

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

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

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.
Copyright, 1920, by The Record and Guide Company 119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CV
NO. 26 (27 28)

NEW YORK, JUNE 26, 1920

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A B See Electric Elevator.4th Cover	
Ackerly, Orville B., & Sons.....	842
Acme Service Corp.....	859
A. J. Contracting Co.....	857
Adler, Ernest N.....	842
Altmayer, Leon S.....	841
American Bureau of R. E.....	842
Ames & Co.....	841
Amy & Co., A. V.....	841
Anderson & Co., James S.....	832
Armstrong, John.....	842
Aspromonte & Son, L. S.....	859
Automatic Fire Alarm Co.....	852
Bauer, Millbank & Molloy.2d Cover	
Beale Co., Harry S.....	844
Bechman Co., A. G.....	842
Benznig Co., Jos. H.....	856
Birdsall, Daniel, & Co.,Front Cover	
Boylan, John J.....	841
Brown, Frederick.....	2d Cover
Brown Co., J. Romaine.Front Cover	
Bulkley & Horton Co.....	842
Builders' Brick & Supply Co.....	4th Cover
Busher Co., Eugene J.....	841
Butler & Baldwin.....	841
C. H. Motors Co.....	850
Cammann, Voorhees & Floyd.....	841
Carpenter, Leonard J.....	841
Chesley Co., Inc., A. C.....	857
City Investing Co.....	832
Classified Advertisements.....	845
Corning Co., Edward.....	4th Cover
Corwith Brotaers.....	846
Coutoucas, Nicholas.....	2d Cover
Cross & Brown.....	Front Cover
Cruikshank Co.....	Front Cover
Cruikshank's Sons, Wm.,Front Cover	
Cudner R. E. Co.....	841
Cushman & Wakefield.Front Cover	
Cutler & Co., Arthur.....	842
Cutner, Harry B.....	841
Davies, J. Clarence.....	846
Day, Joseph P.....	841
Dike, O. D. & H. V.....	842
Dowd, James A.....	842
Duffy Co., J. P.....	854
Duross, Co.....	841
Dwight, Archibald & Perry.....	841
Electro Sun Co.....	858
Elliman & Co., Douglas L.....	832
Ely & Co., Horace S.,Front Cover	
Empire Brick & Supply.4th Cover	
English, J. B.....	841
Feldbelt & O'Donnell.....	859
Feuerbach, F. J.....	842
Finch & Co., Chas. H.....	857
Finegan, Austin.....	841
Fischer, J. Arthur.....	841
Fogarty, J. A. & J. J.....	842
Fox & Co., Fredk.....	841
Frank & Frank.....	856
Fuller Co., Geo. A.....	852
Gallin & Son, John.....	86
Gates Elmer.....	842
Gold, Louis.....	844
Goodstein, Harry.....	Title Page
Goodwin & Goodwin.....	841
Hecla Iron Works.....	859

TABLE OF CONTENTS.

Editorials.....	833
Burke Relief Foundation Sale Aggregates \$502,000.....	835
Printing Plant for Metropolitan Life Insurance Company.....	836
Real Estate Review for the Current Week.....	837
Private Sales of the Week.....	837
Real Estate Notes.....	844
Statistical Table of the Week.....	846
Freight Rate Increases on Building Materials Unfair.....	847
Changes in Workmen's Compensation Insurance, June 30.....	848
Architects and Engineers Plan Many New Projects.....	849
Personal and Trade Notes.....	849
Trade and Technical Society Events.....	849
Building Material Markets.....	850
Current Building Operations.....	850
Contemplated Construction.....	852
Plans Filed for New Construction.....	855

Advertising Index

Page

New York Title & Mortgage Co.....	832
Niewenbos Bros., Inc.....	509
Noyes Co., Chas. F.....	Front Cover
Ogden & Clarkson Corp.....	841
O'Hara Bros.....	842
O'Reilly & Dahn.....	841
Orr & Co., John C.....	857
Payton, Jr., Co., Phillip A.2d Cover	
Pease & Elliman.....	Front Cover
Pflom, F. & G.....	Front Cover
Pomeroy Co., Inc., S. H.....	854
Porter & Co.....	Front Cover
Purdy & Co.....	832
Rafalsky Co., Mark.....	Front Cover
Ray, Willes, Inc.....	841
Read & Co., Geo. R.....	Front Cover
Realty Associates.....	846
Realty Associates Investment Corp.....	830
Realty Company of America.....	832
Realty Supervision Co.....	858
Richardson & Boynton Co.....	855
Ritch, Wm. T.....	852
Roman-Callman Co.....	844
Ruland & Whiting.....	Front Cover
Runk, George S.....	841
Ryan, George J.....	841
Sasse, Geo. W.....	842
Schindler & Liebler.....	842
Schwiebert, Henry.....	842
Scobie.....	841
Smith Co., Inc., E. C.....	848
South Ferry Realty Co.....	832
Spear & Co.....	832
Spotts & Starr.....	842
Steinmetz, John A.....	842
Structural Waterproofing Co.....	847
Tabolt, Jacob J.....	842
Thompson Co., A. G.....	846
Title Guarantee & Trust Co.2d Cover	
Trageser Steam Copper Works, John.....	857
Tucker, Speyers & Co.....	841
Tyng & Co., Stephen H., Jr.....	832
Ullman.....	842
Uris Iron Works, Inc., Harris H.....	4th Cover
Van Valen, Inc., Chas. B.....	2d Cover
Walsh, J. Irving.....	841
Watson Elevator Co., Inc.4th Cover	
Weid & Suydam.....	832
Wells Architectural Iron Co.....	859
Wells Sons, James N.....	841
Welsch, S., Sons.....	842
Wheeler, G. C. & A. E.....	854
Wheeler Realty Corp.....	842
White Constn. Co., The.....	840
White & Sons, Wm. A.....	832
Whiting & Co., Wm. H.,Front Cover	
Winter, Benjamin.....	2d Cover
Wood-Dolson Co.....	Front Cover
Wyckoff, Walter C.....	841
Y. M. C. A.—West Side.....	838
Zicha Marble Co., A. R.....	859
Zittel & Sons, Fredk.....	841

Page

Hess, M. & L., Inc.....	Front Cover
Holmes Elec. Protective.4th Cover	
Hygrade Builders' Supply Co.....	851
Jackson, Daniel H.....	Title Page
Kane Co., John P.....	4th Cover
Kelly, Albert E.....	839
Kennelly, Bryan L., Inc.....	841
Kerns Co., James F.....	842
Kilpatrick, Wm. D.....	832
Kinnear Mfg. Co.....	852
Kloes, F. J.....	854
Knap & Wasson Co.....	841
Kohler, Chas. S., Inc.....	832
Lackman, Otto.....	842
Lawrence Cement Co.....	4th Cover
Lawrence, Blake & Jewell.....	832
Lawyers' Title & Trust Co.....	845
Leaycraft & Co., J. Edgar.....	Front Cover
Leist, Henry G.....	842
Levers, Robert.....	842
Levin, Inc., Jacob & Morris.....	838

Page

Losere, L. G.....	842
Mack Co., James C.....	854
Manning & Trunk.....	841
Marbleoid Co.....	856
Martin, H. Samuel.....	841
Maurer & Son, Henry.....	4th Cover
Maxwell, J. S.....	841
May Co., Lewis H.....	841
McLaughlin, Thomas F.....	841
McMahon, Joseph T.....	838
Miller & Co., A. W.....	841
Mississippi Wire Glass Co.....	853
Moors, J. K.....	841
Morgenthau, Jr., & Co., M.....	845
Moses & Moses.....	846
Mural Floor Covering Co.....	857
Nail & Parker.....	832
Nason Realty Co.....	Title Page
National Electrical Lab. Co.....	844
Nehring Bros.....	841
Newins, Harvey B.....	2d Cover
New York Edison Co., The.....	853

ATTENTION BROOKLYN BROKERS

PLOT OF ABOUT 11 LOTS

Size 172.10 1/2 x 250 x 210 x 295

S. W. Corner Ocean Parkway and Johnson Lane
Near Ave. T Subway station and adjoining Sheepshead Bay Airdrome. Ripe for any kind of building. Free and clear and offered at a Bargain Price. Further particulars from

Daniel H. Jackson

135 BROADWAY

Suite 910 Phone: Rector 3569

Northwest Corner of 157th Street and Amsterdam Avenue

Taxpayer with eleven (11) stores, 125 feet on 157th Street by 99.11 on Amsterdam Avenue. RENTS, \$13,860.00. Price, \$165,000.00. First Mize \$85,000, 5 1/2% 3 years payable \$2,000 per year. Held by a Savings Bank. Second Mize \$20,000, 6% 3 years, no installments.

Brokers Protected—Further particulars from

NASON REALTY CO.

170 BROADWAY

Suite 915-919

Cordandt 7637-7638

Harry Goodstein

Real Estate Operator

261 BROADWAY

Suite 509

Phone Barclay 1922

TO LEASE

in new 3-STORY BUILDING to be erected and completed before OCTOBER 1, 1920 (opposite Columbia College)

SEVERAL

Two-Room and Bath Apartments
Also Top Floor Ideal Three-Room

STUDIO

Apartment, fine north light, refined section. Apply to above.

To the REAL ESTATE OWNER

Title Insurance; Mortgage Loans;
Efficient Service; Moderate Fees.

To the BROKER

Protection in Placing Loans;
Quick Service.

To the INVESTOR

A wide range of Guaranteed First
Mortgages and First Mortgage Cer-
tificates, yielding current rates of
interest.

New York Title and Mortgage Company

OFFICES

MANHATTAN—135 Broadway
BROOKLYN—209 Montague St.
QUEENS—375 Fulton St., Jamaica.
RICHMOND—21 Bay Ave., Richmond.
WESTCHESTER—163 Main St., White Plains.
MT. VERNON—3 South 3rd Ave.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

James S. Anderson & Co.

REAL ESTATE

Management—Leasing
Rentals—Insurance

Over twenty-five years' experience in the
management of property.

Offices 82-84 Nassau Street

Phone: John 79

FOR LEASE ON LONG TERM

Four-Story Building, on Lot 26x100.
Desirable location, near Custom House.
Suitable for altering for business.

APPLY TO

South Ferry Realty Co.

Clarke G. Dailey, President

115 Broadway, New York City

Wm. A. White & Sons

The Management
of Real Estate—
Sales, Rentals and
Mortgage Loans

46 Cedar Street
Established 1868

WELD AND SUYDAM

Incorporated

Member of Real Estate Board, N. Y.

SPECIALISTS IN

Real Estate of
Highest Class

For Sale For Lease
For Investment

Fifth Avenue Guaranty Building

522 Fifth Avenue

Phone: Vanderbilt 634-635

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER
REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone 47682
Morningside 47683

Lawrence, Blake & Jewell

Mortgage Loans
Sales and Rentals
Business Properties

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAK EY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

MANAGEMENT OF
COMMERCIAL PROPERTY

Sales — Appraisals — Insurance

Spear & Lee
REAL ESTATE

840 BROADWAY NEW YORK
Stuyvesant 627

The Realty Company of America

FRANKLIN PETTIT
President

Transacts a
General Business
in the Purchase
and Sale of
New York City
Real Estate

2 WALL STREET, NEW YORK CITY
Telephone 275-276 Rector

Douglas L. Elliman & Co.

REAL ESTATE and INSURANCE

Now in Their New Building

15 East 49th Street

Tel. Plaza 9200



City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE. DOWLING, President

EDITORIAL

Neglect of the Port

Announcement by the Cunard Steamship Company that it proposes to spend \$40,000,000 for a dock terminal in Hoboken provided it acquires certain riparian rights, again calls attention to the neglect of the Manhattan side of the port by the city authorities. Building up-to-date wharves on the Jersey side of the river with private capital will not injure New York, but neither will it be of as great service to the city as if proper accommodations were provided along the Manhattan shore by the municipality. Whatever helps Jersey will help New York, but it will be Jersey that will reap the greater return.

The Port of New York is undivisible. It is an entity that cannot be separated into ports called New Jersey, New York or Staten Island—into North River or East River. This makes it all the more necessary that its development should be conducted on a comprehensive plan, a fact that is unnecessary to restate except for emphasis.

Some day the city administration may find it a somewhat difficult task to explain why so much time and energy has been expended in muddling up passenger traffic on the city's very efficient surface and underground lines while neglecting the opportunity to provide proper facilities for handling the deep sea and coastwise freight and passenger business of the port, which is of such great importance to every inhabitant of Greater New York.

Continuing an Old Scandal

The State Board of Equalization, as was brought out in the 1920 Equalization Table which appeared in the Record and Guide last week, has established 85.9361 + as the state equalization rate for the current year. This means that the state authorities have found the average rate of real estate assessments to be about 14 per cent. below actual value, taking the state as a whole.

The new equalization table shows that, as in former years, real estate in New York City is assessed at a higher rate than in other part of the state. New York County is credited with assessments of 95 per cent. of full value, Kings with 94 per cent., Bronx with 93 per cent. and Queens and Richmond with 89 per cent. each. The only other counties in the state approaching these percentages are Niagara, credited with 91 per cent., and Erie, credited with 90 per cent. Monroe remains at last year's rate of 82 per cent. and Albany 89 per cent. Onondaga, given last year at 80 per cent., is figured this year at 78.

Various of the up-state rural counties seem to have done a little better this year than formerly in their assessments. Allegany, for instance, is credited with raising its assessments from 68 to 71 per cent., Cattaraugus from 63 to 64 per cent., Delaware from 50 to 57 per cent., Orange from 53 to 62 per cent., and Clinton from 37 to 47 per cent. Sullivan retains the inglorious

distinction of having the lowest assessments of any county in the state, it being credited again this year with assessing at only 22 per cent. of actual value.

Justice to all realty owners demands that assessments be made at full and fair value throughout the state. Perhaps this ideal condition will not be realized until the millennium, but its approach would be hastened if a few of the up-state assessors were to be prosecuted for violating their oaths of office in making improperly low assessments. If for political or other reasons many up-state assessors are unwilling to place valuations on a proper basis, they should resign their jobs or be put out of the important positions through which they do such injustice to the honest taxpayers of the state. The work of some of these up-state assessors continues to be a public scandal, as is shown by the latest state equalization table.

Trade Balance

With exports in the last eleven months exceeding those of the corresponding period in 1918-19 by \$1,170,000,000, and with the exports for May showing an increase over the previous month of \$55,000,000 and of \$135,000,000 over May, 1919, there should be little perturbation over the general business conditions of the country. These figures show that the foreign trade is growing quite as rapidly as it can be taken care of. It is waxing greater and greater as the world slowly settles back to normal. It is becoming more and more a determining factor in commercial circles as merchants acquire knowledge of the necessarily peculiar requirements of this class of business and as quickly as it can be successfully financed. Already we are trading with our neighbors to an extent that equals about one-seventh the internal trade of the country.

The foreign trade of a nation acts as a balance wheel for its internal business. The two are conducted along somewhat different lines and affected by dissimilar conditions, either favorably or adversely. Not always is foreign business dull when internal trade is slack. There is also the very essential fact that much of the foreign trade is of the character known as seasonable, so that when business is at low ebb here because of the period of the year, it may be at its height in a foreign country, thereby making it possible to transact business throughout the twelve months and lower overhead charges appreciably.

These facts are well known to the initiated. It is important, in trying to size up the future, that they be taken into consideration by those whose activities are entirely local but who would be affected by any general commercial depression. With our foreign trade aggregating 15 per cent. of our home business, and not only increasing in value rapidly but becoming more varied and extending more widely throughout the world, there is less occasion to look for "bad times" ahead in general business circles.

Imports were \$1,883,000,000 more in the last eleven

months than a year ago. We bought more abroad because we had the money with which to purchase luxuries of all sorts. We are exporting necessities and there is no reason to believe these commercial movements will be curtailed in a considerable time. The balance of trade continues in our favor and is so big as to be beyond the mental grasp of most people. It now

amounts to \$17,000,000,000 against the whole world outside our boundaries, and has been built up since 1914. This huge figure is several billions in excess of the total balance in favor of the United States for forty years previous to the war. With such a balance in its favor there need not be much fear of panic in the commercial world for some time to come.

Another Lease for 200 Years Made by Eugene Higgins

THE exclusive announcement in the Record and Guide of last week that Eugene Higgins, of Paris, France, had leased for a term of 200 years his property at 2503 to 2509 Broadway, near 93d street, aroused much interest in investment circles. Anthony E. Stilges, the lessee, is president of the Chelsea Exchange Bank. The lease is his personal investment. The lease is really for two 10-year terms, at a graduated rental ranging from \$8,500 to \$10,000 a year; and calls for nine 20-year renewals at rentals based on a reappraisal of the land at the end of each renewal.

It is estimated that if values along that part of Broadway continue to enhance then the rental for the entire term of 200 years will amount to considerably more than \$2,000,000, which would be the minimum rental if no increments take place, which latter circumstance is unlikely.

Mr. Higgins has negotiated several leases of a similar

character during recent years. He controls numerous large properties on the middle west side, some of which have been leased for terms as long as 999 years. He never sells his realty.

Last April Mr. Higgins leased to Thomas Healy for 200 years, at a rental aggregating \$6,000,000, the vacant plot, 40x125, at the northeast corner of Broadway and 94th street, and the adjoining plot, 100 by 120, extending through to 95th street, and including the corner of West End avenue. This plot adjoins the old Astor Market property, which Mr. Healy bought four years ago, and is to be improved with a four-story business building on Broadway, and a 16-story hotel on West End avenue.

A few years ago a similar lease was made with Harry Schiff, covering a plot on the east side of Broadway, north of 94th street where the lessee has since erected an addition to the Hotel Apthorp.

Woolworth Heirs Borrow Money to Pay Inheritance Tax

THE tremendous effect of the state inheritance tax upon real property values was saliently illustrated this week when the Prudential Insurance Company, of Newark, N. J., loaned, through William A. White & Sons, to the estate of the late Frank W. Woolworth the sum of \$3,000,000 in the form of a mortgage for that amount on the 60-story building at Broadway, Barclay street and Park place. The loan was made as part of an \$8,000,000 state and federal inheritance tax to be paid by the Woolworth estate, the estate not having sufficient liquid assets on hand to meet the obligation. It will pay 6 per cent. interest on the Prudential loan; in other words, after the estate has paid these millions to the government it will continue to pay interest annually until the loan is liquidated, which in effect is a burden as well as

a double tax. Then there is a tax on the mortgage.

At the time the site of the Woolworth building was assembled for the building of the world's highest office structure, the story gained wide credence that the erection of the building was a stock company proposition and that subscriptions to the stock were being made in various European as well as American cities. Just about the time that this report was circulated Mr. Woolworth returned from a trip to Europe and denied that there would be any money invested in the Woolworth building except his own, and the property was until the day of his death one of his pet hobbies. It covers almost an acre of ground and is assessed by the city for \$9,500,000. It is understood that its total cost, including the land, was \$14,000,000.

How the Twin Park-Madison Skyscrapers Are Financed

SOME details of financing the twin thirty-one story Park-Madison skyscrapers to be erected by the Weaver-Crawford Syndicate on the unused Grand Central Terminal property and to be owned co-operatively by tenants was announced. There will be no mortgage on the structures. The syndicate states that the sale of \$18,900,000 capital stock of the 383 Madison Avenue Corporation will provide for the entire cost of the building, including architects' and builders' fees, carrying charges until completion, insurance, rent, taxes

As contractor the Weaver-Crawford Corporation will deliver to the 383 Madison Avenue Corporation as owner a lease of the site for three periods of twenty-one years, each subject to the right of the railroad company to purchase the

building at fair market appraisal at the end of the second period. The ground rent after the completion of the building will be \$325,000 a year.

Associated with Douglas L. Elliman & Co., the managing brokers, are the following real estate firms, authorized to sell stock under the co-operative ownership agreement and to rent space in the building: Albert B. Ashforth, Inc.; Daniel Birdsall & Co., Brett & Goode Company, Cross & Brown Company, William Cruikshank's Sons, Cruikshank Company, Joseph P. Day, Frederick Fox & Co., Inc.; Harris, Vought & Co., Charles F. Noyes Company, Pease & Elliman, Alfred E. Schermerhorn, Stephen H. Tyng, Jr., & Co., Inc., M. & L. Hess, Inc., and Frank D. Veiller and J. L. Robertson.

Way Discovered to Increase Adherence by Cement to Gypsum

Researches have recently been carried on by the U. S. Bureau of Standards, looking into the subject of the adherence of cement plaster to gypsum.

"There seems to be no detrimental reaction between the two materials; the tensile strength of the mixture of gypsum and cement is very nearly equal to their combined tensile strengths dependent upon the proportions of ingredients.

"The suction of the surface to which the plaster is applied is an extremely important factor; for example, if gypsum plaster is applied to a dry concrete surface, the suction of the concrete will take so much water out of the gypsum that

it will prevent its proper hardening.

"The expansion of neat cement when wet is of an entirely different order from the expansion of neat gypsum, and a bond between the two materials can be permanently maintained only when enough sand is added to both materials to reduce the same for both."

Experiments to determine the effect upon the strength and permeability of concrete due to curing at different periods of time in solution of magnesium fluosilicate and sodium silicate indicate that rich concrete mixtures may be improved in strength by curing periods in magnesium fluosilicate.

REAL ESTATE SECTION

Burke Relief Foundation Sale Aggregates \$502,000 Total of 1,386 Lots in the East Bronx Sold at Auction Largely to Small Investors after Spirited Bidding

JOSEPH P. DAY and J. Clarence Davies held a most successful auction sale in the Hotel Astor on Tuesday afternoon, Tuesday evening and Wednesday afternoon, at which time 1,386 lots in the East Bronx belonging to the Burke Relief Foundation were sold for a total of \$502,000. The average price per lot was \$362.

It took the auctioneer just sixteen hours to dispose of the property, which is at the rate of about 87 lots an hour.

At Wednesday's session, which began shortly after noon and ended at 5.30 o'clock, 381 parcels were sold for \$162,725. On Tuesday 1,005 lots brought \$339,275 in a spirited session which lasted eleven hours.

The first lot knocked down was at the southwest corner of Colden and Duncan avenues, which went to John Liferts for \$725. The same buyer also took the three adjoining lots on Duncan avenue for \$450 each.

The high price of the day was realized for the triangular plot, 182 by 184 by 135 at the junction of Boston Road, Gunhill Road and Yates avenue, which went to Brown, Wheelock & Co. for a client for \$9,900. The triangular plot at the northeast corner of Boston road and Gunhill road sold for \$2,000. The big plot at the northwest corner of Boston road and Lancia avenue sold for \$4,350. Inside lots on Boston road between Gunhill road and East 211th street ranged in price from \$250 to \$350 each, considered decidedly low.

At the evening sale the northeast corner of Burke and Paulding avenues brought \$775 and the northwest corner of Burke avenue and Hone avenue brought a similar figure. The triangular plot at the junction of Burke avenue, Boston road and Lurting avenue sold for \$1,900. Lurting avenue lots, between Burke avenue and Duncan street, brought from \$300 to \$350, and on Lavonia between Burke avenue and Duncan street, for \$550.

Among the other buyers were J. Cobin, J. C. Flynn, Harry Harris, Peter Florio, Catherine C. Murray, Rose Ferrara, Alice Garrison, John L. Sullivan, S. H. Tyson, John Liberto, Peter Quinlan, James A. Thomas, W. Stager, John Vogler, Eugene A. McNutly, Benjamin Kaplan, Mary Bivens, A. A. A. Gleason, Jr., Harry M. Golden, Carl A. Geib, Mary H. Byrne, Mrs. J. A. Bell, Andreas Caputto, Miller & Wohman, Aron Richards, Rosse & Drusin, Mrs. Roy Dailey, Nathan A. Sherman, Walter A. Scholl, S. S. Spiro and Theodore J. Joffe.

The same class of purchaser, the small investor, appeared

in greater numbers on the second sales day and paid even higher prices than prevailed on Tuesday. The very first lot offered, at the southeast corner of Gunhill Road and Paulding avenue, attracted sixteen bids before it was knocked down for \$900. The three lots adjoining on Gunhill Road went for \$650 apiece. Two lots adjoining, at the southwest corner of Gunhill Road and Hone avenue, were sold in one parcel for \$1,950. The lot at the opposite southeast corner of Gunhill Road and Hone avenue brought \$1,275. One buyer took the seven adjoining Gunhill Road lots, extending to and including the southwest corner of Lurting avenue, at \$825 each. The lot at the southwest corner of Gunhill Road and Hering avenue was sold for \$1,250.

Two lots and a small building, on a plot with a frontage of 50 feet on Boston Road, near Burke avenue, were knocked down for \$3,850 in one of the liveliest bidding tilts during the sale.

The southwest corner of Burke avenue and Boston Road was sold for \$1,650. The plot at the northwest corner of Gunhill Road and Boston Road brought \$1,350 and the northwest corner of Yates avenue and Boston Road was knocked down for \$825.

Among the buyers were Dr. Frank Cantino, Pasquale Palumbo, John T. McNichol, Hugh Flatler, John J. Cronin, Emily Stone, Albert Eisler, Henry J. Franklin, Alexander King, George Kline, Max Steuber, Max Herman and Moses Wilstein.

The rapid fire bidding which characterized the entire sale attested the prevailing interest in New York real estate. Auction room observers declared that one of the most important contributing factors to the success of the sale was the generous financial terms offered by the trustees of the Foundation, which enabled people of small means to make their selection of sites at their own prices and leave 80 per cent. of the amount on mortgage for three or five years. The fact that the property enjoys subway and surface transit facilities also influenced the purchasing, which registered general satisfaction on the part of both buyers and sellers. Frank A. Sturgis, president of the Foundation, expressed himself as gratified at the result of the sale and declared that it indicated the opening of a new field for the small investor.

Proceeds of the sale will be used by the Foundation to carry on its charitable enterprises, among which is the maintenance of a home for convalescents in Westchester County.

Mayor's Committee Asks Labor to Aid Housing

THE builders' sub-committee of the Mayor's Housing Conference Committee met at Tenement House Commissioner Frank Mann's office Thursday and discussed the relation of labor and material costs to the housing shortage. It had been announced that Robert P. Brindell, head of the Building Trades Council, representing the building trades workers, had been asked to be present, but he did not appear.

It was the opinion of the builders that the erection of houses would be accelerated if labor would co-operate with "a fair day's work for a fair day's pay," if building material prices were stabilized at reasonable figures, and if money-lending institutions advanced loans for housing construction purposes based on the present cost of construction.

Commissioner Mann said that Thomas J. Burke and Henry

Huebner, officials of Local 314 of the Building Plasterers' Union, had promised to call a meeting to place before the members the question of abrogating the scale limiting work. It was said that Local 314 was the only plasterers' union thus limiting the labor output.

French Lumber Use

Notwithstanding the intensive care France gives to her forests, she is compelled to import from 30 to 40 per cent. of the lumber she requires. Most French farmers get along with the identical buildings of their great grandfathers. The annual per capita consumption in France is not more than 100 board-feet per capita or less than one-third used by Americans.

Printing Plant for Metropolitan Life Insurance Company

Million-Dollar Structure Being Erected in Long Island City by Turner Construction Company from Plans by D. Everett Waid

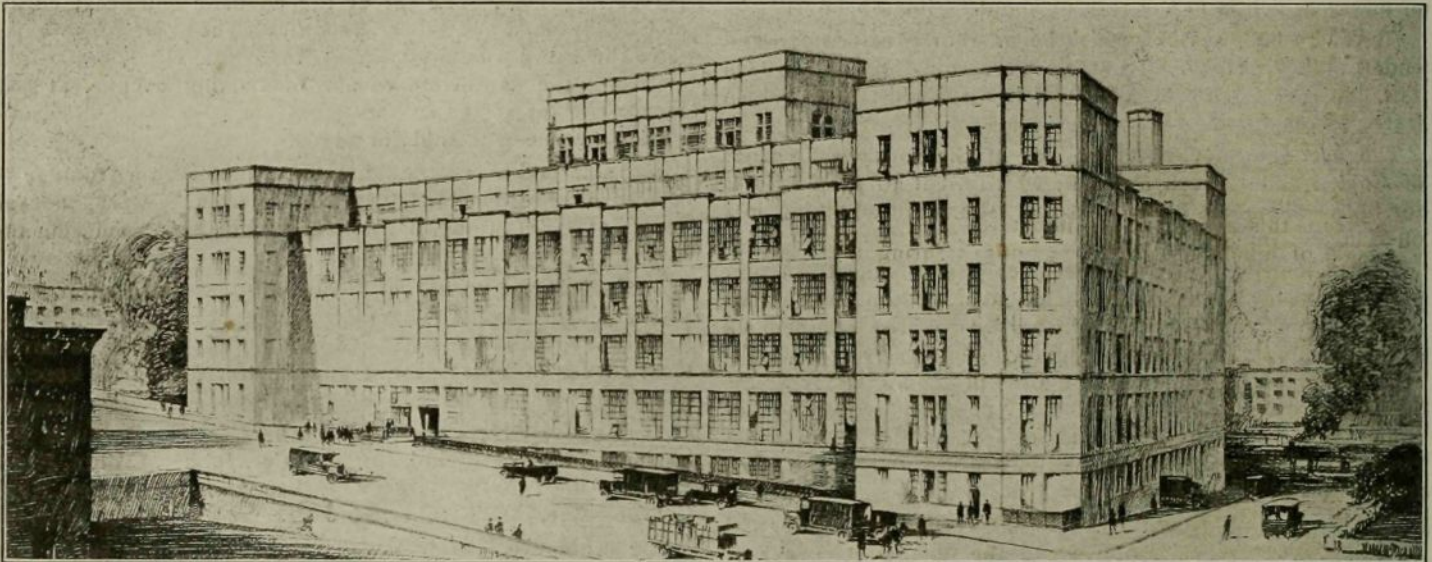
WORK on the concrete pile foundations is now under way for a large reinforced concrete building being constructed near the Queensborough Bridge in Long Island City. This structure, which will be seven stories in height, including the basement, is planned to house the printing plant of the Metropolitan Life Insurance Co. The building is being erected under a general contract by the Turner Construction Co., from plans by D. Everett Waid, architect, and will cost more than \$1,000,000, exclusive of the value of the land.

The building is peculiar in that it covers a triangular plot, fronting 531 feet on Thomson avenue, 394 feet in Court street, opposite the Court House, and 382 feet on the Long Island Railroad right-of-way. A private spur track extends into the

rest room conveniences for employes and exit facilities will exceed legal requirements. Elevators and stairs are so distributed as to minimize horizontal travel and the principal stairs are of the duplex type, that is, two independent stairs in one shaft, smoke proof and fire proof and with access doors well separated. Floor construction is calculated to allow 250 lbs. live load per square foot throughout the building.

The structure will rest on concrete piles about 30 feet long. The basement is especially waterproofed around the walls and under its entire area in order to provide dry storage for printers' stock.

The Metropolitan is said to be the largest life insurance company in the world. Regarded merely as a great business organization, it is remarkable. Since it has 22,000,000 policies



Turner Construction Co., Builder.

D. Everett Waid, Architect.

MODERN PRINTING PLANT FOR METROPOLITAN LIFE INSURANCE COMPANY IN LONG ISLAND CITY.

building reaching an interior shipping platform approximately 300 feet long. On the Court street side of this building are shipping and receiving platforms for motor trucks, each tenant having a private platform and receiving room and also storage space for trucks. The railroad and motor truck platforms connect and are accessible to five large freight elevators and the private shipping and storage rooms.

According to the present plan the Metropolitan Life Insurance Co. will occupy about one-half of the structure for the accommodation of its printery and bindery and the remainder has already been leased to three tenants, large printing and engraving firms, each of which will occupy one entire floor or more. Each story in this building will have a floor area of 65,000 square feet and will have ceiling heights of 14 feet in the clear. The large windows of steel are to be glazed with wire glass. The building will be equipped with an up-to-date standpipe and sprinkler system and fire alarms, watchman, time clock and interior telephone systems. Protection from the fire hazard is most complete. A clear unobstructed floor space of 50,000 square feet in a single room is of great advantage in a printing plant, and yet it is made as safe as if divided by fire partitions, by means of concrete fire curtains which hang three feet down from the ceiling. These fire curtains separate the ceilings into sections confining heat and smoke to the area where a fire originates and enables the sprinklers of that particular area to operate quickly and control a possible outbreak of fire.

The temperature of the building will be maintained automatically as uniformly as desired by means of thermostatic control of radiator valves. There will be ample toilet and

in force (one for every eighth man, woman and child in the U. S. and Canada), its printing plant must produce an enormous amount of material. It consumed last year about 4,000,000 lbs. of paper and 14,500 lbs. of ink. There was turned out 250,000,000 forms, circulars, booklets, etc., aside from a periodical for its policy holders. This periodical alone requires for just one issue a web of paper 2,134 miles long weighing 300,000 lbs. The printing plant is being increased so rapidly that it will undoubtedly occupy within a few years the entire space in the new printing building.

The home office building of the same company, occupying the entire block on 23rd street between 4th and Madison avenues, has been outgrown and a new sixteen-story office building is now under construction at 24th street and Madison avenue to provide additional clerical space.

POSTAL LIFE INSURANCE CO. sold through the Charles F. Noyes Co. to Frederick Brown, operator, 532 to 538 Broadway, in a part of the thoroughfare that a few days ago was thought to be in a decline, but which since the operation of the Broadway subway has shown a steady upward trend. Nos. 532-534 comprise a 10-story loft building, on a plot 50.6x100.2, and Nos. 536-538 comprise a 11-story loft building, on a plot 50.6x125.2, with an L to 85 Spring street, on a lot 25x75.9. The total plotage adjoins the northeast corner. Mr. Brown is at present on his way to Japan, but he closed negotiations at Banff, Canada, by telegram; he was working on the purchase before he left. The reported approximate price is \$1,850,000, subject to a 21-year mortgage.

Review of Real Estate Market for the Current Week

Co-operative Buying of Apartment Houses Reached High Water Mark and the General Trend of the Market Is Good

MOST distinctive among the movements of the real estate market this week were the numerous sales of high-class apartment houses to co-operative buyers. Washington Heights, especially, loomed strong in this regard. The news columns will indicate the particular properties that were disposed of. Some months ago specialists in this line of selling predicted that the co-operative movement would gain impetus, and the selling this week would seem to bear out their statements.

One daily paper, last Sunday, asserted that the commercial supremacy of New York threatens the utter elimination of home life in the lower sections of Manhattan. To a degree this is true, but, on the other hand, we point to the fact that a renaissance of private housing conditions is now taking place in Greenwich Village, on the lower West Side; that the private house sections of Yorkville, west of Third avenue, are being restored, and that there is a tendency for old dwellings elsewhere whose tone had been lowered, to "come back" and hold their own again. The excessive high rentals of apartments has something to do with the movement. It is true that the central part of the city north to Central Park is being fast captured by trade. But there are spots away from this zone that are intact for residential purposes. The sale of hundreds of private houses during the last two months, for occupancy by the buyers, show how far reaching the private house movement is. Only this week eleven

private dwellings in one block in Greenwich Village were sold for occupancy.

Notable among the large transactions of the week were the sale of two 12-story apartment houses, a group of mercantile buildings on Broadway near Spring street, a large loft building on Great Jones street, numerous corner apartment houses in the upper reaches of the city, a Times Square corner building to the lessee, and the sale by Trinity Church Corporation of some of its original real estate holdings that were part of a royal grant to the Church by King George. Several moving picture theatres were also sold, and the investment values of substantial buildings of this character is enhancing yearly.

The dealing in medium-sized mercantile buildings downtown was not so marked this week as last. Sales, generally, were not so numerous as during the week before, but there is still good bottom to the real estate market and it is likely that the coming week will prove it in the form of some interesting sales in various parts of the city.

Of marked real estate interest was the subleasing, for the balance of the term, of the store in 13 West Forty-second street. When the lessees removed there thirty-six years ago they were the first business firm to locate on the block and their rental then was \$1,500 a year, while today stores adjacent to it are renting under present valuations at the rate of \$1,500 a front foot a year.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 110, as against 150 last week and 83 a year ago.

The number of sales south of 59th street was 40, as compared with 60 last week and 27 a year ago.

The number of sales north of 59th street was 70, as compared with 90 last week and 56 a year ago.

From the Bronx 20 sales at private contract were reported, as against 20 last week and 50 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 846.

Trinity Sells Historic Holdings.

Disposing of property that was granted to the Corporation of Trinity Church in the time of King George of England, the church has sold to the Alentaur Realty Co. 59-61 Morton st., Greenwich Village, two 4-sty and basement brick dwellings, each on a lot 25x100. The corporation also sold to the same buyer 2 to 10 Grove st., five 3-sty and basement frame dwellings with brick fronts, 2 and 4 being on a plot 41x49, and 6 to 10 on a plot 54x73.6; also, sold to the same buyer 2, 3, 4, 5 and 6 Grove Court, in the rear of the Grove st houses, six 3-sty brick dwellings on a plot 35.6x104. There is a wide open space between the two rows of houses, with an entrance to the court from Grove st.

A number of artists are negotiating to purchase one of the dwellings. It is some time since Trinity Corporation has thrown a group of dwellings on the market.

Childs' Buy Restaurant Site.

Rose Louise Mantel Cholet, Louis Jean Baptiste Mantel and Adele Jean Mantel, residing in Bordeaux, France, who arrived in the United States a few days ago, have sold to the Childs Co. 1551 Broadway, at the northwest corner of 46th st, a 3-sty building, on a lot 23.10x100.8. The property, together with 1553 Broadway, adjoining, is under lease to the Childs Co. until May, 1926. Spotts & Starr were the brokers.

Richard Croker, Jr., Sells Building.

N. A. Berwin & Co. sold for Richard Croker, Jr., to the Forty-first and Park Ave Corporation 104 East 41st st, a 3-sty business building, on a lot 25x98.9. The building immediately adjoins the Terminal Building, at 103 Park av, which is owned by the buyers. The smaller structure was bought for the purpose of protecting the light of the larger one. Opposite the properties is the former site of the Grand Union Hotel.

Sells Central Park West Corner.

Lebertan Corporation sold to Thomas Thedford the three 5-story and basement apartment houses known respectively as 1 West 101st st and 414 and 415 Central Park West, all comprising the north corner of 101st st. The immediate corner covers a plot 35x111, 414 Central Park West covers a plot 40x111 and 415 covers a lot 25.11x111. The properties have been sold subject to three first mortgages aggregating \$183,000 at 5 per cent. for five years, held by the New York Life Insurance and Trust Co. The sellers accepted as part payment three free and clear country places at Deal Beach and Allenhurst, N. J.

Temple Israel Is Sold.

Supreme Court Justice John M. Tierney, upon application of the Temple Israel of Harlem, has granted an order permitting that congregation to sell its place of worship and the site upon which it stands at the northwest corner of Lenox av and 120th st to the Greater New York Corporation of Seventh Day Adventists. The price to be paid is \$336,250, of which \$191,250 is in cash.

The Temple Israel site is almost a perfect square, being 100 feet in length on 20th st and 100.11 feet on Lenox av. The changing conditions in the neighborhood of the temple make it impossible for the congregation to maintain itself on the present site. The Temple Israel is what is known as a reformed synagogue. The Jewish population moving into the neighborhood is almost entirely orthodox.

Upper Fifth Ave. Corner Sold.

Kings Chapel Assembly of the Apostolic Faith purchased the 3-story dwelling, on a lot 17.5x75, at 2143 Fifth av, northeast corner of 131st st, from the Rutherford Realty Co.

Operator Buys Miriam Court.

Dr. William Wolfe sold to Meyer Isaac, operator, 208-310 West 147th st, a 6-sty apartment house, known as Miriam Court, on a plot 100x49.11, at the south corner of Bradhurst av, overlooking Colonial Park.

Theatres Change Hands.

Samuel Bergoffen sold to the B. and H. Amusement Co. the Victory Theatre, at the northeast corner of Third av and East 107th st, a 2-sty building, on a plot 25.2x100.

M. Kleinerman sold to B. Harloff the Arch Theatre, at 385-387 Third av, two doors south of East 28th st, on a plot 49.4x90.

Macy & Co. Buy a Garage.

R. H. Macy & Co. purchased from the Thirty-eighth Street Garage, Inc., the 2-story garage 535 to 541 West 38th st, extending through to 534 West 38th st. The building fronts 100 feet on 39th street and 25 feet on 38th st, where it adjoins a 5-story warehouse at 536 to 542, purchased last year by the Metropolitan Opera House Co. About six weeks ago R. H. Macy & Co. purchased the group of buildings at the northeast corner of Eleventh av and 35th st, which they plan to alter for warehouse and manufacturing purposes.

Lexington Ave. Corner Sold.

Publishers. Photo Engraving Co. sold to Charles H. Thompson 77 Lexington av, at the southeast corner of East 26th st, a 4-sty mercantile building, on a lot 24.8x62.



BUILDINGS AT 530 TO 538 BROADWAY

bought this week by Frederick Brown, by telegraph, through the Charles F. Noyes Co., brokers. Some of them extend through to Crosby street. They are near Spring street.

House Sold for Club Purposes.

Marion L. O'Brien sold through J. Irving Walsh to Henry L. Doherty & Co. 11-13 West 51st st, two 4-story and basement brownstone dwellings, each on a lot 25x100.5. The buyers will remodel the structures into a clubhouse for the accommodation of the representatives of the firm visiting the city from various parts of the world. The seller bought the properties only a few months ago from Ennis & Sinnott.

Big Mercantile Building Sale.

Whitaker Paper Co., of Cincinnati, O., bought through the Charles F. Noyes Co. from the Leb-

Member Allied Real Estate Interests
Member B'klyn Board of Real Estate Brokers

Money to Loan on First Mortgages

5%

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

**188 and 190 MONTAGUE STREET
BROOKLYN**

Telephone: Main 834

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

**LIBERTY BONDS
BOUGHT and SOLD**

All Issues and Denominations
Bought and Sold for Cash at Stock
Exchange quotations and full interest
to date.

Call or send by registered mail.

PURDY & CO.

LIBERTY BOND SPECIALISTS

Tel.

{	8174	} John	34 Pine St. New York
{	8175		
{	8176		
{	8177		

**PRACTICAL
REAL ESTATE METHODS**

For Broker, Operator and Owner

By Thirty Real Estate Experts

**HOW TO BUY, SELL, LEASE, MANAGE,
APPRAISE, IMPROVE AND FINANCE
REAL ESTATE**

Price \$2.50. By Mail \$2.65

May be returned in five days if not
found valuable.

Educational Department

WEST SIDE Y. M. C. A.

318 W. 57th St., N. Y. Phone 7920 Col.

**JACOB & MORRIS
LEVIN**
Incorporated
BUILDERS
**NEW BUILDINGS
ALTERATIONS**

Phone Madison Square 6077

118 East 28th Street New York

ertan Corporation, 48 to 52 Great Jones st, a 7-sty and basement loft building, on a plot 66x 87.11x66.5x80.5. Possession will be taken Feb. 1, 1921, by the new owner and occupied entirely by it.

Buys Grand View Apartments.

Sarah F. Williams sold to Henrietta Kessler the southwest corner of St. Nicholas av and 155th st, a 6-sty apartment house, known as the Grand View, on a plot 59.3x102.2.

Heavy Co-operative Buying.

Charles Wynne and Louis H. Low resold the 12-story apartment house at 310 to 314 West 86th st, on a plot 72x102.2, to the 310 West 86th Street Corporation, a co-operative corporation formed by the tenants of the building. Earle & Calhoun negotiated this resale and were appointed managers for the tenants. The building was recently purchased from the Terra Realty Corporation by the sellers.

The Roxborough Holding Co., owner of the 12-story Roxborough apartment house at the northwest corner of Broadway and 92d st, is selling it on the co-operative plan. The Roxborough contains 57 apartments of six to nine rooms and seven stores, and is said to return upward of \$160,000 annually in rentals. It covers a plot fronting 107 feet on Broadway and 125 feet on the street and was erected in 1911 by Isaac and Henry Mayer. It is valued at \$1,350,000.

The Lownsbury-Gage Co. sold the 7-story studio apartment building 132 East 19th st, in the Gramercy Park section, on a plot 31x100. It numbers among its tenants many artists and writers. The purchasers are to sell the apartments on the co-operative plan.

The Lownsbury-Gage Co. sold to a corporation of tenants and others the 7-story elevator apartment house, on a plot 60x100, at 55-57 East 76th st. These apartments are also being sold on the co-operative plan.

A syndicate of tenants bought the 7-story St. Lawrence apartment house at 1200 Madison av, at the southwest corner of East 88th st, through Spotts & Starr, who will manage it on the co-operative basis. The house covers a plot 95x 100.8.

The Rochambeau, a 6-story apartment house at the northeast corner of Manhattan av and 113th st, on a plot 100.11x95, facing Morning-side Park, has been sold to a corporation of tenants in the building and occupants of other apartment houses in the neighborhood. The property has been held at \$250,000.

Celestine Niel Johnston sold to the newly formed Tenth Street Studios, Inc., H. A. Hammond, president, 55 West 10th st, a 4-sty studio building on a lot 21.3x94.10, for co-operative ownership. The buyer recently acquired 45 to 53 West 10th st, adjoining, a 3-sty brick studio building, on a plot 98.11x94.10.

The tenants of Placid Hall, at 736 Riverside drive, at the southeast corner of 151st st, are negotiating for the purchase of the property on a co-operative plan through Leitner, Brenner & Leitner. Placid Hall is a 6-sty building, on a plot 103.9x153.11, and is arranged in suites of from four to seven rooms.

Commanding a view of Roger Morris Park, the 6-sty elevator apartment house known as The Jumel Terrace, at the northwest corner of 160th st and Jumel terrace, on a plot 80x75x94x76.3, has been sold by the A. M. Realty Corporation to the tenants on a co-operative basis.

Theatre in Brooklyn Bought.

Joseph Zellner sold to Harry J. Dorsey the Joyce Theatre, a moving picture house, at Prospect Park West and 18th st, South Brooklyn.

Tenants Buy Factory.

Guedalla & Co., tenants, bought from the estate of Thomas E. Crimmins the 5-story factory 403 and 405 East 62d st, on a plot 50.5x 100.5, adjoining the northeast corner of First av and next to the tanks of the Consolidated Gas Co.

Sales of Gowanus Shore Front.

John T. Loomis Co sold to a Manhattan manufacturer a plot fronting 125 feet on Gowanus Canal and extending back 242 feet to Carroll st, South Brooklyn.

Albro J. Newton Co. sold to the Koppers Seaboard Coke Co. a plot 350x225 fronting on Gowanus Canal, South Brooklyn.

Butler Bros. Add to Site.

Butler Brothers, wholesalers of general merchandise, purchased through the Cruikshank Co. the block 200x300, adjoining their big operating plant of 200x400 feet in Jersey City. This site, in the heart of the shipping district, gives them not only a valuable real estate investment, but provides for further expansion of their already enormous business. The corporation states it is not their intention to immediately improve the

property, but this purchase insures for them a site sufficient for the requirements of their growing business for many years to come.

**Manhattan.
South of 59th St.**

ALLEN ST.—Lorillard Spencer sold to the Supreme Housing Corporation 37 Allen st, a 5-sty tenement house with store, on a lot 25x50, adjoining the southwest corner of Hester st.

EAST BROADWAY.—The Rabbi Isaac Echlman Theological Seminary in Montgomery st purchased the buildings at 301 and 303 East Broadway, at the southeast corner of Scammel st, a 4-sty brick and stone building, on a plot 72x79.5, for an extension to the institution. It was long occupied by the Daughters of Jacob Home.

GREAT JONES ST.—The Lebertan Corporation resold 27 Great Jones st, a 5-sty loft and store building, on a lot 25.11x100.2, to Gersofsky Brothers. The purchasers are the present tenants and paid all cash over the present mortgage.

LEONARD ST.—Markham Realty Corporation, C. W. Eckhart, president, sold 11 and 13 Leonard st, a 1-sty brick garage, on a plot 49.2x92.6x49.11 x60.8. The buyer will use the premises.

RIVINGTON ST.—Charles F. Faeth sold for the estate of Anna M. Klemann to A. Herzfeld the 5-sty tenement house, with stores, at 90 Rivington st, on a lot 25.6x75.3.

WATER ST.—Margarita Caruso sold to Antonio Ossteda 332 Water st, adjoining the northeast corner of Roosevelt st, a 4-sty mercantile building, on a lot 18.7x68.3.

5TH ST.—The Nineteenth Ward Realty Co. purchased from Philip Lieberman 620 East 5th st, a 5-sty flat, on a lot 24.9x97.6.

10TH ST.—Mrs. Louise A. Cobb sold 48 West 10th st, a 3½-sty frame dwelling, on a lot 21.6 x92.3.

13TH ST.—The National Florence Crittenton Mission sold through the Duross Co. to Charles Goetz 245 West 13th st, a 3-sty and basement brick dwelling, on a lot 20.10x103.3, near the intersection of Greenwich av; and Mr. Goetz resold the property through the same broker to Henry Mundt.

15TH ST.—Michael Levy sold to Isidor Peasty 419 East 15th st, a 6-sty apartment house, with stores, on a lot 25x103.3.

15TH ST.—Spotts & Starr sold for Amelia Lambert 132 West 15th st, a 5-sty apartment house, on a lot 25x103, which rents for \$4,800 a year. It has been held at \$32,500. The purchaser is Patrick Daly.

32D ST.—Leonard Weill bought from the Merit Realty Corporation, Marcus L. Osk, president, 249 East 32d st, a 3-sty and basement brick dwelling, on a lot 17.10x98.9.

37TH ST.—B. Mengel sold to A. A. Hageman 66 West 37th st, a 4-sty and basement brownstone dwelling, on a lot 20x69.11.

40TH ST.—Katherine F. Whitney sold to Francis R. Foraker the 4th st dwelling, on a lot 20x98.9, at 127 East 40th st.

43D ST.—Lillian A. Kennedy sold to Eugene Callahan 454 West 43d st, a 3-sty and basement dwelling, on a lot 19x100.5.

44TH ST.—Peter Grimm sold for the Chet Realty Corporation to Richard W. Lehne, antique dealer, 144 East 44th st, a 4-sty mercantile building, on a lot 15x100.5. N. A. Berwin & Co. were associated as brokers.

49TH ST.—J. A. Sweeney and others, executors, sold through Pease & Elliman to a buyer, for occupancy, 158 East 49th st, a 3-sty and basement brick dwelling, on a lot 20x60, adjoining the southwest corner of 3d av.

52D ST.—Rebecca D. Lichtenauer sold to Lee Counselman 58 West 52d st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5.

57TH ST.—Mrs. Emily Clinton and Samuel Herzog, respectively, sold 45-47 East 57th st, a 5-sty American basement brownstone dwelling, on a lot 20x80.5, and a 6-sty building, on a lot 20x80.5, adjoining the northwest corner of Park av.

57TH ST.—Peter Hassenger sold to Albert Bards 219 East 57th st, a 4-sty dwelling, on a lot 20x100.5.

MADISON AV.—Estate of David Dows sold to the Butwell Building Corporation 414 Madison av, a 4-sty office and store building, on a lot 24x95, adjoining the northwest corner of East 48th st. It was until recently occupied by the real estate firm of Douglas L. Elliman & Co.

WEST BROADWAY.—Aaron Bachrach sold 507-509 West Broadway, a 6-sty stone front building, on a plot 50x100, adjoining the southeast corner of Bleecker st.

7TH AV.—Joseph L. Buttenwieser sold to Mary Hausman, for occupancy 47 7th av, a 5-sty brownstone flat, on a lot 15.6x100.

EIGHTH AV.—Estate of Edwin P. Smith sold 15 Eighth av, a 4-sty flat with store, on a lot 23x87.3.

EIGHTH AV.—McInerney-Klinck Realty Co. sold for Diedrich Scheffer to John Schulte, manufacturing confectioner, 373 8th av, a 6-sty brick and stone building, on a lot 22x78.

9TH AV.—Julia Helen Pommerer sold 366 9th av, a 4-sty flat, with store, on a lot 18.6x100.

NINTH AV.—Estate of G. P. Marcelin sold through Henry Brady 313 Ninth av, a 3-sty flat with store, on a lot 19.9x65, at the north-west corner of West 28th st.

NINTH AV.—A. W. Miller & Co. sold for the estate of Joseph H. Snyder 828 Ninth av, a 4-sty commercial building, on a lot 27.7x100x15.134. The new owner will remodel and occupy the entire premises.

North of 59th St.

73D ST.—Estate of William Hall sold 265 West 73d st, a 4-sty and basement brown stone dwelling, on a lot 19x102.2.

73D ST.—The Houghton Co. resold for Robert Beck the 4-sty and basement dwelling 255 West 73d st, on a lot 18x102.2, to a client for occupancy.

73D ST.—Morris Serating sold to Simon M. Goldsmith, for occupancy, 302-304 West 73d st, adjoining the southwest corner of West End av, a 4-sty and basement brownstone dwelling, on a plot 40x24.4x77.10x102.2.

75TH ST.—Clara Kritzer sold through the Wood-Dolson Co. and Houghton & Co. 159 West 75th st, a 4-sty and basement dwelling, on a lot 19x102.2, to a buyer, for occupancy.

76TH ST.—Mrs. James Wiggins sold through Pease & Elliman 321 West 76th st, a 4-sty and basement dwelling, on a lot 22x102.2.

78TH ST.—Aaron Wollheim sold 164 East 78th st, a 5-sty flat, on a lot 25x102.2.

78TH ST.—Joseph P. Day sold for the Emefbe Realty Co. the 5-sty apartment house at 217 East 78th st on a lot 25x102.2.

79TH ST.—Frederick Zittel & Sons sold for H. Jaeckel & Son 121 West 79th st, a 4-sty and basement brick and stone dwelling, on a lot 25 x102.2. The buyer is a builder, who will remodel the structure.

82D ST.—Bing & Bing, owners of the Beresford Hotel, bought the adjoining property, 6 West 82d st, on a lot 19x100. This sale gives the purchasers a frontage of 139 feet on 82d st.

82D ST.—Katharine H. S. Lyon sold to Dr. Frances E. Butler 157 West 82d st, a 3-sty and basement brick dwelling, on a lot 17.6x93.

83D ST.—Frederick A. Jackson sold 162 East 83d st, a 4-sty and basement brownstone dwelling, on a lot 18.5x122.4.

83D ST.—Joseph P. Day sold for the estate of James J. Phelan 26 West 83d st, a 4-sty dwelling, on a lot 19x102.2.

84TH ST.—Estate of Jacob H. Westheimer sold 122 West 84th st, a 5-sty brownstone apart-

ment house, on a lot 30x102.2; also, for W. B. Merriam 111 West 84th st, a 4-sty and basement apartment house, on a plot 40x102.2.

84TH ST.—Alice McCunn sold to Dr. Henry C. Ferris 52 West 84th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x102.2.

85TH ST.—J. C. and M. G. Mayer sold 252-254 West 85th st, a 9-sty apartment house, on a plot 80x102.2, midway between West End av and Broadway.

85TH ST.—James J. Phelan sold to Ethel Quinn 62 West 85th st, a 4-sty and basement brownstone dwelling, on a lot 19x102.2.

87TH ST.—Edna Salzer sold to the Leona Realty Co. 29 West 87th st, a 4-sty and basement dwelling, on a lot 20x100.83/4.

87TH ST.—Charlotte Himmelweit sold to Anna Sancel the 5-sty flat 531 East 87th st, on a lot 25x100.

87TH ST.—Meyer Lehmann sold to Betty Best 255 East 87th st, adjoining the northwest corner of First av, a 4-sty flat, on a lot 20x50.2.

88TH ST.—Randolph Hurry sold to a buyer, for occupancy, 172 West 88th st, a 3-sty and basement brownstone dwelling, on a lot 19.6x100.83/4.

89TH ST.—M. Morgenthau, Jr., Co., sold for Miss Violet Proctor to Mrs. M. L. Dana 70 West 89th st, a 4-sty and basement dwelling, on a lot 20x100.83/4.

90TH ST.—Shaw estate sold 30 West 90th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.83/4.

91ST ST.—Bertha Strasburger sold 53 West 91st st, a 4-sty and basement brownstone dwelling, on a lot 20x100.83/4.

96TH ST.—Mrs. I. J. Bassford sold through Charles B. Van Valen, Inc., to Mrs. C. White, for occupancy, 53 West 96th st, a 4-sty and basement dwelling, on a lot 20x100.10.

103D ST.—Martha C. Holly sold to Dr. Leo Mandelstam 306 West 103d st, a 3-sty and basement dwelling, on a lot 20x100.11.

105TH ST.—Mollie D. Stern sold 103 West 105th st, a 5-sty brick double flat, on a lot 25x100.11, adjoining the northwest corner of Columbus av.

105TH ST.—Harris Miller sold to Louis Field and Louis Goldstein 63 East 105th st, a 5-sty flat, on a lot 25x100.4.

114TH ST.—Ida Miehle sold to M. Bloch 178 East 114th st, a 4-sty brownstone flat, on a lot 18x100.11, 2 doors from the southwest corner of Third av.

116TH ST.—Michael A. Cunningham sold 217

East 116th st, a 3-sty and basement brownstone dwelling, on a lot 17.3x100.11.

119TH ST.—Dwight, Archibald & Perry sold for a client 454 East 119th st, a 4-sty apartment house, on a lot 23x100.11, adjoining the southwest corner of Pleasant av.

120TH ST.—Toch Realty Co. sold to the Independent Ladies' Aid Society for Poor, Sick and Consumptives of New York 30-32 West 120th st, two 3-sty and basement brownstone dwellings, each on a lot 18.4x100.11, opposite Mount Morris Park.

121ST ST.—G. R. Smith sold 148 West 121st st, a 4-sty and basement brownstone dwelling, on a lot 18x100.11.

121ST ST.—Dr. Robert Knitzer sold 7 West 121st st, a 4-sty and basement brownstone dwelling, on a lot 21x100.11.

123D ST.—Ernest T. Bower sold for Caroline M. Gale 125 West 123d st, a 3-sty and basement brownstone dwelling, on a lot 15x100.11.

126TH ST.—Porter & Co. resold for a client to Helen J. Mahoney 55 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 19.3 x99.11.

126TH ST.—Porter & Co. sold for Jacob P. Baiter 155 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 16.6x99.11.

126TH ST.—George F. Rendall sold to Bertha Kolbe 117 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 17.10x99.11.

126TH ST.—Porter & Co. resold for a client 55 West 126th st, a 3-sty and basement stone dwelling, on a lot 19.3x99.11, to Helen J. Mahoney, for occupancy.

ALBERT E. KELLY

Successor to
Frederick A. Booth

Real Estate and Insurance

SPECIALIST IN THE MANAGEMENT
OF PROPERTIES

41 UNION SQUARE
NEW YORK

Tel. Stuyvesant 1125

**ELEVATOR
REPAIRS**



Supplies
Armature
Winding
Motors
Repaired
Rented
Exchanged

ACME

SERVICE
• AT ALL HOURS •
SERVICE

- Day -
Telephone
Franklin
4765
4766



- Night -
Sundays
& Holidays
Wadsworth
5359
5522

Scientific Up-keep of Electrical Equipment under yearly contract



Buildings today are being constructed of reinforced concrete (which seemed impossible ten years ago), thereby affecting a substantial saving in the initial cost and months in the delivery of the building.

"Let WHITE build it of CONCRETE"

White Construction Co. Inc.
NEW YORK

126TH ST.—Mrs. Van Mater Stilwell, whose pen name is Laura Jean Libby, sold through Porter & Co. to A. F. Borgendahl 72 West 126th st, a 3-sty and basement brown stone dwelling, on a lot 26x99.11.

127TH ST.—Ernest T. Bower sold for the New York Trust Co. to a buyer, for occupancy, 72 East 127th st, a 3-sty and basement frame dwelling, with garage, on a lot 25x99.11.

128TH ST.—Estate of Charles W. Watson sold, to the tenant, 130 West 128th st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

128TH ST.—Edna F. Spear sold 241 West 128th st, a 3-sty and basement brownstone dwelling, on a lot 16x99.11.

129TH ST.—Estate of Horace L. Ingersoll sold through Porter & Co. to Peter Dahn 235 West 129th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

130TH ST.—William Reed sold to Sarah Grant 143 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

131ST ST.—James H. Cruikshank bought 260 West 131st st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

131ST ST.—James H. Cruikshank resold 260 West 131st st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

132D ST.—Henry Southgate sold 72 West 132d st, a 3-sty and basement frame dwelling, on a lot 18.9x99.11.

133D ST.—James H. Cruikshank resold to Millie Rosenberg 35 West 133d st, a 3-sty and basement dwelling, on a lot 16.8x100.11.

134TH ST.—David Lion bought from the Lowmer Improvement Co. 253 West 134th st, a 3-sty and basement brick dwelling, on a lot 15x99.11.

136TH ST.—Theresa Robinson sold through Nail & Parker 102 West 136th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11. This lot was at one time owned by the comedian Bob Cole.

137TH ST.—Theresa Robinson sold 284 West 137th st, a 4-sty American basement dwelling, on a lot 15.6x99.11.

138TH ST.—Edward W. Rockafellow sold to Florenz Smith the 4-sty American basement brick dwelling, on a lot 16x99.11, at 610 West 138th st.

139TH ST.—Equitable Life Assurance Society sold to Dr. Gertrude C. McPherson 250 West 139th st, a 3-sty and basement dwelling, on a lot 20x99.11.

140TH ST.—Bertha E. Ewald sold to the Ruli Leasing Co. 55 West 140th st, a 6-sty tenement house, on a plot 41.8x99.11.

145TH ST.—Ada M. Kearney sold to the Ravalon Realty Co. the 5-sty apartment house at 473 West 145th st, on a plot 37.6x99.11, adjoining the northwest corner of Convent av.

147TH ST.—Arthur Greenbaum bought from J. Reich 291 West 147th st, a 5-sty apartment house, on a plot 37.6x100.

147TH ST.—Arthur Greenbaum resold the 5-sty apartment house 291 West 147th st, on a plot 37.6x100.

149TH ST.—Ryan & Co., in conjunction with the Duross Co. 512 West 149th st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

149TH ST.—The Duross Co., in conjunction with Ryan & Co., sold for A. M. Evalenko to H. Fitch 512 West 149th st, a 3-sty and basement dwelling, on a lot 15x99.11.

AUDUBON AV.—Sava Realty Corporation sold 105 Audubon av, adjoining the southeast corner of 171st st, a 5-sty apartment house, known as the Hilltop, on a plot 75x95.

AUDUBON AV.—Mrs. E. Miller, of Liberty, N. Y., sold to a buyer, for occupancy, 51 Audubon av, a 2½-sty and basement frame dwelling, on a lot 16.8x95.

FORT WASHINGTON AV.—Mary A. McNally sold to Clara L. Ray 392 Fort Washington av, a 3-sty and basement brick dwelling, on a lot 27.6x101.2, between West 177th and 178th sts.

LENOX AV.—Estate of Mary G. Pinckney sold to the Anthony Rubber Co. 616-618 Lenox av, at the northeast corner of West 141st st, a 6-sty apartment house with stores on a plot 49.11½x100.

LEXINGTON AV.—Max Strauss and Louis Strauss sold, respectively, to Emil Ornstein 1196-1198 Lexington av, two 3-sty and basement brownstone dwellings, each on a lot 17x55, between East 81st and East 82d st. The new owners will alter the properties into stores and small apartments.

MADISON AV.—Eloise Bachman, of Santa Barbara, Cal., sold 1679 Madison av, a 4-sty flat with stores, on a lot 15.2-70.

MADISON AV.—William S. Steinmetz sold 1963 Madison av, a 4-sty and basement brownstone dwelling, on a lot 23x89.6, for Paul S. Bolger to Mrs. Harriet Williams for occupancy.

MADISON AV.—Kanawha Club, Percival E. Nagle, chairman, bought 1985 Madison av, a 3-sty and basement brownstone dwelling, on a lot 19-76.

RIVERSIDE DRIVE.—City Real Estate Co. sold to the Bertley Holding Corporation (Chas. Siegel Levy), the southwest corner of Riverside

Drive and West 158th st, a triangular vacant plot, 76.7x67.10x102.4.

ST. NICHOLAS AV.—William A. White & Sons sold for a client to Mrs. Clark C. Dibrow 946 St. Nicholas av, a 3-sty dwelling, on a lot 18.8x55x irregular.

SHERMAN AV.—O'Reilly & Dahn sold for the Hesser Realty Co. (Heller & Sussman) 168 Sherman av, a 5-sty apartment house, on a plot 50x118x150.

WEST END AV.—John McBride sold to the Florgus Realty Co. the northwest corner of West End av and 69th st, a 5-sty flat, with stores, on a plot 50.5x100.

1ST AV.—Norman Henderson sold 1653 1st av, at the northwest corner of East 86th st, a 4-sty flat, with stores, on a lot 25.2x75.

SECOND AV.—William H. Beam, as trustee, sold through Oscar D. & Herbert V. Dike 1888 Second av, a 4-sty brick double tenement house, on a lot 25.3x100.

SECOND AV.—Oscar D. & Herbert V. Dike sold for Anna A. Fairchild 1890 Second av, a 4-sty brick double tenement house, on a lot 25.3x100.

SECOND AV.—Joseph P. Day sold for the estate of Peter A. Cassidy 595 Second av, a 4-sty brick tenement house with store, on a lot 24.8¼x100, adjoining the southwest corner of East 33d st. A tenant was the buyer.

FIFTH AV.—Hardwick Realty Co. sold to the Ganis Holding Corporation, Hardwick Hall, at the southwest corner of Fifth av and 120th st, facing Mount Morris Park, a 7-sty elevator apartment building, fronting 123 feet on 120th st and 100 feet on the avenue, and containing 67 apartments and 6 stores. The property has been held at \$350,000.

Bronx

FAILE ST.—Hyman Pierzan and Rose Silverman sold 1016 Faile st, a 3-sty and basement brick single flat, on a lot 20x100.

FOX ST.—The Hudwill Corporation, Hudson P. Rose, president, bought from M. Tanlefsky 1021-1023 Fox st, two 3-sty frame single flats, with stores, each on a lot 16.8x100, adjoining the southwest corner of East 165th st.

HOFFMAN ST.—Helen V. Dickson sold 2412 Hoffman st, a 3-sty and basement frame 2 family house, on a lot 16.6x117.

RITTER PL.—L. Solomon sold 828 Ritter pl, a 2-sty and basement frame dwelling, on a lot 21x77, adjoining the southwest corner of Prospect av.

137TH ST.—J. U. Audibert sold to Rosa Schott 750 East 137th st, a 2-sty and basement brick 2-family house, on a lot 15x100.

177TH ST.—Hudwill Corporation, Hudson P. Rose, president, bought from the Guidet estate 2217 East 177th st, in the Unionport section, a 2½-sty frame detached dwelling, on a triangular plot 117x77x100x17.2, adjoining the southeast corner of Castle Hill av.

180TH ST.—Isaac Finkelstein sold 738 East 180th st, a 5-sty apartment house, on a plot 40.6x107.

203D ST.—John H. Moore sold to John H. Knight 258 East 203d st, a 2½-sty and basement frame detached dwelling, on a lot 25x100.

220TH ST.—Lethe Hallett sold through Edward Polak, Inc., to Mrs. E. M. Linton 736 East 220th st, a 2½-sty and basement frame detached dwelling with garage, on a plot 50x114.

ANDREWS AV.—Charles Mohr sold 1905 Andrews av, a 5-sty and basement apartment house, adjoining the northwest corner of Burnside av, on a plot 39x86.

ANTHONY AV.—M. Freund sold 1840 Anthony av, a 4-sty apartment house, on a plot 33x76.6, adjoining the northeast corner of East 176th st.

BURNSIDE AV.—Frank Begrish sold 103 to 107 Burnside av, three 3-sty brick flats with stores, each on a lot 20.1x85.5, adjoining the southeast corner of Morris av.

BUSH ST.—John H. Halsey sold 202 Bush st, a 2-sty and basement frame detached dwelling, on a lot 25x94, adjoining the southeast corner of Grand Boulevard and Concourse.

CONCOURSE.—Jacob J. Smith sold to Cahn & Cahn 2394 Grand Boulevard and Concourse, extending through to Ryer av, a 3-sty brick building with store, on a lot 25x63.

CROTONA PARKWAY.—M. Adelstein sold 1880 to 1886 Crotona Parkway, a 5-sty apartment house, with stores, on a plot 111x45x95x100, at the northeast corner of East 176th st.

EAST FORDHAM RD.—Pease & Elliman sold for the estate of Abigail Camps a vacant plot, 100x183, in the north side of East Fordham rd, 100 feet east of Bathgate av, through to East 191st st.

GRAND AV.—Richard D. Pirner and Julius Trattner sold for Solomon Wigdor and Harry Reich 2240 Grand av and 44 Buchanan pl, forming the southwest corner of the two streets, two 5-sty apartment houses, on a plot 100x100.

HUGHES AV.—Edward Polak sold for M. Marburg to Louis Glass 2244 Hughes av, a 3-sty and basement frame 3-family house, on a lot 18.2x100.

MARMION AV.—H. A. Linton sold through Edward Polak, Inc., to Meyer Goldstein 1883

MEMBERS REAL ESTATE BOARD OF NEW YORK

LEON S. ALTMAYER
REAL ESTATE—INSURANCE
 62 EAST 86TH STREET Established 1853
 Phone: Lenox 638

Established 1881
AMES & COMPANY
Real Estate
 26 WEST 31ST STREET
DIRECTORS: Frank D. Ames, Burton J. Berry, J. Elmer Briggs, J. P. Malone
TELEPHONES: 3570, 3571, 5291, 9864
 Mad. Sq.

A. V. AMY & CO.
 ECONOMICAL AND EFFICIENT
 MANAGEMENT OF PROPERTY
 156 WEST 72ND ST. Phone: 6810 Columbus

JOHN J. BOYLAN
 Real Estate Agent, Broker and Appraiser
 402 WEST 51ST STREET, Tel. Columbus 1970
 277 BROADWAY, Tel. Worth 1823

EUGENE J. BUSHER CO.
 INCORPORATED
Real Estate—Insurance
 Mortgages, Appraising, Management
 N. W. Cor. East 149th St. and Courtlandt
 Ave., Bronx
 Phone Melrose 5258-5259 Established 1895

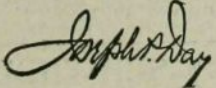
BUTLER & BALDWIN
 INCORPORATED
REAL ESTATE AND INSURANCE
 SPECIALIZING IN THE
 MANAGEMENT OF PROPERTY
 280 MADISON AVENUE
 Phone Murray Hill 6632

**CAMMANN, VOORHEES
 & FLOYD**
MANAGEMENT OF ESTATES
 84 WILLIAM STREET NEW YORK
 BROKERS, APPRAISERS, AGENTS

FIRM OF
LEONARD J. CARPENTER
 Agents Brokers Appraisers
 25 LIBERTY STREET
 Branch: Corner Third Ave. and 68th St.
 Entire Charge of Property
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

CUDNER REAL ESTATE CO.
BROKERS and MANAGERS
 254 WEST 23RD ST. Tel. Chelsea 1276

HARRY B. CUTNER
REAL ESTATE
 1181 BROADWAY
 Southwest Corner Twenty-eighth Street
 Telephone: Watkins 4585-6


 Auctioneer
 67 LIBERTY STREET

**DWIGHT,
 ARCHIBALD & PERRY**
 INCORPORATED
Real Estate—Insurance
 137 WEST 23RD STREET
 Phone: Watkins 5360

DUROSS COMPANY
Real Estate
 155 WEST 14TH ST. 156 BROADWAY

J. B. ENGLISH
REAL ESTATE BROKER
INSURANCE
 ESTATES MANAGED
 RENTS COLLECTED
 HOUSES FOR SALE
 AND TO LET
 1531-7 Broadway
 N. W. corner 45th St.
 Astor Theatre Building
 Phone: Bryant 4773

AUSTIN FINEGAN
Real Estate—Insurance—Appraisals
 35 NASSAU STREET Tel. Rector 1684

J. ARTHUR FISCHER
Real Estate and Mortgages
 Tel. Vanderbilt 1423 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.
Business Building Brokers
 14 W. 40TH STREET and 793 BROADWAY

GOODWIN & GOODWIN
REAL ESTATE and INSURANCE
 Management of Estates a Speciality
 148 WEST 57TH STREET
 Near Carnegie Hall Telephone: Circle 6095
 260 LENOX AVENUE
 N. E. Cor. 123rd Street Telephone: Harlem 6500

BRYAN L. KENNELLY, Inc.
 Auctioneer, Real Estate and Loan Broker
 149 BROADWAY Business Established 1847

KNAP & WASSON CO., Inc
Real Estate
 Washington Heights and Bronx
 4249 BROADWAY, AT 181ST STREET
 Edgar A. Manning Anton L. Trunk
MANNING & TRUNK
REAL ESTATE
 489 Fifth Avenue Phone: Murray Hill 6834

SAMUEL H. MARTIN
Real Estate and Insurance
 Management Specialist
 1974 BROADWAY Phone: Columbus 896

LEWIS H. MAY CO.
 SPECIALIZING
 23rd to 34th St., Lexington to Seventh Ave.
 18 WEST 27TH ST. Phone: Watkins 2125

J. S. MAXWELL
REAL ESTATE and INSURANCE
ESTATES MANAGED
 Broadway, N. E. Cor. 139th Street
 Phone: Audubon 3190-3191

J. K. MOORS
REAL ESTATE BROKERAGE
 MANAGEMENT—LEASING—INSURANCE
 301 WEST 57TH ST., N.W. Cor. Eighth Ave.
 Phone: Columbus 8888

NEHRING BROTHERS
 INCORPORATED
Real Estate—Insurance
 The Management, Rental and Sale of Manhattan and
 Bronx Properties
 ST. NICHOLAS AVE. AND 174TH STREET
 Phone Wadsworth 4110

A. W. MILLER & CO.
Real Estate—Management
 898 Eighth Ave., above 53rd Street
 J. P. & L. A. KISSLING Phone: Circle 591

OGDEN & CLARKSON
 Corporation
Real Estate and Insurance
 605 FIFTH AVENUE, above 48th Street

O'REILLY & DAHN
REAL ESTATE—MANAGEMENT
 YORKVILLE SECTION
 ESTABLISHED 1905
 124 EAST 86TH ST. Phone: Lenox 3901

WILLES RAY, Inc.
REAL ESTATE and INSURANCE
 970 LEXINGTON AVE., AT 71ST ST.
 Phone: Rhinelander 5181
 Cable Address: "Wrayilles," New York

GEORGE S. RUNK
REAL ESTATE BROKER
 Yorkville Bank Building
 THIRD AVE. AT 85TH ST.
 MANAGEMENT OF PROPERTIES
 MORTGAGE LOANS INSURANCE

GEO. J. RYAN
 Queens Borough Real Estate
 AGENT BROKER APPRAISER
 Member Real Estate Board of New York
 46 Jackson Avenue, Long Island City
 Telephone: Hunters Point 3451-2

If you want to Buy, Sell or Exchange
REAL ESTATE
SEE S. E. Cor. Webster Ave.
SCOBIE and Fordham Road
 PHONE FORDHAM 1471

TUCKER, SPEYERS & CO.
Real Estate
 435 FIFTH AVENUE, near 39th Street
 Telephone: Murray Hill 2750

J. IRVING WALSH
 SPECIALIST
 Washington Square and Greenwich Village
 73 WEST 11TH STREET

JAMES N. WELLS' SONS
 (James P. Eadie)
Real Estate and Insurance
 Since 1835 at No. 191 NINTH AVENUE
 Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF
Real Estate—Insurance
Management
 403 MADISON AVENUE
 Phone: Vanderbilt 3535

FRED'K ZITTEL & SONS
Real Estate and Insurance
 BROADWAY at 79TH STREET
 THE APTHORP
 SCHUYLER 9700 Established 1868

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON

Appraisers of Long Island Property

Phone: Greeley 1760

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1905

Phone: Rhinelander 6125

Telephone 398-397 Pennsylvania

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything-Everywhere
MODERN "A. B. R. E. S. T. E." SYSTEM
18 West 34th Street
Astor Court Building, New York
Co-operation of Reliable Brokers Invited

JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. Harlem 211 1984 Third Ave., Cor. 109th St.

ARTHUR CUTLER & CO.

Real Estate

61-3 PARK ROW

Room 814

Phone: Beckman 2759

JACOB J. TABOLT

REAL ESTATE

558 EIGHTH AVE.

Phone: Greeley 1366

Above 37th St.

O. D. & H. V. DIKE

Real Estate Specialists

Management of

Improved Real Estate Exclusively

CANDLER BUILDING

220 WEST 42ND STREET

BRANCH—271 WEST 23RD STREET

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

F. J. FEUERBACH

Management of Estates and other properties my specialty.

Manager of the Knickerbocker Fire Insurance Co.

Lenox 2940

207 EAST 84TH ST.

J. A. & J. J. FOGARTY

Real Estate—Insurance

PENNSYLVANIA ZONE

147-149 W. 33RD ST.

Greeley 1502

ROBERT LEVERS

Real Estate—Insurance

376 LENOX AVE., cor. 129TH ST.

Phone: Harlem 2675

HENRY G. LEIST

REAL ESTATE—INSURANCE
APPRAISER—ESTATES MANAGED

264 East 86th St. Established 1887

Phone Lenox 1981

THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72ND ST.

GEO. W. SASSE

REAL ESTATE—INSURANCE

2096 EIGHTH AVE., NEAR 114TH ST.

Phone: Cathedral 8447

SCHINDLER & LIEBLER

Real Estate and Insurance

Rhinelander 6125 1393 THIRD AVE., at 79th St.

SPOTTS & STARR, Inc.

Real Estate—Insurance

Management

TIMES BUILDING

Phone Bryant 4000

WHEELER REALTY CORP.

REAL ESTATE

BROKERAGE—MANAGEMENT

299 MADISON AVE., AT 41ST ST.

Phone: Vanderbilt 970

Marmion av, a 2½-sty and basement frame detached dwelling, on a plot 46x121.

SHAKESPERE AV.—Frederick Magenheimer sold to Maud Servoss 1305 Shakespere av, a 3-sty and basement frame dwelling, on a lot 18x105.

TELLER AV.—Cahn & Cahn sold 979-981 Teller av, two 2-sty and basement frame 2-family houses, each on a lot 24x110, adjoining the southwest corner of East 164th st.

UNION AV.—The Eugene J. Busher Co., Inc., sold for the Haffen Realty Co. 1283 Union av, a 2-sty frame house, on a lot 16.8x90; also 1285, a two family house, on a lot 16.8x102, and 1287, a three family frame house, on a lot 25x114.

UNIVERSITY AV.—William A. Cox sold 2604 University av, a 2½-sty frame detached dwelling and a garage, on a plot 50x230.

WASHINGTON AV.—Columbia Trust Co., as trustee, sold through E. H. Ludlow & Co., 1099 Washington av, a 3-sty frame building, on a lot 25x145.

WASHINGTON AV.—J. Clarence Davies sold for Katherine Pryor to Louis Kircher 2150 Washington av, a 2-family house, on a lot 25x100.

WASHINGTON AV.—Louis Brill sold, for all cash, 1371 Washington av, a 4-sty apartment house, on a plot 27x139.

WASHINGTON AV.—Meister Builders, Inc., purchased from Sarah McPherson the southwest corner of Washington av and 174th st, a 3-sty cottage on a plot 34x90.

WASHINGTON AV.—Meister Builders, Inc., sold to Sophie Knepper the 3-sty detached dwelling, on a plot 34x90, at the southwest corner of Washington av and East 174th st. The buyer has resold to a Jewish congregation.

WOODYCREST AV.—Edward F. Cole sold 1003 Woodycrest av, a 2-sty and basement frame and brick dwelling, on a lot 25.2x90.7.

WEBSTER AV.—Anna Young sold through Charles A. Weber to John Reichert 2148 Webster av, a 5-sty apartment house, on a plot 37.5x105.

WEBB AV.—Charles Cross sold 2448 Webb av, a 2-sty and basement frame dwelling, on a lot 25x100.

WHITLOCK AV.—Wood-Dolson Co., Inc., sold for Frances W. Pollock and Judge Goff a plot, 100x100, at the southeast corner of Whitlock av and East 156th st.

Brooklyn.

2D ST.—J. A. Reynolds resold 469 2d st, a 2-sty dwelling, to a buyer, for occupancy.

2D ST.—Mrs. A. Adamson sold through the Henry L. Nielsen offices to Miss C. Cain 466 2d st, a 3-sty and basement brownstone dwelling.

5TH ST.—Henry L. Nielsen offices sold for Joseph Gross to H. L. Talbot, for occupancy, 596 5th st, a 3-sty and basement brownstone dwelling.

WEST 6TH ST.—Adolph A. Raheuser sold 1765 West 6th st, a detached dwelling.

EAST 10TH ST.—Learned Associates sold to Samuel Malken, for occupancy, 1244 East 10th st, Flatbush, a 2½-st dwelling, on a lot 25x100.

14TH ST.—Charles Partridge sold for an estate 157 to 163A 14th st, five 6-sty 2-family houses.

24TH ST.—Mrs. Mildred Del Monte sold to Antonio Menza 153 24th st, South Brooklyn.

29TH ST.—Realty Associates sold through Rose Chianese to Frank and Joseph Luzzi the 4-sty double apartment house 318 29th st, on a lot 27.9x100.2.

29TH ST.—Realty Associates sold to Alfonso Gighlio 322 29th st, a 4-sty brick double flat, 27.9x78.5x100.2.

29TH ST.—Realty Associates sold to Frank Scalisi 324 29th st, a 4-sty brick double flat, 27.9x78.5x100.2.

EAST 38TH ST.—Sherman C. Stubbs sold to Peter Gaffa the lot 20x100, on the east side of East 38th st, 188 feet north of Church av, Flatbush.

60TH ST.—William Lise, Inc., sold the plot,

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

ELMER C. GATES

Real Estate and Insurance
Phone: Melrose 7587 529 Courtlandt Ave.
One Block West of Third Ave., at 148th St.

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

O'HARA BROTHERS

Real Estate and Appraisers
BRONX PROPERTY
Tel. Fordham 615 WEBSTER AVE. & 200TH ST.

HENRY SCHWIEBERT

Real Estate—Insurance
3273 3RD AVE., near 164TH ST.
Phone: Melrose 19

JOHN A. STEINMETZ

Real Estate—Mortgage Loans
1005 E. 180TH ST. Phone: Fordham 8566

Tel. 36 Olinville ULLMAN Burke St. Sub. Station
Real Estate in All Branches
3221 White Plains Ave., at Burke St. (207th St.)

Brooklyn Brokers

THE RENTING LAWS

make it more necessary that property be managed by an experienced organized real estate firm. Your annoyance ceases and income increases.

BULKLEY & HORTON CO.

G. S. HORTON, Pres. A. J. HORTON, Secy.
585 Nostrand Ave., near Dean St.
414 Myrtle Ave., near Clinton Ave.
7520 Third Ave., near 75th St.
1214 Flatbush Ave. near Ditmas Ave.

JAMES F. KERNS CO.

BAY RIDGE REALTY SPECIALIST

7109 THIRD AVENUE
BROOKLYN

Phone: 202 Bay Ridge

S. WELSCH SONS

REAL ESTATE

Management of Property

Member Brooklyn Board of
Real Estate Brokers

201 MONTAGUE ST. Phone: Main 2758-9
Established 1889

75x100, on the north side of 60th st, 131 feet west of Fort Hamilton av, for the Lamore Realty Co. to Bernstein Brothers, who will erect a garage.

72D ST.—Moriarty & Hollahan sold for Elsie Clark to a buyer, for occupancy, 74 72d st, a 2-sty and basement limestone dwelling, on a plot 30x100, with garage.

79TH ST.—B. J. Sforza sold for a client to Francesco Montoginno, for occupancy, the dwelling, on a plot 30x100, at 1944 79th st.

81ST ST.—Lucinda M. Burchardi sold to a buyer, for occupancy, 229 81st st, Bay Ridge, a 2½-sty frame detached dwelling, on a plot 80x100.

85TH ST.—Moriarty & Hollahan sold for Pierce & McDonald to a buyer, for occupancy, 1270 85th st, a 2½-sty frame detached dwelling, on a plot 80x100.

86TH ST.—E. & W. Haag sold to a builder for improvement the vacant plot, 100x125, on the north side of 86th st, 160 feet east of Colonial rd.

BEDFORD AV.—Realty Associates sold to G. Kunin 671 Bedford av, a 4-sty brick and stone double flat, 26x76x95.

BEDFORD AV.—Realty Associates sold to Mary Berman 677 Bedford av, a 4-sty brown-stone double flat.

FLATBUSH AV EXTENSION—The Burling Realty Co. sold the northwest corner of Flatbush av extension and Johnson st to the Texas Co. The property has a frontage of about 80 feet on Flatbush av extension, and will be used by the Texas Co. as a gasoline filling station.

GATES AV.—Berkshire Realty Co., Inc., Joseph G. Haft, president, sold 272 Gates av, a 4-sty apartment house, on a plot 50x120, and known as Lenox Court.

NORMAN AV.—M. L. & C. Ernst sold to E. Menken 189, 191, 195 to 199 and 201 Norman av, Greenpoint, six 4-sty apartment houses, each on a lot 27x87.

OCEAN AV.—Arnold E. Hauser sold to a buyer, for occupancy, 663 Ocean av, a 2½-sty frame detached dwelling and a garage.

PARK AV.—The Bulkley & Horton Co. sold 408 Park av, a 3-sty factory building on a lot 30x70, for Christina M. Wendig.

RUGBY RD.—Mrs. Mary E. Stainford sold to Ignatz N. Heller 541 Rugby rd, a 2-family house.

STILLWELL AV.—Realty Associates sold to Andrea Grieco and Luigi Massa the vacant plot, 40x100, on the west side of Stillwell av, 400 feet north of Neptune av.

STUYVESANT AV.—The Bulkley & Horton Co. sold 280 Stuyvesant av, a 3-sty house on a lot 20x95, for Mary B. Henry.

THROOP AV.—Miss C. Geraty sold through the Burling Realty Co. 438 Throop av, a 2-sty and basement brick dwelling.

UNION ST.—James W. Prendergast sold 117 to 121 Union st, three business buildings, at a corner of Columbia st.

WASHINGTON AV.—David T. Cameron sold through Bulkley & Horton Co. 133 Washington av, a 3-sty and basement brick dwelling, on a lot 20x100.

WASHINGTON AV.—People's Trust Co. sold through Bulkeley & Horton Co. 446 Washington av, a 3-sty and basement dwelling, on a plot 40x100.

WYCKOFF AV.—Max Handshaft sold to Thomas McCartney 97 Wyckoff av, a 3-sty brick double flat.

THIRD ST.—Clinton Trading Corporation sold to George H. Stege, Jr., the stone and brick dwelling 605 Third st.

3D AV.—Frank A. Seaver sold 7812 3d av, 3-sty brick store building, for Anna K. Grafenstein to an investor.

5TH AV.—Tutino & Cerny have sold for Samuel Leblang to a client for investment the 3-sty single brick store and dwelling 5609 5th av.

FIFTH AV.—Kassin Realty Co. sold 4401 Fifth av, a 4-sty brick double flat with store.

FIFTH AV.—Title Guarantee & Trust Co. sold to Samuel Stark the southwest corner of Fifth av and Sackett st, 5-2-sty flats with stores.

TENTH AV.—Frank A. Seaver Co. sold for I. Rubin the block front on the east side of Tenth av, from 85th to 86th st, to a builder, for improvement.

THIRTEENTH AV.—Moriarty & Hollahan sold for N. Axel to a buyer, for occupancy, 7810 Thirteenth av, Dyker Heights, a 2½-sty frame detached dwelling, on a plot 40x100.

Queens.

FAR ROCKAWAY.—Lewis H. May Co. sold for H. Bloch 1163 Neilson av, Far Rockaway, a 2½-sty stucco dwelling, to Edwin Drucker, for occupancy.

JAMAICA.—Isaac Kleinfeld sold the former Borden Condensed Milk Co.'s 3-sty brick and stone depot and supply station, on a plot 70x100, at the northwest corner of Bath pl and Van Wyck av, Jamaica, to the Spatt Plumbing Supply Co., which will remodel and occupy the property.

LONG ISLAND CITY.—Cross & Brown Co.

sold in Long Island City the southeast corner of Harris av and William st a vacant plot, 75x90, for Mrs. Annie Schwartz to Thomas Crimmins.

LONG ISLAND CITY.—Roman-Callman Co. sold for Charne Katz a plot of 5,000 square feet on the west side of Ely av, 100 feet north of Wilbur av, Long Island City. It will be improved with a 4-sty factory building.

LONG ISLAND CITY.—United States Industrial Alcohol Co. bought through the Roman-Callman Co. from Henry and Margaret Baitinger the 2-sty frame dwelling on a large plot, on the west side of Garrison av, 360 feet south of Grand st, Maspeth. The purchaser will add it to the site of the large industrial plant it is preparing to build there.

RECENT LEASES.

Long Lease in Fifth Av.

THE CHILDS Co. leased from the Fifth Avenue and Thirtieth Street Corporation, Harry Fischel, president, the south half of the store floor and the entire basement of the Holland House, at the southwest corner of Fifth av and West 30th st, for a term of 30 years on a percentage of sales basis, with a minimum rental guarantee, the rental aggregating considerably more than \$1,000,000. Frederick Fox & Co. were the brokers.

THE NEWS SYNDICATE CO., Joseph M. Patterson, president, and Robert R. McCormick, vice president, publishers of The News, leased for a term of 21 years, with renewal privileges, from Morris Fatwan the 5-sty building 23 to 25 Park pl, on a plot 65 by 152 irregular, running through to 20 and 22 Murray st. The rental for the first period will total about \$1,000,000. Extensive alterations are planned to meet the newspaper publishing requirements of the lessees.

ROSE ABRAMS leased to the United Retail Candy Stores Corporation 440 Fulton st, a building adjoining the department store of Abraham & Straus, for a long term of years. The lessee will make extensive alterations and occupy the store or and sublease the rest. Possession will not be obtained until May, 1922.

ALBERT B. ASHFORTH, INC., leased for a client to the Louis K. Liggett Co. the store and basement at the northwest corner of Broadway, Audubon pl and 157th st, for a term of years.

ANDREW J. BASTINE leased to the Hub Carpet Co., of Philadelphia, the 1-sty building 23 West 24th st, for a term of years.

CARSTEIN & LINNEKIN, INC., leased the rear of the main floor in the Park Row Building to the Franklin Society for Home Building and Savings. This institution has been located for over 32 years in 38 Park Row. Carstein & Linnekin also leased the entire base-

Have You Ordered the Annual Number for 1919 of Record and Guide Quarterly?

THE Annual Number of the RECORD & GUIDE QUARTERLY contains in this, the final issue of the year, all the data contained in the preceding three plus those of the fourth period, making in one compact volume, a complete transcription of all Conveyances, Miscellaneous Conveyances, such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination, Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically, so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the RECORD & GUIDE QUARTERLY time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

Price
\$40.00

The RECORD and GUIDE COMPANY
119 WEST 40TH STREET NEW YORK CITY

Phone, Bryant 4800

BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

Will erect buildings containing anywhere from 10,000 to 100,000 square feet of manufacturing space for any responsible prospective lessee.

OR

Will build and sell the structure for a small cash consideration, taking a mortgage, to be amortized over an agreed period, for the balance. The plan will make it possible for the client to reduce rental overhead to approximately one-half present cost.

FACTORY BUILDINGS
of
REINFORCED CONCRETE
and
MILL CONSTRUCTION
Anywhere in
GREATER NEW YORK

Phone Main 7050 for Appointment

Founded 1910 By R. J. Geddes

ARE YOUR



Electric Meters Accurate

or are you losing money by not having your meters properly read, tested and calibrated in your apartment houses and loft buildings?

We maintain a special department for reading, testing and inspection of electric watt-hour meters, on a yearly contract basis, and keep their accuracy to a high standard at all times.

No expense in money or engineering skill has been spared to make these Laboratories the best of their kind.

We are a long established, absolutely independent organization.

**NATIONAL ELECTRICAL
LABORATORIES**
107 Front St., New York City
Telephone: Bowling Green 9670-9671

LONG ISLAND CITY

**INDUSTRIAL
PROPERTIES**

ROMAN-CALLMAN COMPANY

BRIDGE PLAZA

Phone: Astoria 725

LONG ISLAND CITY

HARRY S. BEALE CO.

INCORPORATED

REAL ESTATE

MANAGEMENT BUSINESS PROPERTIES

505 FIFTH AVENUE

Tel. Vanderbilt 247

ment in the same building, containing 10,000 square feet, to the Mercantile Lunch Co. for a term of years.

CROSS & BROWN CO. leased for a client to the Feldman & Durme Shoe Co., of Chicago, the large store at the northeast corner of Broadway and 41st st long occupied by Park & Tilford. The term is for 20 years from May 1, 1921, at an aggregate rental of \$900,000. The store is 17x105x46.

THE CROSS & BROWN CO. leased for a long term the store and basement at 142 West 125th st, running through to 124th st, next to Koch's Department Store, to the Feltman & Curme Shoe Stores Co., who operate retail shoe stores in all of the principal cities of the Middle West. The property is owned by Mrs. Hope Horton Lewis, daughter of the late J. M. Horton, ice cream manufacturer, who was one of the largest owners of real estate on West 125th st.

ESTATE OF P. T. BARNUM, showman, leased through Manheimer Bros. the 6-sty loft building 610 to 618 Broadway, running through to Crosby st, and forming the northeast corner of Broadway and East Houston st, on a plot 109.5x197.7x95.5. The lease is for a long term of years.

J. ARTHUR FISCHER leased to Lianos & Banakos a store in the building southwest corner of 39th st and 6th av for the R. B. L. Cigar Co., for a long term of years.

MARTIN LALOR leased to Senzo Kuwayama, importer and exporter of Japanese merchandise, the 5-sty building, 25x100, at 114 East 59th st, for a term of 21 years at an aggregate rental of \$130,000. The purchaser will make extensive alterations and will occupy the store and basement with the business.

LOUIS K. LIGGETT CO. leased from the Babriaba Realty Co. the southeast corner of Broadway and 49th st, a 2-sty store building, on a plot 89.4 on Broadway and 65.1 on 49th st, for a term of 21 years at a total rental of \$1,500,000. A renewal privilege accompanies the lease.

METROPOLITAN LIFE INSURANCE CO. leased a store and basement in 1131 Broadway to the F. W. Woolworth Co. The lease is for a long term and the rental aggregates over \$230,000. The premises will be occupied as a 5 and 10 cent store by the lessee.

I. MILLER, shoe dealer, has negotiated one of the largest leases in Brooklyn that has been effected in a long time. He has leased from Edward J. Calvert the 4-sty building at the southeast corner of Fulton and Bond sts, on a lot 20x70, for a long term of years at a rental that averages \$1,500 a front foot for the term, the total sum being about \$1,000,000. The lessee will alter the building and use it for a shoe store. It is in the heart of Brooklyn's shopping center.

MILVEL HOLDING AND LEASING CORP. leased the northeast corner of 38th st and Fifth av to Leon Ehrlich, who conducts the ladies' department in Brill Bros. store, at a rental of \$2,000 a front foot for a term of years; also leased for the same owner the store in 425-427 Fifth av to Elco Shoe Manufacturers, at a rental of \$1,500 a front foot for a term.

J. K. MOORS leased the dwelling at 327 West 55th st for Susan E. Winternitz to Edmund Marchand, for occupancy.

MAX N. NATANSON leased the New York Waist House, the westerly store in the northwest corner of 34th and Fifth av, for a term of 11 years at an aggregate rental of more than \$250,000.

NEW YORK TITLE AND MORTGAGE CO. made a \$100,000 loan on a first mortgage on a 100-foot frontage at 137 to 143 West 49th st. This property, in the Longacre Square section and theatrical district, is near Broadway.

CHARLES F. NOYES CO. leased for Harry K. Grigg the store and basement of 118 Prince st to Zucker & Kirschner, for a long term of years. The premises will be altered extensively and used for lunch room purposes in the name of "The Country Dairy."

CHARLES F. NOYES CO. leased for the Zabriskie Estate, the 5-sty office building 133 to 137 Liberty st, northeast corner of Washington st, for 21 years at an aggregate rental of approximately \$500,000. The property has frontages of 90 feet on Liberty st and 51 feet on Washington st. The lessees have engaged Sommefeld & Steckler, architects, to make extensive improvements. New fronts will be installed, and the building converted into a high grade office structure.

CHARLES F. NOYES CO. leased for Edmund L. Dwight and Charles D. Hillis the ground floor of the new Employers' Liability Insurance Company Building, 120 William st and 79 John st, for ten years from December 1, to T. Y. Brown & Co. at an aggregate rental of about \$125,000.

CHARLES F. NOYES CO. leased for William K. Vanderbilt to Arthur S. Lewis, for a term of years, the ground floor store in 130 Nassau st, part of the Vanderbilt building; also, for a client to the Clifford Brass & Copper Co. the 5-sty building 259 Front st, at the southwest corner of Dover st.

OLD COLONY CLUB, an organization of several thousand business men, which during the last 3 years has occupied quarters in the Hotel Manhattan, on 42d st, will take new quarters

in the Hotel Biltmore on July 19 next. The removal is caused by the leasing of the Manhattan to the National City Bank.

MARK OTTINGER and others leased to Young Bros., hatters, the store in 1456-1458 Broadway, adjoining the Hotel Knickerbocker, for a term of 21 years, at an aggregate rental of \$600,000; also, the second and third floors to Doyle Billiard Parlors, and roof sign space to O. J. Gude. The rentals total \$1,000,000. The property was leased to Schulte Cigar Stores and later subleased to the C. & L. and the St. Regis Restaurant companies.

PEASE & ELLIMAN leased for the Marcus Loew Realty Co. to the International Millinery Co., the store and basement in 1548 Broadway, adjoining the southeast corner of 46th st, and part of a plot covering almost the entire east block front on Broadway from 45th to 46th sts on which Mr. Loew is erecting a 16-sty store and theatre building. The lease of this store is for 20 years, and it brought about the rental at which it was held, \$30,000 a year.

M. RAWLE CO. leased from William Goldstone 823 Seventh av, a 4-sty brownstone building, covering a lot 25.1x100, adjoining the northeast corner of West 53d st, for a term of 10 years, with option of purchase, at a rental of \$7,000.

ROMAN-CALLMAN CO. leased for the Long Island Carpet Cleaning Co., 15,000 square feet on the second floor of their factory building at Webster and Seventh avs, Long Island City, to G. Piel Co., Inc., manufacturers of auto accessories.

JOHN H. SCHEIER leased the two 6-sty elevator buildings at 243 to 249 West 47th st for a term of 30 years and renewals, at a rental approximating \$2,000,000, and is now completely renovating these properties into modern business structures.

SCHULTE CIGAR STORES CO. leased through Tankoos, Smith & Co. for a long term of years, at a rental aggregating \$125,000, the entire property at the southeast corner of West Broadway and Reade st, and upon expiration of existing leases and completion of extensive alterations, will occupy the corner portion of the property as a branch establishment. The remainder of the ground floor and upper floors will be offered for lease.

HENRY A. C. TAYLOR leased to the Broadway Central Securities Corporation the store in 1656 Broadway, for a term of 21 years.

THE UPTOWN MOVEMENT of trade in recent years is strongly illustrated by Augustus W. Clarke, art dealer, leasing from Mrs. Cornelius Vanderbilt 42-44 East 58th st, the 2-sty building, covering a plot 50x100.5, and known as the Club De Vigot, as his business headquarters. The term is for 21 years. During the past 10 years Mr. Clarke's gallery has been at 5 West 44th st and for many years previous to that it was in Liberty st. The new quarters were long used as a dancing academy. The main part has a stage at one end. Mr. Clarke has made plans for a unique transformation of this stage. He will cut away the old floor and install a stage that revolves on a pivot. This will be divided by a partition. An object that is being sold will occupy the half of this stage that is next to the audience. When the hammer descends, the attendant will press a button and the stage will revolve, disclosing the next item, which has been put in place "behind the screens." At the same time an electric announcer will flash the catalogue number of the object.

MRS. FLORA L. Thomas, of Buffalo, N. Y., leased for a term of 21 years, to M. Montgomery Maze the southeast corner of Broadway and 63rd st, a 4-sty building on a plot 116.2x148.4. The total rental is \$1,500,000. Joseph P. Day represented the lessor.

WILLIAM A. WHITE & SONS leased for 42 years the entire basement of the proposed new building at 75 Maiden lane to the Exchange Buffet Corporation, which will occupy the space with one of its restaurants.

PETER ZUCKER, as president of the Sixth Avenue Realty Co. leased to the United Cigar Stores Co., for a long term of years, at an aggregate rental in excess of \$800,000, the entire store and basement in the building 50x75 at the southwest corner of Sixth av and 32d st, directly opposite Gimbel Bros.

THE FORMER STABLE of the Fiss, Doerr & Carroll Horse Co. at 149 East 23d st has been leased by S. L. Frank for a term of 21 years at a net rental involving \$130,000, to the C. & M. Lunch Co. Mr. Frank purchased the property at a foreclosure sale several months ago. Extensive alterations are planned.

REAL ESTATE NOTES.

A. H. MATHEWS, for many years at 82 Nassau st and 181 Broadway, has removed his offices to 14 Maiden lane.

MRS. CAROLINE S. CARROLL, widow of Gen. Howard Carroll, is the buyer of the 5-sty residence at 11 East 96th st, sold last March by Frederick A. de Peyster. The house adjoins the residence of William Woodward and cost Mrs. Carroll \$180,000. Last November the Carroll

residence at 4 East 64th st was sold to Fanny M. Godfrey.

A. E. ANIXTER, who was formerly the secretary and general manager of the Johnson-Kahn Co., has opened an office for himself at 212 Fifth av for transacting a general real estate and building construction business.

WILLIAM H. ARCHIBALD is the buyer of the three 4-sty buildings at 319 to 323 East 23d st, sold recently by the Stephenson Estate.

HERMAN & F. M. DE SELDING, real estate appraisers and managers, announce the removal of their office to the St. James Building, 1133 Broadway, Suite 1219.

T. A. & J. J. FOGARTY, real estate brokers, have opened offices at 147-149 West 33d st. They will specialize in the sale and leasing of property in the Pennsylvania zone.

JOHN P. LEO will remove his real estate office, on July 1, from 2850 Amsterdam av to 1099 St. Nicholas av.

LUDWIG MARX has moved his real estate office from 100-8 to 128 Broadway.

NEW YORK TITLE & MORTGAGE CO. has declared the regular quarterly dividend of two per cent. payable July 1, 1920, to stockholders of record on June 21.

CHARLES NESSIER is the buyer of the Dodworth Dancing Academy property at 12 and 14 East 49th st.

EDWARD H. MYER is the buyer of the 5-sty building at 32 Pearl st, sold recently.

CHARLES F. NOYES CO. placed with the Dime Savings Bank of Brooklyn, a \$10,000 mortgage covering 18 Cranberry st, Brooklyn.

J. MACY WILLETS is the buyer of the fine house, 604 Park av, which was sold recently by George G. Bourne through Pease & Elliman.

The Extended Social Zone.

SOME of the private dwellings that figured in the voluntary auction sale at the Waldorf-Astoria Hotel, Wednesday evening, June 16, are in the extended residential social zone that has been built up in recent years in the Sixty and Seventy streets east of Park avenue almost to Third avenue.

The shortage of medium-sized houses in the Fifth avenue residential neighborhood has driven many of the younger members of New York's social set further east for homes, with the result that a structural evolution has taken place among many of the old three and four story dwellings in this extended zone, and the new environment there is being added to weekly. Many of the sales in that section reported this week in The Record and Guide are to persons who will modernize and renovate their purchases.

Classified Advertisements

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

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

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

PROPOSALS.

**NOTICE TO CONTRACTORS.
STATE COMMISSION OF HIGHWAYS,
ALBANY, N. Y.**

Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Friday, the 2d day of July, 1920, for the reconstruction and resurfacing of the following:

- ALBANY(one contract)
- COLUMBIA.....(one contract)
- DUTCHESS.....(one contract)
- FULTON.....(one contract)
- GREENE.....(one contract)
- LEWIS.....(one contract)
- ONEIDA.....(one contract)
- RENSELAEER.....(one contract)
- ULSTER.....(one contract)
- WARREN.....(one contract)

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

FRED'K STUART GREENE,
Commissioner.

The especial attention of bidders is called to "General Information for Bidders" on the itemized proposal, specifications and contract agreement.

NOTICE TO CONTRACTORS.

Sealed proposals for Electric Elevators, Chronic Hospital and Dining Room Building (East), Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, June 30, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30)

days after official notice of award of contract and in accordance with the terms of Specification No. 3527. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: June 14, 1920.

WANTS AND OFFERS.

**Absolutely Original and Beautiful
SKYSCRAPER DESIGNS**

Write T. F. KRUEGER, 120 E. 16th St.

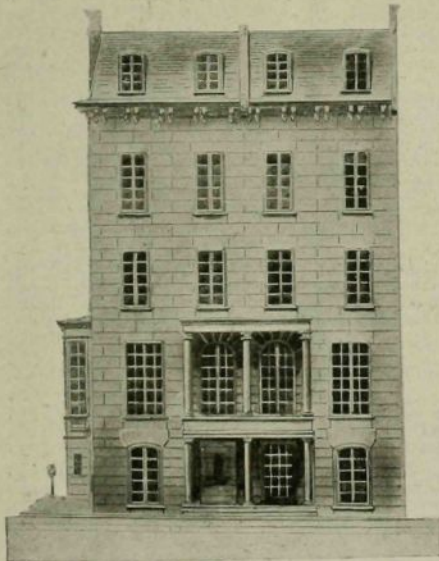
YOUNG MAN, experienced estimating, has one thousand plus energy, ability and character, to invest in reliable sub-contracting company. Box 678, Record and Guide.

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

BUILDING Construction Superintendents (2) familiar with building of small houses in large developments; also carpenter, bricklayer, concrete and grading foreman; long job. Apply T. C. DESMOND CO., 105 Newington Av., Hartford, Conn.

ARCHITECTURAL DRAFTSMEN and designers (4). Apply T. C. DESMOND CO., 105 Newington Av., Hartford, Conn.

ARCHITECT, experienced, thoroughly competent planning, superintending new building, alterations, offers his services. Room 315, 52 Vanderbilt av.



NEW HOME OF M. MORGENTHAU, Jr.

M. Morgenthau, Jr., who has been instrumental in furthering the high class selling movement in this part of New York, has bought a four-story dwelling at 135 East 64th street, at the northwest corner of Lexington avenue, for occupancy. Frank Eaton Newman, architect, has prepared plans for the remodeling of this dwelling, together with the adjoining one, which will be merged with it, and it is herewith illustrated as it will look when completed.

The architect will endeavor to retain the colonial character of the houses, both in exterior and interior. The entrance will be on East 64th street, through a vestibule, and will open into a large foyer, from which there will have an entrance to the dining room, which will have a southerly and westerly exposure. An unusual feature of the house is that the floor below the street level, which is usually a cellar, opens up to the yard, and these yards are unusually airy, as there are no extensions on any of the houses in this group. The entire second

GET THE BENEFIT OF 20 YEARS EXPERIENCE—CONSULT

MORGENTHAU JR. CO.

REAL ESTATE & INSURANCE

206 BROADWAY CORT. 3966

Investing

in stocks you are responsible as part owner if business goes wrong. Invest in our Mortgages and you have no responsibility. We keep watch over the premises and Guarantee your interest and principal.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn

367 Fulton St., Jamaica, N. Y.
383 E. 149th St., New York
1354 Broadway, Brooklyn

160 Main St., White Plains, N. Y.

floor will be used for living room and library, with the upper floors given over to masters' and servants' bedrooms and baths. In order to acquire this plot, which has a frontage of 80 feet on 64th street and 34 feet on Lexington avenue,

it was necessary to purchase the adjoining four houses, 848, 850, 852 and 854 Lexington avenue. As these are not required, they were resold at the Night Auction Sale last Wednesday evening, June 16, at the Waldorf-Astoria Hotel.

BROKERS ATTENTION!

You can sell our property on easy terms and receive full commission. Send for our new list of lots, flats, dwellings and business property in all sections of Brooklyn.

We have just completed 4 corner two-family houses on Vista Place, Bay Ridge and have 21 semi-detached two-family houses with double garages nearing completion on Sullivan St., Flatbush.

REALTY ASSOCIATES

Capital and Surplus \$5,000,000
162 Remsen St. Brooklyn
Telephone 6480 Main

The Leading Agency
Firm Established 1874

CORWITH BROS.

Greenpoint and Long Island City
Real Estate

FACTORY SITES
A SPECIALTY

Mortgage Loans, Appraisals, Insurance
Entire Management of Property

851 Manhattan Avenue, Brooklyn
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES

32 Nassau St. 51 East 42nd St.
Phone Connections

A. G. THOMPSON CO.

REAL ESTATE
BROKERS and AGENTS

Expert, Economical, Management of
Colored Tenement Property

Specialists in Harlem and
Colored Tenement

2257 Seventh Avenue, at 133rd Street
New York City
Phone: Morningside 1610

Moses & Moses

HARLEM AND COLORED
TENEMENT PROPERTIES

ALSO

CITY AND SUBURBAN
REAL ESTATE

409 Lenox Avenue

Telephone Morn. 3191

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1920		1919	
	June 17 to June 23	June 19 to June 25	June 17 to June 23	June 19 to June 25
Total No.	299	153	299	153
Assessed Value	\$14,949,000	\$7,690,300	\$14,949,000	\$7,690,300
No. with consideration	45	26	45	26
Consideration	\$1,297,250	\$971,700	\$1,297,250	\$971,700
Assessed Value	\$1,128,100	\$1,064,500	\$1,128,100	\$1,064,500
Jan. 1 to June 23 Jan. 1 to June 25				
Total No.	9,618	4,309	9,618	4,309
Assessed Value	\$655,551,250	\$227,634,450	\$655,551,250	\$227,634,450
No. with consideration	1,329	600	1,329	600
Consideration	\$72,649,671	\$23,474,610	\$72,649,671	\$23,474,610
Assessed Value	\$62,739,000	\$24,774,450	\$62,739,000	\$24,774,450

Mortgages.

	1920		1919	
	June 17 to June 23	June 19 to June 25	June 17 to June 23	June 19 to June 25
Total No.	220	81	220	81
Amount	\$4,772,421	\$1,934,325	\$4,772,421	\$1,934,325
To Banks & Ins. Cos.	34	22	34	22
Amount	\$761,000	\$736,500	\$761,000	\$736,500
No. at 6%	138	27	138	27
Amount	\$3,078,171	\$534,500	\$3,078,171	\$534,500
No. at 5½%	52	13	52	13
Amount	\$1,064,200	\$300,500	\$1,064,200	\$300,500
No. at 5%	7	19	7	19
Amount	\$169,400	\$825,575	\$169,400	\$825,575
No. at 4½%	1	1	1	1
Amount	.....	\$13,500	.....	\$13,500
No. at 4%	2	1	2	1
Amount	\$7,600	\$3,300	\$7,600	\$3,300
Unusual Rates	2	1	2	1
Amount	\$2,550	\$2,750	\$2,550	\$2,750
Interest not given	19	19	19	19
Amount	\$450,500	\$254,200	\$450,500	\$254,200
Jan. 1 to June 23 Jan. 1 to June 25				
Total No.	6,362	2,165	6,362	2,165
Amount	\$219,259,436	\$54,360,827	\$219,259,436	\$54,360,827
To Banks & Ins. Cos.	841	390	841	390
Amount	\$69,010,677	\$18,064,750	\$69,010,677	\$18,064,750

Mortgage Extensions.

	1920		1919	
	June 17 to June 23	June 19 to June 25	June 17 to June 23	June 19 to June 25
Total No.	59	18	59	18
Amount	\$2,699,250	\$1,293,500	\$2,699,250	\$1,293,500
To Banks & Ins. Cos.	31	10	31	10
Amount	\$2,072,250	\$949,500	\$2,072,250	\$949,500
Jan. 1 to June 23 Jan. 1 to June 25				
Total No.	1,181	650	1,181	650
Amount	\$81,684,901	\$44,431,695	\$81,684,901	\$44,431,695
To Banks & Ins. Cos.	733	355	733	355
Amount	\$65,529,391	\$35,489,050	\$65,529,391	\$35,489,050

Building Permits.

	1920		1919	
	June 17 to June 23	June 20 to June 26	June 17 to June 23	June 20 to June 26
New Buildings	9	12	9	12
Cost	\$669,500	\$3,015,786	\$669,500	\$3,015,786
Alterations	\$731,750	\$611,750	\$731,750	\$611,750
Jan. 1 to June 23 Jan. 1 to June 26				
New Buildings	438	170	438	170
Cost	\$67,132,458	\$23,116,336	\$67,132,458	\$23,116,336
Alterations	\$23,270,814	\$11,030,640	\$23,270,814	\$11,030,640

BRONX.

Conveyances.

	1920		1919	
	June 17 to June 23	June 19 to June 25	June 17 to June 23	June 19 to June 25
Total No.	178	164	178	164
No. with consideration	10	11	10	11
Consideration	\$70,000	\$98,600	\$70,000	\$98,600
Jan. 1 to June 23 Jan. 1 to June 25				
Total No.	6,436	3,630	6,436	3,630
No. with consideration	584	282	584	282
Consideration	\$5,520,953	\$3,350,058	\$5,520,953	\$3,350,058

Mortgages.

	1920		1919	
	June 17 to June 23	June 19 to June 25	June 17 to June 23	June 19 to June 25
Total No.	108	95	108	95
Amount	\$642,906	\$1,040,180	\$642,906	\$1,040,180
To Bank & Ins. Cos.	1	6	1	6
Amount	\$12,000	\$87,500	\$12,000	\$87,500
No. at 6%	75	69	75	69
Amount	\$477,750	\$783,630	\$477,750	\$783,630
No. at 5½%	19	9	19	9
Amount	\$100,400	\$122,750	\$100,400	\$122,750
No. at 5%	4	9	4	9
Amount	\$28,000	\$56,650	\$28,000	\$56,650
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	7	.....	7
Amount	.....	\$75,500	.....	\$75,500
Interest not given	10	1	10	1
Amount	\$36,750	\$1,650	\$36,750	\$1,650

Jan. 1 to June 23 Jan. 1 to June 25

Total No.	4,455	1,856
Amount	\$31,636,745	\$13,513,719
To Banks & Ins. Cos.	165	103
Amount	\$3,000,310	\$1,410,562

Mortgage Extensions.

	1920		1919	
	June 17 to June 23	June 19 to June 25	June 17 to June 23	June 19 to June 25
Total No.	21	10	21	10
Amount	\$591,550	\$154,000	\$591,550	\$154,000
To Banks & Ins. Cos.	13	6	13	6
Amount	\$434,000	\$100,500	\$434,000	\$100,500
Jan. 1 to June 23 Jan. 1 to June 25				
Total No.	418	332	418	332
Amount	\$8,422,067	\$7,122,385	\$8,422,067	\$7,122,385
To Banks & Ins. Cos.	192	119	192	119
Amount	\$5,536,500	\$3,728,750	\$5,536,500	\$3,728,750

Building Permits.

	1920		1919	
	June 16 to June 23	June 19 to June 25	June 16 to June 23	June 19 to June 25
New Buildings	19	15	19	15
Cost	\$157,850	\$227,300	\$157,850	\$227,300
Alterations	\$71,900	\$20,350	\$71,900	\$20,350
Jan. 1 to June 23 Jan. 1 to June 25				
New Building	537	229	537	229
Cost	\$11,425,355	\$6,918,390	\$11,425,355	\$6,918,390
Alterations	\$1,614,730	\$689,766	\$1,614,730	\$689,766

BROOKLYN.

Conveyances.

	1920		1919	
	June 16 to June 22	June 19 to June 25	June 16 to June 22	June 19 to June 25
Total No.	1,041	754	1,041	754
No. with consideration	76	48	76	48
Consideration	\$796,825	\$284,346	\$796,825	\$284,346
Jan. 1 to June 22 Jan. 1 to June 24				
Total No.	30,761	19,890	30,761	19,890
No. with consideration	1,441	1,073	1,441	1,073
Consideration	\$17,935,899	\$12,590,567	\$17,935,899	\$12,590,567

Mortgages.

	1920		1919	
	June 16 to June 22	June 19 to June 25	June 16 to June 22	June 19 to June 25
Total No.	756	711	756	711
Amount	\$4,552,001	\$2,713,118	\$4,552,001	\$2,713,118
To Banks & Ins. Cos.	110	48	110	48
Amount	\$721,406	\$285,250	\$721,406	\$285,250
No. at 6%	630	519	630	519
Amount	\$3,125,208	\$1,691,793	\$3,125,208	\$1,691,793
No. at 5½%	105	144	105	144
Amount	\$561,668	\$642,950	\$561,668	\$642,950
No. at 5%	7	19	7	19
Amount	\$156,475	\$80,775	\$156,475	\$80,775
Unusual rates	3	5	3	5
Amount	\$10,300	\$2,550	\$10,300	\$2,550
Interest not given	11	24	11	24
Amount	\$698,350	\$294,850	\$698,350	\$294,850
Jan. 1 to June 22 Jan. 1 to June 25				
Total No.	25,662	13,400	25,662	13,400
Amount	\$120,736,169	\$50,318,016	\$120,736,169	\$50,318,016
To Banks & Ins. Cos.	2,609	878	2,609	878
Amount	\$20,127,936	\$6,266,460	\$20,127,936	\$6,266,460

Building Permits.

	1920		1919	
	June 16 to June 23	June 19 to June 25	June 16 to June 23	June 19 to June 25
New Buildings	40	350	40	350
Cost	\$274,950	\$3,090,055	\$274,950	\$3,090,055
Alterations	\$95,400	\$123,075	\$95,400	\$123,075
Jan. 1 to June 23 Jan. 1 to June 25				
New Buildings	4,581	4,852	4,581	4,852
Cost	\$36,778,700	\$34,817,900	\$36,778,700	\$34,817,900
Alterations	\$6,650,824	\$3,648,786	\$6,650,824	\$3,648,786

QUEENS.

Building Permits.

	1920		1919	
	June 16 to June 23	June 19 to June 25	June 16 to June 23	June 19 to June 25
New Buildings	117	239	117	239
Cost	\$617,452	\$742,827	\$617,452	\$742,827
Alterations	\$117,590	\$57,046	\$117,590	\$57,046
Jan. 1 to June 23 Jan. 1 to June 25				
New Buildings	3,637	3,582	3,637	3,582
Cost	\$20,979,788	\$16,298,433	\$20,979,788	\$16,298,433
Alterations	\$2,139,689	\$1,141,713	\$2,139,689	\$1,141,713

RICHMOND.

Building Permits.

	1920		1919	
	June 16 to June 23	June 19 to June 25	June	

BUILDING SECTION

Freight Rate Increases on Building Materials Unfair

National Federation of Construction Industries Petitions Interstate Commerce Commission to Correct Existing Inequalities

APPPLICATIONS for increased revenues for railroads have been placed before the Interstate Commerce Commission by carriers from all parts of the United States. Should the Commission decide to grant an increase over the railroad freight schedules now in effect, it is felt by those interested in the progress of the building industry that these advances should be so applied as to distribute any inequalities in rates which have developed since 1914 with respect to some construction materials.

In order that the entire industry may benefit by an equitable readjustment of freight rates the National Federation of Construction Industries, comprising practically all of the national and other associations of business and professional men in the construction industry, has petitioned the Interstate Commerce Commission in the matter of the application of carriers for increased revenues for railroads which reads in part as follows:

"The National Federation of Construction Industries recognizes that at the present time the requirements of industry, commerce and agriculture are in excess of the capacity of the equipment and facilities of the railroads.

"It recognizes that until the rehabilitation of the railroads has been effected, every possible economy in the present use of equipment should be practiced through a fuller loading of cars and promptness in their loading and unloading.

"The construction industry, with the exception of agriculture, is the largest shipper in this country. The influence of its condition upon other branches of business is marked. Its activities extend into the smallest settlement. It is, however, essentially an industry which can flourish only in times of peace, and, accordingly, its contribution from the standpoint of warfare was for the most part classified as 'non-essential' during the period of the World War. As a result of this condition a heavy shortage of buildings, especially for residence purposes, now exists.

"In addition to the restrictions placed upon the industry during the war because of this classification, a number of the branches of the industry suffered a handicap from the standpoint of transportation through advances in freight rates, especially for short hauls, which in some cases amounted practically to an embargo of shipment.

"During the period of attempted national readjustment following the termination of active war, conditions apparently have been such as to have precluded the downward revision of these freight rates.

"It is asserted by some branches of the industry that if increases in freight charges on commodities in general between the years 1914 and 1920 were to be compared with the increases in freight charges, through the same period of time, on certain construction materials, it would be found that the increases in rates on the construction materials in question would be twice, and in some cases more than twice, the average increase in rates on all commodities.

"It is proposed that should the Commission determine that increases in freight rates are necessary to an improved transportation situation at this time, the distribution of additional freight charges should be so made as to eliminate any existing inequality of charges which affects adversely not only the producers of the construction materials in question, but also indirectly many other interests in the industry, and the

consumer.

"It would be unnecessary to burden the Commission with the examination of such data as our constituent associations would wish to lay before it, unless the Commission had determined to grant additional freight charges.

"Should the Commission, however, decide upon such an action, the question would then resolve itself into one of determining what would be the most equitable distribution of such additional charges in order to produce the increased revenue found to be necessary. In the determination by the Commission of such equitable distribution of additional charges, the National Federation of Construction Industries and its constituent associations are strongly of the opinion that it would be necessary for the Commission to take into account the existing inequalities in freight rates above described and to examine the data above questioned.

"Wherefore, Your petitioner respectfully prays your honorable body, should the Commission decide to grant the applications of the carriers to give them increases in revenues through increased freight rates, that before a schedule of increased freight rates is made effective, the Commission will arrange for the Federation and such of its constituent associations as may desire to be heard, to present to the Commission their data and arguments relative to the transportation costs to be placed upon their respective construction materials."

REVENUE FROM EVERY FOOT

A damp cellar or basement is so much waste space and returns no revenue to the owner.

We can convert it into dry, clean and rentable area for less than the first year's rental will return.

Let us show you what we have done for others and how we can solve your problem.

BUILDINGS WATERPROOFED FROM
CELLAR TO PENT HOUSE

Structural Waterproofing Co.

Grand Central Palace
480 Lexington Avenue
Vanderbilt 7300

Changes in Workmen's Compensation Insurance, June 30

New Manual of Rules, Classifications and Rates for Risks to Which They Apply
Approved by Jesse S. Phillips, Superintendent of Insurance

JESSE S. PHILLIPS, Superintendent of Insurance, announces that he has approved the new manual of rules, classifications and rates for Workmen's Compensation Insurance submitted by the Compensation Inspection Rating Board, and effective June 30, 1920, as adequate for the risks to which they respectively apply.

Under Section 67, New York Insurance Law, the Superintendent of Insurance is not charged with the duty of making rates, nor is he, as is the case in some other states, charged with the responsibility of approving such rates as reasonable. Under the above section of the law his duty is limited to the approval of classifications and rates as adequate for the risks to which they respectively apply.

However, the question of adequacy necessarily depends to some extent upon a proper and equitable distribution of the premium load over the various classifications. Accordingly, the Actuary of the Insurance Department has participated in the proceedings of the various committees under whose direction the revision of the classifications and rates were made in order that the department might have a general knowledge of the accuracy of the statistical data and of the operations involved in producing rates therefrom.

The task of revising the manual and rates for New York and various other states was handled through the machinery of the National Council on Workmen's Compensation Insurance, which is a federation of the rating boards and bureaus throughout the United States which have to do with the Workmen's Compensation rate administration.

The combined experience upon which the new rates are based represents an aggregate payroll exposure of approximately \$12,000,000,000, and losses of approximately \$79,000,-

000 (about \$116,000,000 after conversion to the New York level), which is the most comprehensive experience that has ever been compiled for the determination of Workmen's Compensation rates. The legislature of 1920 amended the compensation law in several respects increasing the benefits 10 per cent. The most important influence tending to reduce the pure premium cost is the general rise in wage levels since 1917. The factors (other than legislation) tending to increase the pure premium cost more than offset this influence. Some of the factors tending to increase the cost are an approximate 50 per cent. increase in the cost of medical treatment since 1917; the elimination of direct settlement; a court decision changing the basis of compensation in certain kinds of cases involving hand injuries; a new policy adopted by the State Industrial Commission with reference to compensation for certain finger injuries; and a growing tendency on the part of the Commission to make decisions and awards generally upon a much more liberal basis than formerly. These offsetting factors alone produce a net average increase of 4 per cent. in the collectible rates. The net result therefore of the revision is an average increase of 14.4 per cent. in the collectible rates, approximately 10 per cent. of which is due to the amendments above mentioned.

Out of 703 manual classifications involving over 88 per cent. of the New York payroll exposure, the rates have been decreased 15.1 per cent. on the average in 365 of the classifications involving 62 per cent. of the payrolls, while the rates have been increased 27.9 per cent. on the average in 335 classifications, involving 38 per cent. of the payrolls. Manual rates on the entire 703 classifications are increased on the average 5.2 per cent.

BUY LUMBER NOW

Our facilities have not suffered through railroad congestion. We have on hand 20,000,000 feet of lumber, brought in by Water, that we are prepared to market at an actual

PRICE CONCESSION

Timber, Factory Flooring, Boards, Finish Flooring
Siding, Roofers, Sash Material, Trim and Moulding

Concrete Form Lumber a Specialty

Shipped by Auto Truck, Lighter or Rail to All Points in the
METROPOLITAN DISTRICT

Complete Milling Facilities

E. C. SMITH CO., Inc.

(Established Fifty Years)

H. L. MOORE, Manager of Sales

OAKLAND AND BOX STREETS
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

Architects and Engineers Report Many New Projects

Figures of F. W. Dodge Company Show Decided Increase in Number and Value of Proposed Operations for Local Territory

PREPARATION of plans for new building and engineering projects to be erected in the Metropolitan district took a decided spurt during the week of June 12 to 18, inclusive, despite the continued scarcity of cement, lime and other essential structural commodities. During the same week there was also a material increase in the volume of new construction actually placed under contract and, although building conditions are still upset on account of the intolerable freight situation and mortgage money is difficult to obtain, still the outlook is promising and as a whole the building industry is looking forward to better times within a short period of time.

Figures compiled by the F. W. Dodge Company, showing the number and value of new building and engineering projects in New York State and New Jersey, north of Trenton, indicate increased activity in the architects' offices. Reports of 455 new operations were obtained from June 12 to 18 that will require an expenditure of approximately \$16,253,900. During the same period 204 contracts were awarded representing a total commitment of \$13,236,200.

The list of 455 projected building and engineering projects was divided as follows: 112 business buildings such as stores, offices, lofts, commercial garages, etc., \$4,489,000; 17 educational projects, \$823,000; 9 hospitals and institutions, \$212,000; 24 factory and industrial building, \$1,414,000; 8 structures for the Army and Navy, \$1,860,000; 4 public buildings, \$67,000; 46 public work and public utilities, \$2,160,000; 9 religious and memorial buildings, \$449,500; 211 residential projects including apartments, flats and tenements and one and two-family dwellings, \$3,535,900; 14 social and recreational projects, \$1,238,500 and 1 miscellaneous, \$5,000.

Among the 204 projects for which contracts were placed during the week of June 12 to 18 were included 47 business buildings of different types, \$936,200; 13 educational projects such as schools, colleges, libraries, etc., \$1,377,100; 6 hospitals and institutions, \$735,000; 11 factory and industrial buildings, \$896,000; 4 public buildings, \$217,200; 24 public works and public utilities, \$6,793,500; 4 religious and memorial projects, \$190,000; 92 residential structures of various types, \$2,037,200 and 3 social and recreational operations, \$55,000.

PERSONAL AND TRADE NOTES.

Hays & Hoadley, architects, formerly at Broadway and 68th street, are now located at 204 Amsterdam avenue.

Giles Engineering Co. has moved its offices from 298 Broadway to the Grand Central Palace, Lexington avenue and 46th street.

Howard Major, architect, has recently become associated with Walter D. Blair, with offices at 154 East 61st street.

Hercules Cement Corporation announces the removal of its general sales office and New York District sales office from 30 East 42d street to 23 West 43d street.

Amsterdam Building Co., 140 West 42d street, has recently purchased the property at 138 East 44th street and are extensively altering the same for use as offices. The new location will provide more commodious quarters for the rapidly growing business of this firm.

S. H. Cleland was recently appointed Eastern sales manager of the National Engineering Co., manufacturers of foundry equipment and particularly of the Simpson Sand Mixer, with temporary offices at 15 East 40th street.

Zink & Sparklin, Inc., and Alexander Deserty, associated architects, with offices in the Munsey Building, Washington, D. C., have recently established a branch office at 110 West Twenty-fourth street, New York City. This firm specializes in the design of theatrical projects.

George F. Watts Corporation, engineers and contractors, steel construction, Boston, Mass., has established a permanent branch office at 30 Church street, New York City, with Walter F. Barker as New York district manager, and Henry Porlier as chief engineer.

Mann & MacNeille, architects and engineers, with offices at 70 East Forty-fifth street, have been compelled by their steadily growing practice to open a permanent Western branch office, which is located in the Book Building, Detroit, Mich. This firm specializes in town planning and civic development.

Allan Fraser has been appointed general sales manager of Wickwire Spencer Steel Corporation. He will have his headquarters in Worcester, Mass., where he has already begun the work of the management of the sales of the output of the eight factories in Buffalo, Palmer, Spencer and Worcester. Mr. Fraser is one

of the prominent figures in the steel and wire industry. He is forty-five years old, and for twenty-seven years have been in the wire business. He was born in Brooklyn, N. Y., and after completing his studies in the public schools in that city, entered the Polytechnic Institute of Brooklyn, where he made a special study of the theories governing the manufacture of iron and steel, upon completion of which he became associated with James A. Farrel, now president of the United States Steel Corporation. When the American Steel & Wire Company was formed he became a salesman, covering a large territory and handling all lines of the company. Later he was for eight years manager of the company's sales office and warehouse in Buffalo.

Why Lumber Costs Are High.

In 1913 men's wages in the lumber industry were \$28 to \$32 per month; in 1919 they were \$70 to \$85 per month (both being in addition to board and housing), according to the New Brunswick Lumbermen's Association in accounting for the high cost of lumber, as quoted by the U. S. Consul at New Brunswick in Daily Commerce reports of the Bureau of Foreign and Domestic Commerce.

"In 1913," the article continues, "stumpage was \$1.50 and mileage \$8; today we pay \$3.50 stumpage, \$8 mileage and \$3.20 per mile for fire protection; also we have workmen's compensation for logging, river driving, rafting, milling and loading, with a separate rate on each, and this still further adds to the cost; in addition, we have the heavy business Dominion war tax."

The cost of the principal supplies that enter into a logging operation has increased on an average of more than 100 per cent. in 1920, as compared with 1913. This is true of flour, which advanced from \$4.90 in 1913 to \$11.20 in 1920, and of many other food articles; of hay and oats, as well as of axes, saws and other similar equipment.

Reject Court House Bids.

The Board of Estimate, at a special meeting Thursday, rejected the bids for granite work and steel construction on the new court house. Guy Lowell, chief architect for the Court House Commission, had previously told the Finance and Budget Committee that the granite work bid was excessive and that the bids for the foundation work and steel work were also high, but he added that inquiry among the larger concerns engaged in foundation and steel work had disclosed that the bids would be even higher if readvertised.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Association of Sanitary Woodwork Manufacturers will hold its annual convention at Cleveland, O., July 13, 1920.

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

New York Building Superintendents' Association.—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

Association of Wall Paper Manufacturers will hold its annual convention and exhibition in the Hotel Commodore, New York City, during July. Exact date and outline of program will be announced later.

Empire State Gas & Electric Association recently moved its headquarters from the Engineering Societies Building, 29 West 39th street, to the Grand Central Terminal Building.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clysdael Cushman, 50 East 42d street, New York City.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y. Details of this convention are not yet formulated.

National Association of Window Glass Manufacturers will hold its annual convention at Atlantic City, N. J., July 7 to 9 inclusive. An interesting program is assured by the committee in charge and the discussions will include topics of vital interest to this industry.

National Retail Lumber Dealers' Association will hold its annual convention in St. Louis, Mo., September 6 to 8 inclusive. A special committee has been appointed to arrange a program and all present indications point to an unusually large attendance.

Conference of Mayors and Other City Officials of the State of New York has planned to hold its annual meeting at Jamestown, N. Y., July 6 to 8, inclusive. Secretary, William P. Capes, 25 Washington avenue, Albany, N. Y. The program scheduled for this conference includes a number of important papers and discussions upon vital subjects pertaining to municipal administration, finances, etc.

CURRENT BUILDING OPERATIONS

ALTHOUGH some slight improvements in the general building situation, and particularly in the supply of structural commodities, have been noted during the past two or three weeks, much of the ground gained has been lost during the latter part of this week by the increased freight congestion in local railroad yards that has resulted from the revival of the yard workers' strike. Cement, lime, terra cotta, lath and other items are practically out of stock and dealers are absolutely unable to keep up with the demand. A further complication to the already intolerable building material situation is the shortage of coal at manufacturing points that is seriously handicapping the production of greatly needed building commodities. Local building material dealers are unable to predict early improvement in the situation and are making every effort to relieve the material famine where possible by making long hauls by truck. In some instances Portland cement, consigned to New York, has been side-tracked at Newark and other New Jersey points and dealers are hauling it in to the jobs in Greater New York. This involves a loss of time and also heavy delivery costs, but it is the only possible means of supplying jobs that otherwise would be forced to remain idle.

Common Brick—The past week in the wholesale market for Hudson River common brick has been rather a quiet period. Arrivals have not been up to the average of recent weeks and sales have fallen off also. One week ago considerable new inquiry indicated an early increase of buying activity throughout the Metropolitan district, but the railroad freight developments of the week seem to have affected buyers and as a result the market outlook is not so promising as it was. Common brick prices hold firmly to the \$25 a thousand level and it is thought that this price will maintain until an advance is imperative on account of the increased manufacturing costs of the current season. Plants along the Hudson River are progressing quietly with the season's output, but the producers are troubled with the problem of inadequate labor supply and during the past week there have been rumors of fuel scarcity that, if true, will likely cause some further difficulty to the manufacturers.

Summary—Transactions in the North River common brick market for the week ending Friday, June 25, 1920. Condition of market: Demand slower; prices firm and unchanged. Quotations: Hudson Rivers,

\$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 16. Distribution: Manhattan, 6; Bronx, 1; Brooklyn, 5; New Jersey points, 1. Remaining unsold, 24.

Portland Cement—During the past week the scarcity of this commodity became more acute as a result of the new embargoes placed by the railroads on all incoming freight and dealers are entirely out of stock. The situation is now so serious that jobs are being held up pending the delivery of cement and dealers are being forced to have shipments unloaded

at Newark and other New Jersey points and making deliveries from there by motor truck. At the present writing there is but little prospect of an improvement in the cement supply situation until the freight situation has been readjusted and is again back on a normal basis.

Lime—Dealers are cleaned out and practically no new supply is coming into this city on account of the freight congestion in the local yards. Manufacturers are prevented from making new shipments on account of the embargoes, but dealers are endeavoring to have the cars

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York, add cartage, handling, plus 15 per cent.
Hudson River, best grades..\$25.00 to —
Hudson River, "off loads".... — to —
RaritanNo quotation
Second-hand brick, per load of 3,000, delivered..... — to —

Face Brick—Delivered on job in New York:

Rough Red\$44.00 to \$50.00
Smooth Red 44.00 to 50.00
Rough Buff 46.00 to 52.00
Smooth Buff 46.00 to 52.00
Rough Gray 51.00 to —
Smooth Gray 51.00 to —
Colonials 38.00 to 45.00

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl.. \$4.80
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
Bronx deliveries..... 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries..... 4.25

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

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

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

2x12x12 split furring.....\$0.25 per sq. ft.
3x12x12 0.25 per sq. ft.
4x12x12 0.28 per sq. ft.
5x12x12 0.37 per sq. ft.

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

Lath—

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

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$5.000 per bbl.
Common Lime (Standard 300-lb. barrel)..... 4.80 per bbl.
Hydrate Finishing, in cloth bags 32.00 per ton
Rebate for bags, 20c. per bag.

Plaster—

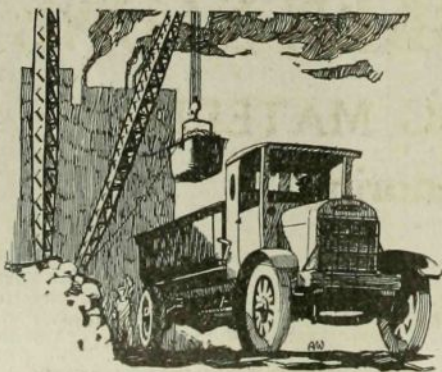
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags\$27.00 per ton
Lath Mortar, in cloth bags.. 19.00 per ton
Brown Mortar, in cloth bags. 19.00 per ton
Finishing Plaster, in cloth bags 28.00 per ton
Rebate for returned bags, 25c. per bag
Finishing Plaster (250-lb. barrel) \$4.75 per bbl.
Finishing Plaster (320-lb. barrel) 6.00 per bbl.

Plaster Blocks—

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

ONEIDA TRUCKS



STRENGTH, stamina and ruggedness have been built into the Oneida. Comparison proves quality.

The C-H Motors automotive department will, without obligation, help you solve your trucking problems. *Service and body equipment plants are among the largest in the city.*

C-H MOTORS CORP.

Bedford and Atlantic Avenues
Brooklyn ————— New York

MATERIALS AND SUPPLIES

side-tracked at Mt. Vernon and will deliver by truck from this point. At the present time the shortage is holding up a vast amount of residential construction, particularly in the Bronx and Queens, that had been planned for early autumn occupancy and speculative builders are suffering severely through a loss of time and interest on their investments while waiting for the required lime to complete their operations.

Gravel—Producers have again advanced the price on this commodity from \$3.50 to \$4.25 a cubic yard for deliveries in Greater

New York. There is a fair demand for this material, but it is nothing like it would be if building operations were not generally hampered by a shortage of essential materials.

Structural Steel—The market is quiet as far as structural inquiries are concerned and no improvement is anticipated until there is a general revival of building activity in the Metropolitan district. At the present time large projects that would require heavy tonnages of fabricated material are being held up because of the scarcity of cement, lime and

other items and although there is a tremendous amount of new work already planned and a large percentage of it actually under contract, it is doubtful if it will go ahead until next spring. The season is now quite late for the commencement of large structural operations and it is the general feeling that the majority of the jobs being held in abeyance will not go ahead until next spring, by which time it is hoped that the material supply situation will be readjusted and mortgage money will be more easily available than at present. New York prices for mill shipments of fabricated material are unchanged.

Roofing and Building Papers—Buying activity in this line has slowed down materially during the past week as a result of the recession of building brought about by the shortage of cement, lime and other essentials. Local dealers have also experienced considerable difficulty in obtaining deliveries from manufacturers and this has also been a contributing factor to the quietude of the market. There is no doubt of the vast amount of projected construction and dealers are assured of a tremendous increase in demand just as soon as these operations are able to get started. Roofing and building paper prices are firm and without change.

Nails—No change of any account has occurred during the past week. Nails are just as scarce as they have been despite promises of new mill deliveries and builders are considerably hampered in their plans by the famine. Advices from manufacturers indicate that no improvement in the nail supply is possible until the demand for heavy steel is somewhat abated and producers are again in a position to turn their attention to small items. Current prices for nails vary considerable and are altogether dependent upon the ability of the dealers to deliver.

Electrical Supplies—Business has been fairly brisk and dealers have excellent inquiries. Goods are being received from manufacturers in better volume and conditions will soon become normal it is thought if the freight situation continues to improve. Locally the demand from new building sources has fallen off to some extent, but this is largely due to the general shortage of essential structural commodities and will not maintain for any great length of time, as there is a vast amount of new construction planned that must be started as soon as supplies are available. Prices for electrical supplies are generally firm.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
 27x48x1/2 in. \$0.45 each
 32x36x1/4 in. 0.35 each
 32x36x3/8 in. 0.36 each
 32x36x1/2 in. 0.43 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—

1 1/2-in., Manhattan delivery... \$3.50 per cu. yd.
 Bronx delivery.... 3.50 per cu. yd.
 3/4-in., Manhattan delivery. 3.50 per cu. yd.
 Bronx delivery.... 3.50 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft. \$1.55
 Kentucky limestone, per cu. ft. 1.85
 Briar Hill sandstone, per cu. ft. 1.75
 Gray Canyon sandstone, per cu. ft. 1.50
 Buff Wakeman, per cu. ft. 1.75
 Buff Mountain, per cu. ft. 1.65
 North River bluestone, per cu. ft. 1.50
 Seam-face granite, per sq. ft. 1.25
 South Dover marble (promiscuous mill block), per cu. ft. 2.25
 White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

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

Lumber—

Wholesale prices, New York.
 Yellow pine, merchantable 1905, f. o. b. N. Y.:
 3x4 to 14x14, 10 to 20 ft. \$68.00 to \$82.00
 Hemlock. Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
 Hemlock, W. Va., base price, per M. 57.00 to —
 (To mixed cargo price add freight, \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered). — to —
 Wide cargoes. — to —
 Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.
 Cypress Lumber (by car, f. o. b., N. Y.):
 First and seconds, 1-in. \$140.00 to —
 Cypress shingles, 6x18, No. 1 Hearts — to —
 Cypress shingles, 6x18, No. 1 Prime — to —
 Quartered Oak 315.00 to —
 Plain Oak 236.00 to —

Flooring:

White Oak, quart'd, select. to \$235.00
 Red Oak, quart'd, select. to 230.00
 Maple No. 1. \$188.00 to —
 Yellow pine, No. 1, common flat 110.00 to —
 N. C., pine, flooring, Norfolk 120.25 to —

Window Glass—

Official discounts from manufacturers' lists:
 Single strength, A quality, first three brackets 79%
 B grade, single strength, first three brackets 79%
 Grades A and B, larger than the first three brackets, single thick. 78%
 Double strength, A quality. 80%
 Double strength, B quality. 82%

Linseed Oil—

City brands, oiled, 5-bbl. lot... \$1.70 to —
 Less than 5 bbls. 1.73 to —

Turpentine—

Spot in yard, N. Y., per gal. \$1.85 to \$1.95
 Prices are fluctuating somewhat.

HYGRADE BUILDERS SUPPLY CO., Inc.

Dealers in

SAND, GRAVEL and BROKEN STONE

BRICK, LIME, CEMENT, ROOFING MATERIALS

Excavating, Hauling, Stevedoring

MAIN OFFICE

94 PROSPECT AVENUE

BROOKLYN, N. Y.

TELEPHONE:

48 South

DOCKS and YARDS:

Gowanus Canal
 6th Street and 2d Avenue

Geo. A. Fuller Company

Building and
Industrial Construction



New York
Philadelphia
Boston
Baltimore
Detroit
Washington
Montreal

Chicago
St. Louis
Cleveland
Pittsburgh
Buffalo
New Orleans
Kansas City

SHIPYARD:
WILMINGTON, N. C.

William T. Ritch

—INC.—

Fire Accident
Compensation Automobile
Liability Marine

INSURANCE

29 WEST 34th STREET

Phone: Greeley 6794



KINNEAR

STEEL ROLLING DOORS
OF
INTERLOCKING SLATS

Do not confuse Kinnear Doors with the corrugated type of rolling door. Kinnear Doors are easily and quickly operated and of sturdy, durable design—not subject to the extreme fiber stresses set up during operation in the corrugated type caused by the constant bending of the sheet.

Kinnear Interlocking Slats made Steel Rolling Doors a commercial success.

NEW YORK OFFICE

1182 Broadway

Telephone: Madison Square 9625

The Kinnear Mfg. Co.

Write or telephone for Catalog K.

No. 2

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
13TH ST.—Keeler & Fernald, 203 West 13th st, have plans in progress for alterations to the 3-sty brick residence at 149 West 13th st, into studio apartments, for Henry C. Davison, owner, care of architects. Cost, \$8,000. Architects will soon call for bids on general contract.

BARROW ST.—Keeler & Fernald, 203 West 13th st, have plans under way for alterations to the 3-sty brick dwelling at 50 Barrow st, into studios and apartments for Harold Kellock, owner, care of architects. Cost, \$8,000.

DWELLINGS.

79TH ST.—G. B. DeGersdorff, 103 Park av, has prepared plans for alterations to the 4-sty brick and stone residence, 20x50 ft, at 135 East 79th st, for Fay Ingalls, 111 Broadway, owner. Cost about \$50,000. General contract will probably be awarded without competition.

FACTORIES AND WAREHOUSES.

BARROW ST.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a 7-sty brick and terra cotta factory building, 50x50 ft, at the southwest corner of Barrow and Bedford sts, for the Rigaud Perfume Co., 75 Barrow st, owner. Cost about \$150,000.

HOSPITALS.

LEXINGTON AV.—Samuel Levingson, 156 West 43d st, has prepared plans for a 4-sty brick and terra cotta hospital, 40x73 ft, at 1822-1828 Lexington av, for the Beth David Hospital, 1822 Lexington av, owner. Cost, \$150,000. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

23D ST.—James S. Maher, 431 West 14th st, has prepared plans for a 3-sty brick and stone garage, with stores, 98x125 ft, at 560-562 West 23d st for Martin O'Dowd, Inc., 431 West 14th st, owner. Cost, \$100,000.

STORES, OFFICES AND LOFTS.

2D ST.—Leo Feibel, 280 Madison av, has been selected to prepare plans for a 2-sty brick and stone store and office building, 80x80 ft, at 21-27 East 2d st for the Le Bash Corporation, 30 East 42d st, owner and builder.

46TH ST.—Victor C. Farrar, 4 East 39th st, has been selected to prepare plans for an 18-sty brick, limestone and terra cotta loft and office building, 75x100 ft, at 121-125 West 46th st, for the Hooven Letter Service, Inc., 117 West 46th st, owner. Details will be available later.

58TH ST.—Charles E. Birge, 29 West 34th st, has plans under way for a 1-sty brick press building, 42x100 ft at 337-339 West 58th st, for Wm. R. Hearst, 238 William st, owner. Details will be announced later.

7TH AV.—Seelig & Finkelstein, 26 Court st, Brooklyn, have plans in progress for alterations to the 4-sty brick tenement at 458 Seventh av, into a modern loft building for Fox & Lefkowitz, owners, care of architects. Cost, \$10,000. Owners will take estimates.

46TH ST.—John E. Nitche, 63 Park Row, has plans under way for a 6-sty reinforced concrete loft building, 44x100 ft, at 318-320 West 46th st, for Arthur W. Palms, owner, care of architect. Cost, \$150,000.

29TH ST.—Shampan & Shampan, 50 Court st, Brooklyn, have prepared plans for a 6-sty brick and terra cotta loft building, to be erected at 220 West 29th st, for the Lerser Realty Co., owners, care of architects. Details will be announced later.

Bronx

DWELLINGS.

TOMLINSON AV.—Moore & Landsiedel, 148th st and Third av, have plans in progress for a 2-sty frame dwelling, 28x36 ft, on the east side of Tomlinson av, 175 ft north of Pierce av, for Wm. Delee, 320 East 141st st, owner, who will soon take bids on general contract. Cost, \$6,000.

TAYLOR AV.—John F. Ruzel, 236 East 118th st, has finished plans for a 2-sty brick dwelling, 20x37 ft, on the east side of Taylor av, 32 ft north of Davis st, for Nicholas Sacshi, 335 Pleasant av, owner. Cost, \$6,000.

HOLLAND AV.—Warren G. Farries, 1339 Briston st, has completed plans for a 2-sty terra cotta and stucco dwelling, 21x52 ft, on the east side of Holland av, 175 ft south of Astor av, for Peter J. McNeill, 382 Willis av, owner. Cost, \$12,000.

SEDGEWICK AV.—John P. Boyland, 4780 Third av, has prepared plans for a 2½-sty frame residence, 54x35 ft, on the east side of Sedgewick av, 250 ft south of 197th st, for John H. Beekman, 2299 Andrews av, owner. Cost, \$25,000.

CHURCHES.

ANTHONY AV.—Bernhardt E. Mueller, 477 Fifth av, has plans in progress for a 1-sty brick limestone and terra cotta church, 79x95 ft, at Anthony av and Echo pl, for the Sixth Church of Christ, Scientist, owner, on premises. Gunvald Aus, 244 Madison av, structural engineer;

SPRINKLER

**SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

Installed as a Local System
or for Central Office Service

**AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

AUTOMATIC FIRE ALARM CO.

416 Broadway

New York City

FRANKLIN 4188

Blackman & Guttman, 228 East 144th st, engineers for steam heating, plumbing and ventilation. Cost approximately \$300,000. Details later.

HOMES AND ASYLUMS.

GRAND CONCOURSE.—Joseph H. Freedlander, 681 Fifth av, and Harry Allen Jacobs, 320 Fifth av, associated architects, have completed preliminary plans for a home for aged men and women, brick and stone, fireproof, on the Concourse in the vicinity of 166th st, for the Andrew Freedman Foundation Home for Aged Men & Women, care of Daniel B. Freedman, 206 Broadway, owner. Cost, \$1,500,000. Details will not be available for some time.

STORES, OFFICES AND LOFTS.

FOX ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have plans in progress for alterations and additions to the brick and limestone telephone exchange at the southeast corner of Fox st and West Farms road, adding two stories to the present 4-sty structure and a new side addition, for the New York Telephone Co., 15 Dey st, owner. Cost about \$300,000. Architects will take estimates on general contract.

176TH ST.—F. Wolfgang, Third and Tremont avs, has plans in progress for a 2-sty brick store and loft building, 57x106 ft, at the southeast corner of 176th st and Webster av, for McNeilly & Toedter, 1672 Webster av, owners. Cost, \$15,000. Owners will take bids on general contract.

Brooklyn.

BANKS.

FLATBUSH AV.—Trowbridge & Ackerman, 25 West 44th st, Manhattan, have started plans for a 1-sty brick and limestone bank building, 75x75 ft, at the northwest corner of Flatbush av and Dorchester road, for the Midwood Trust Co., Henry J. Davenport, Willoughby and Jay sts, chairman, building committee. Cost, \$150,000. Architects will take estimates on general contract when plans are completed.

DWELLINGS.

WEST ST.—Seelig & Finkelstein, 26 Court st, have plans in progress for a 2-sty frame and stucco dwelling, 16x38 ft, in the north side of West st, 60 ft east of Third av, for L. Morandu, 2751 West 3d st, owner and builder. Cost, \$5,000.

62D ST.—Burke & Olsen, 32 Court st, have prepared plans for a 2-sty brick dwelling, 20x45 ft, in the south side of 62d st, 180 ft west of 14th av, for Antonio Scarpo, 1343 65th st, owner and builder. Cost, \$5,000.

PROSPECT PARK SOUTHWEST.—M. A. Cantor, 367 Fulton st, has prepared plans for 2-2-sty brick and stone residences, 20x60 ft, on the south side of Prospect Park Southwest, 124 ft west of 6th st, for Walter Kraslow, 190 Montague st, owner and builder. Cost, \$24,000 each.

EAST 28TH ST.—John Jos. Carroll, 158 Spencer st, has plans in progress for alterations to 2-2-sty dwellings, 20x45 ft, at 247 East 28th st, 200 ft north of Clarendon road, for Michael Farrell, 151 Waverly av, owner. Total cost, \$9,000.

AV. Z.—Plans have been prepared privately for a 2-sty brick dwelling, 20x50 ft, on the south side of Av Z, 40 ft north of West 17th st,

for Pietro Friscoa, 104 Greenpoint av, owner and builder. Cost, \$8,000.

EAST 17TH ST.—Holler & Kleinhenz, 1012 Gates av, have prepared plans for alterations to the 2½-sty frame convent in the east side of East 17th st, 200 ft north of Beverly road, for the Roman Catholic Church of the Holy Innocents, 248 East 17th st, owner. Cost about \$15,000. Architects will soon award a general contract without competition.

DELAMERE PL.—Harry Silverstein, 783 Jefferson av, has prepared plans for two 2-sty frame dwellings, 24x36 ft, at the northwest corner of Delamere pl and Av N for George V. McPherson, 1382 East 23d st, Brooklyn, owner and builder. Total cost, \$20,000.

HOSPITALS AND ASYLUMS.

BUSHWICK AV.—F. J. Berlenbach, 260 Graham av, has completed plans for alterations to the 3-sty brick and stone hospital on the west side of Bushwick av, 75 ft north of Ten Eyck st, for St. Catherine's Hospital Society, 138 Montrose av, owner. Cost, \$20,000. Architect will take bids on general contract.

STABLES AND GARAGES.

ROSS ST.—S. Gardstein, 1154 47th st, has completed plans for a 2-sty brick garage, 65x100 ft, in the east side of Ross st, 95 ft north of Kent av, for the Matona Realty Co., 157 Atlantic av, owner and builder. Cost, \$25,000.

FOURTH AV.—Shampan & Shampan, 50 Court st, have plans under way for a 1-sty brick garage, 100x200 ft, at 283-301 Fourth av, between 1st and 2d sts, for S. Agelloff, 126 Reid av, owner. Cost, \$200,000. Owner will soon take estimates on separate contracts.

PITKIN AV.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 80x90 ft, at the southeast corner of Pitkin av and Logan st, for the Homing Construction Co., 1542 St. Marks av, owner and builder. Cost, \$40,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RICHMOND HILL SOUTH, L. I.—George E. Crane, 614 Stoothoff av, Richmond Hill, has plans in progress for ten 2-sty frame flats, 20x55 ft, with stores, on the north side of Liberty av, between 109th and 110th sts, for the Ring-Gibson Co., 736 Fresh Pond rd, Ridgewood, L. I., owner and builder. Total cost, \$90,000.

CHURCHES.

JAMAICA, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for a 2-sty frame synagogue, 68x65 ft, on the north side of Hillside av, 176 ft west of Union av, for the Congregation Temple Israel of Jamaica, owner. Cost, \$30,000.

DWELLINGS.

MIDDLE VILLAGE, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for fifteen 2-sty frame dwellings, 16x46 ft, on the west side of Pulis av, 30 ft north of Cross st, for the Dry Harbor Building Co., 20 Morton av, Middle Village, owner and builder. Total cost, \$52,500.

RICHMOND HILL, L. I.—Louis Danancher, 228 Fulton st, Jamaica, has completed plans for three 2½-sty frame and stucco dwellings, 16x38 ft, on the west side of Walnut av, 136 ft north of Sutter av, for Charles Zirkel, 1830 Myrtle av, Ridgewood, owner and builder. Cost, \$6,500 each.

FOREST HILLS, L. I.—Benjamin Dreisler, 153 Remsen st, Brooklyn, has completed plans for a 2½-sty brick dwelling, 40x38 ft, at the northeast corner of Puritan av and Seagoon rd, for Henry A. Smith, 727 8th av, Manhattan, owner. Cost, \$25,000.

MASPETH, L. I.—Albert H. Stines, 300 Grand st, Maspeth, has finished plans for a 2-sty frame residence, 22x44 ft, on the south side of Perry av, 200 ft east of Claremont av, for Charles Provides, Clinton av, Maspeth, owner. Cost, \$5,000.

ELMHURST, L. I.—W. S. Worrall, Jr., 192 4th st, Long Island City, has prepared plans for a 2½-sty frame and stucco dwelling, 20x52 ft, in 18th st, 80 ft south of Fairbanks av, for Cravin & Levine, 530 Manhattan av, Brooklyn, owners and builders. Cost, \$11,000.

LONG ISLAND CITY, L. I.—Richard G. Smart, 534 Boyd av, Woodhaven, L. I., has completed plans for twenty-four 2-sty brick dwellings, 22x56 ft, on the east side of 13th av, 347 ft south of Grand av, for the Mathres Building Co., 520 Grand av, Long Island City, owner and builder. Total cost, \$179,000.

HOWARD BEACH, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x33 ft, on the east side of Hawtreet av, 60 ft south of Lambertson av, for Albert Van Name, Howard Beach, L. I., owner and builder. Cost, \$4,500.

MASPETH, L. I.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for a 2-sty brick dwelling, 20x52 ft, on the north side of Perry av, 200 ft west of Clermont st, for Thomas Herodswick, 174 Perry av, Maspeth, L. I., owner and builder. Cost, \$7,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has finished plans for a 2½-sty frame dwelling, 22x42 ft, in the east side of 21st st, 280 ft north of Queens av, for Patrick Martin, 508 South 16th st, Flushing, owner and builder. Cost, \$7,500.

NEPONSET, L. I.—J. M. Rieger, 154 Nassau st, Manhattan, has completed plans for a 2-sty brick store and dwelling, 20x60 ft, on the north side of Neponset av, 80 ft west of Seminole av, for Henry A. Rogers, 671 Halsey st, Brooklyn, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—C. W. Vanderbeck, 473 Elm st, Richmond Hill, has prepared plans for a 2-sty frame dwelling, 20x38 ft, at the northwest corner of Elm st and Myrtle av, for the S. J. and S. Realty Co., 2608 Jamaica av, Richmond Hill, owner and builder. Cost, \$8,000.

ELMHURST, L. I.—C. Gebele, 25 Gerry av, Elmhurst, has completed plans for a 2½-sty frame dwelling, 31x36 ft, on the east side of Gay st, 100 ft north of Hammond pl, for G. F. Eggert, 288 Av A, Manhattan, owner. Cost, \$10,000.

GLENDALE, L. I.—Herman Funk, 29 Cooper st, Brooklyn, has finished plans for 2-2-sty frame dwelling, 19x56 ft, on the west side of Fosdick av, 229 ft north of Myrtle av, for the Richards Building Co., 201 Richards av, Glendale, L. I., owner and builder. Cost, \$12,000 each.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans for a 2½-sty frame dwelling, 23x52 ft, in the west side of 106th st, 260 ft south of Orchard av, for Walter Vogt, 1220 Hancock st, Brooklyn, owner. Cost, \$12,000.

GLENDALE, L. I.—Herman Funk, 29 Cooper st, Brooklyn, has completed plans for two 2-sty frame dwellings, 19x56 ft, on the east side of Folsom av, 203 ft north of Myrtle av, for the Richards Building Co., 201 Richards av, Glendale, owner and builder. Cost, \$12,000 each.

JAMAICA, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plan for a 2½-sty brick rectory, 36x48 ft, in the east side of Sutphin road, 160 ft north of Damperville av, Jamaica, for St. Josephs R C Church, Rockaway road, Jamaica, owner. Cost, \$20,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr, Butler Building, Jamaica, has prepared plans for two 2-sty frame dwellings, 28x22 ft, in the west side of Palo Alto pl, 625 ft north of Palermo av, for Joseph Hreteski, Hollis, L. I., owner and builder. Total cost, \$16,000.

JAMAICA, L. I.—T. G. Anderson, 20 Homer Lee av, Jamaica, has finished plans for a 1½-sty frame dwelling, 43x44 ft, at the southwest corner of Putney road and Kingston road, for Robert Kabus, 118 East 54th st, Manhattan, owner. Cost, \$12,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr, Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, 40x22 ft, at the southwest corner of Woodhull av and Warren st, for J. Fellows, owner, care of architect. Cost, \$8,500.

BAYSIDE, L. I.—Phillip Resnyk, 131 West 39th st, Manhattan, has prepared plans for a 2½-sty frame dwelling, 52x28 ft, with garage, on the south side of Montauk av, 60 ft east of 6th st, for J. Wilson Dayton, Bell av, Bayside, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2-sty brick factory, 45x80 ft, on the north side of Ridgewood av, 40 ft east of 126th st, for George Dausch, 8639 131st st, Richmond Hill, owner and builder. Cost, \$20,000.

LONG ISLAND CITY, L. I.—Shampan & Shampan, 50 Court st, Brooklyn, have prepared

One Broadway

Another chapter was added recently to the interesting history of One Broadway when the Washington Building was purchased by the International Mercantile Marine Company. Alterations now under way will change this well known structure into an office building of the most modern type

Among the several changes, one of the most important is the passing of the private electric generating plant and hydraulic elevator equipment and the installation of *Edison Service* and motor driven elevators

An operating study by Edison Engineers showed the low cost of a Central Station served electrical equipment as compared with the old practice and resulted in the decision to change. If you are planning the alteration of an existing building or the erection of a new one we shall be glad to submit estimates of the cost of *Edison Service*

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



G. C. & A. E. Wheeler

CIVIL ENGINEERS AND CITY SURVEYORS

Surveys and estimates, inspection, supervision, town-planning; specialists in subdivision and street development; analysis of assessments and reports on City Improvements for

**Owners, Builders,
Architects, Contractors**

702 West 181st St. (at Broadway)
NEW YORK CITY Phone Wadsworth 386

J. P. Duffy Co.

**Brick—Cement
Masons' Materials
Plaster Boards**

2d Ave., 50th to 51st Sts.
Brooklyn

Telephone Sunset 4000

JAMES C. MACK COMPANY

**Building Construction
Reinforced Concrete Work**

103 PARK AVENUE

Phone: Murray Hill 292

POMEROY

**FIRE RETARDANT
WINDOWS**

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone Melrose 6104

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872
243 Canal St., New York
Telephone: Franklin 2216

plans for a 1-sty brick factory building, 100x125 ft, on the east side of Vernon av, 100 ft north of Freeman av, for the Olga Realty Co, owner, care of architects. Cost, \$45,000.

MASPETH, L. I.—Plans have been prepared privately for a 1-sty brick storage shed, 35x218 ft, in the south side of Grand st, 249 ft west of Garrison av, for the General Electric Co., Schenectady, N. Y., owner. Cost, about \$18,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has prepared plans for alterations to the 3-sty brick hotel on the south side of Broadway, 172 ft north of Prince st, into a warehouse for the Twinboro Corporation, 73 Broadway, Flushing, owner and builder. Cost, about \$8,000.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has prepared plans for alterations to the 1-sty brick stable on the south side of Grand av, 75 ft west of Hopkins av, into a garage, for Frank Ricklein, 100 main st, Long Island City, owner. Cost, \$10,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.
JERSEY CITY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has plans in progress for a 5-sty brick and limestone apartment, 90x125 ft, in the Bergen section of Jersey City, for a company now forming. Details will be available later.

DWELLINGS.

NUTLEY, N. J.—Plans have been prepared privately for three 2-sty frame dwellings, 20x38 ft, in Kingsland rd for William Zimmer, 75 Kingsland rd, Nutley, owner and builder. Cost, \$5,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 33x44 ft, at 630 Highland av, Newark, for Wm. H. Van Houten, 315 Clifton av, Newark, owner and builder. Cost, \$10,000.

MONTCLAIR, N. J.—H. Messinger Fisher and Charles Hamel, associated architects, Bloomfield av, Montclair, have completed plans for four 2½-sty frame dwellings, 25x25 ft, at Montclair, for Simpson & Merritt, 42 Spring st, Montclair, owners and builders. Cost, \$7,000 each.

ELIZABETH, N. J.—Louis Quien, Jr., 220 Broad st, has finished plans for a 2½-sty frame dwelling, 24x36 ft, at 557 Morris av, Elizabeth, for Mrs. Caspar Locher, 561 Morris av, Elizabeth, owner. Cost, \$8,500. Architects will take bids soon.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x34 ft, at the northwest corner of Geneva st and Cliff Hill pl, Newark, for G. A. Kutler, 197 Avon av, Newark, owner and builder. Cost, \$9,000.

RIDGEWOOD, N. J.—Plans have been prepared privately for a 2½-sty terra cotta block and stucco residence, 28x39 ft, at Ridgewood, N. J., for Harold E. Paddon, 280 Madison av, Manhattan, owner and builder. Cost, \$15,000.

HALLS AND CLUBS.

NEWARK, N. J.—Salaam Temple, A. A. O. N. M. S., 165 Market st, Newark, contemplates the construction of a 4-sty brick and limestone Masonic Temple, 116x339 ft, at 1020-1024 Broad st, Newark, for which name of architect and details of construction will be available later. Cost, approximately \$1,000,000.

NUTLEY, N. J.—The Franklin Reformed Church, Nutley, N. J., contemplates the construction of a 2-sty brick and stone church house to contain gymnasium, showers, bowling alleys, social rooms, etc., for which name of architect, exact location and details of construction will be announced later. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

SHORT HILLS, N. J.—Guilbert & Betelle, Aldene Building, Newark, have plans in progress for a 2-sty brick and limestone high school building, 60x150 ft, in Old Short Hills rd, Short Hills, for the Board of Education of Milburn Township, Dean Emery, president, owner. Cost, about \$250,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a 2-sty brick and stone addition to present 3-sty telephone building at the southwest corner of Avon av and Hunterdon st, for the N. Y. Telephone Co., 15 Dey st, Manhattan, owner. Cost, \$200,000.

THEATRES.

NEW BRUNSWICK, N. J.—Walter B. Wills, 1181 Myrtle av, Brooklyn, has started plans for a 1-sty brick, limestone and terra cotta moving picture theatre, seating 3,000, with stores, at New Brunswick, N. J., to cost about \$350,000. Exact location and name of owner will be available later. Architect will take estimates on general contract.

Westchester.

DWELLINGS.

WHITE PLAINS, N. Y.—Warren & Wetmore, 10 East 47th st, Manhattan, have been retained to prepare plans for a number of 2½-sty residences, to be erected at White Plains for George Backer, 16 West 36th st, Manhattan, owner and builder. Details will be available later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—John K. Turton Corporation, 101 Park av, has the general contract for a 6-sty brick, limestone and terra cotta apartment, 150x100 ft, in the south side of 67th st, 100 ft west of Third av, for a syndicate now forming, from plans by Schwartz & Gross, 347 Fifth av, architects.

MANHATTAN.—Frank Heitzman Construction Co., 101 West 42d st, has the general contract for alterations to the 4-sty brick tenement, 25x50 ft, at 82 Grove st, into studio apartments, for A. Lund, 95 Bedford st, owner, from plans by George Butler, 30 Church st, architect. Cost, \$15,000.

CHURCHES.

RICHMOND HILL, L. I.—L. T. Rubsamen, 7641 85th drive, Union Course, L. I., has the general contract for a 1-sty brick and limestone church, 48x75 ft, at Richmond Hill, L. I., for the First Church of Christ, Scientist, Richmond Hill, owner, from plans by Heyl & McClaymount, 15 West 38th st, Manhattan, architects.

DWELLINGS.

MANHATTAN.—Thomas O'Reilly & Son, 15 East 49th st, have the general contract for alterations to the 4-sty brick and stone residence, 18x60 ft, at 23 East 83d st for Fal De St. Phalio, owner, from plans by A. L. Noel, 52 Vanderbilt av, architect.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 18x62 ft, at 150 East 55th st for Mrs. Edward H. Hughes, owner, on premises, from plans by James E. Casale and P. J. Murray, associated architects, 128 East 58th st. Cost, \$15,000.

MANHATTAN.—John C. Balstone, 229 4th av, has the general contract for alterations to the 4-sty brick and stone residence, 16x90 ft, at 45 East 63d st for Henry P. Russell, Bernardsville, N. J., owner, from plans by Pleasants Pennington, 2 East 41st st, architect.

FOREST HILLS, L. I.—Valentine Bangert, 34 Orchard st, Jamaica, L. I., has the general contract for a 2½-sty frame residence, 24x72 ft, on Seminole av, Forest Hills, for Walter Ring, Lefferts av, Richmond Hill, owner, from plans by H. T. Jeffrey, Jr, Butler Building, Jamaica, architect. Project includes a garage. Total cost, about \$30,000.

NEWARK, N. J.—Read Brothers, 352 South 11th st, have the mason work, and Paul W. Otto, 34 Nye av, the carpenter work, for a 2½-sty frame residence, 26x28 ft, at 77 Leslie st, for John Loeber, 926 South 18th st, owner, from plans by Charles L. Steinbrenner, 16 Clinton st, architect. Cost, \$11,000.

BROOKLYN, N. Y.—Herman Deit, 253 Devoe st, has the general contract for a 3-sty brick rectory, 38x65 ft, on the west side of Kent av, 234 ft north of Park av, for St. Lucy's R. C. Church, 802 Kent av, owner, from plans by F. J. Berlenbach, 260 Graham av, architect. Cost, \$15,000.

YONKERS, N. Y.—William Sommerville, Inc., 211 East 123d st, Manhattan, has the general contract for a 2½-sty frame residence, 47 x36 ft, with garage, on Pennsylvania av, near Vista st, Yonkers, for William Sommerville, 165 East 124th st, Manhattan, owner, from privately prepared plans.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Gretsch Engineering Co., 103 Park av, has the general contract for a 4-sty brick factory building, 90x90 ft, at the corner of Jefferson and Stanwix sts, Brooklyn, for the Knitwear Manufacturing Co., 114 5th av, Manhattan, owner, from plans by Eiesendath & Horowitz, 18 East 41st st, architect. Cost, about \$200,000.

BROOKLYN, N. Y.—Parklap Construction Corporation, 60 Wall st, Manhattan, has the general contract for a 7-sty reinforced concrete factory building, 85x72 ft, at the southeast corner of Gold st and Johnson st, for the Holton Printing Co., Inc., 99 Myrtle av, owner, from plans by Eric O. Holmgren, 371 Fulton st, architect. Cost, \$200,000.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Herman Deit, 253 Devoe st, has the general contract for a 3-sty brick and stone parochial school, 65x246 ft, at the southeast corner of Howard pl and Windsor pl, for the Holy Name Roman Catholic Church, 245 Prospect Park West, owner, from plans by F. J. Berlenbach, 260 Graham av, architect. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Thomas Mulligan Construction Co., 1474 Shakespeare av, has the general contract for a 5-sty brick and terra cotta store, office and showroom building, 20x80 ft, at 22 East 55th st, for Wallace F. Peck, 123 East 61st st, owner, from plans by L. F. Peck, 101 Park av, owner. Lessee, Broadway & 30th St. Corp., 299 Broadway. Cost, \$50,000.



Let Us Tell You Something

Nobody can tell the rating of a boiler by looking at it. And nobody knows whether the rating placed upon it by the manufacturer is adequate or not until the boiler gets into actual operation. By that time it is usually too late to make a change.

RICHARDSON & BOYNTON CO.'S boilers are honestly rated. Besides that, they are famous as economical heaters. In the buildings that you are concerned with, it is important that you make no mistake on the rating of your heating system.

Write us for heating manuals which show you how to avoid mistakes in installing an adequate heating plant.

HEAT THEM RIGHT

Richardson & Boynton Co.
258-260 Fifth Ave.
New York, N. Y.



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

Manhattan.

ASYLUMS AND HOSPITALS.

LEXINGTON AV, 1822-28, 4-sty bk hospital, 40x73, concrete roof; \$150,000; (o) Beth David Hospital, 1822 Lex av; (a) Sam Levingson, 156 E 43 (219).

FACTORIES AND WAREHOUSES.

14TH ST, 234 W, 1-sty frame storage, 14x35, corrugated roof; \$500; (o) Fairfacts Co, Inc, 234 W 14; (a) Wm N Rahmann & Sons, 126 Cedar (228).

STABLES AND GARAGES.

23D ST, 560-562 W, 3-sty bk stores & garage, 98x125, tar & gravel roof; \$100,000; (o) Martin O'Dowd Co, Inc, 431 W 14; (a) Jas. S. Maher, 431 W 14 (227).

41ST ST, 512-524 W, 1-sty bk garage, 20x30, steel roof; \$1,000; (o) P Prybil Machine Co., 512-524 W 41; (a) Harry Rosen, 140 Washington (216).

119TH ST, 157-169 E, 1-sty bk garage, 151x100, ruberoid roof; \$50,000; (o) Jessie Ridley, 293 State, Bklyn; (a) Kleist & Woolsey Corp., 101 W 41 (225).

S S 145TH ST, 49 w Lenox av, 1-sty bk garage, 51x99, tar & gravel roof; \$18,000; (o) Paul Viane, 505 Water; (a) Julius Eckman, 217 Bway (229).

S E C Bway & 187th st, 1-sty bk garage, 25x25, galvanized iron roof; \$500; (o) Andrew R Ross, 13 Bridge, Newark, N J; (a) Louis Hildentein, 671 W 187 (222).

FT WASHINGTON ST, 392, 1-sty bk garage, 10x18, corrugated steel roof; \$500; (o) Clara L Ray, 392 Ft Washington av; (a) Harry Rosen, 140 Washington (226).

STORES, OFFICES AND LOFTS.

40TH ST, 56-64 W, 16-sty bk stores, offices & showrooms, 74x98, tile roof; \$650,000; (o) 58-64 W 40th St Corp., 105 W 40; (a) Necarsulmer & Lehlbach, 507 5 av (218).

BLOCK FRONT, s s E Bway, bet Market & Birmingham sts, 2-sty bk stores & workshop, 116x85, rubberoid roof; \$50,000; (o) City of N Y, Mayor Hylan, Mayor; (a) Gronenberg & Leuchtig, 303 5 av (223).

THEATRES.

137TH ST, 149 W; also 7TH AV, 2341-9, 4-sty bk theatre, 90x100, tar & gravel roof; \$200,000; (o) Sarco Realty Co, 214 W 141; Superintendent Harry Crighton Ingalls, 347 Madison av (217).

MISCELLANEOUS.

73D ST, 207-9 E; also 74TH ST, 210 E, 2-sty bk transformer station, 50x204, 5 ply tar and gravel roof; \$275,000; (o) N Y Edison Co, 130 E 15; (a) Wm Whitehall, 12 Elm (230).

140TH ST, 106-108 W, 1-sty bk stand, 50x50, no roof; \$1,000; (o) Jas Massa, swc 140th & Lenox av; (a) Stephan Williams, 231-3 W 141 (220).

E S, 30 n 7 av & Christopher st, 1-sty bk stand, 25x15, slate roof; \$300; (o) B C McIntyre 137 W 78; (a) Wm H Moore, 57 Christopher (221).

Bronx.

DWELLINGS.

BRONXWOOD AV, w s, 222.46 s Allerton av, 1-sty fr dwg, 20x22, tar & gravel roof; \$2,000; (o) Vincenzo Fiddioni, 2424 Beaumont av; (a) Geo P Crosier, 223d st & White Plains av (368).

LOGAN AV, n e c Sampson av, 2-2-sty fr dwgs, 25x27, shingle rf; \$8,000; (o) E 177th St Development Co., 283 Bway; (a) Kolb Bldg Co., 30 Church (374).

MATTHEWS AV, e s, 87 s Boston rd, 1 1/2-sty fr dwg, 19x26, shingle rf; \$1,200; (o) Jas. Pratt, Hone & Allerton avs; (a) Wm Hopkins, 2600 Decatur av (381).

MICKEL AV, e s, 200 s Cornell av, 1-sty & attic fr dwg, 24x41, shingle rf; \$3,500; (o) Jos. A. Kaylowski, 3356 Mickel av; (a) Ralph J. Marx, 3427 Kingsland av (377).

MICKEL AV, e s, 125 s Cornell av, 1-sty & attic fr dwg, 24x41, shingle rf; \$3,500; (o) Jos. A. Kaylowski, 3356 Mickel av; (a) Ralph J. Marx, 3427 Kingsland av (376).

PRATT AV, w s, 50 s 233d, 1-sty fr dwg, 22x32, 1-sty fr garage, 20x16, shingle rf; \$4,500; (o & a) Alex R Holmes, 213th & Harlem River (380).

SEDGWICK AV, e s, 250 n 197th, 2 1/2-sty fr dwg, 54.5x35, shingle rf; \$25,000; (o) John H Beekman, 2299 Andrews av; (a) John P. Boyland, 4780 3 av (370).

WHITE PLAINS AV, w s, 70 s Watson av, 3-sty fr dwg, 20x52, slag rf; \$6,500; (o) Michael A Defes, 1036 Underhill av; (a) M. W. Del Gaudio, 160 W 54 (372).

STABLES AND GARAGES.

BARKLEY AV, n s, 25 w Wilcox, 2-sty fr garage, 16x18, shingle rf; \$350; (o) Sarah J Roe, 574 W 182; (a) Jas. Roe, 574 E 182 (378).

CARTER AV, n w c 174th, 1-sty bk garage, 97.5x116.84, slag rf; \$18,000; (o) Willis Constr Co., 10 W 143; (a) Julius Eckman, 217 Bway (375).

MORRIS AV, w s, 172.05 n 182d, 1-sty bk garage, 36.6x19.2, slag rf; \$1,500; (o) Mary Silvester, 2253 Morris av; (a) John P. Boyland, 4780 3 av (369).

SHAKESPEARE AV, e s, 15 n 172d, 1-sty bk garage, 20x18, slag rf; \$1,000; (o) Martha Mulligan, 1474 Shakespeare av; (a) Thos Mulligan, 1474 Shakespeare av (379).

STEBBINS AV, e s, 288 n 167th, 1-sty metal garage & shop, 74x20; \$2,000; (o) Jos. Roesch, Jr, 1175 Stebbins av; (a) Harry Rosen, 140 Washington (373).

Brooklyn.

CHURCHES.

67TH ST, 2017-23, n s, 140 e 20 av, 1 1/2-sty bk synagogue, 44x81.10; \$5,000; (o) Cong Magen David, 1909 66th; (a) Maurice Comland, 47 W 34, N Y (7873).

DWELLINGS.

FOUNTAIN AV, 322-30, e s, 100 s Sutter av, 8-2-sty bk 4 1 fam, 3 garages, 1 shed; \$24,000; (o) Blake Constr. Co., 215 Montague; (a) Frank P. Sabetti, 215 Montague (7922).

18TH AV, 5702-04, s w c 57th, 2-2-sty fr 1 fam dwgs, 16x38; \$12,000; (o) Economy Homes Co., 1409 Av J; (a) Fredk. J. Dassau, 26 Court (7952).

STABLES AND GARAGES.

AMBOY ST, 27-31, e s, 190 n Pitkin av, 1-sty bk garage, 50x100; \$35,000; (o) Max Seidman, 1463 St. Marks av; (a) S. Millman & Son, 780 Pitkin av (7954).

FULTON ST, 872-82, s w c Waverly av, 2-sty bk garage, 105.9x107.1; \$130,000; (o) William M. Nevin, 44 Court; (a) W. T. McCarthy, 16 Court (7921).

MENAHAN ST, s s, 80 w Central av, 1-sty conc garage; \$4,500; (o) Catherine Fink, 77 Menahan; (a) Ernest H. Gatje, 155 Weldon (7874).

78TH ST, 1833, 282.5 e 18 av, 1-sty conc garage, 18x20; \$1,400; Santo Tarranto, 7705 20 av; (a) Ferd Savignano, 6005 14 av (7946).

FARRAGUT RD, 3702-12, s e c E 37, 4-1-sty bk garages, 18x18; \$3,500; (o) Michael Noonan, 801 Franklin; (a) Benj. Duesle, Jr., 153 Remsen (7845).

LINDEN AV, 89, n s, 87.4 e Bedford av, 1-sty bk garage, 18x20; \$1,200; (o) Harry Levin, 718 Cortelyou rd; (a) Aug. Peters, 26 Court (7962).

PARK AV, 510, s w c Spencer, 1-sty bk garage, 26.7x20; \$1,500; Joseph G. Perry, prem; (a) Salvati & Le Quormik, 369 Fulton (7915).

THROOP AV, 345, s e c Kosciusko, 1-sty bk garage, 18.8x20; \$1,000; (o) Abraham Scharfman, premises; (a) Henry Dorf, 614 Kosciusko (7866).

MISCELLANEOUS.

E 11TH ST, w s, 347.12 s Voorhees av, 1-sty fr rest rooms, 13x25; \$1,000; (o) Mrs. Rachel M. Farm, 504 6 av; (a) Harry A. Yarrish, 367 Fulton (7841).

Queens.

ASYLUMS AND HOSPITALS.

FAR ROCKAWAY.—Rockaway Tpke, e s, 525 n South st, 2 1/2-sty bk children's home, 80x40, slag roof, steam heat, elec; \$50,000; (o) The Childrens Haven of Far Rockaway, Far Rockaway, L I; (a) Schwartz & Gross, 347 5 av, N Y (3238).

CHURCHES.

JAMAICA.—Hillside av, n s, 176 w Union av, 1-sty fr synagogue, 68x65, shingle roof, steam heat; \$30,000; (o) Congregation Temple of Israel, Jamaica; (a) Wm. VonFelde, 2188 Metropolitan av, Middle Village (3229).

DWELLINGS.

BAYSIDE.—Montauk av, s s, 60 e 6th, 2-sty fr garage & dwg, 52x28, shingle rf, 1 family, elec steam heat; \$15,000; (o) J. Wilson Dayton, Bell av, Bayside; (a) Phillip Resnyk, 131 W 39th, N Y (3166).

ELMHURST.—18th st, w s, 80 s Fairbanks av, 2 1/2-sty fr dwg, 20x32, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Gravin & Levine, 530 Manhattan av, N Y C; (a) Wm. S. Worrall, Jr., 132 4th, L I City (3239).

ELMHURST.—Gay st, e s, 100 n Hammond pl, 2 1/2-sty fr dwg, 31x36, shingle rf, 2 families, gas, steam heat; \$10,000; (o) G. F. Eggert, 288 Av A, N Y City; (a) C. Gebele, 25 Gerry av, Elmhurst (3162).

GLENDALE.—Folsom av, e s, 203 n Myrtle av, 2-2-sty fr dwgs, 19x56, slag rf, 2 families, gas, hot water heat; \$12,000; (o) Richards Building Co., 201 Richard av, Glendale; (a) Herman B. Funk, 29 Cooper av, Bklyn (3188).

IF YOU ARE BUILDING OR ALTERING

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

FRANK & FRANK CONTRACTING CO., Inc.

Builders and General Contractors
244 W. 42nd St. Phone: Bryant 1417

LUMBER

Joseph H. Benzing & Co. (Incorporated)

White and N. C. Pine, Flooring, Ceiling, Partition, Whitewood, Redwood, Oak, Cedar, Cypress, Spruce, Chestnut Posts, Pickets, Mouldings, Etc. Scenery Material For Theatres a Specialty

Cornell Wall Board

Special Attention Given to
Retail Trade

Tel. 1012 E. N. Y. 44-46-48 Junius St.

John Gallin & Son

Contractors
General Building Repairs
and Alterations

252 FRONT STREET

NEAR PECK SLIP

Formerly 6 Gold Street

Established 1886

Phone: Beekman } 7058
 } 7059

Why Large Buildings Install MARBLELOID "The Ideal Composition Flooring"

Marbleloid is being put into an ever increasing number of important buildings because it is a satisfactory and efficient flooring. Hard, dust-proof, durable, slow to chip or crack, it has the close texture that repels moisture and the pleasing appearance that brightens the office. Easily applied and inexpensive, it pays dividends from the day it is laid.

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

The Marbleloid Co.
830-836 Marbridge Bldg., N. Y.

GLENDALE.—Fosdick av, w s, 229 n Myrtle av, 2-2-sty fr dwgs, 19x56, slag roof, 2 families, gas, hot water heat; \$12,000; (o) Richards Building Co., 201 Richards av, Glendale; (a) Herman E. Funk, 29 Cooper av, Bklyn (3189).

HOLLIS.—Palo Alto, w s, 625 n Palermo av, 2-2-sty fr dwgs, 28x22, shingle rf, 1 fam, elec, steam heat; \$16,000; (o) Joe Hretoski, Hollis, L I; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3198-3199).

JAMAICA.—Putney rd, s w c Kingdon rd, 1-sty fr dwg, 43x44, shingle rf, 1 fam, elec, steam heat; \$12,000; (o) Robert Kabus, 118 East 54, N Y City; (a) T. G. Anderson, 20 Homer Lee av, Jamaica (3201).

JAMAICA.—Sutphin rd, e s, 160 n Lampertville av, 2½-sty bk dwg, 36x48, slate roof, 1 fam, gas, hot water heat; \$20,000; (o) Rectory, St Josephs Rectory, Rockaway rd, Jamaica; (a) Chas. Infange & Son, 2634 Atlantic av, Bklyn (3154).

JAMAICA.—Sutphin rd, w s, 27 n Shelton av, 7-2-sty fr dwgs, 20x32, tar & gravel roof, 1 fam, elec, steam heat; \$68,000; (o) Gross Construction Co, Hillside & Flushing avs, Jamaica; (a) H. T. Jeffrey, 309 Fulton, Jamaica (3194).

MIDDLE VILLAGE.—Pullis av, w s, 30 n Cross, 15-2-sty fr dwgs, 16x46, gravel roof, 1 fam, gas; \$52,500; (o) Dry Harbor Building Co., 20 Morton av, Middle Village; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (3230-1-2-33-34-35).

RICHMOND HILL.—Walnut st, w s, 136 n Sutter av, 3-2½-sty fr dwgs, 16x38, shingle rf, 1 fam, gas, hot air heat; \$19,500; (o) Chas. Zirkel, 1830 Myrtle av, Ridgewood; (a) Louis Danancher, 328 Fulton, Jamaica (3273).

RICHMOND HILL.—106th st, w s, 360 s Orchard av, 2½-sty fr dwg, 23x52, shingle rf, 1 fam, gas, steam heat; \$12,000; (o) Walter Vogt, 1269 Hancock, Bklyn; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (3153).

SOUTH OZONE PARK.—School av, s e c Birch, 4-2-sty fr dwgs, 14x34, shingle roof, 1 fam, gas, hot water heat; \$12,000; (o) Thomas F. Malone, Fulton, Jamaica; (a) same (3246-7-8-9).

MISCELLANEOUS.

MASPETH.—Grand st, s s, 249 w Garrison av, 1-sty bk storage shed, 218x35, slag rf; \$18,000; (o & a) General Electric Co., Schenectady, N Y (3182).

Richmond.

DWELLINGS.

ARROCHAR.—Austin av, 24, e s, 275 s Ceder av, 5-1-sty fr dwgs, 16x26, shingle roof; \$5,000; (o) P. Capotosto, 24 Austin av; (a) Jas. H. Thompson, 68 Evelyn pl, Rosebank (536).

DONGAN HILLS.—Dongan Hills av, e s, 200 s Southfield blvd, 2-sty fr dwgs, 20x31, shingle rf; \$3,000; (o) Dongan Hills Park, Inc., 60 Wall St, N Y C; (a) Chas. A. Duncker, 130 Sea View av, Dongan Hills (283).

DONGAN HILLS.—Dongan Hills av, e s, 480 e Southfield blvd, 2-sty fr dwg, 20x31, shingle roof; \$3,000; (o) Dongan Hills Park Co., Inc., 60 Wall, N Y C; (a) Chas. A. Duncker, 130 Sea View av, Dongan Hills (285).

DONGAN HILLS.—Buel av, w s, 180 s Southfield blvd, 2-sty fr dwg, 20x31, shingle roof; \$3,000; (o) Dongan Hills Park, Inc., 60 Wall, N Y C; (a) Chas. A. Duncker, 130 Sea View av, Dongan Hills (284).

DONGAN HILLS.—Buel av, w s, 108 s Southfield blvd, 2-sty fr dwg, 20x31, shingle roof; \$3,000; (o) Dongan Hills Park, Inc., 60 Wall, N Y C; (a) Chas. A. Duncker, 130 Sea View av, Dongan Hills (286).

DONGAN HILLS.—Dongan Hills av, e s, 200 of Southfield blvd, 2-sty fr dwg, 21x31, shingle roof; \$3,000; (o) Dongan Hills Park, Inc., 60 Wall, N Y C; (a) Chas. A. Duncker, 130 Sea View av, Dongan Hills (287).

DURKEE MANOR, E S.—Horacio Terrace, 447 n Clove av, 2-sty fr dwg, 30x20, shingle roof; \$2,600; (o) C. D. Durkee, Grasmere, S I, Rosebank P O; (b) W. H. Condit, Rosebank, P O (585).

MIDLAND BEACH.—4th st, w s, 100 s Barnes av, 2-sty fr dwg, 22x30, shingle roof; \$4,200; (o & a) Adam Fink, 35 Janes, Man, N Y (540).

MIDLAND BEACH.—4th st, n s, 100 w Lincoln av, 1-sty fr dwg, 20x54, rubberoid rf; \$800; (o) Herman Brasch, 60 Wall; (a) Chas. A. Duncker, 130 Seaview av, D. H. (474).

NEW BRIGHTON.—Franklin av, w s, 350 of Prospect av, 3-2-sty fr dwgs, 28x30, shingle rf; \$15,000; (o & b) Wm. V. Logan, 55 Highview av, New Brighton (598).

NEW DORP BEACH.—Neptune st, s s, 250 e Ceder Grove av, 1-sty fr dwg, 14x36, rubberoid rf; \$800; (o) M. Nacht, Bklyn; (a) Hugh M. Rae, Ceder Grove av, New Dorp Beach (472).

OCEAN BREEZE.—Quincy st, s s, 200 w Garretson av, 1-sty fr dwg, 14x30, slag roof; \$800; (o) Barnard Morris, 408 E 152, Bronx; (b) Jno. Burk, 408 E 152, Bronx (535).

PORT RICHMOND.—Lexington av, w s, 1072 s Palmer av, two 1-sty fr dwgs, 18x25, shingle rf; \$4,000; (o & b) Ole Jensen, 136 Decker av, Port Richmond (471).

RICHMOND.—Center st, e s, 96 s Willard av, 1-sty fr dwg, 22x26, shingle roof; \$3,500; (o) Mrs. C. Haverhauf, 459 Richmond rd; (a) L. Tierian, 51 Clinton, Stapleton (546).

TOTTENVILLE.—Hopping av, s s, 275 w Bentley, 2-sty fr dwg, 24x30, shingle rf; \$4,800; (o) Henry G. Stiles, Tottenville; (a) W. E. Joline (255).

TOTTENVILLE.—Hopping av, 130 n Pat av, 1-sty fr dwg, 22x37, shingle rf; \$7,500; (o) Edw. Hanson, Madison av, Perth Amboy; (b) Mike Fillmon, 227 Yetman av, Tottenville (503).

WEST NEW BRIGHTON.—Myrtle av, n s, 255 w Elizabeth, 2-sty fr dwg, 23x25, shingle roof; \$5,700; (o) Mrs. Annie Gibson, 178 Elizabeth; (a) Wm. H. Hoffman, 166 Clove rd (538).

WILLOWBROOK.—Roosevelt av, n e c Willowbrook rd, 2-sty fr dwg, 25x28, shingle roof; \$4,500; (o) Nich. Fiocco, 55½ Downey, N Y C; (a) Jas. Cammenetti, 103 Roosevelt av, Willowbrook, S I (590).

WOODLAND BEACH.—12th st, 42, n s, 160 w Barnes av, 2-sty fr dwg, 22x32, shingle roof; \$5,000; (o) Anna Forsinan, 42 12th, Midland Beach; (a) M. J. Lawler, 211 Prospect, Port Richmond (542).

STABLES AND GARAGES.

SHOOTERS ISLAND.—Near rigging Loft bldg, 1-sty fr garage & repair shop, 30x50, rubberoid roof; \$3,500; (o & b) Standard Ship Bldg. Co., Shooters Island, Port Richmond, S I (597).

WEST NEW BRIGHTON.—Taylor st, 156, w s, 300 n Castleton, 1-sty fr garage, 12x18, rubberoid rf; \$125; (o) Chas. MacCornac, 156 Taylor, West New Brighton (594).

STORES, OFFICES AND LOFTS.

STAPLETON.—Ft Prospect st, c Front, 1-sty fr store house, 29x60, rubberoid roof; \$1,000; (o & b) Smith, Hauser & MacIsaac, 18 E 41, N Y C (530).

STORES AND DWELLINGS.

SOUTH BEACH.—Sand lane, w s, s w c Old Town rd, 1-sty bk stores & dwg, 50x54, tin rf; \$5,000; (o) Jas. Crapansano, South Beach, S I; (b) Louis Mell, McLoughlin st, South Beach (481).

MISCELLANEOUS.

SHOOTERS ISLAND.—Near Hull office, 1-sty fr tool shed, 20x50, rubberoid roof; \$1,800; (o & b) Standard Ship Bldg. Co., Shooters Island, N Y (596).

PLANS FILED FOR ALTERATIONS

Manhattan.

CANAL ST, 257-259, new elevator & shaft, stairway, balcony, floors, beams, toilets, plastering in 6-sty bk office, strs & showrooms; \$35,000; (o) Banyer Clarkson, 26 W 50; (a) Lewis H. Rabbage, 729 6 av (1963).

18TH ST, 113-115 E, remove walls, partitions, stairs, plumbing, new front, columns, girders, steam heating, elec lighting, stairs, wall in 2-4-sty bk office; \$10,000; (o) Interborough Rapid Transit Co., 50 Park pl; (a) Geo. H. Streeton, 115 E 34th (1891).

19TH ST, 126 E, remove porch, partitions, stairs, pent house, new partitions, elevator, beams, dumbwaiter shaft, windows, pent house, stairs in 5-sty bk dwg; \$12,000; (o) 126 E 19th St, Corp., 30 E 42d; (a) F. Y. Joannes, 52 Vanderbilt av (1897).

21T ST, 417 W, remove stoop, partitions, new windows, beams, shaft, partitions in 3-sty bk dwg; \$1,500; (o) Catherine Nichols, 21 W 31st; (a) Max Muller, 115 Nassau (1830).

26TH ST, 169-175 W, remove partitions, new interior arrangements in 6-sty bk workrooms; \$30,000; (o) Hugh Gordon Miller, 220 Bway; (a) Chas A Duke, 10 E 43d (1836).

29TH ST, 220 W, remove stairs, elevator shaft, walls, beams, partitions, new stairs, elevator shaft, walls, beams, partitions, f. p. vault, girders, windows, f. p. windows in 4 & 6-sty bk factory & lofts; \$35,000; (o) Lerner Realty Co., 15 W 36th; (a) Shampman & Shampman, 50 Court, Bklyn (1910).

31ST ST, 24 W, remove partitions, new front, ext, stairs, elev, fire escapes in 4-sty bk store & show rooms; \$9,900; (o) Progress Realty Co, 2 E 33d; (a) Gronenberg & Leuchtag, 303 5 av (1840).

34TH ST, 13-15 W, new str front, mezzanine in 8-sty bk stores & offices; \$10,000; (o) F G Shattuck Co, 62 W 23d; (a) Chas E Birge, 29 W 34th (1871).

38TH ST, 60 W, new ext, add sty, stairs, fire-escape balconies, elevator shaft, plumbing in 4-sty bk strs, offices & mfg; \$40,000; (o) Daniel J. Correll, 32 W 40th; (a) Zipkes, Wolff & Kudreff, 432 4 av (1968).

39TH ST, 228 E, rearrange partitions in 3-sty bk dwg; \$3,000; (o) G Hupfel Brewing Co, 229 E 38th; (a) Bruno W Berger & Son, 121 Bible House (1849).

39TH ST, 47 W, remove partitions, new partitions, str fronts, windows, in 4-sty bk stores, offices & dwg; \$4,000; (o) Amicus Realty Corp, 31 Nassau; (a) Chas B Meyers, 1 Union Sq W (1868).

40TH ST, 613-619 W, new pent house, f p rf, beams, posts, girders in 3-sty bk slaughter

house; \$4,000; (o) Est of Chas Appleby, 48 Cedar; (a) Jno DeHart, 1039 Fox (1832).

40TH ST, 143-145 W, new exts, stairs, girders, columns, wall in 3 & 6-sty bk str & lofts; \$30,000; (o) Childs Co, 200 5 av; (a) Jno. C. Westervelt, 36 W 34th (1986).

42D ST, 220-222 E, remove partitions, fire escapes, new partitions, doors in 4-sty bk of- fices & stores; \$5,000; (o) Hup Realty Co, 229 E 38th; (a) Maynicke & Franke, 25 Madison sq (1878).

42D ST, 224 E, new roof, tanks, bulkhead in 5-sty bk lofts; \$6,500; (o) Hup Realty Co, Inc, 203 E 12th; (a) Reliance Tower & Steel Constn Co, 96 Mangin (1885).

43D ST, 240-248 W, new ext in 2 & 3-sty bk theatre; \$5,500; (o) Selwyn Realty Corp., 229 W 42d; (a) Geo Keister, 56 W 45th (1869).

44TH ST, 243 E, remove piers, partitions, fire escapes, new str front, alter partitions in 4-sty bk dwg; \$3,000 (o) Frieda Lavery, 2253 Bath- gate av; (a) Lavery Granite Co, 103 Park av (1826).

46TH ST, 11-29 E, Madison av, 370-392, close openings, new enclosures in 7-sty f. p. hotel; \$35,000; (o) Robt. Walton Goelet, 9 W 17th; (a) Petroleum Heat & Power Co., 511 5 av (1900).

50TH ST, 600 W, new ext in 3-sty bk bakery; \$40,000; (o) Horn & Hardart Co, 600 W 50th; (a) F. P. Platt & Bros., 680 5 av (1955).

54TH ST, 28-30 E, remove walls, new columns, girders, stairs, partitions, elevator, plumbing, elec wiring, heating system in 5-sty bk str & dwg; \$70,000; (o) Cornelia H. Peabody, 80 Bway; (a) A. J. McKenna, 8 W 40th (1954).

55TH ST, 119 E, remodel front, new stair case, elev, baths, lavatory in 5-sty bk dwg; \$30,000; (o) Ella A Charlton, 70 E 77th; (a) O J Gette, 103 Park av (1852).

55TH ST, 254 W, new str fronts in 5-sty bk stores & storage; \$3,000; (o) Leon Jaffes, 274 W 55th; (a) Alfred A Berube, 480 Lex av (1858).

56TH ST, 22 E, remove partitions, new elev, f p shaft, toilets in 5-sty bk show rooms; \$25,000; (o) Mary A Saley, 39 W 35th; (a) G A Schone- wald, Grand Central Terminal (1847).

57TH ST, 116 E, rearrange partitions, stairs, new openings, remove bay windows in 5-sty bk store, office & dwg; \$500; (o) I Burk, 116 W 57th; (a) Gronenberg & Leuchtag, 303 5 av (1883).

58TH ST, 128 E, remove stoop, new stairs, front, cornice in 3-sty bk office & showrooms; \$6,000; (o) Emil Fefercorn, 128 E 58; ((a) J E Casale & P J Murray, 128 E 58th (1865).

58TH ST, 24 W, remove partitions, wall, new partitions, ext, stairway, walls, beams, heating in 4-sty bk dwg, office & store; \$9,800; (o) 24 W 58th St Corp., Inc, 340 Madison av; (a) B H & C N Whinston, 2 Columbus Circle (1864).

59TH ST, 47-51 E, remove rf, cornice, new sty, cornice, skylight, elevator shaft, ext, beams, fire-escapes, plumbing fixtures, girders, floors in 4-sty bk str & dwg; \$12,000; (o) Plaza Studios Corp., 507 5 av; (a) Jas. Reily Gordon, 507 5 av (1971).

61ST ST, 226 E, remove steps, new front, en- trance, stairs, partitions in 3-sty bk dwg; \$15,000; (o) Fergus Reid, Esq, 226 E 61st; (a) Alex F Law, 26 Pemberton Sq, Boston, Mass (1833).

62D ST, 213 E, remove stoop, new stairs, front, ext, vent shaft, fireplaces, flues, plumb- ing, heating, partitions in 3-sty bk dwg; \$78,000; (o) K. F. Whitney, Morristown, N. J.; (a) F. H. Behr, 2 W 27th (1919).

70TH ST, 116 E, rearrange partitions, new ext in 4-sty bk dwg; \$10,000; (o) Howard Thayer, Kingsbury, 116 E 70th; (a) P J Rocker & P J Murray, 569 5 av (1866).

71ST ST, 115 E, new wall exts, raise wall in 4-sty bk dwg; \$40,000; (o) Arthur A Fowler, 30 Church; (a) Mott B Schmidt, 14 E 46th (1821).

72D ST, 226 W, remove partitions, new parti- tions, stairs, elec lighting, plumbing, heating in 4-sty bk dwg; \$8,000; (o) Est of Benedict Fish- er, 190 Franklin; (a) B H & C N Whinston, 2 Columbus Circle (1862).

73D ST, 128-130 E, remove walls, new rooms, beams, wall in 3-sty bk dwg; \$2,500; (o) Bur- ton J Lee, 128-130 E 73d; (a) Auguste E Noel, 52 Vanderbilt av (1837).

75TH ST, 157-9 E, remove stops, change in- teriors, new 1-sty ext, on 2-4-sty bk dwgs; \$50,000; (o) 157 E 75th St. Corp., 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (1957).

75TH ST, 418-20 E, remove walls, beams, raise beams, new walls, beams, columns, stairs in 2- sty bk light mfg; \$7000; (o) Max Pollak, 506 E 76th; (a) A J Stever, Jr, 55 Bway (1838).

76TH ST, 150 W, rearrange partitions, new bath rooms, windows, alter steps in 4-sty bk dwg; \$2,500; (o) Vincent D Bevin, 150 W 76th; (a) M Jos Harrison, World Bldg (1844).

77TH ST, 9 E, remove stoop, entrance, win- dows, doors, partitions, stairs, new windows, entrances, steps, partitions, stairs, fireplaces in 4-sty bk dwg; \$19,000; (o) Albert E. Colfax, 9 E 77th; (a) Wm. C. Lauritzen, 959 Madison av (1906).

78TH ST, 154 E, remove stoop, new stairway, bathrooms, ext, pent house, walls, beams, heat-

ing system in 4-sty bk dwg; \$30,000; (o) Geo. H. Ingalls, Grand Central Terminal; (a) Jno. M. Hatton, 347 Madison av (1887).

81ST ST, 175 W, Amsterdam av, 421-427, re- arrange partitions, remodel front, new bath- rooms in 5-sty bk dwg; \$40,000; (o) Jno. E. & Jos. P. Conron, 40 10 av; (a) Maurice Deutsch, 50 Church (1940).

90TH ST, 69 W, remove partitions, new parti- tions in 3-sty bk studio; \$3,000; (o) Filmart Laboratories, Inc, 69 W 90th; (a) Outwater, Shurtleff & Noble, Inc, 18 E 41st (1870).

90TH ST, 138-144 W, new f p elev shaft, doors, motor room in 4-sty bk church & school; \$10,000; (o) R C Church of St Gregory the Great, Michl Rooney, trus, 126 W 90th; (a) Elliott Lynch, 347 5 av (1860).

101ST ST, 402-4 E, new ceilings, floors, stairs, partitions, bulkhead, boiler-room, fire escape, sashes in 5-sty bk garage; \$20,000; (o) David Dreyfuss & Chas Mohr, 402-4 E 101st; (a) Jas J F Gavigan, Grand Central Term (1835).

106TH ST, 62 E, rearrange partitions in 4-sty bk dance hall & meeting rooms; \$500; (o) Jacob Finkelstein, 69 E 101st; (a) Gronenberg & Leuchtag, 303 5 av (1884).

118TH ST, 403 E, remove partitions, new str front in 4-sty bk str & dwg; \$600; (o) Angelo & Rose Maiorino, 401 E 118th; (a) De Rose & Cavalieri, 370 E 149th (1882).

124TH ST, 1 E, remove stoop, new entrance, dumbwaiter shaft, f. p. doors, partitions in 3- sty bk dwg; \$12,000; (o) Paul L. Brynt, 1 W 127th; (a) Dodge & Morrison, 160 Pearl (1933).

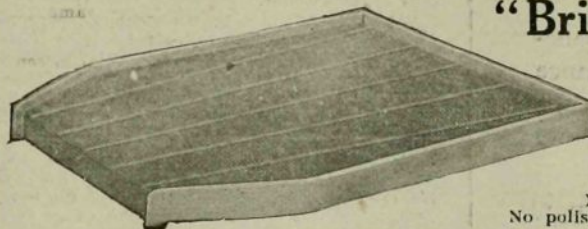
129TH ST, 613-615 W, 130th st, 618-620 W, remove runway, posts, girders, new beams, posts, girders in 2-sty bk str & garage; \$10,000; (o) Clover Farms, Inc., 533 W 47th; (a) Otto L. Spannake, 116 Nassau (1991).

131ST ST, 637-639 W, remove columns, wall, new columns, girders, beams in 1-sty bk garage; \$10,000; (o) Michl Nering, 639 W 131st; (a) Jno Brandt, 271 W 125th (1881).

135TH ST, 220 W, remove piers, partitions, bathroom fixtures, new partitions, openings, to- lets, bathrooms in 5-sty bk dwg; \$4,000; (o) Magdeline Morgan, 423 Lenox av; (a) Walde- mar Mortensen, 209 W 76th (1839).

BOWERY, 310, remove wall, new walls in 2 1/2- sty bk str & storage; \$1,500; (o) Nichola Spagna, 310 Bowery; (a) Louis A Sheinart, 194 Bowery (1857).

THE JOHN C. ORR COMPANY
LUMBER AND TIMBER, FLOORING AND CEILING
 OF ALL KINDS
 INDIA, JAVA, WEST AND HURON STREETS
 BORO OF BROOKLYN



"Britin" Metal
Drainboard
For the Kitchen

Is covered with a bright soft metal not affected by acids

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

ALL SIZES AND SHAPES MADE

JOHN TRAGESER STEAM COPPER WORKS
 447 WEST 26TH STREET
 NEW YORK CITY

CHESLEY
STOCK FIRE PROOF DOORS
 STANDARD SIZES CARRIED IN STOCK SEND FOR BOOKLET
A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.

.A J. CONTRACTING CO., Inc.
BUILDING CONSTRUCTION
ALTERATION SPECIALISTS
 101 Park Avenue Tel. Murray Hill 7916-7917 New York

WINDOW SHADES OF QUALITY
 for every type of window—residences, stores, or skylights. We also handle floor coverings of the highest grades. Estimates submitted—no obligations.
The MURAL FLOOR COVERING COMPANY
 44 COURT ST. Telephone: Main 8379 BROOKLYN, N. Y.

TELEPHONE: MANSFIELD 2300
RETAIL LUMBER
CHARLES H. FINCH & CO.
 "THE ACCOMMODATING HOUSE" Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Bronx

GRAY ST, N, 1372, 2-sty fr ext, 20.6x8, & new plumbing to 2-sty fr dwg; \$1,000; (o) Matrias Ade, premises; (a) Anton Pirnur, 2069 Westchester av (336).

SILVER ST, 1551, 1-sty fr ext, 34x22, new partitions to 2½-sty fr dwg; \$5,000; (o) Meyer Levy, 165 Bway; (a) Samuel Cohen, 32 Union sq (331).

150TH ST, 218, 1-sty metal ext, 24.76x42 to 3-sty fr dwg; \$2,000; (o) Angelo Pitrelo, 150th st & Park av; (a) De Rose & Cavalieri, 370 E 149 (330).

150TH ST, n s, 75 w Courtlandt av, build 1-sty of brick upon 1-sty ext of 2-sty bk shop & change from 2½-sty to 3-sty fr dwg; \$25,000; (o) Mario La Zito, 341 E 150; (a) V Dilla Pernia, 289 E 149 (317).

162D ST, 862, 1-sty bk ext, 35x30, to 1-sty fr garage; \$12,000; (o) Jas. Fenne, premises; (a) Dunningan & Crumley, 394 E 150 (322).

181ST ST, 887, 1-sty bk ext, 14.9x33, to 2-sty fr dwg & garage; \$500; (o) Wm. Lowe, prem; (a) H. G. Steinmetz, 1007 E 180 (320).

CROTONA AV, 1805, new bathrooms, new partitions to 2-4-sty bk tnts; \$8,000; (o) Wm. Held, 779 Crotona Park North; (a) J. Goldner, 823 E 165th (325).

GLIBU AV, 2157, 2-sty fr ext, 9.6x1416, to 3-sty fr tnt; \$3,000; (o) Isabel Gouond, 803 Chestnut st; (a) J. De Pace, 3617 White Plains av (323).

INTERVALE AV, 1074, 2-sty fr piazza, 15x5, to 3-sty fr tnt; \$1,000; (o) Meyer Robinson, prem; (a) Eli Benedict, 352 Convent av (318).

MARMION AV, 1824, 1-sty bk ext, 12.8x10.8, new bk wall & new bars to 2-sty fr dwg & garage; \$1,000; (o) Rose L Tanenbaum, prem; (a) M. W. Del Gaudio, 160 W 45 (329).

WALTON AV, s w c 140th, repair damage done by fire to 1-sty bk storage; \$2,500; (o) Bertram J. Goodman, Inc., prem; (a) Moore & Landsiedel, 3 av & 148th (334).

WALTON AV, w s, 56.22 s 150th, 1-sty bk ext, 18x12.6, new partitions to 3-sty bk dwg; \$6,000; (o) Frank Santucci, 241 E 15; (a) De Rose & Cavalieri, 370 E 149 (319).

WASHINGTON AV, 1685, new bath rooms, new partitions to 4-sty bk tnt; \$5,000; (o) Chas. Goldberg, 134 W 26th; (a) Max Kreindal, 81 E 125 (321).

WASHINGTON AV, 1591, 1-sty bk ext, 39.4x 15, to 2-sty fr synagogue; \$7,000; (o) Beth Hanmedrash Hogodol Adath Israel of the Bronx, prem; (a) Wm H Meyers, 1861 Carter av (313).

Webster av, n e c 171st, 1-sty of bk built on 2-sty bk school & church; \$20,000; (o) Our Lady of Victory R C Ch, Rev Bart F Galligan, on prem, rector; (a) John Van Pelt, 126 E 59th (281).

WESTCHESTER AV, 836-38, new plumbing, str front, new partitions to 2-sty bk str, offices & lofts; \$2,000; (o) American Real Estate Co, 141 Bway; (a) L E Denslow, 44 W 18th (282).

WESTCHESTER AV, 1051, new cols, plumbing, str fronts, new partitions to 3-sty bk str & hotel; \$2,000; (o) Wm R Ehler, 1055 Westchester av; (a) L E Denslow, 44 W 18th (283).

WESTCHESTER AV, 966, 1-sty bk ext, 25x26, to 1-sty bk str; \$2,500; (o) Winnie Co, 935 Intervale av; (a) Wm Koppe, 935 Intervale av (276).

WHITE PLAINS AV, 4700, 1-sty fr ext, 13x 22.6, to 2-sty fr str & dwg; \$2,500; (o) Nicholas Junjulas, McLean & Webster av; (a) Robt. S. Krivan, 4436 Carpenter av (153).

8D AV, 2414, new toilet, new door to 1-sty bk garage; \$1,000; (o & a) Union R'way Co., 2396 3 av (157).

3D AV, 2800, new girder to 1-sty bk str; \$500; (o) Margaret Rogge, 3071 Perry av; (a) Moore & Landsudel, 3 av & 148th (158).

3D AV, 2505, new elevator & elevator shaft, new stairs, window & new partitions to 5-sty bk loft & factory; \$8,000; (o) Annie Boehm, 340 W 86th; (a) Albert E. Davis, 258 E 138th (192).

Brooklyn

CARROLL ST, 1330, n s, 340 w Kingston av, int alt to 1 fam dwg; \$1,900; (o) H. B. Johanne premises; (a) Theo. Thompson, 338 16th (7850).

DECATUR ST, 989, n s, 275 e Bway, int alt to 3-sty fr 6 fam dwg; \$4,000; (o) Wilhelm Gehrig, 250 5 av; (a) Jack Fein, 211 Snediker av (7872).

DE SALES PL, 37, w s, 360 n Bway, int alts to 2-sty fr 2 fam dwg; \$2,000; (o) Rocco Imbesi, 1289 Hall; (a) Wm. A. Laurenza, 128 Pennsylvania av (7944).

HERKIMER ST, n s, 172.3 e Bedford av, stoop on 3-sty bk 1 fam dwg; \$4,000; (o) Mrs. Mary A. Neale, prem; (a) Montrose, Morris Sons, 533 Nostrand av (7960).

MENAHAN ST, 20-22, s s, 81.3 w Evergreen av, int & plbg alt in 3-sty bk tnt; \$1,500; (o) Francis Blum, premises; (a) Murray Klein, 116 Grove (7842).

MONTAGUE ST, 184, s s, 200 e Clinton, plumbing alts to office bldg; \$15,000; (o) Lawyers Mortgage Co., prem; (a) Robt. M. Beys, 835 Prospect pl (7937).

MORRELL ST, 57, w s, 75 n Varet, int alt in 3-sty stable & 1 fam dwg; \$1,000; (o) Benj.

Edelstein, premises; (a) Murray Klein, 116 Grove (7855).

Palmetto st, 99, n s 79.2½ e Evergreen av, int alt to 1 fam dwg; \$1,000; (o) Marie Petthe, premises; (a) Harry Dorfer, 614 Kosciusko (7869).

STAGG ST, 177-79, n s, 75 e Graham av, int alt to 3-sty factory; \$5,000; (o) Isador Garber, 653 Madison; (a) Harry Dorf, 614 Kosciusko (7854).

UNION ST, 131, n s, 74 e Columbia, int alt to 3-sty bk bank & 2 fam dwg; \$3,000; (o) Jos. Sessa, premises; (a) Burke & Olsen, 32 Court (7859).

UNION ST, 133, n s, 95 e Columbia, int alt to 3-sty bk str & 2 fam dwg; \$3,000; same owner (7860).

WYONA ST, 390-92, w s, 200 s Sutter av, fire damage Turkish bath; \$6,000; (o) Bernard Schmall, 33 River st, Suffern N Y.; (a) owner (7919).

N 3D ST, 167, n s, 100 e Bedford av, int alt to 2-sty smoke house; \$1,000; (o) Abraham I. Kanes, 105 Bay 26th; (a) Edw. M. Adelson, 1778 Putman av (7887).

42D ST, 214, s s, 16.11 e 2 av, ext to 2-sty fr 1 fam dwg; \$2,000; (o) Ferdinand Serchter, 151 Congress st, J C, N J; (a) John S Michel, 303 45th (7847).

51ST ST, 1150, s s, 280 w 12 av, porch on 2 fam dwg; \$1,200; (o) Dominick Palumbo, prem; (o) Ferd Savignano, 6005 14 av (7947).

E 59TH ST, 98-114, 200 s Church av, int alts to 2-sty fr barn; \$4,000; (o) Abraham Edison, 13 Halsey; (a) same as above (7961).

78TH ST, 1833, n s, 282.5 n e 18 av, porch on 1 fam dwg; \$6,000; (o) Santo Tarranto, 7705 20 av; (a) same as above (7948).

BEDFORD AV, 520, n w c Taylor, plbg alt to 3-sty bk str & 2 fam dwg; \$1,500; (o) Aaron Segal, 180 S 4th; (a) Hy M. Entlich, 413 S 5 (7865).

BEDFORD AV, 638, w s, 60 n Penn, int alts to 3-sty bk 1 fam dwg; \$1,000; (o) Louis Spiegel, 520 W 44, Manhattan; (a) Hy M. Entlich, 413 S 5th (7933).

BOWERY, 1302-10, s e c Schweickerts walk, str front on restaurant & dance hall; \$1,000; (o) Louis Stauch, prem; (a) Irving Seelig, 26 Court (7927).

BWAY, 1211, e s, 40 n Van Buren, store front on store; \$3,000; (o) Gumfried Spuking, 1211 Bway; (a) Fredk. C. Jung, 316 Evergreen av (7890).

BROADWAY, 1401-3, e s, 40 n Woodbine, alts to str & restaurant & 2 fam dwg; \$3,000; (o) Nicholas Bernstein, 1533 Bway, Manhattan; (a) Chas. F. Cannella, 1163 Herkimer (7901).

FRANKLIN AV, 608-24, n w c Bergen, constn wall in office and storage; \$1,000; (o) A. S. Rampbell, 931-39 Bergen; (a) Bly & Hermans, 551 Nostrand av (7876).

GRAHAM AV, 393, s w c Jackson, int alt to 3-sty bk store & 4 family dwg; \$1,000; (o) Nicholas S. Gisoaldi, 395 Graham av; (a) Kurzie & Mullins, 394 Graham av (7889).

KENT AV, 844, w s, 221.3 s Park av, ext to 3-sty bk 2 str & 9 fam dwg; \$1,200; (o) Michael Donato, 193 Franklin av; (a) Salvatore Le Quornik, 369 Fulton (7916).

LAFAYETTE AV, 23, n e c Ashland pl, in alt to 4-sty bk 2 fam dwg; \$4,500; (o) Jas. Leonard, premises; (a) By & Hamann, 551 Nostrand av (7877).

MORGAN AV, 45-49, w s, 25 s Gratton st, int alt to storage bldg; \$1,500; (o) Saml. Levy, 346 Maujer; (a) Albt. Ulrich, 371 Fulton (6486).

OCEAN AV, 920, w s, 215 n Ditmas av, veranda on 2-sty fr 1 fam dwg; \$1,500; (o) C. W. Wohlens, 276 New York av; (a) Robt. T. Schaefer, 1526 Flatbush av (7939).

PITKIN AV, 1797-99, n e c Stone av, ext to 3-sty bk bank & offices; \$100,000; (o) The State Bank, 376 Grand, Manhattan; (a) Herbert R. Mainzer, 105 W 40th, Manhattan (6629).

PUTNAM AV, 860, s s, 135 w Patchen av, ext to 2-sty bk 1-fam dwg; \$1,600; (o) Philip Stark, on prem.; (a) Hy. J. Nurick, 772 Bway (6698).

PUTNAM AV, 965, n s, 250 e Ralph av, plbg & int alt, 2½-sty fr 2 fam dwg; \$1,500; (o) Barney Zirnek, 780 Lafayette av; (a) Hy J Nurick, 72 Bway (6426).

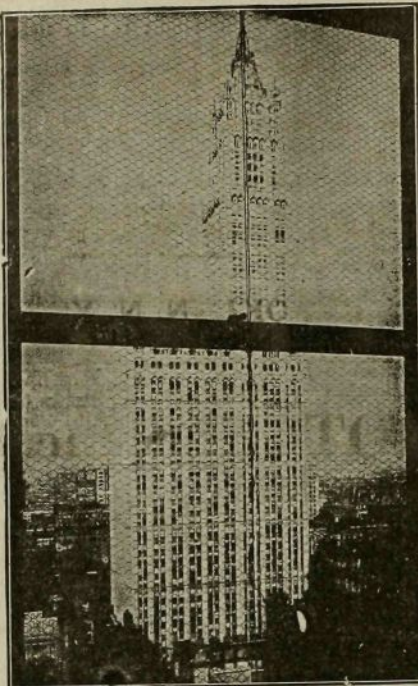
ROCKAWAY AV, 452, w s, 230 s Pitkin av, ext to 3-sty bk str & business; \$20,000; (o) Chas. Langbein, 61 Chester; (a) McGrongh & Hoey, 16 Court (5454).

ST. MARKS AV, 754, s s, 219 w New York av, plumbing in 3-sty bk 2 fam dwg; \$8,000; (o) St. Marks Realty Corp., 339 Bway, N Y.; (a) Montrose Morris Sons, 533 Nostrand av (6143).

SHEFFIELD AV, 136-38, e s, 137.6 n Pitkin av, ext 1-sty bk laundry; \$1,500; (o) Rugby Wet Wash Laundry, 1473 St Marks av; (a) Edw. M. Adelson, 1778 Pitkin av (3899).

SHEFFIELD AV, 345, e s, 200 s Sutter av, repair fire damage 3-sty bk st & 4-fam; \$6,000; (o) Morris Rosen, 647 Blake av; (a) Morris Rothstein, 197 Snedeker (3877).

SNEDIKER AV, 653-55, e s, 235.23 s New Lots av, int alt, 2-sty fr, 2 fam dwg; \$1,000; (o) Jos Mandenach, 665 Snediker av; (a) Jack J Feinberg, 676 Williams av (6572).



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building. New York City

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

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.

MISSISSIPPI WIRE GLASS CO.

Room 1712

220 Fifth Ave., New York City

For Quickest and Best Blue Prints and Photo Prints

THE ELECTRO SUN CO.

27 THAMES ST. NEW YORK CITY
Tel. Rector 2728-5288 AL. WEILL Mgr.

ELECTRIC METERS

INSTALLED TESTED
RENTED MAINTAINED

Sub-Metering for Owners on Percentage or Guarantees

Estimated Annual Saving Discounted in Advance

Realty Supervision Co.

VIVIAN GREEN, President

45 WEST 34TH STREET

Phone: Greelcy 3399

NEW YORK

Queens.

ASTORIA.—Astoria av, n s, n e c Willow, int alt to store & dwg; \$18,000; (o) William Friedrick, 181 Astoria av, Astoria; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1656).

CORONA.—Jackson av, s s, 40 e 45th, int alt, change from store to store & dwg; \$15,000; (o) A. Bono, 15 West Jackson av, Corona; (a) Al. L. Marinelli, 15 West Jackson av, Corona (1555).

CORONA.—Waldron st, e s, 25 n Radcliff, ext, 18x7, dwg front; \$2,300; (o) Philip De Nizzo, premises; (a) Andrew F. Brems, 83 Corona av, Corona (1649).

EAST ELMHURST.—Curtis av, w s, 230 s Grand av, ext, 7x25, rear dwg, ton roof; \$1,200; (o & a) John Muller, premises (1627).

FAR ROCKAWAY.—Beach 19th st, n e c Cornaga av, int alt to hotel; \$2,000; (o) M. A. Harrison, Central av, Far Rockaway; (a) Morrell Smith, 6 Cornaga av, Far Rockaway (1664).

FOREST HILLS.—Queens Blvd, s s, 130 w Continental av, 1-sty bk ext, 75x130, rear garage, slag roof; \$20,000; (o) Continental Av Garage Co., Forest Hills; (a) F. B. Colton, Forest Hills (1617).

JAMAICA.—1st st, s s, 166 e Bergen av, 2½-sty fr ext, 19x35, rear dwg, shingle rf, int alt; \$4,000; (o) Jacob & Mary Stahl, 47 Eldert, Bklyn; (a) W. H. Spaulding, 34 Bergen av, Jamaica (1583).

JAMAICA.—Queens Blvd, e s, 641 n Hillside av, new foundation to dwg, int alt; \$2,500; (o & a) B. Matthes, premises (1602).

L I CITY.—Steinway av, 258, 2-sty fr ext, 13x3, rear dwg & store, int alt; \$1,200; (o & a) David Eder, premises (1630).

L I CITY.—Payntar av, n s, 55 e Academy st, replace fr exterior walls with masonry walls, garage; \$2,000; (o & a) Elizabeth E. Dolan, 114 Academy (1639).

L I CITY.—Grand av, s s, 75 w Hopkins av, int alt, stable to provide for garage; \$10,000; (o) Frank Rocklein, 110 Main, L I City; (a) A. E. Richardson, 100 Amity, Flushing (1568).

L I CITY.—Vandeventer av, e s, 100 n Steinway av, 1-sty bk ext, 71x54, front, storage, gravel roof, int alt; \$5,500; (o) Richard Hellman, 501 10th av, L. I. City; (a) Baker & Koester, 9 Jackson av, L I City (1615).

L I CITY.—Queens st, w s, 200 s Jackson av, 3 elevators in factory; \$25,000; W. P. White, 81 Prospect, Bklyn (1609-10-11).

L. I. CITY.—Thompson av, s w c Hill st, int alt, factory; \$2,000; Packard Motor Car Co., on prem. (703).

L. I. CITY.—13th av, w s, 250 n Grand av, 1-sty fr ext, 22x13, rear dwg, tin rf, int alts; \$1,500; (o) August Schoen, 351 13 av, L. I. City; (a) J. F. Berger Co., 349 13 av, L. I. City (842).

L. I. CITY.—13th st, w s, 200 s Hancock, 2-sty bk ext, 25x25, rear office, int alts, 1 sty added to top; \$20,000; (o) C. A. Willey Co., prem; (a) John Boese, 280 Bway, Manhattan (863).

L. I. CITY.—Steinway av, e s, 200 n Shore rd, int alts to stable to provide for dwg; \$3,000; (o) Fred Bruch, 934 10 av, L. I. City; (a) Val. Schiller, 391 10 av, L. I. City (887).

L. I. CITY.—Thompson av, School st, Mount st, Nelson av, entire block, install one fuel oil storage tank; \$10,000; (o) White Motor Co., Cleveland, Ohio (1078).

L. I. CITY.—West av, s e c 4th, int alts to str & dwg; \$5,000; (o) James Kiley, 4th st, L. I. City; (a) John M. Baker, 9 Jackson av, L. I. City (1093).

L. I. CITY.—4th av, n s, 150 w Woolsey, 2-sty fr ext, 20x10, rear stable, int alts to provide for 2 families; \$4,000; (o) John O'Leary, 217 Park pl, L. I. City (1222).

MASPETH.—Remsen pl, ws, 75 s Hull av, ext store rear; \$1,000; (o) B. Warhalls, premises; (a) Albert H. Stines, 300 Grand, Corona (1299).

MASPETH.—Gould st, w s, 490 n Metropolitan av, 1-sty bk, 20x38, rear factory, gravel rf, int alt; \$2,800; (o) Richard M. Krause, 230 w 17th, N Y; (a) Christian Bauer, 788 Manhattan av, Bklyn (1353).

MASPETH.—Nagy st, e s, 142 s Calimus rd, 1-sty added to top of dwg, int alt; \$1,800; (o) Jos. Van Palt, prem; (a) A. H. Stines, Grand st, Maspeth (1525).

MASPETH.—Cunningham la, w s, 125 s Lenox av, 1-sty added to top of dwg, in alt; \$1,200; (o) Fred Murch, Canadian la, Maspeth; (a) A. H. Stines, Maspeth (1524).

MASPETH.—Clermont av, n e c Jay av, int alt to store & dwg; \$4,500; (o & a) A. Karwowski, premises (1663).

MASPETH.—Clermont av, n w c Jay av, ext, 3x6, store & dwg, side; \$1,000; (o & a) A. Bogush, premises (1657).

MASPETH.—Clinton av, s s, 175 w Clermont, erect partition, int alt to store & dwg; \$1,000; (o) Hyman Schaeffer, 137 Franklin av, Bklyn; (a) Henry J. Nurich, 772 Broadway, Bklyn (1654).

METROPOLITAN.—Metropolitan av, n e c, Flushing av, int alt, int to provide for factory; \$5,000; Abe Stregard, on prem. (713).

MIDDLE VILLAGE.—Metropolitan av, s w c Fresh Pond rd, int alts to str & int; \$9,500; (o) John W. Brunjes, prem (862).

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.

NIEWENHOUS BROTHERS, Inc.

BUILDING CONSTRUCTION

S. H. NIEWENHOUS, President
M. NIEWENHOUS, Treasurer
316-318 EAST 161ST STREET

H. S. NIEWENHOUS, Secretary
A. W. TREAT, General Manager
NEW YORK

PHONE: ASTORIA 2984

ESTABLISHED 25 YEARS

“Reliability, Durability and Efficiency”

L. S. Aspromonte & Son, 21 Carver St., Long Island City, N. Y.

CONTRACTING PLASTERERS

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone—Melrose { 8290 Office and Factory, River Ave. and East 151st St.
8291

Designs
Redesigns
Estimates

FELDBLET-O'DONNELL

ENGINEERS

110 West 40th Street

Bryant 3974

Supervision

Appraisals

Consultations

“CONCRETE OUR SPECIALTY”

15 years' experience as Competitive Designers and Estimators.

Plans by us when your job goes out for figures mean no added expense and insure you of the cheapest possible proposition.

INTERIOR MARBLE

AS specialists for many years in fine interior marble work, we have unusual facilities for executing contracts both promptly and to the entire satisfaction of builder, owner and architect. We have on hand an exceptionally large stock of fine marble, both imported and domestic, and will be glad to prove our scope and capacity by sending you a list of prominent structures on which we have been selected to execute the marble work.

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

A. R. ZICHA MARBLE CO.

813 Vernon Avenue

Long Island City

Telephone, Astoria 1930

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK
FOOT WEST 96TH ST., NEW YORK
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

EDWARD CORNING COMPANY, BUILDERS

145 EAST 45th STREET, NEW YORK

Edward Corning
President
Charles F. Berger, C.E.
Vice-President
Edward P. Corning
Treasurer
Clinton L. Frobisher
Secretary

Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS
OF BRICK AND DEALERS
IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

High Grade
Watchman's Service

HOLMES PATROL

Regular Post Patrol and Special Watch.
Day and Night. Capable, Sober, Reliable,
Efficient.

Day Tel.: Franklin 6020
139 CENTRE STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 2220
16 EAST 33RD STREET

Builders Brick and Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 100

 **Dragon**
PORTLAND CEMENT

The Lawrence
Cement Company

302 BROADWAY, NEW YORK

WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Longacre 670

HENRY MAURER & SON Manufacturer
of
Fireproof Building Materials OF EVERY
DESCRIPTION
Hollow Brick made of Clay for Flat Arches,
Partitions, Furring, Etc., Porous Terra Cotta,
Fire Brick, Etc.
Office and Depot, 420 EAST 23RD STREET
Works: Maurer, N. J. NEW YORK

HARRIS H. URIS
IRON WORKS, Inc.
Structural and Ornamental
IRON WORK

for

Building Construction

525 TO 535 WEST 26th STREET

Established 1893 Phone: Chelsea 1836

A.B.SEE

**ELECTRIC
ELEVATOR
COMPANY**

220 BROADWAY
NEW YORK