

# Real Estate Record and Builders Guide

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

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# EDITORIAL

## Labels and Titles

During the local traction strike, and in the basic demands of the steel workers, there has been made prominent one feature of unionism that is unworthy of the men themselves and merits condemnation and resistance by all concerned in disputes between capital and labor. A settlement of the I. R. T. strike was effected between a union of which a majority of the employes are members and the officials of the road. But another union is now striving to bring about a second strike in order to secure recognition for itself and put the employes' union out of business. The amalgamated association of Street and Electric Railway Employes is after the scalp of the I. R. T. Brotherhood. The attempt is being made to extend the idea of the "closed shop" from its original conception of preventing any but union men from getting any work to the more general scheme of throttling any union that does not affiliate with certain other unions.

Among the demands formulated by the unions affiliated with the American Federation of Labor for presentation to steel manufacturers is that for the abolition of "company unions," meaning organizations similar to the I. R. T. Brotherhood composed of employes of any individual company.

It means nothing to the officials of the Amalgamated that the employes of the Interboro are contented with their own organization or that their relations with their employers are friendly and that their terms of employment provide satisfactory living conditions. The Amalgamated proposes the extinction of the Brotherhood. Organizer William J. Collins of the Amalgamated terms the Brotherhood men "those who are not on the level with any other workers in the city"—the inference being that they can become so only by joining unions affiliated with the Amalgamated. And yet these men have for fifteen years been the mainstay of the operating departments of the most successful transportation system in the world. Patrick J. Shay, vice-president of the Amalgamated, boldly declaims his purpose of bringing the street car men under the control of his organization. "I am like the undertaker," he cries, "who gets you in the end."

"There has been altogether too much "undertaking" in the past in contests between employes and employers. Violence has repeatedly brought disrepute upon the leaders of unionism. The Amalgamated, and too often units of the Federation of Labor, have countenanced illegal acts to force recognition of the "closed shop" idea. A redeeming feature of the traction strike just settled is that there was no violence during the time the men were out, although this may have been because the company did not attempt to run trains. But that the people generally will any longer tolerate murder, bombing, beatings up and other acts of thuggery in the furtherance of the suggestion that only unions that

have certain affiliations shall be allowed to exist is impossible of belief.

It is a matter of record that wages in the steel mills have gone up in the last few years from an average of between \$700 and \$800 a year to an average of between \$1,700 and \$1,800 per year. This gives the men no reasonable excuse for striking, especially in view of other inducements voluntarily extended to the workmen by the steel corporation, which they would lose if they struck to force recognition of the unions. But the Federation of Labor is not content that such conditions should continue unless unionism, as expressed in its own terms, is recognized.

Perhaps the issue raised in this city by the street railway unions and in the country by the steel workers' unions will bring home to the prominent men in these and other labor organizations the absurdity of attempting violently to force upon contented workers the acceptance of union direction other than that they have themselves elected to work under, at the very time the right to collective bargaining is making such headway. Recognition of the right of collective bargaining is only consistent if the right of individual bargaining is admitted. And this is especially true when applied to individual unions.

Unionism will never be completely successful until it gives up the "closed shop" idea applied to individuals or to units of organized wage workers. If the union is to prosper it must offer advantages to be obtained only by membership in it, and must cease the propaganda of violence, if it would make headway with the great body of citizens who are becoming more and more learned in the good and bad features of a system that includes in its membership a very small part of the wage earners of the country, but which is getting more than its share of the things all are striving for, and is attempting to increase its advantages at the expense of those who are not in sympathy with the un-American idea of giving preference to anybody who wears a distinctive title, even if it is only the union label.

## Efficiency and the Cost of Living

Evidence from many sources indicate strongly that the high cost of living is due as much to decreased output per day per man as to increased wages. Lloyd George put the case squarely up to the British Miners by showing that although 30,000 more men were employed in digging coal the output of the mines had decreased from 287,000,000 tons in 1914 to 200,000,000 at the present time. American manufacturers are constantly drawing comparisons of the efficiency of labor under present conditions to what it was in former years. Perhaps the fault should not be laid wholly to the wage workers themselves, and this seems to be the feeling of Colonel Arthur Woods, Assistant to the Secretary of War, who is urging 20,000 factory owners

and industrial corporations throughout the country to undertake industrial training for their workers at the same time that they pay them a sufficient living wage during the period of their apprenticeship.

With the cost of living soaring daily higher, the question of efficiency in production and manufacture has come to the front as the issue of most fundamental importance in the solution of the living problem. It is becoming clear that some remedy must be found for a situation in which thousands of American workers, earnest, respectable men who are doing their best every working day of the week, are nevertheless attaining an output of not over 35 per cent. of their best human capacity.

American factories are today using six million or more workers to do what four and one half million men could do as well if they were fairly trained. This means that American manufacturers are paying the wages of one million and a half workers who are really adding nothing to the total output of the industrial system. In the manufacturing section of New England—and a few portions of the United States are more important in the production of our daily necessities—factory experts have stated that the factories are not more than 60 per cent. efficient in output, merely for want of more skilled and intelligent man power. This does not compare very well with a pre-war Germany in which individual industrial training was so successfully operated that 65 per cent. of the managerial and technical force consisted of men who had started work as unskilled or semi-skilled labor.

That greater production means lower prices is axiomatic. That this result can be accomplished with those very men who are at present classed as unskilled laborers is abundantly proved by the experience of a number of factory owners. The superintendent of one of the biggest metal working establishments in the country states that mechanics who had been with them for two years were given one week of training, as a result of which they doubled their individual production. In another plant a worker returning from the training department by eleven o'clock did what had been estimated formerly to be a day's work. In a shoe factory in Brooklyn, sixty soldiers were recently employed who had no previous training in shoe production, and who were taken on with the avowed intention of being put through the training course in order to be taught their trade. The men started at fifteen dollars per week, and after a training varying from three to six weeks some of these men are earning as high as seventy dollars a week.

With these random illustrations of the possibilities of industrial training, what is the country doing today to accomplish the same result on a larger basis? The answer can be given briefly. It is doing nothing at all. The United States spends seven hundred million dollars annually on general education. It spends five thousand dollars of public money on anyone who has sufficient means to live without wage-earning in the years between sixteen and twenty-one. But it seldom spends a single dollar on making a mechanic. Where

millions are spent for a few thousand professionals, nothing is spent for the millions who produce our necessities. So long as this condition persists, no remedy for the high cost of living can be successful, because it is only by going to this fundamental feature of the problem that anything can be accomplished.

### Conference on Labor Questions

THE New York State Reconstruction Commission through its Chairman, Abram I. Elkus, has sent a letter to Governor Smith, recommending that he shall call at once a state-wide conference of employers, workers and public-spirited men and women for the purpose of developing a plan of action that will relieve the present situation of industrial unrest.

The letter follows:

Due to many causes the industrial life of the State is undergoing a period of unrest, and the situation is fast assuming serious proportions.

The suffering of the public of New York City within a period of two weeks during a paralysis of New York's transportation facilities caused by two strikes is a dramatic demonstration of the community's concern in industrial peace.

Sporadic strikes in the building trades and the prospect of a cessation of work on a large scale in this basic industry will nullify any efforts which are being made to meet the serious housing shortage.

Unrest has invaded the hitherto quiet precincts of dramatic art, and for the first time in the history of the State of New York, the actors and trades allied with the theatre are striking in large numbers.

Riots with loss of life have occurred in the city of Olean in connection with the strike of traction workers.

It is the belief of this Commission that this situation should be met by a broad policy and constructive leadership in which all parties concerned—the public, the working man and the employer—must co-operate for the public good.

Production is an essential to any reconstruction of our internal affairs. An industrial policy which will keep the wheels of industry moving and at the same time insure justice to the worker and fairness to the employer, and especially consideration to the State and its people is the need of the hour. If production is maintained, the present high cost of living will be speedily diminished.

To this end we recommend the immediate calling by you of a state-wide conference of representative employers, workers and public-spirited men and women for the purpose of preparing a program of action, which will endeavor to prevent strikes if possible and to bring about arbitration and mediation of differences and disputes between employer and employe by men and women who are willing to serve the State voluntarily.

### War Labor Board Ends Existence

The National War Labor Board ended its existence Aug. 12, through announcement of the joint chairmen, William H. Taft and Basil M. Manly, issued after a meeting of that board in New York City which adopted resolutions to the effect that no new cases would be received.

The War Labor Board was created by an act of the President early in 1918. It was said that, though he had created the board, the President had no hand in the termination of its existence. The expenses of the board were paid out of a war emergency appropriation, and it was said that its end was brought about "more through lack of funds than anything else."

During the 15 months of its existence the board has handled and adjusted more than 1,200 labor disputes and has expended \$750,000. In every case brought before it labor benefited by increased wages.

# REAL ESTATE SECTION

## What Business Men Think About the Railroad Question

Recommendations to Congress of the Conference Called by the U. S. Chamber of Commerce, Which Included Labor Representatives

**T**HERE is a striking contrast between the two plans for railroad legislation now before Congress—the plan of Government ownership and operation in the interest of one particular class, as advocated by the railroad brotherhoods, and the plan of returning the railroads to their owners, as urged by the National Transportation Conference and by all the other groups that have appeared before the House and Senate Committees.

The issue now is class interest against public interest. It cannot be dodged or sidestepped. There is no middle ground.

The purpose of the following statement, issued by the Chamber of Commerce of the United States, is to give the reader the facts about the National Transportation Conference held at the New Willard Hotel in Washington to talk about the railroads and what ought to be done with them.

Farmers were there; also a sprinkling of lawyers; several bankers, a few capitalists, and some who had grown up in the notion that capital should be always under suspicion; railroad employes, railroad presidents, and brotherhood officials; merchants, miners, and manufacturers; shipbuilders, soldiers, government dignitaries, professors of transportation and commerce from half a dozen of the country's leading universities, and a good many others.

The Paris Peace Table did not offer more views on a given subject than did this National Transportation Conference, held under the auspices of the Chamber of Commerce of the United States.

The discussion took a wide range; it had to, because a dozen plans for handling the railroad situation were considered. The greatest freedom of speech was invited, and in a little while everybody felt at home. Nobody was backward about giving a reason for the faith that was in him. The conservative financial wizard, and the man who had been carrying a club for him, found themselves seated on the same side of the table, comparing notes in amiable fashion, each getting from the other something he never dreamed was obtainable from that source.

The National Transportation Conference was called "to consider the broader aspects of the transportation problem and the formulation of a basis for the control and operation of the transportation facilities of the United States after the conclusion of the present Government control."

In calling it, the National Chamber of Commerce recognized that many different interests throughout the nation are affected by transportation, and that each important interest should have a voice in determining what should be done with the railroads after the war emergency is passed. The Chamber, therefore, invited prominent men belonging to each important interest affected by transportation—commercial, industrial, agricultural, financial, labor, governmental, economic, civic and social—to attend the conference and take part in its deliberations.

The views of shippers and manufacturers were given to the conference by Walter S. Dickey, of the W. S. Dickey Clay Manufacturing Company, Kansas City; Edward J. Frost, vice-president, William Filene's Sons Company, Boston; George A. Post, president, Standard Coupler Company, New York; Charles E. Lee, of Ford, Bacon & Davis, consulting engineers, New York; W. W. Salmon, president, General Railway Sig-

nal Company; Charles S. Keene, vice-president, American Tobacco Company, and Frederick J. Koster, president, San Francisco Chamber of Commerce.

The farmers' side of the case was presented by H. C. Stuart, chairman of the National Agricultural Advisory Committee; R. L. Munce, president, Pennsylvania Good Roads Association, and Eugene D. Funk, of Funk Brothers' Seed Company, Bloomington, Ill.

Financial aspects of the problem of transportation were discussed by Paul M. Warburg, formerly vice-governor of the Federal Reserve Board; Harry A. Wheeler, vice-president, Union Trust Company, Chicago; Nathan L. Amster, president, Investors' Protective Association of America, and Luther M. Walter, general counsel, National Association of Owners of Railroad Securities.

Labor was represented by Frank Morrison, secretary, Harry Sterling, legislative representative, and Martin Ryan, of the Railway Employees' Department of the American Federation of Labor; A. B. Garrison, president, Order of Railroad Conductors; W. G. Lee, president, and W. N. Doak, vice-president, Brotherhood of Railroad Trainmen, and S. E. Heberling, international president, Switchmen's Union of North America.

Plans proposed by the Railway Executives' Association and by leading individuals among the executives were outlined by Daniel Willard, president, Baltimore & Ohio Railroad; S. T. Bledsoe, general counsel, Atchison, Topeka & Santa Fe Railroad, and E. G. Buckland, president, New York, New Haven & Hartford Railroad.

Director General Walker D. Hines spoke for the United States Railroad Administration, which is now running the railroads for the Government.

The Interstate Commerce Commission was represented by Commissioner Winthrop M. Daniels, and the National Association of Railroad and Utilities Commissioners by its president, Charles E. Elmquist.

Views of the electric railway interests were presented by P. H. Gadsden, chairman of the committee on national relations of the American Electric Railway Association, and W. V. Hill, manager of the Washington office of the association.

John T. Stockton, president, Joseph Stockton Transfer Company, Chicago, spoke for the advocates of highway transportation development.

Transportation economics were discussed by E. R. A. Seligman, professor of economics, Columbia University; Emory R. Johnson, professor of transportation and commerce, University of Pennsylvania; W. Z. Ripley, professor of transportation, Harvard University; John R. Commons, professor of economics, University of Wisconsin; Henry W. Farnam, professor of political economy, Yale University, and Frederick A. Cleveland, formerly chairman of ex-President Taft's Commission on Efficiency and Economy.

The general subject was treated from a civic and social viewpoint by R. G. Rhett, formerly president of the National Chamber of Commerce; Alexander W. Smith, formerly president of the Georgia Bar Association; Judge F. C. Dillard, Sherman, Texas, and Charles P. Neill, chairman, Adjustment Board No. 1, U. S. Railroad Administration, and formerly Commissioner of Labor under the Roosevelt Administration.

Harry A. Wheeler, of Chicago, was chairman of the Con-

ference; George A. Post, of New York, vice-chairman, and Richard Waterman, of Washington, executive secretary.

The conference gave careful consideration to the various plans presented with the view of developing a program of railroad legislation which would include the most desirable features of each plan, combining them with new features proposed by the conference itself into a consistent harmonious whole. Some of the representatives of the railroad brotherhoods and a few of the other participants attended only one or two meetings of the conference for the purpose of presenting their views, and did not take part in the resulting action. Others attended all of the sessions—22 in five different meetings of two days each—and voted on all questions brought before the conference. A majority of the members attended practically all the sessions and voted in favor of the program finally adopted.

As showing the general satisfaction of the conferences with the success of the exchange of views from an educational standpoint, the following statement by W. N. Koak, vice-president of the Brotherhood of Railroad Trainmen, is quoted:

"I want to make this statement in fairness and justice to the gentlemen of the conference—that they have made a most exhaustive study, and all of their deliberations have been conducted with the utmost frankness and freedom. They have tried to assemble as many representative men as it was possible in this conference from the different walks of life, and every one has had an opportunity in their conferences to frankly and freely express his views, and I am quite sure that the committee can well afford to give consideration to their plan. I am convinced that there are no selfish or ulterior motives that prompted these gentlemen during their deliberations."

Briefly stated, the plan for railroad legislation recently submitted to Congress by the National Transportation Conference provides for—

1. Return of the railroads to private ownership and operation as soon as the necessary remedial legislation can be enacted.

2. Consolidation of existing railroads into strong competitive systems.

3. Requirement that all carriers engaged in interstate commerce subject themselves as corporations to Federal jurisdiction.

4. Exclusive Federal regulation of the capital expenditures and the security issues of all carriers engaged in interstate commerce.

5. Interstate Commerce Commission to retain its present powers and to be given additional powers over rates.

6. Creation of a Federal Transportation Board, to promote the development of a national system of rail, water and highway transportation; to pass upon the public necessity for capital expenditures; to regulate security issues; to administer and enforce the measures that may be adopted for strengthening and stabilizing railroad credit; to determine the grouping or consolidation of railroads deemed to be in the public interest, and to carry out plans authorized by Congress for merging all railroads engaged in interstate commerce into strong competing systems.

7. Adjustment of the wages and working conditions of railroad employes by boards consisting of equal numbers of representatives of railroad employes and railroad officers, with the Federal Transportation Board as referee.

8. Adoption by Congress of a plan for the stabilization of railroad revenues and credit by means of

(a) Enactment of a statutory rule providing that the rate structure established by public authority shall be designed to yield a net return of six (6) per cent. per annum upon the aggregate fair value of the property of the roads in each traffic section of the country, such fair value to be determined after due consideration of both physical value and earning power.

(b) Use of the aggregate property investment accounts of the railroads as the fair value of the property for rate-making purposes pending the completion of the valuation

now being made by the Interstate Commerce Commission.

(c) Creation of two kinds of contingent funds—an individual railroad contingent fund established by each road to support its own credit, and a general railroad contingent fund maintained by contributions from all prosperous roads, managed by trustees appointed by the Federal Transportation Board and used to support the credit of all of the railroads of the country. Any excess in the general railroad contingent fund above \$750,000,000 is to be used for the general development of the transportation system of the country.

9. Creation of a railroad reserve fund administered by the Federal Transportation Board to facilitate the prompt stabilization of railroad credit; and loan of \$500,000,000 to this fund by Congress as soon as the railroads are returned to their owners; the loan to be used, if necessary, in making advances to the general railroad contingent fund, and to be repaid with interest from moneys contributed by the railroads to the general railroad contingent fund.

10. Determination and announcement by the Federal Transportation Board of the grouping or consolidation of railroads deemed to be in the public interest; and authorization for the Board to require such consolidations if they shall not have been effected or well advanced within a period of five years after the Board has declared them to be desirable.

11. Organization of the Board of Directors of each consolidated railroad system with twelve members of the Board—one to be a representative of the employes of the system nominated for such position by the employes, and three to be selected by the Federal Transportation Board to represent the principal interests involved in the territory served.

The Chamber of Commerce of the United States has adopted by referendum vote seven of the above recommendation of the National Conference—propositions 1 to 6 and also number 11. The other parts of the conference program, though not included in the plan adopted by the Chamber of Commerce, are in harmony with the principles of the Chamber's plan.

THE members of the Chicago Real Estate Board who do a renting business have passed the following resolution:

We, the undersigned members of the Chicago Real Estate Board, respectfully petition the directors of the Renting Division to pass a resolution requiring all members to observe the following changes in renewal of leases expiring September 30, 1919:

Twenty per cent of such leases to be renewed for eleven months only, and to expire August 31, 1920.

Forty per cent of such leases to be renewed for twelve months, and to expire September 30, 1920.

Twenty per cent of such leases to be renewed for thirteen months, and to expire October 31, 1920.

Twenty per cent of such leases to be renewed for fourteen months, and to expire November 30, 1920.

All new leases—not renewals—to be made in the same proportions.

The following changes to be observed in renewal of leases expiring April 30, 1920:

Twenty per cent of such leases to be renewed for ten months only, and to expire February 28, 1921.

Twenty per cent of such leases to be renewed for eleven months, and to expire March 31, 1921.

Forty per cent of such leases to be renewed for twelve months, and to expire April 30, 1921.

Twenty per cent of such leases to be renewed for thirteen months, and to expire May 31, 1921.

All new leases—not renewals—to be made in the same proportions.

The directors of the Renting Division met again and acted on the petition. The change was decided upon—the various agent members being notified immediately so that they may go ahead at once to put the new plan into effect in renewing leases which expire September 30 next.

# "Marine Square" Becomes Centre of Shipping Business

## Section Around Old Delmonico Building Occupied Extensively by Insurance and Steamship Business Offices

BY ROBERT R. RAINEY.

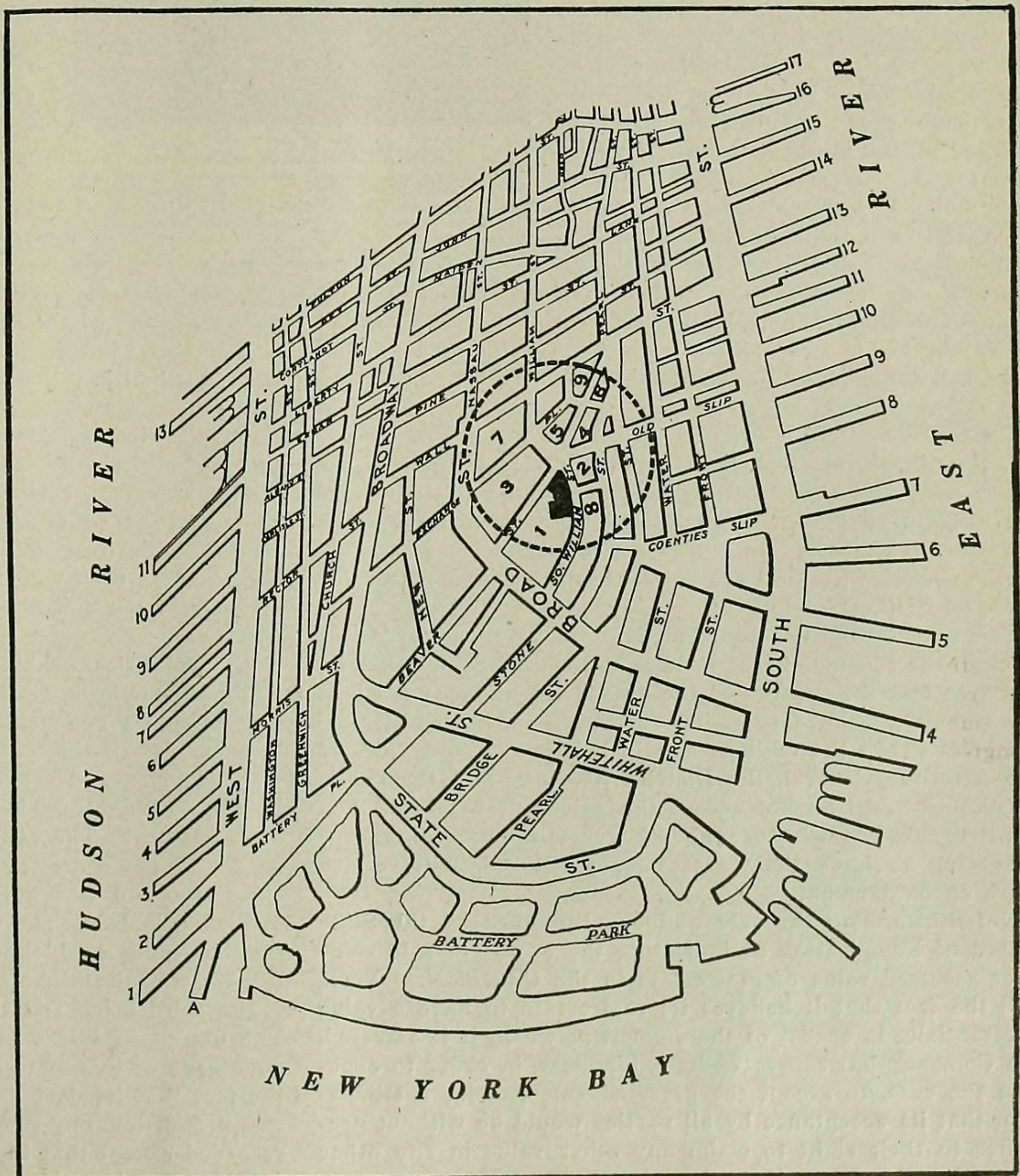
**C**ENTRALIZATION of marine insurance interests in the blocks surrounding the junction of Beaver, South William, Stone, Old Slip, Pearl, William and Wall streets and Exchange Place is the natural result of war conditions; the extensive buying trend in Marine Square is the logical outgrowth of the expansion of American shipping.

Interest in the neighborhood reached its height when Cecil P. Stewart, president of Frank B. Hall & Company, accepted the opportunity which presented itself for the purchase of the old Delmonico Building at William, South William and Beaver streets. It will be seen from the map that this property is in the heart of the marine insurance district. Before this transaction there had been a moderate movement directed toward the acquisition of holdings in this section but this purchase precipitated the extensive buying movement which has since resulted in so many important transactions and which has "placed Marine Square on the map."

Immediately following the transfer of this property to Mr. Stewart and his associates, the adjoining holdings at 48 to 54 Beaver street were taken over by marine insurance firms and shortly thereafter Chubb & Sons purchased 75 Pearl street, running through to Stone street, for additional office space. Soon after came the purchase of the modern Seligman Building by Wilcox, Peck & Hughes and the acquisition by the Importers and Exporters Insurance Company of 17 South street, which was at once rebuilt for use in connection with their marine insurance business. Mr. Stewart again entered the realty field in order to acquire additional space to meet the growing needs of Frank B. Hall & Company and the American Merchant Marine Insurance Company by purchasing 47 to 53 Beaver street, which are now being rebuilt and modernized. The property at 52 Beaver street was rented to the Marine Offices of America, whose manager occupied two floors in the old Delmonico Building (renamed the Merchant Marine House).

The Oceanic Underwriting Agency took over 51 Beaver street and the Importers and Exporters Insurance Company, which only a short time before had purchased and altered 17 South William street, bought the plot at 47 to 49 Beaver street. The 17 South William street parcel has since been leased to other insurance tenants who will take possession when the Beaver street building is completed. At about the same time Mr. Stewart purchased 47 to 53 Beaver street and parcels at 72 to 74 Beaver street, at the corner of Hanover street, were taken over by Osborne & Company, who have altered the building and added two stories to provide for their own business requirements. Steamship companies have also been large purchasers in this same general neighborhood.

The tall modern structure at 26 to 28 Beaver street has been bought by Norton, Lilley & Company, and the Beaver Building at 82 to 84 Beaver street purchased by the Munson Line. Recently the Kerr Steamship Company took over 26 to 46 Beaver street with an outlet to South William street and are expected to begin the erection of a modern building on the plot, about October 1. Another recent deal involved the purchase of 45 Beaver street by Frank Busto, who has been forced to vacate his present space at 44 to 46 Beaver street which is part of the new Kerr Steamship Company's building site. Marine interests have endeavored to purchase this property from Mr. Busto but it is probable that he will alter it for his restaurant business which he is conducting in Beaver street for many years. The recent sale of 12 South William street by the Goelet Estate to Clarence W. Eckhardt no doubt means that this property will soon be resold to shipping interests. Mr. Eckhardt has already had numerous inquiries regarding it. The recent purchase by the Seaboard National Bank at the corner of Beaver and Broad streets will mean the addition of another handsome structure to this neighborhood. Work on this project has already begun.



SECTION IN WHICH MARINE INTERESTS CENTRE.

# Horace S. Ely & Co. Buy Site for New Office Building

Forced to Move from Present Quarters by Federal Reserve Bank—Firm Takes Over 49 Nassau Street

**H**ORACE S. ELY & COMPANY, have purchased as the site for a new building, for their exclusive occupancy, the five story building at 49 Nassau street adjoining the Liberty Tower at the northwest corner of Liberty street. The property which occupies the plot 28x70.2x70x65.11 by irregular, running through to Liberty place, was sold by the Barnes Estate through the Brown-Wheelock Company. Horace S. Ely & Company will not be able to take possession before 1922, when existing leases expire and then they intend to erect a modern building to house their numerous and growing activities. The exact height of the proposed building has not yet been decided upon, but it will probably be six stories. The present home of the Ely organization at 21 Liberty street was acquired some time ago by the Federal Reserve Bank to form part of the site on which the huge new building of that institution will be erected.

The purchase of 49 Nassau street will result in the fifth removal of the Ely organization since it was founded by the late Abner L. Ely, sixty-six years ago, in an office at 65 Maiden Lane. He moved later to 33 Pine street and then to 22 Pine street. In 1903 the present building at 21 Liberty street was taken over for the exclusive occupancy of the firm, which had grown to be one of the largest and the most influential in the city in the real estate business.

The firm of Horace S. Ely & Company was founded by Abner L. Ely in 1853. It was taken over after nearly twenty years of development, in 1871, by Horace S. Ely and carried on by him in his own name for another twenty years. Then in 1894, Mr. Ely formed a partnership with Alfred E. Marling

**C**ONSIDERABLE interest on the part of realty owners is being manifested as to the probable attitude of the City and the Attorney General of the State toward the offer made by the Consolidated Gas Company to have the value of the real estate used on its gas business accepted by the City and State at the value at which it is assessed for purposes of taxation.

This offer by the Consolidated Gas Company was made this week in the suit now being tried in the United States District Court to test the validity of the present eighty-cent gas law. The company believes that its real estate is worth considerably more than the millions at which it is assessed. Should the Attorney General, the District Attorney and the Public Service Commission not accept the values as assessed, then property owners who are now by certain proceedings endeavoring to have their assessments reduced, will receive fresh encouragement.

Notwithstanding the rate of inequality fixed by the State Board of Equalization as indicating the excess of sale value over assessed value of real estate in the City of New York, and the fact that it believes its real estate to have a value substantially in excess of the amount at which it is assessed, the Company has expressed its willingness, in order to expedite the case, to accept the assessed value, under a stipulation that its acceptance by all parties would be without prejudice to their right to claim any other value in any other proceedings.

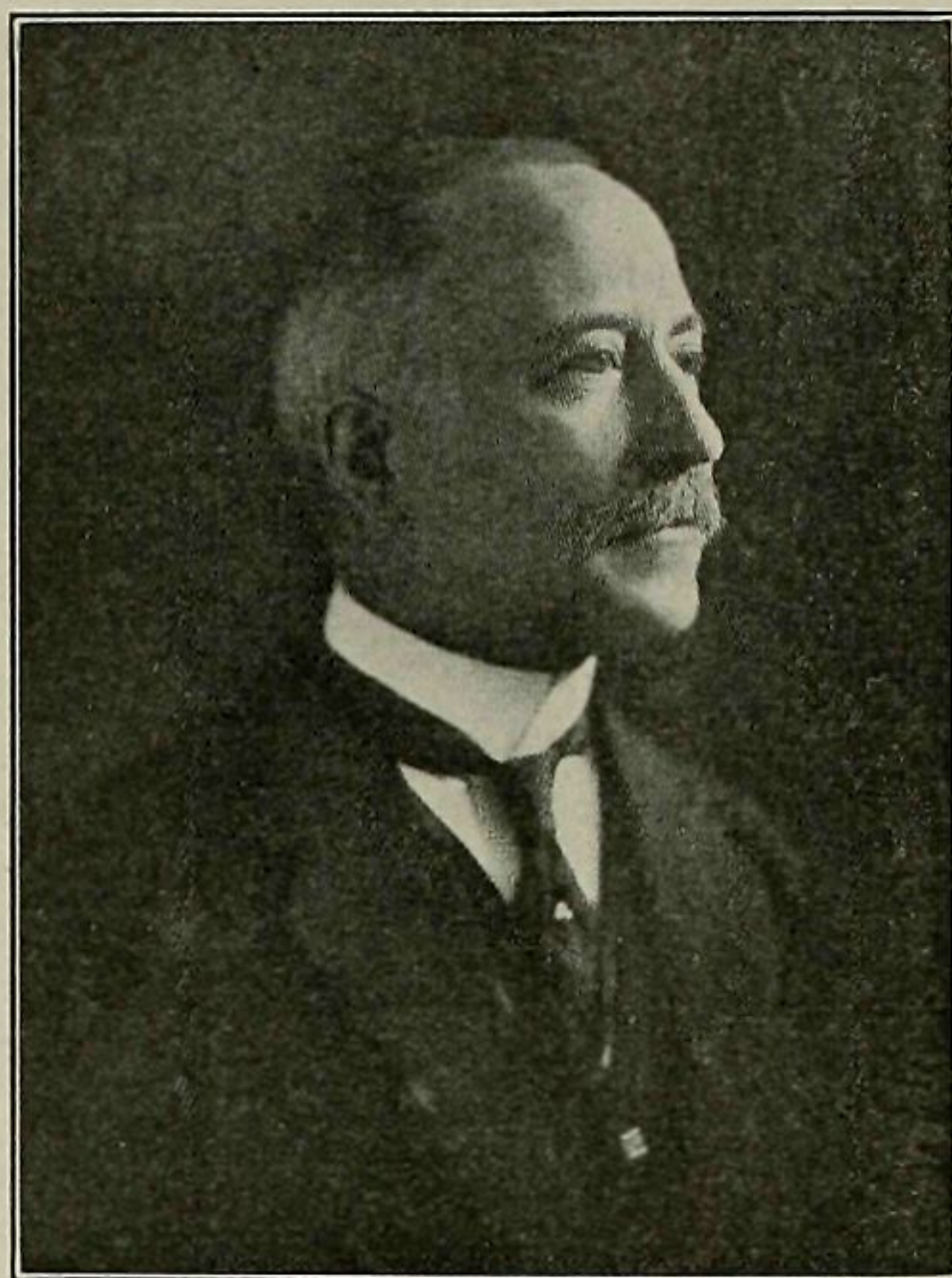
Unless the defendants representing the State and the Municipality accept this proposition, the real estate owners, who

under the firm name of Horace S. Ely & Company. Ten years later the present corporation was organized in 1904. Mr. Ely was president of this organization until his death, three months later. Mr. Marling then became president. The present Board of Directors consists of Alfred E. Marling, Charles H. Clark, F. A. M. Scheffelin, Francis Guerrlich and Clarence Corney.

Horace S. Ely & Company have conducted a general real estate business including practically every phase of market activity since their organization, also developing an important brokerage business.

Mr. Marling, head of the organization, is not only one of the best known real estate men in the city but has been a leader in practically every civic movement of importance. He is president of the Chamber of Commerce of the State of New York and was recently appointed a member of the Fair Price Committee by Arthur Williams, Federal Food Comptroller, who is investigating the food situation in this city. Mr. Marling was unusually active in war work by virtue of his interest in the Young Men's Christian Association. He has been chairman of the International Committee of this organization since 1911; in addition he has served as a member of nearly every important committee.

He was chairman of the 23d Street Branch for a long period and a leading figure in the United War Work Campaign last Fall. During four Liberty Loan drives he was chairman of the Real Estate Division, which made such an admirable record in each of the campaigns. He was recently appointed a member of the State Reconstruction Commission by Governor Smith.



ALFRED E. MARLING.

claim that their property is over assessed, will have an effective argument with which to sustain their contentions in proceedings to review their assessments; such refusal amounting to an admission, on the part of the authorities, that in their own opinion the real estate is assessed at a higher value than would be paid for it in an ordinary transaction between a willing buyer and a willing seller.

Vitrified brick or block, which is used chiefly as paving material, was in less demand in 1918 than for many years, the decline in its use being caused by high freight rates, embargoes on rail shipments of commodities least essential for war purposes, and shortage of fuel. The quantity marketed in 1918 was 403,512,000 brick or block, a decrease of 303,422,000, or 43 per cent. The value was \$7,232,000, a decrease of \$3,433,000, or 32 per cent. The production in 1918 was the lowest since 1896 and was only about 40 per cent. of that of the maximum in 1909. The value of this product in 1918 was the smallest since 1905, though the average price per thousand (\$17.92) was the highest recorded.

The third brick and tile product in value was sewer pipe. The output in 1918 was valued at \$15,399,000. The growing popularity of this material in engineering works is shown by the fact that its decrease in value, \$1,908,000, or 11 per cent., was proportionately small. The value in 1918 was the largest recorded except that in 1917, and making a liberal allowance for increase in price the product in 1918 must have been larger than in any year prior to 1912. Considerable quantities of vitrified sewer pipe were used in Government projects.



# Real Estate Review for the Current Week

## Principal Buying Demand Is Concentrated Upon Improved Properties in the Downtown Business Districts

**D**OWNTOWN properties held the center of interest in a moderately active market this week. Although business did not measure up to the high mark reached during July and the early weeks of August it compared more than favorably with the record of last week. The outstanding feature of the trading was the increased interest manifested in properties south of Chambers street where both investment and speculative buying resulted in changes in ownership of a number of costly and well-located income producing properties. The sale of the Sun Building at 150 Nassau street to Frank A. Munsey, who two years ago bought the Stewart Building at 281 Broadway, was the leading investment transaction of the week. Among the operators who were identified with purchases in this neighborhood were Robert E. Dowling, who bought 51 Broadway, and Richard S. Elliot, who acquired 73 Pearl street and 126 Maiden Lane.

A number of transactions were also closed involving the properties in the old dry-goods section where loft buildings at 537 and 539 Broadway, 414 Broadway and the northwest corner of Bleeker and Wooster streets figured in cash transactions.

The slight reaction which has been noticeable in the market during the last two weeks is not being regarded with any

apprehension by students of market conditions because the latter part of August and the days leading up to Labor Day are invariably quiet from the real estate standpoint. The prediction is being made that the trend will again commence upward after September 1st and the buying movement will increase in intensity until October 1st, when new heights are expected to be reached in the buying and selling of improved Manhattan real estate. The steady buying campaign which has been waged for some months on the part of operators who have been stocking up on income producing properties is the best indication of their belief that they will be able to make handsome turnovers during the buying period expected to begin sometime between September 1st and October 1st.

The sale of another group of old-fashioned properties on Varick street by the Trinity Church Corporation paves the way for another important building operation which will further accentuate the buying movement that has resulted in the transformation of many of these former ancient structures into modern business buildings. The sale is in line with a number of others whereby the Trinity Church Corporation has disposed of its holdings for modern improvements. Several of the largest firms of their kind in the city have figured in transactions involving holdings of the corporation.

### More Lot Auction Sales.

Public interest in Queens lot sales continues without abatement. Joseph P. Day held two successful auction sales of Long Island real estate last Saturday. The first, at 2.30 P. M., comprised 192 lots at Lynbrook, located on the Merrick road, Langdon and Lyon places. A large crowd faced Mr. Day when the sale opened. The lots sold for a total of \$41,860, an average of \$215 a lot. Among the purchasers were Marcus Weissman, Charles Weber, Michael Kelly, Arthur P. Clark, Paul Gillan, James A. Edwards, Thomas F. O'Connor, Rose Goltze, Anna L. Shea and James J. McGuire.

From Lynbrook Mr. Day and his force went to Arverne, where at 7.30 P. M. a crowd awaited the sale of 195 unrestricted lots and seven houses, in a restricted section of Arverne, on Remington and Wavecrest avenues and adjoining streets. The last lot was sold about 10 P. M. The lots brought a total of \$49,000, or an average of \$250 a lot. Among the purchasers were H. T. Fertel, Henry J. Schultze, Morris Hamis, Leopold Wilson, J. Rosenberg, A. Mandel, H. Hohausser, Emily A. Bossnis, Thomas J. Clevis and Morris H. Lewis.

A 3-story frame house at Beach 62d street and Larkin avenue was sold to A. A. Raphael for \$12,450, who also bought the houses at 2 and 4 Beach 61st street for \$7,000 and \$5,900 respectively. D. Rigney bought the house at 6 Beach 61st street for \$6,100 and the adjoining house at 8 Beach 61st street for \$6,800. The houses at 14 and 16 Beach 61st street went to S. Harowitz for \$9,800 and \$8,500 respectively.

More than 1,500 persons faced Auctioneer Fred Snow of the Jere Johnson Jr. Co. on the same afternoon at Neponsit, on the Rockaway coast, at the liquidation auction sale held by order of the Neponsit Realty Co. Spirited bidding marked the offering, especially for ocean front parcels. Up to the time the sale was adjourned, at 7 P. M., 603 lots were sold for a total of \$384,050, being an average of \$630 a lot. The remaining 164 lots are to be sold at auction on the premises at Neponsit at 2.30 P. M. next Saturday, Aug. 23.

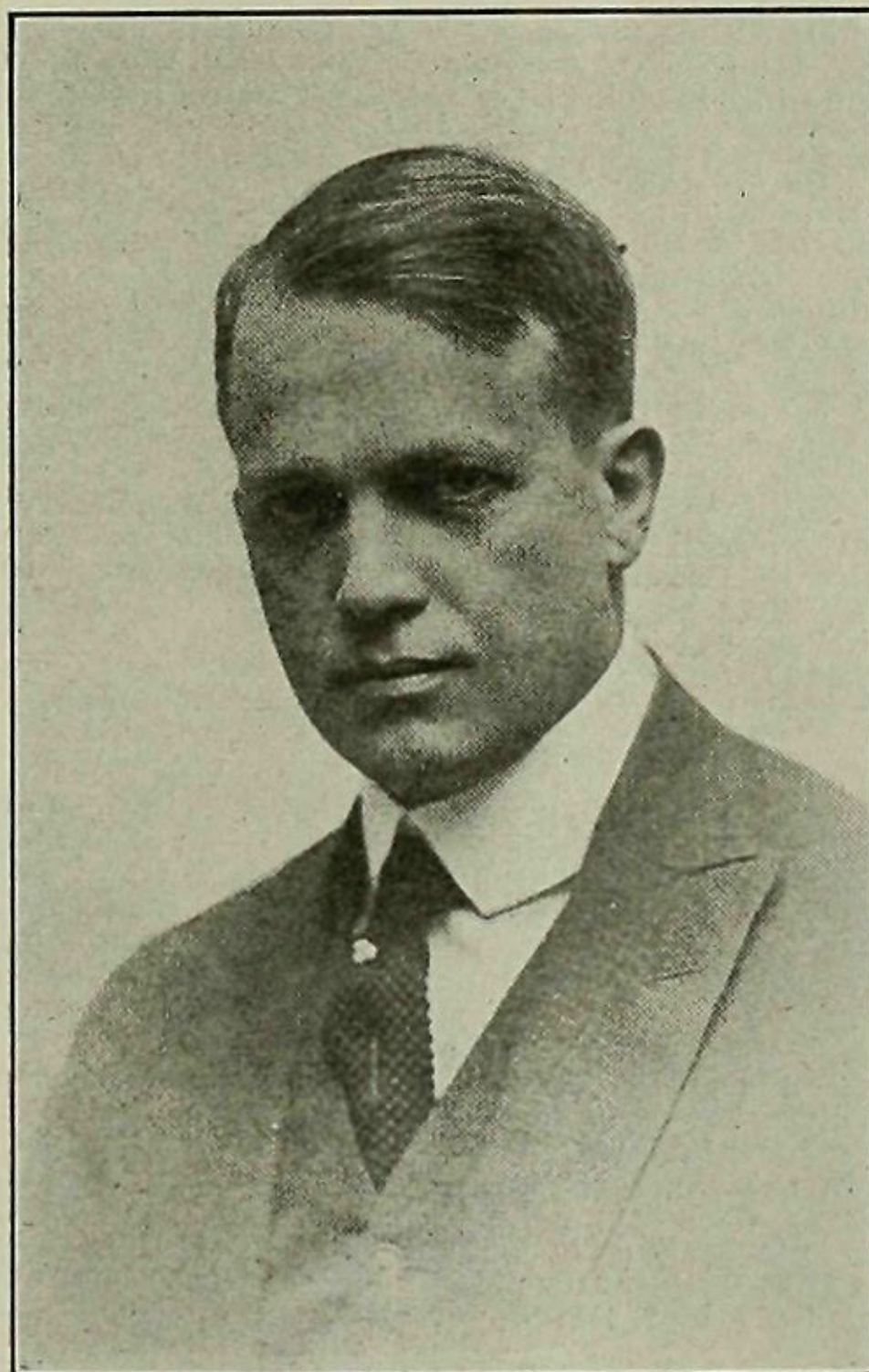
Seven lots in Beach 146th street, facing the ocean, were sold to J. L. Schaefer for \$1,450 each; D. Calendar bought five in Beach 144th street at \$1,800 each and G. A. Smyth paid \$1,575 each for five in Beach 143d street. Lots in Rockaway Beach Boulevard sold at \$625 to \$900 each; in Adirondack Boulevard at \$550 to \$900; Beach 146th street \$475 to \$875; Beach 147th street \$575 to \$825; Beach 148th street \$525 to \$725; Beach 149th street \$525 to \$725, and in Newport avenue \$450 to \$575.

Among the buyers were H. S. Bull, R. C. Quimby, V. T. Vogel, A. L. Steers, C. J. Manning, H. O. Vanderpool, J. M. Hannan, R. A. Bloom, Frederick Hauser, B. E. Wilson, P. Fleming, J. Cohen, B. Trainor and T. Sigman; Dr. A. Blume, B. A. Palumbo, E. C. Eevilson, R. Eskensai, R. A. Frepel, Emery Smith, J. S. Butler, Samuel Kahn, M. Gowen, M. Sullivan, P. Romen, A. W. Stewart, H. O. Vanderford, M. A. Kaufman, J. S. Scippers, Peter B. Sherry, Weymar Lumber Co., C. J. Manney, W. H. Skelly, H. S. Sewes, H. A. Chandler, P. A. Macauley, Mrs. Neeanman, L. Bartel and J. Tybush.

### Carrying on Brooklyn Business.

George H. Gray, since the realty profession was started by the sudden death of Mr. Pyle, is the surviving partner in the firm of Howard C. Pyle & Co., the Montague street brokers, and the business is being carried on by him, as in the past.

Mr. Gray was born in Manhattan, in 1883. He started his career as a real estate broker, agent



GEORGE H. GRAY.

and appraiser, in 1899, spending three years in the suburban realty field, then secured a position in the downtown Court street office of the Leonard Moody Real Estate Co., and became assistant to Howard C. Pyle, then manager of the office. In 1905, he entered into a partnership with Mr. Pyle, under the firm of Howard C. Pyle & Co.

Mr. Gray, in discussing his active business career, said, "It seems only a matter of months since I was the proud possessor of a desk in the big office of the Leonard Moody Real Estate Co. Although the time seems short, I have seen great changes in Brooklyn, and its realty affairs. The most gratifying, from my point of view, is the great industrial development along the water front, and the development of one and two-family house properties. These

two factors make up the back-bone of every good community." Mr. Gray is a great believer in every man owning his own home, no matter how modest.

When asked the deals in which the firm appeared as brokers, he said, "I have made many large sales, but the one which seemed most gratifying to me, was the purchase of the land on which the Ebbetts Field stadium was erected, in 1911."

He is married, and has two sons, and resides in Flatbush. He is a member and director of the Brooklyn Board of Real Estate Brokers, and chairman of its publicity and athletic committees. He has, on many occasions, represented the Board in Albany, on legislative matters. He is a member of the Brooklyn and Cathedral Clubs, Brooklyn Chamber of Commerce, the 29th Ward Taxpayers' Association and Battery "C", 2d F. A. S. G.

### May Close Bronx Kills.

A hearing on the proposition to close the Bronx Kills will be held by State Engineer Frank M. Williams on Sept. 9. In a recent communication to Borough President Connolly he requested the Borough President to confer with the Queens Chamber of Commerce and decide upon a convenient place for the hearing. President Connolly will consider the matter with Secretary Walter I. Willis, of the Chamber of Commerce.

The proposition to close the Bronx Kills has been made by some of the business men of the Bronx. They want to send all the traffic that now passes through this body of water or which might eventually pass through it around by way of Little Hell Gate. That would mean that all the traffic intended for either the Long Island City or Flushing barge canal terminals would have to pass through Little Hell Gate and then into the very midst of the dangerous whirlpools of Hell Gate. The result would be that very little would come this way and the traffic from the barge canal terminal would have to seek a course around the lower part of Manhattan. This would make the two barge canal terminals almost useless to Queens.

### Borough Park Lots Find Market.

Ninety-eight lots in the section near Borough Park found buyers last week at the auction sale conducted by Joseph P. Day in the Brooklyn Real Estate Salesroom. They were sold in an hour after spirited bidding for a total of \$48,735 or an average of \$497 a lot. The property was situated on 8th and 9th avenues and from 46th to 49th street, Brooklyn. This section is exceptionally well favored with rapid transit on the 4th avenue subway and West End line, and is being rapidly built up with one and two family houses.

Among the large number that attended the sale were many well known builders and operators, and among them were William Canning, Meister Bros., and Jacob Summers. The first parcel offered was the northwest corner of 9th avenue and 46th street, which was purchased for \$600 by Vincent Massa. The northeast corner of 8th avenue and 47th street was sold to John Wood for \$1,000.

# MONEY TO LOAN

on

**New York City  
Real Estate**

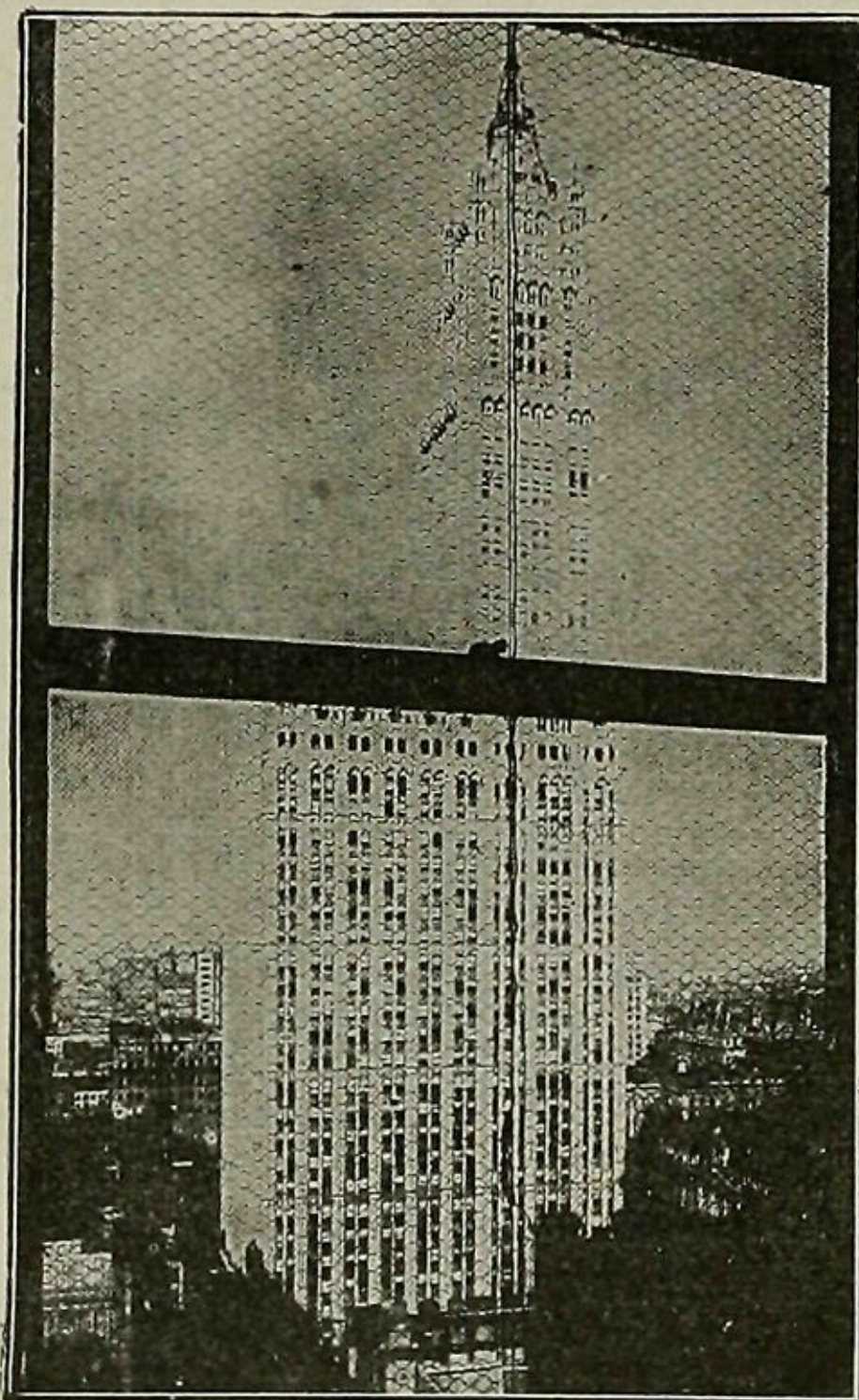
**LAWYERS MORTGAGE CO.**

**RICHARD M. HURD, President**

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

**59 Liberty Street, New York**

**184 Montague Street, Brooklyn**



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## PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 82 as against 79 last week and 20 a year ago.

The number of sales south of 59th street was 32 as compared with 30 last week and 8 a year ago.

The number of sales north of 59th street was 50 as compared with 49 last week and 12 a year ago.

From the Bronx 31 sales at private contract were reported as against 37 last week and 12 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 248 of this issue.

### Mr. Munsey Buys Sun Building.

Frank A. Munsey has purchased the Sun Building at 150 Nassau street, in which the Sun since 1915 has occupied more than 25 per cent. of the building. This sale marks the passing into strong hands of another prominent downtown skyscraper which cost when built approximately \$3,000,000. Few buildings downtown are better located, the plot on which the building stands measuring 100.5 ft. on Nassau street and 94.6 ft. on Spruce street. The 23-story improvement when built was the highest building in the City of New York and contains a gross rentable area of over 130,000 sq. ft., valued in this market at approximately \$300,000 in rents. The building was erected at a time when good buildings were the rule, and as it stands today it is one of the best buildings downtown, being an example of the thoroughly fireproof type of heavy steel and large granite blocks. It was originally erected as a monument and home for the American Tract Society, and no reasonable expense was spared in its construction. Mr. Munsey expects to bring the building thoroughly up to date in line with his policy in this city and elsewhere. He is known as a discriminating buyer who likes choicely located real estate and believes in keeping it up to the mark. About two years ago he purchased the Stewart Building at 280 Broadway through the Charles F. Noyes Company, which also negotiated the present transaction.

### \$1,000,000 Downtown Sale.

Elisha Sniffin has sold the 14-story office building on the corner of Beekman and Nassau streets, known as 140 Nassau street, for the Metropolitan Life Insurance Company to William E. Harmon, who is purchasing the property on behalf of one of his corporations. This property has been held at about \$1,000,000, the exact figures of the purchase price not being given.

### R. E. Dowling Buys 51 Broadway.

Robert E. Dowling purchased from the estate of Maria Campbell the 6-story office and store building at 51 Broadway through to 27 Trinity place, having a frontage of 26.4 ft. in Broadway and Trinity place and a depth of 193.8 ft. The property was leased eighteen years ago to the Wells-Fargo Express Company and this lease was assumed by the American Railway Express Company, which occupies space in the building. The same brokers recently leased the ground floor to the Dominion Bank of Canada and has about three years to run. The property is free and clear and Mr. Dowling pays all cash. It was held at about \$500,000. A resale is pending. The deal was negotiated by the Brown-Wheelock Company.

### Deal on West Street.

The Whitehall Realty Company is reported to have sold to an investor 18, 19 and 20 West street and 32 Washington street, abutting, occupying a ground area of 9,152 square feet. The West street frontage is improved with one 5-story and two 3-story buildings and the Washington street frontage with one 5-story structure. The buyer has not fully decided upon what disposition he will make of the property, whether to erect a new structure on the site or modernize the existing buildings. The plot is on the same block with the Whitehall Building, at Washington and West streets, and Battery place, and is near the site of the new Cunard Building, now under construction at Broadway and Morris street.

### Operator Interested in 23d Street.

The Sheppard Knapp Building, at 39 and 41 West 23d street, extending through to 20 West 24th street, a 6 and 4-story structure, on a plot 41.8x197.6x irregular, was acquired by Frederick Brown from the Central Union Trust Co. The property contains approximately 43,000 square feet and had been held at \$250,000. William Bensall was the broker. Mr. Brown was influenced in making the purchase because immediate possession could be had. He has bought and resold a number of important properties in this vicinity recently.

### Bosch Magneto To Build.

The American Bosch Magneto Corporation plans the erection of a tall building which, with the site, will represent an investment of close to \$700,000. A site of 71 feet on the north side of 60th street, just west of Broadway, has been

acquired by the corporation through the Frank L. Fisher Company, and the plan is to start the erection of the proposed factory and sales-room as soon as possible.

Decision was reached several days ago and the properties at 17, 19, 21 and 23 West 60th street were taken under contract. On September 1 title to the four 5-story tenements will be taken from William Kolbe, Dr. James Bergen and Mr. and Mrs. Michael McDonnell. The four houses cover a site 71 feet on the street and are 100.5 feet deep. The building to be erected will be ten stories at least, and it may be twelve.

The American Bosch Magneto Corporation's factory is at Springfield, Mass. It has occupied leased quarters in 46th street, this city, while deciding on a location for a building of its own.

### Syndicate Acquires Berkshire.

The George Backer Construction Company (George Backer and Arnstein & Levy) purchased from the Berkshire Apartment Company, Charles S. Shepard, president, the Berkshire, a 10-story apartment house at 500 to 506 Madison avenue, northwest corner of 52d street, on a plot fronting 100.10 feet on Madison avenue and 95 feet on 52d street. The structure, which is laid out with two suites on a floor, was held at \$750,000 by the owners. N. A. Berwin & Co. were the brokers. The Berkshire is one of the most successful of the older group of apartments put up in that exclusive district, and was acquired by the selling company eighteen years ago. The new owners plan either to resell the property or else they will, at the expiration of the present leases, some of which do not expire until 1922, reimprove the site with a commercial building. Many real estate men are of the opinion that a large part of Madison avenue in that section will be claimed by trade in the near future.

### Will Improve Trinity Holdings.

Trinity Church Corporation has sold another group of old downtown properties, which will make room for a modern commercial improvement. The corporation has sold the southwest corner of Varick and King streets to Charles Cory & Son, Inc., manufacturers of nautical instruments. The property comprises eight old brick and frame buildings, two and three stories high, covering a plot fronting 75 feet on Varick street and 150 feet on King street. It is understood to be the plan of the purchasing company to build a 6-story concrete and steel building for its exclusive occupancy. Cory & Son are now located at 290 Hudson street.

Other firms that have recently bought sites for commercial structures from Trinity Corporation include the Union News Co., northeast corner of Varick and Dominick; the Fletcher Castoria Co., the block front on Varick street, from Grand to Watts street, and Lehn & Fink, northeast corner of Greenwich and Morton. Within the past year Trinity is understood to have disposed of close to \$2,000,000 worth of its realty.

### \$500,000 Apartment Deal.

The Morgenstern Brother Syndicate has purchased the two 6-story elevator apartment houses covering the block front on the west side of Convent avenue, between 142d and 143d streets, renting for \$90,000 and held at \$500,000. The buildings contain seventy-two apartments, all of which are rented. W. D. Morgan, John S. Routh, and F. R. Wood & Co. were the brokers in the deal.

### Shenk Acquires Rockfall.

The College Holding Company, Joseph Shenk, president, has purchased the Rockfall Apartments, a 10-story structure at the northeast corner of Broadway and 111th street, on plot 75x225, from the Rockfall Corporation, John R. Armstrong, president. The property rents for \$133,000 and was held at \$1,200,000. Negotiations which have been pending some time were finally consummated today.

### Murray Hill Apartments Bought.

The two 9-story apartment houses in the Murray Hill section at 138 and 144 East 36th street were sold by Sharp & Co. for the James Humes Building Company, which built them about three years ago. They were held at \$700,000. The structures are among the most modern apartments in the midtown section. They cover a plot 62.9x98.9, and adjoin the southeast corner of Lexington avenue. They return an annual rental of \$100,000. The sellers acquired the site in 1915 from Mrs. E. L. Reaney, and work on the houses was begun a few months later.

### Bank Sells Loft Building.

Howard LeC. Roome, president of William J. Roome & Co., Inc., associated with L. Tanenbaum, Strauss & Co., sold for the Excelsior Savings Bank the 8-story fireproof store and loft building at the northwest corner of Bleecker and Wooster streets, on a plot 50x100, known as 123-125 Bleecker street. This property, which formerly belonged to the estate of Charles Banks, deceased, was built by Mr. Banks about twenty years ago, and is one of the best constructed buildings of its type in

the city. The estate traded it in 1913 for the 12-story loft building, on a plot 103.6x100, at 40-46 West 25th street, owned and erected by the Building & Engineering Company (Wm. H. Birkmire and Andrew J. Kerwin). In 1916 the Excelsior Savings Bank, which had the first mortgage on the property, foreclosed, and since that time the property has been managed by William J. Roome & Co., who formerly were the agents of Charles Banks. In the past three years the rental value of this property has been doubled, and the property has been sold at a substantial profit to the bank.

**Deal for Historic Site.**

The property at 73 Pearl street, site of New York's first City Hall, has been sold by Commodore Elbridge T. Gerry to Richard S. Elliott. Andrew A. Bibby as broker represented Commodore in the transaction. On the site is a 6-story building with stores occupying the block on the south side of Coenties alley and extending to 40 Stone street. The property has a frontage of 25.6 feet on Pearl street, 107.8 feet on Coenties alley and 33.7 feet on Stone street.

**Jobber Buys from Bank.**

Spear & Co. sold for the East River Savings Bank to an exporter and jobber in shoes and clothing the 5-story loft building, 37.4x200, at 537 and 539 Broadway, through to 108 and 110 Mercer street, just north of Canal street. The holding was acquired by the bank in foreclosure proceedings and has been on the market at \$175,000.

**Bank Note Co. in Rumored Deal.**

An unconfirmed report this week involved the former home of the American Bank Note Company at 78 to 86 Trinity place, between Rector and Thames streets, facing Trinity Churchyard. The property has been rumored sold several times during the last few years, since the company moved to the Hunt's Point section of the Bronx. The property fronts 124.10 feet in Trinity place, 177.8 feet in Greenwich street and has an irregular south line, forming an "L" around the Trinity Court Building, which was recently acquired by Frazar & Co. The north line measures 181.4 feet.

**La Rochelle in Reported Deal.**

The 10-story La Rochelle apartment house, with stores, at the northeast corner of Columbus avenue and 75th street is reported to have been sold. The structure, which was held at \$900,000, stands on a plot fronting 102.2 feet on the avenue and 112 feet on the street. Title to the property stands in the name of La Rochelle Corporation, representing R. F. Kilpatrick, which acquired it three years ago. The selling com-

pany purchased the property from A. Remington Robert, of London, England. The Lebertan Corporation is the buyer.

**J. C. Davies a Buyer.**

The estate of Sigmund Neustadt, Agnes Neustadt, Cahimir I. Stralen, and Mortimer L. Schiff, executors, have sold to J. Clarence Davies 181 Pearl street and 2-4-6 Cedar street, the corner of Cedar and Pearl streets, being 22 feet on Pearl street and 128 feet on Cedar street.

**Murray Hill Apartments Resold.**

The three elevator apartment houses at the southwest corner of Lexington avenue and 34th street have been resold by the 210 West Fifty-sixth Street Corporation, Irving I. Lewine, president, to the Ralph Holding Company, Samuel Wacht, Jr., president. William S. Baker was the broker.

The apartments were held at \$600,000 and command an annual rental of \$68,000. The site fronts 117 feet on Lexington avenue and 114 feet on 34th street east of the Seventy-first Regiment armory. The buyers intend to alter them into apartments of three and four rooms. The houses are known as the Murray Hill, Santa Anita and Armory Hall. They were purchased by the sellers last June from the Henry E. Jones estate through William S. Baker.

**Pratt Institute Sells Taxpayer.**

Meister Builders (Inc.) purchased from the Pratt Institute the 2-story taxpayer, on a plot 100x100, at 174-182 Montague street, Brooklyn. This property is part of the Academy of Music which was burned down a few years ago, and adjoins the Lawyers Mortgage Company. This property was held by the Pratt Institute for \$400,000. Nathan Stern was the broker in the transaction.

**Eighteen Houses Bought from Plans.**

Samuel Galitzka and J. Lacov, as brokers, report that they have sold for the South Fifth Construction Co. to a client for investment the eighteen 2-story and attic new one-family houses on the southwest corner of Avenue L and East 10th street, on a plot 420x100. The reported consideration was \$162,600. The houses are now in course of construction and were sold from plans.

**Buyers For Canarsie Lots.**

In the Brooklyn Real Estate Exchange on Wednesday night the Jere Johnson, Jr., Co. sold at auction for a total of \$33,970, 139 lots and gores located at Canarsie, on Glenwood road (Avenue G), Flatlands and Remsen avenues East 89th, 92d, 95th, 96th, 98th, 99th and 100th streets. The attendance was large. Among the

buyers were H. T. Kolf, Isaacs R. Van Horton, Walter G. Peterkins, P. Gagalarde, P. Davaford, R. J. Regan, J. M. Byrne, Adolf Diamond, M. M. Getweitz, M. Hess, H. A. Kromninger, B. Greenstein, Joseph Douglas, W. J. Rourke.

**Manhattan.**

**South of 59th Street.**

CHERRY ST.—D. and W. Mullins sold to a client for St. Rose's Home the 4-sty tenement, on lot 25x97, at 426 Cherry st. The buyer will make extensive alterations.

DOMINICK ST.—Cruikshank Co. sold for Mary E. Hart to the Union News Co. 27 and 29 Dominick st, 2-3-sty brick buildings on plot 41.1x75, adjoining the plot 75 ft on Varick st by 99 ft 10 inches deep on Dominick st, which was recently acquired from the Trinity Corp. by the same interests through the same brokers. It is the intention of the purchaser to improve the property in the near future.

GRAND ST.—E. H. Ludlow & Co. sold for the heirs of the estate of Richard L. Howell to Samuel Eiseman 71 Grand st, southeast corner of Wooster st, a 4-sty building, 18x75 ft. The purchaser owns the surrounding property on Grand and Wooster sts and now controls a plot 84x146. The lot sold was part of the old Lorillard estate and has been in the hands of the sellers for over one hundred years.

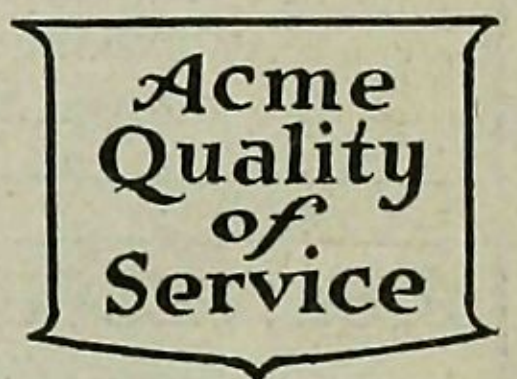
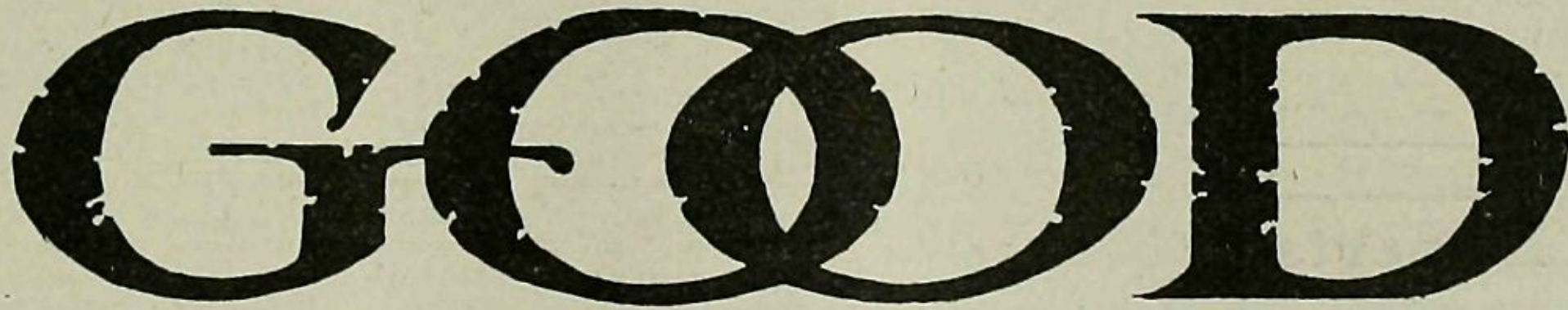
MAIDEN LANE.—Camman, Voorhees & Floyd and Frederick Southack & Alwyn Ball, Jr., sold to Richard S. Elliott 126 Maiden Lane, 2 5-sty building on lot 22x65.

WEST ST.—Huberth & Huberth sold to a client for the Hudson Navigation Co. the 5-sty warehouse building at the northeast corner of West and Watts sts, on plot 125x106.6, now occupied by the Towers Stores (Inc.).

WALKER ST.—Harry Aronson, Inc., has bought from Eliza Guggenheimer the modern 7-sty store and loft building at 9 to 13 Walker st, on a plot 60x106, located 100 ft. east of West Broadway. It was held at \$125,000. Isidor Cohn and A. Baumann were the brokers.

11TH ST.—Pepe & Brother sold for John T. Barkley, of John F. Barkley & Co., handlers of specie for the Sub-Treasury and Federal Government, the 3-sty and basement brick dwelling 130 West 11th st, 22.6x129.7, to Mrs. D. M. Griffiths, who will remodel and occupy. The abstract of this property shows a direct title from the grant of the British Crown to Sir Peter Warren, Admiral of the British Navy in 1797.

13TH ST.—H. Meltzer sold for Susan Stern to the Star Box Lumber Co. the 3-sty loft building, on a plot 45x100, at 118x120 East 13th st, near 4th av, held at \$30,000. The buyer will alter the property for business use.



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211TH ST.—The Dyckman section is to have another large public school if the Board of Estimate approves the recommendation of the Board of Education to acquire title to the plot of twenty-four lots on the north side of 211th st, extending through to 212th st, 125 ft west of 10th av. The site has a frontage of 300 ft on each thoroughfare and a depth of 199.10 ft, and is assessed for taxation purposes at \$98,500. Frederick L. Merriam, of Tarrytown, N. Y., holds title to the 212th st frontage and the Morewood Realty Company (Herbert L. Du Puy) is the owner of the southerly half of the plot.

BROADWAY.—Joseph Shenk purchased from Sonn Bros. the Kathmere, at the northwest corner of Broadway and 135th st, a 6-sty elevator apartment structure, on a plot 100x125. The building contains forty-three apartments and seven stores and was held at \$375,000.

CLAREMONT AV.—The Union Chemical Glassware Co. resold to a Mr. Broderick the Dacona Hall, a 6-sty apartment house, 100x100, at the southwest corner of Claremont av and 122d st. The sellers acquired the property a few days ago from the Hyams estate.

LENOX AV.—Porter & Co. sold for Judge Vernon M. Davis his home at 194 Lenox av, near 120th st, to a client for occupancy.

MADISON AV.—Joseph Shenk purchased from the National Butchers' and Drovers' Bank the 6-sty apartment house, on a plot 40x180, at the northwest corner of Madison av and 107th st, renting for \$16,000 and held at \$125,000.

ST. NICHOLAS AV.—W. D. Morgan sold for H. R. MacKenzie to Ennis & Sinnott the 4-sty dwelling at 760 St. Nicholas av, opposite 148th st, on a lot 20x125. This is one of four houses erected by Dwyer & Haig about twenty-five years ago for the MacKenzie family, the dwellings being considered the finest in the upper part of the city. Recently Mr. Morgan disposed of three of the row.

ST. NICHOLAS AV.—Irving I. Levine and Ely Maran bought the 6-sty apartment house, 46.7x103.3, at 941 St. Nicholas av, northwest corner of 157th st, held at \$100,000, through A. Scharsmith.

WEST END AV.—The Clark School for Concentration has purchased the Huyler dwellings at the northwest corner of West End av and 72d st, which it has occupied under lease for the last two years. Eventually the school will reimprove the site. The dwelling at the immediate corner, which was the home of Mr. Huyler for many years, is to be made the headquarters of the institution. It is planned to install in this building a gymnasium and swimming pool.

WEST END AV.—D. and H. Minners have sold 646 West End av, a 5-sty apartment house, 28.5x100, and a 14-foot lot adjoining to the south, to Joseph J. Lese, who plans to alter the building into small suites. The property, which enjoys permanent side light, forms part of the old Bloomingdale rd. The sellers had owned it for thirteen years and held it at \$85,000. Charles J. Quinlan, of the Wood-Dolson Co., Inc., negotiated the sale.

#### Bronx.

CLINTON PL.—William R. Lowe sold the 2-sty dwelling 72 Clinton pl to Robert Drew.

DEVOE TERRACE, ETC.—McLernon Bros. sold for John W. Washburn 2473 Devoe terrace, a 2½-sty frame dwelling, on a plot 25x100; also for Armintha Merritt the property at the southeast corner of Fordham rd and Loring pl, consisting of two 3-sty buildings, with stores and apartments, on a plot 41x70; and for Loretta G. Sweeny, of Poughkeepsie, N. Y., the southeast corner of Morris av and 183d st, a vacant plot, 43x92, which the purchaser will improve.

PALISADE PL.—E. Osborne Smith has sold for John Reilly to Caroline Atz 1803 Palisade pl, a 1-fam. detached stucco residence. The plans of this house won first prize in an architectural contest.

KELLY ST.—Frederick Brown has sold to Morris & Spiegel 184 Kelly st, near Intervale av, a 4-sty dwelling, on a plot 33x100, renting for about \$5,000 and held at \$27,000. David Geisler was the broker.

176TH ST.—Isaac Lowenfeld and William Prager have purchased from August Eimer, of Eimer & Armand, a 5-sty apartment house, on a plot 75x98, at 273 East 176th st, northwest corner of Anthony av. The building has been held at \$127,000. Wolfe & Co. and Max Alexander negotiated the sale.

198TH ST.—E. Osborne Smith sold for Frank Nolan the 2-fam. dwelling at 2 East 198th st to James McDermott.

BAILEY AV.—Samuel Jacobs has purchased the dwelling at 2894 Bailey av.

BAILEY AV.—The Seperate Realty Corporation sold to Sidell Lieberman the 2-sty house at 2890 Bailey av.

BRYANT AV.—J. Clarence Davies sold to Hilda Sanders 657 Bryant av, opposite Hunts Point av, a 2-sty, 2-fam. house, on lot 25x100.

CEDAR AV.—David L. Woodall, Jr., sold for William R. Sanders the 2-fam. house, on lot 18.6x82, at 1793 Cedar av.

CODDINGTON AV.—The Bronx Land, Mortgage and Real Estate Co. sold for P. Cestaro the 2-fam. house at 2884 Coddington av.

CRESTON AV.—Dr. Getenberg bought from the Kountze estate a plot, 54x100, at the northeast corner of 180th st and Creston av. E. Osborne Smith was the broker.

LONGFELLOW AV.—S. Morrill Banner and William L. Levy have sold the 5-sty new law apartment houses at 879 to 883 and 913 and 917 Longfellow av, each on a plot 39x104. The houses, which were held at \$160,000, were acquired from an investing client of J. L. Sonand, and are the last of sixteen similar properties acquired by the sellers last February to pass to new interests. They were former holdings of George F. Johnson.

MARMION AV.—Voorhees & Floyd sold for Mrs. Josephine A. Bertin the 3-sty brick 1 fam. dwelling and garage at 1790 Marmion av. The buyer will occupy it.

MARMION AV.—The Stanton Improvement Corporation, I. Podlosky, president, bought 1980 and 1984 Marmion av, two 4-sty modern apartment buildings, 67x85, held at \$48,000.

MARMION AV.—Ely Maran and Joseph Sager purchased the 5-sty apartment 1831 Marmion av, near 175th st, on a plot 50x147, held at \$70,000.

MONTEREY AV.—E. Sharum bought from Jos. G. Abramson 2015-2023 Monterey av, two 5-sty flats, 51x97 each. H. L. Sonand was the broker.

ST. ANNS AV.—Charles Edelson sold for N. Gartner 42 St. Anns av, southwest corner of 145th st, a 6-sty flat.

SPENCER AV, ETC.—E. Sharum sold to Stuard Hirschmann four lots, Nos. 96, 97, 163 and 164, map of Broadway City line property, formerly Lackman property, opposite Van Cortlandt Park; two lots on Spencer av and two lots on West 262d st.

TAYLOR AV.—J. Clarence Davies sold for Nora Stanton 1626 Taylor av, near Van Nest av, a 3-fam. frame house, on lot 25x95.

VYSE AV.—Joseph G. Abramson has purchased through Pease & Elliman 1438 Vyse av, near Jennings st, a 5-sty modern apartment, on plot 37.6x100. Mr. Abramson resold the property for cash at a substantial profit to Moses D. Spoto through Hiram T. Wood.

WASHINGTON AV.—Wm. Peters & Co. sold to Charles Weber the 5-sty apartment house at 1018 Washington av.

WASHINGTON AV.—The Beneson Realty Co. purchased from the Northport Realty Co. the 7-sty apartment house, 82x92, at the southeast corner of Washington av and 178th st, held at \$150,000.

WASHINGTON AV.—The Blossin Corporation sold 1477 Washington av, 90 ft south of 171st st, a 5-sty flat on lot 37.6x100. J. Clarence Davies negotiated the sale.

WASHINGTON AV.—The city of New York purchased from Clara L. Schott the 3-sty building at 1872 and 1874 Washington av, on a plot 48x90, for \$14,350. The parcel adjoins the Trinity Congregational Church and school site at the northeast corner of Washington av and 176th st, which the city acquired last July for \$135,000. With this latest purchase the city now controls a plot 108x150, adjoining a public school.

WEBSTER AV.—The Beneson Realty Co. bought from John S. Appleby the plot 165x100, on the west side of Webster av, 50 ft south of 173d st. A garage is contemplated for the site. Charles and George Buckbee were the brokers.

WEBSTER AV.—The Benenson Realty Co. sold to a client of I. Gothals 1995 Webster av, a 6-sty new-law tenement, 50x100.

#### Brooklyn.

ADAM ST.—Meister Builders, Inc., sold 191 Adam st, a 5-sty brick tenement on a plot 25x97.6 lately purchased.

HART ST.—Burling and Swan, Inc., sold the three dwellings on a plot 47x100 at 112 to 114A Hart st for W. P. Hulse to S. Leskowitz.

LINCOLN PL.—Charles Partridge sold the modern 4-sty apartment house at 681 Lincoln pl to a client for investment. This sale was made for the New York & Scranton Realty Co., and disposes of the last of its Brooklyn property.

PALMETTO ST.—M. Martin & Co., of 102 Madison av, manufacturers of women's underwear, purchased the 5-sty building at 130-132 Palmetto st as an additional plant, making eight now operated by them in New York and vicinity. The building was purchased from the D. M. Balsam Co. It has a frontage of 100 ft. on Palmetto st and a floor space of 45,000 sq. ft.

RYERSON ST.—Bulkley & Horton Co. sold the 2-sty dwelling at 178 Ryerson st, 25x100, for the estate of Susan N. Steward; also dwellings at 725 81st st, 25x100, for H. Gebouer; 81 Willoughby av, 20.5x107.7, for Mrs. J. A. Delaney; 227 Macon st, 18x100, to Lucille R. Hunt and in conjunction with the Jerome Property Corporation, 425 5th st, 18x100.

TILLARY ST.—Meister Builders (Inc.) sold the five 1-fam. houses at 262, 262A, 266, 266A and 270 Tillary st to buyers for occupancy.

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33D ST.—Howard C. Pyle & Co. report the sale of eight lots on the south side of 33d st, between 3d and 4th avs, for Harris B. Greenberg to a builder who plans the erection of apartments.

39TH ST.—Nicholas J. Occhefento sold for Louis Kirschenmann the 2-sty brick dwelling 1119 39th st to Joseph Andriachia; also for Concetta Caruso the 4-sty tenement at 71 Sackett st, on lot 19x100, to Frank Magliulo.

42D ST.—Realty Trust sold for the Artee Realty Corporation the 2-fam. dwelling at 1338 42d st to Sarah Goldstein.

43D ST.—Realty Trust sold for the Artee Realty Corp. the six 1-fam. dwellings on 43d st, between 15th and 16th av, Borough Park, to the Frank Building Co., Inc., thus disposing of the remainder of these houses built on both sides of the street in the Philadelphia style with rear alleyways for delivery.

44TH ST.—I. Salzberg sold for S. Elgert to M. Gordon a 6-fam. brick house on a plot 25x100 at 1334 44th st.

46TH ST.—Meister Builders, Inc., purchased twelve lots, each 20x100, on the south side of 46th st, 100 ft west of 9th av.

63D ST.—Realty Trust sold for the Alco Building Co. the 1-fam. brick dwelling 2070 63d st, Mapleton Park, to Joseph Jackwirt.

66TH ST.—Realty Trust sold for the Alco Building Co. the 1-fam. semi-detached dwelling 2155 66th st, Mapleton Park, to Samuel Rothenberg, for occupancy.

72D ST, ETC.—Walter S. Ross and C. C. Gretsinger sold for Anna J. Wedin the 2-fam. limestone house at 324 72d st to a client; also sold for Daisy Nicholas the 2-fam. brick house at 351 72d st to a client for occupancy.

81ST ST.—Tutino & Cerny sold for the Home Talk Building Corporation to Anton Berger, for occupancy, the new 2-sty dwelling with garage, at 629 81st st.

82D ST.—Frank H. Malone, as broker, sold the 2-fam. semi-detached dwelling, with garage, 344 82d st for Augusta Bjerring.

EAST 4TH ST, ETC.—Howard C. Pyle & Co. sold 1471 East 4th st, a 2-sty dwelling, for D. J. O'Connor to A. C. Ketcham; also 26 Pierrepont st, a 3-sty house, for John L. Sherwood to George Maxwell Clark.

EAST 19TH ST.—Samuel Galitza and J. Lacov sold for the Harris Building Corporation, to a client for occupancy, the 2-sty new 1 fam. house, on a plot 22x126, on the east side of East 19th st, 400 ft north of Av N; also for B. Picone & Son, the new 1 fam. house, with garage in course of construction, on the north side of Av I, 86.8 ft east of East 13th st, on plot 26.9x100 and for the Manler Building Corporation, to a client for occupancy, the new 1 family house with garage, on a plot 28x100, on the north side of Av O, 114 ft east of East 18th st. This house was sold from the plans, and will be ready for occupancy by January, 1920.

EAST 21ST ST.—Samuel Galitzka and J. Lacov sold for the Midboro Building Corporation, Oscar Sherman, president, to A. O. Miller, Samuel Miller and A. M. Stern, of Manhattan, for occupancy, the three 2-sty houses now in course of construction on the west side of East 21st st, 100 ft. north of Av K, the dimensions being 125x100. The consideration was \$60,000. These houses were sold from plans and will be ready for occupancy in February, 1920.

AV Q.—R. S. Fisher sold the plot 60x100 at the corner of Q and East 19th st for Marie Fisher to a client; 1885-87 East 18th st for Charles W. Anderson; 1121 Av P for Louis McDell, and 1310 Av P for Georgiana Somers to Alice Reynolds.

FLATBUSH AV.—The Mc-Inerney-Klinck Realty Co. sold for Johann C. Deelwater the 4-sty brick and limestone apartment house at 1081 Flatbush av, on lot 21x100.

GATES AV, ETC.—R. A. Schlesing sold for Anna Boehm the 6-fam. brick tenement house 2029 Gates av to Charles H. Muller for investment; also the 6-fam. brick tenement house 331 Menehan st for Albert Mellen to Matthaas Habe for investment; the 2-fam. frame house at 255 Weirfield st for Anna Fletcher to Harry Valenstine for occupancy; the 2-fam. frame house 419 Hamhburg av for Bernard Cruse to Philip Lynch for occupancy; the 6-fam. frame cold water flat 245 Irving av for a client to Joseph and Maria Duschinsky and Fritz Trischler for investment.

KINGSTON AV.—Burling & Swan, Inc., sold the apartment house at 122 Kingston av for the Land Credit Corporation to a client for investment.

ST. MARKS AV.—Charles Partridge sold to an investing client, for William Heller, the 6-fam. apartment house at 568 St. Marks av.

WESTMINSTER RD.—John Pullman Real Estate Co. sold 329 Westminster rd, a 3-sty detached residence, on plot 50x100, for Anna Ostergren to Cornelius P. McLaughlin for occupancy.

3D AV.—Frank H. Malone sold the building on the southwest corner of 3d av and 76th st, for Henry Ohland to a client for investment.

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## RECENT LEASES.

### Stores in Dorlton Apartment.

An important change will be made in the Dorlton apartment house, on the northeast corner of Broadway and 71st street, as the result of the lease of the entire ground floor for business use. Morris Krim, president of the Krim Realty Corporation, has leased the floor from the Transit Realty Company, Inc., for a term of twenty years, at an aggregate rental of about \$940,000. The space will be divided into five stores, one of which will be occupied by the Hanover Lunch, of which Mr. Krim is also president.

### Long Term Lease to Producers.

J. B. English has leased for the estate of James P. Knight plot 100x100 at 215, 217, 219, 221 and 223 West 49th street, consisting of dwellings, stores and apartments, to Lee and J. J. Shubert for a term of twenty-one years with three renewals. This is the second large important lease made in Times Square recently by the same broker.

### Chinaware Dealers to Move.

The Brett & Goode Company leased for the American Lithographic Company the store, basement, second, third, eighth, ninth and tenth floors in their building, 37-41 East 18th street, to L. D. Bloch & Co., importers and wholesalers of chinaware, now at 153 Fifth avenue, for a term of years at an aggregate rental of about \$350,000. The same brokers recently leased the entire building to the American Lithographic Company for twenty-one years at an aggregate rental of \$500,000.

### Lease by Clark & Kendrick.

The Herald Square Holding Company, a subsidiary of the George Backer Construction Company (George Backer, Arnstein & Levy), has leased from plans the 3-story garage building to be erected at 126-134 West 50th street. The building will be occupied for a long term of years by Clark & Kendrick, Inc., builders of high-grade motor car bodies.

### Long Term Broadway Rental

Sydney S. Cohen and Charles J. Stumpf leased to Harry Berdon and Mannie Walker the remainder of the building now in course of construction at 1612 Broadway, northeast corner of 49th street, for fifteen years at an aggregate rental of about \$450,000. Negotiations are now pending through Mr. Cohen for the subletting of the north store in Broadway, connecting with the store in 49th street.

### Big Fifth Avenue Space Lease.

Samuel Rosenthal & Brother, manufacturers of clothing, have taken a new lease of large space in the 18-story building at the northeast corner of Fifth avenue and 12th street. They have leased the entire sixth to twelfth and sixteenth floors in the building for a term of five years from February, 1921, at a yearly rental of \$72,000, or \$360,000 for the term.

### Schulte Leases on 125th Street.

The Schulte Cigar Company has leased, throughout Barnett & Co., the grade floor in the Hotel Sinclair, at the southwest corner of Park avenue and 125th street, for a term of twenty-one years at a total rental of \$140,000. The space, 25x80, will be cut up into stores, one of which will be occupied by the Schulte Cigar Company.

### Bank in Bronx Lease.

William R. Lowe has leased for a term of years for the Gaines & Roberts Co. to the Colonial Bank, Alexander Walker, president, the southeast corner of Fordham road and Morris avenue, size 45x100. The Gaines & Roberts Co. is erecting a building which the bank will occupy as a branch when it is completed about November 1.

### More United Stores.

The entire ground floor at the southwest corner of 3d avenue and 148th street has been leased by the United Cigar Stores Co. With the exception of the corner, which they will occupy for one of their stores, the entire space will be subletted. Another important property leased by the United is the entire building at 441 Tremont avenue, Bronx, for a long term of years. When the present leases expire they will make extensive alterations to this property, subdividing the space for chain store tenants. The company has also leased the space at 853 6th avenue near 48th street and will occupy one of their stores.

### Manhattan.

ELECTUS T. BACKUS, of the Guardian Holding Co., leased for George T. Ellis as trustee to a Mrs. Goodspeed for a term of years the dwelling at 26 East 62d st. The lessee will convert the house into small suites. The same broker has leased the dwelling at 341 East 81st st for George Parker to P. Gorton Coombe.

BASTINE & CO., Inc., leased apartments at 319 West 95th st, to the following: Miss Gertrude B. Moody, Egbert Grandin, John Haddon and Mrs. K. Doyle.

THE BRETT & GOODE CO. leased a half of the 8th floor in the Art Color Building, 209-19 West 38th st, to the Scott Stamp & Coin Co.

CLINTON H. BOOTH leased store and basement in 27 West 46th st for Harris & Vaughan, agents, to Ellsworth Niles.

CUSHMAN & WAKEFIELD have leased for the First Construction Co. of Brooklyn, offices in the Long Beach Building, 405 Lexington av, to Asher Golden.

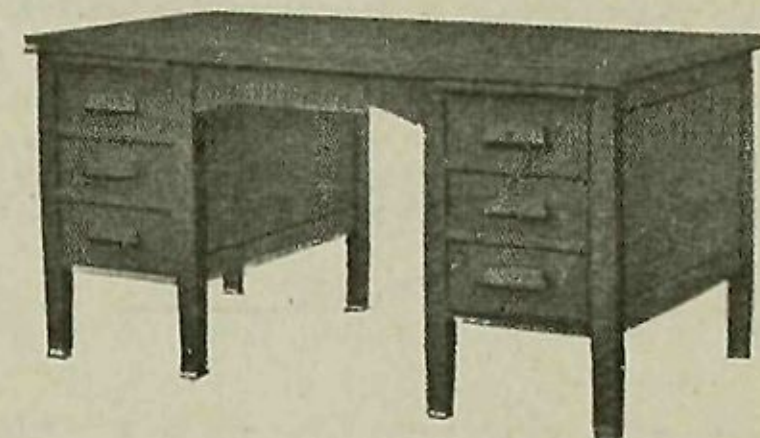
CUSHMAN & WAKEFIELD leased for Todd & Robertson, Inc., offices on the 2d floor of the

Equitable Trust Building at 347 Madison av, to the Pyrotan Corp.

DUROSS CO. leased for the United Cigar Stores Co. the store and basement at 261 West 14th st to Constantine D. Panagakis.

CROSS & BROWN CO. leased for Mortimer Steifel et al 2d loft in 245 West Broadway to Jacob Lobe and Morris Rothman; for the Bond & Mortgage Guarantee Co. offices in 335 Broadway to K. & S. Rubber Products Co., Maurice Silverman and Samuel Hyman; for Frederick F. Ayer 7th loft to Charles Morningstar Co. and 8th loft to Collins, Plass, Thayer Co in 349 Broadway; for Interstate Land & Holding Co. stores 8 West 47th st to Martha Villanau and Emily Christensen and to Patrick F. Madigan;

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for the Unum Real Estate Corporation store in 58 West 65th st to Schebler Carburetor Co., Inc.; for the same owners stores in 1928 Broadway to Warren-Nash Motor Corporation; for the Groton Realty Corporation 6th loft in 603 Broadway to Rosen & Getlin; for Roggen Brothers top loft in 216 to 222 Mercer st to Quinto, Cohen & Levin, Inc.; for the estate of Ellen M. Hennessy 9th floor in 220 4th av to M. F. and A. E. Hirsch, and for the Rothschild Realty Co. 7th floor in 98 5th av to Jacob Greenberger.

J. B. ENGLISH leased for J. F. Kessler the 3-sty dwelling 238 West 49th st.

J. B. ENGLISH leased for W. Phillips the 3-sty dwelling 23 West 93d st; for A. Molyneux the 4-sty dwelling 238 West 42d st.

J. B. ENGLISH leased for Marie R. Ryan the 4-sty dwelling 257 West 55th st.

J. B. ENGLISH has leased for Margaret Brown the 4-sty dwelling 129 West 61st st for a term of years.

J. ARTHUR FISCHER leased to William Tighe space at 753 7th av for the express business; also to John Kanoutas the four lofts in the building 691 6th av; to James Moore a loft at 666 6th av.

GREENWICH ASSOCIATES, Inc., builders and operators, leased 164 Madison av for a period of twenty-one years, and will improve with a modern loft building. The aggregated rental, together with the improvements, amount to about \$150,000. Robert Kamin was the broker in the transaction.

A. A. HAGEMAN, in conjunction with Oscar L. and John R. Foley, leased the building 556 7th av, for a period of twenty-one years, at an aggregate rental of over \$100,000, to Abraham Jacobson & Max Glickman. A new building is to be erected. The store will be occupied by the lessees and the upper lofts will be leased.

HAGGSTROM & CALLEN leased for John Mackey the store and basement at 200 West 69th st to Frank Gravagna.

HAGGSTROM & CALLEN leased for three years for William L. Amermann the 3-sty dwelling at 168 West 64th st to Joseph Holmes.

HEIL & STERN leased for the Belvedere Realty Co. 222 4th av, northwest corner 18th st, 10th floor to Mill Factors Corp.; also in the same building the 11th floor to Levy & Nathan, Inc. Both leases are for a long term of years at a total rental of \$75,000.

OSCAR D. & HERBERT V. DIKE leased for Harold C. Mathews store at 67 West 46th st to Mrs. Marie Muir.

HIRSCH & FRIEDMAN leased for Cross & Brown Co. in 38-42 East 29th st the 4th floor to Tyler-Davis, Inc.; the 5th floor to Isaac Adler and the 8th floor to Big G Cloak & Suit Co. These leases are all for a term of years at a rental aggregating \$50,000.

HOUGHTON COMPANY leased for Joseph P. Howe the 3-sty dwelling 178 West 88th st to Winifred F. Carroll.

HOUGHTON COMPANY has leased for Dr. Albert T. Sanden the 5-sty American basement dwelling 68 West 87th st to Bernard F. Huppe.

ALBERT E. KELLY leased the store and basement at the southwest corner of 8th av and 36th st for Frederick Zittel & Sons, agent, for five years to F. & G. Clothing Co. from Oct. 1.

SAMUEL H. MARTIN in conjunction with the Charles F. Noyes Co. leased for ten years the entire building at 23 Columbus av to Barnett Zucker.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty building at 130 West 65th st to Virginia Pope, Birds & Animals, Inc.

CHARLES F. NOYES CO. leased the entire building at 380 Washington st for Emma W. Hencken to Max Fuchs for five years; the 1st loft at 28 White st for F. M. Lupton, publisher, to Henry Koerner & Co.; and offices in the Masonic Building to Justin Collat and to George Nikolov; also the store and basement at 61 Murray st for the Doro Realty Co. to J. Sobel; the entire upper part of 152 Water st for Percival R. Loew to Manuel Rodriguez, and the 6th floor at 32-4 Frankfort st for John V. Black to Nicholas Power Co., Inc.

CHARLES F. NOYES CO. leased additional space for the Irving Trust Co. on the 2d floor of 81-3 Fulton st to the Barnet Leather Co. offices in the Masonic Building to the Peltries Publishing Co. and to Arnold Binger.

CHARLES F. NOYES CO. leased the ground floor at 515 Water st to Nemours Trading Corporation; the store at 239 Pearl st to Fernandez & Mansicalco, and the store and basement at 119 Cherry st to the Nectar Co.

PEASE & ELLIMAN leased for Mrs. John H. Scoville to F. H. Greenbaum the 4-sty dwelling at 32 West 53d st; also furnished for Mrs. John R. Davis her apartment in the "Montana," at 375 Park av, to F. H. Payne.

PEASE & ELLIMAN leased for Mrs. J. H. Sears to C. J. Symington the 4-sty dwelling at 113 East 62d st; also renewed for Miss M. E. Griffith, of Saratoga, the lease held by Leonard & O'Neill of the 4-sty building at 19 West 56th st and leased for Robert Walton Golet to Miss Margaret Thornton the 4-sty building at 299 Lexington av, adjoining the northeast corner of 37th st.

PEASE & ELLIMAN leased furnished for Lloyd C. Griscom to Albert Zabriskie Gray the

4-sty dwelling at 111 East 72d st; also offices in 42 West 39th st to Charles T. Frisch; apartments in 667 Madison av, for Frederick Haberman, to Ernest Obermeyer; in 45 East 82d st, to John C. Haddock; in 137 East 66th st, furnished, for Mrs. C. M. Conger, to Luke Thomas; in 64 East 86th st, for Samuel A. Herzog, to Major de Couray Browne; in 76 West 48th st, to Mrs. James M. Judd; in 24 West 59th st, to Mrs. Lillian Allen; in 116 West 59th st, to Mrs. Hubbard and Weinberger; in 56 East 87th st, for Mrs. F. Mandel, to Mrs. C. T. Hesslip; and in 344 West 72d st, for Charles Griffith Moses as agent to Sidney Nickelsberg.

PEASE & ELLIMAN leased for Bing & Bing to Professor Edward F. Gay, who has just resigned as Dean of the School of Business Administration of Harvard University to become manager of the Evening Post, of New York, an apartment in 1261 Madison av; also leased furnished for Alfred T. Ringling his apartment in 36 Gramercy Park to W. E. Leigh.

PEASE & ELLIMAN leased for a term of years for Senior & Allen, as agents, at an aggregate rental of about \$150,000, to the Gibbs Studio the upper part of the two 4-sty and

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basement buildings at 8 and 10 East 48th st, just east of 5th av. These two houses, belonging to the Livingston and Gerry estates, are being remodeled, and the space leased comprises 15 apartments which the lessor will sublet furnished. Pease & Elliman also leased for John H. Flagler his residence at 17 Park av, a 5-sty American basement dwelling, to D. Schuyler Bennett; for I. Jules Mayer a store in 15 West 45th st to the O'Neill Kennedy Co.; and as agents offices in 42 West 39th st to Nathan Opatow; also apartments in 21 West 58th st to Mrs. Francis Paine, Perry A. Trude, J. D. Carscalen 2d, Mrs. Jule Levy, Mrs. Stewart W. Smith and Mrs. R. Jetter; in 24 West 59th st to Noel R. Dalton; in 116 West 59th st to Dr. Elmer W. Huppert and to Drs. Agatson and Veith; in 56 West 11th st to Dr. Yamei Kin and to H. Thompson; and in 144 East 56th st to Mrs. Edward W. Brinley.

PORTER & CO. leased for the estate of John H. Ballantine the entire store floor in the building at the southeast corner of 34th st and 3d av.

ROWANTREE-SCHLEY CO. leased for F. J. Guilfoyle & Co. as agents, the entire 7th floor at 509 5th av to Lamson & Hubbard Co. Lamson & Hubbard are now located at 411 5th av.

SHAW & CO. leased for Dr. H. D. Burnham 244 Lenox av, a 4-sty dwelling.

WM. A. WHITE & SONS leased for John D. Rockefeller, Jr., a portion of one of the floors in his building at 680 5th av to the Logan Advertising Co. Mr. Logan is well known in connection with advertising in Washington, D. C., and is establishing a New York branch.

WHITE-GOODMAN have leased with Carstein & Linnekin space on the 12th floor at 341-7 5th av to Allen Advertising Co.; also with the same brokers the 6th floor at 175-7 Spring st to Fay & Young, Inc.; with Douglas Robinson, Charles S. Brown Co. the building at 47 East 12th st to the Standard Snap Fastener Co.; the 1st loft at 149 Bowery to Max Rosen; and the 2d loft at 872 Broadway to the Hygrade Hair Goods Co.

**REAL ESTATE NOTES.**

A. A. HAGEMAN has been appointed agent for 19 West 37th st.

HEIL & STERN have been appointed agents for the property at 454-458 6th av.

J. EDGAR LEAYCRAFT & CO. have been appointed agents of 132 West 23d st and 59 West 14th st.

HAGGSTROM & CALLEN have been appointed managing agents of the office building at 1974-8 Broadway.

WM. A. WHITE & SONS were the brokers who negotiated the \$2,000,000 first mortgage six per cent. serial bond issue for 910 Fifth Avenue, Inc., that was underwritten by S. W. Straus & Co.

DOUGLAS L. ELLIMAN & CO. have been appointed managing agents for the new 7-sty apartment house being erected at 52 West 58th st, from plans of Louis S. Weeks, architect, by the Fifty-two West Fifty-eighth Street Corp., H. K. Goetchius, president.

CHARLES F. NOYES CO. has been appointed managing agent for the six loft buildings 550 Pearl st; 11 Lispenard st; 141-5 Greenwich st and 127 Cedar st; 127 Maiden Lane; 147 Water st; the apartments at 33 West 114th st; the 6-sty "Knapp Building" at 41-43 Maiden Lane; and the 11-sty building at 474-6 Broadway, through to 38 Crosby st, recently purchased by Frank J. Heaney.

GEORGE S. RUNK was the broker in the sale for the Westinghouse Lamp Co. of 510 to 522 West 23d st, 5-sty factory buildings with private driveway, between 10th and 11th avs. The buildings stand on a plot fronting 300 ft, abutting the American Tobacco Co. plant. The property was held at \$400,000. It was a cash transaction, and the property will be occupied by the purchaser after extensive alterations.

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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.

**PROPOSAL**

**HIGHWAY WORK.**

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, AUGUST 26TH, 1919, for the improvement of the following highways: Montgomery... (two highways: 3.70 & 3.63) Rensselaer... (one highway: 1.27) Saratoga... (one highway: 9.06) Suffolk... (one highway: 5.86)

**AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:**

Cayuga... (two highways: 6.06 & 5.45) Chautauqua... (one highway: 5.65) Franklin... (one highway: 10.36) Livingston... (one highway: 8.34) Madison... (two highways: 6.54 & 5.65) Oswego... (one highway: 6.36) Seneca... (one highway: 2.13) Ulster... (one highway: 10.24) Washington... (one highway: 2.06)

**AND ALSO FOR THE COMPLETION OF THE FOLLOWING REPAIR CONTRACT:**

Cortland—  
(one contract—Cement concrete const.) 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 and completed 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, Commissioner.

ROYAL K. FULLER, Secretary.

**PROPOSAL**

**HIGHWAY WORK.**

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock P.M. on TUESDAY, SEPTEMBER 9th, 1919, for the improvement of the following highway:

Chautauqua... (one highway: 4.29)

**AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:**

Chautauqua... (one highway: 4.94) Columbia... (two highways: 7.14 & 7.77) Chenango... (one highway: 6.18) Delaware... (3 highways: 5.84, 3.39 & 4.31) Erie... (5 hways: 9.14, 3.18, .59, 1.06 & 3.02) Fulton... (two highways: 5.13 & 2.90) Hamilton... (one highway: 1.97) Madison... (two highways: 6.88 & 4.89) Ontario... (one highway: 8.63) Orane... (one highway: 1.17) Otsego... (one highway: 12.66) Tioga... (one highway: 5.50) Tompkins... (two highways: 3.38 & 5.86) Ulster... (one highway: 3.17) Washington... (one highway: 6.98) Yates... (one highway: 9.63)

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 and completed 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, Commissioner.

ROYAL K. FULLER, Secretary.

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# BUILDING SECTION

## Strikes in the Building Trades Are Still Unsettled

Employers Standing Pat Against Demands of Unions—Some Men Get Increased Pay on Nearly Finished Jobs

ONLY recently the building industry of New York City was solidly of the opinion that despite the prevailing high construction costs the situation was shaping up in a manner satisfactory to all interests and that a lengthy period of profitable business was in sight. Much of this feeling has been dispelled by the series of strikes and other labor disturbances that have operated to slow down progress materially and in some instances to actually halt all work on individual operations. Although the building mechanics themselves will be the principal losers, they have struck in order to force their demands upon the employers. Their action was taken at a time when the outlook for all interested in building affairs was steadily growing brighter and now it appears as if the best part of what otherwise would have been an excellent season despite the many adverse factors, will be past before these labor disputes are settled.

In reference to the strike of the bricklayers for a flat rate of \$10 a day, Frank E. Conover, president of the Mason Builders' Association, stated that up to the present time the organization was simply marking time and that the employers were awaiting developments. There is no disposition on the part of the employers to give way to the union in the matter of wage increase at the present time. News has reached headquarters of the association that some of the independent employers have decided to pay the increase demanded by the bricklayers, but for the most part these employers are engaged in speculative work, on borrowed funds, and must rush their operations in order to complete the buildings in time to take advantage of the autumn renting season. Members of the association will stand pat feeling that they have done all that is consistent of them in offering to arbitrate and leave to an umpire the question of a fair and equitable settlement.

The bricklayers deliberately struck in spite of their agreement with the Mason Builders' Association, which does not expire until January 1, 1920. This agreement calls for a wage of \$7 a day with a forty-four hour week but does not call for arbitration upon the subject of wages. When the demand for increased wages was first presented, the employers recognized that all business was passing through an important period of readjustment and that although by the terms of the agreement they would not be called upon to accede to the demands of the union, some recognition of the times was required of them and so they offered to increase wages to \$8 per day. This offer was refused by the union and the strike ordered. The Mason Builders' Association thereupon offered to arbitrate the matter before an umpire satisfactory to both sides, but after conferences with the International representatives of the unions the fundamental basis for arbitration could not be decided upon. The union wanted to arbitrate upon the basis of between the \$8 a day offered by the employers and the \$10 demanded by the men and the employers felt that the only proper basis of arbitration would be upon the rate of \$7 a day as called for in the agreement that does not expire until next year and the \$10 a day demanded. No decision as to arbitration has been reached and the bricklayers are out and holding up a large amount of construction that would otherwise be well advanced. The employers are holding their ground with the feeling that they have been more than fair in their efforts to settle matters.

At the present time the reports of the number of operations idle owing to the strike of the bricklayers and the complete reports of the number of men actually on strike have not been compiled and these figures will probably not be available until early next week.

The building situation has been further upset by the situation between the employers and the painters and decorators who recently struck for increased wages and a forty-hour week. Last Thursday the Association of Master Painters and Decorators in conjunction with the United Painters and Contractors Association of Harlem and the Association of Master Painters of the Bronx addressed a communication to the real estate owners and operators, Hotel Men's Association, club committees and all others employing painters in any substantial number that said in part:

"We have an agreement with District Council No. 9 of the Brotherhood of Painters, which does not expire until December 31, 1919, calling for a wage of \$6 per day and a forty-four hour week. In spite of this agreement the union has struck for a wage of \$1 an hour and a forty-hour week with no work on Saturday or Sunday under any consideration.

"They have made demands governing working conditions with which it is impossible to comply, one demand being that the shop steward shall be entirely under the instructions of the union. This would mean interference with the foreman and a limitation of the amount of work done by the men—an intolerable condition.

"These conditions would be impossible for you as they are for us and we are appealing to you to assist us in this fight which will be short if all painting work were to cease. We call upon you to stop all painting work, directly or indirectly under your control, until such time as the union is willing to meet us and formulate a reasonable agreement."

This communication has the sanction and endorsement of the Building Trades Employers' Association and as a consequence the painting and decorating industry of the city is completely tied up pending the outcome of the dispute. Although it was stated by union officials last week that a number of independent employers had decided to accept the terms of the union and pay the increased wages for the reduced number of hours it appears now as if this was only in order to finish up a number of important operations that were in the final stages. It is quite evident from the foregoing communication that the independent painting and decorating contractors of the city are solidly behind the decision to hold out firmly against the exorbitant demands of the painters and decorators.

Although the cement masons are still out on strike that has now lasted for some months, the plasterers under the new union are practically all at work. There is no difficulty now in obtaining all the plasterers required for all jobs, and this phase of the labor situation is about cleared up to the satisfaction of all concerned.

Walter H. Knapp, John J. Merrill and Michael J. Walsh, State Tax Commissioners, in a report of the activities of the Mortgage Tax Bureau for the fiscal year ended June 30, 1919, show the amount received in 1919 is about \$2,600,000, an increase of \$830,000, or nearly fifty per cent. more than the receipts of 1918.

# Contract Awarded for Palatial Hotel on Park Avenue

Thompson-Starrett Co. to Build \$10,000,000 Hostelry for Which S. W. Straus & Co. Arranged Bond Issue

ONE of the important and interesting developments of the past week in building circles was the award of a general contract to the Thompson-Starrett Co. for the construction of the new Linnard Hotel. This structure will be located upon a plot recently purchased, having a frontage of 200 feet on Park avenue, 175 feet in 51st street and 38 feet in 52d street. It is planned to commence construction immediately and it is anticipated that the building will be completed, furnished and ready for occupancy by October 1, 1920.

This new hostelry will be eighteen stories in height, with basement and sub-basement. The facades have been designed in the French Renaissance style and will be constructed of Indiana limestone. To conform with the Zoning Resolution there will be setbacks at the 13th, 16th, 17th and 18th floor levels. The location of the building is looked upon by both realty and hotel experts as one unusually adapted for a handsome structure of this character, as the hotel will have its main facade upon a thoroughfare 140 feet in width and will have for its southern outlook the beautiful edifice recently completed for St. Bartholomew's church. This project complete, including decorations and furnishings will represent an investment of \$10,000,000, on which S. W. Straus & Co. have underwritten an amortized first mortgage six per cent. serial bond issue of \$6,500,000.

The Hotel Linnard will be owned and operated under the management of the D. M. Linnard Company, which also owns and operates a number of the leading hostelries on the Pacific Coast. The same company recently opened the Ambassador Hotel in Atlantic City, N. J.

One of the most interesting architectural features of the Hotel Linnard will be the main floor, which has been planned to contain a series of lounging rooms and dining rooms. This section will have a separate entrance from Park avenue on the 51st street side and in passing through this entrance a beautiful vista will be obtained. The view will terminate in a beautiful formal garden resplendent with fountains, statuary and tropical plants. This garden will surround the main floor dining-room on two sides and will be 150 feet in length. The size and beauty of both dining-room and garden will be further accentuated by the liberal use of trellis work and mirrors. One of the interesting decorative effects of this hotel will be in the grill room, where the side walls will be entirely covered with embossed leather.

This hotel has been planned to contain approximately six hundred rooms, which will be arranged in suites ranging upward from one room with bath, according to the requirements of patrons. Each unit will contain a separate foyer, open fireplace and large built-in clothes closets. The rooms have all been planned exceptionally large and are excellently proportioned. The Linnard Hotel will be constructed from plans prepared by Warren & Wetmore, who were the designers of the Grand Central Terminal, Hotel Commodore, Biltmore Hotel and other important structures in the Grand Central Terminal Zone. The architects state in discussing this project that they have planned a building that represents an almost perfect type of hotel architecture.

D. M. Linnard, president of the D. M. Linnard Company, made the following statement in regard to the new project:

"In planning the Hotel Linnard it was our ambition to make it one of the finest in the world in point of architectural beauty, luxury of its appointments, comfort and service. All of the furnishings are being especially designed for the building and every detail of construction and equipment is being arranged with the view of giving to New York City a hostelry that will be without superior."

There is no question about the need for additional hotel accommodations in the mid-town section of the city. All of the hostelries in the Terminal zone find it necessary each night to seek outside accommodations for guests who have failed to make reservations.

Through provisions in the Federal aid road act and the postoffice act, the forest service of the Department of Agriculture has at its disposal a sum of \$13,500,000, which will be spent this year on survey, improvements and construction of 3,368 miles of road in the national forests. About 270 projects in road maintenance and construction are now under way, approximately 75 of which are major projects in the Northwestern states. The building of new roads in the national forests will open up natural resources which have heretofore been inaccessible, it is stated. In addition, some necessary links in transcontinental highways will be provided. It is estimated by experts of the forest service that \$100,000,000 is needed to construct and maintain adequate roads in the 153 national forests.



Thompson-Starrett Co., Builders.

Warren & Wetmore, Architects.

LINNARD HOTEL TO BE BUILT ON PARK AVENUE.

# Week's Total for Construction More Than \$25,000,000

## Figures Drop in Planning Activity and Estimating, But Number and Value of Contracts Awarded Hold to Average

**S**TRIKES in the building trades and the recent inclement weather conditions have been in a measure responsible for the drop in the totals for new building and engineering construction projects noticeable last week. There was a decided falling off in all phases of activity but it was most pronounced in those groups including the new operations for which plans were being prepared, and the projects out for estimates.

According to the weekly report of new construction prepared by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, there was during the week of August 9 to 15 inclusive a total of 221 new building and engineering projects announced to the trade for which plans were being prepared. These operations represent an expenditure of approximately \$5,464,000. During the same period there were 139 operations in the hands of contractors for estimates that together will call for an outlay of \$7,852,000. The contracts reported as placed during the week numbered 224 and will require an expenditure of \$11,869,410.

The group of 221 buildings for which plans were announced as being prepared included 15 hotels, clubs and institutions, \$1,156,500; 30 stables and garages, \$595,500; 16 factory and in-

dustrial buildings, \$657,000; 1 public improvement, \$25,000; 127 residential projects involving apartments and one and two-family dwellings, \$2,141,000; 12 churches, schools and theatres, \$419,000 and 20 store, office, loft and banking buildings, \$470,000.

Among the 139 operations in the hands of contractors for estimates during the week of August 9 to 15 were included 1 bridge, \$70,000; 4 Federal, State and municipal projects, \$90,000; 11 stables and garages, \$322,000; 11 factory and industrial buildings, \$3,896,500; 50 public improvements such as street openings, sewers, sidewalks, water and lighting mains, etc., \$1,056,500; 35 residential projects, \$466,500; 17 churches, schools and theatres, \$1,700,000 and 10 store, office, loft and banking buildings, \$250,500.

Included in the list of 224 operations for which contracts were awarded were 4 bridges and culverts, \$94,000; 9 hotels, clubs and institutions, \$3,130,500; 4 Federal, State and municipal projects, \$143,000; 10 stables and garages, \$204,500; 19 factory and industrial buildings, \$607,000; 36 public improvements, \$2,170,410; 90 residential operations including multi-family dwellings and one and two-family dwellings, \$3,308,500; 23 churches, schools and theatres, \$626,000 and 29 store, office, loft and banking buildings, \$1,045,500.

### PERSONAL AND TRADE NOTES.

**Rector Electric Company** announce that it has moved its main office to 327 Atlantic avenue, Brooklyn, and that the old quarters, at 81 Washington street, New York, will be retained as a branch office.

**Julius Harwood, B.S., C.E.**, recently succeeded to the management of Frank E. Towle & Son, civil engineers and surveyors, 99 Warren street. Mr. Harwood was formerly connected with Mr. Towle and until recently with the engineering staff of the Public Service Commission of New York. He is prepared to conduct a general engineering practice and supervise any class of engineering work.

**Foundation Co.**, Woolworth Bldg., New York City, announces that it has established offices at 16 Rue de La Pépinière, Paris, and is prepared to undertake operations in European countries. American corporations contemplating engineering or construction work abroad can arrange at the New York office of the Foundation Co. for the carrying out of the details of the project. The French organization, which operates under the name of "Fondations, Constructions, Travaux Publiques," includes engineers who have had years of experience with the Foundation Co.

### Hearing Before Appeals Board

The high cost of coal has encouraged, within recent months, a greater use of oil for fuel purposes, and many factories are seeking to install oil-burning equipments. Owners and managers of such properties are applying in increasing numbers to the Bureau of Hazardous Trades and the Fire Department for permission to install such equipment. The Fire Department has turned over the requests for action to the Board of Standards and Appeals, which has prepared a tentative draft designed to cover such cases.

A hearing with respect to the draft will be held by the Board of Standards and Appeals in the Municipal Building on Wednesday, September 3, at 10 o'clock. The board has printed a number of complete copies of the tentative draft, which may be had upon application through William Wirt Mills, secretary, room 916, Municipal Building.

### Major Paterno to Resume Building.

Now that Major Francis S. Paterno has been released from the United States Army he plans to immediately resume his place in the building industry of this city that he left at the time this country entered the war. As president of the Paterno & Son Contracting Company he has purchased several choice sites on the upper west side for development with high class modern multi-family dwellings.

Major Paterno has been closely identified with building affairs in New York City for many years. From 1909 to 1917 he was vice-president of the Paterno &



MAJOR FRANCIS S. PATERNO.

Son Contracting Company, and upon the death of his father, the late Michael Paterno, in February, 1917, assumed the presidency of that firm. During these years the firm constructed a large number of apartment houses in the vicinity of Columbia University and on Washington Heights. In 1916 Mr. Paterno enrolled in the citizens' training camp at Plattsburgh, and after completing the full course was commissioned captain in the Officers Reserve Corps. Just as soon as war was declared Captain Paterno was called to the colors and was detailed to

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

**New York State Retail Hardware Association** will hold its annual convention and exhibition at Syracuse, N. Y., February 17 to 20, inclusive. Headquarters will be at the Onondaga Hotel. The exhibition will be in the State Armory in Jefferson street. John B. Foley, 607 City Bank Building, Syracuse, N. Y., secretary.

**American Road Builders' Association** is perfecting the plans for the forthcoming Seventeenth Annual Convention, Tenth American Good Roads Congress and the Eleventh Good Roads Show that is scheduled to be held in the First Regiment Armory, Louisville, Ky., February 9 to 13, 1920. E. L. Powers, 150 Nassau street, New York City, secretary.

Yaphank, L. I., to start the work of building the big cantonment later known as Camp Upton. Upon the completion of this great task he was placed in direct charge as constructing quartermaster of some of the big emergency hospitals for the army, among which were included the base hospital at Fox Hills, S. I.; the Hotel Nassau, at Long Beach, L. I.; the hospital at Lakewood, N. J., and the tuberculosis hospital at Markleton, Pa. Since the armistice was signed he has been occupied with the closing of the above hospitals and restoring them to their original conditions, negotiating with the owners regarding damages and other settlements. Last month he was placed on the inactive list with the rank of major in the Reserve Corps.

Major Paterno is now making the preliminary arrangements for the construction of a high class six-story elevator apartment on the north corner of Riverside drive and 144th street. This plot is 100x128 feet, and the structure that is scheduled to be erected upon it will contain forty-eight living units. The project will cost upward of \$400,000. This is one of the properties that the firm of Paterno & Son had planned to improve before the outbreak of the war, but the conditions since that time have made progress on this site impossible until the present time.

# CURRENT BUILDING OPERATIONS

**A**LTHOUGH the strike of the bricklayers and the painters has operated to halt progress in building to some extent, the past week was not without its bright spots, among which was the award of a general contract to the Thompson-Starrett Co. for the construction of an eighteen-story hotel on Park avenue, 51st to 52d streets, for the D. M. Linnard Co. This operation will represent an investment of about \$10,000,000 and will be built from plans by Warren & Wetmore, architects. A number of smaller contracts for building projects in the city were placed despite the doubtful situation caused by the labor disturbances. Construction in the suburbs is steadily growing in volume, and as a whole the industry is fairly active.

Dealers in building materials and supplies report a growing volume of business. Orders are coming through for materials in good shape, and from the number of inquiries a large amount of construction is assured throughout the autumn and winter months if the labor interests will settle their disputes with the employers. Prices are generally firm, with the tendency toward further advances that has been so noticeable for the past few months.

At the time of going to press there were no new developments in the strike situation. The mason builders were simply marking time, waiting for the union to agree to arbitrate on a reasonable basis. Meanwhile quite a large amount of work is being held up. The painters and decorators and the employers seem to be deadlocked over the matter of \$1 an hour and a forty-hour week and from all accounts this strike will not be settled for some time.

**Common Brick.**—Owing to the strike of the bricklayers in this city there was somewhat less activity in the wholesale market for Hudson River common brick this week. The labor situation has not affected construction outside of the city, however, and business, both sales and inquiries, from the suburbs has been most promising. There were twenty barge loads of brick sold during the past week, and at the present writing the wholesale market is cleaned out. The price is firm at \$15 a thousand with all buyers assuming the costs and expenses incidental to delivery. Manufacturers are still trying to get sufficient labor to make it possible to increase their output, but it is hard to attract and difficult to hold even at the high rate of wages now generally paid

throughout the brick-making district.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, August 22, 1919. Condition of Market: Demand brisk, prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 20. Distribution: Manhattan, 6; Brooklyn, 6; New Jersey points, 8.

**Lumber.**—Demand continues brisk in both wholesale and retail departments of the market and prices are holding firm. Dealers at wholesale are reporting a call for lumber products in excess of the ability of their mill connections to supply,

and as a result wholesale prices are evidencing a stiffening tendency. As a consequence of the vast amount of frame construction in the suburban districts and the general resumption of structural activity in practically all parts of the country, the retail selling interests are now contending with depleted stocks which they are frequently unable to fill, and a steadily growing demand that is becoming insistent for prompt deliveries. At present there are a number of building operations that are being held up pending the arrival of lumber and many projects are halted waiting for delivery of sash, doors, etc. Under the present conditions there

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 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 waterfront, 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. \$7.75 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)..... 3.50 per bbl.  
Hydrate Finishing, in cloth bags ..... **22.60** 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.

**Plaster Blocks**—

2-in. (solid), per sq. ft. .... \$0.11  
3-in. (hollow), per sq. ft. .... 0.11

### NUMBER NINE

This advertisement is number nine of a series introducing Colonial Paints and Varnishes. Number ten will deal with Flexo Tred Floor Coating.

An Exceptionally High Grade Product

# WHITE EAGLE ENAMEL

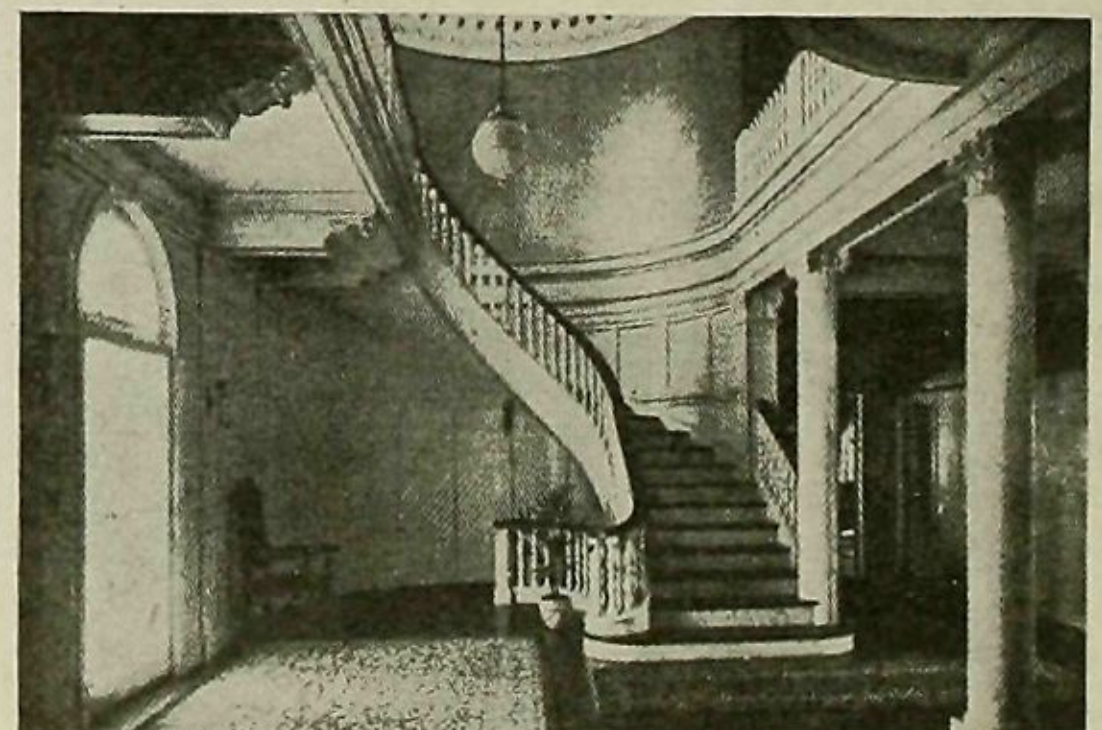
Can be used on Wood, Metal, Plaster and Cement

White Eagle Enamel may be used for decorating the interior of a dwelling or public building or for furniture. It can be used on wood, metal, cement or plaster and will not crack, turn yellow, or show streaks or brush marks. White Eagle Enamel flows readily and is easily applied. It can be rubbed to any desired finish—flat, gloss, or eggshell and when the surface is thoroughly dry it can be washed without affecting the surface.

WRITE US FOR FULL INFORMATION

## COLONIAL WORKS

New York Office, Woolworth Bldg. Factory, Brooklyn, N. Y.



# MATERIALS AND SUPPLIES

is an active market for all of the available lumber supplies and considerably more could be readily absorbed if the mills could make larger shipments. The question of prices is secondary to the delivery of material, and although the market is steadily advancing lumber interests are not so much concerned with this fact as they are about the lack of stock.

**Electrical Supplies.**—The local market has been quite active during the past week, and jobbers and retail dealers are looking for a continuation of good market conditions throughout the fall months. Building is on the increase in this section of the country, and although strikes have

delayed progress to some extent the demand is likely to increase steadily during the coming months. Conduit, wire and appliances are reported as selling well with inquiries daily growing more numerous. Prices are firm and with an advancing tendency.

**Structural Steel.**—Improved conditions in the fabricated steel situation is evidenced by the recent report made by the secretary of the Bridge Builders and Structural Society for the month of July, showing that seventy-four per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. There were a number of

important tonnage bookings during the past week or so, mainly for material to be used in large structural enterprises in the Metropolitan district, and the number of important projects now in the hands of contractors for estimates leads to the anticipation of a continuation of good market conditions for some time to come. Notwithstanding the high level of building prices, owners contemplating improvements are going ahead with their plans for an early start, and it now appears as though there would be extremely busy times throughout the autumn and winter months for all of the building trades. Prices are holding firmly at the level that has now maintained for some months.

**Roofing and Building Papers.**—Market conditions are firm and the demand is on the increase owing to the large number of new building projects now getting underway. The demand from suburban sections for materials to be used in the construction of frame dwellings, garages and other projects of this character is on the increase and dealers are confident that the existing conditions will maintain for some time to come. Prices are firm.

**Linseed Oil.**—This commodity is steadily growing more scarce and the new crop season will begin with stocks depleted practically to the point of exhaustion. The recent demand has been greatly in excess of all expectations owing to the rapid increase in the volume of building construction and the improved demand from manufacturing consumers. Prices are holding firm at the high level established a few weeks ago, and there is no possibility of a break in the market until new oil supplies are available.

**Window Glass.**—Considerable new business has developed during the past week or so with the result that the market is very firm, and some jobbers are reporting a scarcity of stock on hand. As a consequence of the increasing demand and the outlook for a brisk market during the coming months, coupled with the steady decrease in the amount of stock, prices are likely to advance. At the present time no change has been reported.

**Cast Iron Pipe.**—Eastern producers have announced an advance of \$2 a ton, made necessary by the steadily mounting production costs. There is no great volume of active business, but both orders and inquiries are somewhat more numerous than they have been. New York prices for cast iron pipe are as follows, 6-in., 8-in. and heavier, \$53 to \$54.30; 4-in., \$56 to \$57.30, and 3-in., \$63 to \$64.30 a ton.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x28x1 in.	.....	\$0.35	each
7x48x 1/4 in.	.....	0.32	each
2x36x 1/4 in.	.....	0.21	each
2x36x 3/8 in.	.....	0.21	each
2x36x 1/2 in.	.....	0.23 1/2	each

### Sand—

Delivered at job in

Manhattan	.....	\$1.85 to \$2.25	per cu. yd.
Delivered at job in			
Bronx	.....	1.85 to 2.25	per cu. yd.

### White Sand—

Delivered in Manhattan....\$4.00 per cu. yd.

### Broken Stone—

1 1/2-in., Manhattan delivery.	.....	\$3.25	per cu. yd.
Bronx delivery	.....	3.50	per cu. yd.
3/4-in., Manhattan delivery.	.....	3.25	per cu. yd.
Bronx delivery	.....	3.50	per cu. yd.

### Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.23
Kentucky limestone, per cu. ft.	.....	1.35
Brier Hill sandstone, per cu. ft.	.....	1.50
Gray Canyon sandstone, per cu. ft.	.....	.95
Buff Wakeman, per cu. ft.	.....	1.50
Buff Mountain, per cu. ft.	.....	1.50
North River bluestone, per cu. ft.	.....	1.05
Seam-face granite, per sq. ft.	.....	1.00
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed), New York, per cu. ft.	.....	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	\$2.72 to
Beams and 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.	.....	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	41.00 to
Hemlock, W. Va., base price, per M.	.....	41.00 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 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.		
Cypress Lumber (by car, f. o. b., N. Y.):		
Firsts and seconds, 1-in.	.....	\$68.00 to
Cypress shingles, 6x18, No. 1 Hearts	.....	17.00 to
Cypress shingles, 6x18, No. 1 Prime	.....	15.00 to
Quartered oak	.....	135.00 to \$145.00
Plain oak	.....	95.00 to 100.00
Flooring:		
White oak, quart'd, select.	.....	99.50 to
Red oak, quart'd, select.	.....	99.50 to
Maple No. 1.	.....	69.50 to
Yellow pine, No. 1, common flat	.....	54.00 to
N. C. pine, flooring, Norfolk	.....	48.00 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%

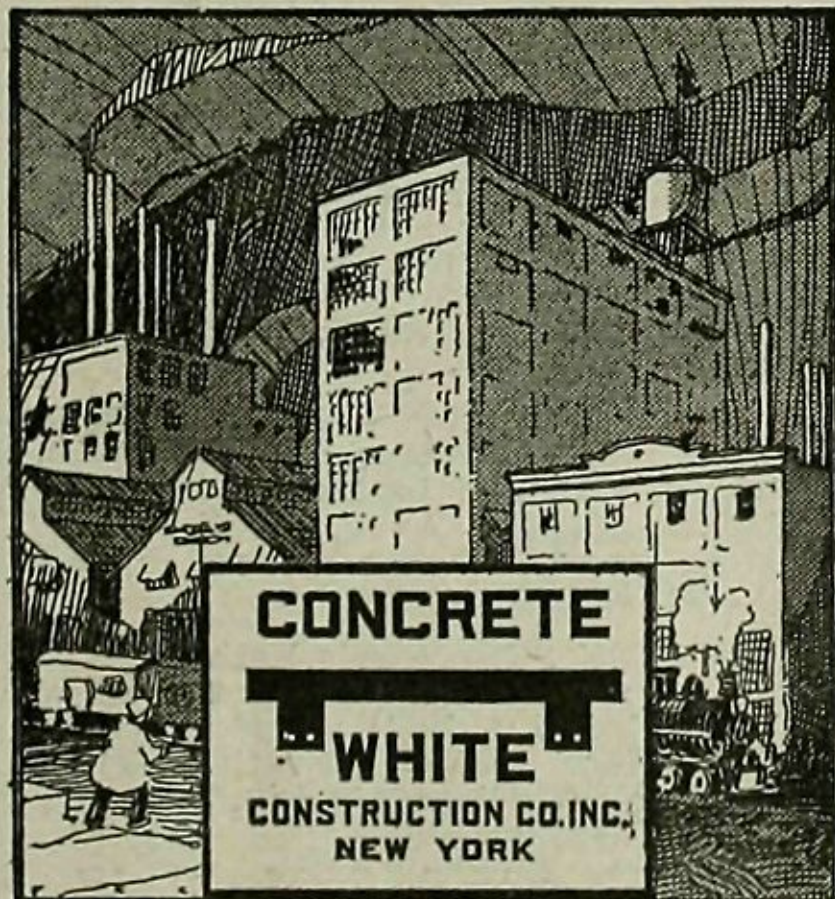
### Linseed Oil—

City brands, oiled, 5-bbl. lots.	.....	\$2.25 to
Less than 5 bbls.	.....	2.28 to

### Turpentine—

Spot in yard, N. Y., per gal.	.....	\$1.75 to
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## Let WHITE Build It of CONCRETE



Save time. Don't wait for your architect to complete the plans for your new building. Consult us at once and we can begin the work while he puts in the finishing touches.

“Let WHITE build it of CONCRETE”

**White Construction Co., Inc.**  
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.



### SPRINKLER

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

Installed as a Local System  
or for Central Office Service

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

## AUTOMATIC FIRE ALARM CO.

416 Broadway  
New York City

FRANKLIN 4188

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS

WEST END AV.—G. Agello, 1 West 34th st, has completed plans for a 13-sty brick, limestone and terra cotta apartment house, 100x98 ft, at the northeast corner of West End av and 103d st, for the 884 West End Avenue Corporation, Joseph Paterno, president, 601 West 115th st, owner and builder. Cost, about \$750,000.

71ST ST.—G. Agello, 1 West 34th st, has completed plans for a 9-sty brick, limestone and terra cotta apartment, 66x102 ft, at 221-227 West 71st st for the 225 West 71st Street Corporation, Anthony Paterno, president, 601 West 115th st, owner and builder. Cost, about \$400,000.

#### DWELLINGS.

12TH ST.—Rich & Mathesius, 320 Fifth av, have prepared plans for alterations to the 4-sty brick and stone residence, 21x76 ft, at 52 West 12th st, for Captain Floyd Keeler, owner, on premises. Cost, \$10,000. Architects will award a general contract without competition.

#### HOTELS

59TH ST.—J. E. R. Carpenter, 681 Fifth av, has prepared plans for a 14-sty brick, limestone and terra cotta hotel, 50x78 ft, at 30 West 59th st, for the 30 West 59th Street Co., Inc., 120 Broadway, owner and builder. Cost, \$450,000. Details will be available later.

#### STORES, OFFICES AND LOFTS

BROADWAY—J. B. Snook Sons, 261 Broadway, have preliminary plans underway for a 12-sty brick, stone and terra cotta store and loft building, 98x210 ft, at Broadway and 25th st, for the estate of Louisa M. Gerry, Newport, L. I., owner. Cost, about \$75,000. Architects will take estimates on general contract.

FOURTH AV.—Starrett & Van Vleck, 10 West 40th st, have plans in progress for a 12-sty brick, limestone and terra cotta store and loft building, 102x145 ft, at the southeast corner of Fourth av and 12th st, for the International Tailoring Co., of Chicago, owner. Cost, about \$700,000. Details will be available later. Architects will take estimates on general contract when plans are completed.

BEAVER ST.—Charles Gillespie, 1123 Broadway, has completed plans for a 6-sty brick and reinforced concrete office building, 32x100 ft, at 47-49 Beaver st, for the Importers & Exporters Insurance Co., 17 South William st, owner. Cost, about \$75,000. Architect will take estimates on general contract.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

DALY AV.—Charles Schaefer, Jr., 2853 Third av, has plans underway for a 5-sty brick apartment, 82x116 ft, at the northeast corner of 179th st and Daly av, for Albert H. Herbit, 2008 Daly av, owner and builder. Cost, \$90,000.

GRAND AV.—Schwartz & Gross, 347 Fifth av, have completed plans for a 5-sty brick and limestone apartment on plot 90x105 ft, on the east side of Grand av, 70 ft south of 180th st, for the Eidel Construction Co., Peter Comes, president, 1822 Mohegan av, owner and builder. Details later.

#### STABLES AND GARAGES.

WEST FARMS RD.—Moore & Landsiedel, Third av and 148th st, have completed plans for a 1-sty brick garage, 63x155 ft, in the west side of West Farms rd, 70 ft north of 176th st, for Jacob Pederson, Third av and 148th st, owner and builder.

TINTON AV.—Anthony M. Colucci, 1342 Fulton av, has completed plans for alterations to the 2-sty brick garage at 920 Tinton av for Alfred Alpp, owner, care of architect. Cost, \$5,000.

HERMANY AV.—M. W. Del Gaudio, 1812 Gleason av, has completed plans for a 2½-sty frame dwelling, 21x36 ft, on the north side of Hermany av, 255 ft west of Castle Hill av, for Lawrence McCarthy, 1223 Beach av, owner and builder. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

231ST ST.—Moore & Landsiedel, Third av and 148th st, have completed plans for a group of 1-sty brick stores, 75x58 ft, in the north side of 231st st, 100 ft east of Albany Crescent, for Michael J. Martin, 163 West 231st st, owner and builder. Total cost, \$15,000.

FORDHAM RD.—Springsteen & Goldhammer, 32 Union sq, have completed plans for a group of 2-sty brick stores, 74x90 ft, in the south side of Fordham rd, 31 ft west of Tiebout av, for the Fordwal Realty Co., Hyman Berman, president, 135 Broadway, owner and builder. Cost, \$65,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

STATE ST.—Walter H. Volckening, 35 West 39th st, Manhattan, has completed plans for alterations and additions to the 4-sty brick tenement, 50x75 ft, at 124 State st, for Alonzo Jersey, 62 William st, Manhattan, owner and builder. Cost about \$8,000.

1ST ST.—R. Caperale, 1929 63d st, has completed plans for a 3-sty brick apartment, 22x69 ft, in the north side of 1st st, 67 ft east of Denton pl, for Mrs. C. Cilifarce, 282 Fourth av, owner. Cost, \$10,000.

CLINTON AV.—Slee & Bryson, 154 Montague st, have plans in progress for interior alterations to the 4-sty brick and stone bachelor apartments at 258 Clinton av, north of DeKalb av, for Wm. B. Greenman, 350 Fulton st, owner and builder. Cost, about \$5,000.

#### DWELLINGS.

60TH ST.—A. F. Edwards, 30 Church st, Manhattan, has completed plans for two 2-sty frame dwellings, 34x45 ft, in the south side of 60th st, 60 ft east of 15th av, for the Scanlon Construction Co., 17 Battery pl, Manhattan, owner and builder. Cost, \$12,000.

3D AV.—Morris Rothstein, 197 Snediker av, has plans in progress for two 2-sty brick dwellings, 20x47 ft, on the west side of 3d av, 60 ft south of 97th st, for Max Lehrer, 13 East 8th st, owner and builder. Cost, \$14,000.

TAPSCOT ST.—Cohn Bros., 361 Stone av, have completed plans for four 2-sty brick dwellings, 20x56 ft, in the west side of Tapscot st, 225 ft north of Sutter av, for Julius Freedman, 656 Saratoga av, owner and builder. Total cost, \$32,000.

GRAFTON ST.—S. Millman & Son, 1780 Pitkin av, have plans in progress for six 2-sty brick dwellings, 20x57 ft, in the west side of Grafton st, 100 ft south of Livonia av, for Samuel Cohen, 145 Dumont av, owner and builder. Cost, \$5,700 each.

46TH ST.—Samuel Millman & Son, 26 Court st, have plans in progress for three 2-sty frame dwellings, 16x37 ft, in the south side of 46th st, 20 ft east of 16th av, for the N. R. Realty Corp., N. Rollnick, pres., 1366 49th st, owner and builder. Total cost, \$13,500.

SCHENCK AV.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for two 2-sty frame dwellings, 20x53 ft, on the west side of Schenck av, 340 ft north of Hegeman av, for Mike Jars, 436 Snediker av, owner and builder. Total cost, \$12,000.

EAST 16TH ST.—J. A. Boyle, 367 Fulton st, has completed plans for five 2-sty frame dwellings, 20x29 ft, in the east side of East 16th st, 265 ft north of Av U, for T. J. Cox, 2025 East 16th st, owner and builder. Cost, \$15,000.

CROPSEY AV.—C. P. Cannella, 1163 Herkimer st, has plans in progress for two 2-sty brick dwellings, 22x57 ft, on the north side of Cropsey av, 38 ft and 67 ft west of 15th av, for B. M. Blumenthal, 261 Broadway, Manhattan, owner and builder. Total cost, \$20,000.

TAPSCOTT ST.—Cohn Brothers, 361 Stone av, have plans in progress for four 2-sty brick dwellings, 20x56 ft, in the west side of Tapscott st, 225 ft north of Sutter av, for Stern & Freidman, 656 Saratoga av, owners and builders. Cost, \$10,000 each.

OVINGTON AV.—J. C. Wandell Co., 8525 Fourth av, has completed plans for three 1-sty brick dwellings, 24x60 ft, on the north side of Ovington av, 180 ft west of Seventh av, for Nicole Leuzzi, 1251 66th st, owner and builder. Total cost, \$16,000.

EAST 3D ST.—A. Farber, 1746 Pitkin av, has prepared plans for four 2-sty brick dwellings, 20x58 ft, in the east side of East 3d st, 20 ft north of Cortelyou rd, for the Gettinger Construction Co., 580 Greene av, owner and builder. Total cost, \$36,000.

WEST ST.—Burke & Olsen, 32 Court st, have completed plans for two 2-sty frame dwellings, 20x60 ft, in the east side of West st, 60 ft south of Ditmars av, for Wendela Johnson, 1600 44th st, owner and builder. Total cost, \$11,000.

THIRD AV.—Morris Rothstein, 197 Snediker av, has completed plans for two 2-sty brick dwellings, 20x47 ft, on the west side of Third av, 60 ft south of 97th st, for Glassberg & Lehrer, 13 East 8th st, Manhattan, owners and builders. Total cost, \$14,000.

EAST 23D ST.—Robert T. Schaefer, 1526 Flatbush av, has completed plans for a 2-sty frame dwelling, 18x37 ft, in the west side of East 23d st, 190 ft south of Av K, for Morris L. Hupack, 1391 Flatbush av, owner and builder. Cost, \$5,000.

ELMORE PL.—Slee & Bryson, 154 Montague st, have prepared plans for six 2½-sty frame dwellings, 18x41 ft, in the west side of Elmore pl, 114 ft south of Av J, for the L. & J. Construction Co., 853 Ocean av, owner and builder. Total cost, \$36,000.

EAST 15TH ST.—Morris Rothstein, 197 Snediker av, has prepared plans for three 2-sty frame dwellings, 18x45 ft, in the west side of East 15th st, 88 ft south of Av I, for the Walden Realty Corporation, 167 Riverdale av, owner and builder. Total cost, \$19,500.

EAST 5TH ST.—C. G. Wessel, 1399 4th st, has finished plans for two 2½-sty frame dwellings, 20x40 ft, in the east side of East 5th st, 320 ft north of Av C, for A. Codet, 474 4th st, owner and builder. Total cost, \$15,000.

SEVENTEENTH AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for six 2-sty brick dwellings, 20x57 ft, on the west side of Seventeenth av, 20 ft north of 45th st, for the Ashwick Building Co., 493 Ashford st, owner and builder. Total cost, \$57,000.



80TH ST.—Philip Caplan, 16 Court st, has completed plans for eight 2-sty frame dwellings, 18x42 ft, in the south side of 80th st, 300 ft west of Tenth av, for the Biltmore Construction Corporation, J. Moskowitz, 6831 Ridge blvd, owner and builder. Total cost, \$56,000.

54TH ST.—M. A. Cantor, 373 Fulton st, has prepared plans for a 2½-sty frame dwelling, 22x43 ft, in the north side of 54th st, 100 ft east of 15th av, for the B. C. Realty Co., 1563 58th st, owner and builder. Cost, \$12,000.

DELAMERE PL.—Block & Hesse, 18 East 41st st, Manhattan, have plans in progress for a 2½-sty frame residence, 23x47 ft, in Delamere pl, near Av J, for A. B. Deitrich, 574 Argyle rd, owner and builder. Cost, \$15,000.

AV I—Morris Rothstein, 197 Snediker av, has completed plans for three 2-sty frame dwellings, 18x45 ft, at the southwest corner of Av I and East 15th st, for the Walden Realty Co., 167 Riverdale av, owner and builder. Total cost, \$19,500.

SNEDIKER AV.—Morris Rothstein, 197 Snediker av, has prepared plans for four 2-sty frame dwellings, 20x53 ft, on the west side of Snediker av, 270 ft south of Hegeman av, for B. & R. Slavyn, 553 New Jersey av, owners and builders. Total cost, \$24,000.

TENTH AV.—Morris Perlstein, 149 Fulton av, Middle Village, L. I., has completed plans for eight 2-sty frame dwellings, 16x38 ft, on the west side of Tenth av, 20 ft north of 83d st, for Fisher Rosenberg, 8784 21st av, owner and builder. Total cost, \$28,000.

EAST 19TH ST.—Carlson & Wiseman, 226 Henry st, have prepared plans for a 2-sty frame dwelling, 28x46 ft, at the southwest corner of East 19th st and Av R for the Kingsway Building Co., 1817 Kings Highway, owner and builder. Cost, \$6,000.

NEW YORK AV.—Robert T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty frame dwelling, 20x40 ft, on the west side of New York av, 200 ft south of Farragut rd, for A. M. Nicholas, 551 East 29th st, owner and builder. Cost, \$6,000.

VAN SICKLEN AV.—F. V. Laspia, 525 Grand st, has prepared plans for two 2-sty frame dwellings, 18x38 ft, on the east side of Van Sicklen av, 377 ft north of Second pl, for Pietro Imperale, 524 Van Sicklen av, owner and builder. Total cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

LIBERTY AV.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for a 3-sty brick factory building, 90x150 ft, at the northeast corner of Liberty av and Barbey st, for Joseph Agress, 487 Hendrix st, owner and builder. Cost, about \$50,000.

WYCKOFF AV.—Buchman & Kahn, 56 West 45th st, Manhattan, are preparing plans for a 6-sty brick factory building, 100x201 ft, at the southwest corner of Wyckoff av and Suydam st, for Kahen & Feldman, 25 Madison av, Manhattan, owners. Cost, approximately \$200,000.

#### GARAGES.

TROY AV.—Springsteen & Goldhammer, 32 Union Sq, Manhattan, have plans in progress for a 1-sty brick garage, 100x255 ft, at the southwest corner of Troy av & Carroll st, for J. W. Welz, 1582 Myrtle av, owner and builder. Cost, \$75,000.

STANHOPE ST.—Bly & Hamann, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 168x45 ft, at the northwest corner of Stanhope st & Myrtle av, for Henry Hurrell, 844 St. Johns pl, owner and builder. Cost, \$30,000.

GREENE LANE.—Boris W. Dorfman, 26 Court st, has completed plans for a 1-sty brick garage, 30x100 ft, at the southeast corner of Greene Lane & York st, for S. & J. Traina, 228 York av, owners. Cost, \$15,000.

#### STABLES AND GARAGES.

PRESIDENT ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick garage, 100x159 ft, at the southeast corner of President st and Franklin av, for the Realty Construction Co., 44 Court st, owner and builder. Cost about \$45,000.

BUTLER ST.—W. J. Conway, 400 Union st, has prepared plans for a 1-sty brick garage, 40x80 ft, in the south side of Butler st, 175 ft east of Hoyt st, for S. Kaplan, 38 Henry st, owner and builder. Cost, \$7,000.

LEXINGTON AV.—H. A. Weinstein, 32 Court st, has completed plans for a 1-sty brick garage, 33x100 ft, on the north side of Lexington av, 133 ft east of Reid av, for the Regents Realty Co., 126 Kosciusko st, owner and builder. Cost, \$10,000.

EAST 10TH ST.—M. A. Cantor, 373 Fulton st, has prepared plans for a 1-sty brick garage, 100x100 ft, at the northwest corner of East 10th st and 23d av, for the Midwood Building Co., Louis Gold, president, 44 Court st, owner and builder. Cost, about \$25,000.

GEORGE ST.—H. A. Weinstein, 32 Court st, has finished plans for a 1-sty brick garage, 110x115 ft, on the plot bounded by George st, Knickerbocker av and Flushing av, for the Flush-Bockere Improvement Co., H. Kotler, president, 391 Christopher av, owner and builder. Cost, \$35,000.

#### THEATRES.

FLATBUSH AV.—Carlson & Wiseman, 226 Henry st, have plans in progress for a 2-sty

brick, stone and terra cotta theatre, 96x168 ft, containing stores and a dance hall, at the southeast corner of Flatbush av and Albemarle rd, for Max Barr, et al., 149 Parkside av, owners. Cost, about \$400,000. Owners will take estimates on general contract when plans are completed.

#### Queens.

##### APARTMENTS, FLATS AND TENEMENTS.

FOREST HILLS, L. I.—Fred F. French Co., 299 Madison av, Manhattan, has plans in progress for a 4-sty brick and terra cotta apartment in Austin st, near Roman av, for the Austin Apartments, Inc., Thomas F. Swain, president, Forest Hills, L. I., owner and builder. Cost, about \$175,000.

LONG ISLAND CITY, L. I.—J. J. O'Brien, 157 East 61st st, Manhattan, has completed plans for a 4-sty brick tenement, 50x90 ft, at the southwest corner of Washington av and Academy st for the Academy-Astoria Corporation, 157 East 61st st, Manhattan, owner and builder. Cost, \$45,000.

FOREST HILLS, L. I.—Kenneth Murchison, 101 Park av, Manhattan, has plans in progress for a 3-sty brick apartment, 50x150 ft, with stores, in Austin st, near Roman av, for the Austin Apartments, Inc., Thomas F. Swain, president, Forest Hills, L. I., owner and builder. Cost, about \$150,000.

##### DWELLINGS.

JAMAICA, L. I.—H. J. Nurick, 772 Broadway,

Brooklyn, has plans in progress for six 2-sty frame dwellings, 16x38 ft, at the corner of Hillside and Columbus avs, for H. Barbanet, Elm pl and Livingston st, Brooklyn, owner and builder. Cost, \$4,000 each.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, Brooklyn, has completed plans for three 2-sty brick dwellings, 20x55 ft, at the northwest corner of Traffic st and Palmetto st, for Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood, L. I., owners and builders. Total cost, \$17,000.

RIDGEWOOD, L. I.—Henry C. Brucker, 2549 Myrtle av, Brooklyn, has finished plans for a 2-sty brick dwelling, 20x52 ft, in the south side of Palmetto st, 125 ft west of Prospect av, for Henry Glassman, owner and builder, care of architect. Cost, \$5,500.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans northwest corner of Canoe pl and Wigby st, for a 2-sty frame dwelling, 16x38 ft, at the Teresa L. Newman, 1667 Woodhaven av, Woodhaven, owner and builder. Cost, about \$4,000.

ROCKAWAY BEACH, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 16x42 ft, in the west side of Beach 73d st, 295 ft north of the Boulevard, for Edward Schacker, 23 Maple st, Rockaway Beach, L. I., owner and builder. Total cost, \$13,500.

FOREST HILLS, L. I.—Kenneth M. Murchison, 101 Park av, Manhattan, has prepared plans

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for three 3-sty brick residences, 50x45 ft, in the south side of Austin st, 76 ft east of Roman av, for the Cord Meyer Corporation, 62 William st, Manhattan, owner and builder. Total cost, \$92,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for two 2½-sty frame dwellings, 16x38 ft, in the south side of Prospect st, 20 ft west of 19th st, for William Laceranza, owner and builder, care of architect. Cost, \$6,500 each.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for a 2½-sty frame dwelling, 24x25 ft, in the east side of 115th st, 150 ft north of Myrtle av, for Henry Wade, Guion pl, Richmond Hill, owner and builder. Cost, \$6,000.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x47 ft, on the north side of Britton av, 53 ft east of Gleane st, for Fred Hoffman, Parcell st, Elmhurst, L. I., owner and builder. Cost, \$6,500.

FLUSHING, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 25x26 ft, in the east side of 22d st, 360 ft north of Crocheron av, for J. F. Holland, 427 Dean st, Brooklyn, owner and builder. Cost, \$8,000 each.

SOUTH OZONE PARK, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x26 ft, on the south side of Sutter av, 50 ft west of 144th st, for Charles Reinhold, South Ozone Park, owner and builder. Cost, \$3,000.

JAMAICA, L. I.—Wm. Finn, New York av, Jamaica, has completed plans for a 2½-sty frame dwelling, 20x38 ft, in the north side of Platt st, 364 ft east of New York av, for John Corso, 423 Lincoln pl, Brooklyn, owner and builder. Cost, \$4,000.

FLUSHING, L. I.—Charles W. Rose, 46 Manor av, Woodhaven, has prepared plans for a 2½-sty frame dwelling, 24x37 ft, in the west side of 27th st, 360 ft south of State st, for Madeline C. Wall, 71 19th st, Flushing, owner. Cost, \$7,000.

HOLLIS, L. I.—Plans has been prepared privately for four 2½-sty frame dwellings, 24x25 ft, on the west side of Manor av, 135 ft north of Maple av, for Francis Kent, Oceanview av, Woodhaven, L. I., owner and builder.

DOUGLSTON, L. I.—Knowles & Loeb, 52 Vanderbilt av, Manhattan, have completed plans for a 2½-sty frame residence, 24x56 ft, on the north side of Hollywood av, 112 ft west of East dr, for Frank J. Murch, 1400 Broadway, Manhattan, owner. Cost, \$8,500.

#### THEATRES.

JAMAICA, L. I.—R. Thomas Short, 370 Macon st, Brooklyn, has plans in progress for a 1-sty brick and terra cotta moving picture theatre, 175x175 ft, at the southeast corner of Fulton st and New York av for A. A. Schwartz, 815 Flatbush av, Brooklyn, owner and builder. Cost, about \$500,000.

KEW GARDENS, L. I.—Terwilliger & Sohn, 452 5th av, Manhattan, have prepared plans for six 2-sty frame dwellings, 30x35 ft, in the north side of Devon pl, 170 ft west of Forest lane, Kew Forest lane, Austin st, Brentford road, etc., for the Kew Forest Section Building Co., 142 Audley st, Kew Gardens, owner and builder. Total cost, \$44,500.

JAMAICA, L. I.—E. O. Holmgren, 371 Fulton st, Brooklyn, has completed plans for two 2½-sty frame dwellings, 33x26 ft, in the east side of Derby pl, 100 ft north of Putney road and 637 ft north of Dalmy road, for Josephine C. Cooke, 10 Lewis st, Jamaica, owner. Total cost, \$7,000.

FOREST HILLS, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has prepared plans for a 2½-sty frame dwelling, 32x38 ft, in the west side of Kelvin st, 175 ft north of Seminole av, for the Cord Meyer Development Co., Forest Hills, L. I., owner and builder. Cost, \$10,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for five 2-sty frame dwellings, 18x32 ft, at the northeast corner of Atlantic av and Vandever pl for Grieg & Sifferlen, 4190 Fulton st, Woodhaven, owners and builders. Total cost, \$25,000.

EDGEMERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has prepared plans for four 2-sty frame dwellings, 27x37 ft, at the southeast corner of Beach 25th and Deerfield sts for I. Steenberg, Brandreth av, Arverne, L. I., owner and builder. Total cost, \$32,000.

FLUSHING, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for five 2½-sty frame dwellings, 27x28 ft, in the south side of Hyacinth pl, 140 ft west of Parsons av, for George P. Martin, 38 Baxter st, Elmhurst, L. I., owner and builder. Total cost, \$32,000.

#### Nassau.

#### DWELLINGS.

WOODBURY, L. I.—James W. O'Connor, 3 West 29th st, Manhattan, has plans in progress for a 2½-sty brick residence, 69x30 ft, at Woodbury, L. I., for Keyes Winter, 30 Broad st, Manhattan, owner. Architect will call for estimates on general contract when plans are completed.

#### SCHOOLS AND COLLEGES.

HEMPSTEAD, L. I.—Ernest Sibley, Palisade, N. J., has started sketches for a 3-sty brick high school building, to accommodate 800 pupils, on Greenwich av for the Board of Education of the Town of Hempstead, owner. Cost, about \$300,000. Details will be available later.



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**Westchester.**  
DWELLINGS.

YONKERS, N. Y.—W. S. Moore, 52 Vanderbilt av, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 24x25 ft, in the Crestwood section of Yonkers for Herbert J. Streuli, Crestwood, owner. Cost, \$7,000.

MAMARONECK, N. Y.—W. S. Wetmore, Liberty sq, Portchester, N. Y., has started revising plans for a 2½-sty frame and stucco residence, 28x50 ft, at the corner of Hickory and Grove drives, Larchmont Gardens, for Mrs. Ida C. Hunt, Larchmont Gardens, owner. Cost, about \$10,000.

RYE, N. Y.—D. H. Ponty, Liberty sq, Portchester, N. Y., has plans under way for twenty-six 2½-sty frame dwellings at Rye Gate, Rye, N. Y., for the Rye Gate Homes, owners and builders, on premises. Cost, \$6,000 to \$10,000 each.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—Lockwood, Green & Co., Boston and New York, are preparing the preliminary plans for a large plant to be erected at Portchester, N. Y., for the Mint Products Corporation, 949 Broadway, Manhattan. Cost, about \$350,000. Details will be available later.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—S. S. Calfatti, 224 Main st, has plans in progress for a 3-sty brick and reinforced concrete store and loft building, 65x107 ft, in Huguenot st, for owner, to be announced later. Cost, about \$50,000.

**New Jersey.**

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, N. J., has started preliminary plans for a 5-sty brick and limestone apartment at 77 South Munn av, near Central av, for the Bertrose Realty Co., owner, care of architect. Details will be available later.

EAST ORANGE, N. J.—F. H. Koenigsberger, 655 Broad st, Newark, has plans under way for a 4-sty brick, limestone and terra cotta apartment, 120x110 ft, on Park av, near Grove st, for owner and builder, to be announced later. Cost, \$150,000.

ASBURY PARK, N. J.—W. C. & A. F. Cottrell, Kinmouth Building, Asbury Park, have plans in progress for a 3-sty brick and hollow tile apartment, 30x70 ft, at Asbury Park for J. Rose, Main av, Ocean Grove, N. J., owner. Cost, \$25,000.

ORANGE, N. J.—B. Halstead Shepard, 564 Main st, East Orange, N. J., has completed plans for a 4-sty brick, limestone and terra cotta apartment, 94x100 ft, on Central av, 100 ft west of Lincoln av, for Austin Colgate, 363 Center st, Orange, N. J., owner and builder. Cost, about \$102,500.

RIDGEFIELD PARK, N. J.—George Collins, 1st and Berry sts, Hackensack, has completed plans for a 2-sty hollow tile and stucco tenement, 25x60 ft, in Mt. Vernon st for Dr. J. S. Hamilton, Ridgefield Park, N. J., owner. Cost, \$20,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has prepared plans for a 4-sty brick and limestone apartment, 58x121 ft, on South Munn av, near Main st, for V. Altieri, 25 Park av, Newark, owner and builder. Cost, about \$120,000.

WOODCLIFF, N. J.—George Willaredt, 411 23d st, West New York, N. J., has completed plans for a 4-sty brick and limestone apartment, 50x90 ft, at the northeast corner of Palisade av and 28th st for Pietro Remogino, 335 27th st, Guttenberg, N. J., owner and builder. Cost, \$60,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has plans in progress for a 4-sty brick and limestone apartment, 77x97 ft, at the northwest corner of High and Mercer sts for owner and builder, to be announced later. Cost, about \$80,000.

WEST NEW YORK, N. J.—A. De Paola, 553 Bergenline av, has finished plans for a 4-sty brick and limestone apartment, 33x84 ft, in the west side of Hudson st, near 11th st, for Lawrence Manolio, 326 12th st, West New York, owner and builder. Cost, \$22,000.

PASSAIC, N. J.—Frank Grad, 245 Springfield av, Newark, has plans under way for a 7-sty brick and limestone apartment, 81x200 ft, at 238 Gregory av for Harry H. Weinberger, 587 Main st, Passaic, owner and builder. Cost, about \$250,000.

CHURCHES.

BAYONNE, N. J.—R. A. Schumann, 932 Lamberton st, Trenton, N. J., has plans under way for a 1 and 2-sty brick and stone church and parish house in East 22d st for St. John's Greek Catholic Church, Rev. Father S. Berick, pastor, on premises, in charge. Cost about \$120,000.

DWELLINGS.

ORANGE, N. J.—Milton See & Son, 15 East 40th st, Manhattan, has plans in progress for a 2½-sty residence, 25x40 ft, with garage, at Orange, N. J., for Meridith Grant, Tremont pl, Orange, N. J., owner. Cost, about \$8,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x46

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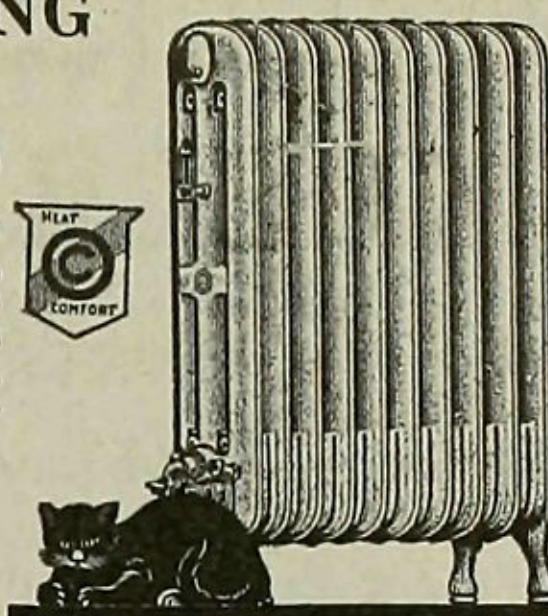
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ft, with 1-sty frame garage, 21x20 ft, at 904 South 20th st, corner Alpine st, for John Dicker, 848 South 14th st, owner and builder. Cost, about \$8,000.

KEARNY, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has completed plans for five 2½-sty frame dwellings, 18x36 ft, in Ivy st, near Quincy av, for Melcopy & Seigler, Globe Building, 800 Broad st, owners and builders. Total cost, \$15,000.

### CONTRACTS AWARDED.

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

#### BANKS.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has the general contract for the brick and stone banking building to be erected at the southwest corner of Broad st and Marketfield rd for the Seaboard National Bank, from plans by Alfred C. Bossom, 366 5th av, architect. Details of construction will be available later.

#### DWELLINGS.

MANHATTAN.—Wm. Crawford, 7 East 42d st, has the general contract for alterations to the 5-sty brick and stone residence, 34x100 ft, at 5 East 69th st, for Leon Israel, 101 Wall st, owner, from plans by Trowbridge & Livingston, 527 5th av, architects.

BROOKLYN.—Antonio Cannella, 1139 St. Marks av, has the general contract for a 2½-sty brick and frame residence, 24x50 ft, in the west side of East 7th st, 200 ft south of Av J, for owner, care of Charles P. Cannella, 1163 Herkimer st, architect. Cost, about \$16,000.

BROOKLYN.—Antonio Cannella, 1139 St. Marks av, has the general contract for a 2-sty brick 2 family dwelling, 22x57 ft, in the west side of East 10th st, 310 ft north of Av J, for owner, care of C. P. Cannella, 1163 Herkimer st, architect. Cost, \$15,000.

UPPER MONTCLAIR, N. J.—Clark & Son, Montclair, N. J., have the general contract for a 2½-sty frame residence, 61x29 ft, for Richard Heins, 108 Clareville av, Montclair, from plans by Charles Lupprian, 180 Main st, New Rochelle, N. Y., architect. Cost, about \$25,000.

BRONXVILLE, N. Y.—Smith Brothers, Inc., 5th av, Pelham, N. Y., have the general contract for a 2½-sty frame and stucco residence at Cedar Knowls, Bronxville, for Henry Lehman, Cedar Knowls, owner. Plans were prepared privately. Cost, \$14,000.

BRONX.—Dose Engineering Co., 101 Park av, has the general contract for a 2-sty hollow tile and stucco residence, 46x30 ft, at the southwest corner of Delafield av and 246th st, for Mrs. J. A. LeCato, Palisade, N. J., owner, from plans by G. W. Dexter, Palisade, N. J., architect. Cost, \$20,000.

GREAT NECK, L. I.—G. E. Dodge, 288 Atlantic st, Stamford, Conn., has the general contract for a 2½-sty frame and stucco residence, 44x125 ft, garage and out buildings on Bay View av, for Richard D. Wyckoff, 3 West 35th st, Manhattan, owner, from plans by Chester A. Patterson, 50 East 42d st, Manhattan, architect.

MT. VERNON, N. Y.—Owen J. Tegan, 452 Union av, has the general contract for a 2½-sty brick residence, 36x46 ft, on North Columbus av, for C. S. McClellan, owner, care of A. G. C. Fletcher, 103 Park av, Manhattan, architect.

BROOKLYN.—Hegeman-Harris Co., 33 West 42d st, Manhattan, has the general contract for interior alterations to the 4-sty brick and stone residence in the east side of Willow st, 293 ft north of Pierrepont st, for J. R. English, 178 Hicks st, owner, from plans by John H. Phillips, 681 5th av, Manhattan, architect. Cost, about \$15,000.

MANHATTAN.—John T. Brady & Co., 103 Park av, have the general contract for alterations and additions to the 5-sty brick and stone residence, 28x104 ft, at 1067 5th av, for Frank Fruecuff, 470 Park av, owner, from plans by Horace Trumbauer, Land Title Building, Philadelphia, Pa., architect. Cost, approximately \$50,000.

KEW GARDENS, L. I.—The Kew Garden Construction Co. has the general contract for a 2½-sty frame residence, 56x24 ft, in the south side of Richmond Hill road, corner of Mowbray pl, for H. G. Wesley, 231 West 39th st, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, \$8,500.

NEW ROCHELLE, N. Y.—Joseph Walters, 258 Lockwood av, New Rochelle, has the general contract for a 2½-sty stone and frame residence, 31x43 ft, in Forest Heights, for William Featherstone, owner, from plans by Charles A. Lupprian, 180 Main st, New Rochelle, architect. Cost, \$20,000.

BAYSIDE, L. I.—B. & C. Building Co., 101 Park av, Manhattan, has the general contract for a 2½-sty frame residence, 34x26 ft, on the east side of Bell av, 388 ft north of Vista av, for F. G. Keller, 26 Broadway, from plans by R. B. Bowler, 101 Park av, architect. Cost, \$8,500.

SUMMIT, N. J.—William Clifford & Son, 360 Union av, Elizabeth, N. J., have the general contract for a 2½-sty hollow tile and stucco residence, 30x60 ft, with garage in Prospect st, for L. N. Moore, 110 Prospect st, owner, from plans by Chalten & Hammond, 64 East Van Buren st, Chicago, Ill., architects. Cost, \$100,000.

MANHATTAN.—Robert W. Grange, 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 20x60 ft, at 205 East 62d st, for Mrs. Benjamin Wood, owner, from privately prepared plans. Cost, about \$10,000.

MANHATTAN.—Whitney Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence at 26 East 36th st for John K. Mitchell, Philadelphia, Pa., owner, from plans by Stewardson & Page, 320 Walnut st, Philadelphia, architects. Details will be available later.

SOUTH ORANGE, N. J.—Howard Lithgow, 79 King st, South Orange, has the general contract for a 2½-sty brick residence, 30x70 ft, at South Orange, N. J., for C. W. Baird, 534 Park av, East Orange, from plans by Stephenson & Wheeler, 2 West 45th st, Manhattan, architects.

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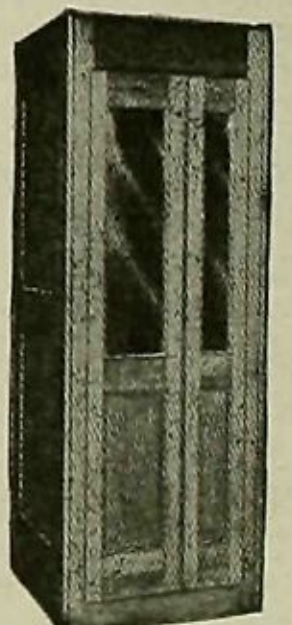
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**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—John Lowery, Jr., 108 West 40th st, Manhattan, has the general contract for the group of 2 and 3-sty brick and reinforced concrete factory buildings of various dimensions, at Newark, for the Coconut Oil Co., from plans by Timmis & Chapman, 315 5th av, Manhattan, architects and engineers. Cost, about \$150,000.

**PATERSON, N. J.**—Peter Rogers, 758 East 27th st, Paterson, has the general contract for the 4-sty brick mill, 63x282 ft, in Godwin st, for the Mutual Realty Co., 468 East 12th st, Paterson, owner, from plans by Joseph DeRose, 119 Ellison st, Paterson, architect. Cost, \$200,000.

**MANHATTAN.**—Post & McCord, 101 Park av, have the general contract for a 2-sty reinforced concrete factory and warehouse building, 114x184 ft, in the west side of Exterior st, 336 ft south of 149th st, for the American Radiator Co., 104 West 42d st, owner, from privately prepared plans. Cost, about \$120,000.

**MANHATTAN.**—H. H. Oddie, 12 West 44th st, has the general contract for a 1 and 4-sty brick and concrete warehouse and garage, 100x74 ft and 100x85 ft, at the southeast corner of 10th av and 54th st for the Kelly-Springfield Tire Co., 220 West 57th st, owner, from plans by Edward Necarsulmer, 507 5th av, architect. Cost, about \$100,000.

**BROOKLYN.**—Jacob & Youngs, 116 West 32d st, Manhattan, have the general contract for a 1-sty brick addition, 17x139 ft, in the west side of Taaffe pl, 56 ft west of Park av, for the Waterbury Co., 100 Park Row, Manhattan, owner, from plans by Warren & Clark, 108 East 29th st, Manhattan, architects.

**BROOKLYN.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty reinforced concrete factory building, 50x105 ft, at the corner of Plymouth and Jay streets, for John W. Masury & Son, paint manufacturers, owners, from plans by Timmis & Chapman, 315 5th av, Manhattan, architects and engineers.

**ELIZABETH, N. J.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a reinforced concrete garage at the corner of Magnolia and Reed sts, for the U. S. Leather Co., owner, from privately prepared plans. Work will be started immediately.

**BAYWAY, N. J.**—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for an oil tank storage building, 2 stys, 60x128 ft, for Cook & Swan, owners. The contract also includes the construction of an additional story on the present building and other miscellaneous alterations and additions.

**HOTELS.**

**MANHATTAN.**—Harby, Abrons & Melius, 15 East 40th st, have the general contract for the 13-sty brick, limestone and terra cotta apartment hotel, 52x100 ft to be erected at 850 Madison av, southwest corner of 70th st, for the 22 East 70th Street Corporation, 206 Broadway, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, about \$500,000.

**SCHOOLS AND COLLEGES.**

**FORT LEE, N. J.**—D. W. McGee Construction Co., 142 1st st, Newark, N. J., has the general contract for the 3-sty brick parochial school, 50x140 ft, containing auditorium and six classrooms, at Fort Lee, N. J., for the Roman Catholic Church of the Madonna, from plans by James S. Piggot, 9 Clinton st, Newark, architect.

**PELHAM, N. Y.**—Moody Engineering Co., 90 West st, Manhattan, has the general contract for the 2-sty brick and local stone high school building at Wolf's Lane and Colonial av, for the Board of Education of Pelham, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, about \$115,000.

**STABLES AND GARAGES.**

**BROOKLYN.**—John Beatty, 1469 Dean st, has the general contract for a 1-sty brick garage, 50x100 ft, in the north side of Bergen st, 275 ft east of Grand av, for Dennis P. Healy, 135 Prospect av, owner, from plans by Willard Parker, 463 Tompkins av, architect. Cost, \$15,000.

**BROOKLYN.**—Caye Construction Co., 299 Broadway, Manhattan, has the general contract for a 3-sty reinforced concrete garage, 27x92 ft, for the Medical Supply Base at the Brooklyn Navy Yard, for the U. S. Government, Bureau of Yards and Docks, from privately prepared plans. Cost, about \$60,000.

**MANHATTAN.**—Isaac Hopper's Sons, 15 East 40th st, have the general contract for the 2-sty brick garage and office building, 75x92 ft, at 433-437 West 16th st, for James S. Hannon, 445 West 16th st, owner, from plans by James S. Maher, 431 West 14th st, architect. Cost, about \$60,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—H. V. Vought Construction Co., Grand Central Terminal Building, has the general contract for alterations to the 16-sty brick and stone office building, 52x207 ft, including a 2-sty addition, at 32-34 Broadway for the Amerigus Realty Co., from plans by Alfredo C. Janni, 41 Broadway, consulting engineer. Cost, \$100,000.

**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.  
Call of Calendar, Tuesdays, at 3 p. m.  
All hearings are held in Room 919, Municipal Building, Manhattan.

**BOARD OF APPEALS.**

*Tuesday, August 26, 1919, at 10 a. m.*  
*Appeals from Administrative Orders.*  
610-19-A—10 E 57th st, Manhattan.  
613-19-A—613 Review av, Long Island City, Queens.  
*Under Building Zone Resolution.*  
528-19-BZ—S E cor Troy av and Prospect pl, Brooklyn.  
580-19-BZ—62-72 Wyckoff av, Brooklyn.  
581-19-BZ—S E cor Nassau and Theodore sts, Queens.  
597-19-BZ—10 Marc pl, Astoria, Queens.  
420-19-BZ—1745 W 12th st, Brooklyn.

**BOARD OF APPEALS.**

*Special Meeting.*  
*Tuesday, August 26, 1919, at 2 p. m.*  
*Appeals from Administrative Orders.*  
608-19-A—Nassau av, North 15th st and Banker st, Brooklyn.  
*Under Building Zone Resolution.*  
582-19-BZ—127-129 W 53d st, Manhattan.  
583-19-BZ—16-18 Ormond pl, Brooklyn.  
584-19-BZ—15-17 Queens blvd, Queens.  
587-19-BZ—63-67 Bolivar st, Brooklyn.

589-19-BZ—34-40 Utica av, Brooklyn.  
578-19-BZ—347-351 Waverly av, Brooklyn.

**CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room 919, on Tuesday, August 26, 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.

**PUBLIC HEARING ON RULES GOVERNING USE OF FUEL OILS.**

(598-19-S)

A tentative draft of Rules Governing the Storage and Use of Fuel Oils and the Construction and Installation of Oil Burning Equipment, was submitted by the chairman to the Board of Standards and Appeals at the meeting on August 12, 1919.

The board set Wednesday, September 3, 1919, at 10 a. m., for a public hearing on these proposed rules, which are printed in this issue of the Bulletin on page 606.

Copies of this tentative draft may be had on application to the Board of Standards and Appeals.

It is requested that suggestions as to these proposed rules be submitted at least a week in advance of the hearing in typewritten form and that those who desire to be heard at the public hearing advise the chairman to that effect.

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