate that had owned it for 15 years to Max N. Natanson, who is understood to have paid \$1,250,000 for it. Occupying a nlot only 29.10 feet in Broadway, 39.10 feet in Walf st, and 32.6 feet on the rear line, this property is a rarity in size for such a tall building as occupies it. The structure has been facetiously called the Chimney Building and the Splinter of Masonry. There is in most floors only one office and each brings a very high rental because of superior light and privacy, as well of choice location. The ground floor is under long lease to the United Cigar Stores Co., and it is understood to be the most profitable of its numerous chain stores, while the rental is supposed to be the highest it pays for any of its stores. At the time the site of the present building was bought from the estate of Benjamin D. Silliman it was deemed to be the highest priced parcel of real estate in the world; and it has markedly increased in value since. The selling price at the time, in 1905, was \$598 a square foot. The cost of the building now on it was \$200,000.

It is believed that Mr. Natanson, the now owner, is negotiating to purchase the 11-story building, \$2 Broadway, adjoining, as well as 7 Wall st., a large office building adjoining on the other side of the property.

Composing the selling St. Louis syndicate were Festus J. Wade, Martin Shaughnessy, Lorenzó E. Anderson, Paul Brown, John Sullivan, Daniel G. Nugent, Frank Ruf, James G. Butler estate and the James Campbell estate.

Riverside Drive Plot Sold.

Arnold H. E. Schramm, of Santa Barbara, Cal., sold through Pease & Elliman to Anthony Campagna and Vita Cerabone the vacant plot, 152x129.10x147.3x irregular, on the east side of Riverside Drive, 133 feet north of West 158th street. In part payment for the plot the seller took 683 West End av, a 5-story dwelling, on a lot 16x85, which was recently remodeled into small apartments. The buyers will eventually improve the Riverside Drive plot.

Six Dwellings in One Deal.

William Herrberg sold to the Moton Realty Co 311 to 321 West 139th street, six 3-story and basement dwellings, on a plot 102x99.11. They will be resold.

Hebrew Kindergarten Buys.

The Hebrew Kindergarten and Day Nursery purchased for its purposes the group of dwellings at the northwest corner of West 152d street and St. Nicholas avenue from Ennis & Sinnott, operators. The houses are known as 41 to 47 St. Nicholas avenue, on a plot 75x100. The houses will be remodelled for the nursery and were sold through Spear & Co.

Paterno Enlarges a Purchase.

Joseph Paterno, who purchased recently the mansion of Nash Rockwood at the northeast corner of Independence avenue and 252d street, Riverdale-on-the-Hudson, enlarged his property through the purchase of a plot of lots adjoining, at the corner of Palisade and River avenues, from William P. Dixon and Henry P. Murray.

Sale of West Broadway Lofts.

The estate of Anna E. Leaveraft sold 71-73 West Broadway, a 6-story loft building, on a plot 37.6x50x25x17.1.

Colosseum Apartments Sold.

The Benenson Realty Co. resold to an investing client of Louis Salomon the Colosseum, a 12-story elevator apartment house, on a plot 129 x103x65.11, at 435 Riverside Drive, southeast corner of 116th street. The aparmtent house was built about 8 years ago by the Paterno Brothers.

East Broadway-Division St. Deal.

Oak Point Corporation sold through M. Morgenthau, Jr., Co. to Dr. Samuel A. Moss 266 East Broadway, a 3½-story and basement dwelling, on a lot 27x103.9, together with the abutting property, 253-255 Division street, two 2½-story and basement brick dwellings, both on a plot 36-42, between Montgomery and Gouverneur streets.

Park & Tilford Sell Stable.

Fiftieth Street Co., J. W. Buckner, president, a holding corporation for Park & Tilford, sold 106 to 112 West 50th street, a 4-story brick and stone stable, on a plot 75x100.5, running through to 109 West 50th street, on a lot 25x100.5. Park & Tilford are now building a large garage at 537 to 541 West 43d street, near their whole-sale warehouse.

Operator Buys Fulton St. Corner.

Malvina H. Cornell and Edith C. Smith sold through Pease & Elliman to the Broadway-John Street Corporation 40 Fulton street, at the northwest corner of Pearl street, a 5-story brick building, on a lot fronting 50 feet in Fulton street, 29.1 feet in Pearl street and a depth along the Fulton street party wall of 18 feet.

Crescent Buys for an Annex.

For the purpose of acquiring space to enlarge its club house at the corner of Pierrepont and Clinton streets, Brooklyn, the Crescent Athletic Club has purchased from Dr. T. M. Lloyd his residence at 125 Pierrepont street, adjoining the club house.

Pelham Golf Course Purchase Completed

Pelham Golf Course Purchase Completed
Harris B. Fisher has sold to the Pelham Leasing Corporation, to complete its 18-hole course,
60 acres belonging to the Witherbee Real Estate
& Improvement Co. and Mrs. Robert C. Black;
also 26 acres belonging to the Edgar estate.
These properties, including the Bonnie Brae plot
62 acres, already sold to the same organization, together with the acquistion of the club
house and grounds of the Pelham Country Club,
will give the new golf club an area of about 114
acres. Devereux Emmet has been secured as golf
architect. Work has already started on the
construction of the course, which will be completed and ready for play in June, 1921.

Manhattan. South of 59th Street.

BANK ST.—Anna Duttwiler sold through the Duross Co. to William Sulzer, a 3-sty and basement brick dwelling, on a lot 26x80. It is understood that the buyer is not the former Governor of that name, although he recently bought property nearby in West 4th st.

BLEECKER ST.—A. Ruthkiewiz bought through W. D. Kilpatrick 390 Bleecker st, a 3-sty brick building with store, on a lot 19.1x50. The new owner will occupy.

BOND ST.—Mrs. Theodore W. Myers sold to L. B. Boudin 6 Bond st, a 4-sty mercantile building, on a lot 25x100.

BURLING SLIP.—Broadway-John Street Corporation sold to Herman Conheim 9 Burling Sllp, a 4-sty building, on a lot 20.1x56x17.11, adjoining the northeast corner of Water st. The buyer will remodel the premises for his importing business. Pease & Elliman were the brokers. JANE ST.—Mrs. Liny Curnow sold through Gustave Britt, to John Halliday, 53 Jane st, a 3-sty and basement brick dwelling, on a lot 19.4x99.

HOWARD ST.—Harry Aronson bought through the Charles F. Noyes Co., 54 Howard st, at the northeast corner of Mercer st, a 5-sty loft building, on a plot 30.5x58.

ing, on a plot 30.5x58.

KING ST.—May Helen Eagan and others sold through the Cruikshank Co. to John d'Anna and Paul Taormina 38 King st, a 3-sty and basement brick dwelling, on a lot 20x100.

MORTON ST.—Walter E. McDonald sold through the Duross Co. 50 Morton st, a 4-sty brick dwelling, on a lot 18.2x100.

PARK PL.—Frederick Brown resold to Frank H. Lester, the tenant, the 5-sty loft building 97 Park pl, on a lot 24.8x36.

Park pl, on a lot 24.8x36.

TENTH AV.—Julia H. Pommerer sold 509
Tenth av, a 5-sty tenement house with stores, on a lot 26.4\(\frac{1}{2}\)x150.

THIRD AV.—Sol Cohen and Gustave Kaliske bought from the estate of Joseph Hecht, 349
Third av, a 5-sty building, on a lot 24.8x160.

VESEY ST.—Cruikshank Co. sold for the Central Union Trust Co., as trustee, 96-98 Vesey st, two old 2\(\frac{1}{2}\)-5-ty brick buildings, the first being on a lot 20.2x75x20 and the second on a lot 20.1x99x20. Both structures were dwellings in the days of early New York, but are now produce warehouses.

WASHINGTON ST.—The estate of Mary R. Callender sold to Arthur Miller of the Miller-Cummings Co. 330 Washington st, a 4-sty commercial building, on a lot 21.11x67x21.7, with a 4-sty L to 41 Harrison st, on a lot 21.9½x 87.10x22.

8TH ST.—Cruikshank Co. sold for Leopold A. Camacho and others to Vincent C. Pepe, 21 West 8th st., a 4-story apartment house with stores, on a lot 25x94. Pepe Bros. represented

9TH ST.—Dr. Samuel H. Johnson sold through Pepe & Bro. to a buyer, for occupancy, 51 West 9th st, a 4-sty and basement brownstone dwell-ing, on a lot 16x92.3.

ing, on a lot 16392.3.

11TH ST.—Maisie Boggs sold through J. Irving Walsh to a buyer, for occupancy, 248 West 11th st, a 3-sty and basement brick dwelling, on a lot 16.9x48.7.

11TH ST.—Pierre Haubert sold through Thomas J. O'Reilly to the Home Mission Society of The M. E. Church 273 West 11th st, a

Mortgages

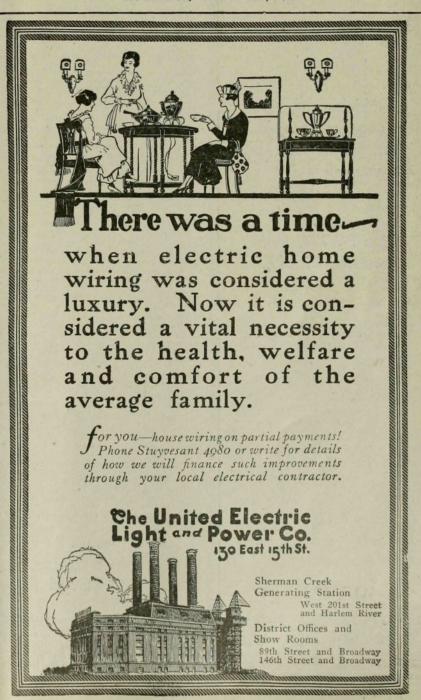
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4-sty and basement brick dwelling on a lot 25x 1021/4.

1974.

1974. Thomas J. O'Reilly sold for the Farmers Loan & Trust Co., as trustee, 439 West 19th st, a 3-sty and basement brick dwelling, on a lot 25x72, to Albert E. Straker.

21ST ST.—Mildon Realty Co. sold to Mrs. Claire Batigne, who will remodel and occupy, 451 West 21st st, a 4-sty brownstone dwelling, on a lot 16.8x98.9, opposite the General Theological

22D ST.—Dwight, Archibald & Perry sold for a client to a buyer, for occupancy, 446 West 22d st, a 4-sty brick dwelling, on a lot 15x72.

23D ST.—Ames & Co. sold for the State Investment Co., Bradish Johnson, president, 250-252 West 23d st, a vacant plot 50x75, to B. Prever, for business use.

25TH ST.—Francis Morris sold to Joseph and Samuel Cohen, 231 West 25th st, a 3-sty and basement building with store, on a lot 21x98.9. The purchasers own 233 to 243, adjoining, a 1-sty

garage.

27TH ST.—Benjamin Menschel sold to a new syndicate, represented by Benjamin I. Shiverts and David Strausman, attorneys, the Hotel Earlington 49 to 55 West 27th st. The property consists of a 10-sty building, containing 200 rooms and occupies a plot 100x100. The new owner will after the structure into a mercantile building at an approximate cost of \$200,000.

36TH ST.—Dr. Robert C. Myles sold to the A. H. Investing Co. 59-61 West 36th st, two 5-sty buildings remodelled for business, on a plot 45x98.9.

38TH ST.-Mrs. Josephine Long sold to a buyer, for occupancy, 145 East 38th st, a 4-sty and basement brownstone dwelling, on a lot 16x94.

39TH ST.—Brunswick Realty Co. sold to Haskin & Sells 35-37 West 39th st, a 12-sty office building, on a plot 44x94.6, adjoining the Engineering Societies building. The buyers will use the property for their executive offices and to allow for future expansion of their business.

41TH ST.—S. M. Williams sold through the Brown, Wheelock Co. to a buyer, who will remodel it for business use, the 3-sty and basement brownstone dwelling, on a lot 15x100.5, at 142 East 44th st.

44TH ST.—John W. Phillips sold to the Lavery Granite Co. 243 East 44th st, a 4-sty brick flat with store, on a lot 17.6x100.5,

45TH ST.—Hilda Holding Corporation, acting for Vogel, Schultz & Schwartz sold to H. Winik, in conjunction with a group of London moving picture interests the 12-sty office building 141 to 145 West 45th st, on a plot 68.7x100.5, known as the 45th Street Exchange.

53D ST.—Sebastian Wagon Co. sold to Bloomingdale Bros. 425 to 429 East 43d st, running through to 420 to 424 East 54th st, two 5-sty warehouses, on a plot 75x200.11. Joseph P. Day and S. Osgood Pell & Co. were the brokers.

54TH ST.—The Vesey Holding Corporation, Ralph B. Ittelson, president, purchased from A. R. Shattuck 254 and 256 West 54th st, three and four story business buildings on a plot 50x100.5.

BROADWAY.—Central Union Trust Co., as trustee for the estate of Laura A. Delano, has filed in the Supreme Court an application for permission to sell the property at 380 and 382 Broadway, northeast corner of White st, for \$\$160,000\$. The property consists of a 5-sty business building, fronting 31 feet in Broadway and 175 feet in White st.

WEST BROADWAY.—Estate of Amos R. Eno sold through Joseph P. Day 325 West Broadway, a 4-sty mercantile building, on a lot 22.3x100.

North of 59th Street.

60TH ST.—Yale Kneeland sold through Douglas L. Elliman & Co. 117 East 60th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5

68TH ST.—Alice M. T. Harbeson sold 11 West 68th st, a 5-sty American basement dwelling, on a lot 21.6x100.5.

70TH ST.—Helen E. Dick sold 244 West 70th st, a 4-sty and basement brick dwelling, on a lot 16x100.5.

72D ST.—William B. Self sold through L. J. Phillips & Co. to O. P. Askam, for occupancy, 308 West 72d st, a 4-sty and basement dwelling, on a lot 18.6x58.11½.

73D ST.—Brown, Wheelock Co. sold for the Clark estate 33 West 73d st, a 4-sty and basement dwelling, on a lot 21x102.2. The buyer will remodel and occupy.

73D ST.—Frederick T. Lockman sold 140 West 73d st, a 4-sty and basement brownstone dwell-ing, on a lot 20x102.2.

74TH ST.—Pease & Elliman sold for Mrs. De-Witt Parshall to a buyer, for occupancy, 47 East 74th st, a 4-sty brownstone American basement dwelling, on a lot 20.6x100.8.
76TH ST.—Cruikshank & Co. sold for the Central Union Trust Co., as trustee, to a buyer, for occupancy 152 West 76th st, a 4-sty and

basement brownstone dwelling, on a lot 21.4x 102.2.

77TH ST.—Henry Hesse sold through Albert B. Ashforth to Louis H. Nordlinger 29 East 77th st, a 5-sty apartment house, on a lot 25x102.2.

79TH ST.—John J. & Theodore A. Kavanagh sold for the estate of Rosalie Burgheim to a client, for occupancy, 176 East 79th st. 3-sty and basement dwelling, on a lot 18.9x102.2.

82D ST.—Henry Block sold to Dr. Samuel Bookman, tenant, 48 East 82d st, a 5-sty American basement dwelling, on a lot 16x100.
83D ST.—Estate of John H. Hall sold 11 West 83d st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

87TH ST.—William C. Rhinelander estate sold 310 West 87th st, a 3-sty and basement brownstone dwelling, on a lot 16x100.8½.

SSTH ST.—Paul T. Von Bernuth sold 315 West 88th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.8½.

90TH ST.—Karl Klein sold to Elizabeth Manderworth, for occupancy, 78 East 90th st, a 3-sty and basement brick and stone dwelling, on a lot 17x100.8½. Joseph P. Day and Albert B. Ashforth were the brokers.

92D ST.—Mrs. Clara L. Lacey bought from the Mizel Realty Co., Morris Mizel, president, 30 West 92d st, a 4-sty and basement brick dwell-ing, on a lot 17.5x100.81/2.

92D ST.—C. Royce Hubert resold for Charles S. Cole the 3-sty and basement dwelling 150 West 92d st, on lot 19x100.S. Mr. Cole recently purchased the property and has disposed of the same at a substantial profit to a purchaser who will occupy.

96TH ST.—Erlanger, Herman & Gordon sold to a buyer, for occupancy, 36 West 96th st, a 5-sty American basement dwelling, 17x60x100.

99TH ST.—Joseph P. Day sold for the estate of William G. Park to Lloyd H. Smith, jr., the vacant plot, 50x100, in the south side of 99th st, 200 feet east of Fifth av. This property was scheduled to be sold at auction last Tuesday by Joseph P. Day. Mr. Smith purchased the adjoining plot, 50x100, at auction last Tuesday for \$35,000.

100TH ST.—Charles Wynne and Louis H. Low resold 61 to 65 West 100th st, three 5-sty apartment houses, on a plot 75x100.11, adjoining the northwest corner of Manhattan av. They recently bought the properties from the Hicks

108TH ST.—Anton Ostreicher sold to Charles T. Caine 226-228 West 108th st, a 6-sty apartment house, on a plot 50x100.11.

111TH ST.—A. D. Rockwell, Jr., sold for the estate of Rachel Blosveren to Bruno Zur-golo, for occupancy 168 East 111th st, a 3-sty and basement brick dwelling, on a lot 18x100.11.

113TH ST.—Bernessdee Realty Co., Inc., Bernard S. Deutsch, president, sold to the Greenlieb Corporation 222-226 West 113th st, a 6-sty apartment house, on a plot 50x100.11.

114TH ST.—J. S. Maxwell sold for the Cheyenne Realty Co. the 5-sty apartment house 70 East 114th st, on a plot 33.4x100.

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NEW YORK CITY

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119TH ST.—George F. Burt sold through Pease & Elliman to Joseph G. Abramson, 140 West 119th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.11.

120TH ST.—William B. Bond sold through Pease & Elliman to Joseph G. Abramson 58 East 120th st. a 5-sty apartment house, on a plot 27x100.11.

120TH ST.—Cruikshank Co. sold for Samuel Wolverton, trustee, 133 West 120th st, a 3-sty and basement brownstone dwelling, on a lot 20 and bas x100.11.

x100.11.

120TH ST.—Isaac Falk and others sold through Bryan L. Kennelly 305 West 120th st, a 5-sty flat, on a lot 25x100.11. The parcel was scheduled to be sold at auction by Mr. Kennelly.

122D ST.—Cruikshank Co. sold for the Fidelity Trust Co., as trustee to the Rene Realty Corporation 218-220 East 122d st, a 6-sty apartment house, on a plot 50x100.11.

126TH ST.—Porter & Co. sold for Martha A. Gaines to Astolfo Bartoccin 55 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 19.3x100.

129TH ST.—Murray Holding Co. sold the 6-sty tenement house, 48.9x99.11, at 152 and 154 West 129th st, which it purchased last month from the Normandy Realty Co. 132D ST.—Minnie Stretcher sold through Por-ter & Co. to Leonard Weil 65 West 132d st, a 4-sty brick flat, on a plot 30x99.11.

132D ST.—Edward A. Johnson bought, through Porter & Co., for occupancy, 204 West 132d st, a 3-sty and basement brick dwelling, on a lot 16.8x90.11.

134TH ST.—Gold Realty Co. sold to Warner & Taylor 511 West 134th st, a 5-sty apartment house, on a plot 39.3x100.

136TH ST.—Charles Wynne and L. H. Low bought and resold 131 West 136th st, a 4-sty American basement dwelling, on a lot 15.6x100.

American basement dwelling, on a lot 15.6x100. 16IST ST.—L. J. Phillips & Co. sold for the estate of Agnes A. McGirr to Ennis & Sinnott, the 4-sty American basement dwelling, on a lot 18x99.11, 577 West 16st st st. 179TH ST.—B. A. Margulies sold 710 West 176th st, a 5-sty apartment house, on a plot 50x92.6.

COLUMBUS AV.—The David W. Cromwell Estate to Adolph Fischer 746 and 748 Columbus av, two 5-sty flats, with stores, on plot 50x100.

FORT WASHINGTON AV.—Benenson Realty Co. repurchased 251 Fort Washington av, at the northwest corner of West 170th st, an 8-sty elevator apartment house, known as the Avoca, on a plot 101.1x95. The buyers sold the property some time ago.

MADISON AV.—R. D. Galloway, tenant, bought from James H. Cruikshank 2104 Madison av, a 3-sty and basement brownstone dwelling, on a lot 20x80, adjoining the northwest corner of East 132d st.

Bronx.

139TH ST.—August R. Haeuser sold to the C. R. M. Realty Co. 495 East 139th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.

181ST ST.—Horgenstern Bros. Syndicate sold 945 East 181st st, a 5-sty apartment house, on a plot 62x115.

BATHGATE AV.—Dora Orth and the Bonhag estate sold to Sarah A. Sutter 2378 Bathgate av, a 4-sty apartment house, on a plot 38.5x90; and, 2383 Bathgate av, a 2-sty and basement frame dwelling, on a lot 25x100.

BELMONT AV.—M. Lederman sold to Nicholas DeCrenza 2203 Belmont av, at the northwest corner of East 182d st, a 5-sty apartment house, known as St. Martin Court, on a plot 89x60.

CARTER AV.—Albert L. Lowenstein sold the vacant lot, 50x28.1, on the west side of Carter av, 147.5 ft north of East 174th st.

CEDAR AV.—Pemberton Hare Powell sold to Joseph Vingiprova 1890 Cedar av, a detached dwelling, on a plot 37x125.

dwelling, on a plot 3/x120,

CONCOURSE.—Bergonzi Realty Corporation
sold 1215 Grand Boulevard and Concourse, a 5sty and basement apartment house, at the northwest corner of East 167th st, and running
through to Grand View pl, on a plot fronting
150.68 feet on the Concourse, 57.10 feet in East
167th st and 147.11 feet in Grand View pl, and
an inside line of 89.67 feet.

CRESTON AV.—Alexander Selkin, David Mintz and Harry P. Katz sold 2711 Creston av. a 3-sty dwelling, with garage, on a plot 50x100.

CRESTON AV.—Creston Realty Co. sold to a buyer, for occupancy, 2676 Creston av, adjoining the southeast corner of East Kingsbridge rd, a 2½-sty frame detached dwelling.

CRESTON AV.—Schwab & Co. sold for the Roseff Building Co. 2403 Creston av, a new 5-sty apartment house, on a plot 74.8x119. It was a cash transaction.

CROTONA AV.—Hesu Realty Co., M. Heller, president, sold 2322 Crotona av, a 5-sty and basement stone front apartment house, on a plot

FAIRMOUNT PL.—Edward Polak, Inc., sold for Mrs. Rose Steiner 794 Fairmount pl, a brick 3-family house, on a lot 25x80. GRANT AV.—William Rankin sold the north-

Classified Advertisements

Employers anxious to secure help (elerical or profes-sional), or employees wishing to obtain a position or better a present one will find this department of the Eccord 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.

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OF HIGHWAYS, ALBANY, N. Y.; Seaied
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tor the repair of the following highways:
Albany. ... (2 contracts: reconstruction)
Broome. ... (1 contract; reconstruction)
Chemung. (1 contract; surface treatment)
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Greene. ... (1 contract; reconstruction)
Greene. ... (1 contract; reconstruction)
Greene. ... (1 contract; reconstruction)
Orange. ... (2 contracts: reconstruction)
Montgomery. (1 contract: reconstruction)
Orange. ... (2 contracts: reconstruction)
St. Lawrence. (1 contract; reconstruction)
Sscuyler. (1 contract; surface treatment)
Steuben. ... (1 contract; reconstruction)
Signols. ... (2 contracts: reconstruction)
Tioga. ... (2 contracts: reconstruction)
Tioga. ... (2 contracts: reconstruction)
Maps, plans, specifications and estimates
may be seen and proposal forms obtained
at the office of the Commission in Albany,
N. Y., and also at the office of the division
engineers in whose division the roads to
be repaired are located. The addresses of
the division engineers and the countries of
which they are in charge will be furnished
upon request.

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called to "GENERAL INFORMATION"

upon request.

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IRVING V. A. HUIE, Secretary

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east corner of Grant av and East 165th st, a vacant plot, 32.7x109. It will be improved with

INTERVALE AV.—George Knauf sold 1230 Intervale av, a 3-sty and basement frame 3-family house, on a lot 25x75.

LONGFELLOW AV.—Edward Polak, Inc., sold for Mrs. Jack Webber to A. Davidson, 1419 Long-fellow av, a frame 2-family house, on a lot 25x

MATTHEWS AV.—Empire City Savings Bank sold to the Hurtra Realty Co., Louis Schlechter, president, the vacant plot, 125x140, on the east side of Matthews av, 200 feet south of Burke

MINFORD PL.—Hesan Realty Co., M. Heller, president, sold 1562 Minford pl, adjoining the southeast corner of East 173d st, a 5-sty apartment house, on a plot 35x100.

MORRIS AV.—Sidney Auerbach sold 2310 Morris av, a 3-sty and basement brick dwelling, on a lot 18.7x117.5.

MORRIS AV.—Armstrong & Carpenter sold to E. F. J. Carpenter, 2019 Morris av, a 2-family house, on a lot 25x100.

PARK AV.—Kate V. Murray sold 3526-3528 Park av, a 4-sty brick double business building, on a plot 61.3x105, adjoining the northeast cor-ner of East 168th st.

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PARK AV.—Charles M. Radice bought from Catharine M. Campbell 4433 Park av. a 2-sty and basemest frame dwelling, on a lot 29.3x98.8.

ROSEDALE AV.—John Pierce bought 1498 Rosedale av, a 2½-sty frame detached dwelling, on a lot 25x95, at the southeast corner of Man-

SHERIDAN AV.—Hedwig Fibel bought from the Howe estate 943 to 947 Sheridan av, two 4-sty and basement apartment houses, each on a plot 37.5x67, adjoining the northwest corner of East 163d st.

SOUTHERN BOULEVARD.—Sovis Holding Corporation sold to Joseph G. Abramson 992 Southern Boulevard, a 5-sty apartment house with stores, on a plot 42x107.

SOUTHERN BOULEVARD.—Hedwig Fibel sold 2085 Southern Boulevard, a 5-sty apartment house, on a plot 37.5x100, adjoining the southwest corner of East 180th st.

THIRD AV.—J. Waldron Gillespie sold 3472-3474 Third av, the first a 2-sty frame store building and the second a 4-sty brick apartment house with store, both on a plot 54.77x120.02x 52.54x100.11.

TIEBOUT AV.—Howe estate sold to Hedwig Fibel 2482 Tiebout av, a 4-sty and basement apartment house, on a plot 31x100.

TOPPING AV .- Dr. Paul Luttinger sold to

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Julius Josephson 1743 Topping av, a 2½-sty detached dwelling, on a plot 32.5x95.

VALENTINE AV.—Cahn & Cahn sold to J.
Austin, 2868 Valentine av, a 2-sty. two family house, on a lot 25x100.

WASHINGTON AV.—Mrs. Adele Pollack sold to A. Lucker, 1728 Washington av, a 2-sty frame dwelling and store, on a lot 20x100.

WILKINS AV.—Ella Realty Co. sold 1420-1422 Wilkins av, the first a 3-sty and basement frame dwelling, on a lot 25x100, and the second a 3-sty brick and frame store and dwelling, on a lot 25x100.

Brooklyn.

7TH ST.—Henry L. Nielsen Offices sold for Mrs. Matilda Singles to a buyer, for occupancy, 461 7th st, a 2-sty and basement brownstone dwelling.

7TH ST.—Henry L. Nielsen Offices sold for Essador Wasserstrom to Francis Gottlieb 480 7th st, a 3-family house.

49TH ST.—Conveyances Holding Co. sold through Tutino & Cerny 543 49th st, a 4-sty brick double flat.

DEAN ST.—Max Bialor sold through the Bulkley & Horton Co. to a buyer, for occupancy, 1477 Dean st, a 2-sty dwelling, on a lot 20x107.6.

5TH AV.—Frank A. Seaver Co. sold for J. M. Lowe 9229 5th av, a 3-sty double flat, with stores.

FORT HAMILTON AV.—Frank A. Seaver & Co. sold for J. Crifasi to a buyer, for occupancy, 9406 Fort Hamilton av, a frame 2-family house.

JEFFERSON AV.—Bulkley & Horton Co. sold for Mrs. M. Weed to a buyer, for occupancy, 675 Jefferson av, a 3-sty and basement brownstone dwelling, on a lot 20x100.

JOHNSON ST.—Burling Realty Co. sold for R. Perlman 107 Johnson st, a frame dwelling.

KENT AV.—Bulkley & Horton Co. sold for Martin Metzner 971 Kent av, a 3-sty and basement brick dwelling, on a lot 20x70, to a buyer, for occupancy.

LINCOLN PL.—The Berkshire Realty Co., Joseph C. Haft, president, resold to an investor 541 to 553 Lincoln pl, three 4-sty apartment houses, on a lot 150x117.

PATCHEN AV.—R. F. Young sold through the Burling Realty Co. 118 Patchen av. a 2-sty and basement brick dwelling.

QUINCY ST.—Walter A. Rea sold through the Henry L. Nielsen Offices to Morton D. Greaves 634 Quincy st, a 2-sty and basement dwelling.

SOUTH ELLIOTT PL.—Clara Matthews sold through the Bulkley & Horton Co. to a buyer, for occupancy, 41 South Elliott pl, a 3-sty frame English basement dwelling.

VAN BUREN ST.—Burling Realty Co. sold for F. S. Ketcham 40 Van Buren st, a frame dwelling; and for Louise Ling 63 Van Buren st, a frame dwelling.

Queens.

GLENDALE.—Samuel K. Jacobs, of Walter Emmerich & Co., makers of ribbons, bought the three large factory buildings and 19 acres of land at Glendale. Mr. Jacobs was forced to buy the plant to continue his business after the expiration of his lease. He expects to erect 100 houses for his employees.

LONG ISLAND CITY.—Roman-Callman Co. sold for the Schley Realty Corporation to John A. Carnay, of the Carnay Body Co., a plot of 7.500 square feet in the east side of Pearson st, 500 feet south of Jackson av, Long Island City. The buyer will improve the plot with a modern

RECENT LEASES.

Big Fifth Av. Lease.

Big Fifth Av. Lease.

At gross rentals aggregating about \$1,000,000 for a term of 21 years the Shulte Realty Co. has secured control of the 11-sty store, office and apartment building at 210 Fifth av, extending through to 1132 Broadway. The building was originally built by the Hoffman estate for Mark Cross & Co. and fronts 28.2 feet on Fifth av and 30.2 feet on Broadway. The Shulte Co., which secured the lease with renewal privileges through Spear & Co., plans to convert the apartments on the upper floors into offices and generally remodel the building at an estimated cost of \$50,000. Its site was originally occupied by the homestead of Dean Hoffman, who founded the estate. The ground floor of the building has been occupied by the Shulte Co. for several years.

M. & L. HESS, INC., leased for the 255 Fifth Avenue Corporation to Josiah Wedgewood & Son the fourth floor in the foregoing address; for the Wanora Mills to Bernard Bernstein the fourth floor in 26 West 23d st; for the Empire Cream Separator Co. to O. C. Schmidt space on the sixth floor of 907 Broadway; for a client to A. H. Waterman space on the third floor of 125 East 23d st.

ESTATE OF AL HAYMAN leased to the Walk-Over Shoe Co. at an aggregate rental of approximately \$1,500,000, the building, 25.7x109.9, at the southeast corner of Broadway and 40th st, adjoining the Empire Theatre, which was recently leased to the Famous Players-Lasky Corporation.

ESTATE OF B. F. KENNEY leased through Thomas P. Burke to David Reeves, Inc., and to Y. Levine the two stores that formerly comprised a large liquor saloon at the southwest corner of Tenth av and West 47th st, for a term of years. The total rental is more than the saloon paid and saloons in their time yielded bigger rentals than other lines of business.

ALBERT B. ASHFORTH, INC., leased to F. R. Tripler & Co. the store, basement and mezzanine in the Yale-Towne Building at 9 and 11 East 40th st. Tripler & Co. have occupied the store at the northeast corner of Madison av and 42d st for 20 years, but are obliged to move owing to the fact that the present building on the site is to be demolished to make way for a 22-sty office building. Tripler & Co. will eventually return to the 42d st corner.

AMES & CO. leased for a client to Albin &

AMES & CO. leased for a client to Albin & Seilikowitz the two entire 4-sty brownstone buildings, 59-61 W. 24th st, on a plot 38x98.9, for a long term of years.

ABRAHAM ARNDT & BROS., who for 29 years have been in 106 Fulton st, have leased through Sol Stern large space in 31-33 E. 27th st.

AUTOMOBILES CORPORATION leased from the Silver Lunch Co. the store and basement in 1666 Broadway for a term of years.

GEORGE BACKER, president of the Textile Building, Inc., leased to the Van Raalte Co. the second floor, approximately 32,000 square feet, in the Textile Building, under construction on the east side of Fifth av, from 30th to 31st sts, for a term of 10 years from February 1, 1921, at a gross rental of approximately \$700,000. L. J. Phillips & Co. were the brokers.

THE BILTWELL REALTY CORPORATION leased from plans the garage at 175th st and Carter av to Oscar Licker, for a term of 15 years, at the rental of \$175,500.

EDWIN BIRD WILSON CO., advertising agents, leased the entire fifth floor in 9 Hanover st, corner of Beaver st, for a term of 10

BROWN BROTHERS leased to the National Drug Stores Corporation the 4-sty building, 2 Union Square, at the junction of 14th st, fronting 25 ft. on Union Square. The lease is for a long term of years. The property was originally leased to Brown Brothers.

CARPENTER FURNITURE CO, leased from Morris B, Baer 66 to 70 East 125th st, a 3-sty building, on a plot 75x100.11, for a long term of years, at an aggregate rental of \$300,000. The former tenant was Cowperthwaite & Co.

CUSHMAN & WAKEFIELD, INC., leased space on the 11th floor of the Grand Central Palace for the Merchants and Manufacturers Exchange, to the Democratic National Committee of Washington, D. C., to be used as their National Headquarters during the coming presidential campaign.

JOSEPH P. DAY leased for a term of 4½ years to the Automatic Straight Air Brake Co. for Pasbach-Voide Lithographing Co the three top floors of the Zinn building, at the southeast corner of W. 25th st and Eleventh av. The lease totals about \$250,000.

MRS. ALMEE DOUGLAS, head of the firm of T. M. and J. M. Fox & Co., dressmakers, leased to Antoinette C Worrall, gowns, at 734 Fifth av the 4-sty dwelling on a lot 25x80, at 11 East 56th st for 21 years at an aggregate rental of \$252,000. Fox & Co., who own and occupy the abutting building at 10 East 57th st, acquired the 56th st realty last November from the Thornbrake Co.

JAMES A. DOWD leased for a term of years 158 to 168 Sixth av covering the north half of the block between 11th and 12th sts for a client to the ulster Court Corporation.

to the ulster Court Corporation.

DUNLAP & CO., hatters, leased for a term of 21 years 431 Fifth av, a 5-sty building, 21.10x100, from Walter E. Maynard. The property is now occupied by Dempsey & Carroll, stationers. Dempsey & Carroll have leased the 5-sty building, 25x100.5, at 13 East 47th st from the estate of George D. Smith for a term of 15 years.

DUROSS COMPANY leased for Wm. C. Orr to Hyman Kramer and Harry E. Kessler, the building 201-205 William st and 17 Frankfort st, for a term of 15 years. The building will be remodeled and the store occupied as a lunch room.

DUROSS CO. leased the 4-sty building, 109 West 17th st for Theresa Browning to Julius Ratner for a term of 15 years.

DUROSS CO. leased for a client to Nicholas and George Baralis the store and basement in the northwest corner of Seventh av and West 13th st for a term of 10 years.

DOUGLAS L. ELLIMAN & CO, leased for Mrs. H. K. S. Williams to A. Broisat for a long term of years 46 East 50th st, a 5-sty American basement dwelling, on a lot 20x100.

E. D. FARRELL Estate leased to the Perfection Products Co. the large store and basement in 675 Third av, Manhattan.

DOUGLAS GIBBONS & CO. and William A. White & Sons leased for John D. Rockefeller 14 West 54th st, a 5-sty American basement dwelling, to Stephen Peabody, who recently

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leased his holdings at the southwest corner of Madison av and 54th st to Frank Cassidy.

THE HAGGSTROM-CALLEN CO. leased in the Speedometer Building, 119-21 W. 63d st from plans, for a term of years, the entire main floor and basement, to be used as the New York salesroom by the Combined Motors Corporation, Eastern distributors of the Denvy truck.

GALL & LEMBKE, opticians, leased through Brett & Goode from Augusta Polifeme the 6-sty building, on a lot 24x100.5, at 7 East 48th st, from November-1, 1921.

GA NUN & PARSONS, opticians, now at 13 West 42d st, where they have been located for the last 20 years, have leased the 4-sty building at 19 West 50th st from the Columbia College Trustees for a long term of years at an aggregate rental of \$100,000. The tenants will remodel the building for their business.

ADOLPH PICKEN, president of the Coastwise Warehouses, Inc., leased, from the owner, 1981 to 1987 Broadway, four 4-sty buildings, with stores, on a plot \$4.7x80; and 103 to 107 West 67th st, around the corner, three 4-sty and basement brick dwelling, on a plot 51x75.5. The term is 21 years with privilege of two renewals. The combined plot will be reimproved with a building for the Hamilton Motors Co.

REAL ESTATE NOTES.

ORVILLE B. ACKERLY, who has long made a specialty of Long Island real estate, recently negotiated the sale of a choice tract of shore front acreage at Bridgehampton for the Handley estate. Twice Clerk of Suffolk county, and long deputy clerk, Mr. Ackerly is reputed to have the most valuable records extant of Suffolk county titles. He is recognized by the courts as an expert on Long Island real estate values, and has often been called upon to testify regarding values in Queens, Nassau and Suffolk counties. For many years he has maintained an office in New York.

FRANK BAILEY, vice-president of the Title

office in New York.

FRANK BAILEY, vice-president of the Title Guarantee & Trust Co., William H. Reynolds, William M. Greve and Charles A. O'Malley, who were indicted in New York County, during the second mayoralty campaign of Mayor Mitchel, for conspiracy to mulct the city for excessive profits on the sale of certain lands in Brooklyn to it for marginal railroad purposes, have been exonerated by the Supreme Court recently dismissing the indictments on the ground that the District Attorney had allowed them to lie dormant for three years and apparently lacked evidence on which to prosecute. The court intimated that the indictments were found for political purposes.

CHARLES THORLEY, florist, has had the

CHARLES THORLEY, florist, has had the ban against business lifted from the leasehold property 604 5th av, which was long the residence of Russel Sage and subsequently of his widow. Mr. Thorley bought this property at the recent auction of the Sage property at holdings conducted by Joseph P. Day and paid the round sum of \$441,000 for it with a restriction prohibiting its use for business. In other words Mr. Thorley took a chance that the business development hereabouts would aid him if having the restriction removed. The owner of the leasehold, the Dutch Reformed Church and Columbia University, have consented to the lifting of the restriction.

MARCUS M. SCHENCK has removed his real

MARCUS M. SCHENCK has removed his real estate office from 16 Exchange pl, Manhattan, to 166 Montague st, Brooklyn.

STEVENSON SCOTT is the buyer of 55 East 74th st, a dwelling recently sold.

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JACOB J. TABOLT has removed his offices from 761 6th av to 558 8th av.

WELD & SUYDAM announce the removal of their offices to room 703, 522 5th av.

DAVID KRAUS has removed his office from 56-58 Pine st to 51 Maiden lane.

A. H. MATHEWS has removed from 181 Broadway to 14 Maiden lane.

MRS. H. LeROY WHITNEY is the buyer of 213 East 62d st, a dwelling that was recently reported sold.

THE BORDEN CO. is the buyer of 350 Madi[‡] son av and 14 to 20 East 45th st, recently sold by the estate of Thomas B. Hidden.

ROMAN-CALLMAN Co. has removed its office to the ground floor of the Queensboro Corporation Building at North Jane and Prospect st, Bridge Plaza, Long Island City.

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.)

<u> </u>			
. MAN	HATTAN		
Com	veyances.		Tot
Wan 104	1920	1919	Am
Total No.	o May 19 May	196 May 21	Am
Total No	\$18.744.150	\$11 124,100	
No with consideration Consideration Assessed Value	\$2,534 075	\$863 620	
Assessed Value	\$2,105.100 to May 19 Jan	\$853 000	
Total No	7 912	3.269	Am
Total No	\$563.551 050	\$141.045 850	Am
Consideration	\$61 867 433	\$18.956 663	Tot
Assessed Value	\$53.775 050	\$20,219,550	Am
Mo	rigages.		To
	1920	1919	
May 13 to		15 to May 21	
Total No	\$6.809 888	\$3,358 105	Nev
Amount	\$2 426 000	\$1,473,250 69	Cos
No at 6%	131	69	Alte
	\$3,882.063 68	\$1,557,000 22	Nev
Amount.	R1 Q47 015	\$205 PAG	Cos
Amount.	\$468.750	\$1,320.500	
No at 41/4%			
		\$3,834	
Amount	4 850 500	2	
Interest not given	\$53,500 35	\$4,996 11	Tota
Amount	\$558.360 to May 19 Jan	\$75 975	No. Con
Total No	5.240	1,631	
Total No	\$183,090 009 674	\$43,353.118 283	Tota
Amount	\$51,899,477	\$14,647.550	Con
Mortgage			
May 13 to	1920 May 19 May	1919 15 to May 21	Tota
Total No	69	42	Amo
To Banks & Ins. Cos.	\$5.696 700 44	\$1,627.050 16	Amo
Amount	\$4.671,450	\$1,139.000	No.
Total No.	00 May 19 Jan	1. 1 to May 21	No.
Total No	\$69,165.724	\$34.027.445	Amo.
Amount	\$55,682 541	\$27.188.000	Unu
			Amo
Buildin	g Permits.		Amo
May 13 to	1920 May 19 May	1919 15 to May 22	T-4-
			Amo To E
New Buildings Cost	\$471.200 \$474,894	\$882,550 \$653,210	To E
	to May 19 Jan	. 1 to May 22	
New Buildings	316	128	
Alterations	\$60,600,558 \$18,594,357	\$13.031.550 \$7,949,005	
			New
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Total No	200	200	Alter
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Total No Amount To Banks & Amount		\$4,585	,500	\$2,967,750
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		192		1919
	May 13 to			to May 21
New Building	78	11249 10	24	12
Cost		\$298	000	\$100 400
New Building Cost Alterations		\$43	3,050	\$51.550
	Jan. 1	to May 1	9 Jan.	to May 21
New Buildin Cost			446	153
Cost		\$9.240	755	\$4,102 840
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	jan, 11	o May 18	Jan. 1	to May 19
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No. at 6 % Amount No. at 5 1/2 % Amount	963 \$3,454.088 109 \$904.762	304 \$1.034.189 99 \$432.300
No. at 5%	\$29,600 4 \$11,000	\$28.450 1 \$5,750
	\$47,050 to May 18 Jan	\$724,325
Total No	\$100,202,405 2,079 \$16,678,080	9 375 \$35,829 436 645 \$4,853,560

1919

Amount	\$16,678,080	\$4,853,560
Building	Permits.	
May 13 to M	1920 fay 19 Ma	y 14 to May 19
New Buildings Cost	198	\$3,466.375
Jan. 1 to	May 19 Jan	n. 1 to May 19
New H ildings Cost	3,918 \$32,079 613 \$5,553 408	\$22 960 445
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Building Permits 1920

	May 19 May	14 to May 19
New Buildings	232	186
Cost	\$1.581,814	\$453,770
Alterations	\$49,200	\$155,648
fan. 1	to May 19 Jan	1 to May 19
New Buildings	2,969	2 569
Cost	\$17,698 252	\$8,997 246
Alterations	\$1.725,657	\$795 443

RICHMOND. Building Permits. 1020

	May 19 May 14 to	May 19
New Buildings Cost	59 \$64,359 \$2,850	\$37,900 \$37,900
Jan. 1 to	May 19 Jan. 1 to	and the second
New Buildings Cost	\$1,107,805 \$149,184	\$562,847 \$57,311

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In any such adaptation our drafting department will co-operate with your architect.

The Terra Cotta is Atlantic Terra Cotta, of Atlantic quality and Atlantic service goes with it. It is grey in color, similar to the Terra Cotta used for the Pennsylvania Hotel, New York.

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ATLANTIC TERRA COTTA COMPANY 1170 Broadway New York City

: : Telephone Madison Square 5740 : :

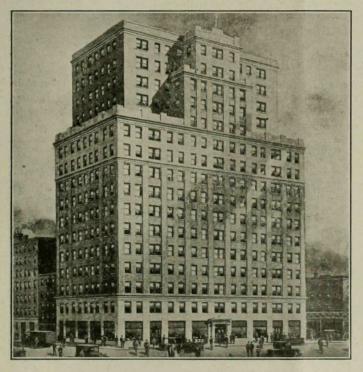
BUILDING SECTION

New Office Building to House Import and Export Interests

Sixteen-Story Structure at Water and Moore Streets, Designed by Deutsch & Polis, Soon to Be Commenced

ITHIN the next two weeks active construction will be commenced on a sixteen-story office building that will be erected at 7 to 11 Water street, through to 8 to 12 Water street, for the National Park Real Estate Corporation of 32 Union Square. The structure will be built from plans and specifications prepared by Deutsch & Polis, architects and engineers, 50 Church street.

This proposed building will occupy the entire block front in the east side of Moore street, approximately 140 feet, and will have frontages of 63 feet 2 inches in Front street and 72 feet 7 inches in Water street. The site is located at a distance of less than two blocks from Fraunce's Tayern, two



Deutsch & Polis, Architects. PROPOSED WATER STREET OFFICE BUILDING.

blocks from South Ferry, and is diagonally opposite the United States Army Building. The building is ideally located for the export, import, steamship and chemical industries.

As there are but few tall buildings in the vicinity of this new structure the tenants will be assured of unusually good facilities for ventilation and natural light. The structure has been designed so that every office will have an outside exposure. By reason of the requirements of the Zoning Law, this sixteen-story structure could not be carried to its full height without a set-back. This set-back occurs at the level of the twelfth floor and another at the level of the fifteenth floor. These set-backs give to the facade a pleasing and effective appearance.

Heretofore but little has been known of the actual ground conditions in this neighborhood owing largely to the fact that no very tall structures have been erected as yet. When test borings were made upon the site of this project it was discovered that bed rock would most likely be found at distances varying from twenty-two to twenty-eight feet below the curb level. For the foundations of the building, steel piles filled with concrete, carried to bed rock, will be employed, and only sufficient excavation below the curb level will be made to provide for a boiler room. The facades of this structure will have a granite base with brick and limestone employed for the upper floors. Up to the twelfth story the front walls are to be carried on the steel skeleton at the various floor levels. Above the eleventh floor the outside walls will be constructed as bearing walls carried on steel girders in the ceiling of the eleventh story.

As a result of several original ideas used in the design and construction of the structural steel framework and floors a very considerable saving in cost over previous designs will be affected. It is because of these economies in design and construction, worked out by the architects, who are also engineers, that the owners were encouraged to proceed with the construction of this operation, notwithstanding the abnormally high cost of both labor and materials.

The first floor is designed for stores and will have a total rentable area of 5,600 square feet. The second to and including the eleventh floors the total rentable area will be 74,360 square feet. From the twelfth to and including the sixteenth floor there is an additional 25,970 square feet of space to be rented as offices. This structure will be equipped with six high speed electric elevators, each with a capacity of 2,200 pounds.

Apartment Dwellers Buying Houses

Amid the housing crisis there is a number of apartment house tenants who, caught in the maelstrom of house shortage, are buying old private dwellings in Yorkville, Harlem, Washington Heights, the Bronx and Brooklyn. The daily records show enormous dealing in private houses. Many old tenants of these houses are buying them in order to make sure of a permanent abode. Besides, many of those who are buying dwellings feel that apartment rentals will be maintained at a high level for a long time to come and that, therefore, it is well worth while to buy an old two or three story and basement private house, which they feel is a better return on the investment than renting an apartment for some years hence on a steadily rising rental power.

In Brooklyn the cooperative apartment house movement is gaining momentum. It is appealing strongly to the apartment house tenant who is paying fifty dollars and upwards monthly for an apartment. The sale of dwellings in Brooklyn is constant. Old frame houses that were considered to be passe are now being bought and overhauled at prices that were deemed impossible of realization one year or more ago. This back to the private house movement in Brooklyn is solving the question of remodeling them into multi-family apartments that had long agitated the real estate mind in that borough.

In certain parts of Queens borough new private dwellings of medium size, and many two-family houses, are being bought by middle-class investors who can live in one part and rent the other part.

Mayor Hylan Outlines Program for Housing Committee

Appoints Chairmen of Committees to Take Up Various Phases of Shortage and Plan Relief Measures

AYOR HYLAN has announced the appointment of an Executive Committee of the Housing Conference Committee and outlined the functions of the sub-committees of the larger committee. The Executive Committee consists of Henry H. Curran, Robert P. Brindell, Walter Stabler, E. A. MacDougall, Preston P. Lynn, Edward P. Doyle, Wright D. Goss, Laurence McGuire, Burt L. Fenner, James H. Post, Ralph Peters, Victor F. Ridder.

The Mayor's statement follows:

"Each member of the Executive Committee will act as chairman of the particular group or interest he represents on the general committee. Each of these representative groups of sub-committees into which the general committee is divided will endeavor to bring about a plan of action within its sphere that will fit in harmoniously with the plans to be submitted by the other sub-committees, in order to carry out effectively the object of the general committee, namely, to facilitate and expedite the necessary increase of housing.

"Each member of the Executive Committee, by virtue of his designation as Chairman of a particular sub-committee of the general committee, will be asked to take up the following questions and report the findins of his sub-committee to the

Executive Committee:

"Instructing the superintendents of buildings to give pref-

erence to housing construction of all kinds, including alterations. Retarding, wherever possible, the alteration of houses used for living purposes into buildings for commercial pur-

"Interesting city employes in the purchase of homes, generally, singly or by the co-operative plan. Arranging for the formation of building loan associations among employes, where some plan might be devised for those who may be willing to invest from their earnings.

"Arranging for the gathering of weekly or monthly instalments by which a considerable fund could be collected every few months, and applications and requests for loans be considered and acted upon in the order of priority to enable such applicants to build or purchase the houses which that money would buy.

"Inquiring from the Sinking Fund Commission or the Comptroller as to the available lots owned by the city or State within the confines of the City of New York, that the city or State might be able or willing to lease out for twenty years, with a privilege of another twenty, for building sites.

"Discussing and considering any legislation that may be required to meet the necessities of the present housing conditions with respect to existing houses, as well as new construction."

Ready to Start Work on New Broadway Office Building

NAL plans have been prepared by George and Edward Blum, architects, 505 Fifth avenue, for a new six-story, semi-fireproof office building, with stores on the ground floor, that will be erected at 321 to 323 Broadway, near Worth street. The structure will occupy a plot having a frontage of 50 feet 6 inches on Broadway, with a depth of 105 feet 5 inches. The owners and builders are Crystal & Crystal, 47 West street. This project is located in the heart of the white goods district and will replace the structure formerly occupied by Dodd's Restaurant. Some months ago plans were prepared for extensive alterations to be made to these premises, changing the building into a modern loft, but a disastrous fire, occurring during the blizzard that tied up the city and hampered the arrival of fire apparatus, made a change in the plans.

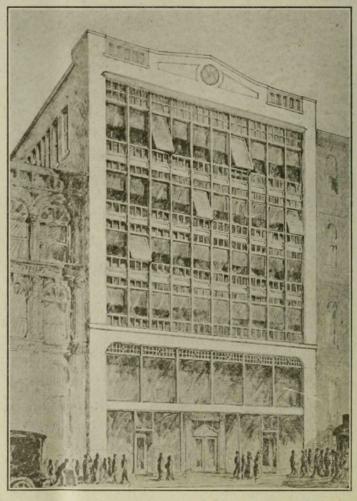
The basement of the proposed new building will be particularly adapted for receiving and shipping dry goods. A sidewalk lift will be installed and the large basement will be lighted by vault lights. The first two floors will be divided into two large stores and the third, fourth and fifth floors, with ceiling heights of 11 feet 6 inches, will be subdivided as offices, showrooms and lofts. The top floor has exceptional head room and in addition receives direct light on three sides which will make it especially desirable to some firm requiring

the best possible natural illumination.

The facade of this building has been designed along severely plain lines, with a large amount of the space devoted to windows in order to obtain the best possible lighting. The windows on all floors extend from the floor to the ceiling and practically gives the effect of an entire glass front. The limited amount of masonry that will be visible in the construction of the front of this building will be of imported Travetine stone; the lack of embellishment emphasizing the natural beauty of the material employed. The base course will be of polished pink granite. The entrance has been designed in the Gothic style and the materials employed will be similar to that used in the front. The main entrance corridor will receive a similar architectural treatment, where the Travetine stone will reach to the ceiling height. This ceiling will be valued in mediaeval style. The floors will be of marble mosaic.

During the past week or so announcements have been

made of quite a number of large building projects located in this section of Manhattan and although the majority involve the alteration of old structures the movement is indicative of new commercial activity in this neighborhood. .



NEW STRUCTURE AT 321 TO 323 BROADWAY

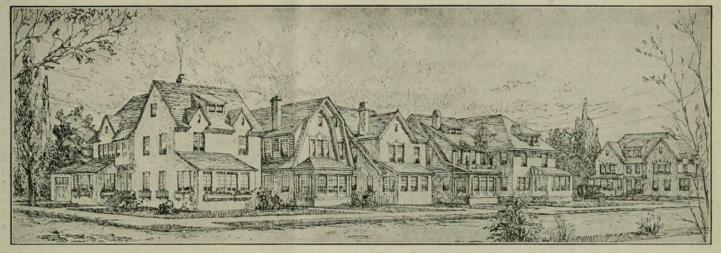
Exclusive Housing Development on Avenue L, Brooklyn

Carucci & Wolpert, General Contractors, Start Work on Project Representing Investment of About \$500,000

A LTHOUGH the operation of the recently passed laws designed to prevent profiteering in rents by unscrupulous landlords has slowed down the demand for private dwellings to some degree, the market for buildings of this type is still remarkably active and builders are experiencing no difficulty in disposing at excellent prices of all the residential structures they are able to complete. Everyone at all familiar with real estate conditions in the Metropolitan district, and more particularly that phase of the situation pertaining to housing accommodations for the rapidly growing population of this city, are of the opinion

gin of profit to the builders. There are at present indications that the house building movement in Brooklyn, while not quite so extensive as it was last season, will be extremely active during the remainder of this year and the dwellings to be constructed between now and October 1, will be of material assistance in reducing the famine in living accommodations that has been so troublesome for many months past.

Announcement has just been made of a large building operation that involves the construction of a group of nineteen handsome one and two-family houses in one of the finest residential sections of Flatbush. The site selected

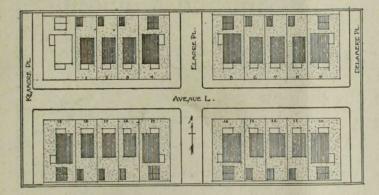


Carucci & Wolpert, Builders.

VIEW OF AVENUE "L" DEVELOPMENT FOR THE LAND IMPROVEMENT AND CONSTRUCTION CORPORATION.

that the present falling off in buying interest caused by the action of the State Legislature is but a temporary condition that certainly will be reflected next autumn in a demand for dwellings that in scope and intensity will greatly surpass that of the past.

Builders who are alive to this situation are now making every effort, notwithstanding the existing scarcity and constantly increasing cost of materials, to get their scheduled



PLOT PLAN OF FLATBUSH DEVELOPMENT.

residential building operations underway just as fast as possible, so that when the demand reaches its maximum next fall they will be in a position to take full advantage of the situation and have their buildings completed and ready for occupancy.

Throughout the past year Brooklyn led the way for the Metropolitan district in the construction of new homes. One and two-family dwellings have been erected singly and in large groups in various parts of the borough, and all were readily sold at prices which allowed a very fair mar-

for these dwellings is easily accessible to the rapid transit lines and is in close proximity to high class shops, churches, schools, theatres, etc.

This project, including both the value of the land and the cost of construction for the nineteen dwellings scheduled will represent an investment of more than \$500,000. The owner is the Land Improvement & Construction Corporation, 99 Nassau street, Manhattan, and the houses are to be erected under a general contract by Carucci & Wolpert, builders, 186 Remsen street, from plans by James A. McCarroll, architect, 200 Montague street.

These houses will be located on the north and south sides of Avenue L, from Kenmore place to Delamere place. The plot layout calls for two-family dwellings to occupy the seven corners, and the twelve interior lots will be improved with one-family houses. The buildings will be of frame and stucco construction and each will vary in design so that as a whole the development will present an artistic and pleasing appearance.

In the plans for these houses the architect has spent considerable time and study with the especial idea of minimizing housekeeping effort and the elimination of the servant problem as far as possble. The rooms are all spacious and well arranged in their relation to each other, and in their equipment the dwelling will be models of modern house-keeping efficiency. Large built-in closets abound and ample trunk storage space is provided in the basement and attic.

The overall dimensions of the one-family dwellings are 22 feet front with a depth of approximately 41 feet, exclusive of front and rear porches. The front porches are fully enclosed and will be equipped with radiators so as to heat them during the winter. In these houses the living room and hall extends across the full width of the house and has a depth

(Continued on page 690.)

Annual Convention of New York Society of Architects

James Riley Gordon for Fifth Consecutive Term was Unanimously Re-Elected President at Enthusiastic Meeting

At the annual convention of the New York Society of Architects held at the United Engineering Society Building on May 19, James Riely Gordon was unanimously re-elected for the fifth consecutive term as president; Adam E. Fisher, of Brooklyn, first vice-president; Edward W. Loth, of Albany, second vice-president; Frederick C. Zobel, of New York, secretary; Henry Holder, of Brooklyn, treasurer, and Walter H. Volckening, of New York, financial secretary. The seriousness of the building, housing and labor situations were discussed at length. Many committees reported and many others were appointed to investigate these conditions.

This meeting was one of the most notable and enjoyable gatherings in the history of the society, now entering upon the fifteenth year of its existence. About forty members were present, out of a total of two hundred and forty, scattered over the United States and Canada. Among the speakers called upon by the president was the society's former secretary, C. Whitley Mullin, who in a brief address mentioned the fact of his being the only member present of the original seventeen who started the organization in Brooklyn in the year 1906.

Mr. Mullen took occasion to urge the necessity of adherence to a few fundamental principles, if the society was to continue to progress as it had done in the past. These principles were, first, loyalty, whether of individual members to the organization as such, regardless of personal preferences; or loyalty to a sound code of ethics; or, lastly, loyalty to the public generally, which is synonymous with public spirit. In the next place Mr. Mullin urged the importance of giving adequate publicity to the Society's proceedings, as affording the

most effective safeguard against oppression and other evils too numerous to mention. Lastly the speaker urged full and free representation of the various schools of thought or types of practice, included in the practice of architecture, regardless of race distinctions, or of any other consideration of a secondary nature.

Others who delivered addresses included Vice-President

Loth and Adam E. Fisher.

Exclusive Brooklyn Housing Project

(Continued from page 689.)

of 16 feet. A large open fire place is the dominating feature of these rooms. The dining rooms are approximately 15x15 feet. The kitchens and pantries are large and one of the unusual features of this operation are the breakfast porches, fully enclosed, that are accessible from the dining room through casement doors and also from the butler's pantry.

The second floors have three master bedrooms and bath, with the main bedroom extending across the full width of the house. In the attic are two bedroms and an extra bath. Laundries and a servant's lavatory are located in the basement of each dwelling.

In connection with these houses the owner has planned to build one and two-car garages. The one-family houses will have a one-car garage located at the rear lot line and the corner houses will each have a two-car garage subdivided by a brick partition. According to the present building schedule it is expected to have these houses fully complete and ready for occupancy before the end of the summer.

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Greenpoint 198-9

New Construction Held In Abeyance for Lack of Materials

Large Volume of Projected Building Reported by F. W. Dodge Company Is Unable to Start Because of Freight Congestion

A LTHOUGH building material shortages, brought about by the railroad freight congestion, have slowed down building construction to a marked degree, the condition has but slightly affected the planning by architects and engineers of new structural projects that will be commenced just as soon as the material situation is readjusted. During the week of May 8 to 14, inclusive, architects and engineers in New York State and New Jersey, north of Trenton, reported plans in progress for 479 new building and engineering projects that will call for an outlay of approximately \$18,905,500. During the same week contracts were awarded for 253 operations, valued at \$12,604,500.

According to these figures, which were prepared by the F. W. Dodge Company, a vast amount of new construction is piling up pending the arrival of building materials and supplies, and it is certain that the industry will be taxed to its full capabilities throughout the balance of the year in order to get caught up with its structural program.

The list of 479 new operations reported as being planned during the week of May 8 to 14, inclusive, included 114 business buildings, such as stores, offices, lofts, commercial garages, etc., \$6,651,500; 17 educational projects of various types, \$1,659,100; 6 hospitals and institutions, \$837,000; 22 factory and industrial projects \$1,544,000; 3 public buildings, \$71,000; 29 public works and public utilities, \$2,552,500; 8 religious and memorial structures, \$565,000; 267 residential operations, including apartments, flats and tenements and one and two family dwellings, \$4,485,600, and 13 social and recreational projects, \$539,800.

Among the 253 operations for which contracts were awarded during the week of May 8 to 14, inclusive, were 55 business projects, \$3,120,500; 10 educational operations, such as schools, colleges, libraries, etc., \$301,500; 23 factory and industrial buildings, \$2,497,000; 2 public buildings, \$10,400; 23 public works and public utilities \$2,643,300; 4 religious and memorial projects, \$180,000; 129 residential operations of various types, \$3,733,200, and 7 social and recreational buildings, \$118,600.

PERSONAL AND TRADE NOTES.

The Batavia & New York Woodworking Co. announces the removal of its offices to 348 West 14th street.

Ross & McNeil, architects, have moved their offices from 30 East 42d street to the Monolith Building, 45 West 34th street.

James A. Henderson, general contractor, recently moved his offices from 30 East 42d street to 103 Park avenue.

Herman A. Weinstein, architect, announces the removal of his office from 32 Court street to 375 Fulton street, Brooklyn.

H. W. Miller, Inc., plain and ornamental plastering, announces the removal of his office and shop from 654 West 51st street to 410 Eleventh avenue.

H. A. Yarish, architect, formerly chief draughtsman for Shampan & Shampan, has established an office at 367 Fulton street, Brooklyn, for the general practice of his profession.

I. Bloom and R. Kleinman, both recently connected with a prominent lighting fixture corporation in this city, and who have had many years' experience in this line, have formed a co-partnership, to be known as the Bozart Lighting Co., for the sale and installation of lighting fixtures and have established offices and showrooms at 8 Warren street.

William E. Cash, formerly vice-president and New York manager of the American Luxfer Prism Co., and James H. McKee, New York agent of the Zouri Drawn Metals Co., now located at 312 West 34th street, announce the formation of a partnership incorporated under the name of Cash & McKee, Inc., with office and shops at 349 West Broadway, at Grand street. The new firm will act as sole distributer of the products of the Zouri Drawn Metals Co. and of the International Store Front Co., in Greater New York, Connecticut and the metropolitan district of New Jersey.

Elwyn E. Seelye, consulting engineer, 101 Park avenue, announces the formation of a partnership to be known as Seelye & Fraser. The new partners will be Edwin A. Fraser, Assoc. M. A. S. C. E., formerly with the Truscon Steel Company; A. L. Stevenson, Assoc. M. A. S. C. E., and C. H.

Hamilton, C. E. A. L. Stevenson will have charge of the designing department and C. H. Hamilton the concrete detailing department. An associate structural steel detailing company has been formed under the firm name of Seelye & Tarbell, Chas. E. Tarbell, for a number of years, was connected with the Westinghouse, Church Kerr Co., and during the war was structural engineer on the \$60,000,000 Government nitrate plants at Toledo and Cincinnati.

Marbleloid Co. Executive Dies.

F. Maxwell Page, vice-president and secretary of the Marbleloid Co., contractors for composition flooring, died after a short illness of pneumonia, at his home in South Orange, N. J., Sunday, May 16. He was born in Brooklyn forty-one years ago and was educated in the public schools of that Borough. After his graduation from the Boys' High School he entered the furniture business in which he was engaged for some years. In 1905, in partnership with his father and brother, he established the composition flooring business through which during recent years he became widely known throughout the building industry, not only in the Metropolitan district, but in practically every part of the United States, where the product of the Marbleloid Co. has been installed. The success of the product and its growing use in building operations of the highest character has been largely brought about by the untiring energy and devotion of Mr. Page during the fifteen years he has been associated with the business. Mr. Page is survived by his father and brother, who continue active in the business, a widow and three children.

Contract for T. C. Desmond Co.

The Hartford Home Building Association, Inc., has just awarded a general contract to the T. C. Desmond Company, engineers and contractors, 31 Nassau street, New York City, for the design and construction of two hundred and fifty private dwellings in Hartford, Conn. According to the present schedule there will be one hundred frame dwellings, seventy-five of brick and seventy-five of stucco and half-timber construction. These residences will range in cost from \$6,000 to \$8,000 each and the entire operation will represent an investment of more than \$1,750,000. All of the work in connection with this project will be handled direct and all materials and supplies will be purchased under the supervision of the Hartford of-

fice of the T. S. Desmond Company, at 105 Newington street. Work on this project will be started at once and dwellings will be ready by early autumn.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month.

New Jersey State Building Trades Council will hold its annual meeting at Atlantic City, N. J., May 24 to 26, inclusive.

Joint Committee on Standard Specifications for Concrete and Reinforced Concrete will hold its next meeting at Asbury Park, N. J., June 22. Secretary, D. A. Abrams, Lewis Institute, Chicago, Ill.

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

American Society for Testing Materials has practically completed its plans for the annual meeting to be held at the Monterey Hotel, Asbury Park, N. J., June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program.

National Lime Association will hold its annual convention at the Hotel Astor, New York City, 17-18, inclusive. At this meeting the heavy demand for lime for numerous uses, the critical car supply, and educational publicity will be discussed The program as now outlined will include addresses by men of national prominence in this rapidly growing industry.

Urges Tax Reform.

ADICAL reform in the mode of federal taxation was the keynote of a meeting of the National Association of Manufacturers, which held its twenty-fifth annual convention, this week, at the Waldorf-Astoria. More than 1,000 industrial leaders of the nation attended, representing every state.

urging the abolition of the surplus profits tax, the Association declared that the economic welfare of the country demands its abolition. It asserts that the law discourages new business ventures and it suggests in its place a well thought out gross sales tax. Such a tax, it asserts, would be more evenly distributed.

CURRENT BUILDING OPERATIONS

R EPORTS of the past week indicate that the local building industry is in rather a pessimistic frame of mind. The condition is wholly due to the fact that there is a tremendous volume of new construction in prospect that would have meant prosperous times for the building trades, but work on these operations cannot be commenced because of the famine in building materails brought about by the railroad freight congestion. It was hoped early this week that some improvement would take place, but at the present writing no change has occurred in the freight

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situation and the material supply situation is further complicated by a lockout of the sand truck chauffeurs and a strike of the harbor towing men against barges that have been loaded in yards where the switchmen and yardmen are still out on

One of the serious aspects of the present building situation is the falling off in house building activity in all boroughs of Greater New York. In Brooklyn and Queens this is most apparent, but activity in other parts of the city has also slowed down to a great extent. Builders are ready to proceed with their projected operations, but are afraid to start work in the face of the material famine and the doubt that maintains as to when conditions will become normal again.

The building material and supply dealers in New York City are now practically cleaned out and are refusing any new business.

Common Brick .- Owing chiefly to the continued scarcity of cement, lime and other building essentials the market for Hudson River common brick has been rather quiet during the past week. The demand is fair and would be much better provided the railroad freight situation ter provided the railroad freight situation could be improved. Common brick prices are holding firmly to the \$25 a thousand level, wholesale, plus the usual charges for profit and delivery, and there is no indication at this time of a change in either direction. During the past week shipments from the Hudson River plants have been light and it was this fact that has prevented the accumulation of a large amount of unsold in the New York mar-ket. For the most part the Hudson River ket. For the most part the Hudson River manufacturers are now engaged in moulding brick, but in no instance is a yard working to its full capacity. Generally speaking, the district is operating now at approximately twenty-five per cent. of capacity, with some of the small plants above this rate and the larger ones not quite so active in comparison. There is

quite a large amount of brick left over from last season, however, that is available for any sudden demand from New York builders and the opinion has been expressed that no matter what the demand throughout the remainder of the year there will be sufficient brick easily avail-

Summary.-Transactions in the North Summary.—Transactions in the North River common brick market for the week ending Friday, May 21, 1920. Condition of market: Demand fair, prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand, to dealers in cargo lots alongside dock. Number of cargoes arrived, 22; sales, 25. Distribution: Manhattan, 9; Bronx, 2; Broklyn, 8; New Jersey points, 4; Astoria, 1; Flushing, 1.

Building Stone—The demand is dull own.

Building Stone-The demand is dull owing to the fact that practically all large structural operations in the Metropolitan district have been forced to slow down owing to the scarcity of essential materials and supplies. Quotations on certain kinds of stone have recently been ad-vanced because of uncertain labor conditions and steadily increasing cost of sup-plies at the quarries. On May 1, Ken-tucky Limestone, Brier Hill Stone, Buff Wakeman and Buff Mountain Stone prices were advanced 10c. per cubic foot.

Lumber-Demand for lumber products is strong and there would be intense activity in both wholesale and retail branches the business were it not for the intolerable freight congestion that is holding back the supply. In this respect the lumber market is no greater sufferer, however, than other lines affiliated with the building industry, and as a result building progress in the Metropolitan district is slowed down almost to the point of inactivity. Local lumber stocks in some lines have been greatly depleted during the past few weeks and dealers are uncertain as to when they will be able to refill. Meanwhile building operations are halted for badly needed material and prospective builders are holding

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

 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 50.00

 Smooth Gray
 51.00 to 50.00

 Colonials
 38.00 to 45.00

Cement—Delivered at job site, in Man-hattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl.. \$4.60 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

34-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 lo-cated at a great distance from the water front, in which case prices will be slightly birther.

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

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

2x12x12 split furring. \$\ \text{per 1,000 sq. ft.} \\
2x12x12 \quad \text{per 1,000 sq. ft.} \\
2x12x12 \quad \text{per 1,000 sq. ft.} \\
2x12x12 \quad \text{per 1,000 sq. ft.} \\
5x12x12 \quad \text{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.

varies trucking charges.

Lath-

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

bags 30.00 Rebate for bags, 20c. per bag.

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

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-

MATERIALS AND SUPPLIES

their projects in abeyance pending an easier condition in the material supply situation. Lumber prices are exceedingly firm, and although there has been some talk of slight recessions these have in no manner affected the general market stability and it is very doubtful if any decrease from the existing high price levels will occur for many months to come. At the present time the demand for lumber products is considerably in excess of either the available or potential supply and certainly no price concession is possible while this condition maintains.

Portland Cement .- During the past week the cement supply situation has improved to some extent, but the condition is still serious and will remain so until the railroad freight congestion is relieved. Some cement is coming into New York from the Hudson River district and the Lehigh Valley Railroad is moving a few cars, so that the most urgent demands are being cared for by local dealers. During the week an announcement of an advance in freight rates was responsible for an in-crease of 10c. per barrel on Portland ce-ment making the current quotations \$4.60 per barrel, with \$1 rebate for returned

Roofing and Building Papers .building activity throughout the metro-politan district has fallen off to some extent during the past few weeks the de-mand for roofing and building papers is well sustained and dealers generally report good prospects for future business.

The supply has been somewhat curtailed by the freight situation, but jobbers have stocks on hand sufficient for all current stocks on hand sufficient for all current demand. Prices are fluctuating somewhat and range from \$2.10 to \$3.45 per roll for 1 ply tar paper; \$1.60 to \$2.85 for 2 ply and \$2.00 to \$3.35 for 3 ply. Rubber roofing paper is quoted at \$1.95 to \$3.15 for 1 ply and \$2.95 to \$4.40 for 3 ply.

Structural Steel.—Locally the fabricated steel market is quiet, as there is very

little new material coming in at present owing to the serious freight tie-up. potential demand, however, is exceptionally heavy and it is likely that the industry will be flooded with orders just as soon as the situation is readjusted, as there is a vast amount of important construction for which plans are completed. struction for which plans are completed, waiting for the arrival of materials. Ac-cording to the report from the secretary of the Bridge Builders and Structural Society it is shown that during the month of March, 1920, eighty-three and one-half per cent. and in April, sixty-eight per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

Electrical Supplies .- The building industry is confronted with a shortage of electrical supplies that is likely to hold back a large number of important projects from final completion and there is no prospect of improvement until radical changes are made in the railroad freight condition. Some of the local jobbers have resorted to motor trucks to bring in materials that are in greatest demand, but as trucking charges are excessively high, it is doubtful if complete relief is possible through this channel. The scarcity of supplies and equipment has been responsible for a tightening in prices and the market is likely to remain uncertain for some time to come.

Nails.—The scarcity that has existed for some time still maintains and for the most part jobbers are inclined to be pessimistic. Conditions at the mills have improved somewhat, but the local supplies have not been strengthened because of the inchility to get freight through the plies have not been strengthened because of the inability to get freight through the congested yards in the metropolitan district. Meanwhile builders are suffering through a lack of nails required to complete the projects now under construction. Prices are very firm and altogether dependent upon the supply available.

Linseed Oil.—This market is extremely

dull with demand light, but prices quite firm. Rail conditions are hampering ship-ments of this material and at the present writing no great supply is available in this city for immediate delivery.

Lime.—Many important building proj-

ects have been forced to stop because no lime is to be had. Dealers are entirely cleaned out of stock and have no possibil-ity of getting this commodity until railroad freight conditions improve.

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IN THE METROPOLITAN MARKETS

Delivee							ttan,
Bron	x, B	cool	klyn	& Qu	eens.		
27x48x1/2							
32x36x1/4	in					0.33	each
32x36x3/8							
32x36x1/2	in					0.40	each

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

White Sand— Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—
1½-in., Manhattan dilevery.\$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	
Brier Hill sandstone, per cu. ft	1.75
Grav Canyon sandstone, per cu. ft	1.50
Buff Wakeman, per cu. ft	
Buff Mountain, per cu. ft	1.65
North River bluestone, per cu. ft	1.50
Seam-face granite, per sq. ft	
South Dover mabrle (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

Plain material at thewater, pound:
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-

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.,

babe price, per m one to
Hemlock, W. Va., base price,
per M 57.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random car-
goes, 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.):
Forst and seconds, 1-in. \$140.00 to
Cyprose chingles 6x18 No

Flooring:

Window Glass-Official discounts from manufacturers'

lists:

City brands, oiled, 5-bbl. lot..\$1.70 to-Less than 5 bbls....... 1.75 to-

Turpentine-

Spot in yard, N. Y., per gal....\$2.45 to -Prices are fluctuating somewhat.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS, WEST END AV.—G. Ajello, 1 West 34th st, will prepare plans for a 13-sty brick, limestone and terra cotta apartment, on plot 100x103 ft, at 505-509 West End av for Anthony A. Paterno, 601 West 115th st, owner and builder. Cost, about \$1,500,000. Details will be available later

5TH AV.—George & Edward Blum, 505 5th av, have plans under way for alterations to the 4-sty brick and stone residence, on plot 30x125 ft, at 49 5th av into apartments for the McReynolds Realty Corporation, 26 West 31st st, owner. Cost, about \$25,000.

Cost, about \$25,000.

DWELLINGS.
78TH ST.—George F. Pelham, 150 Lincoln pl,
Brooklyn, has prepared plans for alterations to
the 4-sty brick and stone residence, 18x76 ft. at
115 East 78th st for Joseph Polstein, 115 East
78th st, owner. Cost, \$12,000.
72D ST.—F. Burrell Hoffman, Jr., 120 West
32d st, has completed plans for alterations to six
4-sty brick and stone dwellings, 16x50 ft, at 241
to 251 East 72d st for Francis B. Hoffman, 58
East 79th st, owner. Total cost, about \$18,000.

STABLES AND GARAGES.
67TH ST.—Sidney Daub, 217 Broadway, has prepared plans for a 4-sty brick garage, 75x100 ft, at 242-246 West 67th st for Philip Liberman, 2 West 28th st, owner. Cost, \$100,000. Owner will take bids on general contract soon.

JUMEL PL.—Frank J. Schefcik, 4168 Park av, has plans in progress for a 2-sty brick and concrete garage, 151x153 ft, at 51 jumel pl for John Brown, 614 West 146th st, owner. Cost, about \$60,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Harry Allen Jacobs, 320 5th av, has completed plans for a 6-sty brick and stone store and showroom building, 33x100 ft, at 448 5th av for Avedon & Co., 448 5th av, lessee of land and owner of the building. Cost, \$200,000. Architect is about ready for estimates on general

eontract.

BROAD ST.—Ludlow & Peabody, 101 Park av, have completed plans for a 12-sty brick and limestone office building, 60x135 ft, at 43-47 Broad st for the Alliance Realty Co., 115 Broadway, owner. Lessee, Combustion Engineering Co., 11 Broadway. Cost, \$500,000. Architects will take bids on general contract soon.

Bronx

APARTMENTS, FLATS AND TENEMENTS. GRAND CONCOURSE.—Plans have been prepared privately for a 6-sty brick and concrete tenement, 25x114 ft, on the east side of Grand Concourse, 218 ft south of 183d st, for the Havens & Degenhardt Corporation, Wm. W. Havens, president, 2231 Grand Concourse, owner and builder. Cost, \$50,000.

and builder. Cost, \$30,000.

DWELLINGS.

HARRISON AV.—Moore & Landsiedel. 148th st and 3d av, have completed plans for two 2½-sty frame dwellings, 22x41 ft, on the west side of Harrison av, 631 ft north of Morton pl, for Wm. L. Phelan Co., 2045 Ryer av, owner and builder. Total cost, \$20,000.

STORES, OFFICES AND LOFTS.
WALTON AV.—Charles Kreymborg, 309 East
Kingsbridge rd, has finished plans for a group
of 1-sty brick stores, 90x94 ft, at the southwest
corner of Walton av and Fordham rd for A. W.
Bowman, 30 East 42d st, owner. Total cost,

Brooklyn.

DWELLINGS.
WEST 6TH ST.—Frank V. Laspia, 525 Grand st, has completed plans for a 2-sty brick dwelling, 18x48 ft, in the east side of West 6th st, 160 ft north of Av U, for Pietro Spataro, 175 Av C, owner and builder. Cost, \$7,000.

C, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

MORGAN AV.—Moore & Landsiedel, 148th st and 3d av, the Bronx, have completed plans for a 1-sty brick and concrete factory, 100x100 ft, at the southeast corner of Morgan av and Lombardi st for the Builtwell Auto Body Co., B. Stillwell, president, 59 Jackson st, Brooklyn, owner. Cost, \$25,000. Owner is ready for bids on separate contracts.

on separate contracts.

BUTLER ST.—Baflinger & Perrott, 1328
Broadway, Manhattan, have plans nearing completion for a 3-sty brick and reinforced concrete bakery and garage, on plot 225x100 ft, at the southwest corner of Butler and Nevins sts for the New York Pie Baking Co., 82 Sullivan st, Manhattan, owner. Cost, \$300,000.

Manhattan, owner. Cost, \$300,000.

STABLES AND GARAGES.

30TH ST.—Ebling, Magnusen & Kleinert, 52
Vanderbilt av, Manhattan, have completed plans
for a 1-sty brick garage, 250x100 ft, in the north
side of 30th st, 100 ft east of 3d av, for the
Princess Construction Co., Louis Principe,
president, 52 Webster av, Brooklyn, owner and
builder. Cost, about \$70,000.

ATLANTIC AV.—J. J. Millman, 26 Court st,
has completed plans for a 1-sty brick garage,
75x133 ft, on the south side of Atlantic av, 75

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t west of Sheffield av, for Andrew A. Wemmell, 833 Sterling pl, owner. Cost, \$35,000.

WYCKOFF AV.—B. W. Dorfman, 26 Court st, has prepared plans for a 1-sty brick garage, 50x 100 ft, at the southwest corner of Wyckoff av and Stockholm st for Combe & Wilson, 32 Court st, owners and builders. Cost, \$30,000.

WARREN ST.—McCarthy & Kelly, 16 Court st, have plans underway for a 1-sty brick garage, 100x100 ft, in the south side of Warren st, 80 ft west of 4th av, for J. Slater, 1404 Eastern parkway, owner and builder. Cost, 825,000

MUNICIPAL.

METROPOLITAN AV.—Henry Bacon, 101 Park av, Manhattan, has started sketches for a 3-sty stone and reinforced concrete public bath house, with lockers, showers, pool, etc., at the corner of Metropolian and Bedford avs for the City of New York, Borough of Brooklyn, owner. Cost, about \$150,000. Details will be available later.

Queens.

DWELLINGS.

DWELLINGS.

HOLLIS, L. I.—Wm. C. Winters, 106 Van Siclen av, Brooklyn, has completed plans for three 2½-sty frame dwellings, 22x28 ft, on the west side of Hollis av, 100 ft north of Prospect av, for George Schmidt, 19 Highland pl, Brooklyn, owner,' Cost, \$21,000.

ELMHURST, L. I.—Wm. S. Worrall, Jr., 134 4th st, Long Island City, has prepared plans for six 2½-sty frame residences, 20x38 ft, on the east side of Baxter av, 40, 90, 119, 148 and 177 ft south from the corner of Judge st, for Louis Fagnant, 45 54th st, Corona, owner and builder. Cost, \$8,000 each.

FOREST HILLS, L. I.—Grosvenor Atterbury.

Cost, \$8,000 each.

FOREST HILLS, L. 1.—Grosvenor Atterbury,
20 West 43d st, Manhattan, has finished plans
for three 2½-sty brick dwellings, 25x37 ft and
18x37 ft, in the west side of Ingram st, 203 ft
south of Ascan av, for the Sage Foundation
Homes Co., Mr. Polton, in charge, 27 Greenway
terrace, Forest Hills, owner and builder. Cost,

\$98,000.

ELMHURST, L. I.—H. W. Johnson, 60 Hunt st, has completed plans for two 2½-sty frame dwellings, 20x50 ft, in the north side of Bode st, 100 ft east of Van Dine st, for Thomas Daly, Corona, owner. Cost, \$9,000.

CORONA, L. I.—A. Schoeller, Way av, Corona, has prepared plans for two 2-sty frame dwellings, 20x50 ft, on the west side of Alburtis av, 250 ft north of Sackett st, for Bertha Krauss, Martense st, Corona, owner. Cost, \$14,000.

FLUSHING, L. I.—W. J. McKenna, 6 Taylor st, has finished plans for a 2-sty frame residence, 21x35 ft, on the north side of Franconia av, 120 ft east of Central av, for Patrick J. Reilly, Myrtle av and Murray st, Flushing, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Eugene DeRosa,
110 West 40th st, Manhattan, has plans in progress for a 6-sty reinforced concrete film studio
building, 200x600 ft, on the plot bounded by
Pierce av, Washington av, 8th and 9th sts, Long
Island City, for the Municipal Studios, Inc.,
Times Building, Manhattan, owner. Details will
be announced later. Architect will take bids on
separate contracts when plans are finished.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has plans under way for a 3-sty brick and stone and office building, 53x90 ft, in the south side of Fulton st, 100 ft east of Church st, for owner and builder to be announced later. Cost about \$65,000.

DWELLINGS.
FREEPORT, L. I.—C. E. Kern, 55 East av, Freeport, has plans in progress for a 2½-sty frame and stucco dwelling at the corner of Bergen and Pine sts for Walter C. Hallinan, 1761 East 12th st, Brooklyn, owner and builder. Cost, about \$7,500.

FREEPORT, L. I.—R. Dwyer, Freeport, has the general contract for a 1-sty frame and stucco dwelling, 32x54 ft, at the corner of Elm pl and Smith st, for John T. O'Melia, Milton pl, Freeport, owner, from plans by B. D. Homan, Long Beach av, Freeport, architect. Cost, \$13,000.

Westchester.

DWELLINGS.

DWELLINGS.
YONKERS, N. Y.—Arthur Boohmer, 2001
Arthur av, the Bronx, has completed plans for a 2½-sty frame dwelling, 24x28 ft, on the south side of Belmont av, 154 ft south of Yonkers av, for Thomas F. Mahoney, 418 Mott av, New York City, owner and builder. Cost, \$10,000.

PELHAM MANOR, N. Y.—Wm. Heapy, 288
Hawthorne st, Yonkers, has plans in progress for three 2½-sty frame and brick veneer dwellings at Pelham Manor for the Pelham Manor Homes Co., 505 South Broadway, Yonkers, owner and builder. Cost, \$15,000 each.
YONKERS, N. Y.—Wm. Dewsnap, 344 5th av.

YONKERS, N. Y.—Wm. Dewsnap, 344 5th av, Manhattan, has plans in progress for a 2½-sty frame residence, 34x39 ft, with garage, at Colonial Heights, Yonkers, N. Y., for Charles Blauvelt, owner, care of architect. Architect will soon call for estimates on general contract.

MT. VERNON, N. Y.—J. T. Sibley, Jr., 101 Park av. Manhattan, has completed plans for a 2½-sty frame and stucco residence, 42x28 ft, on Columbus av, Mt. Vernon, for Frank Starkman, 262 Primrose av, Mt. Vernon, owner. Cost, \$15,000.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco residence, 22x30 ft, on the east side of 10th av, between 4th and 5th sts, for C. G. McKenzie, 38 South 7th av, Mt. Vernon, owner and builder. Cost, \$8,000.

PELHAM MANOR, N. Y.—William Heapy, 288 Hawthorne st, Yonkers, N. Y., has plans in progress for a 2½-sty brick veneer and stucco residence, 23x50 ft, at Pelham Manor, for the Pelham Manor Homes Co., 505 South Broadway, Yonkers, N. Y., owner and builder. Cost, \$18,000

#18,000.

HASTINGS, N. Y.—The Rosseau Co., 2 East 23d st, Manhattan, has plans under way for a 2½-sty stone and frame dwelling, 48x33 ft, at Hastings, N. Y., for C. B. Maddock, owner, care of architect. Cost, \$15,000. Architects will take estimates on general contract.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, Yonkers, has prepared plans for a 3-sty brick and hollow tile warehouse, 40x72 ft, at 11 School st, for the Yonkers Fruit Co., School st, owner and builder. Cost, \$38,000.

YONKERS, N. Y.—J. W. Kirst, 221 McLean av, Yonkers, has completed plans for a 1-sty brick and concrete garage, 90x100 ft, at the corner of Bruce av and Lawrence st, for A. Lockwood, 45 Warburton av, owner. Cost, \$25,000.

SCHOOLS AND COLLEGES.
WHITE PLAINS, N. Y.—Tooker & Marsh, 101
Park av, Manhattan, have plans in progress for a 3-sty brick and limestone high school, 125x60 ft, at White Plains, N. Y., for the White Plains Board of Education, owner. Details of construction will be announced later.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS. GARWOOD, N. J.—C. C. Bell, 8 South av, West Cranford, N. J., has prepared plans for a 3-sty frame and stucoc flats, 35x40 ft, at Garwood for E. Betz, Garwood, owner and builder. Cost, \$15,000.

CHURCHES.

NEWARK, N. J.—Ackerman & Seider, 45 Clinton st, Newark, have started preliminary plans for a brick and stucco church and Sunday school building at Hawthorne av and Osborne terrace for the Morton Street Presbyterian Church, Herbert C. Peters, minister, 417 14th av, Irvington, N. J., owner. Details of construction will be available later. N. J., owner. available later.

DWELLINGS.

SOUTH ORANGE, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has prepared plans for five 2½-sty frame dwellings to be erected in Meadowbrook lane for Charles R. Piper, 149 Montross av, South Orange, owner and builder. Cost, about \$9,000 each.

MAPLEWOOD, N. J.—E. V. Warren, 31 Clinton st. Newark, has prepared plans for ten 2½-sty frame dwellings, 22x25 ft each, in Milton st. Rowland st, etc., for Max Gray, 2 Shanley av, Newark, owner and builder. Cost, \$8,000 each.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

TENAFLY, N. J.—Ernest Sibley, Palisade, N. J., has plans in progress for a 3-sty brick and stone grade school at Tenafly, N. J., for the Board of Education of Tenafly, owner. Cost, about \$300,000. Details of construction will be announced later. No date for taking estimates. RIDGEFIELD PARK, N. J.—Ernest Sibley, Palisade, N. J., has plans under way for a 3-sty brick and stone grade school, containing sixteen class rooms, auditorium, etc., at Ridgefield Park for the Board of Education, owner. Cost, \$300,000.

WEST HOBOKEN, N. J.—Henry Baechlin, 665 Broad st, Newark, N. J., has plans in progress for a brick, limestone and terra cotta theatre in Cortlandt st, West Hoboken, for the Roosevelt Corporation, G. A. Robinson, president, 527 Charles st, West Hoboken, owner. Cost, about \$300,000. Owner will probably be ready for estimates on general contract by June 15.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS

MANHATTAN.—Wm. Henderson, Jr., 1170 Broadway, has the general contract for alterations to the 5-sty brick and stone residence, 40x 50 ft, at 662-664 Lexington av into apartments, with stores on the first floor, for Paul S. Bolger, 666 Lexington av, owner, from plans by A. M. Githens, 52 Vanderbilt av, architect. Cost, \$25,000.

MANHATTAN .- Hughes Brothers, 1123 Broadway, have the general contract for alterations to the 4-sty brick and stone residence, 25x100 ft, at 712 Madison av into apartments and stores for Frank C. Barter, 323 Madison av, owner,

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from plans by David M. Ach, 1 Madison av, architect. Cost, \$20,000.

PARK AV.—Fred T. Ley & Co., 19 West 44th st, have the general contract for a 16-sty brick and limestone apartment (co-operative), 200x 125 ft, on the plot bounded by Park av, Vanderbilt av, 48th and 49th sts, from plans by Warren & Wetmore, architects.

ren & Wetmore, architects.

GREENWICH, CONN.—George A. Shedden Co., 62 West 45th st, Manhattan, has the general contract for a 2½-sty brick and limestone residence, 70x125 ft, garage and gardner's cottage at Round Hill rd, Greenwich, for F. G. Achelis, 430 Park av, Manhattan, owner, from plans by Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, \$175,000.

MANHATTAN.—Cauldwell-Wingate Co., 381

architect. Cost, \$113,000.

MANHATTAN.—Cauldwell-Wingate Co., 381
4th av, has the general contract for alterations
to the 4-sty brick and stone residence, 25x66 ft,
at 20 East 64th st for Frederick T. White, 50
John st, owner, from plans by Harry Allen
Jacobs, 320 5th av, architect. Cost, \$40,000.

SOUTH ORANGE, N. J.—G. W. Lithgow, 79
King st, Manhattan, have the general contract

for a 2-sty frame residence, 30x40 ft, in Grove rd, South Orange, for J. H. Strange, 111 Milligan pl. South Orange, owner. Plans prepared privately. Cost, \$25,000.

vately. Cost, \$25,000.

YONKERS, N. Y.—Ninian Jamieson, 243 South Broadway, Yonkers, has the general contract for a 2½-sty frame and stucco residence on Park Hill for C. F. Golling, Park Hill, owner, from privately prepared plans. Cost, \$16,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Rufus H. Brown, 350 Fulton st, has the general contract for a 1-sty brick machine shop, 47x100 ft, in the south side of Plymouth st, 288 ft east of Bridge st, for James W. Kent, 39 Gold st, owner, from plans by Clarence E. Hildebrand, 350 Fulton st, architect. Cost, \$15,000.

BROOKLYN, N. Y.—W. H. and F. W. Cane

Cost, \$15,000.

BROOKLYN, N. Y.—W. H. and F. W. Cane, 233 Broadway, Manhattan, have the general contract for a 1-sty brick storage building, 200x200 ft, at the southwest corner of 54th st and 2d av for the E. W. Bliss Co., owner, from privately prepared plans. Cost, \$200,000.

BROOKLYN, N. Y.—Gretsch Engineering Corporation, 103 Park av, Manhattan, has the gen-

eral contract for a 4-sty reinforced concrete factory building, 100x100 ft, at the corner of Kent av and North 1st st for the Charles Fisher Spring Co., 88 Walker st, Manhattan, owner, from privately prepared plans. Cost, about \$200,000.

BRONX.—Joseph M. Brody, 103 Park av, has the general contract for a group of brick and reinforced concrete factory buildings, on plot containing approximately 122,000 square feet, fronting 373 ft on the east side of Southern blvd, between 156th st and Leggett av, through to Whitlock av, for V. Vivaudau, Inc., Times Building, owner, from plans by Sommerfeld & Steckler, 32 Union sq, architects. Cost, \$1,000.000.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty brick and reinforced concrete factory building, 260x260 ft, in the west side of Bogart st, between Scholes and Meserole sts, for the Hudson Bag Co., Inc., 77 Washington av, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$150,000.

BROOKLYN, N. Y.—The Gibbons Co., Columbia st, near Hamilton av, has the general contract for a 1-sty brick warehouse, 100x100 ft, in Hallett st, near Court, for the Coastwise Lumber Co., 17 Battery pl, Manhattan, owner, from privately prepared plans. Cost, \$23,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—Realty Associates, 162 Remsen st, Brooklyn, has the general contract for a 2-sty brick and limestone office building, 47x75 ft, at the northeast corner of Skillman and Hunter avs, L. I. City, for the Title Guarantee & Trust Co., 67 Jackson av, Long Island City, owner, from plans by Severance & Van Alen, 111 East 40 st, Manhattan, architects. Cost, \$100,000.

MANHATTAN.—Bernard Golden, 101 Lafayette st, has the general contract for a 6-sty brick and store at the st. and st.

MANHATTAN.—Bernard Golden, 101 Lafayette st, has the general contract for a 6-sty brick and stone office building, 24x130 ft, at 118 William st for Charles F. Noyes Co., 92 William st, owner, from plans by Clinton & Russell, 32 Liberty st, architects. Cost, \$50,000.

erty st, architects. Cost, \$50,000.

RICHMOND HILL, L. I.—Perry-Reid Co., Inc., 348 West 14th st, has the general contract for alterations to the 2-sty brick and stone office building, 20x40 ft, at Richmond Hill, L. I., for the Borden's Farm Products Co., owner, from plans by A. Ullrich, 373 Fulton st, Brooklyn, architect. Cost, about \$22,000.

MANHATTAN.—Frank & Frank, 246 West 42d st, have the general contract for alterations to the 4-sty brick and stone store and loft building, 16x90 ft, at 146 West 44th st for James A. Campbell, 50 West 67th st, owner, from plans by, Edgar A. Moeller, 103 Park av, architect. Cost, \$18,000. Lessee, Abraham J. Rosenberg, 2687 Bedford av, Brooklyn.

MANHATTAN.—Weprin & Glaser, Inc., 22

MANHATTAN.—Weprin & Glaser, Inc., 22
East 105th st, have the general contract for a
5-sty brick and stone office building, 25x99 ft,
at 117 West 33d st for the 121 West 33d Street
Corporation, owner, from plans by B. H. and C.
N. Whinston, 2 Columbus Circle, architects.

BROOKLYN, N. Y.—Richard Von Lehn Sons, 2701 Av G, have the general contract for a 1-sty brick and terra cotta public market, 250x350 ft, at the corner of Flatbush av and Duryea pl, through to East 22d st, for the Public Market of Flatbush, Inc., owner, from plans prepared sh, Inc., owner, from Cost, about \$500,000.

STANDARDS AND APPEALS Calendar

BOARD OF APEALS.

BOARD OF APEALS.

Tuesday, May 25, 1920, at 10 a. m.
Appeals from Administrative Orders.

43-20-A—89-96 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.
300-20-A—1048 68th st, Brooklyn.
301-20-A—912-216 East 54th st, Manhattan.
302-20-A—631 East 13th st, Brooklyn.
303-20-A—4521 17th st, Brooklyn.
305-20-A—394-396 Fulton st, Brooklyn.
307-20-A—West side Gravesend av and 22d st, Brooklyn.
Under Building Zone Resolution.

Brooklyn.

Under Building Zone Resolution.

238-20-BZ—East side Harlem River terrace, 293
ft. 6 in. south of Fordham rd. The
Bronx.

254-20-BZ—243-245 Manhattan av, Brooklyn.

226-20-BZ—542-546 Herkimer st, Brooklyn.

BOARD of APPEALS.

SPECIAL MEETING.

SPECIAL MEETING.

Tuesday, May 25, 1920, at 2 p. m.

308-20-A—2-8 East 38th st, 3-7 East 37th st,

Manhattan.

311-20-A—408-410 4th av, Brooklyn.

312-20-A—654 St. Marks av, Brooklyn.

Under Building Zone Resolution.

249-20-BZ—4513-4517 5th av, Brooklyn.

281-20-BZ—717 East 140th st, n w c Jackson av,

The Bronx.

285-20-BZ—506-510 West 181st st, Manhattan.

291-20-BZ—1168-1170 Southern blvd, s e corner

Home st, The Bronx.



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Manhattan.

MISCELLANEOUS.
WEST END AV, 109-111-113, 2-sty bk garage & service station, 100x100, plastic slate rf; \$60,-000; (o) N. Y. Central R. R. Co., Grand Central Terminal; (eng) Fredk, Meister, 534 W 56th (176).

STABLES AND GARAGES.
S W C OF 186TH ST & LAUREL HILL TER,
80-1-sty bk garages, 10x18, 24 gauge steel rf;
\$16,000; (o) Mark Ash, 100 William; (a) James
R. Ashley, 345 Edgecomb av (177).

AMSTERDAM AV, 1976, 1-sty bk garage, 10x 14, corrugated iron rf; \$200; (o) Jos. Burker, 1976 Amsterdam av; (a) August Merkle, 1976 Amsterdam av (175).

Amsterdam av (175).

WEST BWAY, 344-354, 1-sty bk garage, 120x 68, plastic slate rf; \$15,000; (o) Wendel Est, 175 Bway; (a) Sam Cohen, 32 Union sq (174).

STORES, OFFICES AND LOFTS.
42D ST, 420 W, 5-sty bk str & loft, 25x98, slag rf; \$65,000; (o) Oscar J Dennis, 422 W 42; (a) Geo. H. Van Auken, 1269 Bway (179).

7TH AV, 218, 2-sty bk bank & offices, 98x25x 75, slag rf; \$30,000; (o) Peter Doelger Realty Co., Inc., 405 E 55th; (a) Geo. Fred Pelham, 200 W 72 (178).

THEATRES. 10TH ST & 7TH AV, s e c, open air moving picture theatre, 134x50; \$300; (o) Fredk H; Comstock, 150 W 4th, & Harris Mandelbaum, 150 W 4th; (a) Joseph Mitchell, 332 W 24th

Bronx.

APARTMENTS, FLATS AND TENEMENTS. GRAND CONCOURSE, e s, 218 s 183d, 6-sty concrete tnt, 25x114.4, felt & pitch rf; \$50,000; (o & a) The Havens & Degenhardt Corpn, Wm. W. Havens, 2231 Grand Concourse, Pres (288).

W. Havens, 2231 Grand Concourse, Pres (288).

DWELLINGS.

219TH ST, s s, 318 e Barnes av, 1-sty fr dwg, 19x25; shingle rf; \$800; (o) Catherine McCormack, 614 E 138th; (a) John J McCormack, 614 E 138th (283).

BAINBRIDGE AV, e s, 100 s 204th, 2-2-sty bk dwgs, 19.8x45, plastic slate rf; \$16,000; (o) John McNulty, 1945 Prospect av; (a) Chas. Schaefer, Jr., 150th & Melrose av (300).

HERMANY AV, n s, 180.6 w Castle Hill av, 1½-sty fr dwg, 21x28, rubberoid rf; \$4,500; (o) Gustav Johnson, 2239 Story av; (a) Fredk C. Genz, 2111 Story av (287).

WALLACE AV, w s, 150 s Astor av, 1-sty fr

WALLACE AV, w s, 150 s Astor av, 1-sty fr dwg, 21x32, shingle rf; \$3,000; (o) Dominick Guarino, 2242 Cruger av; (a) Moore & Land-siedel, 3 av & 148th (290).

FACTORIES AND WAREHOUSES.

187TH ST, n s, 80 w Beaumont av, 2-sty bk
187th storage & dwg, 35x59, plastic slate rf; \$20,000; (o) Pasquale Ferranti, 2424 Arthur av;
(a) M. W. Del Gaudio, 160 W 45th (294).

(a) M. W. Del Gaudio, 160 W 45th (294).

WHITLOCK AV, w s, 49.98 s 149th, 1-sty steel factory, 50x100, steel rf; \$8,000; (o) Walter Gregory, 405 Cherry; (a) Blow Knox Co., 165 Bway (284).

STABLES AND GARAGES.

184TH ST, n w c Marion av, 1-sty t. c. garage, 40x20, slag rf; \$2,500; (o) Valhalla Corp., Jacob Pedersen, 148th & 3 av; (a) Moore & Landsiedel, 3 av & 148th (286).

siedel, 3 av & 148th (286).

DAVIDSON AV, w s, 147.72 n Fordham rd, 1sty bk garage, 20x22, asbestos shingle rf; \$1,000; (o) Tazzaro P. Faccine, 47 Franklin; (a)
M. W. Del Gaudio, 160 W 45th (295).

GRAND AV, e s, 100 s 192d 1-sty & attic fr
garage, shingle rf; \$1,500; (o) Cohn & Singer,
2540 Grand av; (a) Irving Margon, 355 E 149th
(298)

GRAND AV, w s, 50 n 192d, 1-sty t. c. garage, 18.4x20.8, rubberoid shingle rf; \$500; (o) Louis Rosenbaum, 2595 Grand av; (a) Wm. Shary, 22 E 17th (285).

McCOMBS RD, w s, 150 s 176th, 1-sty concrete garage, 20x24, slate rf; \$1,500; (o) H. Himmelstein, 1684 McCombs rd; (a) H. F. Koch, 5 Columbus Circle (296).

5 Columbus Circle (296).

3D AV, w s, 130 s 183d, 1-sty stn garage, 85x 123, plastic slate rf; \$18,000; (o) S. & B. Bldg. Co., Saverio Scalza, 3011 Barnes av, Pres; (a) Lucian Pisciotta, 3011 Barnes av (299).

STORES, OFFICES AND LOFTS.
BROADWAY, e s, 290 n 230th, 1-sty bk & bollow tile office & dwg, 25x25, slag rf; \$2,500; (o & a) Ole A, Targesen, 2658 Baisley av (293).

WALTON AV, s w c Fordham rd, 1-sty bk strs, 90,3x94, slag rf; \$70,000: (o) A. W. Bowman, 30 E 42d; (a) Chas. Kreymborg, 309 E Kingsbridge rd (292).

MISCELLANEOUS.
PILOT ST, n s, 109.47 e City Island av, 1-sty
steel lockers, 18x100; \$4,000; (o & a) Robt.
Jacob, City Island (291).

CARTER AV, e s, 15 s 176th, 1-sty bk shop, 78x23.6, slag rf; \$2,000; (o) Wm. A. Cameron, 1901 Bathgate av; (a) Chas. S. Clark, 441 Tremont av (297).

SOUTHERN BLVD, e s, 50 n 167th, 1-sty bk shop, 30x50, tar & gravel rf; \$5,000; (o) Ruben Greenberg, 1128 Southern blvd; (a) M. J. Harrison, World Bldg (289).

Brooklyn.

MANSFIELD PL, 1069-73, e s, 175 n Av K, 2-2½-sty fr 1 fam dwgs, 20.2x42.8, shingle rf; \$20,000; (o) Edw. S. Nielsen, 826 Caton av; (a) Slee & Bryson, 154 Montague (5648).

E 23D ST, 1052, w s, 360 n Av K, 2½-sty fr 1 fam dwg, 20x44, shingle rf; \$15,000; (o) Wm Bordfield, 2801 Av N; (a) Robt. T. Schaefer 1526 Flatbush av (5634).

E 35TH ST, 767-71, es, 135 s Farragut rd, 2-2-sty fr 1 fam dwgs, 16x42; \$16,000; (a) Saml. Kobie, 2 E 120th; (a) S. Millman & Son, 26 Court (5993).

AV T, 1321-23, n w c E 14th, 2-2½-sty fr fam dwgs, 16.4x60.4, shingle rf; \$16,000; (o) Chas. Rosseli, 1969 E 17th; (a) Chas. G. Wessell, 1399 E 4th (5663).

COLONIAL RD, 8223, n e c 83d, 2-sty fr 1 fam dwg, 20.2x50.6, slag rf; \$15,000; (o) John E. McAuliffe, 50 Columbia Hgts; (a) C. L. Seifick, 206 W 76 (5744).

LENOX RD, 103-9, n s, 224 e Bedford av, 2-2-sty bk 2 fam dwgs, 22x70, shingle rf; \$36,-000; (o) Right Cont. Co., 1933 Bedford av; (a) Edw M. Adelsohn, 1778 Pitkin av (5643).

11TH AV, e s, 43.2 s 50th, 2-2-sty bk 2 fam dwgs, 20.6x57, shingle rf; \$30,000; (o) Marne Constn Co., 1334 48th; (a) M. A. Cantor, 373

STABLES AND GARAGES.

12TH ST, 452-54, s s, 97.10 w 8 av, 1-sty b garage, 50x100, slag rf; \$25,000; (o) Benl.

Martin, 22 W 27th; (a) J. M. Falson, 1123

Bway, Manhattan (5775).

40TH ST, 237-59, n s, 200 w 3 av, 1-sty bk garage, 200x100.2, gravel rf; \$60,000; (o) Lava Realty Co., Inc., 321 E 16th; (o) Louis Kasoff, 1441 Bryant av, Manhattan (5845).

65TH ST, 912-22, s s, 111.8 w Ft. Hamilton av, 1-sty bk garage, 100x100, gravel rf; \$30,000; (o) Robt. A. Hall, 6518 Ft. Hamilton av; (a) Thos. Bennett, 7876 5 av (5759).

66TH ST, 913-17, n s, 95.6 w Ft. Hamilton av, 1-sty bk garage, 60x100, gravel rf; \$15,000; (o) & a) same as above (5760).

EMPIRE BLVD, 233-43, n s, 64.4 w Rogers av, 1-sty bk garage, 100x100; \$25,000; (o) Paradox R. E. Corpn., 34 Nassau, Manhattan; (a) S. Millman, 26 Court (6047).

PUTNAM AV, 19-29, n e c Grand av, 2-sty bk garage, 15x100; \$150,000; (o) F. & S. Co., 507 5 av, Manhattan; (a) A. L. Grosse, 47 W 42d, Manhattan (6035).

STILLWELL AV, 1259-67, n e c Neptune av, 1-sty bk garage, 140x70; \$30,000; (o) Morris Fine, 2783 Stillwell av; (a) P. Caplan, 16 Court (5771).

WYCKOFF AV, 24-28, s s, 50 w Starr, 1-sty bk garage, 75x96, gravel rf; \$30,000; (o) L, & C. Bldg, Co., 192 Riverdale av; (a) S. Mill-man, 1780 Pitkin av (5940).

STORES, OFFICES AND LOFTS.
JORALEMON ST, 186-92, s s, 135 w Court,
12-sty bk str & offices, 62.10x124.4, slag rf;
\$600,000; (o) Pincus Glickman, 44 Court; (a)
B. W. Dorfman, 26 Court (5884).

THEATRES.
SUTTER AV, 505-17, n w c Hinsdale, 4-sty bk str & theatre, 100x100, gravel rf; \$500,000; (o) Langdon Holding Co., 309 Bway, Manhattan; (a) Chas. A. Sandbloom, 19 W 45th, Manhattan (5670).

hattan (5670).

WYCKOFF AV, 329-39, n e c Myrtle av, 2-sty bk motion picture theatre, 104x137, gravel rf; \$150,000; (o) Herman Newint, 108 Bergen; (a) H, A, March, 367-73 Fulton (5828).

MISCELLANEOUS.

SHEEPSHEAD BAY RD, e s, & right of way, 1-sty bk cafeteria, 100x140, gravel rf; \$25,000; (o) Brighton Beach Park Co, 67 Liberty, Manhattan; (o) Nelson K. Vendebeck, 67 Liberty, Manhattan (5678).

WASHINGTON AV, 57-59, e s, 210 s Flushing av, 1-sty bk power house, 40x100, gravel rf; \$40,000; (o) Bklyn Edison Co., 360 Pearl; (a) owner (5804).

Queens.

DWELLINGS.

BAYSIDE.—6th st, s w c Montauk av, 2-sty fr dwg, 30x38, shingle rf, 1 family, gas, steam heat; \$12,000; (o) George W. Jackson, 451 2 av, Manhattan; (a) Thomas Patterson, Jr., 1 Madison av, Manhattan (2531).

BEECHURST.—28th st, s e c 16 av, 2-sty fr dwg, 32x32, shingle rf, 1 family, elec, hot water heat; \$13,000; (o) Alexander Arnold, 152 E 83d, Manhattan; (a) Ralph R. Clark, 395 Washington av, Manhattan (2544).

EDGEMERE.—Beach 55th st, w s, 120 s Boulevard, 2-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas; \$8,000; (o) Eliz, Kopolor, 754 Flushing av, Bklyn; (a) P. Caplan, 16 Court, Bklyn (--)06-7).

ELMHURST.—Cornish st, s s, 350 e Queens av, 2-sty fr dwg, 22x55, shingle rf, 1 family, gas, steam heat; \$6,500; (o) J. F. Johnson, 93 Cornish, Elmhurst; (a) A. F. Brems, 83 Corona av, Corona (2503).

ELMHURST.—Baxter av, s e c Judge, 2-sty fr dwg, 18x39, shingle rf, 1 family, elec, steam heat; \$8,000; & Baxter av, e s, 40 s Judge, 2-sty fr dwg, 34x21, shingle rf, 1 family, elec, steam heat; \$8,000; & Baxter av, e s, 90 s Judge, 4-2-sty fr dwgs, 18x39, shingle rf, 1 family, elec, steam heat; \$32,000; (0) Louis Fagnant, 45 54th, Corona; (a) W. S. Worrall, Jr., Bridge Plaza, L. I. City (2569-70-71-72-73-74).

FOREST HILLS .- Colonial av, s e c Euclid,

 $2\text{-}2\frac{1}{2}\text{-sty}$ fr dwgs, 23x45, shingle rf, 1 family, elec, steam heat; \$16,000; (o) Geo. C. Johnston, Kingsland av, Corona; (a) W. S. Worrall, Jr., Bridge Plaza, L. I. City (1114-15).

GLENDALE.—Ford av, w s, 255 n Myrtle av, 2-sty bk dwg, 21x38, slag rf, hot water heat, 1 family, gas; \$8,000; (0) Carl Keiser, 126 Brush, Glendale; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2631).

Ridgewood (2631).

HOLLIS.—Farmers av, w s, 100 s Maple av, 2-2-sty fr dwg, 16x38, shingle rf, 1 family, gas; \$9,000; (a) H. Neisless, Farmers av, Hollis; (a) Edw. Jackson, Herriman av, Jamaica (1490-91).

HOLLIS.—Hollis av, w s, 100 n Prospect av, 3-2½-sty fr dwgs, 22x28, shingle rf, 1 family, gas, steam heat; \$21,000; (a) George Schmidt, 19 Highland pl, Bklyn; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (2551-52-53).

JAMAICA.—Chapin av, e s, 40 s Glenn, 1-sty fr dwg, 72x55, shingle rf, 1 family, gas, steam heat; \$9,000; (b) Frank L. Ferguson, 66 Orange, Bklyn; (a) L. Berger & Co., 1696 Myrtle av, Ridgewood (877).

JAMAICA.—Degraw av, n s, 320 e Alsop, 2-

JAMAICA.—Degraw av, n s, 320 e Alsop, 2-2½-sty fr dwgs, 20x29, shingle rf, 1 family, gas,

steam heat; 10,000; (o) R. Johnson, Springfield, L. I. 1649-1650.

field, L. I. (1649-1650).

L. I. CITY.—7th av, e s, 100 s Grand av, 10-2sty bk dwgs, 20x45, tin rf, 1 family, elec, steam
heat; \$120,000; (o) Rickert Brown Realty Co.,
52 Vanderbilt av, Manhattan; (a) Phillip
Resnyk, 131 W 39th, Manhattan (2582).

L. I. CITY.—12th av, e s, 125 n Grand av, 2sty bk dwg, 20x30, gravel rf, 1 family, gas, hot
water heat; \$6,000; (o) Frank Alessi, 578 Steinway av, Manhattan; (a) owner ((2539).

L. I. CITY.—18th av, e s, 31 s Grand av, 7-2sty bk dwgs, 25x33, slag rf, 2 families, gas, hot
water heat; (o) R. H. Traux, 27 William, Manhattan; (a) Stephen D. Bowes, 371 E 16th,
Manhattan (252-2530); 15 dwgs, \$120,000.

MORRIS PARK.—113th st, w s, 350 n Bway,

MORRIS PARK.—113th st, w s, 350 n Bway, 2-sty fr dwg, 18x54, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Stephen Keele, 1111 Church st, Richmond Hill; (a) W. B. Wills, 1181 Myrtle av, Bklyn (2642).

QUEENS.—Fillmore av, e s, 260 n Queens pkway, 2½-sty fr dwg, 25x23, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Grace R. Stewart, Bellaire Gardens; (a) Louis Dannacher, 228 Fulton, Jamaica (2490).

QUEENS.—Hollis av, s w c Fillmore av, 2-2-sty fr dwgs, 25x23, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Grace R. Stewart, Bellaire Gardens; (a) L. Dannacher, 328 Fulton. Jamaica (2649-2650).

QUEENS.—Hollis av, s s, 50 w Fillmore av, 2-sty fr dwg, 25x23, shingle rf, 1 family, gas. steam heat; \$6,000; (o) Grace R. Stewart, Bel-laire Gardens; (a) L. Dannacher, 328 Fulton, Jamaica (2645).

RICHMOND HILL.—111th st, e s, 28 n Roanoke av, 14-2½-sty fr dwgs, 20x32, shingle rf, 1 family, gas, steam heat; \$97,000; (o) Stenberg Bros., Inc., 10434 111th, Richmond Hill; (a) owners (1597 to 1610).

RIDGEWOOD.—Woodbine st, n e c Doubleday. 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas, hot air heat; \$24,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2636).

SOUTH OZONE PARK.—Birch st, e s, 145 n Central av, 4-2-sty fr dwgs, 14x34, shingle rf, 1 family, gas, hot air heat; \$12,000; (0 & a) Thomas F. Malone, Fulton st, Jamaica (2390-91,92,93) 91-92-93)

SPRINGFIELD PARK.—Rosedale av, s s, 180 q Foster Meadow rd, 2-sty fr dwg, 24x25, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Chas. Carter, Rosedale; (a) L. Dannacher, 328 Ful-ton, Jamaica (2647-2648); two bldgs, \$12,000.

WESTMORELAND.—Bayview av. e s, 171 n Bway, 3-2-sty fr dwgs, 40x28, shingle rf, 1 family, gas, steam heat; \$27,000; (o) Rickert Brown Realty Co., 52 Vanderbilt av, Manhattan; (a) Phillip Resnyk, 131 W 39th, Manhattan (2556-

WOODHAVEN.—Woodhaven av, w s, 125 s
Beaufort av, 2-2½-sty fr dwgs, 20x39, shingle
rf, 1 family, gas, steam heat; \$14,000; (o)
Henry Vehling Corp., 1st National Bank Bldg..
Ozone Park; (a) owner (1615).

FACTORIES AND WAREHOUSES.
JAMAICA.—Rockaway rd, s w c Archer pl, 2sty bk factory, 25x75, gravel rf, steam heat;
\$10,000; (o) Joseph Barry, 24 Rockaway rd, Jamaica; (a) Edw. Jackson, Herriman av, Jamaica (2606).

LAMAICA SOUTH—210th st as 200 s Shef-

JAMAICA SOUTH.—210th st, e s, 200 s Shef-field av, 1-sty bk factory, 40x190, slag rf; \$20,-000; (o) Attilis Pierini, 837 Bedford av, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (2489) (2489).

L. I. CITY.—Wilbur av, s e c Ely av, 1-sty bk factory, 54x109, slag rf; \$35,000; (o) Howard Printing Co., 1926 Bway, Manhattan; (a) Wm. Sprosser, 211 12 av, L. I. City (2592).

L. I. CITY.—Vernon av, w s, 108 s Englis, 6-sty bk factory & bakery, 92x400, slag rf, steam heat; \$575,000; (o) Atlantic Macoroni Co., 295 Vernon av, L. I. City; (a) King & Campbell, 36 W 40th, Manhattan (2567).

STABLES AND GARAGES.

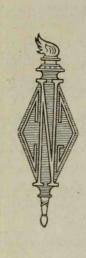
L. I. CITY.—5th av, w s, 92 s Washington av, 1-sty bk garage, 125x100, slag rf, steam heat; 830,000; (o) Woodridge Realty Co., 44 Court, Bklyn; (a) M. A. Cantor, 373 Fulton, Bklyn (2594).

STORES, OFFICES AND LOFTS.
FOREST HILLS.—Austin st, s w c Continental av, 1-sty fr office, 55x32, tile rf, elec, steam heat; \$8,000; (o) Thomas F. Swain, Inc., Forest Hills; (a) F. B. Colton, Forest Hills (2608).

MISCELLANEOUS.
FLUSHING.—Bayside av, s w c Bradley, i-sty fr platform, 471x23; \$20,000; Rainier Motor Co., prem; (a) Barney Ahlers Cont. Co., 110 W 40th, Manhattan (2487).

JAMAICA.—Rockaway blvd, n w c Baisley av. 1-sty bk comfort station, 24x30, slate rf, steam heat; \$13,000; (o) Park Dept., Richmond Hill; (a) L. Berger Co., 1696 Myrtle av, Ridgewood

L. I. CITY.—Barclay st, n e c Hoyt av, 1-sty bk comfort station, 25x32, slate rf, steam heat \$15,000; (o) Park Dept., Richmond Hill; (a) L. Berger & Co., 1696 Myrtle av, Ridgewood (2634).



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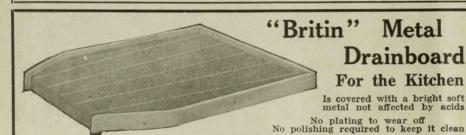
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BANK ST, 30, alter partitions, raise beams, rf, new plumbing in 3-sty bk dwg; \$2,000; (o) Elizabeth Hanley, 23 University pl; (a) Richard Berger & Son, 309 Bway (1491).

ard Berger & Son, 309 Bway (1491).

BANK ST, 74-76, overhaul bldg throughout, remove porch, stoop, rearrange partitions, new bathrooms in 2-3-sty bk dwgs; \$15,000; (o) Flora Haggard, 261 5 av; (a) Raphael Prager, 37 Liberty (1540).

CHERRY ST, 26, remove partitions, wall, new ext, fire-escape, &c, lower floor in 3-sty bk garage & factory; \$20,000; (o) Sam Schango, care archt; (a) Harold L. Young, 253 W 42d (1507).

HOUSTON ST, 242-244 E, remove wood bins, stairs, str fronts, partitions, &c, new openings, doors, front, stairway, elevator in 2-5-sty bk str & tnt; \$12,000; (o) Benj. R., Egerton L. & Bronson Winthrop, 102 1st; (a) Chas. B. Meyers, 1 Union sq (1487).

FRONT ST, 91, remove posts, girders, piers, new steps, gratings, piers, partitions, alter front in 4½-sty bk office bldg; \$5,000; (o) M. Levy's Sons, 90 Front; (a) Emilio Levy, 331 Madison av (1315).

FRONT ST, 145-7, MAIDEN LA, 154-8, new tank, beams on 2-6-sty bk warehouses & storages; \$6,200; (o) Powers, Weightman, Rosengarten Co., 145-7 Front; (a) The Rusling Co., 90-92 West Bway (1482).

PEARL ST 289 remove 2 stys, new toilet

PEARL ST, 289, remove 2 stys, new tollet room, elevator & shaft, front, wall, flooring, rf, skyllight, elec in 4-sty bk office bldg; \$10,000; (o) Ella B. Emet, St. James, L. I.; (a) A. F. Gilbert, 80 Maiden la (1495).

RIDGE ST, 28, remove wall, partitions, raise beams, openings, new beams, partitions, stairs in 4-sty bk tht; \$7,000; (o) Torah Society of the People of Wisoke Mazoviezke, 73 Allen; (a) Louis A. Sheinart, 194 Bowery (1516).

UNIVERSITY PL, 122, remove posts & girders, str front, new str front, entrance, beams & girders, stairs in 4-sty bk strs & lofts; \$9,000; (o) Shelbourne Lunch Co., Inc., 28 E 14th; (a) Morris Whinston, 63 Park Row (1546).

11TH ST, 70 E, remove stairs, walls, partitions, new ext, add sty, stairs, wall in 3-sty bk strs & dwg; \$9.000; (a) Lewis Kay, 70 E 11th; (a) Harold L. Young, 253 W 42d (1551).

24TH ST, 116-120 E, 4TH AV, 150 E, remove partitions, stairs, new entrance steps, windows, vents, skylights, fire-escapes, flooring in 4-sty bk offices; \$15,000: (o) Mrs. Anne Guth, 120 E 24th; (a) Geo. Butler, 30 Church (1511).

26TH ST, 146-148-150 W, remove walls, new ext, floor, columns, posts, girders in 2 & 3-sty bk strs & lofts; \$25,000; (o) Leopold Realty Co., Inc., 156 W 26th; (a) Jacob Fisher, 25 Av A (1470).

29TH ST, 29 E, 40TH ST, 30 E, remove rf ext, new wall, windows, partitions, bathrooms, wash basins in 12-sty bk hotel; \$22,000; (a) Martha Washington Hotel Co., 30 E 30th; (a) Harry B. Mulliken, 609 W 48th (1490).

29TH ST, 141 E, remove front, partitions, new front, partitions, heating, elec, plumbing, plastering, f. p. material, stairs, doors in 3-sty bk offices & dwg; \$9,500; (o) Maurice Corp., 2 W 62d; (a) Harris V. Hartman, 125 W 16th (1554).

31ST ST, 110 E, remove partitions, stoop, cornice, new ext, show window, stairs, partitions, cornice in 4-sty bk str & studios; \$15,000; (o) M. Jos. Harrison, World Bldg; (a) owner (1477).

33D ST, 213 W, remove wall, partitions, stairs, new ext, wall, partitions, stairs in 4-sty bk str & offices; \$7,000; (o) Wm. F. Inslee, 6 Medina pl, Elmhurst, L. I.; (a) Louis Brooks, 162 W 34th (1548).

37TH ST, 232-234, remove partitions, stairs, wall, beams, columns, stairs, partitions, f. p. doors, toilets, floors, sidewalk, skylight in 2-3-sty bk office bldg; \$20,000: (o) 232 W 37th St., James A. Ottley, care McCall Co., 236 W 37th; (a) Chas. H. Gillespie, 1123 Bway (1505).

38TH ST, 110 E, rearrange stairs, partitions, &c. new bathrooms, partitions in 4-sty bk dwg; \$10,000; (o) Dr. Warren S. Adams, 110 E 38th; (a) Butler & Rodman, 56 W 45th (1484).

(a) Butler & Rodman, 56 W 45th (1484).

38TH ST, 49-53 W, remove partitions, stairs, new stairs, toilets, front in 3, 4 & 5-sty bk offices, showrooms & strs; \$10,000; (o) Claridge Realty Corp., 15 Broad; (a) Sommerfeld & Steckler, 31 Union sq (1553).

39TH ST, 39-41 W, raise floors, new floor ext, beams, columns, ext on 2-4-sty bk dwgs; \$35,000; (o) Albrecht, Rudolf, Gustave Pagenstecher, Jr., 30 E 42d; (a) Maynicke & Franke, 25 Maiden la (1483).

40TH ST, 24 W, remove wall, rearrange partitions, new 2-sty ext, bathrooms, toilet rooms in 4-sty bk str, showrooms & dwg; \$9,500; (o) Stella S, Cochran, 36 W 40th; (a) Jacob Gescheidt, 142 E 43d (1524).

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