

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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# E D I T O R I A L

## No Help from the New Legislation

It is unfortunate that the legislation rushed through at the special session last Monday night is likely to prove ineffectual in the relief of the building situation. Under pressure from those who have been instrumental in investigations of the housing situation, Governor Smith agreed to send a special message to the Legislature, called for the one purpose of passing the Woman Suffrage bill, asking for the enactment of bills drawn to remedy conditions proved to exist by the investigations of the Lockwood Committee, the Reconstruction Committee, the Mayors Committee on Housing and other organizations. The bills which were passed by the Legislature near midnight show evidences of hasty and ill-considered construction. One from which much good was expected by its friends only reached the Governor as the result of a compromise which almost entirely destroys its value.

Analysis of the measures in the cold light of reason discloses that the one granting what was supposed to be greater latitude to the savings banks in the making of building loans does not give them anything which they did not have under existing law. The practice has been for savings banks to make building loans up to 60 per cent. of the value on the interpretation given to existing law that when a piece of property was to be built upon and the plans had been filed and the contracts let, that the property became in the sense of the law "productive property." Upon such property the law specifically states savings banks may loan to 60 per cent. of the value. This is all that the amendment rushed through the Legislature gives them the right to do, so that in effect nothing has been gained by the additional legislation. They will make no more loans under the amended law than they have been doing under existing law.

With reference to the amendments to the Tenement House Law it is seen upon examination of the bill as passed that it contains two principal features not included in the Dodge bill, which failed of passage at the last session, but which incorporated all of the suggestions of real estate owners and builders, by the enactment of which it was felt many four-story single-family houses could be altered into flats housing four families. The bill as passed includes the prohibition of any inside rooms and provides for the fireproofing of the stairways. Both of these provisions will entail construction costs that will add to the investment in the building so large an amount that high rents will have to be obtained to make the investment profitable. All those who have looked into the housing problem agree that low priced space must be provided in order to meet the necessities of the time. So that buildings altered under the new law will not greatly relieve the situation.

The other two bills passed by the Legislature giving tenants longer time before their forcible eviction did not provide any additional housing. Evicted families

simply go into another abode. No additional housing is provided by laws simply protecting the rent-payers from the annoyance of being thrown out in an untimely and forcible manner to the street. They must only go around the corner to another habitation already in existence.

It is possible that at the regular session of the Legislature next winter, or in Congress at the request of the New York State Legislature as expressed in a resolution to that effect passed at the special session, there may be legislation which will be helpful to the building interests. Governor Smith was not disposed to ask the Legislature to take up the housing question at the special session, but stated after the call for it was issued and before the Legislature convened, that he would recommend for passage measures prepared by the various organizations that have been busily engaged in investigation of the housing question if they would convince him of the necessity for so doing at this time. He left to them the framing of bills which they desired to have passed and he cannot be blamed if the measures that they constructed hurriedly and evidently without due consideration prove of no effect in bringing about greater activity in the movement for providing additional housing for the people of New York City. The blame must rest upon those who are evidently more interested in making political capital than in providing proper measures of relief.

It is an interesting commentary on the ineffective work of the Legislature that the statistics of contracts let for buildings during the last week doubled those of the previous week and have broken the record for all time.

## American Workmen Honor Themselves

The dignity of American labor, as represented in the A. F. of L., never has been more clearly reflected than through the action of the Atlantic City Convention in taking a decided stand against Bolshevism. The radicals at the annual gathering of the federation have been repudiated overwhelmingly.

Under the leadership of President Gompers, the American Federation of Labor has effectually squelched the plan of the I. W. W. and other outlaw bodies to abandon the purely American Labor Day in September and substitute therefor May 1st as Labor Day; it has rejected the proposal for one big union which would divide labor into six groups and compel uniformity of strike action by all trades affiliated with each of them; and it has gone on record against recognition of the Russian Bolshevist government by the United States and other powers.

Wise action on each of these matters is recognized by men of judgment as being just as vital to labor as to the general public. But there had been a growing tendency on the part of labor, especially in the Far West,

to lose sight of this fact. The I. W. W. and other lawless elements, unquestionably encouraged by the temporary success of the Russian Bolshevik movement, had set themselves to the task of "starting something" in this country. They had proceeded far enough in their outrageous plans to cause a good deal of uneasiness among law-abiding citizens, many of whom appreciated that unless organized labor itself should take a firm stand against the disturbers the nation would be confronted by a very vital danger.

There can be no doubt as to where organized labor stands in view of the action taken at Atlantic City. Reports from the convention show that the delegates stood twenty to one against Bolshevism and in favor of law and order. The vote is especially significant because the hopes of the Bolsheviks centered in the belief that they could hoodwink labor into adopting their anarchistic program. They now know differently. Instead of deluding organized labor they have found in the A. F. of L. a bitter opponent rather than an ally.

### Readers Comment on Current Topics

New York, June 17, 1919.

Editor of the Record and Guide:

**T**HE effect that the additional state income tax may have on real estate is problematical, but I hardly think, under existing conditions, that it can have any adverse effect except so far as the lending of money on mortgages by large estates is concerned. This situation has already been affected by the Federal income tax, with the result that a number of large estates, finding that their incomes from mortgages have been so seriously curtailed, have invested their money to very much better advantage in tax exempt securities. Many large estates, which have been lending money freely at 5%, have found that with their surtaxes the money invested actually netted, in some cases, less than 3% so that they naturally have been obliged to ask the borrowers to replace the mortgages elsewhere. The small additional state tax will only probably hasten this change of investment.

So far as the private house situation is concerned, I cannot see how the state tax can have any effect as under the Government ruling the income from which tenants must pay their rent is liable to a very heavy income tax in proportion to the gross income, whereas if the securities from which this income is derived are sold and the money invested in a private house occupied by the tax-payer, there is no income and therefore no tax liability. Further, if the house has a mortgage the interest paid on this mortgage can also be deducted from the balance of the income, and also the municipal taxes, so that the larger the income the more economical it is for the taxpayer to own his own home rather than pay rent.

During the last six months there have been sold an extraordinary number of private dwellings due in my opinion to the above reason, and also to the greatly increased rents now asked for apartments so that it has been very much more economical and practical from every standpoint for a person to own his home rather than rent.

In the investment market I do not see how the state tax can have any adverse effect as real estate is now beginning to pay an adequate return on the investment due to the greatly increased rents which have been possible, and New York City real estate is on a firmer foundation today than it has been in a great many years, and I am convinced that it will attract an increasing number of investors on account of the very attractive returns which can be secured from well located properties.

LAWRENCE B. ELLIMAN.

New York, June 18, 1919.

Editor of the Record and Guide:

I have been invited to express an opinion as to what effect increased rents will have upon assessments. I believe that a conservative increase in rent is justified and it can easily be defended and these increased rents add to the value of the property. I do not share in the general condemnation of all landlords who raise rents but I am decidedly opposed to profiteering. A man who will raise rents abnormally is as bad as a man who would raise food prices if he was the sole owner in times of famine.

The work has been under investigation in a most competent and intelligent way by Commissioner of Accounts Hirshfield, the Mayor's Committee and others and we are being presented with some of the facts they have brought out.

What I decidedly object to is the statement made by certain landlords to their tenants that the increase is due to the raise in taxation. In many instances I have compared the valuations for 1919 with 1918 and I find no increase whatever and the rate being lower such statements are untruthful and not justified by the facts.

I believe that a property owner who desires to rent his property is entitled to receive a fair return for the capital invested but he should not exact any more than that.

The owners of renting property are adding values which must be considered by our Department in making assessments.

I hope that with all this agitation about the housing problem something definite will be reached.

The first important item is the ability to procure mortgage money. That may be accomplished by a Federal Loan Bank—the same as the farmers enjoy. That will go a long way toward solving the situation.

If it be true that the material men have combined so as to exact extortionate prices for materials it is a matter for the Federal Government.

This Department cannot punish property owners by unfair assessments. Our Deputies are instructed to obey the law by assessing property at market value.

JACOB A. CANTOR.

New York, June 15, 1919.

Editor of the Record & Guide:

I wrote you a letter on January 16, 1914, stating that the City was taking, in the form of taxes, fully one-third of the net rents received by the owners of the property, also, that the expenses owners were put to by mandatory legislation requiring them to improve their properties for the benefit of their tenants, were becoming so burdensome that if it continued long enough, New York City would become a City of office-holders, for no one would build until the demand for space became so urgent that all this expense was paid for.

I fail to see why Albany wishes to investigate a condition that they brought about themselves. Possibly, the result of their acts is so slow in coming that they feel the public will not place the blame where it belongs. If there is one sure way to make matters worse, it is this hue and cry about rent profiteering. There is no surer way to stop the supply of buildings than to threaten the investor with the loss of his income.

If they would only bear in mind that this world is so constructed that you cannot be charitable with other people's money, that in the long run every expense they put the owner to is sooner or later paid for in rent; that if it is an unnecessary expense, the tenants' or consumers' money is wasted in the end—I say that if they would only bear this in mind they would be more careful in spending the tenants' money and would realize that if the supply of buildings, or anything else, is to be kept up, the investment in buildings, or whatever it is, must at least pay a fair measure of profit.

WM. H. BROWNING.

# REAL ESTATE SECTION

## Legislature Attempts To Relieve Housing Situation

Passes Bills to Allow One Family Houses To Be Remodeled to Hold Four and Giving Savings Banks Right to Make Building Loans

(Special to the Record and Guide.)

Albany, June 19.

**I**N a three-hour session on Monday night the Legislature, convened in extraordinary session, passed a series of bills designed to relieve the housing situation. Under an emergency message from the Governor the hasty enactment of this legislation was made possible. This program, which was agreed upon by Governor Smith, the chairmen of the various committees which have been investigating the housing and rent problems in New York City and the legislative leaders, included the following legislation:

1. Amending the Tenement House Law so as to permit the alteration of four-story and basement private houses into flat or apartment houses to accommodate four families.

2. Amending the Banking Law, Section 239, by authorizing savings banks to loan 60 per cent. upon the value of land and buildings in course of construction.

3. Amending Chapter 512 of the Laws of 1919 by compelling a landlord to give a tenant who has no written lease, but is paying the agreed rent, at least 20 days' notice of the termination of his tenancy.

4. Amending the New York City Municipal Court Act (Chapter 279 of the Laws of 1915, Section 6) by authorizing a Municipal Court justice to stay the issuance of an eviction warrant 20 days, provided the tenant pays the landlord or deposits with the court a sum equivalent to the rent for that period.

In addition to these bills the Legislature passed two resolutions affecting the housing situation. The first urged Congress to hasten the enactment of legislation providing for the creation of a federal building loan bank and the second asking the exemption from federal taxation of the four and one-half per cent. bonds of the New York State Land Bank so as to make them an attractive investment for savings banks.

The introduction of this legislation followed a four hour conference held in the Executive Chamber on Monday afternoon attended by Governor Smith, Abram I. Elkus, chairman of the Governor's reconstruction committee; Frank Moran, tenement house commissioner; Nathan Hirsch, chairman of the Hylan rent investigating committee, and John J. Murphy, secretary of the tenement house committee of the Charity Organization. At this conference a report of the Reconstruction Committee, as well as a report from the Joint Legislative Housing Committee, was discussed and the legislative program was adopted from suggestions contained in these reports. The legislative leaders were advised of the nature of the program and they agreed to push this legislation through with the amendment to the federal Constitution enfranchising women. There was not a hitch in the proceedings. The measures were rushed through both houses, although the New York City Real Estate Board and other real estate organizations protested against the hasty action, contending that nothing could be accomplished in the way of permanent good by rushing ill-advised legislation through in a session of a few hours.

Chairman Lockwood announced before he left Albany after the special session that to date the legislative housing committee had received pledges of money for building and loan purposes aggregating \$35,000,000. The latest pledge came from

the Metropolitan Life Insurance Co., which promised the committee to make \$5,000,000 available for loan purposes. Chairman Lockwood announced that present plans call for raising \$70,000,000 in pledges for loans for building and construction. The total may reach \$75,000,000. The committee is to continue its hearings in New York City.

Governor Smith declared that he would approve the bills as soon as they were engrossed. Two of the bills, the four-story building measure and the stay of eviction bill, must be approved by Mayor Hylan before the Governor can act.

The report of the Lockwood housing committee, indicating that there is a shortage of houses in New York City for at least 30,000 families and that by November this shortage will be greater by reason of the reorganization of homes following the return of soldiers and the return from vacation points of families as well as the normal number of marriages occurring in the summer months, was submitted to the Legislature and the Governor. The principal items of this report follow:

"At present there is a shortage in the City of New York of proper housing for about 30,000 families. By November of this year the shortage will be more acute by reason of soldiers returning from service, families moving back from summer resorts, marriages and the natural increase of population. There are very few vacancies in the new law tenements and one and two family houses. The reports show about 5,000 vacancies in the old dark room tenements which Health Commissioner Copeland and other experts state are undesirable as places of residence.

"The shortage of housing is due to lack of construction during the war, when the Government restricted the use of building material to Governmental and institutional construction. Mechanics ordinarily employed in the erection of buildings were engaged in Government service. Several months after the signing of the armistice the restrictions on the use of material were lifted but it was then found that a new level of prices had been reached. Hon. William B. Wilson, Secretary of Labor of the United States, asserts that he believes this new level is permanent and will not lower until the cost of living is reduced, for labor costs are largely regulated by the cost of living. Other eminent experts concur in this view. Builders held back until recently principally because they felt that prices would recede. Many seem to have changed their view and much new construction for homes is either under way or being planned.

"The deterring factor is the difficulty in obtaining building loans. These funds have in the past been furnished largely by insurance companies, savings banks, estates and individuals. The insurance companies became large purchasers of Government securities, and at the request of the Federal Government borrowed large sums from the banks in order to increase their bond subscriptions. They have repaid part of these loans, but at the present time are indebted to the banks for approximately \$40,000,000. Much of the comparatively small amount they have loaned on bond and mortgage during the past few years has been used to replace loans called by individuals, and estates who claim they cannot afford to hold mortgages because of the heavy Federal taxes which reduce the net interest return in some cases to three per cent. These

individuals and estates reinvest and obtain a higher rate in tax exempt Government, State, Municipal and Federal Farm Loan bonds.

"The Hon. William P. Burr, Corporation Counsel of the City of New York, has submitted to us an opinion holding that without the adoption of a Constitutional amendment which would take at least two years, neither the State nor any of its municipalities has the power to use public funds for housing. Henry Sterling, American Federation of Labor expert, concurs in this view.

"It is apparent that persons desiring to build must look either to the small investor or to the corporation whose holdings are largely exempt from Federal taxes. These are the insurance companies, savings banks and other institutions. Representative of many of these institutions in the City of New York have appeared before the Committee and after the situation was presented to them agreed to advance within the next two months for mortgages for housing upwards of \$30,000,000. Many of them have accepted a number of loans since May 15th and considerable construction work is under way. One savings bank and one life insurance company have each agreed to loan \$5,000,000. Others have pledged themselves to put out smaller amounts. Some show little or no disposition to help.

"Representatives of mortgage companies, and others, who take the position that individuals and estates will continue to call loans and thus consume money otherwise available for new construction, are asking Congress, at the Special Session now being held, to pass a bill exempting from Federal taxation interest on mortgage holdings up to \$40,000 of principal, their argument being that mortgages cannot compete in the market with the Government, State and Municipal bonds and the tax free bonds issued by the Federal Farm Loan Banks, pursuant to the law passed by Congress several years ago, under the terms of which farmers were enabled to obtain long term amortized mortgages which in turn are deposited with the Farm Loan Bank and against which five per cent. tax free bonds are issued to the public.

"It appears from the testimony thus far taken that rents have generally increased, especially in the City of New York. It further appears from the analysis of the complaints received by the Mayor's Committee that the majority of the real estate owners in the City of New York have not increased rents at all, nor have they made increases in proportion to the increased cost of maintaining the property. Unfortunately, a number of others, many of whom are lessees for the sole purpose of sub-letting for profit, have been most unreasonable and increased rents way beyond the increased cost of maintenance, and beyond a point where they would get a fair yield on their investment; have oppressed tenants and have been termed profiteers.

"All agree that the solution of the problem is the erection of new buildings for housing, and that every possible effort should be made by the Federal, State and Municipal authorities to that end. To stimulate building more mortgage money must be obtained. We believe the financial institutions, such as savings banks, life insurance companies, fire, accident, health and casualty insurance companies and other institutions favored by Federal and State tax exemptions can and should meet the situation in this State by loaning liberally within the law for housing construction. A great part of the business of fire insurance companies is the issuance of policies covering improvements on real estate, and thus far, they have exhibited little interest in the housing problem.

"We respectfully suggest that your Excellency transmit to the Legislature a message requesting the passage of a resolution directing the attention of Congress which is now in session and of the representatives in Congress from the State of New York to housing conditions in this state, and urging said representatives meet immediately in conference, study the Federal Home Loan Bill proposed, and endeavor to unit on some measure which will give citizens who desire to build and own a home the same opportunity as those now afforded the farmers by the Federal Government.

"We further suggest that our representatives in Congress by proper resolution be requested to endeavor to obtain the passage of an act exempting from Federal taxes, except inheritance taxes, the bonds issued by the Land Bank of the State of New York. These bonds are secured by the deposit with the State Comptroller of mortgages owned by building and loan associations of this State. They bear interest at four and one-half per cent. are subject to Federal taxes and the representatives of the State Land Bank advise us said bonds cannot compete in the market with the non-taxable Federal Farm Loan five per cent. bonds and other non-taxable Government, State and Municipal securities.

"It is proposed that the Tenement House Law be amended so as to permit the alteration of four-story and basement dwellings so that they may be occupied as tenement houses by not more than four families, but the modification proposed will not permit interior dark rooms, and will provide that the stair halls be adequately fire proofed. This recommendation is concurred in by the Reconstruction Commission, by the Tenement House Commissioner of the City of New York, by the Mayor's Committee on Rent Profiteering of the City of New York, and is not objected to by the Tenement House Committee of the Charity Organization Society. Representatives of all of the foregoing bodies have examined the proposed amendment and have joined in a letter to the Governor relating to the same.

"Under the law of New York, savings banks can loan on unimproved real estate forty per cent. and on improved real estate sixty per cent. of the fair market value. We suggest that a bill be presented to the Legislature which would amend Section 239, Sub-division 6, of the Banking Law, by adding the following sentence:

"For the purpose of this Section, real estate on which there is a building in process of construction, which when completed would constitute a permanent improvement, shall be deemed improved and productive real property.

"The intended effect of such a law is to permit the savings banks generally to make building loans. Many of them do not do so at this time by reason of the wording of the present law.

"Under the present statute when a landlord desires possession of an apartment occupied by a tenant who is paying the agreed rent, but who has no written lease, he must give only five, after September 1st, ten days' notice to move. In view of the conditions in New York City we suggest that the law be amended at this session of the Legislature so that twenty days' notice will be necessary.

"We believe that an act should be passed at this session which will give the judge of the municipal court the right in his discretion to stay the execution of a warrant of dispossession for twenty days provided that the rent at the old rate is paid to the owner or deposited with the clerk of the court.

"In other states much more has been accomplished by cooperative effort than in New York; we therefore suggest that an appeal should be made by you, the Governor of the State, to the chambers of commerce, labor organizations, building and loan associations, savings banks, life, fire, health and casualty insurance companies, trust companies and other leading institutions throughout the State to immediately put forth every possible effort to aid new construction of dwellings, especially those renting at low rates.

"The Committee will continue its work as directed by the resolution and later submit a complete report to the Legislature."

Plans of the Lord Construction Company for the development of a port and terminal on Robbins Reef at an approximate cost of \$70,000,000 were outlined before the Board of Commerce and Navigation at Trenton recently. The board will arrange for a hearing before the Harbor Line Commission of the War Department before taking final action on the application for the riparian rights sought from New Jersey.

# Realty Mortgages Best Investment For Savings Banks

New Legislation Was Not Necessary—Will Continue to Make Loans on Same Basis as Before Special Session Acted

**J**OHAN J. PULLEYN, president of the Emigrant Industrial Savings Bank, said yesterday that the bill passed by the Legislature last Monday night amending that portion of the State Banking Law dealing with savings banks, will not materially affect the building situation.

"The banking law already gives savings banks the right to make loans up to 60 per cent. of the value of the property," said Mr. Pulleyn. "There was no necessity for any change in the law. I told the Lockwood Committee that we should be left to work out the problem without new legislation."

"Section 239 of the State Banking Law deals with the savings banks and defines the investments that they can make. The first five paragraphs of section 239 relate to investments in stocks, bonds and other securities of the nation, the state and of municipalities. Paragraph No. 6 of the same section says that investments may be made in 'bonds and mortgages on unincumbered real property situated in this state, to the extent of 60 per centum of the appraised value thereof. Not more than 65 per centum of the whole amount of deposits and guaranty fund shall be so loaned or invested. If the loan is on unimproved and unproductive real property, the amount loaned thereon shall not be more than 40 per centum of its appraised value.

"Under this law it has been possible for savings banks to make building loans up to 60 per cent. Our interpretation

of the law is that when a piece of property is to be built on and the plans are filed and the contracts entered into the property becomes productive in the meaning of the law. This has been the general practice and it was therefore unnecessary that the law should be changed as was done by the amendment passed by the Legislature this week.

"It has been the practice of savings banks to make builders loans under the existing law, but only to builders of known credit and standing, who have sufficient capital to provide the remaining 40 per cent. of the money required for the operation. I told the Lockwood Committee that the great difficulty was not in the law as it stood before the amendment was passed but in the fact that most builders were unable to provide the 40 per cent. of the total capital required for the building operation. The passage of the bill does not give the savings banks any right to make builders loans up to 60 per cent. of the value of the property that they did not possess under the old law. It does not clarify the situation but has a tendency to obscure it because it is unnecessary.

"It will be seen by reference to the latest reports of the savings banks in this state that they have loaned on bond and mortgage practically up to the limit allowed under existing law. There is no better investment for savings bank funds than bond and mortgage on New York State real estate."

## Advisory Council Investors Value of New Laws

**T**HE Advisory Council of Real Estate Interests yesterday drew attention to the following points with reference to laws passed by the Legislature last Monday night, and to the Calder bill introduced in the U. S. Senate, providing for a Federal Home Loan Bank.

"It is quite probable that the present rental level is sufficient to encourage new construction. The normal production of new housing has been interrupted for so great a period and there is such a large number of people now able to afford better housing than ever before, that adequate returns can be obtained upon the present cost of material and labor.

"The Lockwood Legislative Committee reports that \$35,000,000 are available for mortgage investments—only enough to furnish housing to about 15,000 families, and yet it is more money than can be used in this matter before fall.

"As to the much discussed law providing for four-family converted dwellings, some of the statements to the press indicate that its sponsors have counted the houses available for alteration and have jumped to the conclusion that all will now be converted, and also that these houses are now vacant rather than being occupied by at least one family and often as boarding houses which house more people than would be found in a four family tenement. In view of the regulations which control every such alteration, we can only hope that the result will not be as disappointing as in the case of the much heralded three-family bill of two years ago.

"Whether or not the savings banks will desire to undertake the responsibilities of making building loans remains to be seen. Few if any of them are equipped to handle this class of business with proper protection to the interests of their depositors and a comparatively small amount of loanable funds will thereby be loaned to builders. In fact, any real benefit from this source is open to question when we recall that it is the savings banks which must absorb those millions of mortgage investments upon which payment will be required by wealthy individuals who are subject to the

higher rates of the Federal income tax.

"The other two laws may be commendable from the viewpoint of some tenants, but it must not be forgotten that they merely increase the number of restrictions upon real estate owners, and to that extent discourage the ownership of such property.

"We look in vain in any of these laws either actual or proposed for any clear intent to attract capital into the housing field. The politicians responsible for these acts seem to have had no other object in view than to placate the present demands of one class of voters.

"After all these weeks and months of agitation, how much discussion has occurred as to the conditions under which building can be resumed and whereby capital can be attracted in competition with all the other sources of investment now open?

"As to the builders, it is currently reported that buildings are not started because the builders seek to work on their old basis of investing little or no capital in their projects. The lending institutions, on the other hand, have seen the error of encouraging this type of builder and are seeking to protect the interests of the depositors and others who may represent them. Has anything been done to overcome this situation?

"As to the second phase, it is useless to overlook the comparative net return to the investor in real estate mortgages as compared with other securities. No general relief as to our housing needs is possible or can be expected until money is attracted to the real estate and mortgage markets as a sound business proposition. The housing needs of the community can not be met by philanthropy.

"It therefore follows that some means must be taken for paying to capitalists the present value of their money—or else the public must wait until such balance is struck even by paying more for the capital or by overcoming the effect of the enormous tax exemptions which have been assumed for Federal securities."

# Slight Effect of Changes in the Tenement House Law

## Commissioner Mann Declares Cost of Remodeling Buildings Will Necessitate Charging High Rents to Get Return on Investment

THE Dodge bill, which was introduced in the Legislature last Winter to amend the Tenement House Law so as to permit the remodeling of four-story and basement dwellings for tenement purposes, was passed in a revised form at the special session of the Legislature on Monday of this week. The bill, as it now stands, was the subject of an emergency measure from Governor Smith owing to the shortage of housing accommodations which exists at the present time. Whether or not it will actually furnish the relief its sponsors claim it will, is open to doubt on account of the revisions made to the original bill.

Tenement House Commissioner Mann, who has been a consistent supporter of the Dodge Bill, and who has on more than one occasion publicly urged its adoption as a means for relieving the shortage by the rebuilding the obsolete private house, has made a brief analysis of the bill as passed for the Record and Guide. He says:

"As it has been passed, the bill differs in two important respects from its original condition as introduced last Winter:

"1st. No interior rooms are to be permitted in such houses.

"2nd. The stairs and stair halls must conform to the construction which is required for four-story new law tenement houses having not more than two families on any floor; that is to say, the stair halls must be enclosed with brick walls or with partitions of angle iron and fireproof blocks not less than 4" thick, and with fireproof self-closing doors at all openings. The stair halls must either be constructed of iron beams and fireproof filling or of reinforced concrete, or must be filled in between the floor beams with at least 5" of cement deafening. The stairs must be iron, concrete or stone, or may be of wood provided the soffits are covered with metal lath and plaster with two coats of mortar, or with good quality plaster boards not less than 1/2" in thickness made of plaster and strong fibre and all joints made true and well pointed.

"The other changes from the original form of the bill as introduced last Winter are of a minor character, and were mainly necessitated by the passage of the Burlingame bill in the meantime, affecting three-family houses.

"The bill, as now passed, places the limitation of the depth of the building at 60 feet. This bill does not affect the three-story and basement buildings, for which provision was made in the Burlingame bill passed during the regular session of the Legislature."

It was brought out at the conferences that the alteration of a typical four-story dwelling under the revised bill would cost about \$7,500. There is a feeling in some quarters that this estimate is too low, in view of the fireproofing requirements specified and the rebuilding of stairways and halls that conformity with the law would necessitate.

Commissioner Mann believes that the cost of alteration under the revised bill will not be too high to enable a builder to profitably undertake this type of alteration. He estimates the cost of remodeling a four story dwelling under the new plan at \$7,000.

"While projects of this kind will not be as cheap to undertake as they might have been had the Dodge Bill been passed in its original form, I believe that a number of owners and builders will avail themselves of the opportunity. One reason why there was no marked response on the part of owners after the enactment of the Burlingame Bill affecting Brooklyn properties and one reason why there might not be so marked a response to the new law is traceable to the fact that this agitation has been extended for a period of years, and has been opposed by powerful interests ever since it was initiated. The result has been that many owners of old dwellings have waited in vain for the enactment of a bill

which would enable them to alter their holdings into tenements. As a result of this opposition owners have in a great many instances and with great success in Manhattan, altered the properties into very profitable one, two and three room non-housekeeping apartments which were outside of the jurisdiction of the Tenement House Department."

When Commissioner Mann was asked whether the passage of this bill would aid the tenant of limited rent paying power, he replied:

"Not directly, because owners would have to realize from \$80 to \$100 a month for apartments in Manhattan of this type. But it is my opinion that the new apartments will be quickly absorbed by people who are able to pay these rents. The vacated apartments in the more moderate priced class will then be available for the man of moderate rent paying capacity. Relief therefor, will be progressive rather than direct."

It is definitely known that the same opposition which succeeded in killing the original Dodge Bill at the regular Legislative session, was active in opposing it at the conferences held before the Special session. This resulted in a deadlock on the question of interior rooms and the degree of fireproofing to be required in the remodelled dwellings. When it appeared that there was no possibility of an agreement on either of these sections of the original bill, a compromise was effected which eliminated the interior room and which brought the fireproofing provision down to the "irreducible minimum."

Architects and builders have not been able to get copies of the bill for examination in order to tell whether in its present form alterations can be made at an expense that will allow of a fair return on the additional investment, but with such brief explanations of the provisions of the bill as they have been able to get, they doubt whether many houses will be remodelled.

A NEW Law, Chapter 521 of the Laws of 1919, takes effect July 1 and will have considerable effect on the collection of funds in this city by developers who sell land, wherever located, in suburban sub-divisions. This measure amends the penal law by adding three new sections to the chapter on larceny and was signed by Governor Smith after a thorough hearing, at which the Mayor's Committee on Taxation was represented in favor of the bill by Nathan Hirsch as Chairman, by Judge Luce, its counsel, and a number of other members of Mayor Hylan's committee.

The bill provides that sums of \$100 or less when collected on installment contracts must be held in trust until the deed or title is delivered, pursuant to the contract which was made. The law also contains drastic provisions for misappropriating this money which is held in trust. It covers such crimes whether they are committed by the principals or by the agents of the company.

Entries are now being taken for the tennis tournament of the Real Estate Board of New York, which will be held on Wednesday, June 25th at the West Side Tennis Club Courts, Forest Hills, L. I. As usual, there will be doubles and singles matches in Classes A and B. All members of the Real Estate Board and those associated with their organizations are eligible to compete. The tournament this year will be managed by the Tennis Committee of which Edward K. VanWinkle is chairman, the other members being Vasa K. Bracher, W. J. Hardgrove, Herbert R. Houghton and E. A. Tredwell. Entries will close, Monday, June 23. There will be prizes for each event.



# The Report On Economics of Construction Industry

Compiled by Division of Public Works and Construction Development of the Federal Department of Labor

**T**HE following summary of a forthcoming report entitled "Economics of the Construction Industry," has been prepared by the Division of Public Works, and Construction Development, Information and Education Service, Department of Labor, Franklin T. Miller, Director:

In January, 1919, the Division of Public Works and Construction Development was organized as a branch of the Information and Education Service of the Department of Labor. Its purpose was to be the stimulation of the interest of the nation in public and private construction with a view to the creation of buffer employment for labor during the period of transition of manufacturing industries from war to peace production. It was charged with the securing of data for the use of the construction industry, but its activities were also to comprehend a study of the economic conditions affecting industry as a whole.

In conformity with its purpose it has given wide publicity to the material which it has gathered on prices and price tendencies in the construction industry, and to such other information as it believed was of immediate value for the construction industry and for general industry. Its findings are contained in "Economics of the Construction Industry," now in press. In the following pages a brief summary of these findings is presented, which it is hoped will provide conviction for those who, on the threshold of an era of business prosperity, still hesitate. On the basis of its study it has come to the conclusion that construction in 1919 can be justified on financial grounds.

1. Most people believed that the high level of prices reached during the war was caused merely by the extraordinary demand for commodities which exceeded the supply. With the end of the war and with war demand a thing of the past, they quite naturally expected a sharp drop in prices and a price level approximating in a short time the prewar price level.

2. It was also commonly believed that the industrial capacity of the world had been greatly expanded under the stimulation of war orders, and that this expansion would bring sharp competition between rival concerns in time of peace. Furthermore, it was thought that there would be after the war great armies of unemployed workmen, who would be compelled by necessity to accept work at low wages; that there would be sharp competition among the leading nations in international trade; and that buyers generally, looking forward toward an era of lower prices, would postpone buying. In the light of these considerations it was but natural for people to expect a great fall in prices, and even to fear an industrial panic.

However, the expected great fall in prices has not occurred, and it is not likely to occur for the following reasons:

3. The rise in prices during the war was not merely the result of a great demand for goods and of a scarcity of certain goods. It was largely brought about by means of inflation of the currency by the governments at war and by the neutrals, either by the direct issue of paper money or by the issue of bonds. Although war orders are now largely a thing of the past, the extension of credits still exists as a continuing cause of high prices. There is little to indicate an early contraction of credits.

4. World production in general during the war, contrary to a widely held view, was not abnormally large. This is shown by statistics of world production of leading basic materials of industry such as coal, petroleum, iron ore, and of cotton, sugar, wool, wheat, and other agricultural products. Consequently the abnormal consumption of goods for war purposes has depleted the stocks of commodities of the world.

5. Armies of unemployed, in the United States at least, have not materialized, and an actual labor shortage is in

prospect. Wages are not likely to be lowered.

6. Buyers since the armistice, although showing a desire to wait for lower prices, have been compelled to buy to meet their daily needs. During the war, because of scarcity of commodities and high prices or because of patriotic self-denial, they did not buy in advance of need, as is customary in an era of rising prices. Consumers' goods are in great demand and retail trade is now moving in great volume.

7. If the production capacity of industry should be greatly increased, lower prices would not necessarily follow. If there is a strong enough demand for commodities, prices need not fall, no matter in how large volume commodities are produced. There is every reason for expecting such a strong demand. The world is now suffering from a great shortage of durable goods—buildings, transportation facilities, and industrial equipment. Furthermore people, both in the United States and Europe, have a stronger desire for consumers' goods than ever before. This is true partly because of the scarcity of certain goods during the war period, and partly because of the new experiences through which tens of millions have passed, which have awakened in them desires for goods and services they never enjoyed before. Along with greater production of goods there is likely to go further extension of credits rather than contraction. Neither the credit system of the United States nor that of the world has reached the limits of its power of expansion.

8. Business men of the United States need not hesitate to plan for an immediate period of business prosperity. No period of depression and no collapse of values need to be feared. The man who goes full speed ahead will gain an advantage over his procrastinating competitor which will far outweigh any possible slight decline in costs of production.

For a fuller discussion of the effect of inflation on prices see "The New Price Revolution," by Prof. Irving Fisher, Yale University. Prof. Fisher's paper is briefly summarized in the following paragraphs:

9. Prices are not going to fall much, if at all. We are on a permanently higher price level, and business men should go ahead on that basis.

10. The general level of prices is dependent upon the volume and rapidity of turnover of the circulating medium in relation to the business to be transacted thereby. If the number of dollars circulated by cash or by check doubles, while the number of goods and services exchanged thereby remains constant, prices will about double.

11. The great price changes in history have come about in just this way. The price revolution of the sixteenth century was a result of the great influx of gold and silver from American mines. A similar increase in prices all over the world occurred between 1896 and 1914, following the discovery of rich new gold fields and the introduction of cheaper methods of mining.

12. The present rise in prices has resulted from the great extension of credits by the countries at war, and a more economical use of gold reserves as a basis of credit, and not from any great increase in the gold supply of the world. In the United States, however, the supply of gold has been greatly increased because of our large excess of exports of commodities and our present gold reserves would permit of a much greater expansion of credits than exists now.

13. There is a little likelihood of a fall in prices in the United States. The gold reserve, which is now the basis of our currency, is not likely to leave the banks and return to general circulation, since this is contrary to monetary experience. No great outflow of gold is to be expected through international trade, since our exports are likely to exceed our imports in the reconstruction period, and we no longer will have large interests and freight payments to make to

Europe. Prices are higher in Europe than in the United States, and hence no influx of cheap goods is to be expected. Further issues of bonds or treasury certificates by our Government and loans placed by European countries in this country will tend to further increase our present credit structure. Against any considerable reduction in bank credit the whole business community would rise in arms.

14. Government restrictions and decreased demand reduced the production of most building materials in 1918. This reduction necessitated the operation of plants below their normal capacity and increased the proportion that fixed charges bear to total costs.

15. Curtailed production during the war resulted in low stocks of many building materials at the signing of the armistice.

16. As a result of the increase in the cost of living and of competition with essential war industries for labor, the wages of workmen in the building materials industries were raised. In some industries, largely because of abnormal labor turnover, the efficiency of labor was reduced and labor costs mounted out of proportion to other costs.

17. Costs of raw materials, transportation, fuel, taxes, sales, and other items that make up total costs have all increased.

18. The increased cost of building materials as a whole must generally be considered in the light of curtailed production, low stocks, increased costs of labor, transportation, fuel, and plant maintenance.

19. Past experience has shown that prices of building materials fluctuate less rapidly than the prices of raw materials used in manufacturing industries, such as metal ores, hides, etc., and than the prices of commodities that are consumed from day to day, such as food and textiles. Building materials are not likely to respond rapidly to any but a marked reduction in the general price level.

20. A marked reduction in the price of building materials is dependent upon the reduction of the items mentioned under 18. It is not to be expected that wages, the largest single item in costs, will be reduced in advance of a reduction of the cost of living. In view of the mounting operating expenses of the railroads it is not likely that transportation charges, a very large element in the cost of building materials, will be lowered. With the maintenance of the general price level the price of building materials as a whole can not well fall.

21. The index number for lumber and building materials (not including metal products) was in April, 1919, 184; for building materials, including iron and steel production, 189; for commodities other than building materials, 211; for all commodities, 203; for farm products, 228 (100=July 1, 1913=June 30, 1914).

22. Building materials are relatively low in price.

#### **The Wage Rate of Building Tradesmen and the Cost of Living.**

23. The union wage rate of building tradesmen in 41 large cities in the United States increased 28.5 from 1914 to 1918. Unskilled labor-building laborers, hod carriers, and helpers enjoyed, as a rule, far greater increases than skilled labor.

24. Union wage rates are minimum wage rates. In 1918, as a result of a general shortage of labor, many building tradesmen were paid hourly wages in excess of the union wage rates. Overtime and bonuses further increased their earnings.

25. The cost of living for workers in the shipbuilding districts rose 58-86 per cent. from December, 1914, to December, 1918, according to reports of the Bureau of Labor Statistics. The cost of living for the whole country increased 65-70 per cent. from July, 1914, to November, 1918, according to estimates by the National Industrial Conference Board.

In March, 1918, the National Industrial Conference Board published figures showing a slight reduction in the cost of living—an increase of 60-65 per cent. for March, 1919, over July, 1914. However, since March the cost of food and shelter, the two largest items in the cost of living budget, has advanced, with the result that the cost of living for June, 1919, is little, if any, lower than it was in November and December, 1918.

26. Because of the decreased purchasing power of the union wage rate of 1918, many building tradesmen have asked and

obtained a new scale for 1919 that better adjusts their earnings to meet the increase in the cost of living. In advance of a noticeable decline in the cost of living the union wage rate of building tradesmen can not well fall.

27. In 1918 the efficiency of the building trades in many communities was lowered by large labor turnover (particularly by the diverting of skilled labor into other fields and its replacement by less efficient labor), by overtime, and abnormal conditions of employment.

28. In 1919 the efficiency of labor in the building trades may be expected to be that of its prewar years.

#### **Sources and Supply of Capital for Construction Industry.**

29. The main sources of real estate loans are savings banks, title guarantee and trust companies, insurance companies, building and loan associations, and individual lenders.

30. Real estate loans by lending institutions did not increase in proportion to the growth of the country from 1913 to 1918.

31. Real estate loans of banks did not grow as rapidly as bank resources in the United States from 1913 to 1918.

32. Savings banks, insurance companies, and building and loan associations, the chief financial institutions making real estate loans, did not grow as rapidly in resources as banks, other than savings banks in the United States.

33. Real estate loans of banks in New York, which hold one-sixth per cent. of the total banking resources of the country, did not grow as rapidly as the total resources of New York banks from 1914 to 1918.

34. Savings banks in New York did not grow as rapidly as other classes of banks in New York from 1914 to 1917.

35. During 1917 and 1918 statistics indicate that there has been an absolute decrease in real estate loans held by financial institutions.

36. Statistics showing the amount of real estate loans made by individuals are not available.

37. The main causes of the failure of real estate loans to increase in proportion to the general growth of the country during the last five years have been the lack of marketability of real estate loans, lack of standardization in making loans (which makes the cost higher than need be), changes in the banking system, Government restrictions during the war, and the issue of Liberty bonds.

38. A general amortization system for real estate loans by encouraging payment of old loans would make available hundreds of millions of dollars annually for new loans.

39. Improved machinery is needed for making and marketing real estate loans. This would involve, first, a standardized and simplified method of examination of the security offered on real estate loans, thus cutting down costs, and, second, a system of real estate mortgage banks.

40. As a result of the increased cost of commodities, taxes and labor and of the shortage of housing, rents have risen. In most communities their rise has been sufficient to justify building as a safe investment.

41. The most complete construction statistics available cover contracts let for engineering and building construction north of the Ohio and east of the Missouri, together with some adjacent area, containing four-sevenths of the population of the country.

The contracts let in the first five months of 1919, compared with the same months in 1915 and 1916, run as follows:

	1919	1915*	1916*
January .....	\$51,000,000	\$69,800,000	\$87,500,000
February .....	95,000,000	79,600,000	91,600,000
March .....	151,000,000	122,600,000	131,200,000
April .....	191,800,000	124,100,000	140,300,000
May .....	215,000,000	125,200,000	182,500,000

\*Costs brought up to 1919 price level.

The total for March, 1919, exceeds the total for March of any year but one, even with the costs of former years brought up to the 1919 price level. The totals for April and May exceed the totals for April and May of all previous years even with costs adjusted to the 1919 price level. The revival of construction activity is more notable in the Middle West than in the East and in smaller than in larger cities.

# Real Estate Review for the Current Week

## No Diminution in Buying Movement—\$7,500,000 Park Avenue Hotel Project Feature of Business

The buying movement was well sustained this week, the volume of business comparing favorably with that of previous weeks. Although there was a slight decline in speculative interest, this was offset by an increased demand on the part of building interests for desirable construction sites in various sections of the city.

Park Avenue will be the scene of one of the largest building projects of the 1919 season as the result of the purchase of an entire block front between 51st and 52d streets. This plot was purchased by an out-of-town hotel syndicate which plans to erect a seven and one-half million dollar hotel. The deal is important not only because it brings to New York City another high class hotel but more so because it indicates that there is a tendency in some quarters for builders to undertake large projects of this character regardless of existing high prices and other deterrents which have been pointed out as restricting building industry. It reflects probably as no other single transaction within recent weeks the steadily growing conviction in the minds of builders that high building costs are here to stay for an indefinite period and that there will be no recession.

### PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 98 as against 96 last week and 29 a year ago.

The number of sales south of 59th st was 23 as compared with 33 last week and 15 a year ago.

The number of sales north of 59th street was 75 as compared with 63 last week and 14 a year ago.

From the Bronx 49 sales at private contract were reported as against 81 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 838 of this issue.

### \$7,500,000 Park Avenue Hotel.

The D. M. Linnard Co. has purchased for a reported price of \$1,000,000 in cash the block front on the east side of Park avenue, between 51st and 52d streets, as the site for a seventeen-story hotel. The property was sold by the Schaefer Realty Company. It has a frontage of 200 feet on the avenue, 179 feet on 51st street, and 38 feet on 52d street. The plot sold, which is vacant except for a couple of tenements, is the last of the property remaining with the Schaefer Companies, on which the plant of the F. & M. Schaefer Brewing Company was formerly located. Part of the former location of this company is now occupied by St. Bartholomew's Church, which is situated on the block immediately south.

The new hotel will be called The Linnard, and marks the first invasion of New York by the D. M. Linnard organization, which operates a number of hotels of the United States, including the new \$5,000,000 Ambassador Hotel to be opened June 21 at Atlantic City; the Fairmont and Palace of San Francisco; Huntington, Maryland, and Greene of Passena; the Belvidere of Santa Barbara; the Alexandria and California, the latter of which is now in course of construction in Los Angeles.

In connection with the financial arrangements for the construction of the Hotel Linnard, S. W. Straus & Co. will underwrite an issue of first mortgage 6 per cent. bonds on the entire property. S. W. Straus & Co. have underwritten bond issues on all of the hotels operated by the D. M. Linnard organization, excepting the Fairmont and Palace in San Francisco.

Warren & Wetmore, who designed the Ritz, Biltmore, Commodore, Vanderbilt, and a number of other leading New York hotels are the architects for the Hotel Linnard. It will be seventeen stories in height and will contain 600 rooms, arranged in suites of from one to five rooms each, each suite with foyer and bath.

### \$1,000,000 Times Square Project.

An interesting sale was reported in the 42d street neighborhood involving the erection of an 18-story store, loft and office building at 49-53 West 45th street, between 5th and 6th avenues. The plot, which is 56.3x100.5 ft., contains three altered houses and was held at \$280,000. The

It has been felt among well informed real estate men and other students of housing conditions in this city that just as soon as the building people were educated to a point where they realized that there would be no change in price levels this state of mind would be conveyed to the loaning interests and there would be a more general revival of interests in construction projects.

The sale of a group of dwellings at West End avenue and 74th street to a building corporation which plans the erection of a 14-story apartment house was another indication of the attitude of builders. Of varying interests also during the week were sales of valuable down-town properties on Dey street, Union Square and 20th street. Two important banks added to their holdings on the Bowery and West 59th street to provide space for increased demands.

The leasing market continued strong in spite of the fact that this time of the year has rarely been conducive to any leasing activity, further strengthening the repeatedly expressed conviction that there really is no fixed leasing season in New York any longer but that people are leasing or ready to lease at all times.

### Bank Adds to Holdings.

Gotham National Bank has obtained, through purchase, the garage property at 303 West 59th street, abutting its present structure at 13 Columbus Circle. The property just acquired is Rutherford leasehold and consists of a four-story building, 30x100.5. It is understood that the property will be improved with a banking building which will provide much needed additional space. The bank now leases the upper portion of 1123 Broadway for its bookkeeping department.

### \$200,000 Dwelling Purchase.

Pease & Elliman have sold for Mrs. W. G. Goodridge the five-story English basement dwelling at 122 East 78th st, on a plot 26x102.2, between Park and Lexington avenues. It is one of the largest and finest residences east of Park avenue, and was occupied by Vincent Astor for three years after his marriage. For two seasons it has been tenanted by Joseph C. Baldwin. It was erected about eight years ago by Mrs. Goodridge. The property has been held at \$200,000. The new owner buys for occupancy. According to report, the house has purchased by Mrs. De Lancey Kountze, whose residence at 51 East 51st street was sold recently by Pease & Elliman.

### Operator Buys Lofts.

The old shopping district furnished a large transaction in the sale of 9 West 20th street. The property, which consists of a twelve-story fireproof commercial loft, on a plot 28.6x96, was sold by the Paris Realty Company to Frederick Brown, operator, subject to a mortgage of \$100,000. It is fully leased and yields a gross yearly rental of \$18,968. J. T. Saxe negotiated the sale.

### Bank Will Enlarge.

As the site for an L shaped extension to its present building the Dry Docks Savings Institution has purchased property surrounding its home at the southeast corner of the Bowery and 3d street. The purchase includes the loft property at 331 and 333 Bowery and the lot, 25x22, immediately in the rear of the bank and fronting on 3d street. On these properties, which meet each other at right angles, the bank will erect a one story annex to house its vaults and offices. Under the new plans the banking floor will occupy all of the present structure. Peter P. Cappel was the seller of the property. He purchased the site at 331 and 333 Bowery last week from Houston A. Thomas through the Douglas Robinson, Charles S. Brown Co.

### Activity in Insurance Section.

The Merchant Marine House, Inc., has sold and leased to insurance interests all of the four buildings at 47, 49, 51 and 53 Beaver street which it purchased on March 5 last from the estates of John G. McCullough and Frederick B. Jennings. It was reported at the time that the property was valued at \$550,000.

According to announcement, the buildings at 47 and 49 Beaver street have been purchased by the Importers and Exporters Insurance Company, which has awarded a contract for the

Brett & Goode Co., the brokers in the transaction, report that negotiations for the sale and construction of the new building have been pending for several months, and that this will be the second largest new building operation undertaken in this immediate vicinity since the Zoning Law took effect. The Circle Concrete Corp., Henry Mandel, pres., is the purchaser of the plot and will erect the new structure from plans by Warren & Wetmore, architects, who have been largely identified with the up-building of the Grand Central Terminal Zone. It is planned to make the main structure of the new building nine stories, with a set-back, or tower, of the same height superimposed on the main part of the building. Mr. Mandel has also been prominent in building operations in the district, having erected the Postal Life Building at 511 5th avenue, southeast corner of 43d street. The attorneys for the purchaser were Eisman, Lee, Corn & Lewine, and the seller was represented by Charles A. Straus. The total operation, including the cost of land and building, involves nearly \$1,000,000.

### New West End Apartments.

The Charmion Construction Company, Henry Mayer, president, has purchased the six dwellings at the northwest corner of West End avenue and 74th street, opposite the home of Charles M. Schwab, for improvement with a fourteen-story apartment house. The houses are at 301 to 311 West End avenue, three and four-story buildings, occupying a combined site fronting 123 feet on West End avenue and 100 feet on 74th street. Mark Rafalsky & Co. were the brokers. On the immediate corner is the former Smellie dwelling, which was purchased last January by Daniel B. Freedman. The adjoining house, at 303 West End avenue, is held by Anna W. Galegan; that at 305 stands in the name of the Mervyn Realty Company, W. E. D. Stokes, president. This house was reported sold to the Paterno Construction Company (Dr. C. V. Paterno), which acquired the three adjoining houses, at 307 to 311 West End avenue, three years ago with a view to erecting a tall apartment house. Mark Rafalsky & Co. were the brokers.

### Operator Buys on Dey Street.

The southeast corner of West and Dey streets, a three-story building on an irregular lot, fronting 30.2 feet on West street and 54.8 feet on Dey street, just west of the buildings occupied by The Globe, has been sold by the 122 West Street Corporation to the Broadway-John Street Corporation, Elias A. Cohen, president. Negotiations are reported well advanced for a resale of the property. This structure was originally designed for the main downtown office of the New York Edison Company, but before it was completed the Edison Company decided that it would be inadequate and sought larger quarters. Land and building are assessed at \$42,000. The property, which faces the terminal of the Delaware, Lackawanna & Western Railroad, was sold by Pease & Elliman, who are also drawing contracts for the resale.

The same brokers later reported the re-sale of the property to the King Chemical Company, now at 74 Front street. The buyer will occupy.

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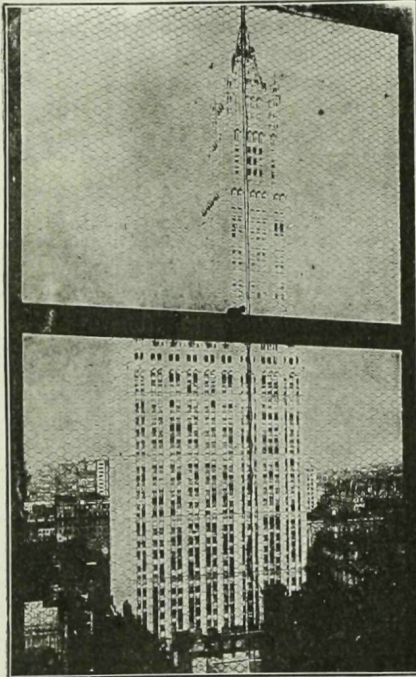
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immediate erection of an office building for its individual occupancy. This property has a frontage of 82 feet on Beaver street and depth of 100 feet. The insurance company expects to take possession of its new home before the end of the year. Its present location is at 17 South William street.

The buildings at 51 and 53 have been remodeled by the Merchant Marine House, Inc., and have been leased to various insurance in-treests. The tenants secured for 53 are the marine departments of the Continental Insurance Company, the American Eagle Fire Insurance Company, the Fidelity-Phenix Fire Insurance Company of Newark, N. J., the Firemen's Insurance Company of the same city, the Glens Falls Insurance Company and the Hanover Fire Insurance Company. The building at 53 will be occupied by the Washington Marine Insurance Company. All of the leasing transactions were negotiated through Robert E. Rainey. The Charles F. Noyes Company was associated in the resale of 47 and 49.

### Union Square Landmark Sold.

An old property, purchased in 1889 by John Downey, adjoining the Spingler Hotel, a landmark of the Union Square section, was purchased by Frederick Brown, from John I. Downey, trustee, in a cash transaction based on an asking price of \$250,000. The property involved is a five-story building with stores at 40 East 14th street, in an "L" to 125 University place, having a frontage of 26 feet on either street and a depth of 130 feet from 14th street and 62.5 feet from University place. The sale was negotiated by Byrne & Bowman and William C. Walker's Sons.

### Heights Corner Sold.

J. Scott sold for Henry Dryer to the Union Chemical Glassware Company the northwest corner of Broadway and 168th street, known as the Carrolton, a six-story elevator apartment house having seven apartments on a floor, with five stores, fronting 90 feet on Broadway and 150 feet on 168th street. The property held at \$350,000, is one of the most prominent corners on Washington Heights, facing the Plaza and opposite the grounds of the old American League New York Baseball Club, where Billy Sunday had his tabernacle. Shafts are to be sunk at once for two elevators on this side of the street to bring passengers up from the 168th street subway station.

### \$800,000 Brooklyn Project.

Four dwelling houses on Eighth avenue, Brooklyn, have been sold for the site of a twelve-story apartment to cost approximately \$800,000. The dwellings are 49 Eighth avenue, at the southeast corner of Berkeley place, owned by Dr. William Beckers; 45, adjoining, owned by Isaac R. Oeland; 43, owned by Otto E. Reimer, and 39, owned by Mrs. Anna E. Rubino. The entire plot to be improved measures 97 feet on Eighth avenue with a depth of 100 feet. The property has been obtained by Walter Kraslow, builder of Buckingham Court, at the corner of Ocean avenue and Beverly road.

### Buys Rockaway Show Place.

The estate of L. A. Salomon sold, through Lewis H. May, the property at Far Rockaway known as Salomon's Castle to Richard Chiarello, president of the National Steamship Lines, Ltd. Mr. Chiarello will occupy the premises, which consists of seventeen acres of land, with a frontage of 1,500 feet on Jamaica Bay, with garage, stables, greenhouses and other outbuildings, besides the "castle." The latter is a replica of a castle of mediaeval times and was erected at a cost of \$200,000. It is the show place of Far Rockaway, and the land was acquired thirty years ago by the late L. A. Salomon, who erected the "castle." The purchaser intends to improve the waterfront and build a dock to furnish a direct landing for his steam yacht.

### Manhattan.

#### South of 59th Street.

BLEECKER ST.—J. Irving Walsh sold for Elizabeth Stillmand 301 Bleecker st to Raphael Tassi, who will erect a garage.

FRONT ST.—Charles F. Noyes Co. sold for the estate of Floyd H. Crane to Edwin H. Peck 66 Front st, a 5-sty loft building, covering lot 20x85. The building is leased to Dumarest Brothers. Mr. Peck has bought many properties in the Front st and Old Slip section.

FRONT ST.—Cammann, Voorhees & Floyd sold to the Markham Realty Corporation 55 Front st, corner of Cuylers Alley, a 5-sty building on lot 20x85. This is the first sale of the property since 1823. The Markham Realty Corporation purchased in this section 44, 46, 48, 52, 54, 55, 71, 73 and 84 Front st, five of which buildings they have resold.

GREENE ST.—L. Tannenbaum, Strauss & Co. sold 162-4 Greene st for the estate of Emanuel Mandel and 166-8 Greene st for the estate of Leon Mandel. These properties comprise three buildings, on a plot 100x100. In 1885 Leon Tannenbaum sold this property to the late Leon Mandel, of Chicago, who, with his brother, in

1888 built these buildings. It is understood that the purchaser is Frederick P. Hammond.

WEST HOUSTON ST.—Marcus B. Tiddy sold the 3-sty building, 21.8x75, at 76 West Houston st, near Broadway.

11TH ST.—The Home for Destitute Girls has sold through Pease & Elliman its property at 23 East 11th st, a 4-sty dwelling, on a plot 26.7x103.3, valued at \$30,000. The buyer will occupy as his residence.

12TH ST.—J. Irving Walsh sold for estate of Elizabeth Hunt, E. H. Herzog, executor, the 4-sty building, 30x25, at 275 West 12th st.

20TH ST.—Frederick Brown bought from the Paris Realty Co., Inc., the 12-sty store and loft building at 9 West 20th st, on a plot 28.6x96, between 5th and 6th avs. Julius T. Saxe was the broker. There is a first mortgage on the property of \$100,000.

46TH ST.—Mrs. Sackett M. Barclay sold the 4-sty residence, 25x100, at 37 West 46th st. The property was held at \$90,000.

54TH ST.—Anson D. McCook has sold his residence at 33 West 44th st in the Rockefeller block to a client of Douglas L. Elliman, who it is understood will occupy. The property, a 4-sty structure, 20x100, is just east of the Rockefeller holdings and residences, and was valued at \$75,000.

BOWERY.—Douglas Robinson, Charles S. Brown Co. sold for Houston A. Thomas to Peter P. Cappel, tenant, the 5-sty building, 50x114, at 331 and 333 Bowery, held in the selling family for seventy-five years.

BROADWAY.—Norman S. Riesenfeld purchased from the Seaman's Bank for Savings the 5-sty basement and subbasement building at 369 Broadway, running through from Broadway to Franklin pl. The structure covers a plot 25x150 and adjoins the northwest corner of Broadway and Franklin st. The assessed value of the property was \$112,000.

2D AV.—John R. Davidson sold for James Baird the 4-sty apartment house, with stores, at the southeast corner of 57th st and 2d av, on lot 50x50, held at \$40,000. The buyer is an investor.

2D AV.—Henry Hof sold for Herzog & Levy the 6-sty apartment house at 732 to 736 2d av, size 50x100, containing two stores, to I. Siegel, at a price close to \$65,000.

2D AV.—Herman Weisner represented by Abraham J. Halprin, has purchased from Samuel Fein 141 and 143 2d av, southwest corner of 9th st, a 6-sty flat, on plot 46.8x74.10. The property, which was sold for cash, was held at \$125,000.

### North of 59th Street.

61ST ST.—Richard Carvel bought from the Metropolitan Bank the three 5-sty tenements at 215 to 249 West 61st st, on plot 75x100 ft, and will erect a 2-sty garage.

61ST ST.—The Houghton Co. sold the 4-sty dwelling 40 West 61st st, on a lot 18.6x100.5, to the tenant, Dr. Christian G. Rohrer.

61ST ST.—Mrs. Anna Williams sold 249 East 61st st, a 3-sty dwelling, 16.8x100.5.

68TH ST.—Payson McL. Merrill Co. sold for the estate of Xantha S. Bartlett the 4-sty dwelling at 22 East 68th st, on a lot 18x100.5, between 5th and Madison avs, to a client for occupancy.

68TH ST.—Joseph F. Seitz sold for Mrs. S. Greenbaum 248 East 68th st, a 3-sty dwelling, 16.8x100.

70TH ST.—The Douglas Robinson, Charles S. Brown Co. sold the dwelling at 18 East 17th st for Charles G. Curtis to Marie K. Prentiss.

71ST ST.—The old Delaware Club of the Tammany Hall organization at 222 East 71st st, presided over for many years by Bart. F. Dunn, has been sold for the estate of Samuel I. Hunt to Charles Jillek through David D. Weinberger & Co. and Ernest N. Adler. It is a 4-sty building 20x100, valued at \$12,000.

73D ST.—The Connolly estate is reported to have sold the 3-sty dwelling, 10x100, at 130 East 73d st.

75TH ST.—Benson Realty Co. purchased in a cash deal from a client of A. Blumenthal 208 and 210 East 75th st, two 5-sty apartment houses, 40x100.

77TH ST.—L. J. Phillips & Co. sold for the estate of Martha P. Dodd to a client for occupancy 333 West 77th st, a 5-sty American basement, 20x102.2. This is the third time L. J. Phillips & Co. have been the brokers in the sale of the above house.

78TH ST.—Frederick Zittel & Sons sold for J. W. Schiffer 230 West 78th st, a 3-sty dwelling, on lot 16.8x102.2.

78TH ST.—Thomas Hayes bought the two 3-sty dwellings at 154 and 156 East 78th st from Benjamin Welles and others. The properties are to be altered into a large American basement structure for the occupancy of the purchaser. They cover a plot 39x100.

78TH ST.—Pease & Elliman sold for Horace M. Kilborn to a client for occupancy the 5-sty dwelling at 316 West 78th st.

79TH ST.—Frederick Brown resold the former residence of Dr. George W. Richardson at 138

East 79th st, which he bought recently, to a client of Pease & Elliman. It is a 4-sty dwelling, 18x102.2, valued at \$45,000.

82D ST.—Douglas L. Elliman & Co. sold for Mrs. Moe Levey her residence at 54 East 82d st, adjoining the corner of Park av, a 5-sty American basement dwelling, on a lot 17x100, to Mrs. Ida B. Dudley for occupancy. The property was held at \$50,000.

83D ST.—Edward J. Hogan sold for the Broadway-Park Place Co. the 3-sty private garage at 121 East 83d st to a client of Slawson & Hobbs.

85TH ST.—Slawson & Hobbs sold for Albert Haustetter 320 West 85th st, 4-sty dwelling, 16.8x102.2, to a client for occupancy.

90TH ST.—Capt. N. Taylor Phillips, U. S. Army, sold to Anna T. Covell and Carrie L. Covell the 4-sty dwelling, 21x100, at 16 West 90th st, held at \$30,000.

92D ST.—Mrs. Belmont Tiffany bought the 3-sty dwelling, 20x100, at 67 East 92d st, held at \$30,000, through Pease & Elliman, from W. L. Rogers, represented by Douglas L. Elliman & Co.

93D ST.—The Union Chemical Glassware Co. has purchased from Mrs. Annette Kosofsky the 5-sty flat, on a plot 37.6x100, at 64 West 93d st. John Helfer was the broker.

93D ST.—The Union Chemical Glassware Co. has resold 64 West 93th st, a 5-sty double flat, 37.6x100, to Dr. Isaac Hill and Frederick Sayres, who own the adjoining similar property at 62, and now have a plot 75x100. The buyers will alter the house into small suites.

96TH ST.—The Metropolitan Holding Corp., William Prager, pres., purchased from Julia J. Hirsch 153 East 96th st, a 5-sty apartment house, 18x100.11, near the 96th st station of the Lexington av subway. William H. Caldwell was the broker.

96TH ST.—Joseph Shenk has purchased through Edward Herman, from the Sause Realty Co. 324 and 328 West 96th st, two 6-sty apartment houses on a plot 84x100, arranged for forty-eight families, renting for \$22,000, and held at \$200,000; also from a Mr. Joachim a 6-sty apartment house, on a plot 52x100, at 93 to 97 Hamilton pl, renting for \$15,000, and held at \$110,000. D. Harris was the broker.

99TH ST.—Harry J. Schum and Freidus & Co. have sold for Millie Rosenberg 10 West 99th st, a 5-sty triple flat, on plot 25x100.11 ft.

112TH ST.—James H. Cruikshank resold to Hyman Bornstin the vacant lot at 51 East 112th st, size 25x100, and assessed at \$10,000.

114TH ST.—James H. Cruikshank resold to a client of David Lion the 3-sty dwelling at 66 West 114th st, on lot 17.4x100.

120TH ST.—Ralph Russo sold for Herman H. Moritz to G. Ligday for occupancy the 3-sty dwelling at 310 East 120th st, 18x100.

120TH ST.—Lowenfeld & Prager sold to Hannah Youncker, tenant, 319 East 120th st, a 3-sty dwelling, 20.6x100.

122D ST.—The Merit Realty Co., Marcus L. Osk, pres., sold a 3-sty dwelling 18.9x100, at 123 West 122d st, to D. Backerman, tenant.

126TH ST.—Porter & Co. have sold for Matilda C. Teter to Elizabeth Fitzgerald, the 4-sty dwelling at 149 West 126th st.

127TH ST.—John H. Pierce sold for William L. O'Connor to George E. Anderson the 3-sty dwelling, 17x100, at 222 West 127th st.

128TH ST.—Frederick Brown resold to the Unique Operating Corp. 60 West 128th st, a 6-sty apartment, 37.6x100, held at \$60,000. William H. Russell and Errol Guy were the brokers.

129TH ST.—The R. S. Morgan Realty Co. sold for Emil H. Herb to a Mr. Alexander for investment the 5-sty triple flat at 163 West 129th st, 25x100.

129TH ST.—Edward Lowenthal sold the 5-sty apartment, 25x100, at 132 West 129th st.

130TH ST.—John H. Pierce, with A. D. Thompson & Co., sold for John J. Leonard to Clara A. Maura 228 West 130th st, a 3-sty house, 16.8x100.

132D ST.—Shaw & Co. sold for James D. Patterson 59 East 132d st, a 3-sty dwelling, 20x100, to the Lawmor Realty Co.

132D ST.—Mrs. Freida Neff sold to the Frame Realty Co., I. Rosenstock, pres., a 5-sty flat, 20x100, at 3 East 132d st.

134TH ST.—Greenfeld & Saffir sold for Frederick Brown to a client for investment the 5-sty tenement house, on lot 25x100, at 51 East 134th st, held at \$16,000.

136TH ST.—John H. Pierce sold for the Reyvan Realty Co. to Eva B. Smith the 3-sty residence, 16.8x100, at 246 West 136th st.

136TH ST.—Shaw & Co. sold for the Lawmor Realty Co. 254 West 135th st, a 3-sty dwelling, 16.16x100, to an investor.

138TH ST.—B. W. Smith has sold for Mary Schindel to Mary Reid the 3-sty dwelling at 313 West 138th st, on a lot 17.6x99.11.

141ST ST.—Denwood Realty Company, B. Benenson, pres., resold to the Moton Realty Co., represented by J. Douglas Welmore, attorney, Diva Court, at 103 to 109 West 141st st, a 6-sty

elevator apartment 100x100. The premises show a rental of about \$25,000. J. Anthony Minott was the broker.

142D ST.—Silverleaf Realty Co. bought through Clarence E. Hutchinson from George W. Fisher 237 and 239 West 142d st, a 5-sty flat, 50x100.

147TH ST.—Frederick Brown purchased from the Wompatuck Realty Co., the Buckingham Palace, a 6-sty elevator apartment house, on plot 100x100, at 547 to 553 West 147th st, near Broadway. It contains thirty apartments, renting for \$25,000 per annum, and was held at \$225,000. Pease & Elliman were the brokers.

149TH ST.—James H. Cruikshank resold the 6-sty apartment house, 27x100, at 561 West 149th st, northeast corner of Broadway, purchased last week from Charles Wynne. Both sales were negotiated by Harry Sugarman.

156TH ST.—Mitchell A. C. Levey bought from the A. Z. Realty Corp., Maxwell Barnes, pres., through Voorhees & Lapp, the three 5-sty apartments, each on plot 50x99.11, at 512 to 522 West 156th st, held at \$185,000.

166TH ST.—Freidus & Co. sold for Albert Hyman & Isaac Evenson 457 and 459 West 166th st, a 5-sty apartment house, on plot 50x76.6, to a client of Harry J. Schum.

173D ST.—M. Nasanowitz & Son sold for a client to a Mrs. Bleecker the 3 family house at 523 West 173d st, 19x100.

176TH ST.—E. Sharum purchased from the

Classic Realty Co., M. I. Strunsky, pres., 502 West 176th st, a 5-sty apartment, 44x100, through Charles E. Moore and H. A. Raymond.

204TH ST.—Frederick Brown resold through Louis Block to the Weiss-Lemlein Holding Corp. 436 West 204th st, near 10th av, a 5-sty apartment house, 50x100, held at \$70,000. The buyers gave in exchange 369 Manhattan av, a 3-sty dwelling, 20x50.

AMSTERDAM AV.—The Society for the Relief of the Destitute Blind, now located in The Bronx, has sold its old home on plot 100x125.11, at the southwest corner of Amsterdam av and 104th st, and the adjoining two 5-story flats 50x100; at 208 and 210 West 104th st to Harris and Albert Sokolski. The purchasers intend to erect an apartment with ten stores, to cover the entire plot.

AMSTERDAM AV.—Irving Judis has bought and settlement house for colored people, St. Michael's Protestant Episcopal Church, at Amsterdam av and 99th st, has bought the property at 19 West 99th st, a 3-sty dwelling on a lot 25x100, near Central Park West. The church will begin construction work at an early date.

BROADWAY.—The estate of Herman Fichter sold the Hudson View, a 6-sty elevator apartment, erected on plot 100x125, at the southeast corner of Broadway and 148th st, about fifteen years ago by the late Mr. Fichter. The property contains thirty-two apartments and seven stores, and was purchased by Max N. Natanson through William S. Baker.

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CENTRAL PARK WEST.—J. Irving Walsh sold for the estate of H. J. Brooks the 4-sty dwelling, 22x100, at 247 Central Park West to W. G. Beatty for occupancy. It was held at \$40,000.

CONVENT AV.—Daniel H. Jackson sold to the Paradise Holding Co. 102-4 Convent av, a 5-sty new law apartment, 72x100, renting for \$15,000 and held at \$110,000.

FORT WASHINGTON AV.—Exeter Realty Co., M. & L. Schlechter and W. M. Golden, directors, sold the Fairfield, a 6-sty elevator apartment, 102.3x120x141.7, at the southwest corner of Fort Washington av and 163d st, held at \$300,000.

HAMILTON TERRACE.—Through W. J. Houston & Son, Frederick Brown sold to the Dormand Realty, Simon Myers, pres., the 4-sty American basement dwelling, 185x80, at 29 Hamilton Terrace, near 142d st.

HAMILTON TERRACE.—The Morgenstern Brothers Syndicate has resold to an investing client of Henry I. Cooper and Michael Cohen, Richill and Hamilton Courts, two 6-sty elevator apartment houses on a plot 276x96, at 53 to 75 Hamilton Terrace. The buildings were held at \$500,000 and rent for about \$75,000.

LENOX AV.—J. L. VanSant has sold to the Carol L. Cox Book Co. 245 Lenox av, a 4-sty dwelling, on a lot 19x80. The buyer, after making alterations, will occupy the premises for their business. George W. Brettell was the broker.

LENOX AV.—Frederick Brown bought from Meyer A. Bernheimer the Stratford, a 6-sty elevator apartment house at 101 West 115th st, northwest corner of Lenox av, on a plot 100.11x100. Louis Steinfeld was the broker in the deal. The structure rents for about \$42,000 per annum. The property has been held at \$325,000.

LEXINGTON AV.—George W. Brettell sold for Caroline Phraner the 3-sty house at 1984 Lexington av, 168x61, to James L. Van Sant for business purposes.

MADISON AV.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Theresa M. Felbel, to a client for occupancy the 4-sty dwelling, 967 Madison av, on lot 16x81.

MADISON AV.—Lowenfeld & Prager sold to William Steinberg 1392 Madison av, a 6-sty new law apartment house with stores, 50x81.

MADISON AV.—Edward C. Parish bought from J. L. Van Sant the 4-sty dwelling, 33x71, at 1042 Madison av, held at \$70,000. Duff & Conger were the brokers.

ST. NICHOLAS AV.—Irving Judis has bought the Palmerston, a 6-sty elevator apartment house, 100x100, at the northwest corner of 184th st and St. Nicholas av, held at \$225,000. J. C. Hought & Co. were the brokers.

WEST END AV.—M. H. Tropauer sold the 5-sty dwelling, 25x56, at the southeast corner of 93d street and West End av, to a client for investment. The property was held at \$50,000.

### Bronx.

BECK ST.—Frederick Brown re-sold to Elias Brown 901 Beck st, a 5-sty apartment house, 36x100, taking in part payment the two 3-sty dwellings at 231 and 237 Hoyt st, Brooklyn, near Baltic st, each on a lot 20x60 and held for a total of \$42,000. Louis Block was the broker.

ELSMERE PL.—Daniel H. Jackson sold to a client of Philip D. Shapiro 854 Elsmere pl, near Marmion av, a 5-sty apartment, 40x100, held at \$45,000.

HARLEM RIVER TERRACE.—B. H. Weisker sold for John E. Eustis to A. L. Guidone for improvement the plot, 100x100, on the east side of Harlem River Terrace, 193 ft south of Fordham rd.

HOME ST.—Daniel H. Jackson sold to Feinberg & Bernstein the southwest corner of Home st and Hoe av, a 5-sty new law apartment, 42x100.

IRVINE ST.—Samuel Cowen sold 890 Irvine st, a 2-fam. brick house, 25x100.

TIFFANY ST.—Isaac Lowenfeld Realty Corp. sold to Miriam Finkelstein, 948 Tiffany st, a 5-sty apartment, 74x106, adjoining the corner of 163d st, held at \$65,000, through Jacob Penning.

142D ST.—Harry Sugarman sold for the H. J. and M. I. Realty Corp., Meyer Isear, pres., to an investor 692 East 142d st, corner of Powers av, a 6-sty new law apartment house, on a plot 50x100, held at \$60,000.

158TH ST.—Eugene J. Busher resold for Christopher Steincamp 309 and 311 East 158th st to James L. Van Sant.

165TH ST.—The Benenson Realty Co bought from a client of Kentrowitz & Esberg, attorneys, 232 East 165th st, a 5-sty new law apartment house, 45x85.

175TH ST.—David L. Woodall, Jr., sold for James F. Donohue the 2-sty dwelling, 50x100, on the north side of 175th st about 200 ft west of Park av.

186TH ST.—The Houghton Co. sold 458 East 186th st to Charles Levy, a 4-sty double apartment, on plot 20x100.

193D ST.—Louis Schrag sold for Baldwin C. Hyass the 3-sty brick dwelling 55 East 193d st, facing St. James Park, to a client.

242D ST.—William Peters & Co. sold the two 3-sty frame buildings at 401-403 East 242d st, Woodlawn Heights.

ANTHONY AV.—Cahn & Pittman sold to Charles Zinck the 2 family frame dwelling, 25x100, at 2059 Anthony av.

BATHGATE AV.—Heller & Sussman sold 1750 and 1752 Bathgate av, an apartment house, 41.6x110, to an investor.

BATHGATE AV.—Eugene J. Busher sold for the estate of Johanna Gunther 1991 Bathgate av, a 5-sty apartment, 37.6x95.

BELMONT AV.—The Hudwill Corp., Hudson P. Rose, pres., has bought the dwellings at 2465 Belmont av, and 465 East 185th st.

BRIGGS AV.—Morris Sax has sold for Miltner Brothers, Inc., the 5-sty new law apartment house at 2821 Briggs av, corner of 197th st, on a plot 75x90, to Herminie Debrowsky for investment. It was an all-cash transaction.

BRYANT AV.—Nicholas Lopard has sold for William Heisterberger the 3-sty dwelling on a lot 35x100, at 1502 Bryant av, near 172d st, to Simon Kendel.

BRYANT AV.—Nicholas Lopard has resold for Mrs. Catherine Boegler the 4-sty flat on a lot 25x100, at 1441 Bryant av, near Jennings st, to Samuel Amdur.

BRYANT AV.—A. D. Rockwell Jr. sold for a client of F. B. Sanford, to Charles F. Arrieri, two 2-fam. houses at 1484-1486 Bryant av.

CRESTON AV.—Hyman Berman has bought from a client of Samuel H. Golding, attorney, the southeast corner of Creston av and 184th st, a plot fronting 96 ft on the avenue and 120 ft on the street. Mr. Berman plans to start work on the erection of a 5-sty apartment house to be ready for fall occupancy. It will contain suites of three, four and five rooms.

CROTONA PARK SOUTH.—S. Rosen sold for Caroline Damm, 634 to 628 Crotona Park South, two 5-sty apartment houses, 82x115.

CRUGER AV.—The Manhattan & Bronx Co., through Arthur J. Sessa, treasurer, bought the 2-fam. house, lot 25x90, at 1731 Cruger av, Van Nest, through E. C. Ketcham.

EASTERN BLVD.—L. Covert sold for George Cobb a plot on the Eastern boulevard, opposite the Westchester Coultry Club, to L. A. Andrews, who will improve the property.

EDGEWATER RD.—Daniel H. Jackson purchased from Nathan Socol through Benjamin Nauhelm 1487 Edgewater rd, near Longfellow av, a 2-sty dwelling, 25x100.

FINDLAY AV., ETC.—Harry H. Cohen sold for the Sunshine Realty Co. the northwest corner of Findlay av and 166th st, a 5-sty apartment house, on a plot 34x100; also sold for a client of Arthur Bell 2114 Clinton av, a 5-sty apartment, on a plot 43x97.5, to Richard Hahn in a cash deal; also for a client of Samuel Sternberg the 5-sty double flat, on a plot 40x100, on the west side of Faile st, about 50 ft south of Lafayette st; also for a client of I. D. Shapiro the southwest corner of Oakland pl and Prospect av, a 5-sty flat on a lot 25x100.

FOREST AV.—Ella C. Christie sold to a client of Williamson & Bryan the 2-sty house at 780 Forest av.

GRAND AV.—The Dayton Building Co., Harris & Ely Maran, has bought from the Ames Building Co. the plot, 63x126, on the west side of Grand av, 150 ft south of Fordham rd, extending back to the aqueduct. McLernon Bros. were the brokers.

GRAND BOULEVARD.—William C. Oesting has resold the two 5-sty apartment houses at 2850 to 2856 Grand Concourse and Boulevard, northeast corner of 198th st, returning a yearly rental of \$19,000. The buildings cover a plot 146x98.5 and were held at \$160,000.

INTERVALE AV.—The Crausman Realty Co., Bearnard Crausman, pres., bought from the Epps Holding Co. two 5-sty 20-fam. apartment houses at 1353 and 1357 Intervale av, 85x110, near Freeman st. The property was held at \$100,000. Morris Sax was the broker.

MONROE AV.—Williamson & Bryan sold for a client the 4-sty flat, 25x95, at 1660 Monroe av.

PLIMPTON AV., ETC.—Harry T. F. Johnson sold for a client to Mrs. Hannah Rubin 1345 Plimpton av, a 6-sty apartment house, on plot 50x100, and has resold the house for Mrs. Rubin to Mrs. Anna Jones. The same broker sold for Mrs. Jones the three private houses at 2648 to 2652 Bainbridge av, each on lot 25x80; also for the same owner 2646 Bainbridge av, northeast corner of 194th st, a frame dwelling, and a vacant plot, making a combined site 53x80. This later property has been resold by Mr. Johnson in conjunction with McLernon Bros. to Christian H. Young.

ROSEDALE AV.—Baron William Waldorf Astor sold through John A. Steinmetz a 12 ft strip at the rear of lots fronting on the westerly side of Rosedale av, between East 177th st and Bronx River av. In December, 1917, the same broker sold for Baron Astor a strip 42 ft in width to the same buyer, who acquired the interior land to give his lots a standard depth.

**SHERMAN AV.**—The Benenson Realty Co. has purchased from the Grand Concourse Investing Co. a plot 94x143x irregular, at the northwest corner of Sherman av and 167th st, and a plot 75x100 on the east side of Sheridan av, 112 ft south of 167th st.

**VYSE AV.**—Charles Gelfrech sold to Samuel Josephson 1541 Vyse av through Frederick E. Yung and A. Karp.

**WALTON AV.**—Cahn & Pittman purchased from Newell Bent a 3-sty dwelling, 19.8x96, at 2403 Walton av, near Fordham rd, and 2407 Walton av from Elizabeth K. Upham, a 3-sty dwelling, 19.8x96, near Fordham rd. Theodore S. Tenny was the broker.

**WALTON AV.**—Arthur D. Phelps and Charles J. Brady sold a 5-sty apartment house, 50x100; at 1926 Walton av, near Tremont av, to the Concourse Estates Corp., Ely Maran pres.

**WASHINGTON AV.**—Irving I. Levine and Ely Maran bought 1830 and 1832 Washington av, a 6-sty apartment house with stores, 46x109.

**WILKENS AV.**—Isaac Weil sold the two 5-sty apartments with stores, 50x100, held at \$125,000, at 1451 and 1557 Wilkens av, through J. & L. Ostroff.

**3D AV.**—Frederick Brown sold the 5-sty flat, 25x87, at 3909 3d av, near 172d st, to Joseph Katz.

### Brooklyn.

**BERGEN ST.**—Charles Partridge sold for Hortense G. Gardner the property at 964 Bergen st to Mrs. Annie Monahan.

**HANCOCK ST.**—Clinton Trading Corporation sold to Adrian J. Dorz the 2-fam. frame dwelling at 1180 Hancock st, on a lot 24x100. E. K. Ramee was the broker in the transaction.

**HICKS ST.**—Howard C. Pyle & Co. sold 105 Hicks st, a 3-sty residence, for Miss C. Van Orden. The purchaser plans extensive alterations and improvements to alter it for three families. The property adjoins the Hotel St. George.

**MONROE PL.**—The 4-sty dwelling at 27 Monroe pl, on lot 25x100, has been sold by Burling & Swan for Hubert Dunning and Mabel Dunning Winfield to J. Sarsfield Kennedy for the Jackbert Realty Co.

**1ST ST.**—John Pullman Real Estate Co. sold 322 1st st, a 2-sty house, for Herbert K. Gribbin to Mrs. Elizabeth Shea.

**24TH ST, ETC.**—Bulkley & Horton Co. sold 277, 279 and 281 24th st, 2-sty dwellings, for the estate of James Ochterloney; and for the Rudkin estate, 125 Gates av, a 3-sty dwelling.

**39TH ST.**—Duross Company sold in conjunction with John F. Burke for Clifford Van Schurman to Dr. George W. Averell the northeast corner of 39th st and 4th av, plot 70x100, with old buildings. The buyer is having plans prepared for a store and apartment house to cover the plot.

**46TH ST.**—Burling and Swan, Inc., sold for Robert A. Wright the 2-sty frame house at 1615 46th st to a client for occupancy.

**50TH ST, ETC.**—Frank A. Seaver & Co. sold dwellings at 244 50th st for Mary Lipari; at 90 73d st for Sargent & Co., and at 466 74th st for B. H. Wood.

**51ST ST.**—I. Salzberg sold for H. Kirchbaum to 1-fam. house at 1449 51st st.

**60TH ST, ETC.**—Tutino & Cerny report the following sales: for Louis Rubin to Mrs. Ida Mendel 6-fam. apartment 714 60th st; for Mrs. J. C. Murphy 3-sty dwelling 4611 4 av; for Jos. Surdakowsky 3-sty dwelling 564 52d st.

**60TH ST, ETC.**—Meister Builders have sold 905 60th st, a 2-fam. dwelling; also 1972 79th st, a 3-sty house; 923 60th st, a 2-fam. house, and 1659 84th st, a 1-fam. dwelling.

**62D ST, ETC.**—Realty Trust sold for the Artee Realty Corporation the dwelling with grounds 2062 62d st, Mapleton Park, to Lucy Sims, of the Borough of Manhattan; for her occupancy; also sold for Aleo Building Co. the 1-fam. semi-detached brick dwellings 2069 and 2071 65th st to Joseph Dweck and Eli Hadd, both of the Borough of Manhattan, for their occupancy.

**63D ST, ETC.**—Realty Trust sold for the Aleo Building Co. a row of ten 1-fam. brick dwellings on the south side of 63d st east of 19th av, Mapleton Park, to Joseph Clubok; also similar houses at 2049 65th st and 2135 68th st, to Julius C. Bloom and Louis Kley, present tenants.

**75TH ST.**—Charles E. Rickerson sold for a client to Vita Mortillaro the 2-sty dwelling at 1521 75th st.

**77TH ST.**—Frank H. Malone as brokers, sold the 1-fam. dwelling 336 77th st, for C. Miller to a purchaser for occupancy.

**80TH ST, ETC.**—Walter S. Ross and Charles C. Gretsinger sold the plot, 80x100, on the north side of 80th st, 460 ft. east of 3d av, for Caroline Keller to a builder; also plot, 40x109 ft., on the north side of 80th st, 420 ft. east of 3d av, for Thomas Burns to a builder; 555 68th st, 1-fam. house, for Clara M. Keckeissen to a client for occupancy; ten lots on the south side of 80th st, 100 ft. east of 7th av, to a builder for improvement; 653 68th st, 1-fam. house, with

garage, for Violet A. Sims; 456 80th st, 1-fam. detached cottage, for James Bennett to a client; 6950 3d av, business building, for Floyd A. Guernsey to a client for investment; and 651 68th st, 1-fam. house, with garage, for M. Wright.

**83D ST, ETC.**—Meister Builders, Inc., sold to a client for occupancy the 1-fam. brick house 1676 83d st, and also a 2-fam. brick house 909 60th st to a client for occupancy.

**EAST 7TH ST.**—Samuel Galitzka sold for the Kensington Homes Corp. to a client for occupancy the new 2-sty house with garage, on a plot 40x120 on the east side of East 7th st, 300 ft north of Av J. This house was sold from the plans and will be ready for occupancy

**SOUTH 9TH ST.**—Baffa & Dixon have completed the sale for the following properties: 106 South 9th st, a 3-sty brick house, lot 25x100, for the Baker Estate, Inc., to a purchaser who intends to make alterations; 172 Rodney st, a 3-sty dwelling, for Mrs. A. McCollaugh; 34-36 Broadway, 2-sty buildings, on a plot 43x100, for the Realty Associates to Mandel Levin, salt the Realty Associates to the premises after alterations for his business; and resold 228 Rodney st, a 3-sty dwelling, for Aaron Segal to William Silverberg, who will occupy.

**ALABAMA AV.**—Harry M. Lewis sold for Union Dime Savings Bank of New York City the vacant plot 89.3x158.1 at the southwest corner of Alabama and Atlantic avs, to the

Rosevale Realty Co. Plans have been filed by the purchaser for the erection of a 1-sty garage to cover the entire plot, work on which will be started at once.

**ARGYLE RD.**—Berkshire Realty Co. sold 52-58 Argyle rd, two 10-fam. houses, on plot 106x100, held at \$110,000.

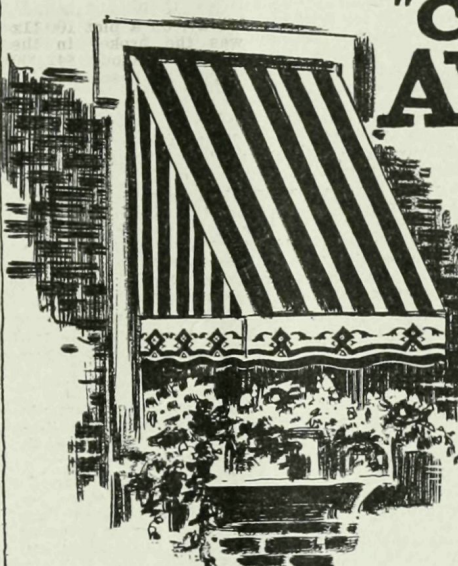
**BEDFORD AV.**—McInerney-Klinck Realty Co. has sold the 3-sty apartment house at 2586 Bedford av, on lot 22x100, for Mildred Lieberman to a client for investment.

**FOSTER AV, ETC.**—Meister Builders sold to Smith & Sons, builders, the plot 100x100, at 711 Foster av; also purchased from the G. M. Realty Co. the five 3-sty houses at 183-189 8th st, 100x100.

**FORT HAMILTON AV.**—Frank A. Seaver & Co. sold the 3-sty store building on the southwest corner of Fort Hamilton av and 94th st and six 2-fam. houses adjoining on Fort Hamilton av for Ethel Paff to an investor.

**FRANKLIN AV.**—Charles Partridge sold for John Clark to a client, who will occupy one of the apartments, the 3-sty apartment house at 729 Franklin av.

**GATES AV, ETC.**—Realty Associates sold dwellings at 439 Gates av to Bertha L. Coles, through S. F. Edmead; at 818-822 Bedford av to Michael De Biasi; at 111 Sanford st to L. Rinaldi, through D. Santillo; also the plot, 40x100, on the south side of 46th st, 200 ft. east of 2d av, South Brooklyn, to Germania Importing



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Co. for an extension to its factory. The broker was Herbert R. Ludd.

**HOWARD AV.**—Charles Buermann & Co. sold for J. Segat & Co. 485 Howard av, a 4-sty tenement, to Mrs. E. Lamm.

**LAFAYETTE AV.**—Burling and Swan, Inc., sold the frame dwelling at 737 Lafayette av, on a plot 25x100, to a client who will alter for occupancy.

**NARROWS AV, ETC.**—Frank A. Seaver & Co. sold the following plots: Northwest corner of Narrows av and 79th st, 241x213, for S. Barrows; 100x100, on the north side of 88th st, 150 ft east of Colonial rd, for W. Hassell; 200x100, on the north side of 91st st, 175 ft west of 3d av, for E. Alleman; 100x100, on the northwest corner of 15th av and 59th st, for Blackman & Cooper; 75x120, on the north side of Marine

**RIDGEWOOD AV., ETC.**—Walter S. Beaver sold the 4-sty basement brick factory, 50x150, owned and occupied by the Wagner Comb Mfg. Co., at Ridgewood and Buchman avs. The new owners will take possession of the factory in about two months; also sold the southeast corner of North 13th street and Wythe av, 100x100, upon which is a factory which will be occupied by the Ferro Products Co.; also a 2-sty dwelling, 155 Diamond st, for a client to Francis Eichele for occupancy; a 1-fam. dwelling, 542 Guion av, Richmond Hill, for Emma K. Eissing to Rengaw Realty Co.; a 3-sty dwelling, 186 Kent st, for Annie McCauley to Anna Quinn, for investment; a 2-sty dwelling, 61 Hausman st, for George E. Carroll to Cornelia Herring for investment; 24 lots on the block bounded by Frost st, Withers st, De Bevoise and Morgan avs, for the Bouillon Realty Co., to the Fibre Dyeing & Cleaning Co., which is to erect a factory containing about 50,000 sq. ft. for a dyeing and cleaning establishment; lot on the northwest corner of Devos st and Morgan av, containing about 27,000 sq. ft. for the Conselyea Estates to a client who will improve the property with a modern building for the manufacturing of candy.

**10TH AV, ETC.**—Realty Trust sold for the Artee Realty Corp., the 1-fam dwelling, 8003 10th av, to S. Dattner, who now occupies the premises; also sold for Alco Building Co. the 1-fam semi-detached brick dwelling, 2153 66th st, Mapleton Park, to Alexander K. Moses, for occupancy.

**13TH AV.**—I. Salzberg sold for the B. F. B. Realty Co. to the L. A. O. Realty Co. the Borough Park clubhouse, occupying the entire block front on 13th av, from 50th to 51st sts, on a plot 200x140.

**13TH AV.**—B. J. Sforza sold for Domenico Cosenza to a client for investment the 3-sty tenement, with stores, on lot 20x80, at the southeast corner of 13th av and 60th st.

**14TH AV, ETC.**—Realty Trust sold for the Artee Realty Corporation the 3-sty store and apartment house, 4115 14th av, Borough Park, to the Frank Building Co., for investment; also sold for Alco Building Co. the 1-fam semi-detached brick dwelling, 2029 65th st, Mapleton Park, to Bessie Fruitman, for occupancy.

**15TH AV.**—Clinton Trading Corporation sold to Rosa Cerami the 1-fam. dwelling at 8736 15th av, on a lot 20x96.8. Frank Bambara was the broker in the transaction.

### RECENT LEASES.

#### \$250,000 Exchange Buffet Lease.

The Charles F. Noyes Co. leased for twenty-one years from July 1, 1920, to the Exchange Buffet Corp. for the 476 Broadway Corp., Frank J. Heaney, pres., the store and basement of the 11-story building, recently purchased by Mr. Heaney at an aggregate rental of over \$250,000. Extensive improvements will be made by the Exchange Buffet Corp., and the basement occupied by one of their restaurants. About \$60,000 will be spent on the changes. Negotiations are pending through the Noyes Co. for a sub-lease of the ground floor for the leasing tenant. This is the second large lease negotiated with the Exchange Buffet Corp. through the Charles F. Noyes Co. in this same neighborhood during the past few months, the other lease being that of the store and basement at 412 Broadway.

#### Closing Big Construction Deal.

Negotiations are pending for the lease of the site, 60x100, at the southwest corner of Madison avenue and 46th street, owned by Henry Phipps, to a prominent corporation, which plans a 14-story store and office building. Part of the structure will be occupied by the lessee. Warren & Wetmore are making the plans for the improvement which is wanted for occupancy by next May. Frank Veiller and J. L. Robertson are negotiating the transaction.

#### "Osborne" in Long-Term Lease.

William Pierre Jockin leased for the Taylor estate the Osborne, 11 and 12-story duplex apartment house at the northwest corner of 7th avenue and 57th street, diagonally opposite Carnegie Hall. It is assessed by the city at \$1,270,000. The lease is for twenty-one years with renewals. Walter J. Salmon is the lessee. Mr. Salmon also purchased from Robert M. Kerns the lease and option which Mr. Kerns

obtained last April from George H. Earle, Jr., on the Strathmore apartment house at the northeast corner of Broadway and 52d street, a 9-story structure, on a plot 62x76.

#### More Space for Telephone Company.

The Ruland-Whiting & Benjamin Company leased to the New York Telephone Company for the Excelsior Estates Company (S. H. Stone, president), 27,000 square feet of office space in the modern building at the southwest corner of Centre and Walker streets (now occupied by the Health Department), for a long term of years, at an aggregate rental of about \$270,000. The Telephone Company will move its audit and bookkeeping departments from 195 Broadway to the premises just leased.

#### Apartment Alteration Planned.

A net lease for a period of fifteen years, involving about \$75,000, on the four-story house at 114 East 56th street has been arranged by Chas. Griffith and Eugene Moses & Co. The property has been taken by the 114 East 56th Street Corporation, which has prepared plans for an extensive alteration of the building into apartments of a type in keeping with the exclusive character of the neighborhood. The Title Guarantee and Trust Company has agreed to make a mortgage loan to aid in the financing of the operation.

**AMES & CO.** leased for Joseph Levy to Tania Daniel the 3-sty garage at 228-230 East 85th st for a long term of years, at an aggregated rental of \$148,000; also for William P. Dixon to the Ambrose Garage Co. the 2-sty building at 108 West 30th st, on plot 38x115, for a term of years. The tenant is to make extensive alterations to the property.

**THE BRETT & GOODE CO.** leased for Henry Lindenmeyer & Sons basement in the Puck Building, 295-305 Lafayette st, to the American Paper Mills.

**CUSHMAN & WAKEFIELD, INC.**, leased the entire top floor at 542 5th av for Joseph T. Tower to the General Carbonic Co. as its main New York office.

**CUSHMAN & WAKEFIELD, INC.**, leased offices at 2 West 45th st for the Sperry Realty Co. to the George F. Lee Coal Co., and for the Berkeley Arcade Corp. offices at 25 West 45th st to the C. A. Wood Co.

**DUROSS COMPANY** leased the 2d loft of the Herring Building, containing 6,500 sq. ft., for the Philbin estate to the Blas Buff & Wheel Co.; the store at 103 West 14th st for the Taylor estate to Charles Basil for a term of years; and the basement store on the subway station of 200 John A. Locke to J. H. Evans; at 140 East 56th West 14th st to the Mennuti Stationery and Confectionery Co.

**DOUGLAS L. ELLIMAN & CO.** leased an apartment at 270 Park av for the Railing Realty Co. to Edward A. Clark, of Jamaica Plains, Mass.; also an apartment at 829 Park av for st for Henry A. Rudkin to Miss Blanche Potter; at 930 Madison av to Miss Mary J. Mott; leased a large apartment, comprising an entire floor, at 135 58th st for William B. May & Co., agents, to Alfred Maclay; for Mrs. H. H. Henry 46 East 64th st, a 4-sty house, to Thomas Tileston.

**DOUGLAS L. ELLIMAN & CO.** have leased for Veryl Preston 4 East 72d st, a 5-sty apartment basement dwelling, on a lot 25x100, to Ensign Johnston L. Redmond; also leased a store at 14 East 46th st for Livingston Phelps to Samuel Schwartz Sons & Co., picture dealers, now at 290 5th av.

**DOUGLAS L. ELLIMAN & CO.** leased for W. S. Groesbeck Fowler 125 East 94th st, a 3-sty dwelling, to Col. Latham R. Reed; also for Bernard Feifer 116 East 82d st, a 3-sty private house on a lot 14.3x100, to Miss Edith Totten, and for Mrs. Fred S. Lee 144 East 65th st, a 3-sty house, to Russell Leflingwell, Assistant Treasurer of the United States.

**J. ARTHUR FISCHER** leased for American Education Press, Inc., space in 223 West 36th st to Stewart & Widder, steamfitters' supplies.

**A. A. HAGEMAN** has leased the building 41 West 35th st to Louis and Israel Solowey. This building will be altered into a restaurant and apartments, which will be ready for occupancy about October 1.

**HERBERT HECHT & CO.** leased for the Union Square Holding Corp. the 1st loft at 113 East 14th st, now being altered, for a term of ten years to George Hong, who will open a Chinese restaurant.

**HEIL & STERN** leased in conjunction with Horace S. Ely & Co. the 3d floor in 5-9 Union sq to Chain Shirt Shop, Inc.; in conjunction

### FRED'K FOX & CO., Inc

#### Business Building Brokers

14 W. 40TH STREET and 793 BROADWAY



with L. Tanenbaum, Straus & Co. in 565-7 Broadway the top floor to the United Shirt Shops, Inc.; in conjunction with Stephen H. Tyng & Co. in 24-6 East 17th st the 2d floor to M. M. Ganz; and in conjunction with Douglas Robinson, Chas. S. Brown Co. in 15-17 West 38th st the 3d floor to Louis Straus & Co.

M. & L. HESS (INC.) leased the store, basement and 2d floor, containing 22,500 sq. ft., at 151-155 West 30th st to the Alpha Electric Co. The lease is for a long term of years at a rental aggregating \$150,000.

OSCAR D. & HERBERT V. DIKE leased for the 105 West 55th st, Inc., to Jos. M. Taney and Frank Kodama, the store 1043 6th av; also 2d floor at 17-19 East 125th st to N. Slotter.

HENRY HOF leased for W. Forbes Morgan, Jr., the 3-sty dwelling at 137 East 31st st to Bernard Quest; also for the estate of Ferdinand Beinhauer the 1st loft at 569 3d av to S. Cooperman, and the store and basement at 571 3d av to Jacob Metsch.

HUBERTH & HUBERTH have rented the 7th south apartment in the "Clarendon" at 86th st and Riverside Dr., to George Backer, builder.

SAMUEL H. MARTIN leased for the B. F. Keith's New York Theatres Co. the store and basement at 59 West 62d st to William F. King; for Margaret W. Miller & Emma L. Fender the 4-sty dwelling 269 West 70th st to Madeliene and Babette Dietz for three years for Zimmern & Levi the store and basement at 152 Columbus av to the Jensen Restaurant Co.; for Gross & Crook the 4-sty dwelling 104 West 81st st to Hortense Reinfried; and the 4-sty building at 432 Columbus av to Kunnas & Stefsnou for three years.

CHARLES F. NOYES CO. leased store No. 1 in the new building at the northeast corner of 50th st and Lexington av for the Kalfa Realty Corporation to the Autosales Corporation for five years; a floor at 32 Old slip to Robert Moore & Co.; a floor at 307 Pearl st to Lincoln Mounting & Finishing Co.; a floor at 217 Pearl st to Hugh T. Gallagher; a floor at 102 John st to George H. Taylor; a floor at 157 Water st to J. Frank O'Hara & Co., Inc.; a floor at 953-5 3d av to Progress Association; and space in 51-53 Maiden lane to D. L. Silverman.

CHARLES F. NOYES CO. leased the building 382 Pleasant av for K. E. Turnbull to Charles Angiola; for Harrison Elliott & Byrd the store and basement of 37 Cooper sq to Samuel Seid for ten years; and for the Trinity Church, of Utica, the four upper floors of 64 Reade st to G. A. Miller, Inc., for ten years at an aggregate rental of \$20,000.

CHARLES F. NOYES CO. leased the ground floor at 70 Wall st for the Index Realty Co. to Curtis, Packer & Co.; for the Contract & Improvement Co. the store 59 Ann st to Ambrecht Co., Inc., and at 57 Ann st the store, basement and sub-cellar to M. G. & A. Pasquale.

PEASE & ELLIMAN leased for Caroline W. and Grace A. Fraser for a term of 21 years the houses occupied by the Fraser families for many years at 933-5 Madison av, two 4-sty houses, on a plot 34x75, at the northeast corner of 74th st. The lessees are William and George King, who have conducted a market for several years in the Lester Arcade, on Madison av, between 56th and 57th sts, which was recently sold. They will alter the property extensively, with a store of great ceiling height on the ground floor for their own use, and apartments of two rooms and bath on the upper floor.

PEASE & ELLIMAN have leased a loft, 28x100 ft., in 630 5th av, opposite the Cathedral, for Henry Clews to Scully Brothers, milliners; have leased for J. E. R. Carpenter to Mrs. H. J. Schlesinger an apartment in 907 5th, av at the south corner of 72d st. They have also leased apartments in 829 Park av to H. R. Lever and to Mrs. Cora T. Woodward; one in 108 East 82d st for Samuel A. Herzog to Robert K. Stafford; and one in 150 West 80th st to Herman Liebes.

PEASE & ELLIMAN leased for the Orinoco Realty Co. offices at 198 Broadway to the Wayne Oriento Products Co. and Pulver Shewry Co., and at 152 Broadway for Huyler's to the America's Union Trading Co.

PEASE & ELLIMAN leased for William Bondy to Edwin M. Bulkley of Spencer Trask & Co. the 5-sty dwelling at 32 East 67th st; also leased for Newcomb Carlton, president of the Western Union Telegraph Co., his apartment in 11 East 68th st to Eversley Childs, president of the Bon Ami Co.; and leased furnished apartments in 105 West 55th st for Mrs. L. S. Norton to Alberto Chiesa; in 144 East 36th st, for Mrs. F. F. Cocks to Miss Helen McKinstry; in the Hotel "Essex," at 56th st and Madison av, for M. L. Mayo to Mrs. J. K. Wise; in 67 Riverside Dr, for Mrs. E. Langan to Miss Margaret Cameron; in 124 West 72d st, for W. S. Barstow to Mrs. Augusta F. McNair; and in 12 West 92d st, for Miss Agnes Fogg to Charles Hotschau.

RICE AND HILL leased for a client the three upper floors at 156 West 45th st, to Harry Bernstein, and a store and basement at 638 Lexington av, to Ernest Capeci, for a drug store; also leased the entire building at 265 West 52d st to Henry Dreyer.

DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for Mrs. Mary B. Regan, of Los Angeles, California, the house 253 West 55th st, to Herman L. Smith.

LOUIS SCHRAG leased for the estate of William E. Ward the buildings on the north-east corner of 21st st and 6th av to Morris Reinis, Isadore Stampler and Benjamin Pauker.

SPEAR & CO. have leased for William C. Walker & Sons the 1st, 2d and 3d lofts at 861 Broadway to Supreme Hosiery Co.; for William A. White & Sons, 4th loft at 245-51 7th av to B. Sobiac & Son; for Sixth Av. & Twenty-third Street Corp., store at 359 6th av to Solomon Schneir; for Michael Coleman, 7th loft at 45-51 West 25th st to Cassidy & Dorfman; 8th loft at 45-51 West 25th st to Siegel, Levy Co.; for Listowel Realty Co., 5th and 6th lofts at 343-7 West 26th st to Warner Shade and Novelty Co.; for James McCreary Realty Co., 4th floor at 64-74 West 23d st to M. Lowenstein Sons, Inc.; for Herman Levy, 1st loft at 35 West 19th st to Fradkin Wasserman & Seltzer; and for Henry P. Gardner, 7th loft at 28-30 West 25th st to Smart Set Dress Co.

CHARLES B. WALKER leased for P. Murphy the store and basement of 86 Walker st to the National Tool Co.; for H. F. Schutte, the 3d loft of 180-182 Centre st to Penner and Schumacher; in conjunction with the Douglas Robinson Charles S. Brown Co., space in 8 Greene st to Haber and Co.; for A. H. Hinman, in 347 West Broadway to Gotthelf and Haber; and for L. R. Morrell, in 207-209 East 49th st to C. B. Alling.

WM. A. WHITE & SONS leased apartments at 200-206 West 52d st to Alton J. Newman and Joseph A. Killeen and to John E. Hogarty; at 44 West 10th st to Walter M. Boyden, and at 173 Madison av to Pearl L. Gardner; also in conjunction with the Ruland and Whiting-Benjamin Corp. to Sarah Ahern, a dwelling at 103 East 35th st.

SAMUEL J. TANKOOS leased for the Horn & Hardart Co. the store at 5 East Houston st to J. Lapidus, representel by L. Tanenbaum, Straus & Co.

SIDNEY L. WARSAWER leased stores at 570 9th av for Jacob Lahn to Theodore Janos; at 524 Amsterdam av for Cross & Brown Co., agents, to John Brown; at 615 9th av for Mary C. Ginger to H. Reiser; at 132 East 14th st for William Fox to Isaac Sandler; the building at 218 West 37th st for estate of Wm. Ginger to William Birns, Inc.; and the lofts at 655-7 8th av for Hyman Vogel to the West Side Y. M. H. A.

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162 East 23rd Street New York**RANDOM NOTES IN THE REALTY FIELD**Miscellaneous Items of Interest Gleaned from  
the News and the Gossip of the Trade

**O**FFICIAL action looking towards the removal of the Federal Building from the triangle bounded by Park Row, Broadway and Mail street, was taken by the Board of Estimate last week when it adopted unanimously a resolution proposed by Charles L. Craig, Controller, authorizing the Board's committee on a new court house to confer with representatives of the Federal Government and offer a new site for a Federal building on the new county court house site north of the Municipal Building, or on some other site, in exchange for the land now occupied.

It was the opinion of the Board that if the Federal judges and the lawyers of the city should cooperate with the Board in urging the adoption of the necessary legislation by Congress, no difficulty would be encountered in having constructed a new Federal building suitable to all needs of the National Government in this city, and the removal of the present Federal Building, the site of which would become once again a part of City Hall Park.

The plan has been endorsed by the judges of the Federal Courts, at a meeting held this week. The judges present included Henry G. Ward, Charles M. Hough, Martin T. Manton, Learned Hand and Julius M. Mayer.

Laurence McGuire, chairman of the Committee on Court House Site and Civic Centre of the Real Estate Board of New York, before leaving for the West heartily endorsed the project. He said:

"The proposed co-operation of the United States Government and of the City in providing for these projected buildings, goes a long way to assure the development of the real estate north and east of the Municipal Building. Although the old civic Centre plan was an inexcusable extravagance, the recently developed need for federal buildings may enable the City to convert part of the land taken to practical use. The sooner this is done the better. The officials should be able to utilize the Court House site so that all of these projected buildings may ultimately be built without acquiring additional land either by the State or the Federal Government. Under the present conditions thus recently developed, the removal of the post office will not be very desirable in itself, but may assure better postal service. I am sure that the Real Estate Board of New York will endorse the proposed bill in Congress."

**Shore Acres Auction Sale.**

At the auction sale held at "Shore Acres," Rye, N. Y., by Arthur C. Sheridan and Geo. R. Read & Co., last Saturday, Frank E. Proctor purchased ten of the plots sold, including the first one offered. The highest price obtained was \$8,250, for a plot 60x262 ft, in Shore drive, with a frontage on the Sound. Eighty-five out of the 328 plots were disposed of for an average price of \$3,250, when the owners of the property adjourned the sale, the attendance at which was estimated at about 1,200.

Among the other buyers were, Daniel Warren, William F. Ingold, Frank L. Egger, E. W. Hammond, P. J. H. Whittaker, Edmund C. Richards, F. B. Hinman, John Safford, Frank C. Littleton, A. S. Lyman and Lena Norton.

**Record Business for Noyes Company.**

Business aggregating \$33,968,531 was transacted last year by the Charles F. Noyes Co. Every one of the fifty employes shared in the profits with Charles F. Noyes as his eighth annual co-operative division of profits was made a few days ago. All were remembered from the office boy right up through the organization. This business was one of the first in the real estate field to be placed on a strictly co-operative basis and the rapid and increasing growth of the organization is attributed to the wonderful spirit of co-operation that prevails in every department. Warner & McGrath, Public Accountants, certified that the gross business for 1919 was 316% of that in 1914 and 137% of the preceding year; its agency business was 190% of that five years ago and 117% of that of 1918; Renting Department, 300% of 1914 and 138% of 1918; Selling Department, 700% of 1914 and 140% of 1918 and the Mortgage Department showed the greatest gain of all, the business for 1919 being ten times greater than that of 1918 and 570% of 1914. The fiscal year of the company ended April 30th.

The Noyes Co. business is now showing a greater volume than ever before and it is stated that every department is to be augmented and a number of important innovations adopted. Walter J. Cashel, for many years with the firm of L. J. Carpenter, has taken the place of the late Harold H. Butler as assistant to Mr. Noyes. Herbert H. Fuller, for fifteen years one of the active brokers in New York, has joined the selling staff. F. S. Willert, plant engineer, and Harold S. Ford have been placed in charge of agency operation. Charles H. McNamara, who took his first position twelve years ago with the company, has returned after participating in the battles of St. Mihiel, the Argonne Forest,

etc., and J. Howard Edsall is again in the Agency Department after his return from the Navy. Half a dozen other employes have been added to the company's staff during the past few weeks and every department is being strengthened so as to look out for the biggest business that the organization has enjoyed since it was established in 1898. Notwithstanding the fact that during the year the company took over for exclusive use an entire office floor in 92 William street, yet it now finds itself cramped for space and additional facilities will be provided for in 1920.

**\$20,000,000 in Schulte Leases.**

Fifty stores and entire buildings within the metropolitan district and in other cities in the South, North and West have been leased during the past sixty days by the Schulte Cigar Stores Co., which, according to a statement of the company today, call for rentals aggregating \$20,000,000. In practically every instance the leases involve structural improvements.

Among the properties involved is the north-east corner of Prospect avenue and 160th street, 77x130; the Vincent Astor property at the southeast corner of Broadway and 96th street; the taxpayer on the opposite southwest corner; ground floor and basement, southeast corner of Broadway and 106th street; building, northwest corner of 7th avenue and 23d street; store at 11 New street, opposite the Stock Exchange; northeast corner of Broadway and Canal street; store at the southeast corner of 4th avenue and 33d street; building, northwest corner of 7th avenue and 34th street; ground floor, southeast corner of Broadway and 50th street and including the entire block front on the south side of 50th street, in addition to the southwest corner of 7th avenue and 50th street; store, Broadway, southeast corner of 157th street, adjoining entrance to the subway station; building at northeast corner of Pearl and Whitehall streets, opposite the U. S. Army Building; building, northwest corner of Bowery and Canal street, facing the Manhattan Bridge Plaza; building at 218-220 West 34th street; store at Broadway, northwest corner of 29th street; store on Columbus Circle, southwest corner of 8th avenue; ground floor, 612 6th avenue, southwest corner of 36th street; building at 2 Union Square; building at the southeast corner of St. Nicholas avenue and 181st street; also in Brooklyn, block bounded by Fulton, Willoughby, Adams and Pearl street, on which the company will erect a 2-story building; building at 423 Fulton street, northeast corner of Pearl street; store in Mechanics Bank Building, at Montague and Court streets; ground floor and basement in the property at 45 Court street, corner of Joralemon street.

**Big Ridgewood Auction Sale.**

A total of \$25,385 was realized for 93 lots in the Ridgewood section, sold at auction last Saturday by the Jere Johnson, Jr., Co. They were located on Fresh Pond Road, Mt. Olivet, Clermont and Heberd avs and Mary st.

Included in the sale was a two-family house, which brought \$3,700, the purchaser being Fred Ehrentreich. The largest individual purchaser was Otto Dickson, who took twenty-one of the ninety-three lots offered. Three lots on the corner of Fresh Pond road and Mount Olivet av were sold to T. F. Baker for \$450 each. Lots on Clermont avenue, facing Fresh Pond road, brought from \$230 to \$390 each. C. Young purchased two lots on the corner of Mount Olivet avenue and Mary street for \$335 each. The large plot on the corner of Clermont and Heberd avenues was purchased by W. A. Fluhr for \$530. Among the other purchasers were: H. Landau, John Retstock, Frank Kold, A. V. O'Hare, Jacob Reuss, John D. Dalgi, J. Kenny, Richard Haupt, M. Keller, F. H. Chemnitz, Harry Dleiskin, L. E. Kempler, J. Esswen Jr. and Elizabeth Hulstron.

**Staten Island Offers a Solution.**

Dr. L. A. Dreyfus, president of the Staten Island Civic League, in letters sent to the State Reconstruction Commission and the Mayor's Committee on Rent Profiteering, offers as a solution to the housing problem the possibilities for the residential development of Staten Island. His letter reads in part:

"One cause of the present inadequate supply of houses is the maintenance by the city of conditions that almost prohibit the utilization of the eighteen per cent. of the area of the city that is best adapted to home sites. This almost unused area in the Borough of Richmond, which houses but one-seventy-seventh of the population of the city, almost equals the combined area of Manhattan and The Bronx, but it is not practically available because of its inaccessibility."

He suggests as remedies, which may encourage building in the borough, improvement in the ferry service and the building of a rapid transit system between Manhattan and Richmond.

**\$2,000,000 in Building Loans.**

The New York Title and Mortgage Company, in order to assist in relieving the housing situation, has taken within the past sixty days about \$2,000,000 worth of building loans on five and six-story apartment houses in Manhattan and the Bronx.

**New Members Elected.**

THE following have been elected to membership in the New York Building Managers' Association: John A. Eckert, vice-president Underwriters' Building Co.; Walter C. Burrows, secretary Third Ave. Railway Co.; Frederick W. Nehring, president Nehring Brothers, Inc.; Granville W. Bishop, of the Edinburgh Realty Corp.; Charles C. Warren, Jacob Candell, of Sharp & Co., and Benjamin P. Walker, of Paterno Brothers, Inc. A. Blumenthal was elected to associate membership.

**Obtains List of City Holdings.**

Nathan Hirsch, chairman of the Mayor's Committee on Rent Profiteering, received from the secretary of the Sinking Fund Commission a complete list of vacant buildings and numerous unimproved plots owned by the City of New York. The buildings are all large. Four are in the crowded downtown section, within easy walking distance of the Municipal Building. These structures are 81, 83 and 85 Centre street, area 63 by 62 feet. The four upper floors are available. Public School No. 124, Horatio and Hudson streets, 85 by 76 feet, entire building. Three-story brick building 21 by 83 feet, 122 Worth street. Public School building, Nos. 7, 9 and 11 Downing street, 75 by 80 feet, entire building. Four-story tenement, 124 West 21st street, 24 by 100 feet. The city also owns 243 vacant plots scattered in the five boroughs. Most are in Brooklyn.

This list was compiled at the request of Mayor Hylan, who has determined to put tents on these vacant lots, if necessary, to provide living quarters for six months for evicted persons.

**REAL ESTATE NOTES.**

GEORGE D. EBERMAYER has become associated with B. H. Weisker, at 9 East Fordham rd.

CHARLES S. KOHLER (INC.) and P. M. Wolkenberg were the brokers in the sale of 232 East 165th st to the Benenson Realty Co.

W. E. DEAN & CO. placed for Julius Brody with the Bowery Savings Bank a first mortgage loan of \$180,000 for five years, covering the southwest corner of Fulton and Hoyt sts, Brooklyn.

WM. A. WHITE & SONS leased at 163 Greene st a store and basement to Hyman Rosing; at 8 Reade st, loft to the Elm Bookbinding Co.; at 208-10 Wooster st to Cohen and Cohen; at 427 West Broadway to Baum and Harris, and at 814 Broadway to Richman, Newberger and Travers.

W. ALBERT PEASE, JR., was the co-broker with the Charles F. Noyes Co. in the sale of the northeast corner of Cedar and Greenwich sts. Mr. Pease, as broker, represented J. Weil, to whom he recently sold the property. Mr. Weil disposed of his contract without taking title in this recent transaction.

WILLIAM L. BURRILL, for many years in the real estate business on 7th av, Brooklyn, and who recently returned from France, where he served as secretary at one of the Y. M. C. A. huts, is now associated with the Jerome Property Corp. in the office of the firm, at 6th av and 3d st.

BY ORDER of the stockholders, Joseph P. Day will offer at auction on Saturday, June 28, to dissolve the Hollis-Wilkesbarre Realty Co., 178 lots at Hollis, L. I., on Hollis, Farmers' and Beaufort avs and adjacent thoroughfares, and are ready for immediate building. The sale is to be held on the property under a large tent at 2.30 P. M.

HUGHES & HAMMOND made the following loans: \$125,000 on Grand Concourse, adjoining the corner of 165th st; \$300,000 on 118-120 West 70th st; \$300,000 on 15-17 West 36th st; \$80,000 on 52 West 57th st; \$420,000 north side of 73d st, 50 ft west Columbus av; \$500,000 northwest corner Park av and 54th st; \$225,000 southeast corner Greenwich and Leroy sts, \$125,000 northwest corner Fort Washington av and 169th st; \$165,000 on 323-327 West 77th st; \$150,000 northeast corner Courtlandt av and 149th st, and \$135,000 on 18 West 57th st.

THOMAS H. BASKERVILLE, Alwyn Ball, Jr., and Daniel Greenwald, who were appointed to appraise the leasehold at Delmonico's at the northeast corner of 5th av and 49th st, report placing a valuation of \$75,000 on the lease. The lease expires July, 1927, the annual rental being net, including fire insurance up to \$1,300,000. According to a clause in the lease the property cannot be used other than for restaurant purposes. The appraisers state that could alterations be made without hindrance from the landlord the lease would be worth between \$200,000 and \$300,000. Fifth avenue corners in this section are in demand and Delmonico's is one of the few large ones remaining.

**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.**

**HIGHWAY WORK.**

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposal will be received by the undersigned at their offices, No. 59 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, the 1st day of July, 1919, for the improvement of the following highways:

- Albany.....(one highway: 3.93)
- Herkimer....(two highways: 5.84 & 5.67)
- Oneida.....(one highway: 0.45)
- Putnam.....(one highway: 3.33)
- Saratoga.....(two highways: 9.06 & 1.52)
- Suffolk.....(two highways: 6.59 & 4.99)

ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

- Cattaraugus.....(one highway: 6.98)
- Cayuga.....(two highways: 3.89 & 4.39)
- Cortland.....(one highway: 6.07)
- Erie.....(one highway: 6.03)
- Franklin.....(one highway: 1.99)
- Hamilton.....(one highway: 5.01)
- Jefferson.....(one highway: 4.05)
- Madison.....(one highway: 5.65)
- Niagara.....(one highway: 8.00)
- Schenectady.....(one highway: 5.62)
- Wayne.....(one highway: 5.85)

AND ALSO FOR THE REPAIR OF THE FOLLOWING HIGHWAYS:

- Rensselaer.....(one contract-reconstruction)
- Ulster.....(one contract-resurfacing)

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

The especial attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" on the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE,

ROYAL K. FULLER, Commissioner.  
Secretary.

**WANTS AND OFFERS**

COMPLETE set of Record and Guide from March 21, 1868 (the first number, up to and including 1909, 73 vols., bound in half black Morocco; will sell very reasonably. BENEDICT, 16 Cooper Square.

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WHAT will you offer for two \$100 American Real Estate Company 6 per cent. gold bonds. J. L., Record & Guide.

**PROPOSALS.**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., June 17, 1919.—Sealed proposals will be opened at this office at 3 p. m., July 22, 1919, for the construction of the United States post office at Andalusia, Ala. Drawings and specifications may be obtained from the custodian of the site at Andalusia, Ala., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

**SITUATIONS WANTED**

EXPERIENCED architectural draughtsman, structural and concrete engineer will do your work at home or in your office. No job too big and none too small. All department work done; best of references. Box 587, Record & Guide.

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FOR SALE—Fancy Stock Farm and woodland, nearly 500 acres, in the Berkshires; plenty fishing and hunting; ideal situation; millionaire neighbors; prices reasonable. Prospect Farms, Becket, Mass.

**HOTEL—CLUB.**

American, aged 42, capable, efficient worker and manager, desires position as steward in hotel or club; highest references. Address Box 591, Record & Guide.

**DIVIDEND NOTICE.**

149 Broadway, New York City.

June 19, 1919.

54th Consecutive Semi-Annual Dividend. By Resolution of the Board of Trustees, a Semi-Annual Dividend of Five Per Cent. is payable on July 1, 1919, to stockholders of record at the close of business 3 P. M., June 23, 1919.

ARTHUR J. MORRIS, Secretary.

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# BUILDING SECTION

## No More Jurisdictional and Sympathetic Strikes

American Federation of Labor and Building Employers and Architects Agree to Settle Disputes by Arbitration

**A**CTION that will be of great importance to the future of the building industry throughout the entire country was taken at Atlantic City last week when the American Federation of Labor, acting in conjunction with the most prominent National associations affiliated with building and the American Institute of Architects, entered into an agreement through which it is anticipated and predicted that jurisdictional and sympathetic strikes in the building trades will be eliminated in future. To those who are not fully acquainted with every phase of the labor situation as it applies to the building industry or who do not realize the vast amount of time and money that has been actually lost by strikes and lockouts caused by jurisdictional and sympathetic strikes, it may be interesting to know that it is a matter of history that approximately ninety-five per cent. of past strikes were called upon the question of jurisdiction. With difficulties from this source eliminated, it can readily be seen that the industry as a unit is to be tremendously benefited.

By the terms of the agreement signed by the building trades department of the American Federation of Labor and already approved by a majority of the constituent international unions, the American Institute of Architects, the Associated General Contractors of America, the National Association of Builders' Exchanges and the Engineering Council, all differences which in the past have led to annoying and expensive disputes and delays in building as to which union should do certain work will be referred to a board created for this purpose.

Pending the final decision of this board it is agreed that the men will remain at work and local unions, contractors or architects who refuse to abide by the decisions of the board, or strike, or lock out men in violation of the agreement, will be suspended from their organizations.

It is planned to have the headquarters of this new board located in Washington. The board will consist of eight members, three selected by the building trades department of the American Federation of Labor, one each by the American Institute of Architects, the Engineering Council, the Associated General Contractors of America, the National Association of Builders' Exchanges and the National Building Trades Employers' Association.

Credit for the inception of this plan is given to William G. Luce, a prominent building contractor of the Middle West, who was the chairman of the housing bureau of the United States Shipping Board, and the plan was worked out by E. J. Russel and Walter Kilham, representing the architects; A. R. McCreary, for the contractors; W. E. Reaugh, for the builders' exchanges; A. N. Talbot, for the engineering interests; John N. Donlin and John B. Lennon acting for the Department of Labor; and William J. Spencer, William Dobson, John J. Hynes and William L. Hutcheson as representatives of the unions affiliated with the building industry.

The new tribunal, which will be known as the National Board of Jurisdictional Awards in the Building Industry, has adopted a preamble and constitution which reads:

"The close of the world war opens an era in which the people are determined to decide for themselves all matters of common interest. A league of nations is proposing to

bring about unity of action to settle differences between nations by conciliation and arbitration instead of war. The building industry recognizes the equity of this principle and agrees to unite its efforts for the purpose of adjusting in a conciliatory and coöperative spirit such differences of opinion that now exist or may arise in the future. The immediate object is to settle disputes as to jurisdiction over work that is claimed by more than one building trade. This plan is intended to operate between union workmen and the employers thereof.

"Article 1.—There is hereby created for this purpose a board which shall be known as the National Board for Jurisdictional Awards in the Building Industry.

"Article 2.—The board shall have the power to investigate all disputes and to make awards with its findings.

"Article 3.—All complaints must be submitted to the board in writing by the party or parties in interest through the officials of an organization which is a party to this agreement, stating clearly the exact nature of the work in contention, and they shall have the right to submit, through such persons as they may select, all evidence or arguments they may consider pertinent, in which case a hearing shall be given at the next meeting and an award shall be made after the hearing of the evidence.

"Article 4.—When a dispute arises the employer to whom the work has been given shall proceed with such workmen as in his judgment he may see fit to employ, pending a decision by the board, but the right of any contestant to the dispute shall not be prejudiced in its claim for a final award.

"Article 5.—Each signatory to this agreement hereby agrees that the membership of that organization shall not take part in sympathetic strikes in any case of jurisdictional dispute. Local organizations signatory to this agreement shall secure the enforcement and compliance of their organizations with the provisions of this agreement and the awards of the board. Local organizations refusing compliance with the provisions of this agreement and the awards of this board shall be suspended from their international organization, and the international organization shall proceed at once to man the job and the employer shall coöperate with the international organization in so doing.

"Any architect, engineer or employer represented on this board through an organization signatory to this agreement shall be suspended from his organization or organizations upon failure to comply with the provisions of this agreement and the awards of this board.

"Article 6.—The board shall consist of eight members, three to be selected by the building trades department of the American Federation of Labor, they to be international officials, and one each by the American Institute of Architects, the Engineering Council, the Associated General Contractors of America, the National Association of Builders' Exchanges and the National Building Trades Employers' Association.

"Article 7.—Each member, if unable to serve, shall select a substitute in his stead.

"Article 8.—Not more than one member shall be elected

by the building trades department of the A. F. of L. from the same trade.

"Article 9.—The duties of the board shall be to hear claims for jurisdiction over work performed by building trades, and to determine by which trade the work in contention shall be performed and to make an award in conformity with the facts submitted by the contentents. At least a two-thirds majority of the voting members of the full board shall be required to render an award in all cases.

"Article 10.—The board may appoint committees composed of its members to investigate any case brought to its attention. The report of such a committee shall be made to the board within thirty days from date of appointment.

"Article 11.—Should the board fail to make an award an umpire may be agreed upon whose findings shall be final. Should the board, by a two-thirds majority, be unable to agree upon an umpire, the secretary of the United States Department of Labor shall be called upon to name the umpire.

"Article 12.—Awards by the board may be reopened and reheard upon the submission of new evidence at the request of any of the parties in interest, provided that at least six members of the board vote favorably on allowing a rehearing. Pending a rehearing the award made shall remain in force and effect.

"Article 13.—No member representing the building trades department shall vote on an award in a dispute in which his own craft is involved, nor shall any member employing one trade exclusively vote on any award in which that trade is a party at interest.

"Article 14.—The board shall certify its award to the officials of each of the organizations parties thereto.

"Article 15.—It shall be the duty of the officials, upon receiving such information, to instruct its members to carry out the decisions of the board and to use them as a guide in the conduct of their work.

"Article 16.—The decisions shall govern the architects and engineers in writing specifications and the contractors in awarding contracts.

"Article 17.—The term of office of members of the board shall be two years. Serving members shall be eligible for reelection.

"Article 18.—Resignations and vacancies on the board shall be filled by the organizations from which they were elected.

"Article 19.—Compensation and expenses of members shall be determined by the organizations they represent. All routine expenses of the board shall be divided pro rata between the organizations selecting members of the board.

"Article 20.—The headquarters of the board shall be in Washington, D. C. Meetings may be held elsewhere, at the option of the board.

"Article 21.—The board shall meet on the first Mondays in August, November, February and May, or upon the call of the chair.

"Article 22.—Rules and regulations to cover necessary parliamentary procedure may be adopted at any regular session of the board, by a majority vote.

"Article 23.—Amendments or additions to this plan may be submitted at any time to the organizations parties to the plan for adoption, a majority to decide the questions submitted.

"Article 24.—The parties hereto bind themselves, individually and severally, to abide by the decisions of the board as herein created.

"Article 25.—In order to avert jurisdictional strife, it is the recommendation of the board that new materials, specialties and methods of application shall be passed upon by the board before being specified or used; provided that six members of the board shall have agreed that the subject has not been previously covered.

"The plan for the creation of the national board for jurisdictional awards in the building industry, as revised at Indianapolis, Ind., April 4, 1919, is herewith submitted to all interested organizations for adoption. As a means of stabilizing the building industry, to encourage the resumption of

building operations, to conserve needful energy, to eliminate waste through the reduction or abolition of jurisdictional strife, and to create complete harmony among the several units entering into building, construction, the conferees unanimously recommend the foregoing plan for approval and adoption."

In discussing the recent action taken at Atlantic City, Ronald Taylor, president of the Building Trade Employers' Association, expressed some doubts concerning the ability of the unions to carry out all of the terms of the agreement. Mr. Taylor said:

"It is a movement in the right direction, but I don't think it will work out in all its details for the present. The agreement constitutes a good start, but it is not perfect.

"There is some doubt in my mind if some of the decisions of the jurisdictional board can be absolutely enforced. It is easy to conceive of a case where a local union in some city might be expelled and, because it was not entirely in harmony with the international, the expulsion would not amount to anything. It is also doubtful whether the rules of the American Federation of Labor would permit the summary expulsion of an affiliated union or whether it would be necessary to wait for a national convention of the Federation in order to bring it about.

"There should be no difficulty in enforcing the jurisdictional board's decisions among the employers in the Building Trades Employers' Association of New York, as all the members of this association are all under bonds to abide by the orders of our Board of Governors."

## Building Managers Entertain Delegates

**A**BOUT 145 delegates from the Philadelphia Convention of the National Association of Owners and Building Managers were entertained in New York City last Saturday and Sunday by the New York Building Managers Association. C. T. Coley, chairman of the Convention Committee of the New York association, assisted by Lee T. Smith, Wm. W. Lighthipe, W. T. Ropes, J. Clysdale Cushman, Corwin Black and Louis B. Dailey, arranged an extensive sight-seeing trip on Saturday which took the visitors to many points of interests in the city. Visits were made to the financial section, including a stop at the Equitable Building, where a typical office floor was inspected. The party then proceeded to the Bowery, Chinatown, Cooper Square, Washington Square and the Metropolitan Tower, where a panoramic view of practically the entire city was obtained. Luncheon was served at the Commodore Hotel and then the visitors looked over several of the most expensive apartments in the world, at 270 Park av. and at 820 Fifth av. The trip then covered points of interest uptown including a stop at Grant's Tomb.

In the evening the party broke up into small groups, which were entertained by various members of the New York Association. On Sunday General T. Coleman DuPont's private yacht, the Tech, was placed at the disposal of the visiting delegates, who sailed around New York Harbor and visited points of interest along the water front.

The election of new officers for the ensuing year was held at the Philadelphia Convention, last week: F. L. Swetland, of Cleveland, was elected President; E. M. Horine and H. G. Loomis were re-elected Vice President and Secretary respectively, and the honor of Treasurer was conferred upon Lee T. Smith, who is treasurer of the New York association.

New York was well represented with thirty-five delegates, twenty-one of whom were members of the New York Building Managers Association, namely: Messrs. Bang, Best, Dudley, Eckerson, Jerome, Lighthipe, Littlefield, Mead, Murray, Newmark, Pinchbeck, Ropes, Spear, L. T. Smith and Schultz. Others from New York included Messrs. Bolton, Hernon, Knight, Morch and Nichols. Ladies accompanying the New York contingent included Mrs. Cushman, Mrs. Kinsey, Mrs. Knight, Mrs. Lighthipe, Mrs. Ropes and daughter.

# Main Provisions of Bill To Promote Home Building

## Measure Introduced by U. S. Senator William M. Calder Patterned After the New York State Land Bank Law

**T**HE main provisions of the bill introduced by Senator Calder, entitled a "Bill To Promote Home Building," are as follows:

That, as soon as practical, the Federal Home Loan Board shall divide the continental United States, excluding Alaska, into eleven Federal home loan bank districts. Each district may be designated by number. No such district shall contain a fractional part of any State, and said board may, from time to time, in its discretion, readjust the boundaries of said districts.

The Federal Home Loan Board shall establish, in each of said districts, a Federal home loan bank, the principal office of which shall be located in such city, within the district, as said board shall designate. Each Federal home loan bank shall include in its title the name of the city in which it is located. Any Federal home loan bank may establish branches within its district, subject to the approval of the Federal Home Loan Board. Each Federal home loan bank shall be organized in the following manner: Whenever ten or more building associations, located within said district, with aggregate assets of not less than \$5,000,000, and being eligible under the conditions set forth in sections two and twenty-two of this act, shall associate themselves together for that purpose, they may organize the Federal home loan bank of their district, after having obtained a certificate of the home loan commissioner that they have complied with the provisions of this act, and have adopted by-laws in harmony herewith, approved by the Federal Home Loan Board.

Every such bank shall begin business with a paid-in cash capital of not less than \$100,000 in shares of \$1,000 each. Only building associations may purchase or hold the stock of said bank. The building associations subscribing to the capital stock of said bank shall be deemed members thereof. Each Federal home loan bank shall be temporarily managed by five directors, selected by the directors of member associations organizing said bank. Such directors shall be citizens of the United States, and residents of the district. They shall each give a surety bond, the premium on which shall be paid from the funds of the bank. They shall receive such compensation as the Federal Home Loan Board shall fix. They shall choose from their number, by majority vote, a president, vice president, secretary, and treasurer. They are further authorized and empowered to employ such attorneys, assistants, clerks, laborers, and other employes as they may deem necessary, and fix their compensation, subject to the approval of the Federal Home Loan Board.

That every Federal home loan bank shall have, before beginning business, a paid-up capital of not less than \$100,000. The capital stock of each Federal home loan bank shall be divided into shares of \$1,000 each, and can be subscribed for and held only by building associations organized and operating within the district in which said Federal home loan bank is located. Building associations subscribing for and receiving shares of capital stock of said Federal home loan bank, shall be deemed members thereof. No building association shall be eligible to membership in the Federal home loan bank, except such as are organized and operating under the laws of the State or district in which their principal office is located, and which are subject to supervision and inspection of the State authorities of the State in which they operate, or are subject to like supervision and inspection by Federal authority. Federal home loan banks may, with the consent and approval of the Federal Home Loan Board, issue additional stock, from time to time, as may be required to permit the admission of additional building associations as members thereof, or to meet the expanding needs of the several members of said bank. Stock in said Federal home loan bank, held by a member, shall not be transferred nor assigned, except to some other members association,

and then only with the consent, in writing, of the Federal Home Loan Board. All shares of stock of such Federal home loan bank shall share equally in dividend distribution without preference.

That every Federal home loan bank shall have power, subject to the restriction and limitations of this act:

First. To issue, when approved by the Federal Home Loan Board, and to sell home loan bonds of the kind authorized by this act. To buy the same for its own account and to redeem, cancel, and retire the same at or before maturity.

Second. To receive and deposit in trust with the home loan registrar of the district, first mortgages given to and owned by any member of said bank taken in the regular course of its business, and subject to the restrictions in section eleven of this act. Such mortgages so deposited to be held by said registrar as collateral security for home loan bonds.

Third. To acquire and dispose of:

(a) Such property, real or personal, as may be necessary or convenient for the transaction of its business, and to lease parts thereof to others for revenue purposes.

(b) Parcels of real estate acquired in satisfaction of debts or purchased at sale under judgment decrees on mortgages held by it; but no such bank shall hold title or possession of any real estate purchased or acquired to secure any debt due to it for a longer period than five years, except upon written consent and permission of the Federal Home Loan Board.

Fourth. To designate some bank or banks member of the Federal reserve system within the district, as depository or depositories of its securities for safe-keeping, and of its current funds subject to check, and to receive interest on such funds as may be agreed.

Fifth. To borrow money, to give security therefor, and to pay interest thereon.

Sixth. To buy and sell United States bonds or other evidences of indebtedness issued by the United States Government.

Seventh. To accept deposits of current funds from any member of said home loan bank, but to pay no interest thereon.

Eighth. To make loans from funds representing its capital stock or current funds deposited with it to member associations for such time and on such terms, securities, and conditions as may be prescribed by the Federal Home Loan Board.

That no Federal home loan bank shall have power:

First. To accept deposits of current funds except from its own members or to transact any banking or other business not expressly authorized by this act.

Second. To accept any mortgages on real estate, except first mortgages, subject to all the limitations and restrictions imposed by section eleven of this act, and such mortgages as may be taken as additional security for existing loans.

Third. To issue or obligate itself for outstanding home loan bonds in excess of twenty times the amount of its outstanding capital and surplus, or to advance funds to any member to an amount exceeding twenty times the amount of its capital stock owned by such member.

Fourth. To demand or receive, under any form or pretense, any commission, charge, or expense not specifically authorized in this act.

That any member of said Federal home loan bank desiring to obtain funds for the legitimate or prudent extension of its regular business may obtain advances from the Federal home loan bank in this manner: Such member shall file an application for such advance with the home loan bank of said district, in such form and containing such data and information as the Federal Home Loan Board may prescribe. Such member shall also deposit with said bank first mortgages taken in the regular course of its business and being first liens on real estate within the district. The aggregate unpaid

balances of said mortgages so deposited to be at least twenty-five per centum in excess of the advance asked for. Such advance so asked for shall not exceed twenty times the par value of the stock in the Federal home loan bank owned by the borrowing member. Such subscription to the capital stock may accompany the application for the advance and, if such advance is finally allowed, the capital stock so subscribed for may be deducted from the advance when made. No mortgage, so deposited, shall exceed \$5,000 in amount. No member may incur borrowed money obligations, through the Federal home loan bank or otherwise, that shall at any time aggregate an amount exceeding sixty per centum of all its mortgage assets. The borrowing member shall also file with said mortgages a detailed schedule thereof showing such data and information regarding the same as the Federal Home Loan Board may prescribe.

No such mortgage shall be accepted as security for such advance unless the appraised value of the property mortgaged shall exceed by at least 30 per cent. the amount of the said mortgage. Such application and the securities and schedule accompanying the same shall be submitted to the board of directors of the Federal home loan bank for its consideration.

Upon such consideration said board of directors may recommend to the Federal Home Loan Board the acceptance, or rejection of either, any or all of the mortgages so tendered. The action of the board of directors of said bank on such application, with its recommendations regarding the same, shall be submitted in writing by said board of directors to the Federal Home Loan Board.

Upon receipt of such application, schedule, report, and recommendation the Federal Home Loan Board shall cause to be made such investigation of the securities offered as it shall deem necessary, and it shall grant, in whole or in part, or reject entirely said application. The Federal Home Loan Board shall promptly transmit its decision on such application to the Federal home loan bank from which it was received and direct said bank what action therein said bank is authorized to take. If said decision authorizes the issuing of home loan bonds, directions regarding the same shall be given by the Federal Home Loan Board to the home loan registrar of the district. Said registrar shall furnish in writing such information regarding any issue of home loan bonds as the Federal Home Loan Board may require. No issue of home loan bonds shall be made or authorized unless the Federal Home Loan Board shall approve such issue in writing.

To pay said bank semiannually the interest accruing upon the balance due on the sum so advanced by said bank to said member at the same rate of interest specified to be paid on the home loan bonds last issued by said bank.

Also to pay to said bank semiannually such amortization payment on said sum so advanced as shall be sufficient to liquidate the sum so advanced in a period not exceeding the terms of maturity of said bonds.

Also to pay to said bank semiannually a commission, to be fixed by the Federal Home Loan Board, not to exceed one half of one per centum on the balance due from said member to said bank.

That bonds provided for in this act shall be issued in denominations of \$20, \$40, \$100, \$500, and \$1,000. They shall run for specified maximum periods, not exceeding twenty years, subject to payment at the option of the home loan bank, before maturity, at any time after five years from the date of their issue. They shall have interest coupons attached, payable semiannually, and shall be issued in series of not less than 50,000, the amount and terms to be fixed by the Federal Home Loan Board. The bonds issued by the several home loan banks provided for in this act shall be identical in form and appearance, except that the Federal Home Loan Board may prescribe some number or symbol to be placed on said bonds to distinguish the Federal home loan bank through which it was issued. The rate of interest which such bonds shall bear shall not exceed five per centum per annum.

That whenever any mortgage, so deposited as collateral with said home-loan registrar, is paid in full to the member depositing the same it may be exchanged for other mortgages

at least equal in amount and qualified for deposit under the terms of this act, and such paid mortgages may then be canceled by the member association and delivered to the maker thereof, or to his heirs, administrator, executor, or assigns.

First mortgages executed to such member associations and the home loan bonds issued under the provisions of this act shall be deemed and held to be instrumentalities of the Government of the United States, and as such they, and the income derived therefrom, shall be exempt from Federal, State, municipal, and local taxation.

## How Builders Can Use Trade Acceptances

Washington, June 19.

As a result of the increased interest in building operations and the difficulties of financing them growing out of current conditions the question of the use of trade acceptances in connection with building has been presented to the Federal Reserve Board, and a ruling thereon has been prepared as follows:

The Board finds it difficult, if not impossible, to answer any general hypothetical question with reference to this subject because of the fact that the elements necessary to determine the eligibility of trade acceptances depend largely not only upon the general nature of the business which they finance, but upon the technical terms of the contract covering the particular transaction out of which they grow. There does not seem to be any doubt that a draft drawn by a manufacturer or material man upon a builder to cover the cost of materials sold to the builder is eligible for rediscount as a trade acceptance when accepted by the builder, for that comes clearly within the terms of the Board's definition of such an instrument. It is equally clear, however, that if the nature of the contract under which the building operations are being conducted is such that the contractor, for instance, does not get title either to the materials furnished or to the building as it is being erected, he can not properly make a trade acceptance of a draft drawn upon him by the sub-contractor or builder, it being apparent that he has not been a purchaser of goods sold within the meaning of the Board's regulations.

Building contracts vary so greatly in different localities and are always so intricate in their nature that it is impossible to promulgate any general ruling as to the possibility of the use of the trade acceptance to finance structural work and other building operations in general. Each case would have to be determined upon the facts as ascertained in the light of the contract under which the operations are being conducted.

If the drawer of the draft has sold "goods" to the drawee, the drawee may properly accept, and the draft thus accepted would constitute a trade acceptance if otherwise in conformity with the Board's regulations, but it should be noted that labor in itself is not considered "goods" within the meaning of these regulations. The Board has ruled, however, that a draft drawn to cover the purchase price of goods sold, plus the cost of installing those goods, may be eligible for acceptance as a trade acceptance. (See Federal Reserve Bulletin of April, 1915, p. 310.) At this time, however, the Board is not inclined to extend the scope of its definition of the word "goods" to include labor alone.

It should be understood, of course, that nothing in this ruling should be construed to imply that a note or bill of exchange, the proceeds of which have been used or are to be used for the payment of wages or for services rendered, is not eligible for rediscount. It is merely intended to indicate that in order to constitute a certain preferred class of eligible bills of exchange specifically designated as trade acceptances, the transactions out of which the acceptances grow must be ones involving the sale of "goods" within the meaning of the Board's regulations.

This ruling is issued with the understanding that trade acceptances should not be used so as to extend the usual and customary terms of credit.



# Substantial Gain Shown in Local Building Activity

Statistics by F. W. Dodge Co., Indicate a Healthy Growth in the Volume of Construction Projected, Figuring and Contracted For

**F**IGURES showing the amount of newly projected building, operations figuring and contracts awarded for the territory including all of New York State and New Jersey, north of Trenton, for the week of June 7 to 13, inclusive, show a tremendous increase over the totals for the week previous. According to the statistics compiled by the F. W. Dodge Company it is shown that for the week of June 7 to 13, there were announced as being planned 292 separate building and engineering projects scheduled to cost nearly \$37,000,000. For the week previous there were 250 operations being planned at a cost of \$7,333,250 indicating a gain of approximately \$30,000,000.

New construction being figured also took a decided jump as the statistics show a total of 146 projects valued at \$7,420,500 in the hands of contractors one week ago as compared with 104 operations costing about \$3,464,500 for the week before. Comparison of the figures showing the number and value of the contracts actually placed during the week show a relatively important gain, there being 256 contracts let last week, representing an outlay of \$13,763,192, as compared with 204 jobs scheduled to cost \$7,041,606 contracted for during the week previous.

The group of 292 projects for which plans were reported as in progress is sub-divided as follows: 8 hotels, clubs and institutions, \$5,852,500; 10 Federal, State and municipal operations, \$2,111,000; 25 stables and garages, \$594,000; 13 factory

and industrial buildings, \$1,513,000; 8 public improvements including such projects as street openings, sewer construction, extension of street lighting, etc., \$12,100,890; 186 residential operations involving the construction of apartments and tenements and one and two-family dwellings, \$5,537,500; 18 churches, schools and theatres, \$6,142,000; 22 store, office, loft and banking buildings, \$648,500; 1 railroad terminal, \$2,400,000 and 1 miscellaneous project that is not otherwise classified, \$5,000.

The new building and engineering projects in the hands of contractors for estimates during the week of June 7 to 13 included 2 clubs and institutions, \$48,000; 20 Federal, State and municipal operations, \$2,187,000; 9 stables and garages, \$320,000; 12 factory and industrial buildings, \$1,235,000; 36 public improvements, \$911,000; 30 apartment houses and private dwellings, \$460,500; 26 churches, schools and theatres, \$1,331,000 and 11 store, office and loft buildings, \$928,000.

The 256 projects for which contracts were actually placed last week were divided as follows: 6 bridges and culverts, \$75,084; 6 hotels, clubs and institutions, \$410,750; 12 Federal, State and municipal operations, \$1,140,745; 15 stables and garages, \$362,500; 25 factory and industrial projects, \$2,286,325; 31 public improvements, \$1,748,853; 99 residential buildings of various types, \$3,570,000; 26 churches, schools and theatres, \$2,378,935; 32 store, office and banking buildings, \$1,635,000 and 4 miscellaneous \$155,000.

## PERSONAL AND TRADE NOTES.

**Ernest P. Goodrich**, consulting engineer, announces the removal of his offices to 140 Nassau street.

**A. W. Stephens**, engineer, Turner Construction Co., has been appointed chief engineer, with headquarters in the New York office, 244 Madison avenue.

**T. A. Smith**, general superintendent Turner Construction Co., 24 Madison avenue, has been appointed a vice-president of the company, with headquarters in New York.

**Diamond Expansion Bolt Co.**, 90 West street, recently opened a Philadelphia office at 126 North 10th street, where a complete stock will be carried. L. M. Post has been appointed Philadelphia manager.

**Captain Richard Schermerhorn**, Engineering Section, Sanitary Corps, A. E. F., has received his discharge from the service and has resumed his practice as landscape architect and civil engineer, with offices at 363 Lexington avenue.

**Union Cornice & Skylight Works** has recently been organized and will do a general business in sheet metal work, leaders, gutters, etc., tin, tar and gravel roofing and waterproofing, with offices and plant at 279 Avenue C, corner 16th street.

**James A. Kelly**, formerly practicing as a consulting engineer in New York City, has become chief draftsman for the Morse Dry Dock & Repair Co., Brooklyn. During the war Mr. Kelly was naval architect of the concrete division, Emergency Fleet Corporation.

**W. E. Lyle**, a general superintendent of the Turner Construction Co., 244 Madison avenue, was recently appointed a general manager in charge of work in Western New York, Western Pennsylvania and Eastern Ohio, with headquarters in Buffalo, N. Y.

### Metropolitan Life Co. to Build.

Workmen have started to raze the church building at the northwest corner of Madison avenue and 24th street, to make way for a modern office building to

house the steadily increased activities of the Metropolitan Life Insurance Company. The new structure to be erected on the site of this church will be a sixteen-story auditorium, loft and office building, with plot dimensions of 74x150 feet. The plans and specifications were prepared by D. Everett Waid, architect, 1 Madison avenue, who places the cost of construction at approximately \$800,000.

### New York Society of Architects.

At the annual dinner and installation of officers of the New York Society of Architects, signaling the close of the Society's activities for the vacation period, there was a large gathering. President James Riely Gordon, in a characteristically humorous vein, introduced the various speakers of the evening. Mr. Hammil, Engineering Editor of the American Architect, indorsed the previous speaker's view as to the cost of building. He urged the architects to exert themselves and not to allow builders or others to usurp their proper functions. The architectural profession, though numerically a small one, is a national factor, and there is a great future before it.

The Society's second vice-president, Edward W. Loth, of Troy, said we must be prepared for great boom in business. Mr. Loth gave an account of the formation of a new State Association of Architects in Utica. In the course of some very interesting remarks the speaker enlarged upon the importance of the architects, developing the artistic side of his profession. He said that to be great in architecture, a man must be an artist, as well as a master of construction and man of business. The necessity of amending the Registration Law, to make it effective for the exclusion of unqualified practitioners, was also urged by Mr. Loth.

Further interesting addresses were made by Messrs. Edwin Q. Bell, Real Estate Editor, James Kearney, Engineer of the Board of Standards and Appeals, and John P. Everett, the Society's counsel. Finally the chairman called upon Mr. John P. Leo, Chairman of the Board of Standards and Appeals, and member of the Society's Board of Directors, to contribute his share by way of a dessert to an intellectual feast of a very high order.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**Technical League of America** holds its regular meeting the second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

**National Association of Plate and Window Glass Manufacturers** will hold its annual meeting at the Hotel Dennis, Atlantic City, N. J., June 25-27, inclusive.

**American Society of Mechanical Engineers**—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

**American Society for Testing Materials** will hold its twenty-second annual meeting at Atlantic City, N. J., June 24 to 27. Headquarters will be at the Hotel Traymore. The society is participating with other engineering organizations in the work of the American Engineering Standards Committee, which was organized in October, 1918. Two A. S. T. M. standards—namely, those for Portland cement and those covering fire tests of materials and construction—have already been adopted by the standards committee as "tentative standards," with a view finally to their adoption as official American standards.

### Plan New 42d Street Building.

It is announced that Warren & Wetmore, architects, 16 East 47th street, have been retained to prepare the plans and specifications for the eighteen-story store, loft and office building to be constructed at 49-53 West 42d street, between Fifth and Sixth avenues. The plot measures 56 x10 feet and was held through Brett & Goode, brokers, to the Circle Concrete Corporation, of which Harry Mandel is the president. This company will build and own the proposed structure. It is stated that the project will represent the investment of more than \$1,000,000. According to the preliminary plans the main structure of the building will be nine stories in height, with a set-back or tower of the same height, superimposed on the main portion of the building. Details of the plan will be available later.

# CURRENT BUILDING OPERATIONS

WITH the number of projected building operations steadily growing and a consistent increase in the amount of important construction actually under contract, the building situation, at least in the metropolitan district, is taking upon itself an aspect nearer that of the normal of pre-war times, and predictions are numerous that for many months to come the building trades will have all of the work they are capable of handling with efficiency.

Probably the most important phase of the local building situation is the amount of housing construction under way at the present time, and the plans that are being made for an extension of this form of activity. Only a short time ago the principal feature of the house building movement was the construction of one and two-family dwellings in the outlying sections of the city and in the nearby suburban districts. During the past two weeks, however, there has been a growing amount of high class apartment house building placed under contract and actually started which is indicative of the fact that speculative interests who operate along these lines are again a prominent factor in the building situation, and as time goes on it is anticipated that activity of this character will outstrip all other forms of building in number of operations and value of work undertaken.

The building material markets are reflecting the increased activity so noticeable throughout the local territory, and both manufacturers and dealers are making plans for substantial extensions to the volume of business usually carried. The demand for materials and supplies is steadily improving and the maximum of the building movement is far from being reached. Prices are generally firm, but where any movement has been noticed it has all been upward, and predictions are heard on all sides that the current level of building material prices is likely to maintain but a short time, and that just as soon as commodities produced under the existing schedule of costs are put on the markets a substantial increase in prices will be made effective.

**Common Brick.**—Owing to the strike of the barge captains activity in the New York wholesale market for common brick was somewhat limited this week. There are numerous inquiries, however, and just as soon as the labor difficulties are settled there is no doubt but that there will be a vast improvement in the volume of business transacted. Up-river there are also

labor problems, but these are in the nature of scarcity of workmen rather than strikes. The wholesale price remains firm at \$15 a thousand.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, June 20, 1919. Condition of market: Demand light, prices firm. Quotations: Hudson Rivers \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 5; sales, 2. Distribution: Brooklyn, 1; New Jersey, 1.

**Lumber.**—During the past week or so considerable new demand has manifested itself, due largely to the increase in the volume of building actually under construction. The condition is not confined to

this territory, however, but all sections of the country are reporting a firm market situation with increased demand and a tendency toward advanced prices. Local lumber dealers anticipate a continuation of growth in the demand for building construction to a point that will consume all available supplies, and for this reason they predict a strong market for months to come. The outlook from the standpoint of the lumber interests is most promising and it is believed that the market is now almost stabilized and that prices, which have advanced materially during the past few weeks, will not change much from their present levels. On the other hand it is predicted that the

## 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 1,000:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River, best grades...\$15.00 to —  
Hudson River, "off loads".... — to —  
Raritan .....No quotation  
Second hand brick, per load  
of 1,500 delivered..... 15.00 to —

**Face Brick**—Delivered on job in New York:

Rough Red .....\$37.00 to —  
Smooth Red..... 37.00 to —  
Rough Buff ..... 42.00 to —  
Smooth Buff ..... 42.00 to —  
Rough Gray ..... 45.00 to —  
Smooth Gray ..... 45.00 to —  
Colonials ..... 25.00 to —

**Cement**—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens:  
Domestic Portland cement, per bbl...\$3.25  
Rebate for bags, 15c. each.

**Gravel**—Delivered at job site in Manhattan and Bronx:

1½ in., Manhattan deliveries, per cu. yd. ....\$3.25  
Bronx deliveries..... 3.50  
¾ in., Manhattan deliveries..... 3.25  
Bronx deliveries..... 3.50

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

**Grit**—Delivered at job site in Manhattan and Bronx:  
Manhattan deliveries.....\$2.25  
Bronx deliveries..... 2.50

**Hollow Tile**—

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

Interior—Delivered at job site in Manhattan, south of 72d street.

2x12x12 split furring...\$63.75 per 1,000 sq. ft.  
3x12x12 .....102.00 per 1,000 sq. ft.  
4x12x12 .....114.75 per 1,000 sq. ft.  
6x12x12 .....153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens.\$6.50 per 1,000

**Lime**—

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

Finishing Lime (Standard in 300 lb. barrel).....\$3.70 per bbl.  
Common Lime (Standard 300 lb. barrel) ..... 2.50 per bbl.  
Hydrate Finishing, in cloth bags ..... 23.50 per ton  
Rebate for bags, 10c. per bag.

**Plaster**—

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

Neat Wall Cement, in cloth bags .....\$20.30 per ton  
Lath Mortar, in cloth bags.. 15.05 per ton  
Brown Mortar, in cloth bags. 15.05 per ton  
Finishing Plaster, in cloth bags ..... 24.00 per ton  
Rebate for returned bags, 15c. per bag  
Finishing Plaster (250 lb. barrel) .....\$3.50 per bbl.  
Finishing Plaster (320 lb. barrel) ..... 4.35 per bbl.

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# MATERIALS AND SUPPLIES

demand for lumber products will continue to grow as the country generally proceeds to the resumption of its normal industrial and commercial activity.

**Structural Steel.**—Demand for fabricated material to be used in the construction of new structural projects in the Metropolitan district is showing increased life and it is now predicted that during the coming months the steel industry will have a large volume of business from building sources to handle. During the past week or so there have been a few steel contracts of more than usual importance placed and there is a steady increase in the amount of proposed construction out for bids. The Government continues to be an important

factor in the fabricated steel market and it is booking a considerable tonnage for extensions, maintenance and repairs at navy yards and training stations throughout the country. The mill quotations remain unchanged.

**Roofing and Building Papers.**—Stocks of building and roofing papers throughout the country are generally low, as indicated by the number of substantial orders being placed with manufacturers by jobbers. Jobbers report considerable increase in the demand as a result of the large amount of small house building and the activity in the construction of factories, garages and buildings of a similar character. Prices are firm.

**Wire Nails.**—Movement in this line shows some improvement over the conditions that maintained only a few weeks ago, but it will be some time before the situation returns to the normal of pre-war times. At this writing there is no indication of a change in the price level, and it is predicted freely that the current price will hold for some time in the future. The general improvement in the building situation throughout the country is reflected in the increased demand for nails, and it is predicted that business from this source will continue to grow in volume during the coming months. Wire nails are being quoted at \$4.25 base per keg, in or out of store.

**Electrical Supplies.**—Demand for these commodities is on the increase, especially for wiring supplies, and the consensus of trade opinion is that for the balance of the summer and throughout the autumn months both manufacturers and dealers will have about all of the business they are capable of handling with efficiency. The revival of building activity has been the prime factor in creating the new demand for electrical supplies and the movement is only started with a promise of infinitely greater activity during the coming months. Prices are generally firm.

**Linseed Oil.**—Recently there has been a material increase in the demand for linseed oil, brought about largely by the revival of building activity throughout a wide territory. Another factor responsible for the present rate of demand is that this is the height of the season for alteration and repair work in which paint is one of the principal commodities used. The market is fluctuating somewhat, and at the present time there is little stability to prices. Quotations generally are \$1.91 for city brands, in lots of five or more barrels.

**Window Glass.**—Demand and inquiry has improved to some extent during the past week or so and there are prospects for a largely increased amount of business now that building construction has actually started and seems to have struck its stride. Prices are holding firmly to the levels that have been established for some time and there are only sporadic reports of cutting by jobbers. One of the important factors in the present glass market situation is the manufacturer of automobiles, who is in the market for a considerable quantity of plate glass for use in closed cars. At the present writing the schedule of manufacturers' discounts remains unchanged.

## IN THE METROPOLITAN MARKETS

**Plaster Blocks**—  
2 in. (solid) per sq. ft. .... \$0.11  
3 in. (hollow) per sq. ft. .... 0.11

**Plaster Board**—  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
27x28x1 in. .... \$0.35 each  
27x48x 1/4 in. .... 0.32 each  
32x36x 1/4 in. .... 0.21 each  
32x36x 3/8 in. .... 0.21 each  
32x36x 1/2 in. .... 0.23 1/2 each

**Sand**—  
Delivered at job in Manhattan ..... On application  
Delivered at job in Bronx. .... On application

**Broken Stone**—  
1 1/2 in., Manhattan delivery. \$3.25 per cu. yd.  
Bronx delivery. .... 3.50 per cu. yd.  
3/4 in., Manhattan delivery. 3.25 per cu. yd.  
Bronx delivery. .... 3.50 per cu. yd.

**Building Stone**—  
Indiana limestone, per cu. ft. .... \$1.23  
Kentucky limestone, per cu. ft. .... 1.35  
Brier Hill sandstone, per cu. ft. .... 1.50  
Gray Canyon sandstone, per cu. ft. .... .95  
Buff Wakeman, per cu. ft. .... 1.50  
Buff Mountain, per cu. ft. .... 1.50  
North River bluestone, per cu. ft. .... 1.05  
Seam face granite, per sq. ft. .... 1.00  
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 & channels up to 14 in. \$2.72 to —  
Beams & channels over 14 in. 2.72 to —  
Angles, 3x2 up to 6x8. .... 2.72 to —  
Zeas and tees. .... 2.72 to —  
Steel bars. .... 2.62 to —

**Lumber**—  
Wholesale prices, New York:  
Yellow pine, merchantable 1905, f.o.b. N.Y.):  
3x4 to 14x14, 10 to 20 ft. \$41.00 to \$60.00  
Hemlock, Pa., f. o. b. N. Y.

Base price, per M. .... \$26.00 to —  
Hemlock, W. Va., base price, per M. .... 36.00 to —

(To mixed cargo price add freight \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered) \$40.00 to \$45.00  
Wide cargoes ..... 52.00 to 56.00  
Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. 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. \$68.00 to —  
Cypress shingles, 6x18, No. 1 Hearts ..... 10.00 to —

Cypress shingles, 6x18, No. 1 Prime ..... 8.50 to —  
Quartered oak ..... 120.00 to \$125.00  
Plain oak ..... 88.00 to 95.00

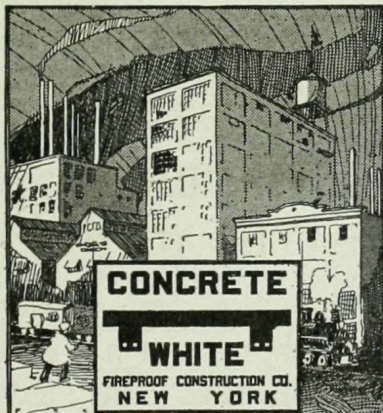
**Flooring:**  
White oak, quart'd, select 79.50 to —  
Red oak, quart'd, select. 79.50 to —  
Maple No. 1. .... 63.50 to —  
Yellow pine, No. 1, common flat ..... 44.50 to —  
N. C. Pine, flooring, Norfolk ..... 43.00 to —

**Window Glass**—  
Official discounts from manufacturers' lists:  
Single strength, A quality, first three Brackets ..... .77%  
B grade, single strength, first three Brackets ..... .77%  
Grades A and B, larger than the first three brackets, single thick. .... .79%  
Double strength, A quality. .... .79%  
Double strength, B quality. .... .81%

**Linseed Oil**—  
City brands, oiled, 5-bbl. lots. \$1.91@ —  
Less than 5 bbls. .... 1.94@ —

**Turpentine**—  
Spot in yard, N. Y., per gal. .... \$1.17@ —

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### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

### STORES, OFFICES AND LOFTS.

**BROOKLYN.**—Niewenhous Bros., 163d st and Park av, are figuring the general contract for the Telephone Building to be erected in the Borough Park section of Brooklyn for the New York Telephone Co. from plans by McKenzie, Voorhees & Gmelin, architects. Bids on sub-contracts are desired by June 24.

### CHURCHES.

**MANVILLE, N. J.**—Niewenhous Bros., Park av and 163d st, are figuring the general contract for the brick and stone church and parochial school at Manville, N. J., for the Sacret Heart Roman Catholic Church from plans by S. A. Schwarz, architect. Sub bids are desired before July 1.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**15TH ST.**—Otto Reissman, 147 4th av, has completed plans for alterations to the 5-sty brick tenement, 25x87 ft, at 158 West 15th st for Samuel Lichtman, 220 6th av, owner and builder. Cost, \$12,000.

**MADISON AV.**—R. H. Almiroty, 46 West 46th st, is preparing plans for alterations to the 10-sty brick and limestone apartment, 89x100 ft, at 777 Madison Av. Co., 542 5th av, owner. Architect will be ready for estimates on general contract about July 1. Cost, \$10,000.

**5TH AV.**—Shape, Bready & Peterkin, 220 West 42d st, are preparing plans for a 12-sty brick limestone and terra cotta, co-operative apartment, 100x90 ft, accommodating 24 families, at 1160-63 5th av. The owner of property is the Lloyd S Bryce Estate and the owner of the building the 1160 Fifth Av., Inc., care of the architects. Cost about \$700,000.

**132D ST.**—Gronenberg & Leuchtag, 503 5th av, have completed plans for alterations to the 4-sty brick tenement, 25x64 ft, at 7 East 152d st, for Samuel Feinstein, 70 East 104th st, owner and builder. Cost, \$6,000.

**68TH ST.**—George F. Pelham, 200 West 72d st, will prepare plans for a 9-sty brick and limestone apartment at 60 to 64 West 68th st, for William L. O'Connell, 320 St. Nicholas av, owner, who will take estimates on general contract. Details will be available later.

#### DWELLINGS.

**64TH ST.**—Murray-Casale & Witt, 569 5th av, have completed plans for alterations to the 6-sty brick residence, 20x52 ft, at 172 East 64th st, for E. A. Schraeder, owner on premises. Cost, \$15,000. Architects are about ready for estimates on general contract.

**65TH ST.**—Lewis Colt Albro, 2 West 47th st, has prepared plans for alterations to the 5-sty brick residence, 17x76 ft, at 53 East 65th st, for Edwin D. Marks, 102 West 38th st, owner. Cost, \$5,000.

**94TH ST.**—Walker & Gillette, 128 East 37th st, have completed plans for alterations to the 3-sty brick residence, 17x66 ft, at 101 East 94th st for Dr. J. Fraenkel, 114 East 66th st, owner. Cost, \$15,000.

**57TH ST.**—Jardine, Hill & Murdock, 50 East 42d st, are preparing plans for alterations to the 4-sty brick residence, 20x55 ft, at 359 West 57th st for Henry D. Downs, 557 5th av, owner. Cost, \$10,000.

#### FACTORIES AND WAREHOUSES.

**34TH ST.**—Plans will be prepared privately for a large packing plant addition in West 34th st for Cudahy Bros. Co., 611 West 34th st, N. Y. City, and 11 West Monroe st, Chicago, Ill., owner. Cost, about \$500,000. Details will be available later.

#### HALLS AND CLUBS.

**44TH ST.**—Phi Gamma Delta Fraternity, Philip Schlosser, 511 5th av, contemplates the construction of a new clubhouse probably in West 44th st for which details are not yet decided. Cost, about \$200,000. Name of architect will be available later.

#### HOTELS.

**PARK AV.**—Warren & Wetmore, 16 East 47th st, will prepare plans for the 17-sty brick, limestone and terra cotta hotel, 200x175 ft, on the east side of Park av, 51st to 52d sts, for D. M. Linnard et al, Pasadena, Cal., owner. Cost, \$7,500,000. Details will be available later.

#### STABLES AND GARAGES.

**57TH ST.**—J. C. Cocker, 2017 5th av, has completed plans for a 6-sty brick and reinforced concrete garage, 87x100 ft, at 430-436 West 57th st for Daniel Meenan, 1966 Broadway, owner. Cost, \$200,000.

**85TH ST.**—George M. McCabe, 96 5th av, is preparing plans for a 2-sty addition to the 2-sty brick garage and storage building, 25x96 ft,

at 325 West 85th st for the Randolph Realty Co., George L. Wilson, president, 238 William st, owner. Cost, \$18,000.

**10TH AV.**—Edward Necarsulmer, 507 5th av, has completed plans for a 4-sty brick and concrete warehouse, 100x175 ft, and a 1-sty garage, 100x85 ft, at the southeast corner of 10th av and 54th st for the Kelly-Springfield Tire Co., 200 West 57th st, owner. Structural engineer, Gunvald Aus. Cost, \$100,000.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

**TELLER AV.**—Moore & Landsiedel, 148th st & 3d av, are preparing plans for five 5-sty brick apartments, 51x90 ft, on the east side of Teller av, 89 ft north of 165th st, for the Bronx Bar Realty Co., H. A. Barry, pres., 1149 Boston rd, owner and builder. Cost, \$60,000.

**GRAND BOULEVARD.**—Goldner & Goldberg, 823 East 165th st, have been selected to prepare plans for two 5-sty brick and limestone apartments, 23x147 ft, on the west side of Grand Boulevard, between Hawkstone st and Mt. Edon av, for Philip Weinstein & Sons, 1397 Webster av, owners and builders.

**197TH ST.**—Goldner & Goldberg, 823 East 165th st, have completed plans for a 5-sty brick apartment, 95x100 ft, at the southeast corner of 197th st and Crescent av for Jacob Bloom, 787 East 176th st, owner and builder. Cost, \$150,000.

**CRESTON AV.**—Gronenberg & Leuchtag, 303 5th av, have completed plans for two 5-sty brick and limestone apartments, on plot 95x224 ft, on the west side of Creston av, 248 ft south of 188th st, for the Rosseff Building Corp., Samuel Rosseff, president, owner and builder, care of architects. Total cost, \$175,000.

#### FACTORIES AND WAREHOUSES.

**169TH ST.**—Adolph Koenig, 405 Lexington av, has finished plans for a 3-sty reinforced concrete artificial ice plant, 61x84 ft, in the south side of 169th st, 125 ft east of 3d av, for the John Eichler Brewing Co., 3582 3d av, owner. Cost, \$37,000.

#### STABLES AND GARAGES.

**HARLEM RIVER TER.**—Moore & Landsiedel, 148th st & 3d av, have completed plans for a one sty brick and concrete garage, 100x100 ft, on the east side of Harlem River Terrace, 190 ft north of Fordam rd, for A. Guidone, 52 Vanderbilt av, owner and builder. Cost, \$25,000.

**QUARRY RD.**—Dunnigan & Crumly, 391 East 149th st, have prepared plans for a one sty brick garage, 58x150 ft, in the east side of Quarry rd, 374 ft north of 3d av, for Francis P. Vaccarelli, 1475 Broadway, owner. Cost, \$25,000.

**173D ST.**—Plans have been prepared privately for a 2-sty brick garage, 50x100 ft, in East 173d st, for Charles Dahlen, 341 East 142d st, owner and builder. Cost, \$20,000.

**176TH ST.**—Franz Wolfgang, 535 East 177th st, has completed plans for a 1-sty brick garage, 49x91 ft, at the northeast corner of 176th st and Daly av for John R. Peterson, 1794 Prospect av, owner and builder. Cost, \$8,000.

#### STORES, OFFICES AND LOFTS.

**JEROME AV.**—Moore & Landsiedel, 3d av and 148th st, have completed plans for a group of 1-sty brick stores, 64x60 ft, on the east side of Jerome av, 41 ft south of Burnside av, for J. Clarence Davies, 148th st and 3d av, owner and builder. Cost, \$18,000.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

**AVENUE H.**—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty brick tenement, 50x90 ft, at the southeast corner of Avenue H and Kenmore pl for the Kingboro Realty Co., 261 Broadway, Manhattan, owner and builder. Cost, \$60,000.

**TILDEN AV.**—W. T. McCarthy, 16 Court st, will prepare plans for a 4-sty brick and limestone apartment, 96x150 ft, at the corner of Tilden and Flatbush avs for Arthur H. Waterman, 185 Montague st, owner and builder. Details will be available later.

**DRIGGS AV.**—Springstein & Goldhammer, 32 Union sq, Manhattan, are preparing plans for a 6-sty brick and limestone apartment, 84x80 ft, on the west side of Driggs av, 20 ft north of South 4th st, for Philip Schoenfeld, 235 Roebing st, owner, who will take estimates on separate contracts. Cost, \$65,000.

**PRESIDENT ST.**—Shampan & Shampan, 50 Court st, have finished plans for two 4-sty brick apartments, 70x108 ft, in the south side of President st, 260 ft east of Rogers av, for the Kingsland Co., 258 Broadway, Brooklyn, owner and builder. Total cost, \$200,000.

**ST. JOHNS PL.**—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick tenements, 64x96 ft, in the south side of St. Johns pl, 150 ft east of Rochester av, for Abraham Kaplan, 1818 President st, owner and builder. Total cost, \$90,000.

**HERKIMER ST.**—Montrose Morris Sons, 533 Nostrand av, have prepared plans for alterations for the 3-sty brick tenement, in the north side of Herkimer st, 192 ft east of Bedford av, for owner and builder to be announced later. Cost, \$4,000.

WEST 24TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for two 3-sty brick tenements, 20x62 ft, in the west side of West 24th st, 114 ft north of Surf av, for B. Weissbrodt, 57 Kenmare st, Manhattan, owner and builder. Cost, \$20,000 each.

COLUMBIA HEIGHTS.—Frank Finlayson, 186 Remsen st, has plans in progress for alterations to the 5-sty brick studio apartment at 130 Columbia Heights, for owner to be announced later. Cost, about \$8,000.

#### DWELLINGS.

17TH AV.—R. Wolfinger, 2815 Mermaid av, has completed plans for four 2-sty frame dwellings, 20x44 ft, on the east side of 17th av, 40 ft south of 50th st, for the Borough Park Realty Co., 1545 45th st, owner and builder. Total cost, \$20,000.

81ST ST.—F. R. Ashfield, 350 Fulton st, has prepared plans for a 2-sty frame dwelling, 31x41 ft, in the west side of 81st st, 200 ft north of 21st av, for W. H. Woods, 59 Park pl, Manhattan, owner. Cost, \$8,000.

EAST 18TH ST.—B. F. V. Driesler, 153 Remsen st, has prepared plans for a 2½-sty frame dwelling, 24x37 ft, in the east side of East 18th st, 140 ft north of Avenue J for A. H. Strong, 585 East 18th st, owner and builder. Cost, \$8,000.

SNEDIKER AV.—Morris Rothstein, 197 Snediker av, has completed plans for four 2-sty frame dwellings, 20x53 ft, on the west side of Snediker av, 170 ft south of Hegeman av, for Bessie Slavin, 553 New Jersey av, owner and builder. Total cost, \$20,000.

AVENUE R.—A. G. Carlson, 226 Henry st, has finished plans for thirty 2½-sty brick and stucco dwellings, 20x56 ft, with garages, on Avenue R, East 17th st to Ocean av, for the Kingsway Realty Corp., J. P. Kelly, president, 1723 Avenue Q, owner and builder.

FOSTER AV.—Bly & Hamann, 833 St. Johns pl, have completed plans for a 2½-sty brick residence, 20x55 ft, and four 1-sty brick garages, 17x17 ft, on the north side of Foster av, 432 ft east of Ocean Parkway, for M. B. Smith & Son, Inc., 31 East 43d st, Manhattan, owner and builder. Total cost, \$4,000.

DELAMERE PL.—G. A. Murtagh, Grand Central Terminal, Manhattan, has completed plans for a 2½-sty frame dwelling, 22x41 ft in the east side of Delamere pl, 137 ft north of Av K, for the Murtagh Construction Co., 23 Fiske pl, owner and builder. Cost, \$14,000.

GRAFTON ST.—Morris Rothstein, 197 Snediker av, has finished plans for six 2-sty brick dwellings, 20x56 ft, in the east side of Grafton st, 100 ft south of Levonia av, for the Sipman Realty Co., 427 Osborne st, owner and builder. Total cost, \$51,000.

EAST 25TH ST.—Ernest A. Seebeck, Jr., 1331 Flatbush av, has completed plans for a 2-sty frame dwelling, 27x24 ft, on the west side of East 25th st, 100 ft north of Ave K, for M. M. Seebeck, 1331 Flatbush av, owner and builder. Cost, \$5,000.

64TH ST.—M. A. Cantor, 373 Fulton st has completed plans for ten dwellings in the north side of 64th st, 200 ft east of 21st av, for the Sunrise Holding Co., 705 New Jersey av, owners and builders.

12TH AV.—A. Farber, 1746 Pitkin av, has completed plans for two 2-sty brick dwellings, 18x60 ft, on the east side of 12th av, 100 ft north of 45th st, for Meyer Sukenick, 1270 44th st, owner and builder. Cost, \$15,000.

AVE. W.—Frank V. Laspia, 525 Grand st, has completed plans for four 2-sty frame dwellings, 18x36 ft, at the southeast corner of Av W and West 6th st, Bklyn, for Pietro Imperiole, 499 Lake st, owner and builder. Cost, \$12,000.

VAN SICLEN ST.—Frank V. Laspia, 525 Grand st, has completed plans for six 2-sty frame dwellings, 18x36 ft, in the west side of Van Siclen st, 95 ft south of Av W, for Pietro Imperiole, 499 Lake st, owner and builder. Cost, \$18,000.

RIDGE BLVD.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x36 ft, on the east side of Ridge Blvd, 41 ft north of 81st st, for Jefferson R. Edwards, Shore rd & 79th st, owner and builder. Cost, \$10,000.

44TH ST.—James Millman, 26 Court st, has plans nearing completion for two 2-sty brick dwellings, 20x55 ft, in the south side of 44th st, 250 ft west of 12th av, for Kaplan & Glick Bldg Corp., H. Kaplan, pres., 86 Newport av, owners and builders. Cost, \$10,000 each.

CHESTNUT ST.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 1½-sty brick dwelling, 24x30 ft, in the west side of Chestnut st, 260 ft south of Sutter av, for Rosie Luongo, 140 9th av, Manhattan, owner and builder. Cost, \$5,000.

EAST 9TH ST.—Slee & Bryson, 154 Montague st, have completed plans for seven 2-sty frame and stucco dwellings, 22x38 ft, in the west side of East 9th st, 360 ft north of Av I, for the Kensington Homes Corp., Inc., 614 West st, owners and builders. Owners are ready for bids on all sub contracts. Cost, \$9,000 each.

AMBOY ST.—S. Millman & Con, 1780 Pitkin av, have completed plans for six 2-sty brick dwellings, 20x55 ft, in the east side of Amboy st,

100 ft, 99 ft and 151 ft south of Blake av, for H. Bernstein, 135 Dumont av, owner and builder. Total cost, \$30,000.

52D ST.—Carlson & Wiseman, 226 Henry st, have completed plans for eight 2-sty brick dwellings, 20x64 ft, in the north side of 52d st, 100 ft west of 12th av, for Asher Dann & Son, 5223 12th av, Bklyn, owners and builders. Total cost, \$64,000.

44TH ST.—James Millman, 26 Court st, has plans near completion for two 2-sty brick dwellings, 20x55, in the south side of 44th st, 250 ft west of 12th av, for Kaplan & Glick Bldg Corp., H. Caplan, pres., 86 Newport av, owner and builder. Cost, \$10,000 each.

EAST 9TH ST.—Philip Caplan, 16 Court st, has completed plans for a 2-sty frame dwelling, 18x45 ft, in the west side of East 9th st, 361 ft south of Av O, for the Greenbush Realty and Building Corp., 65 Barby, owner and builder. Cost, \$9,000.

EAST 40TH ST.—Robert T. Schaefer, 1526 Flatbush av, has plans about completed for two 2½-sty frame dwellings, 18x36 ft, in the east side of East 40th st, 377 ft north of Av I, for W. S. Lacon, 1141 East 37th st, owner and builder. Cost, \$9,000.

HINSDALE ST.—Morris Rothstein, 197 Snediker av, has completed plans for two 2-sty brick dwellings, 20x55 ft, in the west side of Hinsdale st, 315 ft south of New Lots av, for Sam Ankner, 268 Hinsdalest, owner and builder. Total cost, \$16,000.

BAY AV.—J. A. Boyle, 367 Fulton st, has finished plans for three 2½-sty frame dwellings, 16x39 ft, on the west side of Bay av, 13 ft north of Ocean av, for the Harris Building Co., Harry B. Hill, pres., 180 Montague st, owner and builder. Total cost, \$12,000.

PROSPECT PARK WEST.—H. C. Severance and William VanAlen, 4 West 37th st, Manhattan, are preparing plans for six 2-sty brick dwellings, 20x42 ft, at Prospect Park West and 16th st, for Walter Kraslow, 188 Montague st, owner and builder. Cost, \$9,000 each.

PROSPECT AV.—M. A. Cantor, 371 Fulton st, is preparing plans for two 2-sty brick dwellings, 20x40 ft, on the south side of Prospect av, 425 ft west of 9th av, for the I and C Building Corp., Walter Kraslow, pres., 180 Montague st, owner and builder. Cost, \$12,000 each.

FIRST ST.—Bly & Hamann, 833 St. Johns pl, have completed plans for four 2-sty brick dwellings, 20x55 ft, at the southwest corner of 1st st and Parkville av, for M. B. Smith & Son, ings, 20x55 ft, at the southwest corner of 1st Total cost, \$30,000.

52D ST.—F. Savignano, 6005 14th av, has completed plans for a 2½-sty frame and stucco residence, 25x52 ft, in the south side of 52d st, 425 ft west of 17th av, for the Ramal Building Co., 3907 Av D, owner and builder. Cost, \$18,000.

MANSFIELD PL.—Frank J. Clark, 569 Sterling pl, has prepared plans for a 2-sty frame dwelling, 22x40 ft, in the west side of Mans-

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field pl, 145 ft north of Av D, for William J. Young, Plum Beach, L. I., owner and builder. Cost, \$5,000.

84TH ST.—C. A. Goldberg, 29 West 34th st, Manhattan, has prepared plans for two 2-sty frame dwellings, 32x55 ft, in the north side of 84th st, 307 ft east of Colonial rd, for Hans Johansen, 2262 A 83d st, owner and builder. Cost, \$10,000 each.

JAVA ST.—Chris. Bauer, Jr., 788 Manhattan av, has finished plans for a 2-sty brick dwelling, 18x62 ft, in the north side of Java st, 400 ft east of Manhattan av, for Charles Schluter, 135 Milton st, owner and builder. Cost, \$4,000.

OCEAN PKWAY.—T. J. Murick, 957 Broadway, is preparing plans for a 2½-sty frame and stucco residence, 24x55 ft, on the east side of Ocean Pkway, 520 ft south of Av I, for owner to be announced later. Cost, \$18,000.

WEST ST.—C. G. Wessel, 1399 East 4th st, has completed plans for three 2-sty brick dwellings, 21x55 ft, on the west side of West st, 108 ft north of Church av, for Ole Torgenson, 533 West 3d st, owner and builder. Total cost, \$19,500.

AVE. M.—Shampan & Shampan, 50 Court st, are preparing plans for ten 2-sty frame and stucco dwellings, at the northeast corner of Av M & East 3d st, for owners and builders to be announced later. Cost, \$7,000 each.

### FACTORIES AND WAREHOUSES.

PEARL ST.—Helmle & Corbett, 190 Montague st, have finished plans for a 5-sty brick sales-room and warehouse, 40x77 ft, in the east side of Pearl st, 65 ft north of Willoughby av, for J. W. and W. H. Reid, 21 Willoughby av, owners. Cost, \$50,000.

CARROLL ST.—Charles Spindler, 215 Montague st, has completed plans for alterations to the 5-sty brick factory at 346 Carroll st, for the Metal Package Co., owner on premises. Cost, \$3,000.

### HOSPITALS AND ASYLUMS.

CLASSON AV.—Cohn Bros., 361 Stone av, are preparing plans for a 2-sty brick and reinforced concrete laundry addition, 26x85 ft, at Classon and St. Marks av for the Jewish Hospital of Brooklyn, owner, on premises. Cost, about \$30,000.

45TH ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick hospital, 135x46 ft, in 45th st, 80 ft west of 17th av, for the New Zion Hospital, Leo D. Greenfield, pres., 2140 Croysey av, owner. Architects will be ready for estimates on general contract about June 25th.

### STABLES AND GARAGES.

SACKMAN ST.—Morris Whinston, 63 Park Row, Manhattan, has completed plans for a 1-sty brick garage, 27x50 ft, in the west side of Sackman st, 73 ft south of Sutter av, for Rickers & Cohen, 454 Park Row, Manhattan, owner. Cost, \$3,000.

80TH ST.—L. Dananher, 328 Fulton st, Jamaica, L. I., has completed plans for ten 1-sty brick garages, 10x18 ft, in the north side of 80th st, 160 ft west of 10th av, for the Paramount Realty and Construction Co., 2307 Myrtle av, owner and builder. Total cost, \$5,000.

14TH AV.—Harry Dorf, 614 Kosciusko st, has completed plans for a 1-sty brick garage, 113x100 ft, at the northwest corner of 14th av & 36th st, for the B. W. Construction Co., 190 Montague st, owner and builder. Cost, \$15,000.

BOROUGH PARK.—Harry Dorf, 614 Kosciusko st, is preparing plans for a 1-sty brick garage, 100x100 ft, to be located in the Borough Park section, exact location to be announced later, for Kraslow & Block, 188 Montague st, owners and builders. Cost, \$35,000.

ATLANTIC AV.—B. W. Dorfman, 26 Court st, has completed plans for three 1-sty brick garages, 27x45 ft, at the southwest corner of Atlantic and Troy avs, for Alassandro Caruso, 1615 Atlantic av, owner and builder. Cost, \$5,000 each.

### STORES, OFFICES AND DLOFTS.

44TH ST.—A. Brook, 215 Montague st, has completed plans for five 1-sty brick stores, 20x75 ft each, at the southeast corner of 44th st and 15th av for the C. B. Realty Co., 299 Broadway, Manhattan, owner and builder. Cost, \$15,000.

### THEATRES.

CHESTER ST.—Carlson & Wiseman, 226 Henry st, have completed plans for a 1-sty brick moving picture theatre, 75x200 ft, seating 1,000, in the west side of Chester st, 115 ft south of Pitkin av, for the M. L. B. Construction Co., Robert Mintz, pres., 438 Ashforth st, owner and builder. Cost, \$75,000.

KINGS HIGHWAY.—Shampan & Shampan have plans nearing completion for a 1-sty brick and limestone moving picture theatre, seating 2,500, on the plot bounded by Kings Highway, Coney Island av and Av Q, for the Avondale Building Co., owners and builders, care of architects. Cost, \$250,000.

SARATOGA AV.—DeRosa & Pereira, 110 West 40th st, Manhattan, are preparing new plans for a 1-sty brick moving picture theatre, 100x100 ft, seating 1,200, at the southeast corner of Saratoga av and Macon st for the estate of Chauncey

Marshall, 177 Montague st, owner. Cost, \$100,000. Architects will be ready for bids on general contract about July 15.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

ELMHURST, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for fourteen 4-sty brick apartments, 52x55 ft and 75x55 ft, in 27th st 28th st, for the Jackson Heights Apartment Corp., 50 East 42d st, Manhattan, owner and builder. Total cost, \$612,000.

#### DWELLINGS.

FLUSHING, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 18x38 ft, in the east side of Exeter st, 100 ft south of Lawrence av, for Krass & Hansen, Cameron st, Flushing, owners and builders. Cost, \$6,000.

CORONA, L. I.—A. Magnoin, 120 50th st, Corona, has completed plans for a 2½-sty frame dwelling, 20x49 ft, in the west side of Lent st, 102 ft south of Hayes av, for D. Ginsberg, East Jackson av, Corona, owner and builder. Cost, \$4,000.

WHITESTONE, L. I.—Robert Johnson, 60 Hunt st, has completed plans for a 2-sty frame dwelling, 17x38 ft, in the north side of 9th st, 140 ft east of 5th av, for Michael Gifney, 16 South Kingsland av, Corona, L. I., owner and builder. Cost, \$4,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has prepared plans for a 2½-sty frame dwelling, 22x33 ft, at the northeast corner of Myrtle av and Brewster av, for Leon DeHoff, 69 North 32d st, Flushing, owner and builder. Cost, \$5,500.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has prepared plans for six 2-sty frame dwellings, 16x38 ft, on the north side of Ridgewood av, 47 ft west of Bigelow pl, for Michael Zummo, 12 Syosset st, Woodhaven, owner and builder. Total cost, \$18,000.

RIDGEWOOD, L. I.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 2-sty brick dwelling, 20x42 ft, in the east side of Amery court, 156 ft north of Grand View av, for D. Maniace, 1484 Metropolitan av, Bklyn, owner and builder. Cost, \$7,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has finished plans for a 2½-sty frame dwelling, 22x33 ft, in the south side of Quince st, 95 ft east of Bowne av, for the Dual Borough Holding and Improvement Co., owner and builder, care of architect. Cost, \$6,500.

EDGEMERE, L. I.—H. J. Nurick, 957 Broadway, Bklyn, has completed plans for 56 1-sty frame dwellings, 16x38 feet, on Columbia av, for owners to be announced later. Cost, \$2,500 each.

ST. ALBANS, L. I.—Louis F. Schillinger, 167 Van Sielen av, Bklyn, has plans on file for a 2½-sty frame dwelling, 20x34 ft, at the northeast corner of Maple & Franklin sts, for Harry C. Conklin, 98 Maple st, St. Albans, owner. Cost, \$4,000.

HOLLIS, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Bklyn, have completed plans for a 2-sty frame dwelling, 20x40 ft, in the east side of 196th st, 100 ft north of 90th av, for John C. Reiss, 2420 Cornelia st, Bklyn, owner and builder. Cost, \$5,000.

JAMAICA, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 18x34 ft each, on the south side of Tilly av, 25 ft east of Chopin av, Jamaica, for the Spartan Realty Co., 27 Orange st, Bklyn, owner and builder. Cost, \$13,500.

FOREST HILLS, L. I.—Plans have been prepared privately for two 2½-sty brick dwellings, 30x41 ft, on the east side of Greenway terrace, 179 ft south of Middleway circle, for the Sage Foundation Homes Co., 27 Greenway terrace, Forest Hills, owner and builder. Cost, \$25,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2-sty frame dwelling, 22x33 ft, in the east side of 16th st, 314 ft south of Parsons av, for Patrick Martin, 16th st and Flushing av, owner and builder. Cost, \$5,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 41x26 ft, at the southwest corner of Hillside and Parkview avs for A. Hockenstein, Hollis Park Gardens, owner. Cost, \$25,000.

QUEENS, L. I.—Charles Kreyborg, Park av and 163d st, has finished plans for a 2-sty frame dwelling, 24x26 ft, on the east side of Lincoln av, 385 ft north of Jerico turnpike, for Grace R. Stewart, Hollis av, Hollis, L. I., owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—Koch & Wagner, 32 Court st, Brooklyn, have completed plans for a 2½-sty frame residence, 30x34 ft, at the northeast corner of Shipley av and Forest av for Lillian J. Kasper, 60 Richmond st. Cost, \$10,000.

WOODHAVEN, L. I.—Edward Jackson, 1 Herriman av, Jamaica, L. I., has completed plans for two 2-sty frame dwellings, 32x36 ft, on the west side of Woodhaven av, 88 ft north of Dalryple av, for A. Barile, 22 82d st, Woodhaven, owner and builder. Cost, \$27,000 each.

**WOODHAVEN, L. I.**—G. E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for twelve 2-sty frame dwellings, 16x38 ft, in the east side of Suydan st, 300 ft south of Ridgewood av, for the Adele Realty Co., 1264 Jamaica av, Woodhaven, owner and builder. Total cost, \$36,000.

**RICHMOND HILL, L. I.**—Plans have been prepared privately for five 2½-sty frame dwellings, 16x37 ft, at the southwest corner of 115th st and 85th av and the east side of 113th st, 51 ft south of St. Anns av, for the Classic Construction Co., 8558 113th st, Richmond Hill, owner and builder. Total cost, \$20,000.

**HILLCREST PARK, L. I.**—Plans have been prepared privately for two 2-sty frame dwellings, 30x28 ft, in the south side of Mayfield rd, 243 ft east of Kingston rd and the north side of Putney rd, 120 ft east of Homelawn av for Henry Russeau and Storms, 11 Herriman av, Jamaica, L. I., owners and builders. Total cost, \$16,000.

**QUEENS, L. I.**—H. T. Jeffry, Jr., Butler Building, Jamaica, L. I., has completed plans for a 2-sty frame dwelling, 27x26 ft, on the east side of Lincoln av, 380 ft south of Walnut st, for Grace R. Stewart, Bellaire Gardens, L. I., owner and builder. Cost, \$6,500.

**FACTORIES AND WAREHOUSES.**

**MASPETH, L. I.**—Plans have been prepared privately for a 1-sty brick shop, 100x200 ft, in the south side of Grand st, 469 ft west of Garrison st, for the Gould Construction Co., 233 Broadway, Manhattan, owner and builder. Cost, \$25,000.

**LONG ISLAND CITY.**—Frank S. Parker, 44 Court st, Bklyn, has finished plans for a 2-sty reinforced concrete factory, 100x150 ft, at the corner of Washington and 6th av, for Louis Gold, 44 Court st, Bklyn, owner and builder.

**LONG ISLAND CITY.**—Frank S. Parker, 44 Court st, Brooklyn, has finished plans for a 2-sty re-inforced concrete factory, 100x150 ft, at the corner of Washington and 6th av, for Louis Gold, 44 Court st, Bklyn, owner and builder.

**STABLES AND GARAGES.**

**FOREST HILLS, L. I.**—Plans have been prepared privately for a 2½-sty brick and hollow tile garage, 30x41 ft, on the east side of Greenway terrace, 209 ft south of Middleway circle, for the Sage Foundation Home Co., Forest Hills, L. I., owner and builder. Cost, \$12,500.

**ARVERNE, L. I.**—J. P. Powers, 220 Larkin st, has completed plans for a 1-sty brick garage, 64x90 ft, on the west side of Gaston av, adjoining the Long Island Railroad Tracks, for the Rox Construction Co., Far Rockaway, L. I., owner and builder. Cost, \$10,000.

**STORES, OFFICES AND LOFTS.**

**CORONA, L. I.**—A. Scholler, Way av, has completed plans for a 3-sty brick store and office building, 45x50 ft, on the south side of Roosevelt av, 200 ft west of Aubertus av, for Edward Schmitt, Kingsland av, owner and builder. Cost, \$9,000.

**Richmond.**

**TOMPKINSVILLE, S. I.**—Plans have been prepared privately for two 2½-sty frame dwellings, 25x50 ft, in the east side of Oxford pl, 410 ft south of Zebra av, for Block & Uslan, 1st av, New Brighton, owner and builder. Cost, \$8,000 each.

**Nassau.**

**LOCUST VALLEY, L. I.**—Hunt & Hunt, 28 East 21st st, Manhattan, will probably prepare plans for alterations and additions to the 2½-sty residence at Locust Valley, L. I., for Louis J. Horowitz, president Thompson Starrett Co., 49 Wall st, Manhattan, owner. Details will be available later.

**Westchester.**

**DWELLINGS.**

**HARTSDALE, N. Y.**—W. S. Phillips, 103 Park av, Manhattan, has completed plans for a 2½-sty brick residence, 30x40 ft, on Walworth av, for William H. Stewart, owner, care of architect. Details will be available later.

**MT. VERNON, N. Y.**—Milton See & Sons, 15 East 40th st, Manhattan, are preparing plans for twenty-eight 2-sty frame and stucco dwellings, at Mt. Vernon, N. Y., for owner to be announced later. Cost, \$10,000 each.

**MT. VERNON, N. Y.**—S. A. Guttenberg, Proctor Bldg., So. 4th av, has completed plans for a 2½-sty frame and stucco residence, 33x55 ft, on the south side of Wallace av, 220 ft north of Fletcher av, for Mrs. W. F. Burke, 7 Jefferson pl, Mt. Vernon, owner and builder. Cost, \$14,000.

**TUCKAHOE, N. Y.**—W. S. Phillips, 103 Park av, Manhattan, has plans in progress for a 2½-sty brick residence, 26x80 ft, in Ridge rd, for Frederick P. Close, owner, care of architect. Architect will soon be ready for estimates on general contract.

**SCHOOLS AND COLLEGES.**

**NEW ROCHELLE, N. Y.**—Townsend Steidle & Haskell, 1328 Broadway, Manhattan, will prepare plans for a 3-sty brick and limestone grade school, 100x200 ft, on Union av, for the Board of Education, of New Rochelle, Albert W. King, pres. Cost, about \$300,000. Details will be available later.

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**STABLES AND GARAGES.**

**WHITE PLAINS, N. Y.**—J. C. Moore, Realty Building, is preparing plans for a 1-sty brick addition, 50x60 ft, to the garage in Orawaupum st for E. S. Hesse, 34 Martine av, owner and builder.

**New Jersey.**

**APARTMENTS, FLATS AND TENEMENTS.**

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty brick apartment, 25x76 ft, with stores, at 299 Springfield av for Max Kaslov, 305 Springfield av, owner and builder. Cost, \$17,000.

**ELIZABETH, N. J.**—Fred L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for two 2-sty frame flats, 30x36 ft, at 420-424 Franz Joseph av, for William Stemmer, Franz Joseph av, Elizabeth, owner and builder. Total cost, \$8,000.

**WEST NEW YORK, N. J.**—George Willardot, 411 23d st, West New York, has completed plans for four 4-sty brick apartments, 25x61 ft, at 405-411 17th st, for John Sarubbi, 415 17th st, owner and builder. Cost, \$17,000 each.

**DWELLINGS.**

**NEWARK, N. J.**—John B. Acocella, Union Building, Newark, has completed plans for a 2½-sty frame and shingle dwelling, 30x24 ft, at 257 Berkley av, for Balde Bernabe, 249 No. 9th st, owner. Cost, \$4,000.

**NEWARK.**—Frederick G. Nobbe, 142 Market st, has plans in progress for a 2½-sty brick veneer and frame dwelling, 38x40 ft, at the corner of Randolph pl and Girard pl, for A. Rosenberg, owner, care of architect. Cost, \$15,000.

**MAPLEWOOD, N. J.**—Strombach & Mertens, 1091 Clinton av, Irvington, have completed plans

for three 2½-sty frame dwellings, 28x24 ft, on Park av, near Springfield av, for Joseph Lombardy, 873 Bergen st, Newark, N. J., owner and builder. Cost, \$5,000 each.

**NEWARK, N. J.**—Frederick G. Nobbe, 142 Market st, has completed plans for a 2½-sty frame and stucco dwelling, 24x55 ft, at 27 Vernon av, for L. Herberg, owner care of architect. Cost, \$10,000.

**SHORT HILLS, N. J.**—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 2½-sty frame dwelling, 43x21 ft, in Farley rd for Wm. A. Kirk, 38 Winans st East Orange, owner. Cost, \$6,000.

**SCHOOLS AND COLLEGES.**

**EAST ORANGE, N. J.**—Gullbert & Betelle, 665 Broad st, Newark, are the architects, and Runyon & Carey, 845 Broad st, consulting heating and ventilating engineers for the 2-sty 8 room addition to the Washington School, at 175 Sanford st, for the Board of Education, of East Orange, John Noble, pres. Details will be available later.

**STABLES AND GARAGES.**

**NEWARK, N. J.**—Frank Grad, Market st, has completed plans for a 2-sty brick and reinforced concrete garage, 173x49 ft, at 23-25 Center st, for the Hudson Tubes Garage Co., Inc., 21 Mt. Prospect av, owner and builder. Cost, \$10,000.

**STORES, OFFICES AND LOFTS.**

**NEWARK, N. J.**—Frank Goodwillie, 56 West 45th st, Manhattan, is preparing preliminary plans for a 5-sty brick and limestone office building, 100x200 ft, at the corner of Halsey st & Washington pl, for the Globe Indemnity Co., 45 William st, Manhattan, owner. Details will be available later.

**EAST ORANGE, N. J.**—E. V. Warren, 31 Clinton st, Newark, has completed plans for six 1-sty brick stores, 65x108 ft, at 17th st and 4th av, for Max Margolis, 43 4th st, East Orange, owner, who will take bids on general and separate contracts. Cost, \$15,000.

**THEATRES.**

**LAKEWOOD, N. J.**—J. D. Harrison, 52 Vanderbilt av, Manhattan, is preparing sketches for a 2-sty brick and stone theatre, seating 1,500, at 4th st & Clifton av, for the Ferber Amusement Co., Lakewood, N. J., owner. Cost, \$10,000. Details later.

**PLAINFIELD, N. J.**—Plans have been prepared privately for a 2-sty frame dwelling, 21x31 ft, at 734 West 4th st, for Harry Edelman, 227 Munroe av, Plainfield, owner and builder. Cost, \$4,000.

Catholic Church, owner, from plans by H. A. Koebler, 114 East 28th st, Manhattan, architect. Cost, \$25,000.

**DWELLINGS.**

**MANHATTAN.**—R. H. E. Elliott, 28 East 49th st, has the general contract for alterations to the 4-sty brick residence, 20x75 ft, including a 2-sty rear addition, at 48 East 73d st for Joseph S. Auerbach, 40 East 83d st, owner, from plans by S. E. Gage, 28 East 49th st, architect. Cost, \$5,000.

**ELIZABETH, N. J.**—The Anchor Building Co., Elizabeth, N. J., has the general contract for fifteen 1½-sty frame dwellings, 20x22 ft, on Cleveland av, for the Boyle Realty Co., M. Y. Boyle, president, Julian pl, Elizabeth, owner, from plans by Oakley & Son, 1259 Clinton pl, Elizabeth, architects. Cost, \$3,000 each.

**KEW GARDENS, L. I.**—Kew Gardens Construction Co. has the general contract for a 2½-sty frame residence, 36x65 ft, in the north side of Audley st, 150 ft west of Abington rd, for David Driscoll, 120 Onslow pl, Kew Gardens, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, \$9,000.

**YONKERS, N. Y.**—Hoyt & Miles, Roberts av, Yonkers, have the general contract for a 2½-sty brick and frame residence, 28x40 ft, at 14 Odell av, for Mrs. Martha M. Graham, 106 Waring pl, owner, from plans prepared privately. Cost, \$12,000.

**WHITE PLAINS, N. Y.**—C. T. Wills, Inc., 286 5th av, Manhattan, has the general contract for a 2½-sty frame residence, 44x29 ft, at Prospect st and Howard av, for Thomas Simpson, 25 South Broadway, White Plains, owner, from plans by Bowdin and Webster, 299 Madison av, Manhattan, architects.

**MT. VERNON, N. Y.**—O. J. Tegan, 452 Union av, has the general contract for a 2½-sty frame and stucco residence, 36x43 ft, at the corner of Prospect av and Willard sts, for the Mt. Vernon Holding Co., 103 Park av, Man., owner, from plans by S. A. Guttenberg, Proctor Bldg., Mt. Vernon, architect. Cost, \$12,000.

**GLEN HEAD, L. I.**—W. I. Lawson, Maple st, Glen Cove, L. I., has the general contract for a 2½-sty frame residence, 25x40 ft, with wing 16x18 ft, at Glen Head, L. I., for George H. Court, from plans by John Bogart, Glen Head, L. I., architect. Cost, \$14,000.

**MAPLEWOOD, N. J.**—William F. Dixon, 156 5th av, Manhattan, has the general contract for a 2½-sty brick residence, 50x100 ft, and garage at Maplewood, N. J., for Pablo Homs, 44 Whitehall st, Manhattan, owner, from plans by Rogers and Haneman, 50 East 42d st, Manhattan, architects.

**WESTERLY, S. I.**—J. O. Johnson, 200 Treadwell av, Port Richmond, S. I., has the general contract for twenty 2½-sty frame dwellings, 20x28 ft, at Westerly, S. I., for owner to be announced later. Total cost, \$90,000. Plans were prepared privately.

**MANHATTAN.**—Cuthbertson Corp., 1 Union sq., has the general contract for alterations to three 4-sty brick residences, 20x57 ft, at 871-873-875 St. Nicholas av, for the Manhattan Life Insurance Co., 66 Broadway, from plans by Samuel Cohen, 32 Union sq, architect. Total cost, \$32,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN.**—White Fireproof Construction Co., 286 5th av, Manhattan, has the general contract for a 7-sty brick and reinforced concrete warehouse, 119x98 ft, at 18-30 Grand av, for the Pathe Freres Phone Co., 28 West 38th st, Manhattan, owner. Plans are being prepared by Russel G. Cory, 39 Courtland st, Man., architects and engineer. Cost, \$245,000.

**BROOKLYN.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty reinforced concrete warehouse, 100x140 ft, extension 36x20 ft, at Sedgwick and Van Buren sts, for Hills Bros., 375 Washington st, N. Y., owners. Plans were prepared by Tinnes & Chapman, 315 5th av, Manhattan, architects.

**BROOKLYN.**—U. S. Structural Co., 841 Broadway, Manhattan, has the general contract for a 3-sty reinforced concrete bakery, 145x200 ft, in Pacific st, through to Atlantic av, near Troy av, for Cushman Sons, Inc., 49 Manhattan st, owners, from plans by L. S. Beardsley, 36 West 52d st, Manhattan, architect and engineer.

**BROOKLYN.**—Butler & Co., 18 West 34th st, has the general contract for a 4-sty reinforced concrete factory, 115x90 ft, at 21-23 Hopkins st, for the Trop Chocolate Co., 14 Hopkins st, owner, from plans by Walter B. Wills, 1181 Myrtle av, architect.

**HOMES AND ASYLUMS.**

**MANHATTAN.**—Wm. J. Jennie & Co., 45 East 42d st, has the general contract for alterations, including masonry, carpenter work, kalsomine, glazing, metal ceilings, plumbing, heating, etc., for the Kips Bay House for Homeless Boys, at 247 East 44th st, from privately prepared plans. Cost, \$11,000.

**HOTELS.**

**MANHATTAN.**—Wm. D. Drexler, 226 East Broadway, has the general contract for alterations to the 4-sty brick and stone residence at

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

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**APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN.**—Charles Ward Hall, 1182 Broadway, has the general contract for alterations to the 5-sty brick and stone residence at 539 5th av, southeast corner 46th st, into stores and apartments for the estate of John Hall, owner, John N. Levy, 14 East 46th st, lessee. Plans were prepared by Taylor & Levi, 105 West 40th st, architects.

**MANHATTAN.**—Hugh Getty, Inc., 359 West 26th st, has the general contract for alterations to the 4-sty brick tenement, 40x88 ft, at the northwest corner of 3d av and 85th st, for George W. Welch's Son, 231 Broadway, owner, from plans by C. B. Meyers, 1 Union sq, architect. Cost, \$8,000.

**BROOKLYN.**—Wm. Crawford, 7 East 42d st, Manhattan, has the general contract for the 13-sty brick and limestone apartment, 100x100 ft, on the block front on Prospect Park West, between Union and President sts, for Wm. H. Childs and associates, 17 Battery pl, Manhattan, owners, from plans by York & Sawyer, 50 East 41st st, Manhattan, architects. Cost, \$2,000,000.

**BROOKLYN.**—G. Richard Davis Co., 30 East 42d st, Manhattan, has the general contract for four 4-sty brick apartments, 40x120 ft, on 17th av, between 73d and 74th sts, for the City and Suburban Homes Co., 624 Madison av, owner, from plans by Andrew J. Thomas, 137 East 45th st, Manhattan, architect. Cost, \$250,000.

**BANKS.**

**SOUTHAMPTON, L. I.**—Donnelly & Corrigan, Southampton, L. I., have the general contract for a 1-sty limestone, granite and reinforced concrete bank building, 33x64 ft, at Southampton, L. I., for the First National Bank, owner, from plans by Cross & Cross, 681 5th av, Manhattan, architects. Cost, \$40,000.

**CHURCHES.**

**BROOKLYN.**—Thomas Drysdale & Co., 250 Baltic st, has the general contract for the brick church, 50x100 ft, at the corner of 63d st and 4th av for the Zion Norwegian Lutheran Church, owner, from plans by Carl L. Otto, 15 Park Row, Manhattan, architect.

**NANUET, N. Y.**—J. M. Rooney, 65 Brookside av, Nyack, N. Y., has the general contract for a 1-sty brick and stone church, 44x100 ft, at Nanuet, N. Y., for St. Anthony's Roman



**STANDARDS AND APPEALS  
Calendar.**

**HOURS OF MEETINGS.**

Board of Appeals, Tuesday, at 10 A. M.  
Board of Standards and Appeals, Tuesdays,  
2 P. M.  
Special meetings as listed in this Calendar.  
Call of Calendar, Tuesdays, at 3 P. M.  
All hearings are held in Room 919, Municipal  
Building, Manhattan.

**BOARD OF APPEALS.**

*Tuesday, June 24, 1919, at 10 A. M.*  
*Appeals from Administrative Orders.*  
358-19-A—Pier 83, North River, Manhattan.  
360-19-A—Pier 83, North River, Manhattan.  
361-19-A—Pier 99, North River, Manhattan.  
362-19-A—Pier 99, North River, Manhattan.  
359-19-A—437-439 West 45th street, Manhattan.  
382-19-A—Pier 69, North River, Manhattan.  
383-19-A—Pier 69, North River, Manhattan.  
384-19-A—Pier 69, North River, Manhattan.  
385-19-A—Pier 69, North River, Manhattan.  
386-19-A—Pier 69, North River, Manhattan.  
326-19-A—150 Hope street, Brooklyn.  
425-19-A—281 Grand street & 84 Forsyth street,  
Manhattan.  
430-19-A—Southwest corner Boardwalk & Rem-  
ington avenue, Arverne, Queens.  
*Under Building Zone Resolution.*  
220-19-BZ—1772 Carroll street, Brooklyn.  
396-19-BZ—845-849 Gates avenue, Brooklyn.  
427-19-BZ—208-210 W. 72d street, Manhattan.

**BOARD OF STANDARD AND APPEALS.**

*Tuesday, June 24, 1919, at 2 P. M.*  
*Petitions for Variations.*  
345-19-S—11-13 East 49th street, Manhattan.  
346-19-S—49 West 28th street, Manhattan.  
347-19-S—51 West 28th street, Manhattan.  
348-19-S—53 West 28th street, Manhattan.  
349-19-S—55 West 28th street, Manhattan.  
354-19-S—63 West 15th street, Manhattan.  
374-19-S—24-26 White street, Manhattan.  
393-19-S—198 Broadway, Manhattan.  
395-19-S—221-227 Canal street and 112-116  
Baxter street, Manhattan.  
401-19-S—2-16 West 33d street, and 5-7 & 15  
West 32d street, Manhattan.  
402-19-S—35-37-39 East Houston street, 295-  
309 Lafayette street, 271-293 Mul-  
berry street & 7-17 Jersey street,  
Manhattan.  
782-18-S—254-256 Bowery, Manhattan. Petitioner  
to show cause why variation  
should not be revoked.  
1629-18-S—523-529 8th avenue, Manhattan. Re-  
opened May 13, 1919.  
306-19-S—546 5th avenue & 1-5 West 45th street,  
Manhattan.  
421-19-S—60-82 Washington street, Brooklyn.  
422-19-S—48-56 Washington street, Brooklyn.  
423-19-S—222-224 Greene street, Manhattan.  
441-19-S—58 Nassau street, Manhattan.  
443-19-S—326 7th avenue, Manhattan.  
446-19-S—214 Fulton street, Manhattan.

**BOARD OF APPEALS.**

**SPECIAL MEETING.**

*Thursday, June 26, 1919, at 10 A. M.*  
*Appeals from Administrative Orders.*  
426-19-A—143 Chester street, Brooklyn.  
431-19-A—191 Mercer street, Manhattan.  
432-19-A—396-398 Canal street, Manhattan.  
434-19-A—411-427 Steinway avenue, 418-426  
Grand avenue, & 460 9th avenue,  
Queens.  
444-19-A—717 East 11th street, Manhattan.  
*Under Building Zone Resolution.*  
5-19-BZ—14 West 181st street, The Bronx.  
121-19-BZ—236-238 Stagg street, Brooklyn.  
316-19-BZ—66 Weirfield street, Brooklyn.  
355-19-BZ—117-127 East 167th street, northwest  
corner East 167th street & Grand  
View place, The Bronx.  
365-19-BZ—South side Central avenue, 100 ft  
east of Cleveland avenue, Far  
Rockaway, Queens.  
377-19-BZ—2417 Tratman avenue, The Bronx.  
391-19-BZ—439-441 11th street, Brooklyn.

**BOARD OF APPEALS.**

**SPECIAL MEETING.**

*Thursday, June 26, 1919, at 2 P. M.*  
*Under Building Zone Resolution.*  
276-19-BZ—228-234 East 117th street, Manh.  
284-19-BZ—25 Snyder avenue, Brooklyn.  
368-19-BZ—1937 Coney Island avenue, Bklyn.  
373-19-BZ—326-328 East 110th street, Manh.  
376-19-BZ—300-304 West 124th street, Manh.  
378-19-BZ—1006 St. Nicholas avenue, Manh.  
380-19-BZ—505-509 Lexington avenue, Bklyn.  
381-19-BZ—192 27th street, Brooklyn.  
390-19-BZ—6902-6912 4th avenue, southwest cor-  
ner Bay Ridge avenue, Bklyn.

**CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room  
919, on Tuesday, June 24, 1919, at 3 o'clock.  
The Clerk's Calendar consists of applications  
under the Building Zone Resolution and its ob-  
ject is to give interested property owners op-  
portunity to file objections, if any. At this  
call each case is set for hearing on a definite  
day.

The Clerk's Calendar is not to be confused  
with the Calendar of cases that have been  
definitely set for hearing on fixed days.

146-148 West 135th st into hotel and restau-  
rant, from plans by V. W. Tandy, 1321 Broad-  
way, architect. Cost, about \$15,000.

**SCHOOLS AND COLLEGES.**

NEW BRUNSWICK, N. J.—George T. Kelly,  
20 John st, Yonkers, N. Y., has the general con-  
tract for a 3-sty brick junior high school, 175x  
175 ft, containing 47 classrooms, on Livingston  
av for the Board of Education of New Brun-  
swick, N. J., owner, from plans by Alex Mer-  
chant, 363 George st, New Brunswick, architect.  
Cost, about \$350,000.

YONKERS, N. Y.—Triangle Construction Co.,  
John M. Boss, president, 57 South Broadway,  
Yonkers, has the general contract for a 3-sty  
brick and stone public school, 80x117 ft, on  
Van Courtland Park av for the Board of Edu-  
cation, Yonkers, John H. Claxton, secretary,  
high school building, owner, from plans by G.  
Howard Chamberlain, 18 South Broadway,  
architect. Cost, \$330,000.

**STORES, OFFICES AND LOFTS.**

MANHATTAN.—Fleischmann Construction  
Co., 531 7th av, has the general contract for a  
4-sty limestone and terra cotta office building,  
49x156 ft, at 122-126 William st, for the Bro-  
dway-John St. Corp., E. A. Cohen, president, 206  
Broadway, owner, from privately prepared plans.

BRONX.—Patrick J. Murphy, 371 East 144th  
st, has the general contract for five 1-sty brick  
stores, 50x170 ft, at the northeast corner of  
Hunterspoint av and Southern Boulevard, for J.

Clarence Davies, 3d av and 149th st, owner, from  
plans by Moore & Landsiedel, 148th st and 3d  
av, architects. Total cost, \$25,000.

MANHATTAN.—The Whitney Co., 101 Park  
av, has the general contract for a 4-sty brick  
and limestone office building, 80x47 ft, at 10-12  
Old slip for the Atlantic and Pacific Tea Co.,  
owner, from plans by J. W. O'Connor, 3 West  
29th st, architect. Cost, \$80,000.

MANHATTAN.—Standard Contracting Co., 51  
West 42d st, has the general contract for altera-  
tions to the 4-sty brick store and office build-  
ing at 52 Lafayette st for Henry C. Davison,  
owner. Hyman Epstein, 202 Madison st, lessee.  
Plans were prepared by Irvin Margon, 355 East  
149th st, architect. Cost, \$12,000.

MANHATTAN.—Valentine Lynch, 13 Park  
Row, has the general contract for alterations to  
the 8-sty brick store and loft building at 217-  
227 Washington st for Edward N. Loomis, 119  
Barclay st, owner, from plans by George E.  
Low, 150 Nassau st, architect. Cost, \$20,000.

**THEATRES.**

BRONX.—Fleischman Construction Co., 531  
7th av, has the general contract for a 1-sty  
brick and terra cotta theatre, 150x145x180 ft,  
seating approximately 3,500, and an airframe at  
the corner of Prospect av and 161st st, for the  
Pleasant Amusement Co., B. S. Moss, president,  
729 7th av, owner, from plans by DeRosa &  
Periera, 110 West 40th st, architect. Cost,  
\$375,000.



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