

Real Estate Record and Builders Guide

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Advertising Index.

	Page
A B See Electric Elevator Co.	4th Cover
A. J. Contracting Co.	880
Aeme Cabinet Co.	880
Adler, Ernest N.	2d Cover
Ames & Co.	2d Cover
Anderson & Co., James S.	856
Armstrong, John.	2d Cover
Aspomonte & Sons, L. S.	881
Atlas Waterproofing Co., The.	881
Automatic Fire Alarm Co.	878
Beaumont Co., G. B.	Title Page
Bechmann, A. G.	2d Cover
Betz Brothers, Inc.	880
Boylan, John J.	2d Cover
Brett & Goode Co.	856
Brooklyn Metal Ceiling Co.	880
Brown, Frederick.	864
Brown Co., J., Romaine.	Front Cover
Brumley, Jas. L.	866
Burns Wall Paper Co., The.	866
Cammann, Voorhees & Floyd.	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate Co., The.	868
Chesley Co., Inc., A. C.	883
City Investing Co.	856
City and State Supervision Co., Inc.	870
Clark, Noah, Inc.	872
Classified Advertisements	871
Colonial Works	876
Consolidated Gas Co. of N. Y.	865
Corning Co., Edward.	4th Cover
Corwith Bros.	868
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Curtin Corp., John.	870
Cushman & Wakefield.	Front Cover
Dailey, Clarke G.	856
Davenport Real Estate Co.	872
Davies, J. Clarence.	872
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dowd, James A.	2d Cover
Doyle, John F. & Sons.	868
Duffy Co., J. P.	880
Duross	868
Eastern Gas Appliance Co.	881
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Ely, Inc., Walter S.	880
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Fearon Co., F. G.	870
Finegan, Austin.	2d Cover
Finch & Co., Chas. H.	881
Fischer, J. Arthur.	2d Cover
Fox & Co., Fredk.	868
Fuller Co., Geo. A.	878
Gallin & Son, John.	880
Gescheidt & Co., Jacob.	871
Gilbert, Chas. L.	868
Gold, Louis	869
Goodwin & Goodwin.	2d Cover
Halback & Co., C. E.	883
Hecla Iron Works.	883
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective Co.	4th Cover
Jackson, Daniel H.	864
Kandel-Roth Co., Inc.	864

NEW YORK, JUNE 28, 1919.

SECTION I.

Editorials	857
Many Saloon Corners to Be Occupied by Chain Stores.	859
State Architect Pilcher Plans Big Building Program.	860
Why Property South of Canal Street Is Worth Buying Now.	861
Banker Advocates Amortization of Real Estate Loans.	862
Real Estate Review for the Current Week	863
Private Sales of the Week.	863
Leases	870
Real Estate Notes.	871
Statistical Table of the Week.	872
Amended Tenement House Law Pro- vided Little Relief.	873
Foundation Costs Cut by New Concrete Pile System	874
Many More Important Building Projects Are Active.	875
Personal and Trade Notes.	875
Trade and Technical Society Events.	875
Current Building Operations.	876
Building Material Market.	876
Standard and Appeals Calendar.	882

SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pen- dens, Mechanics' Liens, New Buildings and Alterations.	
------------------------------------------------------------------------------------------------------------------------------------------	--

Advertising Index.

	Page
Kane Co., John P.	4th Cover
Kelly, Albert E.	868
Kennelly, Bryan L., Inc.	2d Cover
Kewanee Boiler Co.	881
Kloes, F. J.	871
Kohler, Chas S., Inc.	856
Lawrence Cement Co., The.	4th Cover
Lawyers' Mortgage Co.	864
Lawyers' Title & Trust Co.	2d Cover
Leaycraft & Co., J. Edgar.	Front Cover
Lehigh Portland Cement Co.	883
Lewine, Fisher & Irving, I.	2d Cover
Manning & Trunk.	2d Cover
Markham Realty Corp.	856
Maurer & Son, Henry.	880
McLaughlin, Thos. F.	2d Cover
McLaury Tile Co., Inc., D. H.	4th Cover
McMahon, Joseph T.	866
Mississippi Wire Glass Co.	864
Morrisey, Wm. G.	871
Nail & Parker.	856
Nason Realty Co.	856
Newins, Harvey B.	856
New York Edison Co., The.	879
New York Telephone Co.	867
New York Title Mortgage Co., The.	856
Niewenhous Bros., Inc.	881
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Reilly, Thomas J.	Front Cover
Orr Co., John C., The.	883
Payton, Jr., Co., Philip A.	866
Pease & Elliman.	Front Cover
Pfomm, F. & G.	Front Cover
Pomerooy Co., Inc., S. H.	883
Porter, David, Inc.	868
Porter & Co.	Front Cover
Providential Realty & Investing Co.	864
Pyle & Co., Howard C.	871
Queensboro Corporation, The.	871
Rahmann Sons, Wm H.	881
Read & Co., George R.	Front Cover
Realty Associates	872
Realty Company of America, The.	856
Ritch, Wm. T.	878
Ruland & Whiting-Benjamin.	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Schindler & Liebler.	2d Cover
Scoble	2d Cover
Selkin, Alexander	868
Sinclair, Arthur B.	866
Smith, Clarence B.	866
Spear & Co.	871
Straus & Co., S. W.	866
Spielman Electric Co.	868
Sweets Catalogue Service, Inc.	882
Title Guarantee & Trust Co.	856
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	856
Ullman	2d Cover
Union Chemical Glassware Co.	864
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	881
Well's Sons, James N.	2d Cover
Welsch, S., Sons.	872
White Fireproof Const. Co., The.	877
White & Sons, Wm. A.	856
Whiting & Co., Wm. H.	Front Cover
Wood-Dolson Co.	Front Cover

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EDITORIAL

Peace and the Outlook

With the signing of the Peace Treaty expected at Versailles today, there comes to an end the period of greatest doubt and uncertainty in business ever experienced in this or any other country. The cessation of war last November was sudden and unprepared for. There have followed nearly eight months in which the impetus given to business by the war has met the brake of hesitation to embark on new ventures until the political and international situation cleared.

Business has been good during the armistice period, as the local trade reports and the figures of exports and imports prove conclusively. There has been a slowing down in some lines, as in the output of the steel mills, but not to the point of stagnation. In many lines there has been a decided quickening of the commercial pulse, especially during the last two or three months. At no time since the armistice was signed has there been evidence of panic, of the inadequacy of the financial bulwarks of trade nor of the buying capacity of our own people. In the very midst of a period of unsettled and unprecedented conditions throughout the world, with a future unknown and uncharted, the country largely oversubscribed a huge loan to pay its obligations incurred on foreign soil in behalf of those who hold allegiance to other flags than ours. Whatever might happen elsewhere this nation was confident that it could work out its own problems.

There has been much discussion of the reconstruction problems, there has been readjustment of wage scales and hours of labor, there have been hints and threats of violence aimed at the stability of our government, and there has been terrorism directed at the home and the family, at the lives and the liberty of every American.

Not ready for war when it came, surprised by the advent of peace when the armistice was declared, the country has proved in these trying months that it was not unprepared to withstand the terrific strain resulting from the instantaneous reversal of a world whirling with gyrosopic war madness to gear controlled peace.

War proved that the financial resources of the nation are huge; the banking system is adequate to avert old-time panics; commerce has promise of enormous expansion; the farms are yielding untold wealth. All the world looks here for money and goods.

Money is plentiful, but it commands and will do so for years a much higher rate of interest than before the war. The Governmental financing henceforth will be on lines that will not interfere with the use of capital in legitimate business, even in speculative movements. Foreign loans will be made by bankers at such times and in such amounts as not to disturb our own markets and inevitably will be followed by increased trade with those nations to which they are made.

The period of the armistice has been one of doubt and uncertainty, but only measurably so. Big business likes to know with exactness the conditions under which

it must operate, and until all possibility of changes in the terms of the treaty was ended large projects were held in abeyance. But while many great enterprises have awaited the actual signing of the treaty, and will now be inaugurated and pushed forward with all the energy stored up during the enforced waiting, business generally has already attained considerable momentum. The steel mills that were greatly enlarged to fill war orders fell off to 50 per cent. of their present capacity, but are now running 65 per cent. of capacity, which is almost equal to 100 per cent. of the pre-war output. Copper, which reacted from war prices to below 15 cents per pound, is now quoted at 17 $\frac{3}{4}$, a fair price before the war. The United States, on the authority of the National City Bank, is now supplying one half the manufactures entering into international trade. The foreign trade for the fiscal year ending with June, including eight months of peace, is greater than in 1917, the war's biggest year, by over a billion dollars.

Cotton is quoted today at the highest figures for the year and close to the record of last year when it sold above 34 cents for the first time since the Civil War. Silk is selling at record prices in this country and in Japan. Government wool auctions are practically at an end for this season, with latest prices from 5 to 10 per cent. above the "upset" figures. Retail stores never before experienced such business as they have done this spring. Wholesalers cannot keep up with orders. Manufacturers are working overtime.

The army is being rapidly demobilized without bringing about a dangerous surplus of labor. Government reports show that 1,300,000 emigrants have left our shores recently and there is no immigration to replace these laborers. Judge Gary has formulated the desire of earnest, thoughtful and fairminded men and women by advocating the most liberal policy in adjusting the relations between employer and employe. The American Federation of Labor, fully representative of the best among the wage workers, has scornfully repudiated Bolshevism and stood squarely for the principles upon which this country was founded.

Reconstruction is well under way. Uncertainty is at an end. The world will go on in an orderly way. The great ulcer of militarism has been ruthlessly cut out. The fever of Bolshevism is being allayed. Stable conditions are setting in rapidly. Prices, instead of falling and upsetting business, are tending upwards and business is expanding. The war, which cut off 7,245,000 men in the prime of life and mangled 25,000,000 others and cost in money \$200,000,000,000, created hosts of widows and orphans, devitalized hundreds of thousands of human beings, caused untold misery and starvation and devastated wide areas of this world's finest territories, set new standards of thought, new lines of conduct, new bases of political and commercial intercourse.

What about New York real estate and the building industries at such a time?

The realty records show almost unprecedented activity. Building contracts exceed all records. There is reason enough for both facts. This city will enjoy the largest share of the prosperity which is predicted for the nation by those in the most favorable position to judge the future. New York's geographical position makes this inevitable. Within its boundaries will be the greatest activities appertaining to peace. Values of realty will certainly advance. Prices of building materials can scarcely recede with enormous demand from Europe for steel and lumber already forcing recognition of the fact that we shall have to supply the war-devastated countries for a long period. With common labor at a premium because of the great excess of emigration over immigration brick and other similar materials are more likely to reach higher than lower figures. Wages will certainly not be cut while prices of food and rents are on the upward trend. The relative value of money will alone force a continuation of high prices for a long time.

Peace is here at last. The time has come to act; to build; to borrow and build—and to borrow and build is no longer impossible because the loaning institutions are at last in a position to re-enter the money market; they *are* in the money market. To build is the order of the day.

Realty and Prohibition

The fate of war-time Prohibition is still in doubt and there is naturally considerable anxiety among owners of properties occupied by saloons as to how greatly

their interests will be affected if the President's war-time ruling is not modified. The Record and Guide has made a canvass of companies which naturally would seek leases of the thousands of stores throughout the city now under contract to the liquor interests, and this indicates that there is a considerable demand for the space in many quarters of the city. Probabilities are that if the liquor men were not holding on to their leases in expectation of some action by the President or the courts allowing them to continue in business a large number of stores would be taken over by cigar, candy, drug and grocery concerns. Already nearly one hundred have been leased to these concerns.

The favorable locations of a large percentage of saloons makes them readily adaptable to other businesses. Another factor that will act for the protection of owners of these properties if Prohibition is enforced is the cessation of new building in the last two or three years. Wherever saloon properties have been remodelled into small stores the space has been quickly rented at large increases over the income derived from its use in the liquor business.

There is still uncertainty if losses will not be sustained by realty interests, especially in the poorer sections of the city. But at least some of the indications are more favorable than when the Prohibition law was promulgated. The revival of general business makes it increasingly probable that a large percentage of the saloons will in the near future be again income producers, if vacated for a time under enforcement of the liquor ban.

J. A. ROOT took final honors in the Class B single match at the Tennis Tournament of the Real Estate Board of New York, held at Forest Hills on Wednesday. Mr. Root defeated H. C. Forbes 6-1 and 6-0. In the Class B doubles match, Tucker and Van Winkle beat Spraker and Forbes 6-3, 2-6 and 6-2. The semi-finals and final in the Class A singles and doubles will be played off this afternoon at 3 o'clock on the same courts. Complete scores of the tournament follow:

Class A Singles—First round: L. P. Dowdney defeated Leo S. Herzog, 2-6, 6-3, 6-4; Argyle Parsons defeated Vasa K. Bracher, 6-1, 6-4. Second round: G. I. Burr defeated H. R. Houghton, 5-7, 6-2, 6-1; H. B. Bretz defeated H. S. Lewine, 6-2, 6-2; James McWalters defeated L. F. Lee, 6-3, 6-3; Argyle Parsons defeated L. P. Dowdney, 2-6, 6-0, 6-0; Frederick Fox defeated M. L. Osk, 6-1, 6-2; A. M. Limberg defeated J. Jenkins, 6-1, 6-1; C. A. Sparks defeated H. Swain by default; L. M. Burt defeated G. D. Mulford, 6-0, 6-0. Third round: H. B. Bretz defeated G. I. Burr, 6-1, 6-2; James McWalters defeated Argyle Parsons, 3-6, 6-1, 6-0; A. M. Limberg defeated Frederick Fox, 6-0, 3-6, 6-3; L. M. Burt defeated C. A. Sparks, 6-3, 6-0. Semi-finals and finals will be played at the West Side Tennis Club, Forest Hills, Saturday, at 3 p. m.

Class A Doubles—Fox and Limberg defeated McWalters and Lee, 6-4, 8-6; Burt and Herzog defeated Mulford and Parsons, 6-0, 6-1; Houghton and Bracher defeated Burr and Osk, 7-5, 6-4; Sparks and Lewine defeated Bretz and Jenkins, 2-6, 6-1, 6-1. Semi-finals: Burt and Herzog defeated Fox and Limberg, 6-2, 4-6, 7-5; Houghton and Bracher defeated Sparks and Lewine, 7-5, 8-6.

Class B Singles—J. S. Spraker defeated Raymond Burling

by default; J. A. Root defeated A. C. Leach, 6-0, 6-0; H. C. Forbes defeated C. R. Hubert by default; E. A. Treadwell defeated Kenneth Tucker, 6-1, 6-8, 6-1. Semi-finals: J. A. Root defeated J. S. Spraker, 6-2, 6-2; H. C. Forbes defeated E. A. Treadwell, 6-3, 6-3. Finals: J. A. Root defeated H. C. Forbes, 6-1, 6-0.

Class B Doubles—Tucker and Van Winkle defeated Hubert and Root, 6-2, 4-6, 7-5; Spraker and Forbes defeated Treadwell and Leach, 8-6, 6-1. Finals: Tucker and Van Winkle defeated Spraker and Forbes, 6-3, 2-6, 6-2.

It is interesting to note in connection with questions affecting New York city property, that real estate men throughout the entire country have been confronted with the same problems. President Garland, at the National Association of the Real Estate Board convention at Atlantic City, declared that the present methods of placing the burden on real estate constituted a national menace. He said, "Commercial financial needs have adequate banking facilities and the Federal Reserve Bank for rediscount. Farm loan banks provide for the financing of farmers, but between these two there is a gap. There is at present no place where mortgage loans on real estate can be discounted.

"As a result real estate suffers and the present reluctance to re engage in construction activity is due in part to lack of financial machinery for rediscounting real estate mortgages. When it becomes possible for the holders of good real estate mortgages to rediscount them on a safe and reasonable basis then the real estate business and the building business will enjoy prosperity such as was never known by them before."

REAL ESTATE SECTION

Many Saloon Corners To Be Occupied By Chain Stores

Prohibition Will Release Large Number of Choice Sites for Other Business Purposes—Beer Men Still Hope to Continue.

THREE of the largest chain store organizations in the United States have been actively interested for several months in the acquisition of desirable saloon properties and a number of high class locations in various parts of the city have passed into their control for eventual use as branch establishments. The three organizations are the United States Cigar Stores Company, A. Schulte, and the Louis K. Liggett Company. Between them they have acquired 57 locations, and many more are under consideration.

The future of saloon properties has engaged considerable attention within recent months since the enactment of Prohibition legislation. When it is considered that there are approximately ten thousand saloons in Greater New York, many of which are particularly adapted for this class of occupancy and when it is considered that only a comparatively small number of them are located in choice neighborhoods where their location can be capitalized by other uses there is reason to believe, as many real estate men do, that the readjustment period will continue over an extended time.

No apprehension, however, is felt for saloon locations in the business districts and in the choicer residential neighborhoods; the real problem centres in the future of stores in the quiet residential sections and in the factory neighborhoods. It is expected that these locations will be taken up by drug stores, grocers, pastry shops and restaurants, whereas the better and more centrally located stores will be taken over for the use of cigar stores and possibly drug stores.

This latter belief is substantiated by the large number of saloon properties which had been taken over since the first of the year by the United Cigar Stores Company. Out of a total of eighty new stores acquired by this corporation, thirty are now occupied as saloons. Among them are a number of well-known properties such as the southwest corner of 7th Avenue and 42d street; the northeast corner of 59th street and 3d avenue; the northeast corner of St. Nicholas avenue and 181st street; the northeast corner of Broadway and Manhattan street; the southwest corner of Broadway and 181st street; the northeast corner of 3d avenue and 14th street; the northwest corner of Sherman avenue and 207th street; the southeast corner of 9th avenue and 42d street; the northeast corner of 8th avenue and 42d street and the southeast corner of 8th avenue and 34th street.

The United has also taken over within recent weeks the entire block front on the east side of Broadway from 157th to 158th streets and the entire block front on the west side of Broadway from 86th to 87th streets. The same corporation has under consideration a great number of other locations and it is possible that by the first of next year when the Constitutional Amendment will become operative that they will have become the largest holder of former saloon properties in the city.

The Schulte organization, which has acquired more than 60 stores in the last two months, has taken over about 15 saloon corners, the most important one probably being the southeast corner of Broadway and 50th street, including the Garden restaurant. Other choice locations acquired by this corporation are properties at the northwest corner of Bowery and Canal street; the southwest corner of Broadway and

96th street; the northeast corner of 7th avenue and 47th street; the northwest corner of 7th avenue and 34th street; No. 2 Union Square; also the southwest corner of Burnside and Jerome avenues, in the Bronx; and the southwest corner of Joralemon and Court streets, and No. 423 Fulton street, in Brooklyn. The real estate managers of the Schulte Company also report that a number of other locations are now being held under advisement. They find a decided sentiment prevalent over the entire city among saloon owners and property owners that there is still a possibility for a last minute modification and many saloon men are holding on in order to be able to capitalize any favorable change in the situation. The rents of saloon properties in the better locations are holding firm and in some cases owners are realizing even better returns than in the days of saloon occupancy.

The Louis K. Liggett company, probably the largest drug store chain organization in the world, has taken over within recent weeks about twelve saloon properties, the more important locations including space at No. 11 and 12 Columbus Circle, at 59th street, in Manhattan, and the corner of Flatbush and 4th avenues opposite the Long Island railroad station, in Brooklyn.

This organization is in the market for other centrally located stores and it is very possible that a number of other saloon holdings will pass into their control within a short time.

The Loft chain of candy stores, which also has a number of properties under consideration, has only taken over 3 properties now occupied by saloons. This organization would probably have taken over a number of others if it had not been for the fact that about 90 per cent. of saloon owners were still reluctant to give up their leases.

The Mirror Candy company is also in the market for choice locations, but no leases have at yet been closed. The same situation prevails in the case of Daniel Reeves, who controls a great many grocery stores in various parts of Manhattan and the Bronx, and Thomas Roulston, who owns a chain of stores in Brooklyn and Long Island. Both these organizations are interested in desirable properties, but have not been able to take any over because the saloon people announce their intention of holding on as long as possible. Practically the same conditions prevail in the case of James Butler, whose real estate managers are in a position to take over desirable properties.

The Huyler Candy organization has taken over within recent weeks two locations in the suburban territory, one of them in White Plains, but has to date not acquired any properties of this type in the Greater city. The organization has, however, a number of locations under consideration.

Two prominent saloon corners in the Times Square section have passed into new control within the last few weeks, the changes involving large increments in rental returns to the owners. The building at the northwest corner of 7th avenue and 41st street owned by the Early estate, was leased to the Army and Navy Supply company at a rental of \$11,000 a year, the tenant to pay for the cost of the alterations which approximates \$3,000. Occupied as a saloon, the build-

(Continued on page 860)

State Architect Pilcher Plans Big Building Program

Great Amount of Construction Work Going On All Over State, Including Over Twenty Millions in New York City

(Special to the Record and Guide)

Albany, June 26.

NEW YORK STATE has launched an extensive building and construction campaign following the appropriation of large sums of money by the regular session of the Legislature this year. State Architect Lewis F. Pilcher made public this week the plans for this construction and repair campaign which will include work at practically all the State hospitals and asylums. By August 1 at least \$6,500,000 in State contracts will be awarded. The plans have been completed and contractors throughout the State advised to submit bids for the work. Thousands of returned soldiers will be given employment upon the State work.

With the announcement that the State is prepared to push construction and repair work to the limit comes the statement by the State Industrial Commission that the building and construction work carried on in first and second class cities during the month of May involved expenditures of \$23,600,000, of which \$20,000,000 was spent in New York City. This total exceeds the amounts spent in either May, 1918, or May, 1917. New building alone during the month of May entailed expenditures of \$18,400,000. The May building construction expenditures exceed those of April by \$4,000,000.

The State work for which contractors are now preparing bids and the estimated cost of such work, contracts for which will be let within two weeks, is as follows:

Malone Armory, Malone. Increasing drill hall from 75 feet by 100 feet to 75 feet by 150 feet, brick walls, steel trusses, wood ceiling and floor. Cost, \$40,000.00 Bids to be received on July 17, at 12 o'clock noon.

Middletown State Hospital, Middletown. Mortuary and laboratory. Two-story brick building, stone trimmings, fireproof throughout. Operating rooms, 5 laboratories, museum, photographic and dark rooms. Dimensions 43 feet by 60 feet. Cost, \$35,000.00.

Sing Sing Prison, Ossining. Mess hall and kitchen building, detention building, outside cell building, clinic building, reservoir and pump house. Cost, \$1,600,000.00 Bids to be received June 24, 1919.

Brooklyn State Hospital, Brooklyn. Addition to Chronic Building, east. Three-story brick, fireproof throughout, dimensions 46 feet by 127 feet. Cost, \$110,000.

Brooklyn State Hospital, Brooklyn. Laundry. Two-story brick, fireproof addition, 50 feet by 71 feet. Cost, \$50,000.

Kings Park State Hospital, Kings Park, N. Y. Acute Building. Three-story brick building, fireproof, 200 patients, 20 attendants, rooms for staff, 109 feet by 296 feet. Cost, \$350,000.

Letchworth Village, Thiells. Eight cottages in Girls' Group, one-story stone buildings, fireproof floor construction accommodating 70 each, 152 feet 4 inches by 91 feet 10 inches. Service building for this group, one-story stone providing dining room and kitchen 145 feet 8 inches by 159 feet 6 inches. Industrial Building, Boys' Group, one-story and basement, stone, for vocational training, 81 feet 8 inches by 39 feet 10 inches. Underground steam, plumbing and electrical connections for the above. Laundry equipment. Total cost, \$647,000.

Utica State Hospital (Marcy Division), Utica. Three three-story brick buildings, fireproof construction throughout. Acute Building will accommodate 200 patients, 20 attendants, 296 feet by 109 feet, and additional rooms for staff. The two Chronic Buildings will accommodate 300 patients each and additional rooms for staff, 320 feet by 125 feet. Cost, \$1,100,000. Bids to be received on July 29.

Hudson River State Hospital, Poughkeepsie. Underground work. Cost, \$15,000.

Western House of Refuge for Women, Albion. Underground work. Cost, \$10,000.

Brooklyn State Hospital, Brooklyn. Generators. Cost, \$15,000.

Newark State School for Mental Defectives, Newark. Outside connections. Cost, \$15,000.

Oneonta Normal School, Oneonta. Boilers. Cost, \$10,000.

State Institution for Crippled and Deformed Children, West Haverstraw. Laundry equipment. Cost, \$2,500.

Central Islip State Hospital, Central Islip. Boilers, stokers and ash handling. Cost, \$135,000.

Geneseo Normal School, Geneseo. Domestic Arts Department, painting and repairs. Cost, \$8,000. Bids to be received on July 15.

Saratoga Reservation, Saratoga Springs. High Rock Spring House. Cost, \$1,000.

Middletown State Homeopathic Hospital, Middletown. Construction of a new building for chronic patients. Bids to be received July 1, 1919. Cost, \$385,000.

Hoffman Island Quarantine Station, Rosebank. New well for water supply. Cost, \$12,000. Bids to be received June 23, 1919.

Potsdam Normal School, Potsdam. New boiler house. Cost, \$100,000. Bids to be received June 26, 1919.

Central Islip State Hospital, Central Islip. Additional quarters for Acute patients. Contracts awarded in the amount of \$343,330.

Western House of Refuge, Albion. Construction of new cottage with equipment. Contract awarded in the amount of \$40,598.

Newark State School for Mental Defectives. Construction of a cottage for inmates. Contract awarded in the amount of \$50,420.

Hudson River State Hospital, Poughkeepsie. Additions and alterations to water supply system. Contract about to be awarded; appropriation \$52,000.

New Office Building, Albany. Work will cost approximately \$3,000,000. Work of demolition of buildings now on site in progress. Foundation contract will be let in the fall. Cost about \$486,000.

Chain Stores Take Saloon Corners

(Continued from page 859)

ing brought in about \$5,200 a year. John H. Scheier, the architect who designed the plan for this alteration, also prepared the plans for the remodelling of the McDermott saloon, another famous Times Square cafe at the southwest corner of 6th avenue and 42d street. This space has been cut into six stores, one of which has been rented for \$11,000 a year to a cigar firm, and the other at \$9,000 a year to a trunk concern. The alteration work is now being done on this property, and when the remaining four stores are rented they are expected to produce almost twice as much as was obtainable under the days of saloon occupancy, although the cost of the alteration only involved about \$8,000.

According to figures given out by the State Excise Department, there are 3,271 liquor licenses in Manhattan, including hotels and restaurants, and 409 family liquor stores. There has been no marked increase in the number of applications for the cancellations of these licenses, in spite of the imminence of July 1st. It was stated at the office that the great majority of saloon owners were holding out until after July 1. The announcement a few days ago that the sale of liquor tax stamps would be continued encouraged the dealers to retain their optimism and justified the hope which has been so often expressed, that the ban would be lifted before July 1st.

Why Property South of Canal Street is Worth Buying Now

District Is Limited in Area, Space Is Rapidly Being Absorbed by Business and Financial Concerns for Their Own Use

BY CHARLES F. NOYES.

THE present activity in the sale and rental of downtown property is the greatest for twenty years. We did a business during the past year of approximately \$30,000,000. Those whose leases are expiring next May, or even in 1921 or 1922, should make their arrangements now and not wait until prices or rentals may become prohibitive. A year ago I predicted the present situation and our organization prepared for the business which is now offered. Every property owner south of Canal street east of Broadway was seen, and the entire district canvassed and laid out in units. Carefully we made a systematic investigation as to property conditions, and what we accomplished on the east side after years of work in the way of tabulating every bit of available information, we are now doing on the west side because it is here that the next big upward buying movement will break out.

"Property on the west side south of Canal street to the Battery is selling for less than it is worth. That district has been neglected. With improved transit facilities and a great natural growth, this real estate is worth more than what it is selling for, and for this reason we engaged Mr. Henry H. Fuller, one of the representative brokers of New York to join our forces and organize a department to specialize in west side property, and we expect that the results in this territory will compare with those recent activities that we have been identified with on Broadway, William street, Burling Slip, Old Slip, lower Wall street, Front street and around Hanover Square.

"Our advice is to buy on the west side while prices are low, but we even more strongly urge that firms with expiring leases during the next year or two should purchase now so to at least protect themselves, because we are approaching a period when it will be impossible to get adequate premises, as the demand for offices, stores, lofts and buildings is running far ahead of the available supply. I have seen property sold for \$16,000, resold at \$30,000; a building purchased for \$42,000, resold for \$90,000; another property bought at \$26,000 with \$1,000 cash equity, resold for \$50,000; a building purchased at \$115,000, and within a month the new owner spurned a cash offer of \$200,000; another bought for \$160,000 by the same owner and he declined an offer of \$100,000 cash profit for his trade. I know of a building we sold for about \$3,500,000 and the new owner was unwilling to accept \$1,000,000 profit. I have seen Frederick Brown buy three buildings, resell them all by contract, and have then witnessed two of the purchasers realize several times the profit that Mr. Brown secured, and one of the two offered more than the combined profits on the original sale and resale.

"Truly we were in a real estate boom downtown for months before the public realized it, and for the first time in my recollection we were well advanced in this upward active market before the speculators came in, and it will always be a mystery to me as to how it happened that the operators simply did not, or would not, see the trend of downtown conditions until the movement had advanced to such a degree that it became a scramble for property on the part of the buying public. Now the operators and speculators are in the market good and strong. Brown, Cohen, Elliot, Eckardt, Kilpatrick, Mandelbaum, Marx, Natanson, Cruikshank, Weinstein and dozens of others.

"In the old days these operators wanted properties leased for five, ten or even twenty-one years. They favored those buildings with long term leases and assured income, for these were the properties that they could resell; but today this condition does not exist. They are not interested in the property paying 6 per cent., or 6½ per cent., or 7 per cent.; but, as

keen students of market conditions, they want properties where the leases are expiring within the year.

"Yes, conditions have changed and the 'buying for occupancy' movement is undeniably the healthiest, the strongest and the most logical movement in downtown real estate during the last decade, and any well-located property where possession can be had is saleable, and these operators will buy such properties on a close income basis, and any of the downtown real estate offices have buyers for them.

"Some unfair criticism has been directed towards those owners of downtown buildings where rentals were justifiably advanced during this last renting season. This criticism comes largely from those tenants who, when there was an over-abundance of office space, and when conditions were different, insisted very properly on following the market and secured every rent and trade advantage or concession that was possible. Rapidly as New York City was growing in population and commercial supremacy, more rapidly was it producing office and business quarters for its business interests up to 1914. Naturally, under such conditions many buildings downtown did not pay an adequate return up to 1914. During the twenty-year period ending in 1913 or 1914, the better locations downtown were taken over and improved, and to-day it is difficult to secure real first-class locations for new downtown buildings, and, quite naturally, since the demand for desirable space exceeds the supply, the owners of properties are now demanding and securing a rate for their space that is going to make their buildings profitable, and justifiably so.

"Such buying absolutely takes the property purchased out of the market, and the already small available supply of desirable business property is diminished just so much by every sale made. This quiet absorption of lower New York City real estate has been going on for many years, and I think that few realize how little desirable property remains.

"Lower Broadway, the financial district, the fire insurance district and the better locations in other east side neighborhoods have largely been secured by firms who will permanently remain downtown, and to-day but comparatively few downtown corners can be purchased at any price. The time is not far distant when the fee of well located downtown New York city real estate in and about the financial district will be regarded as the most valuable of all investments.

"Our country is young, our growth is tremendous, and our city of 6,000,000 people to-day will be in less than twenty years a city of 10,000,000 souls and the unquestioned metropolis of the world. Lower New York is small in area, the district cannot be extended, our big financial interests will not move, for they own their properties, and it does not take great vision to see that the trend of value of property in this neighborhood must ever be upward. It is on this theory that we have recommended downtown real estate to our clients in preference to that of other districts."

The exports of hydraulic cement from the United States in 1918 were 2,252,446 barrels, valued at \$5,912,166, or \$2.62 per barrel, compared with 2,586,215 barrels, valued at \$5,328,536, or \$2.06 per barrel, in 1917. This represents a decrease in quantity of 12.9 per cent. and an increase in value of 11 per cent. The imports for consumption in 1918 were 305 barrels, valued at \$1,200, or \$3.93 per barrel, compared with 2,323 barrels, valued at \$6,076, or \$2.62 per barrel, in 1917, representing a decrease in quantity of 86.9 per cent. and in value of 80.3 per cent. The statistics of exports and imports were compiled from records of the Department of Commerce.

Banker Advocates Amortization of Real Estate Loans

How to Save Systematically and Reduce Indebtedness Incurred by Borrowing— Interest Rates Compiled

By JOHN J. PULLEYN.

PAYMENT in lump or by instalments needs no explanation. Amortization, or the only other way of paying off a loan, is equally simple. It is merely the extinction of a debt by periodically paying back a portion of the principal along with the interest. However, there are two methods of applying amortization and one variation of each of these. So this can somewhat complicate it, especially when the cost of the loan is itemized apart from the interest. Nevertheless only a slight difference lies among them in calculating the dues which the borrower must pay.

When a man borrows he will, if he is prudent, set aside at stated intervals certain sums for repayment. The first question therefore that concerns him is: What will one dollar set aside each year amount to at the end of a given term? In 20 years at 6 per cent, for instance, the amount would be \$36.78. Thus it appears that \$36.78 might be borrowed to be repaid at the end of 20 years, if one dollar could be invested each year at 6 per cent towards repayment.

But a borrower must not forget that, while accumulating for repayment, he would also have to pay interest on the money that had been actually lent to him. Accordingly he should be prepared to pay such interest as well as the instalment on the principal. One year's interest at 6 per cent on \$36.78 is \$2.21. Consequently the total annual sum required to be paid on account of such a loan would be \$3.21. That is to say, a level annual payment of that sum would take care not only of the interest but also would extinguish all the principal by the end of 20 years.

The borrower could not himself, of course, very easily invest these small principal payments at the necessary interest rate. Moreover he would most likely divert them to other purposes if he kept them in bank or under his control. The safest thing for him is to have the lender, immediately upon their receipt, deduct them from the loan. This being done, the future interest charges would also be reduced and a gradual increasing portion of the \$3.21 be left to be applied towards the liquidation of the debt. The following table shows the process:

End of Year	Interest Payment	Amortize-ments	Principal Amort-ized to date	Principal Outstanding
1	\$2.21	\$1.00	\$1.00	\$35.78
2	2.15	1.06	2.06	34.72
3	2.09	1.12	3.18	33.60
4	2.02	1.19	4.37	32.41
5	1.95	1.26	5.63	31.15
6	1.87	1.34	6.97	29.81
7	1.79	1.42	8.39	28.39
8	1.71	1.50	9.89	26.89
9	1.62	1.59	11.48	25.30
10	1.52	1.69	13.17	23.61
11	1.42	1.79	14.98	21.82
12	1.31	1.90	16.86	19.92
13	1.20	2.01	18.87	17.91
14	1.08	2.13	21.00	15.78
15	.95	2.26	23.26	13.52
16	.81	2.40	25.66	11.12
17	.67	2.54	28.20	8.58
18	.52	2.69	30.89	5.89
19	.35	2.86	33.75	3.04
20	.18	3.03	36.78	Nil

This is one of the two methods of amortization, the borrower's dues being calculated to be paid at the end of each year. Its variation is the paying of dues at the beginning of the year. Since in the variation the lender takes the first year's dues out of the money handed over to the borrower, the interest charge is higher than the written rate. Conse-

quently, the variation should be avoided where the rate is written at or near the usury limit.

The quickest way to find the figure for the borrower's dues in both this method and its variation is to divide the amount to be lent by the present value (at compound interest) of the payment on one dollar for the term. In case of semi-annual payments the calculation is done by periods of six months instead of by whole years, and at a rate equal to one-half the annual rate is used.

In the second amortization method the portion of the borrower's dues paid towards principal, instead of being forthwith deducted from the loan, is put into a sinking fund. The borrower's payments into this fund are allowed interest at the exact rate borne by the loan. When they (at interest compounded) equal the debt, the loan is deemed to be paid and the papers must be canceled. The difficulty of maintaining a parity between the interest rates on the loan and on the sinking fund, renders this method not desirable for ordinary use. Its variation is to debit the sinking fund with interest at a less rate than that borne by the loan. Consequently this variation likewise presents dangers of running against usury laws.

Is it fair to the mortgagor to take him by surprise? Generally the condition which prompts the lender to call part of the loan applies to the borrower as well. Would it not be better for the borrower to make proper arrangements with his own account for the repayment of the debt, at the time the contract is made with the lender?

Amortization being a new practise in the United States will eventually have a terminology of its own. In some countries a word meaning "annuity" is used in referring to the borrower's annual or semi-annual dues. A word meaning "amortizement" is used in referring to the part of such dues that is applied on the principal of a loan.

Bills to Relieve House Shortage Signed

GOVERNOR SMITH has signed the two bills passed at the Special Session of the Legislature designed to relieve the housing situation, and Mayor Hylan has signed the two bills requiring landlords to give tenants twenty days' notice of eviction and municipal judges the right to grant twenty days' extension of this time. Governor Smith has announced that he will sign the last two bills.

The bills signed by the Governor authorized savings banks to invest up to 60 per cent. of the appraised value of property in course of construction and permitting conversion of four-story dwelling houses into four-family apartments.

In signing the bill relating to the Tenement House Law, Governor Smith said: "This law provides the same safeguard around four-family dwellings in cities of the first class in reference to light, ventilation and fireproof construction as are now applicable to all tenement houses in cities."

In expressing his approval of the tenancy bills, the Mayor said: "These measures are the best that have come before me. I believe that the Judges of the Municipal Courts should have some discretion in the matter of evictions. These bills are at the same time extremely fair to landlords. In my experience as a judge I found many very pathetic instances of tenants who should have been considered, and the judges were desirous of lending these unfortunates aid, but under the law they were prohibited from showing the slightest mercy. The fear expressed by real estate owners that the two twenty-day extensions will enable unscrupulous tenants to devote more time to the destruction of property is, in a great measure groundless. If it can be proved that a person deliberately destroys property, the aid of the criminal law can be invoked."

Real Estate Review for the Current Week

Buying Activity Is Well Sustained—Improvement Is Reflected in Growing Number of Recorded Instruments

THE buying movement was well sustained this week following along substantially the same lines that characterized the trading for some time. The improvement in the market in all its branches is graphically illustrated in the statistics prepared by the Record and Guide, which indicate that from January 1 to June 18 of this year, 4,156 conveyances were recorded involving properties with an assessed valuation of about \$220,000,000, as against 3,021 involving about \$177,000,000 for the corresponding period in 1918. The improved condition of the mortgage market is shown in a total of 2,084 mortgages involving \$52,426,502 since the first of the year as against 1,184 aggregating \$31,473,267 for the same period in 1918. Of these mortgages 386 were made by banks and insurance companies this year, as against 216 from the same source last year.

The building situation has also clarified to a considerable degree and the mist of uncertainty which has surrounded conditions since the Armistice, is beginning to disappear. The amount of building contracts awarded in the northeastern portion of the United States during the first five months of 1919, according to statistics compiled by the F. W. Dodge Company, was \$690,726,000, which was 46 per cent. in excess of the average of the contracts awarded during similar periods for the preceding five years.

Contracts awarded during the month of May, 1919, amounted to \$245,097,000, which was 119 per cent. in excess of the average figures for May during the preceding five years. Taking into consideration the decline in the purchasing power of the dollar, the figure for the first five months of 1919 would, possibly, represent a total cubic-footage of construction slightly below normal. But the May figure would indicate a cubic-footage considerably above normal.

There were a number of transactions this week that registered the continued confidence of investors in well located properties and also evidenced the return of interest of builders in construction sites. The outstanding feature of the business however continued to be the acquisition of downtown properties by business men. The Post & Flagg building at 38 Wall street was purchased by the Bank of Canada for its own occupancy at a price which is reported to have been higher than that obtained for any inside plot. Incidentally the transaction brought the fourth Canadian bank into the New York property owner class. Other institutions which have acquired New York homes through purchases within recent months are The Bank of Montreal, the Royal Bank of Canada and the Canadian Bank of Commerce. The

new Post & Flagg home at 49 and 51 Broad street has been the scene of a number of real estate transactions during the past few weeks. 43-47 Broad street was purchased by the Broad Exchange Company and is one of the sites being considered by the Curb Association for a new building. At 55-59 Broad and 37 Beaver street the Seaboard National Bank is to erect a new home, while around the corner on Beaver street three new buildings are in course of construction. Other important sales have been closed in the immediate neighborhood and it is believed that the larger stock exchange firms with wire connections will probably locate on Broad street between Wall and Beaver streets.

Other deals involving purchases for occupancy included property at 160 to 162 Pearl street bought by Angelo restaurateur; a six story building at 483 to 485 Greenwich street taken by Joseph Tetley & Co., packers of Tetley tea, and the building at 434 Lafayette st., which will be used for the construction of an annex to the restaurant of Joseph Conte. Other deals involving downtown business properties included sales of parcels at 35 Water street, 79 Water street, and 30 Moore street.

The professional element was prominently identified with the business. Among the properties taken over or sold by operators were the two 7 story elevator apartment houses at the southwest corner of 34th street and Lexington avenue bought by a company headed by Irving I. Lewine, the valuable Riverside Drive apartment house known as Lyndon Arms, acquired by Daniel H. Jackson, and the elevator apartment house in the Bronx known as Le Roy Hall which was sold by Frederick Brown. The latter transaction attracted attention to the steadily growing buying movement affecting properties in the Grand Boulevard and Concourse section. Considerable business has been reported at this locality, the demand centering both upon improved and unimproved properties. The strength of the lot market was again reflected this week in the sale by Joseph P. Day of the 28 lots of the Lord estate, for a total of \$79,000. Buyers were found for all the offerings after keen competition.

Industrial projects featured the leasing market this week, with Brooklyn and Queens the centres of activity. The leading transactions involved a large plot at Greenpoint taken by a firm engaged in trans-Atlantic trade and valuable water front property in the Ravenswood section at Long Island City taken by a new warehouse corporation. Both of these firms plan the construction of large warehouses and piers involving considerable amounts.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 83 as against 98 last week and 23 a year ago.

The number of sales south of 59th street was 27 as compared with 23 last week and 14 a year ago.

The number of sales north of 59th street was 56 as compared with 75 last week and 9 a year ago.

From the Bronx 50 sales at private contract were reported as against 49 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 872 of this issue.

Two Big Wall Street Deals.

Two important transactions in the Wall street section were the leading features of the business this week. The home of Post & Flagg at 38 Wall street was purchased through the Charles F. Noyes Co. by the Merchants Bank of Canada at a record price. In the other deal Post & Flagg bought from the Alliance Realty Company through Frederick Southack and Alwyn Ball, Jr., and the Noyes Company the old loft buildings at 49 and 51 Broad street, acquired by the seller recently.

Upon the plot, which has a frontage of 50.6

feet and an irregular depth, containing about 35,000 square feet, Post & Flagg will build at once an attractive six-story building for their exclusive occupancy. The proposed building is being designed by George B. Post, architect, and will be of the highest character of construction and finish. The site is located just north of that recently acquired by the Seaboard National Bank at the northeast corner of Broad and Beaver streets, where the bank is about to begin the demolition of buildings for the erection of its new home. It adjoins a larger plot at 43 to 47 Broad street, bought last month by the Alliance Realty Company, abutting the Broad Exchange Building, which the same company owns. Several bids have been made for this plot by banking and brokerage houses anxious to secure a site in this rapidly expanding section of the Wall street district, and it is believed that a deal for it will soon be made.

The Post & Flagg plot at 38 Wall street, which will furnish the site for a new home of the Merchants Bank of Canada, measures 21.6 by 96.4 feet. The Noyes Company declares that it brought a higher price per square foot than any plot heretofore sold in the city other than a corner. The Merchants Bank will, as soon as Post & Flagg vacate, either remodel the present building or erect a new one for their own requirements. This will probably not take place until the completion of the new Post & Flagg building at 49 and 51 Broad street. Newbold T. Lawrence was associated broker in both deals.

Tetley Buys on Greenwich St.

Wm. A. White & Sons sold to Joseph Tetley & Co., packers of Tetley's teas, for their own occupancy, the six-story fireproof building 483-485 Greenwich street, 43x90, adjoining the corner of Canal street. The sellers, T. Bache Bleeker and Harriman N. Simmons, coffee merchants, have been the owners of the property since it was erected about ten years ago. The property was held at \$125,000. The same brokers leased the building to the present buyers three years ago for the purpose of testing the packing of tea here for domestic consumption instead of abroad, which experiment has proved a success and led to the present purchase.

377 Fifth Avenue Sold.

Emily L. Norrie sold 377 5th avenue, a 5-story business building, 24.6x100, held at \$350,000, and located about 40 feet north of 35th street. The brokers in the deal were Pease & Elliman and Douglas L. Elliman & Co. It is reported that the new owner plans to erect a structure for his own occupancy. The property is just north of the Altman store. About five years ago the adjoining house at 379, which once was the home of Commodore Vanderbilt, was changed from a residence to business use when a ground lease for twenty-one years was made by Mrs. Mary Torrence Hadden, a granddaughter of the commodore, and the Thorne res-

MONEY TO LOAN

on

New York City
Real Estate

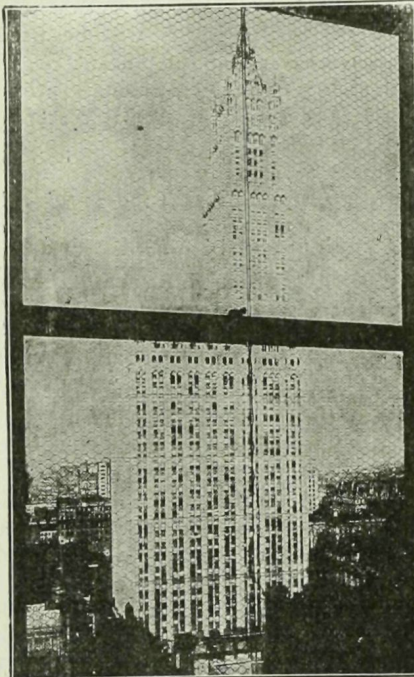
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

Capital, Surplus and Pr. \$9,000,000

59 Liberty Street, New York

184 Montague Street, Brooklyn



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City.

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

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

Write for Catalogue and Samples.

MISSISSIPPI
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Room 1712
220 Fifth Ave., New York City

idence at 375 was claimed for business about the same time. These three houses long withstood the upward march of trade.

Operator Buys on Murray Hill.

The Murray Hill and Santa Anita, seven-story elevator apartment houses at the southwest corner of 34th street and Lexington avenue, the former a double building, occupying a plot 95x117.6, and the latter a plot 46x117.6, were sold by Henry E. Jones, of Paris, France, to the 210 West Fifty-sixth Street Company, Irving I. Lewine, president. The properties were held at \$600,000 and are said to have been sold for a price close to that figure, through William S. Baker and David C. Cornell. They are removed by one building from the 71st Regiment Armory and are among the first elevator houses erected in the Murray Hill district, and have been owned by the seller since 1890.

St. Marks Adds to Holdings.

St. Marks Church bought, through Moore & Wyckoff, from the Stone estate, the property 33 and 35 Stuyvesant street, running through to and including 126 East 10th street, three five-story dwellings fronting 64 feet on Stuyvesant street and 23 feet on East 10th street. The church has under lease 123 and 125 East 10th street and owns 109, 111 and 113 East 10th street. All these properties are to be altered into small apartment suites.

D'Angelo Buys 160 Pearl St.

Charles F. Noyes Co. has sold for Klein & Jackson to Angelo's 160-162 Pearl street, a plot of about 4,500 sq. ft. that directly adjoins the twelve-story Pacific Development Company Building at Wall and Pearl streets. The property was valued at \$125,000. Angelo's business is now located at 161 Pearl street, and after extensive improvements have been made to the buildings just secured a portion will be occupied by the business and the balance placed in the hands of the Noyes Company for rental. It is expected that an office and restaurant building will replace the present improvements.

Lafayette Street Landmark Deal.

Joseph Conte, restaurateur, purchased through the Douglas Robinson, Charles S. Brown Company, 434 Lafayette street, as an annex to his establishment at 432 Lafayette street. The property is part of the famous "Colonnade Row," opposite the former Astor Library, once the most fashionable residence section in the city. Mr. Conte's new property, until recently occupied by "The Churchman," at one time was the residence of Jay Gould. "Colonnade Row," also known as La Grange Terrace, was built in 1838. President Tyler lived in 432, and Bryant, Dickens, Thackeray and Washington Irving figured in the society of the "Row," which in Civil War days was the "official" reviewing stand of the soldiers off to war and upon their return.

Buyer For "Lyndon Arms."

Nassoit & Lanning sold for the Lyndon Arms, Inc., the six-story apartment house at 524 Riverside Drive, on plot 75x86, north of 122d street and opposite Grant's Tomb. The purchaser, who paid cash, is the E. R. A. Realty Co., D. H. Jackson, president. The property was held at \$175,000.

\$450,000 Bronx Deal.

The block front on the south side of 163d street, between Simpson and Fox streets, two 6-story apartment houses, has been sold by A. Blumenthal for the Benenson Realty Co. to a newly formed corporation. The properties occupy a plot 206x175x163, are fully rented, and were held at \$450,000.

\$300,000 Purchase by Shenk.

Robert A. Martin & Co. have sold for Mrs. Lydia B. Gray "The Latham," a 7-sty elevator apartment house, on plot 100x100, at the northeast corner of Morningside avenue and 122d street. The building houses forty-nine families, rents for about \$38,000, and was held at \$300,000. The College Holding Co., Joseph Shenk, pres., is the purchaser.

Brown Sells Le Roy Hall.

Richard H. Scobie has sold for Frederick Brown to a client for investment the six-story elevator apartment house, known as Le Roy Hall, at the southwest corner of Fordham road and Valentine avenue, having a frontage of 110 feet on Fordham road and 134 feet on Valentine avenue. It shows an annual rental of about \$30,000, and was held at \$275,000. This property is opposite the two large new theatres now being built by B. F. Keith and the U. S. Theatre. The same broker sold and resold the three large apartment houses adjoining the above property, on Fordham road and Concourse during the past few months, which includes the whole frontage on Fordham road, from Valentine avenue to the Concourse.

Orphan Home Buys at Tuckahoe.

A deal, which has been pending for some time, has now been consummated whereby the United Odd Fellows Home and Orphanage Association have sold their property at Tuckahoe,

FREDERICK BROWN

Real Estate
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Manhattan.

South of 59th Street.

GOERCK ST.—Snowber & Smith sold for the Owen G. Byrne estate the 5-sty new law tenement at 31 Goerck st.

GOERCK ST.—James H. Cruikshank purchased from Rose Hart the two 4-sty flats, with stores, at 75 and 77 Goerck st, between Delancey and Rivington sts, size 18x59 each. Harry Sugarman was the broker.

MOORE ST.—Cammann, Voorhees & Floyd sold for Sarah E. Townsend 30 Moore st, a 5-sty building on lot 24.8x72, also for the estate of Benjamin F. Wheelwright 32 Moore st, a 5-sty building on lot 22x73. The purchaser, George A. Zabriskie, represents the Pillsbury Flour Co., and will occupy the premises.

WAVERLY PL.—J. Irving Walsh sold the 5-sty apartment, 22x100, at 122 Waverly pl to Hal Marchbanks, who will remodel.

WATER ST.—After an ownership lasting a generation, Wm. A. White & Sons affected the sale of 35 Water st for an estate represented by Theodore C. Camp. The building is four stories, 28x74, and is near the corner of Coenties Slip. This and other recent sales in this block indicate the strong demand for space there by exporting concerns.

WATER ST.—Cammann, Voorhees & Floyd sold for Katherine B. Sheehan 79 Water st, adjoining the corner of Old Slip, a 5-sty building, 23.8x85.

17TH ST.—Frederick Brown bought from the Manboro Realty Co. through I. B. Wakeman 16 East 17th st, an 8-sty loft building, on a lot 25x92, between 5th av and Union sq. Mr. Brown recently purchased in the same section the loft buildings at 9 West 20th st, 37 West 19th st, and 121 to 125 West 17th st. The last two properties he resold.

19TH ST.—Douglas L. Elliman & Co sold for Walter H. Knapp 217 East 19th st, a 4-sty dwelling on a lot 16.9x92, to Moses Herzog.

47TH ST.—The Standard Oil Co. has added to its holdings in the blocks just east of the city's new piers at 46th and 47th sts by the purchase of the 5-sty factory at 622 to 626 West 47th st. The property, which has a frontage of 75.4 ft. and a depth of 100 ft., is located 400 ft. west of 11th av. J. J. Barry negotiated the sale for Charles Galewski, the owner.

50TH ST.—Joseph F. Feist & Co. sold the 4-sty flat 527 West 50th st, 25x100, for the Ridgeview Realty Co. to an investor.

50TH ST.—William H. Whiting & Co., representing Electus T. Backus, sold 126 and 128 West 50th st, two 25-ft. tenement houses, to George Backer and Arnstein & Levy, to whom Mr. Backer previously sold 124, 130, 132 and 134, the acquisitions giving the buyers a plot 150x100, which they intend to improve with a garage.

53D ST.—Jacob Mattern, who owns the 6-sty structure at 215 and 217 West 53d st, has bought from Luke Plak the adjoining property at 219, a 4-sty stable, on lot 25x100.5. With this purchase Mr. Mattern controls a site 75x100. He plans to alter his recent purchase for use in connection with his business.

54TH ST.—Charles B. Van Valen, Inc., sold for the estate of Seaman Lichtenstein the 5-sty building at 138 and 140 West 54th st, on a plot 50x100.5. The building will be extensively altered.

55TH ST.—Pease & Elliman sold for Williston Walter the 5-sty American basement dwelling, 20x100.4, at 18 West 55th st, held at \$75,000. The buyer will remodel and occupy.

UNION SQUARE WEST.—The Mutual Life Insurance Co. sold the 11-sty fireproof building

at the northwest corner of Union sq and 16th st. The buyer is an investor, who will make extensive alterations to the property, including elevator repairs. The building was put up at auction last March in foreclosure proceedings and was taken over by the Mutual Company as plaintiff on a bid of \$175,000 and the encumbrances, amounting to more than \$241,000. The structure has a thirty foot frontage and a depth of 150 ft.

7TH AV.—Bastine & Co. sold for the Greenwich Savings Bank 363 7th av, a 4-sty building, now occupied as a market with apartments above. The attorneys for the seller are Middlebrook & Borland, for the purchaser, Theodore Gutman, of Brooklyn.

North of 59th Street.

JUMEL PL.—William S. Baker sold for Theresa Kleindienst to the Jules Realty Co., Inc., Samuel Wacht, Jr., president, the plot, 50x90, at 19 and 21 Jumel pl.

60TH ST.—The Ruland & Whiting-Benjamin Corporation has sold for Mitchel A. C. Levy to A. C. Wendel the 4-sty dwelling, 20x100, at 243 East 60th st.

61ST ST.—Joseph F. Seitz has sold for Joseph Haberman 248 East 61st st, a 3-sty dwelling, 16.8x100.

62D ST.—Douglas L. Elliman & Co. sold for Mrs. Georgiana McKinley 205 East 62d st, a 3-sty private house, on a lot 18.6x100, to a client who will improve for her own occupancy. This house is in the block between 2d and 3d ave which has had such development of late and has brought about a change of ownership of nearly every house in the block.

62D ST.—Douglas Gibbons & Co. sold for Joseph J. Keenan 242 East 62d st, a 3-sty stoop dwelling, on a lot 16x100. The buyer will modernize the building for occupancy.

63D ST.—Douglas Gibbons & Co. sold for Mrs. Emma Lehrburger 157 East 63d st, a 3-sty high stoop dwelling, on a lot 25x100, to a client who will erect a new American basement dwelling for his own occupancy.

77TH ST.—Ennis & Sinnott purchased from the estate of Sophie Sneckner 116 West 77th st, a 4-sty dwelling, 19x102. Frederick Zittel & Sons and E. C. H. Vogler were the brokers.

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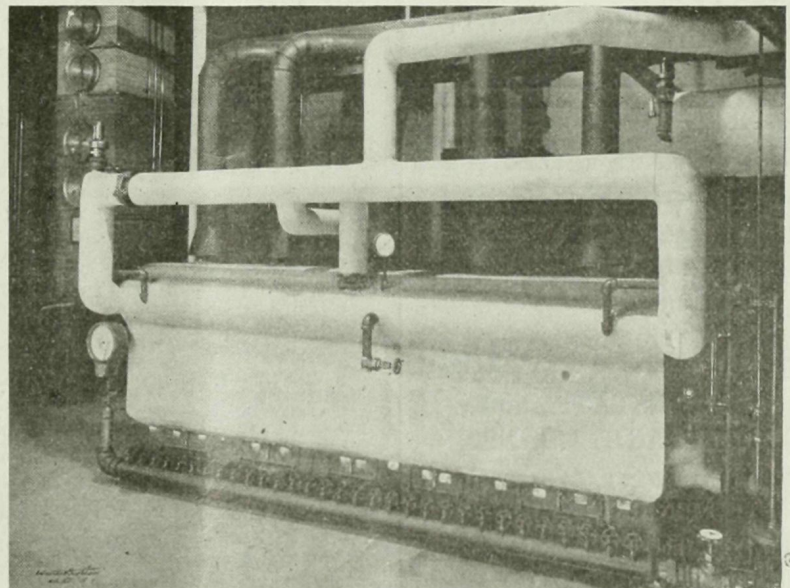
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94TH ST.—Thomas J. O'Reilly sold the dwelling, 70 West 94th st, on lot 18x100.11, to a buyer who intends to occupy.

94TH ST.—The Houghton Co. sold for William H. Sheehy, president of Arnold Constable & Co., the 3-sty dwelling 116 West 94th st, on a lot 17x113, to a client for occupancy.

94TH ST.—Folsom Brothers sold for Frances S. Phraner the 5-sty house at 14 West 94th st, 18.9x100, to Max Werber.

99TH ST.—Nassoit & Lanning sold for the Pierce Contracting Co. 260 West 99th st, 25x100, a 5-sty apartment house.

99TH ST.—The Quick Wet Wash Laundry bought from the Mutual Life Insurance Co. the vacant plot, 37x100, on the north side of 99th st, 254 ft. east of 2d av.

100TH ST.—John R. Davidson sold for Robert Fulton the 5-sty flat on plot 25x100 at 62 West 100th st, to a client for investment. It was held at \$22,000.

104TH ST.—Oscar D. & Herbert V. Dike sold for Archibald Henry MacDonald Sinclair a 5-sty double flat, 20x100, at 18 West 104th st, to a client of Robert A. Martin for investment.

110TH ST.—James H. Cruikshank purchased from Milton M. Silverman 8 East 110th st, a 5-sty flat on lot 19.6x100, assessed by the city at \$18,500. B. Harris was the broker.

112TH ST.—Duross Co. and Rowantree Schley Co. sold for the Excelsior Savings Bank the 6-sty elevator apartment house, 250-252 West 112th st, to an investor. The property was held at \$85,000. The buyer is James W. Logo.

113TH ST.—David Pasinsky has resold by Max Werner the 5-sty flat at 7 East 113th st, 25x100.11.

115TH ST.—Max Kramer has sold to a client of Leitner, Brenner & Starr the Munroe, a 6-sty elevator apartment house, on a plot 56x100, at 415 West 115th st, between Amsterdam av and Broadway.

119TH ST.—Porter & Co. sold for E. H. Lowner, to a client for occupancy, the 3-sty dwelling, 20x100, at 123 West 119th st.

119TH ST.—J. Jelot and William S. Baker sold for the Ralph Realty Co., Samuel Wacht, Jr., pres., the Iradell, a 6-sty elevator apartment house at 420 West 119th st, on a plot 125x100, between Morningside drive and Amsterdam av, and near Columbia University. The purchaser is the College Holding Co., Joseph Shenk, pres. The property was held at \$300,000, and rents for about \$45,000 annually.

120TH ST.—John Meliff sold to the Hudwill Corporation the 3-fam. dwelling, 20x100, at 338 East 120th st.

120TH ST.—The apartment houses at 341 to 345 East 120th st have been purchased by an operator. They cover a plot 75x100, between 1st and 2d avs, and are owned by Elizabeth L. Thomasson, Mary A. H. Glasson and others, according to the records.

124TH ST.—Margaret Bray has resold through Sidney B. Hickox the 6-sty apartment, 49.6x100, at 507 and 509 West 124th st to M. M. Smith.

126TH ST.—Duff & Brown Co. sold for the estate of Catherine Tone 245 West 126th st, a 3-sty dwelling, 16.8x100.

126TH ST.—Shaw & Co. sold for the Sands estate 241 East 125th st, a 3-sty building, on lot 20x99.11.

132D ST.—The Hudwill Corporation bought from the Graf estate the 3-sty dwelling, 17x99.11, at 31 West 132d st.

132D ST.—Porter & Co. sold for Julius A. Falk, to a client for investment, the 3-sty dwelling at 204 West 132d st.

136TH ST.—Nail & Parker sold 148 West 136th st, a 3-sty dwelling to Florence Castile.

137TH ST.—John H. Pierce sold for John D. Walton 226 West 137th st, a 3-sty dwelling, on lot 16x100; also for Della F. Brennan 240 West 137th st, a 3-sty dwelling, on lot 17.6x100. The buyers will occupy the premises.

137TH ST.—Leonard Weill has resold through A. M. Robinson 323 West 137th st, a 4-sty dwelling, 16x92.

138TH ST.—Nail & Parker sold for Mrs. Drummond 312 West 138th st, a 3-sty brick dwelling.

141ST ST.—The Seamen's Bank for Savings is reported to have sold two 4-sty American basement dwellings at 472 and 474 West 141st st, each on lot 18x100.

146TH ST.—Isaac Steln has bought the 6-sty flat, 50x100, at 250 and 252 West 146th st, held at \$60,000. Negotiations for a resale are pending.

147TH ST.—Frederick Brown sold to Isadore Montefiore Levy the 5-sty apartment house, on a plot 100x100, at 547 to 553 West 147th st, 125 ft. east of Broadway. The asking price was \$200,000.

148TH ST.—Freidus & Co. sold for Lowenfeld & Prager 302 and 304 West 148th st, two 5-sty flats, on plot 50x99.11.

173D ST.—The Nehring Company sold for a client to H. Eisenberg for investment the 5-sty, new-law apartment house, on a plot 37.6x100, at 563 and 565 West 173d st, renting for \$7,000 and held at \$45,000.

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TO restore to New York City, telephone service of the type that was recognized in pre-war days as "The Best Telephone Service in the World," we are now engaged in carrying out a comprehensive, well-defined program that is designed to provide the essential additional facilities.

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Enough skilled workers — adequate equipment — these are the factors which will determine the date of the restoration of normal telephone service for "The Telephone Capital of the World."

This restoration program is of interest to YOU and we plan to tell you from time to time about its progress in detail so that you may share with us an understanding of the fact that telephone service in New York City is NOW on the way toward normal, but that COMPLETE restoration to pre-war service standards must of necessity be gradual.



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181ST ST.—Oppenheimer Bros. & Vieth sold the 6-sty elevator apartment house, on plot 100x118x129, at 720 West 181st st, to L. Schechter et al. The property faces Bennett av and accommodates sixty families, paying an annual rental of about \$23,000. It was held at \$250,000 and was sold through J. Rosenbaum and I. Rosenthal.

ADRIAN AV.—Fred Oppenheimer sold for Thomas Conroy the 3-sty dwelling 51 Adrian av, near West 225th st subway station on plot 33x100, to the Acra Realty Co., which will remodel it.

BROADWAY.—Max N. Natanson purchased from the estate of Melvin E. Boas the southeast corner of 162d st and Broadway, a 6-sty elevator apartment house, on plot 100x100. This property has a rental of \$35,000 and was held at \$275,000. Samuel Kronsky was the broker. The buyer is the owner of the northeast corner of Broadway and 162d st.

CENTRAL PARK WEST.—The New Windsor, a 7-sty elevator apartment house, on plot 50x100, at 294 and 295 Central Park West, adjoining the south corner of 90th st, has been sold by Charles H. Darrow, Jr., to Catherine Walters. Nassoit & Lanning were the brokers.

CONVENT AV.—Irving Judis resold to the Wians Realty Corporation (J. Weigan, president) Convent Court, a 6-sty elevator apartment house, at the southwest corner of Convent av and 149th st, on a plot 100x100. The property rents for \$34,000 and was held at \$250,000. It was acquired by the seller about three weeks ago from Max Marx. Louis Fine was the broker.

CONVENT AV.—Morgenstein Bros. syndicate purchased from the Holland Realty Co. 300 to 306 Convent av, northwest corner of 142d st, a 6-sty elevator apartment house, on plot 125x100. The property rents for \$40,000 and was held at \$290,000. W. D. Morgan and John S. Routh were the brokers.

EDGEcombe AV.—Frederick Brown sold to Morris Mechner 102 Edgecombe av, a 3-sty dwelling, 17x80.

FORT WASHINGTON AV.—Frederick Brown bought the Fortress, a 6-sty elevator apartment house, on plot 97.8x111, held at \$225,000 and renting for about \$32,000, at 235 Fort Washington av, northwest corner of 169th st, from the Tindall Realty Co., F. M. Dyer, pres. J. C. Hough & Co. were the brokers.

FORT WASHINGTON AV.—S. & J. H. Albert sold for the Leonard estate, of Syracuse, N. Y., to Mendel Pressberger 452 Fort Washington av, northeast corner of 180th st, known as the Dacorn, a 6-sty elevator apartment house, on plot 100x144.5.

MADISON AV.—Edward H. Burger, lawyer and operator, resold the 5-sty tenement and stores at 1838 Madison av, to the Princeton Realty and Mortgage Co. Steinman & Steinman were the brokers.

MANHATTAN AV.—Electus T. Backus of the Guardian Holding Co. resold for Sarah P. McCoun 374 Manhattan av, a 5-sty apartment.

RIVERSIDE DR.—Frederick Brown resold the 5-sty bachelor apartment house at 414 Riverside dr, near 114th st, which he had acquired from Leopold Weiss recently in exchange for two Dyckman flats. The building occupies a plot 25x118, contains ten suites which yield yearly rental of \$10,750 and was held at \$75,000. It was purchased by William B. Knapp, an investing client of Slawson & Hobbs.

SEAMAN AV.—Frederick Brown sold to a client of P. J. Brennan the two 5-sty apartment houses at 72 and 82 Seaman av, near 207th st, in the Dyckman section, each on a plot 55x100. The structures contain accommodations for 40 families and rent for about \$21,000 annually.

ST. NICHOLAS AV.—The Harold Court, a 6-sty elevator apartment house, on plot 104.11x150, 1447 to 1457 St. Nicholas av, southwest corner of 183d st, is reported to have been sold by Abraham Leipzig, who recently purchased the property from the Harriman National Bank. The city assessed it at \$290,000.

2D AV.—The Mose Goodman Corporation sold the 4-sty tenement, 20.11x80, at the southeast corner of 2d av and 114th st.

2D AV.—David D. Weinberger & Co. sold for Mrs. Pauline Myers, of England, to George A. Bruno 2126 2d av, a 4-sty brick tenement, 25x75, held for \$12,000.

7TH AV.—A client of J. B. Wood bought three 5-sty apartment houses, 100x100, assessed at \$130,000, at 2135 and 2139 7th av, between 126th and 127th sts, from the Munn estate.

Bronx.

AUSTIN PL.—The Benenson Realty Co. sold to G. Posner for occupancy the 3-sty commercial building, on a plot 100x100, at 458 to 462 Austin pl.

CANNON PL.—Eugene L. Larkin sold for the McGill Real Estate Co. the private dwelling and garage at 3486 Cannon pl, near 238th st. The buyer will occupy.

COSTER ST.—Charles Galewski purchased from Sadie Cohen and Emma Abraham the plot, 50x76, on the west side of Coster st, 200 ft south of Spofford av, near the Hunts Point subway station. Henry Liebewitz was the broker.

FREEMAN ST.—Alexander Selkin, David Mintz and Theodore Tenney sold for Ashton

Holding Co., Inc., 999 Freeman st, a 6-sty apartment house, 137x89x irreg.

HOME ST.—Frederick Brown sold to Sadie Goldman 921 Home st, a 5-sty dwelling, 75x97x irreg.

ROGERS PL.—F. A. Holly sold to the Ararat Realty Corporation 986 Rogers pl, on lot 30x75.17, south of 165th st.

ANTHONY AV.—Richard D. Firmer sold for Walter Winkler the 3-sty building at 1704 Anthony av, through to Carter av, to Max Mirkin & Co.

AVENUE ST. JOHN.—Leitner, Brener & Starr sold for the Park Construction Co., Meyer Krasner, pres., 919 Av St. John, a 4-sty apartment

BARNES AV.—The Hudwill Corp. bought from the Rasac Realty Co. the 2-fam. dwelling at 4042 Barnes av.

BATHGATE AV.—Richard Dickson has sold for Marianna Dowe the 4-sty flat, 25x90, at 1634 Bathgate av.

BATHGATE AV. ETC.—Charles H. Baechler sold for Isabel C. Phraner the 4-sty flat at 1636



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Bathgate av to S. Horowitz, who will alter it; also sold the 2-fam. dwelling at 1482 Holland av to Max Novick, and for the Morris Park Estates a lot on the west side of Fowler av, 100 ft. north of Rhinelander av, to John Hartmetz.

BOSTON RD.—Morris Polsky sold 1033 to 1043 Boston rd, two 5-sty houses, on a plot 140 x183, near Morris High School, renting for \$30,000 and held at \$250,000.

BURNSIDE AV.—Charles M. Rosenthal sold to the Single Realty Co. the block front on the south side of Burnside av from Grand av to Harrison av, and three lots at the southwest corner of Burnside and Harrison av.

BURNSIDE AV.—The Clemilt Realty Co., Milton M. Silverman, president, sold through A. D. Phelps & Charles J. Brady to the Pelham Hoffman Realty Co., the northwest corner of Burnside and Davidson av, a vacant plot, 108x63x122x90, which the purchaser will improve with a 5-sty apartment house, with stores.

BURNSIDE AV.—B. H. Weisker sold for Gilbert B. Ferris to Charles L. Acker and Frank Begerisch, Jr., the three 3-sty brick buildings, with stores and apartments, at 103, 105 and 107 Burnside av, 20 ft. east of Morris av, held at \$30,000.

CLAREMONT PARKWAY.—Benenson Realty Co. purchased 408 Claremont parkway, a 4-sty building, 26x75.

COLLEGE AV.—Isidore Zimmer and Samuel Reznick have purchased from Henry W. Genenrich the eight 5-sty apartment houses at 1106 to 1140 College av, between 166th and 167th sts, each on a plot 38.6x100, held at \$300,000.

CRESTON AV.—Frederick Brown purchased from May S. and Jean A. Melville through P. Damiane, 2606 Creston av, near 196th st, a 2½-sty dwelling, 40x75.

CRESTON AV.—Frederick Brown bought from Emelia Sudewig 2700 Creston av, a 3-sty dwelling, 40x75. M. Salmon was the broker.

CROTONA AV.—Martha Armbruster has sold the 2-fam. dwelling, on plot 25x100.2x24.1x111.7, at 1417 Crotona av to Harry Spooner.

CROTONA PARK EAST.—Cammann, Voorhees & Floyd sold for Henry Hunneke the 1-fam. dwelling and garage at the southeast corner of Crotona Park East and Crotona Park East, on a plot 100x110. The buyer, after alterations, will occupy.

DAVIDSON AV.—The M. M. S. Building Co., Milton M. Silverman, president, sold the two 5-sty apartment houses on the west side of Davidson av, 63 ft. north of Burnside av, known as 2055 to 2059, 120x90.

FIELDSON RD.—Eugene L. Larkin sold the plot 50x122 on the west side of Fieldston rd, about 200 ft south of West 253d st. The site is opposite the Riverdale county school and about two blocks north of Fieldston (Delafield estate). The new owner will erect a residence.

GRANT AV.—Nathan Schwartz sold for the estate of Lambert S. Quackenbush the premises at 1056 Grant av, a 3-sty business building, 25x100, to an investor. The price was reported at \$15,000.

GRAND BOULEVARD.—The Roman Catholic Church of St. Philip Neri, on the west side of Grand Concourse and Boulevard, opposite 202d st, has purchased an adjoining lot, 25x112x irreg., from Edward Williams.

HOLLAND AV.—May Kucera sold the 2-sty dwelling at 1482 Holland av to Max Novick.

LAFONTAINE AV.—The Stebbins Realty and Construction Co. sold 2017 Lafontaine av, a 5-sty apartment, 37.6x100, held at \$40,000, on plot 33.6x100, to Henry Cohen.

LEGGETT AV.—The Henry Morgenthau Co. sold to the City of New York a plot having 230 ft. frontage on Leggett av, 280 ft. on Southern blvd, and 280 ft. on Fox st, as a site for a school.

LURTING AV.—Rodger J. Rush and John Flynn bought at 1525 and 1527 Lurting av two 3-sty dwellings.

MARMION AV.—S. Rosen sold to the Dixie Security Co. two 6-sty apartment houses, on plot 100x150, at 845 to 853 East 176th st, northwest corner of Marmion av, renting for \$27,000, and was held at \$170,000.

MORRIS AV.—J. Clarence Davies sold for Moses Levy 1996 Morris av, a 3-sty, 2-fam. house, on lot 20x80.

PARK AV.—C. Weissman has sold through R. Rasmussen to Louis Silverberg the dwelling at 4082 Park av.

PROSPECT AV.—Harris & Maurice Mandelbaum bought from Amanda W. Undrun the 5-sty apartment house at the northeast corner of Prospect av and 183d st, held at \$75,000. David and Lester E. Kessler were the brokers.

TREMONT AV.—The Itteloc Realty Co., E. Coletti, president, bought from C. D. Matthews the dwelling 127 West Tremont av.

TOPPING AV.—J. Brown has bought from Wilhelmina F. Miller and Wilhelmina L. Miller the plot, 95x95, at the southeast corner of 175th st and Topping av, on which the buyer will erect two 5-sty flats.

VALENTINE AV.—Christina H. Young sold the 5-sty apartment, 50x130, at 2486 Valentine av.

VYSE AV.—The Eberhart Building Co. sold 2093 Vyse av, a 5-sty apartment house, 37.6x100, through Maurice Strunsky to Samuel Burnstein.

VYSE AV.—The Stebbins Realty and Construction Co., J. Malino, president, bought 904 Vyse av, a 5-sty apartment house, 72x87, renting for \$10,000 and held at \$70,000.

UNIVERSITY AV.—The Herman Arms Co. sold for Elizabeth Short McMillan to the E. Z. R. A. Holding Co., I. Rosenfeld and I. Antler, the plot, 75x100, at the northwest corner of University and Tremont avs. The buyers will build a 5-sty apartment from designs by Charles Kreymborg.

WALTON AV.—Nehring Brothers sold for the Rudden estate to Samuel E. Barnes, 615 Walton av, a 3-sty house, on lot 25x100, near 150th st, held at \$12,000.

WASHINGTON AV.—E. Sharum sold to Ralph Taurone 1774-1776 Washington av, two 5-sty flats, 26.3x109 each. The Plattsmouth Realty Co. was the broker.

WASHINGTON AV.—Heller & Sussman purchased from a Mr. Solomon the 5-sty house, 38x106, at 1312 and 1314 Washington av; also sold 1981 Marion av, a 5-sty apartment, 50x100.

WASHINGTON AV.—R. Rasmussen sold for Dr. R. Joyce the dwelling 1803 Washington av to George Robinson.

WEBSTER AV.—Richard H. Scobie sold for the estate of H. Haigh the vacant plot at the northwest corner of Webster av and 188th st, size 175x110. This plot is one block south of Fordham sq. It was purchased by a builder, who intends improving with a theatre and stores.

WEST FARMS RD.—Robert E. Simon, representing the Henry Morgenthau Co., has sold the 1-sty brick "taxpayer" at the junction of West Farms rd, Southern Blvd and Westchester av, fronting 224.8 ft on West Farms rd, 188.6 ft on Southern Blvd and having a rear line of 12.4 ft. The property contains fourteen stores and was sold for \$200,000 to a client for investment. Alexander Selkin was the broker. The buyer is Jacob Shevell.

3D AV.—Abraham Fox resold his recently acquired purchase, 3890 3d av, near Claremont pkway, a 4-sty building, on lot 27x125 ft., to the Dub Realty Corp. through Fred Oppenheimer, through whom he acquired the property two weeks ago.

3D AV.—The Benenson Realty Co. resold to Isadore Sacks 3018 and 3020 3d av, near 156th st, a 2-sty frame building, with stores, on a plot 25x184, and the abutting plot, 61.6x59, fronting on Brook av.

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Brooklyn.

67TH ST.—B. J. Sforza sold for Albert F. Egelhoff to Nicola Como, for investment, the 3-sty brick store and tenement house, on plot 40x100, at 1201-1203 67th st.

79TH ST.—Frank H. Malone sold the plot, 40x109, on the south side of 79th st, 160 ft. west of 4th av, for Theodore Schneider to Jacob

Braun, builder, who will improve with two new type 1-fam. semi-detached stucco dwellings, with garages.

85TH ST, ETC.—Realty Associates sold dwellings at 2030 85th st to Bessie Miller; also at 2014 85th st to Irwin Stern, through Leon Luft, and 145 Heyward st to K. Kiertzer, through Morris Wolf.

EAST 19TH ST.—Samuel Galitzka sold for

the Rector Realty Co. the 2-sty house at 1299 East 19th st, Flatbush.

NEWKIRK AV.—The A. E. A. Realty Corp. has purchased a large site on Newkirk av, between East 13th and 14th st, and contemplates the erection of a 4-sty apartment house, from plans by William T. McCarthy. The Rowantree-Schley Co. was the broker in the deal.

PITKIN AV.—A. A. Hageman sold for Wm. G. Stein the property 2503 Pitkin av to Joseph Keihe and Mary Keihe.

SUTTER AV, ETC.—Realty Associates sold flats at 166 Sutter av to Benjamin Cohen and at 143-147 12th st to Albertina Krenski, through Mrs. T. Rosenberg as broker; also sold 486 9th st, a dwelling, to Sallie Hirsch.

WOODRUFF AV, ETC.—Howard C. Pyle & Co. sold dwellings at 171 Woodruff av for Edward Hungerford to Charles F. Eileman; also at 121 Joralemon st for the estate of Latham A. Fish to Dr. Philip M. Schaffner.

14TH AV, ETC.—Frank A. Seaver & Co. sold dwellings at 7718 14th av for the Leemor Realty Co.; at 234 Ovington av for J. Heinlein; at 7516 7th av for John Suydam; northeast corner of 13th av and 85th st; also the following plots to investors: 100x100 on the west side of Gravesend av, 340 ft. south of Av J, for A. G. Calder; 100x100 on the northwest corner of 16th av and 59th st for Jennie Simon; 40x100 on the east side of West st, 140 ft. south of Av J for A. G. Calder; and 60x96.8 on the east side of Bay 10th st, 100 ft. south of Benson av, for R. A. Taber.

RECENT LEASES.

Leases Block on East River.

The Douglas Robinson, Charles S. Brown Company, associated with William A. White & Sons, leased the block extending from West street to the East River, between India and Huron streets, Greenpoint, together with the pier, for the estate of Henry Steers.

The tenant is the Ocean Transportation Corporation, engaged in transatlantic trade with Mediterranean ports. The pier will be rebuilt with a modern steel shed. The upland consists of 100,000 square feet, and will be improved with warehouses. Adjoining portions of the Steers property are occupied by W. R. Grace & Co. and Bowring & Co. The owners intend to develop the remaining portions of their property at once as a marine terminal.

Milliner Takes Rhinelander House.

The Philip Rhinelander residence, a 5-sty American basement at 16 East 55th street, has been leased for a long term at rentals aggregating about \$150,000 to Peggy Hoyt for her millinery business, now located at 516 Fifth avenue. The house was occupied for a while by Marshall Field, of Chicago, and its interior is done in French Renaissance, representing the best efforts of the late Stanford White, the marble staircase and the marble mantel in the foyer being particularly notable examples. Pease & Elliman negotiated the present lease.

Big Industry for Long Island City.

Further evidence of the great desirability and advantages of Long Island City waterfront property for big industrial purposes is disclosed by the lease for a term of years of the old Astoria Cordage Works property in the Ravenswood section to the newly formed Queensborough Warehouse Corporation of Manhattan. The property fronts 200 feet on Vernon avenue and runs back a distance of 600 feet to the East River, and is improved with substantial three and four-story brick buildings which will be sprinklered, fireproofed and converted into modern storage warehouses. It is the intention of the lessee later on to improve the entire property with a warehouse 500x200, and to dredge the river in front of the property in order to accommodate the large ocean freight steamers and have a concrete wharf 200x100. The improvements to the present buildings and dock will begin at once. Minor L. Platt was the broker.

Californian Buys Garage Lease.

J. Warren Stokes, of Fresno, Cal., has purchased through J. Arthur Fischer the International Garage and lease at 252 to 262 West 40th street, on plot 122x100. Mr. Stokes will make extensive alterations, and contemplates adding four stories to the building. The broker has arranged for an extension of the lease, and the rental involved for the term aggregates \$400,000. James J. Crowe was associate broker in the deal. Joseph F. McLoughlin, of Peale & McLoughlin, represented the purchaser and Julius J. Popper acted for the sellers.

CUSHMAN & WAKEFIELD (INC.) leased the store at 311 Madison av to Halpert & Fryxell.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. William C. Sheldon her former residence 38 East 40th st, a 5-sty house, to a client for occupancy.

J. ARTHUR FISCHER leased to Harry Schepps the store at 638 6th av for antiques and jewelry; also for Samuel Freehof the 1st loft at 106 West 30th st.

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RENTS OF SALOON PROPERTIES UNDER THE DRY LAW

SHOULD not differ materially from those obtained under the present law. If they do the property is not satisfactorily improved and the owner is not getting the benefit of the existing renting market which is the best in the history of the city.

We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested with **MR. JOHN H. SCHEIER, R.A.**, Advisory Architect to the Company.

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Real Estate CAN BE MADE TO PAY Dividends

Those old buildings that have been operated at a loss for years can be made to return a profit on the money invested.

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F. G. FEARON CO., Inc., Builders 280 Madison Ave NEW YORK

IRVING, L. GOLDBERG and F. J. Guilfoyle & Co. leased to Weisenbach & Kay, silks, the 8th floor at 509 5th av.

A. A. HAGEMAN leased a loft at 628 6th av to Benjamin Lagunoff and Nathan Porper.

THE HOUGHTON COMPANY, in conjunction with William B. May & Co., leased the 4-story dwelling 136 West 93d st.

HUBERTH & HUBERTH leased for Warren Leslie, administrator, 3-story dwelling, 339 West 46th st to Mrs. Della Barris.

CHARLES F. NOYES CO. leased for Edward S. Savage 94 Pine st through to Depeyster st, on a net rental basis for ten years. The tenant is the Mansfield Transportation Co., and the aggregate rental, including taxes, is about \$35,000. This is the fourth building that the Noyes Company has leased or sold for Mr. Savage during the past few months, and all rentals were at a substantial increase.

PEASE & ELLIMAN leased in the East River Savings Bank Building at 291 Broadway large offices to the Associated Motor Corporation; also at 396-398 Broadway for Carstein & Linekin, Inc., offices to Ashtabula Engineering and Steel Co.; and leased for F. D. Peale to W. W. Stanley the entire building at 234 Fulton st for a long term of years, with the option of purchase. After extensive alterations are completed the tenant will occupy.

WILLIAM J. ROOME & CO. leased for the estate of Louise Wernert the two upper floors in 167 West 23d st to Christie J. and Andrew Slotka; also for Herman Woog the 2d floor store at 28 East 33d st to the L. & F. Costume Co.

SAMUEL J. TANKOOS leased for long term of years, at an aggregate rental of \$100,000, the ground floor stores at 5774 and 5776 Broadway; also for a long term of years, at an aggregate rental of \$150,000, the building at 1416 to 1420 St. Nicholas av.

WM. A. WHITE & SONS leased lofts at 168 Centre st to Louis Offerman; at 245 to 251 7th av to B. Saubiak & Sons; at 168 Spring st to Meyer Zettel and Samuel Krause; at 23 South William st the store and basement to Sigbee Humphrey & Co.; at 290 Pearl st a loft to Joseph Cohen; at 29 and 31 Liberty st offices to Balfour, Williamson & Co.

REAL ESTATE NOTES.

CHARLES A. CONE, formerly a vice-president of the Douglas Robinson, Charles S. Brown Co., has become associated with Albert B. Ashforth, Inc., and has been elected a director of that corporation.

J. J. HOEFLINGER and H. G. Hoeflinger announce that after July 1 they will conduct their business at the new offices 5217 5th av, Brooklyn. The branch office at 4824 3d av is to be discontinued.

IRVING L. GOLDBERG (INC.), formerly at 1301 Boston rd, has re-engaged in the real estate business with new offices at 51 East 42d st. The members of the firm until recently have been in the United States military service.

PEASE & ELLIMAN have been appointed by W. Butler Duycknick, of Elkus, Gleason, Proskauer & Vogel, managing agents of the 8-story apartment house at 45 West 11th st; and by Mrs. George Howland managers of the property at 115 West 85th st.

CHARLES F. NOYES CO. arranged a mortgage loan of \$350,000 at 5 per cent. on the property 39-41 Chambers st through to Reade st, and adjoining the Emigrant Industrial Savings Bank Building. The property is a 5-story building, 75x100. The mortgage was secured from a savings bank.

WM. A. WHITE & SONS arranged for the Andrews' Estate of Boston a first mortgage of \$690,000 on the Broadway-Chambers Building, northwest corner of Broadway and Chambers st. Frederick Southack and Alwyn Ball, Jr., agents for the Andrews' Estate in this city, represented the estate in the transaction.

CHARLES JEROME EDWARDS has been elected a director of the New York Title & Mortgage Co. Mr. Edwards is Brooklyn manager of the Equitable Life Assurance Society, president of the Rotary Club of Brooklyn and of the Brooklyn Club, as well as trustee of the Eastern District Savings Bank and Mechanics Bank of Brooklyn.

CHAUNCEY B. GRIFFEN & CO. auctioned on Saturday afternoon on the premises, Green Ridge av and adjoining streets, White Plains, forty-one lots for \$49,350 to E. J. Ganzedo, W. L. Klaber, Vernon Bally, F. W. Whipping, Charles Briggs, Roderick S. Horton, J. Rucen, W. R. Wishart, William L. Leeney, Edward Collins, Mrs. Augusta Werblin, Allen E. Watross and others.

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.

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.

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BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1918. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN Conveyances.

Table with columns for 1919 and 1918, showing Total, Assessed Value, No. with consideration, and Consideration for Conveyances.

Mortgages.

Table with columns for 1919 and 1918, showing Total No., Amount, To Banks & Ins. Cos., and Interest not given for Mortgages.

Mortgage Extensions.

Table with columns for 1919 and 1918, showing Total No., Amount, To Banks & Ins. Cos., and Amount for Mortgage Extensions.

Building Permits.

Table with columns for 1919 and 1918, showing New Buildings, Cost, and Alterations for Building Permits.

BRONX. Conveyances.

Table with columns for 1919 and 1918, showing Total No., No. with consideration, and Consideration for Bronx Conveyances.

Mortgages.

Table with columns for 1919 and 1918, showing Total No., Amount, To Bank & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual Rates, and Interest not given for Bronx Mortgages.

Jan. 1 to June 25 Jan. 1 to June 27

Summary table for Manhattán Conveyances comparing 1919 and 1918 data.

Mortgage Extensions.

Summary table for Manhattán Mortgage Extensions comparing 1919 and 1918 data.

Building Permits.

Summary table for Manhattán Building Permits comparing 1919 and 1918 data.

BROOKLYN. Conveyances.

Summary table for Brooklyn Conveyances comparing 1919 and 1918 data.

Mortgages.

Summary table for Brooklyn Mortgages comparing 1919 and 1918 data.

Building Permits.

Summary table for Brooklyn Building Permits comparing 1919 and 1918 data.

QUEENS. Building Permits.

Summary table for Queens Building Permits comparing 1919 and 1918 data.

RICHMOND. Building Permits.

Summary table for Richmond Building Permits comparing 1919 and 1918 data.

BUILDING SECTION

Amended Tenement House Law Provides Little Relief

Excessive Cost of Converting Private Houses for Four-Family Occupancy Makes Such Projects Impractical

BUILDERS and architects in New York City say that no great relief will be afforded the housing situation by the bill passed at the recent Special Session of the State Legislature amending the Tenement House Law by permitting the reconstruction of one-family houses into dwellings for four-family occupancy. The sponsors of the bill were earnest in their desire to provide a large number of additional housing accommodations in the crowded centers of the city and at the same time to make it possible for the owners of the many old-fashioned private houses that are now only returning a nominal rental to obtain a return commensurate with the money invested in them. The opinion is general that alterations made in strict accordance with the terms of the revised law are of such a costly nature that only in exceptional instances, where a house is in an exclusive neighborhood or where the demand for small suites is insistent, the owner will be able to alter the structure in compliance with the law and obtain a net rental return that will pay for the work and give a profit on the investment.

As the great majority of these old buildings are located in distant parts of the city, and in neighborhoods where there is considerable competition by modern multi-family apartments with all the present-day improvements that are installed in buildings of this character, those best informed predict that only a relatively small number of owners will undertake the expense of altering their private houses for four-family occupancy.

Samuel Cohen, architect, who has had a wide experience in remodeling old-fashioned private dwellings for multi-family occupancy in discussing the recent action of the Legislature in amending the law in relation to four-family converted dwellings, stated that in his opinion the cost of making the alterations required would be prohibitive and that under the circumstances it is extremely doubtful if owners will be willing to avail themselves of the new latitude allowed. Mr. Cohen said that the cost of rebuilding the stairs and stair hall with the required fireproofing would be approximately \$2,000 per house, and that in order to make all of the alterations necessary to transform one-family houses for occupancy by four families would be between \$8,000 and \$10,000. On the other hand Mr. Cohen was of the opinion that owing to the demand for non-housekeeping apartments in practically all sections of New York City that it would be of greater advantage to the owner to alter private houses for this character of occupancy. Changes of this nature can be made under the provisions of the Tenement House Law as it existed prior to the passage of the Legislative amendment and at a cost that is not more than one-half of that entailed in changing a building of the same type into a four-family apartment. Then again the rentals to be derived from the larger number of non-housekeeping units is in his opinion approximately 35 per cent. greater than the gross rental obtainable from four families in housekeeping units.

Prior to the passage of the Lawson bill a year or more ago permitting the reconstruction of old-fashioned private dwellings into houses for the accommodation of three families in housekeeping units, those sponsoring the measure predicted that a large percentage of the hundreds of old private houses in Manhattan and Brooklyn would be remodeled and that the owners would be able to reap large returns upon the amount

of money expended for the necessary alterations. There were also many property owners, architects, builders and real estate men who were of the opinion that the Lawson Bill was just exactly what was needed to make buildings of this type a paying investment instead of a burden that could not be disposed of. As it worked out, however, the number of buildings that were altered under the terms of the bill was insignificant. The houses were there and the law permitting their reconstruction was on the books, but there were many reasons why the two factors could not be made to harmonize with paying results to the property owners.

The bill recently passed by the Legislature amending the Tenement House Law in relation to four-family converted dwellings, was passed after consultations between Governor Smith and members of the various committees organized to find relief for the intolerable housing situation throughout the State. The measure had the approval of Tenement House Commissioner Mann. Theoretically it offers a large measure of relief to the housing situation as well as to the owners of properties for which at present only a negligible income return is being received. There are thousands of buildings of this character scattered throughout Manhattan, Brooklyn, and the Bronx. The major portion of these one-time private dwellings have been steadily deteriorating for years past, both in the actual value of the property and in the gross annual income. Families have decreased in size or moved into the suburbs, neighborhoods have changed materially in character and unless only a nominal rental was asked no tenants could be found. Many of the houses were rented as boarding and rooming houses. The owners were forced to witness a steady decline in the value and marketability of their properties and the new measure was considered to be just the legislation required to return the properties to the profit side of the ledger.

It is found, however, that in order to remodel the buildings in accordance with the terms of the new amendment the great cost involved will be the prime factor preventing all but a few owners from taking advantage of the bill. The feeling is quite general that property owners who desire to change the character of their properties might as well demolish the entire structure and build entirely new apartments from the ground up under the regular conditions of the Tenement House Law than to expend the relatively large amount required making the changes required by the recent amendment.

Architects will be more likely to advise their clients who contemplate changing the character of their old-fashioned residences to turn them into non-housekeeping apartments, which can be accomplished under the Tenement House Law at a much lower expense. The returns from buildings of this type are extremely high, as past experience had demonstrated. For alterations of dwellings into non-housekeeping apartments, the conditions of the law are far less severe than those required by the four-family converted dwelling measure. The demand for suites of this character is steadily growing and accommodations are eagerly snatched up just as soon as they are ready for occupancy. All sections of the city indicate demand of this nature whereas housekeeping units are being sought in residence districts of long standing.

Foundation Costs Cut by New Concrete Piling System

Many Interesting Features Claimed for Latest Device Which Reduces Cost and Provides Greater Efficiency

WHAT goes on under ground when a pile is driven is oftentimes a matter of conjecture on the part of structural engineers, but a Brooklyn company has patented a concrete pile that will give a high percentage of efficiency in any kind of a soil condition. As a matter of fact they have developed and patented a system of concrete piling that meets every soil condition, from muck and grass to solid earth, from quicksand to rubbish fill.

This system includes tapered or columnar piles, according to the particular engineering school favored. In addition to driving a straight or tapered pile this method provides arms all around the pile, like the limbs of a tree, either in rows or staggered. Pictures tell the story better than words, but the method of driving a "cast in place" pile is after this manner, and the equipment is quite simple.

A $\frac{7}{8}$ -inch steel shell, eighteen inches wide at the top, tapering to 8 inches at the point, is used. This shell is split into three or more parts longitudinally, with one part acting as a "key wedge." At the point is a conical driving nose, into which fits the lower end of the steel shell. At the top is placed a driving block to receive the blows of the hammer. When the driving cap and nose point are in position, the split sections of the shell are held tightly together. When this shell is being driven the pressure of the earth still further keeps the split shell tightly together.

This shell is driven into the earth to the point of refusal. Under rules regulating pile driving, this is when a three-to-six-ton hammer with five or six blows will drive the pile an inch only.

To make a simple tapered pile the concrete is poured into this shell, and when it has set sufficiently, the "key wedge" is withdrawn, thus breaking the vacuum, after which the remaining sections are withdrawn. This leaves a perfect concrete pile, with a perfect cross section, without the outer sheet iron shell that is now commonly used in tapered piles.

Where desirable to place arms extending around the pile, either in rows or staggered, a sheet iron shell or No. 14 or No. 16 gauge sheet iron, with large perforations, say 6 inches in diameter, either triangular or other shape, is placed outside the heavy steel shell and is driven into the earth with the heavy shell. When refusal has been reached, or before, if desired, the heavy shell is withdrawn, leaving the driving nose and the perforated sheet iron shell in the earth. Concrete is then introduced and tamped, forcing the concrete out through the perforations into the surrounding earth, thereby impacting the earth around the pile, increasing skin friction as well as base support. In addition the driving nose is jammed down farther into the earth beyond the lower end of the cast iron shell, and the concrete is forced out at the nose, making an enlarged base three feet or more

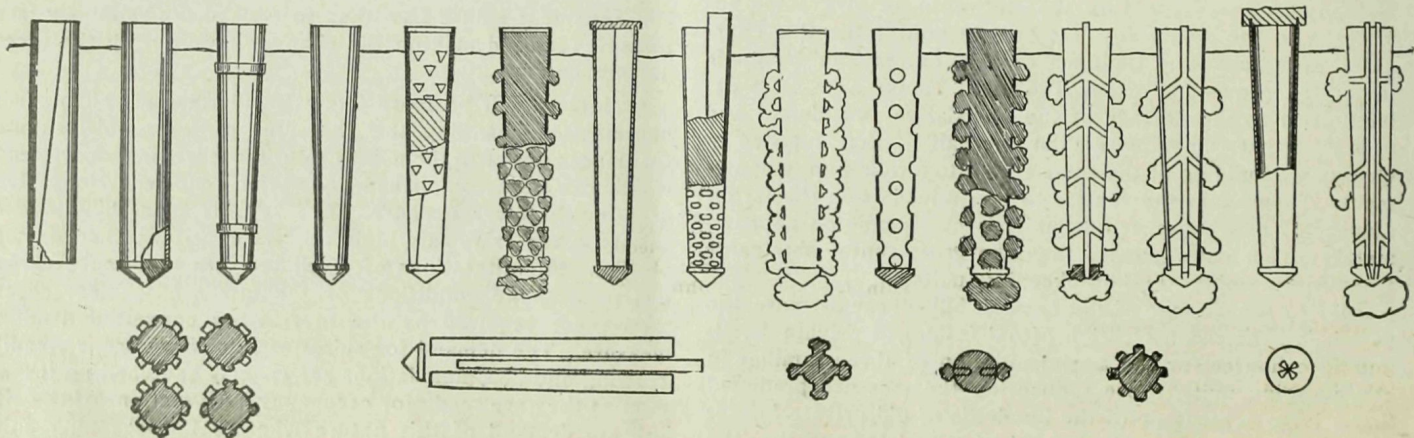
in diameter. The perforated sheet iron shell may be placed inside the driving shell, if desired.

A grouting machine is attached to the pipe at the top, and grout is forced into the pile under an air pressure of 100 to 200 lbs. The nose cap has an opening through which the grout is forced, making an enlarged pedestal base, after which the grout is forced through the various openings all around the pile, filling up all voids. If an adjacent barrel is half filled with rubbish, the grout will fill it up solid. Where there is a four-pile footing or larger, the grout works its way through the soil, forming arches or bridges connecting the piles in an almost solid condition under the ground. If there is a marshy condition, the grout will build its own foundation. The grout can be forced into the soil to almost any extent.

Where there is water under the earth and a concrete pile is usually considered infeasible, this system claims to meet every requirement. Ordinarily the water will wash out the cement leaving the rubble and a practically useless pile. To overcome this difficulty, a novel method has been devised in sinking these piles and patents are pending. The steel shell is placed beside the derrick with the nose just entering the soil. A reinforced waterproofed paper bag or boot, designed to fit snugly, is then inserted in the steel shell. This bag is hermetically sealed at the sides and end. It is made of a patented paper combination, with filling of asphalt compound of a thickness of one-eighth to one-quarter inch, waterproof and impervious to the action of salt water or acids. After this bag is placed in the shell, concrete is poured into it, either while being driven or before, and the entire shell, bag, concrete and all are driven into the earth. The vibration of the hammer blows settles the concrete and when the point of refusal is reached, the "key wedge" is withdrawn, and then the balance of the sections, leaving a perfect concrete pile in the earth, insulated with a paper and asphalt outer covering. Water can never come in contact with the concrete. The asphalt compound will always protect it.

This same process can be followed when it is desired to drive piles for docks or dams or where necessary to drive piles through water into the bottom underneath.

Claims for this system of piling are that fewer piles are necessary, that the piles will carry a greater load with a shorter pile; they will not settle once in place; can be used for all kinds and conditions of soil, and will absolutely meet any water condition, and may even be driven into the beds of streams without building coffer dams. The only apparatus required is two or more of the heavy steel split shells, of from 20 to 40 feet in length, together with the perforated sheet iron outer shells or the grouting machinery. The split shells are used over and over again and being made of $\frac{7}{8}$ -inch steel are practically unbreakable.



SKETCHES SHOWING VARIOUS TYPES OF CONCRETE PILES USED IN THIS SYSTEM.

Many More Important Building Projects Are Active

Increase in Both Number and Valuation of Operations Shown by Weekly Report of the Dodge Company

A GAIN the weekly building statistics for New York State and New Jersey, north of Trenton, show a decided increase over the average for the past month. The totals indicate a large amount of projected construction for many months to come. During the week of June 14 to 20 inclusive there were reported 337 new building and engineering operations for which plans were being prepared and which will involve the expenditure of nearly \$30,000,000. At the same time 189 projects, costing about \$17,272,439 were in the hands of contractors for estimates. The week also showed a total of 234 contracts awarded that will call for an outlay of \$13,056,659.

The statistics compiled by the F. W. Dodge Company show that the 337 projected operations were grouped as follows: 7 hotels, clubs and institutions, \$9,733,000; 6 Federal, State and municipal operations, \$465,000; 21 stables and garages, \$556,500; 27 factory and industrial projects, \$3,453,000; 16 public improvements of different types, \$1,993,750; 205 residential projects including apartments and one and two-family dwellings, \$7,652,000; 16 churches, schools and theatres, \$1,093,000; 29 store, office loft and banking buildings, \$1,655,000;

2 railroad terminals \$2,400,000, and 8 miscellaneous projects not classified among foregoing groups, \$513,000.

The 189 projects in the hands of builders for estimates during the week of June 14 to 20 were sub-divided as follows: 2 bridges and culverts, \$205,000; 12 hotels, clubs and institutions, \$3,000,000; 7 Federal, State and municipal projects, \$555,000; 7 stables and garages, \$155,000; 16 factory and industrial buildings \$685,000; 52 public improvements, \$8,428,100; 54 residential operations of various character, \$830,500; 20 churches, schools and theatres, \$1,962,139; 13 store, office and banking buildings, \$1,073,700 and 6 miscellaneous operations \$378,000.

Among the 234 operations placed under contract were included 1 culvert, \$5,000; 15 hotels, clubs and institutions, \$2,617,413; 8 Federal, State and municipal operations, \$1,066,257; 9 stables and garages, \$264,865; 23 factories and industrial plants, \$895,000; 40 public improvements involving street, road and sewer construction and the installation of water, gas and lighting mains, etc., \$1,460,172; 82 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$2,756,500; 25 churches, schools and theatres, \$2,433,952; 27 store, office loft and banking buildings, \$1,458,500 and 4 miscellaneous projects, \$99,000.

PERSONAL AND TRADE NOTES.

Cooper-Hewitt Electric Co., 730 Grand street, Hoboken, N. J., manufacturer of electric lighting systems and other equipment, has been acquired by the General Electric Co. through stock purchase.

Stone & Webster, Boston and New York, engineers, will establish a "Societe Stone et Webster" in Paris to make investigations and reports and to execute general engineering and construction work.

Williams & Mahnken, architects, announce the removal of their offices from 30 East 42d street to 8 West 33d street. Telephone, Madison Square 852. Catalogues, samples and price lists of building materials and supplies are desired.

George B. Post & Sons, architects, 101 Park avenue, announce that W. Sydney Wagner and Robert R. Houston have been admitted to partnership and that the business is to be continued under the present firm name.

New York State Industrial Commission, in a report recently issued, states that during the four years since March, 1915, wages have increased on the average of 107 per cent., and the number of employees 18 per cent. In March, 1919, there were 9 per cent. fewer workers in the factories in the State than in the same month in 1917, but the payrolls were 27 per cent. larger.

Harrison Safety Boiler Works, Philadelphia, recently acquired the Monash line of pressure-reducing valves and pump governors, formerly manufactured by the Monash-Younger Company, New York and Chicago. The purchase includes a stock of manufactured parts and valves, drawings, patterns, trade mark and good will. The Harrison Safety Boiler Works will manufacture and market valves under the trade name Cochrane-Monash.

Harris Flooring Company announces that it has moved to larger and better equipped quarters at 446 West 34th street. At the new location this company will have approximately five times more floor space than it had at its former address. A steam heating system is now being installed in the building and it is anticipated that when all alterations are finished that this firm will be able to carry one of the largest stocks of flooring in this locality.

Julius Blum & Co., steel tubing, shafting and screw steel, now located at 510-512 West 24th street, announce that they have leased the building at 532-540 West 22d street for a long term, and after extensive alterations are made will occupy as a warehouse and office. The rapid growth of the business has made the removal to larger and better equipped quarters essential to the business. The structure just leased is five stories in height, with basement, 125x100 feet. The ground floor will be built up to a height of 18 feet, equipped with an overhead electric traveling crane and other modern labor-saving devices.

Officers and Directors Are Elected.
The annual meeting of the North Side Board of Trade Building Company, Inc., was held in the Board of Trade rooms on Thursday, June 19, J. Clarence Davies presiding. President Davies reported that the finances of the company were in good condition, and that the building at 135th street and Third avenue, now owned by the company, free and clear, had been let to the Ebe Piano Company for one year, with privilege of renewal. Secretary's report showed that the directors had held seven meetings during the year, and not only succeeded in leasing the building, but were endeavoring to sell it, which will be done as soon as a satisfactory purchaser has been obtained. The opening of the subway at 138th street and Third avenue had somewhat improved conditions in this vicinity, and it is felt that by the fall business will take on a new life, not only here, but throughout the borough. The treasurer's report showed all bills paid to date and a balance on hand of \$4,943.87, with the building an asset, which is free and clear.

Officers and Directors Are Elected.

The following were elected as directors for the ensuing year: J. Clarence Davies, Olin J. Stephens, John F. Steeves, Patrick Goodman, George Stark, Edward B. Boynton, William C. Reeber, Charles E. Reid, J. Harris Jones and Adam P. Dienst.
At a special meeting of the newly-elected directors, held after the annual meeting, the following officers were re-elected for the ensuing year: J. Clarence Davies, president; Olin J. Stephens, vice-president, and Charles E. Reid, secretary-treasurer.

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.

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

American Concrete Institute—The annual meeting of this organization started Friday, June 27, at the Hotel Traymore, Atlantic City, N. J. Many important subjects to be brought up at this meeting.

Electrical Show Will Be Resumed.

The Electrical Exposition and Motor Show is to be resumed this year, opening at the Grand Central Palace on September 24. This will be the first show since 1917, last year's display having been omitted because of the war. In announcing the resumption Arthur Williams, president of The Electric Show Company, said that while there had been some uncertainty as to the time and place of the exposition, there had never been any doubt that the first year of peace would see the exposition back in its accustomed place. In fact the show plans began to take form soon after the armistice was signed. An indication of the importance with which the electrical industry regards this show is seen in the fact that 40 per cent. of the space has been assigned to exhibitors before the date of the exposition has been finally settled upon.

Geo. A. Fuller Company Obtains Contract.

D. Everett Waid, architect for the Social Center and Office building to be constructed at the northeast corner of Madison avenue and 24th street by the Metropolitan Life Insurance Company, announced that the general contract for the building has been awarded to the Geo. A. Fuller Co. The new building will occupy a plot approximately 74x150 feet and will be fifteen stories in height. The facades will be constructed of face brick, marble and terra cotta. The cost of construction is estimated to be in the neighborhood of \$1,000,000.

CURRENT BUILDING OPERATIONS

A GAIN on every side is heard the sound of excavating equipment, riveters' tools and the myriad of other noises that go with the construction of large building projects. During the past three or four weeks there has been a decided change in the building situation as far as actual progress is concerned. Prior to one month ago, although there was a steadily increasing amount of active construction, the major portion of the work was in the various stages of preparation for a start. Prospective builders were assembling plots, architects and engineers were preparing plans and contractors were figuring a large amount of new work, but it was all to be started at some future time. Now a large percentage of this proposed building is under contract, with work actually commenced, and from all accounts there will be infinitely more to follow during the remaining months of the year.

At the present time one of the most favorable signs of great structural activity for months to come is the immense amount of apartment house construction that is planned throughout the metropolitan district. It required considerable time for this movement to get under way. Speculative builders were doubtful as to the stability of the building material markets and were greatly hampered in financing their operations. Now the feeling is general that building material prices and construction costs of every character will remain at their present high levels, and as there has been a decided change on the part of loaning institutions as to their attitude on speculative building, these interests are again one of the most prominent features of the building situation to-day. From the number of plans now being prepared for apartments and tenement houses there is every indication that this form of activity will maintain for months to come.

Although Hudson River common brick, Portland cement, lime, plaster and some other fundamental materials have been practically stabilized in price, other commodities, notably lumber, steel, etc., have shown a tendency to further advances and no one is willing to predict just where this price movement will terminate.

Common Brick.—Although the strike has greatly handicapped business in the wholesale brick market, the week past was not without considerable activity. Seven bargeloads of brick arrived, and

ten were disposed of despite the trouble with strikers encountered in unloading the brick. Prices are remarkably firm at \$15 a thousand. During the week manufacturers and dealers have held conferences relative to a speedy settlement of the strike. All concerned are firm in their conviction that no settlement should be made that will be responsible for an advance in the wholesale prices of brick. Any additional overhead that manufacturers are forced to undertake at this time will naturally affect the market price of brick, and so the producers are doing everything in their power to hold costs down to the lowest minimum. The demand for brick is growing rapidly, and

producers are endeavoring to keep their plants in operation in order to turn out a supply equal to the demand, but with the unsatisfactory yard labor situation the rate of output will be low this year, and it is predicted that there is likely to be somewhat of a scarcity for some time to come.

Summary.—Transactions in the North River common brick market for the week ending Friday, June 27, 1919: Condition of market—Demand fair; prices unchanged and firm. Quotations—Hudson Rivers, \$15 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived—7; sales, 10. Distribution—Manhattan, 4; Brooklyn, 4; New Jersey points, 2.

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.

NUMBER ONE

This advertisement is Number 1 of a series introducing Colonial Paints and Varnishes. Number 2 of the series will deal with our Colonial Mill White.

Colonial Concrete Paint

Damp-proof, lime-proof and preservative; made in the form of primer wall paint and floor paint.

Colonial Neva-Leke Waterproofing Cement

For all roofs and foundation walls. Elastic, economical, a perfect damp-proof product which has a large covering capacity.

Colonial Paint Oil

For wood, metal and concrete. Scientifically compounded to blend with linseed oil and make a perfect and impervious paint film.

Colonial Varnish

For wood, steel or concrete. Hard, elastic, quick drying and durable. Has a beautiful gloss and is easy to brush.

Colonial Enamel Oil

For paints, varnishes and enamels. A perfect compound. To be used where a hard, elastic lustre and quick drying finish is desired.

Colonial Mill White

Flat, Lo-Gloss and enamel. Especially adapted for factory and industrial buildings, inside or outside use. Is made to withstand either dampness or moisture.

Colonial Neva-Leke Roof Paint

A storm-resisting elastic surfacing. Absolutely weather-proof for ten years.

Colonial Vel-ve-ta Colors

Dries with a soft velvety finish. Hard, washable, sanitary, and cannot change color.

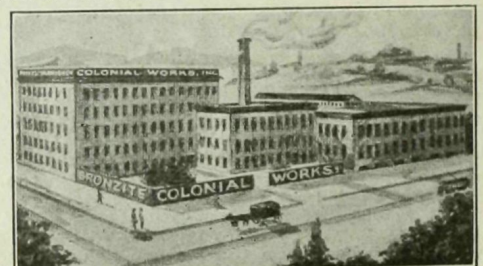
Write us today for further particulars.

COLONIAL WORKS

NEW YORK OFFICE, WOOLWORTH BUILDING
FACTORY—BROOKLYN, N. Y.

Agents, Owners and Speculative Builders Need PAINTS and VARNISHES

of a kind which can be depended upon to give the absolute maximum of service at minimum expenditure for labor and material. We can confidently recommend the following:



Brooklyn, N. Y., Factory of the Colonial Works, Inc.

MATERIALS AND SUPPLIES

Structural Steel.—There are new signs of activity in the local market for fabricated steel for building purposes as a result of the large amount of construction recently placed under contract. The demand is materially improved over that which has existed during the past few months, and it is anticipated that the aggregate June tonnage for the entire country will be in the neighborhood of 100,000 tons. Some parts of the Middle West are more active than the East, but within the boundaries of the metropolitan district there has lately been a decided increase in the tonnage bookings for building projects. According to the records of the Bridge Builders' and Structural Society

for the month of May, 1919, it is shown that 49 per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This percentage is a vast improvement over the record of the past few months. Among the large metropolitan operations that are pending are included about 8,000 tons for the 24-story office building for the Cunard Steamship Company, to be built by Irons & Todd, and the Wurlitzer Building, in Forty-first street, which will require approximately 2,700 tons. The George A. Just Company has the contract to fabricate about 1,200 tons for the structure to be built at the corner of Forty-first street and Sixth avenue, for which the Cauld-

well-Wingate Company is the general contractor. There have been quite a number of fair sized operations booked within the past week, which indicates a speedy return of the building industry to the normal of pre-war years. Steel prices are firm and there has been no change announced in the quotations for mill shipments.

Wire Nails.—There has lately been a slightly better movement in wire nails, and the outlook for the future is steadily brightening. Some additional business from retail buyers is developing owing to the now general impression that wire nail prices are practically stabilized and that present levels are not likely to be reduced to any extent. Current New York quotations are \$4.24 base per keg, in or out of store.

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 ¼ in. 0.32 each
32x36x ¼ in. 0.21 each
32x36x ⅜ in. 0.21 each
32x36x ½ in. 0.23½ each

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

Broken Stone—
1½ in., Manhattan delivery. \$3.25 per cu. yd.
Bronx delivery. 3.50 per cu. yd.
¾ 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 —
Zees 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. \$36.00 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. \$1.90 to \$1.91
Less than 5 bbls. 1.93 to 1.94

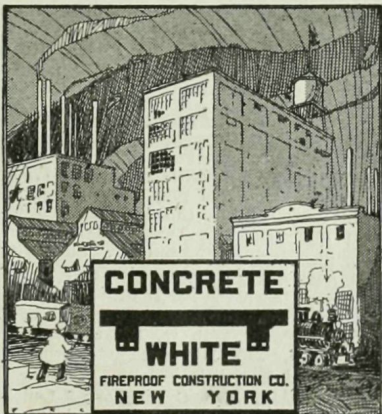
Turpentine—
Spot in yard, N. Y., per gal. \$1.12 to —

Linseed Oil.—The present market is exceedingly firm, with prices high, and indicating every probability that they will remain at their levels for some time to come. There has been a large increase in the demand during the past week or so, and those interested in the market are of the opinion that business will undoubtedly increase in volume for months ahead. Linseed oil production is considerably behind the execution of the orders now in hand.

Window Glass.—The recent increase in the demand for both plate and window glass has firmed up prices considerably, and there are strong indications of an advance in the near future, although there is no definite statement to this effect as yet. There is a large amount of new construction work under way and both manufacturers and jobbers are looking forward to lively business from this source. Some predictions have been made that the current level of glass prices will rule for the next three or four years, but opinion upon this subject is divided and the price situation will be largely dependent upon the ratio of supply and demand. From the present rate of building progress it is quite evident that a large amount of window glass will be wanted during the coming months. Up to the present time prices remain as they have been for some time past.

Cut Nails.—There is a decided scarcity in this line and the condition will most likely maintain for some time to come. Owing to the strike at the mills orders are piling up, with manufacturers at a loss as to how to allocate what stocks are available. Prices are firm at \$5.75 base per keg, in or out of store.

Let WHITE Build It of CONCRETE



YOU GET YOUR BUILDING

in the shortest possible time whether built on a lump-sum contract or a percentage basis when you—"Let WHITE build it of CONCRETE."

White Fireproof Construction Company
NEW YORK

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

93D ST.—Frank E. Vitolo, 56 West 45th st, is preparing plans for alterations to the 5-sty brick and stone apartment, 37x100 ft, at 64 West 93d st for Dr. Isaac Hill, 62 West 84th st, owner.

AMSTERDAM AV.—George F. Pelham, 200 West 72d st, is preparing plans for two 6-sty brick and limestone apartments, with stores, on plot 126x150 ft, at the southwest corner of Amsterdam av and 104th st for Harris and Albert Sokolski, 220 Broadway, owners and builders. Cost, \$125,000.

97TH ST.—Shape, Bready and Peterkin, 220 West 42d st, are preparing plans for a 12-sty brick and limestone co-operative apartment, 100x90 ft, on the south side of 97th st, 100 ft east of 5th av, for owner and builder to be announced later. Cost, \$6,000,000.

HENRY ST.—Max Muller, 115 Nassau st, has completed plans for alterations to the 4-sty brick dwelling at 307 Henry st into apartments for Meyer Lonitz, owner, care of architect. Cost, \$7,000.

WEST END AV.—Schwartz & Gross, 347 Fifth av, will prepare plans for the 14-sty brick and limestone apartment, on plot 143x109 ft, at the northwest corner of West End av and 74th st, for the Charmion Construction Co., 200 West 72d st, owner and builder. Details will be available later.

188TH ST.—Schwartz & Gross, 347 Fifth av, have started plans for a 5-sty brick apartment, 62x100 ft, in the north side of 188th st, east of St. Nicholas av, for owner and builder to be announced later.

PARK AV.—Plans are being prepared privately for a 12-sty brick, limestone and terra cotta apartment, on plot 100x100 ft, at the southwest corner of Park av and 82d st, for the 950 Park Av Corp., J. E. R. Carpenter, president, 681 Fifth av, owner and builder.

48TH ST.—E. C. Dean, 2 West 47th st, is preparing plans for six brick and stone apartment houses at 231 to 247 East 48th st for a new company now forming. Details will be available later.

115TH ST.—George and Edward Blum, 505 Fifth av, have completed plans for alterations to the 6-sty brick tenement, 75x87 ft, at 616-620 West 115th st, for the 620 West 115th St Corp., 505 Fifth av, owner and builder. Cost, \$50,000.

192D ST.—A. J. Thomas, 137 East 45th st, has completed plans for a 6-sty brick apartment, 100x90 ft, at the northeast corner of 192d st and St. Nicholas av, for the Sterling Realty Co., 71 Broadway, owner and builder. Cost, \$110,000.

COLUMBUS AV.—Springsteen & Goldhammer, 32 Union sq, have completed plans for alterations to the 5-sty brick apartments at the northeast corner of 89th st and Columbus av for the Hattie Realty Co., 1398 Clay av, owner and builder. Cost, \$30,000.

DWELLINGS.

74TH ST.—George and Edward Blum, 505 Fifth av, are preparing plans for two 5-sty brick and limestone residences, on lot 20x100 ft, each at 13 and 15 East 74th st, for Emily Hesslien, 5 West 49th st, owner. Cost, \$100,000. Architects will take estimates on general contract as soon as plans are completed.

62D ST.—Hoppin & Koen, 4 East 33d st, are preparing plans for extensive alterations to two 4-sty brick and stone residences, 40x60 ft, at 336 East 62d st, for Mrs. Charles S. Guthrie, 863 Park av, owner.

STORES, OFFICES AND LOFTS.

BROAD ST.—George B. Post & Son, 101 Park av, will prepare plans for a 6-sty brick and stone office building, on plot 50x100 ft, at 49-51 Broad st, for Post & Flagg, 28 Wall st, owners. Details will be available later.

7TH AV.—Henry Otis Chapman, 334 Fifth av, has completed plans for a 7-sty brick publishing house addition, 45x103 ft, at 161 West 15th st, northwest corner of 7th av, for Street & Smith, publishers, on premises, owners. Cost, \$125,000.

33D ST.—Morris Schwartz, 309 Broadway, will prepare plans for a 3-sty brick and stone store and office building, 21x100 ft, at 143 West 33d st, through to 146 West 34th st, for the Krim Realty Co., M. Krim, president, 426 West 14th st, owner.

MADISON AV.—Warren & Wetmore, 16 East 47th st, are preparing plans for a 16-sty brick and stone office building at the southwest corner of 46th st and Madison av, for the Henry Phipps Estate, 787 Fifth av, owner. Details will be available later.

33D ST.—A. Levingson, 405 Lexington av, has plans in progress for a 3-sty brick and stone store and loft building, 60x100 ft, at 42-46 West 33d st, for the St. Regis Lunch Co., owner, care of architect. Cost, \$80,000. Architect will be ready for estimates on separate contracts about July 1.

37TH ST.—George S. Van Auken, 1269 Broadway, has completed plans for a 5-sty brick loft building and garage, 50x98 ft, at 349-351 West 37th st, for George Kern, Inc., 350 West 38th st, owner. Cost, \$70,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRAND AV.—Schwartz & Gross, 347 Fifth av, have been selected to prepare plans for a 5-sty brick, limestone and terra cotta apartment, 105x90 ft, on the east side of Grand av, 70 ft south of 180th st, for the Eifel Construction Co., Peter Comes, Pres., 1823 Mohegan av, Manhattan, owner and builder.

WALTON AV.—Moore & Landsiedel, Third av and 148th st, have completed plans for two 5-sty brick tenements, 60x88 ft, on the east side of Walton av, 57 ft south of Burnside av, for the Realty Managers, Inc., 200 Broadway, owners and builders. Cost, \$68,000 cash.

HULL AV.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 5-sty brick tenement, 50x85 ft, on the east side of Hull av, 100 ft south of 205th st, for Abraham Stillman, 2765 Webster av, owner and builder. Cost, \$50,000.

FEATHERBED LANE.—C. B. Meyers, 1 Union sq, is making sketches for a group of 5-sty brick apartments, 83x114 ft, at the corner of Featherbed Lane and McCombs rd, for Vogel & Schultz, 200 Broadway, owners and builders. Details later.

FORDHAM RD.—D. S. Lang, 110 West 34th st, has plans for a 5-sty brick limestone and terra cotta apartment, on plot 94x111x68x148 ft, accommodating 46 families, at the northeast corner of Fordham rd and University av for the Uniford Construction Co., J. S. Kahn, president, 600 West 181st st, owner and builder. Cost, \$200,000.

DWELLINGS.

WILDER AV.—DeRose & Cavalieri, 370 East 149th st, have completed plans for a 2-sty brick dwelling, 21x54 ft, on the east side of Wilder av, 130 ft north of 242d st, for Carl DePrincipe, 212 West 3d st, owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

BRUSH AV.—Charles Kreymsberg, 163d st and Park av, is revising plans for a 1-sty brick and concrete factory, 200x100 ft, on the east side of Brush av, 551 ft north of 177th st, for the Finkel Umbrella Frame Co., 2534 East 177th st, owner, who will take estimates on general contract. Cost, \$75,000.

149TH ST.—Alfred Fellheimer, 7 East 42d st, has finished plans for a 5-sty reinforced concrete factory, 160x100 ft, in the south side of 149th st, 250 ft east of Park av, for Wm. J. Wilgus, 165 Broadway, owner and builder. Cost, \$175,000.

STABLES AND GARAGES.

140TH ST.—Louis Brandt, 38 Marble Hill av, has plans in progress for a 1-sty brick garage, 74x100 ft, in the south side of 140th st, 50 ft east of Morris av, for Fred Munnich, 260 East 140th st, owner. Cost, about \$30,000. Architect will take estimates on separate contracts.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEWPORT AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick tenement, 40x90 ft, at the northeast corner of Newport and Hopkinson avs, for Max Levine, 379 Chester st, owner and builder. Cost, \$50,000.

NEPTUNE AV.—F. P. Sabetti, 215 Montague st, has completed plans for ten 3-sty brick tenements, 14x80 ft, at the southeast corner of Neptune av and West 20th st, for the Land and Parcels Corp., 215 Montague st, owner and builder. Total cost, \$166,500.

SCHENECTADY AV.—Gronenberg & Leuchtag, 503 Fifth av, Manhattan, have completed plans for a 5-sty brick tenement, 110x90 ft, at the northeast corner of Schenectady av and President st, for Morris Soloman & Son, 217 Have-meyer st, owners and builders. Cost, \$110,000.

EAST 21ST ST.—E. O. Holmgren, 371 Fulton st, has prepared plans for a 4-sty brick apart-



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ment, 57x43 ft, in the west side of East 21st st, 135 ft north of Albermarle rd, Charles R. Wain-
ting, 507 First st, owner and builder. Cost,
\$28,000.

DITMAS AV.—Cohn Bros, 361 Stone av, have
completed plans for a 4-sty brick apartment,
100x98 ft, at the northeast corner of Ditmas
av and Ocean Parkway, for Harry Strongin, 1703
Pitkin av, owner and builder. Cost, \$90,000.

PENNSYLVANIA AV.—Shampan & Shampan,
50 Court st, have plans in progress for altera-
tions to the 4-sty brick apartment at 243 Penn-
sylvania av for J. Cohn, 244 Pennsylvania av,
owner and builder. Cost, \$10,000.

DWELLINGS.

54TH ST.—Cohn Bros., 361 Stone av, have
completed plans for six 2-sty brick dwellings,
20x57 ft, in the north side of 54th st, 100 ft
east of 11th av, for I. Meyerson and M. Gallin,
97 Pulaski st, owners and builders. Total cost,
\$54,000.

EAST 49TH ST.—I. B. Ells, 47 West 43d st,
Manhattan, has prepared plans for twelve 2-sty
frame dwellings, 15x36 ft, at the southeast cor-
ner of East 49th st and Clarendon rd for the
Rapeleya Co., 281 Tompkins av, owner and
builder. Total cost, \$36,000.

EAST 9TH ST.—Slee & Bryson, 154 Montague
st, have completed plans for a 2½-sty frame
dwelling, 20x42 ft, in the east side of East 9th
st, 150 ft north of Cortelyou rd, for Arnold
Steinhardt, 740 Coney Island av, owner and
builder. Cost, \$7,000.

BRADFORD AV.—A. Farber, 1746 Pitkin av,
has finished plans for eleven 2-sty brick dwell-
ings, 20x56 ft, in the west side of Bradford st,
100 ft south of Dumont av, for the Linton Park
Bldg. Corp., 956 Sutter av, owner and builder.
Total cost, \$88,000.

AVENUE M.—Shampan & Shampan, 50 Court
st, have prepared plans for six 2-sty frame
dwellings, 17x47 ft, on the north side of Avenue
M, east of East 3d st, for the Avenue M De-
velopment Co., 1469 President st, owner and
builder. Total cost, \$51,000.

EAST 19TH ST.—Robt. T. Schaefer, 1526 Flat-
bush av, has plans in progress for a 2½-sty
frame dwelling, 22x40 ft, in the east side of
East 19th st, 120 ft south of Av N, for the
Webster Bldg. Corp., 390 Saratoga av, owners
and builders. Cost, \$8,500.

EAST 19TH ST.—Robt. T. Schaefer, 1526 Flat-
bush av, has plans in progress for two 2½-sty
frame dwellings, 18x44 ft, in the west side of
East 19th st, 190 ft south of Av N, for the
Webster Bldg. Corp., 390 Saratoga av, owner
and builder. Cost, \$6,500 each.

WEST 10TH ST.—C. P. Cannella, 1163
Herkimer st, has completed plans for a 2½-sty
frame dwelling, 22x57 ft, in the west side of
East 10th st, 310 ft north of Av J, for Morris
Cohen, 621 Broadway, Manhattan, owner and
builder. Cost, \$15,000.

WEST 10TH ST.—Wm. F. Kenworth, 112 East
19th st, Manhattan, has completed plans for
twelve 2-sty frame dwellings, 16x40 ft, in the
east and west sides of West 10th st, 20 ft north
of Av R, for John F. Churlo Corp., 1780 West
11th st, Bklyn, owners and builders. Total cost,
\$48,000.

AVENUE K.—Slee & Bryson, 154 Montague st,
have completed plans for three 2½-sty frame
dwellings, 20x40 ft, on the south side of Av K,
60 ft north of East 7th st, for the J. F. Lynch
Bldg. Corp., 2107 Bedford av, owners and
builders. Owner is taking bids. Total cost,
\$25,000.

EAST 28TH ST.—David A. Lucas, 98 3d st,
Bklyn, has completed plans for six 2-sty frame
dwellings, 18x36 ft, in the west side of East
28th st, 521 ft south of Kings Highway, for
John G. McDonald, 1824 Av W, owner and
builder. Cost, \$21,000.

EAST 9TH ST.—Jas. A. Boyle, 367 Fulton st,
has completed plans for six 2-sty frame dwell-
ings, 18x39 ft, in the east side of East 9th st,
160 ft south of Av O, for John S. Miller, Scrant-
on, Pa., owner and builder. Cost, \$24,000.

EAST 7TH ST.—C. P. Cannella, 1163 Herkimer
st, has completed plans for a 2½-sty frame
residence, 24x49 ft, in the west side of East 7th
st, 220 ft south of Av J, for Morris Cohen, 621
Broadway, Manhattan, owner and builder. Cost,
\$15,000.

15TH ST.—H. C. Severance and Wm. Van
Alen, 4 West 37th st, Manhattan, have com-
plete plans for six 2-sty brick dwellings, 21x28
ft, on 15th and 16th sts, north of 11th av, for
Walter Kraslow, 188 Montague st, Bklyn, owner
and builder. Cost, \$8,000 each.

EAST 2D ST.—Herman A. Weinstein, 32 Court
st, has completed plans for four 2-sty dwellings
with garages, 20x57 ft, in the west side of East
2d st, 165 ft north of Albermarle rd, for Wm.
Robb, 2838 West 30th st, owner and builder.
Total cost, \$45,000.

82D ST.—MacDonald Mayer, Forest Hills,
N. Y., has completed plans for seven 2-sty frame
dwellings, 20x32 ft, on the north side of 82d st,
88 ft east of 10th av, for the Argonne Con-
struction Co., Inc., 121 Bay 26th st, owners and
builders. Cost, \$42,000.

85TH ST.—Koch & Wagner, 32 Court st, have
plans on file for a 2½-sty frame residence, 22x30
ft, in the south side of 85th st, 260 ft west of
Ridge blvd, for Margaret Morris, 228 State st,
Bklyn, owner. Cost, \$6,500.

CONEY ISLAND AV.—Shampan & Shampan,
50 Court st, has plans in progress for four 2½-
sty frame dwellings, 16x42 ft, at the south-
east corner of Coney Island av and Av L, for
Max Manel, 190 Bay 23d st, owner and builder.
Cost, \$7,000 each.

EAST 14TH ST.—Slee & Bryson, 154 Montague
st, have plans in progress for a 2½-sty frame
dwelling, 25x40 ft, at the southwest corner of
East 14th st and Av P, for Charles Rosiello,
1969 East 17th st, owner and builder. Cost,
\$10,000.

82D ST.—I. Kallich, 2208 Bath av, has com-
pleted plans for a 2-sty frame dwelling, 30x48
ft, in the northwest corner of 82d st and 21st
av, for the Brooklyn Leasehold Co., 461 Rock-
away av, owners and builders. Cost, \$10,000.

EAST 2D ST.—E. M. Adelson, 1778 Pitkin av,
has completed plans for three 1-sty brick dwell-
ings, 20x56 ft, in the east side of East 2d st,
100 ft south of Albermarle st, for the Barlstein
Construction Co., 1545 St. Marks av, owners and
builders. Cost, \$39,000.

95TH ST.—Carlson & Wiseman, 226 Henry st,
Bklyn, have completed plans for three 3-sty
frame dwellings, 19x61 ft, in the south side of
95th st, 375 ft west of 3d av, Bklyn, for P. J.
Carley, 480 72d st, owner and builder. Cost,
\$16,500.

EAST 8TH ST.—F. J. Dassau, 26 Court st, has
completed plans for a 1-sty frame dwelling,
22x36 ft, in the east side of East 8th st, 140
ft north of Av K, for the Realty Sales Co, 1409
Av J, owners and builders. Cost, \$6,000.

EAST 4TH ST.—Shampan & Shampan, 50 Court
st, has completed plans for a 2½-sty frame
dwellings, 16x40 ft, in the west side of East 4th
st, 100 ft north of Av M, for the Av M Develop-
ment Co., 1469 President st, owners and builders.
Cost, \$17,000.

RIDGE BLVD.—Slee & Bryson, 154 Montague
st, are preparing revised plans for a 2½-sty
brick and stone residence, 46x50 ft, on Ridge
Blvd, for George Helliesen, owner, care of archi-
tects. Cost, \$35,000.

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13TH AV.—Thiem & Farrell, 619 81st st, have completed plans for two 3-sty brick dwellings, 20x55 ft, with stores on the west side of 13th av, 100 ft south of 78th st, for Thomas Williams, 515 75th st, owner and builder. Cost, \$12,000 each.

BUSHWICK AV.—Max Hirsch, 215 Montague st, has completed plans for alterations to two 3-sty store and residence buildings on the west side of Bushwick av, 50 ft south of Moore st, for David Zirensky, 392 Bushwick av, owner and builder. Cost, \$6,000.

EAST 8TH ST.—Kallich & Sulkis, 2208 Ralph av, have completed plans for a 2-sty frame dwelling, 18x28 ft, in the east side of East 8th st, 144 ft south of Foster av, for the Lund Bldg. Corp., 767 East 8th st, owner and builder.

EAST 48TH ST.—P. M. Erickson, 645 East 38th st, has completed plans for eight 2-sty frame dwellings, 15x... ft, in the west side of East 48th st, 97 ft south of Av N, for George Scheffer, 568 East 28th st, owner and builder. Total cost, \$24,000.

AVENUE L.—Shampan & Shampan, 50 Court st, have completed plans for four 2-sty brick dwellings, with individual garages, at the southeast corner of Av L and Coney Island av, for Max Mandel, care of architects, owner and builder.

HOMES AND ASYLUMS.

HOWARD AV.—Louis Allen Abramson, 46 West 46th st, Manhattan, is preparing plans for a 4-sty brick and limestone addition, 90x130 ft, at Howard and Dumont avs, for the Brooklyn Hebrew Home and Hospital for the Aged, on premises. Cost, \$100,000. Architect will be ready for estimates on general contract about July 1.

10TH AV.—Louis Allen Abramson, 46 West 46th st, Manhattan, and Maxwell A. Cantor, 373 Fulton st, Brooklyn, associate architects, are preparing plans for a 3 and 4-sty brick and limestone hospital and nurses' home, 160x180 ft, on the west side of 10th av, 48th to 49th st, for the Israel Hospital, owner, care of architect. Cost, about \$250,000.

HALLS AND CLUBS.

EASTERN PARKWAY.—Louis Allen Abramson, 46 West 46th st, Manhattan, is making sketches for a 4-sty brick and limestone Hebrew Social and Educational Centre to be erected on Eastern Parkway by an association now being formed. Details will not be available for some time.

SCHOOLS AND COLLEGES.

WASHINGTON AV.—McKim, Mead & White, 101 Park av, Manhattan, have preliminary plans in progress for a group of 4-sty brick and limestone college buildings on Washington av, for Adelphi College, Clifton and St. James Places, owner. Cost, about \$800,000.

STABLES AND GARAGES.

BALTIC ST.—W. T. McCarthy, 16 Court st, has plans in progress for a 1-sty brick garage, 100x100 ft, at 402-408 Baltic st for the Tabensor Realty Co., 1404 Eastern Parkway, owner and builder.

Queens.

DWELLINGS.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has plans on file for three 2-sty frame dwellings, 16x38 ft, in the south side of Fulton st, 276 ft east of Woodhaven av, for the Adele Realty Co., 1264 Jamaica av, Woodhaven, owners and builders. Cost, \$9,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2-sty frame dwelling, 16x36 ft on the west side of Morris av, 175 ft south of Mell st, Richmond, for W. De Mainais, Morris av, Richmond Hill, owner and builder. Cost, \$4,500.

QUEENS, L. I.—Samuel Millman & Son, 1780 Pitkin av, Bklyn, have plans in progress for five 2-sty frame dwellings, 16x36 ft, on the east side of Bigelow av, 40 ft north of Sutter av, Queens, for E. Diamond, 6 Sanford st, Bklyn, owner and builder. Cost, \$4,500 each.

MORRIS PARK, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, L. I., has completed plans for four 2-sty frame dwellings, 16x38 ft, on the south side of Kimball av, 24 ft east of Walnut st, Morris Pk., for the Krupp Building Co., 2828 Fulton st, Bklyn, owners and builders. Total cost, \$16,000.

OZONE PARK, L. I.—Charles Infanger, 2634 Atlantic av, Bklyn, has plans in progress for two 2-sty frame and stucco dwellings, 16x43 ft, in the east side of 105th st, near Liberty av, Ozone Park, L. I., for Louis Mehrman, 1456 Oxford st, Ozone Park, owner and builder. Cost, \$3,000 each.

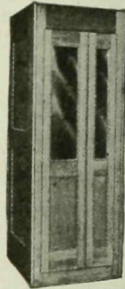
HOWARD BEACH, L. I.—A. K. Vollmer, Howard Beach, has completed plans for three 2-sty frame dwellings, 24x27 ft, in the west side of Deer st, 140 ft south of Eagan av, Howard Beach, for J. C. McCulloch, Howard Beach, owner and builder. Cost, \$9,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I., has completed plans for two 2-sty frame dwellings, 22x30 ft, at the southeast corner of 114th st and Bessemer st, Richmond Hill, for the Classic Construction

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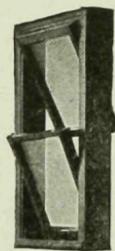
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Co., Richmond Hill, owners and builders. Cost, \$5,000.

FLUSHING, L. I.—A. L. Marinelli, 35 West two 2½-sty frame and stucco dwellings, 16x40 two 2½-sty fram and stucco dwellings, 16x40 ft, on the Yale Land Co.'s property, Flushing, L. I., for Henry Leach, 47th st and Park av. Corona, owner and builder. Owner is ready for bids on general contract. Cost, \$4,500 each.

OZONE PARK, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has plans on file for a 2-sty frame residence, 16x36 ft, in the west side of 144th st, 50 ft north of Sutter av, Ozone Park, for Thomas J. Davis, 146 Van Siclen av, Bklyn, owner. Cost, \$3,000.

ELMHURST, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for four 2-sty frame dwellings, 16x38 ft, in the west side of Van Loen Pl, 175 ft south of Queens Blvd, for the B. D. L. M. Construction Co., 227 Union Hall st, Jamaica, L. I., owner and builder. Total cost, \$14,000.

CORONA, L. I.—E. W. Johnson, 60 Hunt st, has prepared plans for three 2-sty frame dwellings, 17x38 ft, on the west side of Way av, 350 ft north of Chrystie st, for John L. Farber, 17 Coe pl, owner and builder. Total cost, \$12,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Concrete Steel Co., 42 Broadway, Manhattan, contemplates the construction of a 6-sty reinforced concrete warehouse on plot 150x145 ft at the southwest corner of Orton st and Knott av. Name of architect and details of construction will be available later.

WOODSIDE, L. I.—Paul E. Mossmiller, 9 West 4th st, Cincinnati, Ohio, has completed plans for a 3-sty brick and concrete factory, 200x200 ft, at the northwest corner of Woodside av and Middleburg st, for the Latham Lithograph and Printing Co., 33 West 42d st, Manhattan, owner. Cost, about \$150,000.

LONG ISLAND CITY.—A. M. Gray, 1402 Broadway, Manhattan, is preparing preliminary plans for a 2-sty reinforced concrete warehouse and office building, 200x110 ft, with extension 84x119 ft on Freeman av, 5th to 6th sts, for Pratt and Lambert, 185 Madison av, Manhattan, owners. Details later.

STABLES AND GARAGES.

LONG ISLAND CITY.—F. S. Parker, 44 Court st, Bklyn, has completed plans for a 2-sty brick and reinforced concrete garage, 75x185 ft, in the west side of Williams st, 124 ft north of North James st, for Louis Gold, 44 Court st, Bklyn, owner and builder. Cost, \$100,000.

THEATRES.

JAMAICA, L. I.—R. Thomas Short, 370 Macon st, Bklyn, is preparing plans for a brick and limestone theatre, 125x140 ft, seating 2,500, in the south side of Fulton st, 50 ft east of Church st, for the L. I. Amusement Co., George E. Mausert, pres., Garden Theatre, Jamaica, L. I., owner and builder. Cost, about \$400,000.

Richmond. DWELLINGS.

WEST NEW BRIGHTON, S. I.—M. M. Robertson, 30 Fairview av, West New Brighton, has completed plans for a 2-sty frame dwelling, 20x36 ft, in the south side of Knox pl, 100 ft east of Fairview pl, for H. F. Robertson, care of architect, owner. Architect is takings bids on separate contracts. Cost, \$3,000.

STABLES AND GARAGES.

PORT RICHMOND, S. I.—Leonard Marino, Port Richmond, has completed plans for a 1-sty concrete block garage, 50x100 ft, in the west side of Prospect st, near Morningstar rd, for Victor Perosa, 275 Morningstar rd, owner and builder. Cost, \$25,000.

Westchester.

MT. VERNON, N. Y.—Moore & Landsiedel, 148th st and 3d av, Bronx, has completed plans for a 2½-sty frame and stucco dwelling, 50x40 ft, on the north side of Divonia av, 110 ft west of Columbus, Mt. Vernon, for Hazel Real Estate Co., Max Just, pres; L. Marx, secy, 612 West 207th st, New York, owners and builders. Cost, \$10,000.

MT. VERNON, N. Y.—Plans have been prepared privately for three 2½-sty frame dwellings, 29x21 ft, on the north side of Beechwood av, west of 4th av, for Alfred E. Ericson, Scarsdale, N. Y., owner and builder. Cost, \$12,000.

PORTCHESTER, N. Y.—W. S. Wetmore, Liberty st, Portchester, has plans in progress for a 2½-sty frame and stucco dwelling, 28x48 ft, on King st, Portchester, N. Y., for Hauzwell & Smith, 46 Broad st, Portchester, owner and builder. Cost, \$10,000.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Simpson Construction Co., 316 West 30th st, has the general contract for alterations and additions to the 10-sty brick apartment house, 100x125 ft, at 777 Madison av for R. Jacobs, 542 5th av, from plans by R. H. Almiroti, 220 5th av, architect. Cost, \$25,000.

MANHATTAN.—Charles Money, 228 West 30th st, has the general contract for alterations to the 4-sty brick and stone residence, 20x100 ft, into apartments at 62 West 89th st for Clifford L. Miller, 110 East 23d st, owner, from plans by Louis L. Stockton and H. Z. Pelton, 35 West 39th st, architects.

MANHATTAN.—Riger Construction Co., 507 5th av, has the general contract for alterations to the apartment at 2536 Broadway for the Elkon Realty Corp., C. A. Connell, president, on premises, from plans by L. Joseph Harrison, 63 Park Row, architect.

BANKS.

MANHATTAN.—Magoba Construction Co., 103 Park av, has the general contract for a 5-sty brick and terra cotta bank and office building, 75x44 ft, at 150 Delancey st, through to 96

Suffolk st, for S. W. Barasch, 77 Ridge st, from plans by B. W. Levitan, 7 West 45th st, architect. Cost, \$50,000.

LYNBROOK, L. I.—A. J. Robinson Co., 15 West 38th, Manhattan, has the general contract for the 2½-sty brick and stucco bank building, 17x30 ft, in Merrick rd, near Atlantic av, for the Lynbrook National Bank from plans by Morrell Smith, Far Rockaway, L. I., architect. Cost, \$40,000.

CHURCHES.

BRONX.—George L. Hiltel, 114 East 28th st, has the general contract for a 1-sty brick extension, 18x99 ft, and 1-sty top addition to the synagogue on the east side of Grand Concourse, 150 ft north of Burnside av, for the Tremont Temple Congregation Gates of Mercy, owner, from plans by Charles S. Clark, 441 Tremont av, architect. Cost, \$40,000.

DWELLINGS.

BROOKLYN.—A. M. Bomollo, 1225 East 12th st, has the general contract for a 2½-sty brick, hollow tile and stucco residence, 37x29 ft, with garage, at 1764 44th st for Leppo Hefner, owner, on premises, from plans by Rudolph Ludwig, 316 West 56th st, Manhattan, architect.

MANHATTAN.—J. O'Dell Whitenack, 231 West 13th st, has the general contract for alterations to the 4-sty brick and stone residence, including 3-sty rear extension, at 26 East 64th st for Mrs. Edward Manice, Chatham Hotel, owner, from plans by Carere & Hastings, 52 Vanderbilt av, architects. Cost, \$18,000.

MANHATTAN.—John J. McCafferty, 307 West 36th st, has the general contract for alterations to the 4-sty brick residence at 54 West 71st st for Dr. Ralph Waldo, 54 West 71st st, owner, from plans by J. C. Cocker, 2017 5th av, architect. Cost, \$10,000.

MANHATTAN.—Amsterdam Building Co., 140 West 42d st, has the general contract for alterations to the 5-sty brick and stone residence, 21x60 ft, at 25 East 94th st for Norman P. Ream, 11 East 40th st, from plans by Sterner & Wolfe, 569 5th av, architects. Cost, \$19,000.

BROOKLYN.—Kingsway Realty Corp., J. P. Kelly, president, 1723 Avenue Q, has the general contract for a 3-sty frame residence, 26x50 ft at the southwest corner of Avenue Q and East 18th st for H. C. Murray, Mt. Kisco, N. Y., owner, from plans by A. G. Carlson, 226 Henry st, architect. Cost, \$22,000.

BROOKLYN.—Rufus H. Brown, 350 Fulton st, has the general contract for a 2½-sty brick residence, 44x47 ft, at the northeast corner of Oriental blvd and Exeter st for Eliza Hess, 344 West 72d st, Manhattan, owner, from plans by C. E. Hilderbrand, 350 Fulton st, architect. Cost, \$10,000.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 2½-sty frame and stucco residence, 37x36 ft, on Wilbar av for John B. Wright, 103 Renner av, Newark, from plans by Herman Fritz, News Bldg., Passaic, N. J., architect. Cost, \$8,000.

HACKENSACK, N. J.—George Collins, Berry and 1st sts, has the general contract for a 2½-sty hollow tile and stucco dwelling, 34x33 ft, at 362 West Anderson st for A. L. and G. R. Steinert, 41 Myes st, Hackensack, owners, from privately prepared plans. Cost, \$9,000.

MONTCLAIR, N. J.—Thomas Murrin, 84 Greenwood av, has the general contract for two 2½-sty frame dwellings in the south side of Warren pl for William F. Connelly, 40 Spring st, from plans by Chris Myers, Crane Bldg., Montclair, architect. Total cost, \$12,000.

STANDARDS AND APPEALS Calendar.**HOURS OF MEETINGS.**

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m.
Special meetings as listed in this Calendar.
No meetings on July 8 or July 15, 1919.
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 st, Manhattan.
382-19-A—Pier No. 69, North River, Manhattan.
383-19-A—Pier No. 69, North River, Manhattan.
384-19-A—Pier No. 69, North River, Manhattan.
385-19-A—Pier No. 69, North River, Manhattan.
386-19-A—Pier No. 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 and Remington ave., 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 STANDARDS 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 Mulberry 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 Eighth avenue, Manhattan Reopened May 13, 1919.
306-19-S—546 Fifth 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 Seventh 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.

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432-19-A—396-398 Canal street, Manhattan.
 434-19-A—411-427 Steinway avenue, 418-420 Grand avenue, and 460 Ninth 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 Treatman avenue, The Bronx.
 391-19-BZ—439-441 Eleventh 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, Manhattan.
 284-19-BZ—25 Snyder avenue, Brooklyn.
 368-19-BZ—1937 Coney Island avenue, Bklyn.
 373-19-BZ—326-328 East 110th street, Manhattan.
 376-19-BZ—300-304 West 124th street, Manhattan.
 378-19-BZ—1006 St. Nicholas avenue, Manhattan.
 380-19-BZ—505-509 Lexington avenue, Bklyn.
 381-19-BZ—192 27th street, Brooklyn.
 390-19-BZ—6902-6912 Fourth avenue, southwest corner Bay Ridge avenue, Brooklyn.
BOARD OF APPEALS.
Tuesday, July 1, 1919, at 10 A. M.
Appeals from Administrative Orders.
 293-19-A—20-24 Pell street, Manhattan.
 309-19-A—Northwest corner St. Nicholas avenue & West 171st street, Manhattan.
 436-19-A—220-224 Shepard avenue, Brooklyn.
 440-19-A—327-329 East 29th street, Manhattan.
 442-19-A—S. S. Newton Creek, between Norman avenue and North Henry street, Brooklyn.
 456-19-A—365 Kosciusko street, Brooklyn.
Under Building Zone Resolution.
 255-19-BZ—904 52d street, Brooklyn.
 256-19-BZ—908 52d street, Brooklyn.
 400-19-BZ—1761 East 12th street, Brooklyn.
 403-19-BZ—8716-8718 16th avenue, Brooklyn.
 406-19-BZ—137-149 Robinson street, Brooklyn.
 407-19-BZ—562 East 32d street, Brooklyn.
 314-19-BZ—924 55th street, Brooklyn.
 437-19-BZ—391-397 Evergreen avenue, northeast corner Grove street and Evergreen avenue, Brooklyn.
BOARD OF APPEALS.
SPECIAL MEETING.
Tuesday, July 1, 1919, at 2 P. M.
Appeals from Administrative Orders.
 268-19-A—100 Broadway, Manhattan.
 394-19-A—142-144 Greene street, Manhattan.
Under Building Zone Resolution.
 364-19-BZ—South side Queens Boulevard, 194

ft. west Grand street, Elmhurst, L. I.
 417-19-BZ—353-357 Fourth avenue, Queens.
 424-19-BZ—2275-2291 Bedford avenue, northeast corner Bedford avenue and Albemarle road, Brooklyn.
 428-19-BZ—Southwest corner 50th street and Fourth avenue, Brooklyn.
 429-19-BZ—28-30 Quincy street, Brooklyn.
 433-19-BZ—954 East 34th street, Brooklyn.
 435-19-BZ—245-249 West 61st street, Manhattan.
 455-19-BZ—5221-5227 Broadway, Manhattan.
 447-19-BZ—1201 Coney Island avenue, Bklyn.
BOARD OF APPEALS.
Tuesday, July 22, 1919, at 10 A. M.
Appeals from Administrative Orders.
 243-19-A—North side East 43d street, 380 ft. from First avenue, Manhattan.
 397-19-A—192 27th street, Brooklyn.
Under Building Zone Resolution.
 263-19-BZ—564-590 St. Johns place, Brooklyn.
 130-19-BZ—327-335 West 30th street, Manhattan.
 210-19-BZ—834-854 Franklin avenue, northwest corner President street, Brooklyn.

335-19-BZ—547-553 West 126th street, Manhattan.
 350-19-BZ—157-159 Rogers avenue, Brooklyn.
BOARD OF STANDARDS AND APPEALS.
Tuesday, July 22, 1919, at 2 P. M.
Petitions for Variations.
 2222-17-S—56-58 Grove street, Manhattan. Reopened October 24, 1918.
 965-18-S—958-964 University ave., The Bronx. Reopened Dec. 17, 1918.
 448-19-S—Elizabeth street, Manhattan.
 449-19-S—125 East 59th street, Manhattan.
 450-19-S—259 9th avenue, Manhattan.
 451-19-S—40 Old Broadway, Manhattan.
 452-19-S—199-201 3th avenue, Manhattan.
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 object is to give interested property owners opportunity 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.

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