

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1919, by The Record and Guide Company

119 West 40th Street, New York (Telephone: Bryant 4800)

Advertising Index.

Page

A B See Electric Elevator Co.	4th Cover
Ackerly, Orville B., & Son	2d Cover
Adler, Ernest N.	2d Cover
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	520
Armstrong, John	2d Cover
Aspromonte & Son, L. S.	537
Atlas Waterproofing Co., The	532
Automatic Fire Alarm Co.	536
Beaumont Co., G. B.	Title Page
Bechman, A. G.	2d Cover
Berkshire Realty Co., Inc.	526
Betz Brothers, Inc.	538
Boylan, John J.	2d Cover
Brett & Goode Co.	520
Brown, Frederick	526
Brown Co., J. Romaine	Front Cover
Bulkley & Horton Co.	2d Cover
Burns Wall Paper Co., The	528
Butler & Baldwin	2d Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate Co., The	529
City Investing Co.	520
City and State Supervising Co., Inc.	526
Clark, Noah, Inc.	530
Classified Advertisements	529
Cobb-Macey-Dohme, Inc.	527
Corning Co., Edward	4th Cover
Corwith Bros.	528
Coughlin, James A.	538
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Cutner, Harry B.	2d Cover
Dailey, Clark G.	520
Davenport Real Estate Co.	530
Davies, J. Clarence	530
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dowd, James A.	2d Cover
Doyle, John F. & Sons	528
Duffy Co., J. P.	538
Eastern Gas Appliance Co.	538
Eberle, Edward P.	526
Electric Service Eng. Co.	536
Electro Sun Co.	538
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Fearon Co., F. G.	527
Finegan, Austin	2d Cover
Finch & Co., Chas. H.	537
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Fuller Co., Geo. A.	536
Gescheidt & Co., Jacob	529
Gilbert, Chas. L.	528
Gold, Louis	526
Goodwin & Goodwin	2d Cover
Halback & Co., C. E.	536
Hecla Iron Works	538
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective Co.	4th Cover

NEW YORK, NOVEMBER 22, 1919

TABLE OF CONTENTS

Section I.

Editorials	521
Brooklyn Board of Realty Brokers Holds Annual Meeting	522
Interesting Reports Feature of Building Managers	522
Review of the Real Estate Market for the Current Week	523
Statistical Table of the Week	530
First Multi-Family House Started After War Now Finished	531
Scarcity of Housing Discussed by Brooklyn Engineers	532
Steady Increase of Activity Noticed in Local Building Field	533
Real Estate Notes	529
Personal and Trade Notes	533
Trade and Technical Society Events	533
Contemplated Construction	533
Building Material Market	534
Standard and Appeals	529

Section II.

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

Hydrault Stone Corp.	534
Jackson, Daniel H.	528
Jerome Property Corp.	2d Cover
Kane Co., John P.	4th Cover
Kennelly, Bryan L., Inc.	2d Cover
Kerns Co., James F.	2d Cover
Kewanee Boiler Co.	539
Kloes, F. J.	536

Advertising Index.

Page

Kohler, Chas. S., Inc.	520
Lawrence Cement Co., The	4th Cover
Lawyers' Mortgage Co.	524
Lawyers' Title & Trust Co.	529
Leaycraft & Co., J. Edward	Front Cover
Lehigh Portland Cement Co.	532
Lewine, Fisher & Irving, I.	2d Cover
Manning, Bernhard Realty & Const.	528
Manning & Trunk	2d Cover
Markham Realty Corp.	520
Martin, H. Samuel	2d Cover
Maurer & Son, Henry	532
McLaughlin, Thos. F.	2d Cover
McLaury Tile Co., Inc., D. H.	4th Cover
McMahon, Joseph T.	526
Mississippi Wire Glass Co.	524
Moses & Moses	526
Nail & Parker	520
Nason Realty Co.	520
Newins, Harvey B.	520
New York Edison Co., The	537
New York Title Mortgage Co., The	520
Niewenhou Bros., Inc.	538
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Reilly, Thomas J.	Front Cover
Orr & Co., John C.	539
Payton, Jr., Co., Phillip A.	528
Pease & Elliman	Front Cover
Pflomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	530
Porter, David, Inc.	528
Porter & Co.	Front Cover
Queensboro Corporation, The	529
Read & Co., George R.	Front Cover
Realty Associates	530
Realty Company of America, The	520
Ritch, Wm. T.	536
Roman-Callman Co.	529
Ruland & Whiting-Benjamin	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Schindler & Liebler	2d Cover
Scobie	2d Cover
Seath, Inc., James	538
Seaver & Co., Frank A.	2d Cover
Spear & Co.	526
Staudinger & Reisberg	530
Title Guarantee & Trust Co.	520
Towle, Frank E., & Son	538
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	520
Ullman	2d Cover
United Electric Light & Power Co.	525
Union Stove Works	539
Vorndran's Sons, Christian	537
Water Supervision Co.	536
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	539
Wells Sons, James N.	2d Cover
Welsch, S., Sons	530
White Const. Co., Inc., The	535
White & Sons, Wm. A.	520
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	528
Wood-Dolson Co.	Front Cover
Zicha, A. R., Marble Co.	539

Costly Mistakes in Building May Be Avoided and Many Difficult Problems Connected with Construction Eliminated

BY selecting your BUILDER at the time the ARCHITECT and ENGINEER is retained.

The result will be ECONOMY, SPEED and LOW MAINTENANCE cost.

G. B. BEAUMONT COMPANY, 286 FIFTH AVE. NEW YORK

To the REAL ESTATE OWNER

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

To the BROKER

Protection in Placing Loans;
Quick Service.

To the INVESTOR

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

New York Title and Mortgage Company

OFFICES:

MANHATTAN—135 Broadway
BROOKLYN—203 Montague St.
QUEENS—375 Fulton St., Jamaica.
RICHMOND—325 Center St., Richmond
WESTCHESTER—163 Main St., White Plains

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

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

James S. Anderson & Co.

REAL ESTATE

Management
Leasing
Rentals
Insurance

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

Offices 291 Broadway
(N. W. cor. Reade St.)
Telephone: Worth 5608

James S. Anderson
Henry N. Farnald, Special

FOR SALE

INVESTMENT PROPERTY
SIX-STORY TENEMENT

Clinton and Division Sts., S. E. Corner
64x90x irreg.; 20 rooms 5/4 on each floor,
with hot water and baths; six stores and
basement stores. Rents, \$12,000. Long
term mortgages. Will be sold at an
attractive price. Brokers protected.

Particulars from

NASON REALTY CO.

170 BROADWAY

Suite 915-919 Phones: Cortlandt 7637-7638

MARKHAM REALTY CORPORATION

Directors

CLARENCE W. ECKARDT,
President

EDWARD L. BALLARD
FREDK. M. HILTON
F. H. HIRSCHLAND
GEORGE T. MORTIMER
HUBERT E. ROGERS
SETH SPRAGUE TERRY

31 NASSAU STREET
Telephone Rector 1865

Wm. A. White & Sons

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

46 Cedar Street
Established 1868

Brett & Goode Co.

SPECIALISTS
IN
BUSINESS PROPERTIES

582 FIFTH AVENUE

Specialists in Harlem and Colored Tenement Properties

NAIL & PARKER REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL Telephone { 7682
HENRY C. PARKER Morningside { 7683

HARVEY B. NEWINS INCORPORATED

Choice Investments in Manhattan and
Long Island Properties.

CONSULT US
BROKERS PROTECTED

347 FIFTH AVE.
NEW YORK

Telephone: Vanderbilt 7276-7277-4678

Will build and lease for
tenant in down town
office building section.

Have several plots (sizes 5,000,
7,000 and 8,000 sq. ft.), suitable for
improvement with six-story office
buildings for individual occupancy.
For particulars apply to

CLARKE G. DAILEY
115 BROADWAY

Telephone: Rector 3350

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated
Member Real Estate Board N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

Can you afford to speculate?

Perhaps you enjoy it, but can you afford
it?

If you can't afford to lose, you can't
afford to speculate. Most people lose when
they speculate and you are not very apt to
be the exception to the rule.

You can be sure of keeping what you
have if you invest it in our First Mortgage
Certificates. They are guaranteed by the
Bond & Mortgage Guarantee Company and
pay interest at 5%.

You can buy them at any time at any
of our offices and your interest starts from
the day we receive your money. We take
care of large sums as well as small.

TITLE GUARANTEE & TRUST CO.

Capital \$5,000,000
Surplus \$11,000,000

176 Broadway 137 W. 125th St.
370 E. 149th St. 175 Remsen St., Brooklyn
350 Fulton St., Jamaica. 67 Jackson Ave.,
L. I. City. 90 Bay St., St. George, Staten
Island.

The Realty Company of America

FRANKLIN PETTIT
President

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

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

City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE. DOWLING, President

EDITORIAL

Notwithstanding the many disturbing elements in the business world at the present time it is not impossible to find reasons for reassurance that the promise of unparalleled prosperity in this country will soon be fulfilled.

Perhaps the most encouraging thing is the fact that the radicals who are attempting to overturn the existing order have found that among the "easy going" Americans are men who are as bold, aggressive, and outspoken in their advocacy of the preservation of the principles upon which this country was founded and under the fostering care of which it has prospered as are the proponents of revolution in their propaganda of political chaos. Whatever success the "reds" have had in fomenting trouble has been more than offset by the instant response of the great body of the citizenship of the nation to the resolute position taken by President Wilson; to the unbending attitude of Judge Gary, to the prompt acceptance of the issue and the courageous and successful deft of Gov. Coolidge, and to similar action by others prominent in the political and business affairs of the nation whenever the question has arisen as to whether the majority or a disturbing minority shall rule.

The spread of radicalism, which made giant strides while the nation was engrossed in war, has at least been checked by the promptness and vigor with which its insidious propaganda has been met at the outset of its war upon the home, upon the character of men and upon the liberty and well being of all who live within the limits of this most favored country.

That the Republic will endure and its institutions withstand the menace of Bolshevism is beyond doubt, and that business momentarily disturbed will soon regain its momentum is assured by the cementing together of the nation under the leadership of those who have accepted the challenge and effectively countered upon the foes of industry, of peace and plenty. The world war welded us into a nation with one flag, and one allegiance; the threat of anarchy with one flag, shed and of the abolition of individual rights has given us a slogan as effective in arousing men to the defense of all they hold dear as the rallying cry of the Crusaders was in the Holy Wars of old.

There will probably be dark days, but the outcome is certain, and the nation will enjoy a future more prosperous than was ever dreamed of.

Any one who doubts that an era of unexampled prosperity is just ahead cannot have taken into consideration facts recently made public by Government officials. Depositors in National banks have increased from less than 8,000,000 in 1910 to more than 18,000,000 at the end of last October. The average deposit of these millions of people is \$650.00 which means that one out of every six people in the United States has enough money to start building a house or to pay for a flivver. The average family numbers five people so that five out of every six families in this country are in very comfortable circumstances.

American shipbuilding, which was rejuvenated by the war and which was expected to become lethargic again at the war's end, is forging ahead with 550,000 tons under construction in private yards for private owners, all Americans; which means that there is an insistent demand for American built ships to carry American commerce into the ports of the whole world.

When the railroads are returned to their rightful owners it is declared they will have to place orders for one billion tons of steel; which means that the basic industry of the country has a long period of prosperity ahead of it, and as steel goes, so goes the nation.

These three facts ought to silence the doubters, and they are only three out of many reasons why the uneasiness of the moment must give way to the throb and surge of nation-wide business activity, which means a boom for building and real estate in the city which is the centre for the country's greatest activities.

For the purpose of beginning the improvement of Jamaica Bay the Sinking Fund Commission on Thursday adopted a resolution asking the Board of Estimate and Apportionment to appropriate \$7,000,000 in corporate stock. The appropriation will be passed, as the Finance and Budget Committee of the Board of Estimate already has acted favorably on the project.

It is planned to build bulkheads between Mill Basin and Baren Island and six 1,000 foot piers. If Congress fails to do its part by authorizing the construction by the Government of an entrance channel to Jamaica Bay 1,500 feet wide and an interior channel 1,000 feet wide and thirty feet deep, the city appropriation will lapse.

Edward McCormack, who said he was a steamship man, declared that the city would have all the piers it needed when the present ones were repaired and the ones under authorization had been built. H. Isbrandstein, president of the Panama-American Terminal and Dock Corporation, said his firm would take the entire project from the city if certain terms could be arranged.

Brooklyn Board of Realty Brokers Holds Annual Meeting

William R. Burling Elected President at Session Which Takes Action Endorsing Federal Policy Toward Enemy Aliens.

WILLIAM Raymond Burling, of the firm of Burling & Swan, was elected president of the Brooklyn Board of Real Estate Brokers at the annual meeting held in the Chamber of Commerce on Tuesday evening.

Other officers elected were James B. Fisher, vice-president; Frederick B. Snow, treasurer, and Isaac Cortelyou, secretary. James B. Fisher, William J. Morrissey, Joseph M. May, George Horton and Mr. Burling were elected directors.

Mr. Burling has for the past five years devoted much of his spare time to the interests of the board, and was very active in the Liberty Loan drives conducted by the organization. William P. Rae, the retiring president, paid him a glowing tribute at the meeting for his work, predicting a very successful year for the board under Mr. Burling's leadership. In accepting the office the new president said:

"It is my belief that with the conditions as they are in this city at this time an obligation for service has fallen on the shoulders of our board. Aside from the spiritual, legal and medical professions I doubt if there is any other business which occupies quite so confidential a relation as that which exists between the real estate man and his clients. The members of our board, in many ways, stand in the light of what might be termed trustees of the real property interests in this borough.

"In past years much good legislation has been actively favored by our board, and I look to see many matters come up during the coming session of the Legislature, and in the City Government, which will require active support or opposition on our part. Notably among these are a careful study and decision on the wretched transit situation which we now face. This matter already has the attention of our board, and prompt action may be expected. Other matters being given the utmost consideration are the Calder Mortgage Exemption Bill and the Bill to License Real Estate Brokers in this State."

Ex-Borough President Lewis H. Pounds, addressing the members of the board, said he thought it ought to follow the action of the other realty broker organizations and support the bill now before the Legislature providing for the licensing of realty brokers. Other speakers who addressed the gathering were William H. Greve and Brice R. Duncan.

A resolution, introduced by Elliott Esterbrook, recommending that the board endorse the action of the Federal Government in prosecuting enemy aliens, and pledging the board's

co-operation in the Government's deportation plans, was unanimously adopted.

The following reports were received: President's report, William P. Rae; Treasurer's report, Frederick B. Snow; Auditing Committee, A. J. Murphy; Admissions, J. W. Catharine; Arbitration, De Hart Bergen; Legislation, M. J. Moore; Transportation, H. E. Esterbrook; Budget, F. H. Tyler; Executive, W. R. Burling; Publicity, G. H. Gray and Nominating, J. R. Ryon.

The following committees were appointed for the coming year:

Executive, William P. Rae, chairman; C. C. Mollenhauer, De Hart Bergen, William G. Morrissey, A. B. Gritman.

Arbitration; John R. Ryon, Chairman, J. B. Fisher, G. S. Horton, C. C. Stelle, W. G. Morrissey.

Publicity; G. H. Gray, Chairman, J. B. Fisher, F. B. Snow, G. S. Horton, Wm. P. Rae.

Legislation and Taxation; L. H. Pounds, Chairman, M. J. Moore, J. R. Ryon, G. E. Lovett, H. F. Breitwieser, W. J. T. Lynch, R. Johnson, Wm. P. Rae, J. M. May, C. D. Bohrens, G. H. Ohnewald, Wm. H. Cary, F. H. Tyler, G. S. Horton, E. J. Grant.

Building Heights; C. B. Smith, Chairman, F. S. Seaver, C. B. Gwathmey, L. Beer, F. B. Small.

Transportation and Subways; J. B. Fisher, Chairman, B. R. Duncan, H. E. Esterbrook, J. N. Carpenter, E. Lyons, C. H. Twamley, B. F. Knowles, L. H. Pounds, C. B. Smith, J. F. James, G. E. Lovett, E. Kuhn, A. J. Murphy, F. A. Seaver, C. C. Mollenhauer.

Tenement House; W. B. Greenman, Chairman, C. E. Kelsey, E. J. Maguire, J. B. Slee, A. J. Waldron, J. R. Ryon, G. H. Gray, J. M. May.

Auditing; A. J. Murphy, Chairman, S. Noonan, A. J. Waldron.

City Budget; F. H. Tyler, Chairman, C. A. O'Malley, H. B. Davenport, De Hart Bergen, D. Dunne, H. A. Levine, E. Kuhn, F. C. Robbins, E. Tutino, G. A. Fleury, L. H. Losee.

Ways and Means; A. B. Gritman, Chairman, M. C. O'Brien, C. Partridge, C. D. Behrens, J. L. Brumley.

Admissions; J. W. Catharine, C. Partridge, A. J. Horton, W. H. Goldey, F. B. Small.

Athletic; J. W. Catharine, G. H. Gray, Thos. Hovenden, E. J. Grant, M. C. O'Brien, G. E. Lovett.

Nominating; A. B. Gritman, Chairman, Louis Beer, E. J. Grant, M. C. O'Brien, C. B. Smith.

Interesting Reports Feature Meeting of Building Managers

COL. W. A. McIntyre of the Salvation Army was one of the speakers at the regular monthly meeting of the Building Managers and Owners Association of New York, held at the Advertising Club 47 East 25th street, last week. After delivering an impressive invocation, Col. McIntyre discussed the work of the Salvation Army abroad and later dwelt at length upon the reasons for the labor unrest in this country.

Clarence T. Coley, Chairman of the Equipment and Supplies Committee, reported that after mature consideration his committee had decided to abandon, for the present at least, co-operative buying. Instead he intends to submit frequently through the medium of the association's bulletin, prices of various supplies used in buildings, with manufacturers' names.

William T. Ropes, Chairman of the Legislative Committee, reported the passage of the new City Ordinance by the Board of Standards and Appeals permitting the use and storage of fuel oil in buildings in this City. Mr. Ropes pointed out that fuel oil will probably not be used under present plans except

in the larger buildings as the present rules provide too stringent regulations to permit installation in small buildings.

Charles A. Flynn, Chairman of the Coal Committee, forecasted that increases in bituminous prices will inevitably be followed by higher prices in anthracite.

Governor William B. Runyon has appointed a committee to represent the State of New Jersey in negotiations with a similar committee from the State of New York relative to the development of the port of New York and the establishment of a central port of authority.

The Governor's committee is as follows:—Thomas F. McGran, Attorney General of Paterson; Senator Clarence Case, of Somerville; Assemblyman E. Irving Glover, of Englewood; Assemblyman Hugh C. Barrett, of Newark; Arthur Pierson, Speaker of the House of Representatives, of Westfield; John Milton, of Jersey City; Senator Thomas Brown, of Perth Amboy, and Senator Arthur Whitney, of Mendham.

REAL ESTATE SECTION

Review of the Real Estate Market for the Current Week

New High Mark Reached for Week Characterized By Unusual Interest of Operators In Income-Producing Properties.

SPECULATORS dominated the market this week which registered unprecedented activity. From the standpoint of volume of business and absorption of speculative capital the week, beyond question, reached a new high mark. The ever growing interest of operators in improved property is generally being regarded as plain indications of another forward movement in rents not so much because this class purchaser himself advances rent schedules but because he anticipates the trend. The fact that there has been no appreciable addition to New York's housing and commercial requirements, coupled with the steadily increasing demand due to New York City's natural growth has been largely responsible for the unusual market conditions now prevailing.

Some of the largest and best-known properties in this city passed into the control of speculators this week, practically all the large professional buyers figuring in one or more transactions. Frederick Brown alone paid close to \$1,000,000 in cash for the Hendrik Hudson apartments, and the Hendrik Hudson Annex on Cathedral Parkway and for the Arena Building on West 32d street, the three properties being sold by the receivers of the American Real Estate Company for a price reported to be \$4,500,000. Mr. Brown also bought the \$450,000 loft building at 63 West 36th street and figured in a number of transactions of lesser importance. Max N. Natanson, who has also been prominently identified with recent market activities, acquired the Langham at Central Park West and 73d street. He also bought valuable commercial buildings on University Place and West 17th street. Joseph Schenk added the Hotel Royalton on West 43d street to his holdings and the same buyer also

acquired the Hudson View apartment house on Upper Broadway, the 11-story loft building at 40 East 21st street and a number of other income producing properties of various kinds. Elias A. Cohen who has been operating extensively in down-town business properties bought Front Street commercial buildings and a valuable office property at Liberty and Greenwich streets, and Robert E. Simon is reported to have paid \$900,000 for a 10-story office building at Fulton and Nassau streets. Harris and Maurice Mandelbaum took over a million dollar loft structure at Fourth avenue and 32d street. Other operators who were conspicuous in the business of the week were Norman S. Riesenfeld, Benenson Realty Company, Irving Judas, Mandelbaum & Levine, Joseph G. Abramson and Daniel H. Jackson.

Space limitations admit of only a cursory reference to the amazing array of transactions crowded into the week. Reference must, however, be made to the transaction whereby the Munson Steamship Company acquired additional space on Wall street which would be utilized for the erection of a building for their own occupancy; the shortage in housing accommodations which compelled Colonel Munson and Teachers' College to buy valuable west side apartment houses for use as dormitories, and sales of 173 Pearl street and 8 Warren street to publishing interests.

Other important deals involved the Stuyvesant and the United States Worsted buildings on lower fifth avenue sold for a reputed price of close to \$3,000,000; the sale of a block front on Battery place to a Wall street man for improvement; a \$2,000,000 apartment house deal on West End avenue and 89th street; and a transaction involving the prize winning Verona apartment house.

New Home for Noyes Co.

Charles F. Noyes has purchased for the Charles F. Noyes Company from Elias A. Cohen 118 William street, a modern six-story building covering plot about 25x130. The property adjoins the 20 story office building now being constructed at the northeast corner of John and William, and is just south of the "Lehn & Fink" property at 120 William street and 79 John street recently purchased by Dwight & Hilles for the Employers Liability Assurance Co. Mr. Noyes, in securing this property, has bought one of the largest individual buildings that was available in the district. The additional depth of 30 ft over the normal lot 25x100 adds greatly to the value of the property secured, not only on account of ground floor area, but also for light and air on the upper stories.

The business of the Charles F. Noyes Company was established in 1898 in a small office at 61 Beekman street. A few years later the business moved to 62 Cedar street, where it remained until the property was purchased by the Mutual Life Insurance Company for the Harvey Fiske Building. The Noyes Company was the first tenant to move into the "Wyllis Building," 92 William street in April 1903, where the business has steadily grown until it now occupies an entire floor. The transactions closed by the company during the first year of the business was less than \$200,000 in the aggregate, and the volume of the business is now running at the rate of about \$50,000 per annum.

The company has always specialized in managing, renting and selling downtown real estate, and has been actively identified with many of the important transactions in the fire insurance and financial districts. The location just secured will keep the Noyes Company in the heart of the fire insurance field, next to the 20-story build-

ing at John and William streets in which will be located the Crum & Forster Agency and a dozen other big insurance firms. Other neighbors on the same block will include Dwight & Hilles, Darby Hooper & McDaniel, the Commercial Casualty, New York Fire Insurance Exchange, and in the block directly opposite is the 16 story Hilliard Building, the Globe & Rutgers Building. William street between John and Fulton streets has been solidly taken over by insurance interests.

Mr. Noyes' investment at 118 William street, will be approximately \$250,000, and his company will occupy two or three of the floors of the building and lease the balance of the space for insurance purposes. Other prominent real estate firms who own their own buildings include Joseph P. Day, Horace S. Ely & Co., Pease & Elliman, Douglas L. Elliman & Co., Slawson & Hobbs, Earle & Calhoun and L. J. Phillips & Co. Associated in the active management of the Charles F. Noyes Company is Fisher P. Weaver, Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, Francis W. Gridley, Edwin C. Benedict, Stanley K. Green, Walter J. Cashel, Charles F. Heller, William J. O'Conner, Thomas Christie, A. B. Himmelmann and Thomas D. McBride. The Agency Department of the company is under control of F. S. Willett, M. E.; N. M. Kerr, M. E. and H. S. Ford.

Clafin Buyers Organize.

Purchasers at the recent Clafin estate sale, at a meeting in the Real Estate Sales-room in Vesey street on Thursday evening, November 13, attended by some 200 persons, agreed to act together for mutual protection and co-operation in the development of the property, and chose nine of their number to incorporate the association for the promotion of the objects in view.

Steps were taken to file a protest with the Tax Assessors in the Bronx against the present assessed valuation of the property which had been placed by the Assessors, dealing with it in bulk, at a figure higher by about \$165,000 than the actual valuation as disclosed by the auction sale. Petitions for the immediate putting through and improvement of the streets and avenues according to the plans prepared by the Bronx authorities were prepared and signed by those present, and the officers of the new association were instructed to spare no effort to have the improvements got under way at the earliest possible date in order that building might be begun by the lot owners.

It was the sentiment of the meeting that the present character of the property should be preserved as far as possible and the majority of those attending, expressed the intention of utilizing their plots for the erection of private dwellings. Future meetings were arranged for the exchange of individual views regarding the development of the property.

The meeting was called to order by James R. Murphy of the Joseph P. Day organization who made a brief address on the value and importance of co-operation in the future welfare and development of the property.

When the officers were chosen four of the women lot owners were included among the directors. The officers of the association are: President, F. T. Birchall; Vice President, Daniel C. Ryan; Secretary, W. L. Sayers; Directors, Charles E. Nettle, William L. Thompson, Mrs. H. H. McNeil, Mrs. M. Valerio, Mrs. Elsie Bobes, Mrs. R. J. Corey, Herman Finegold, Mignon Engel and John Hamilton.

Munson Line to Build.

The Munson Steamship Line, which re-

MONEY TO LOAN

on

New York City
Real Estate

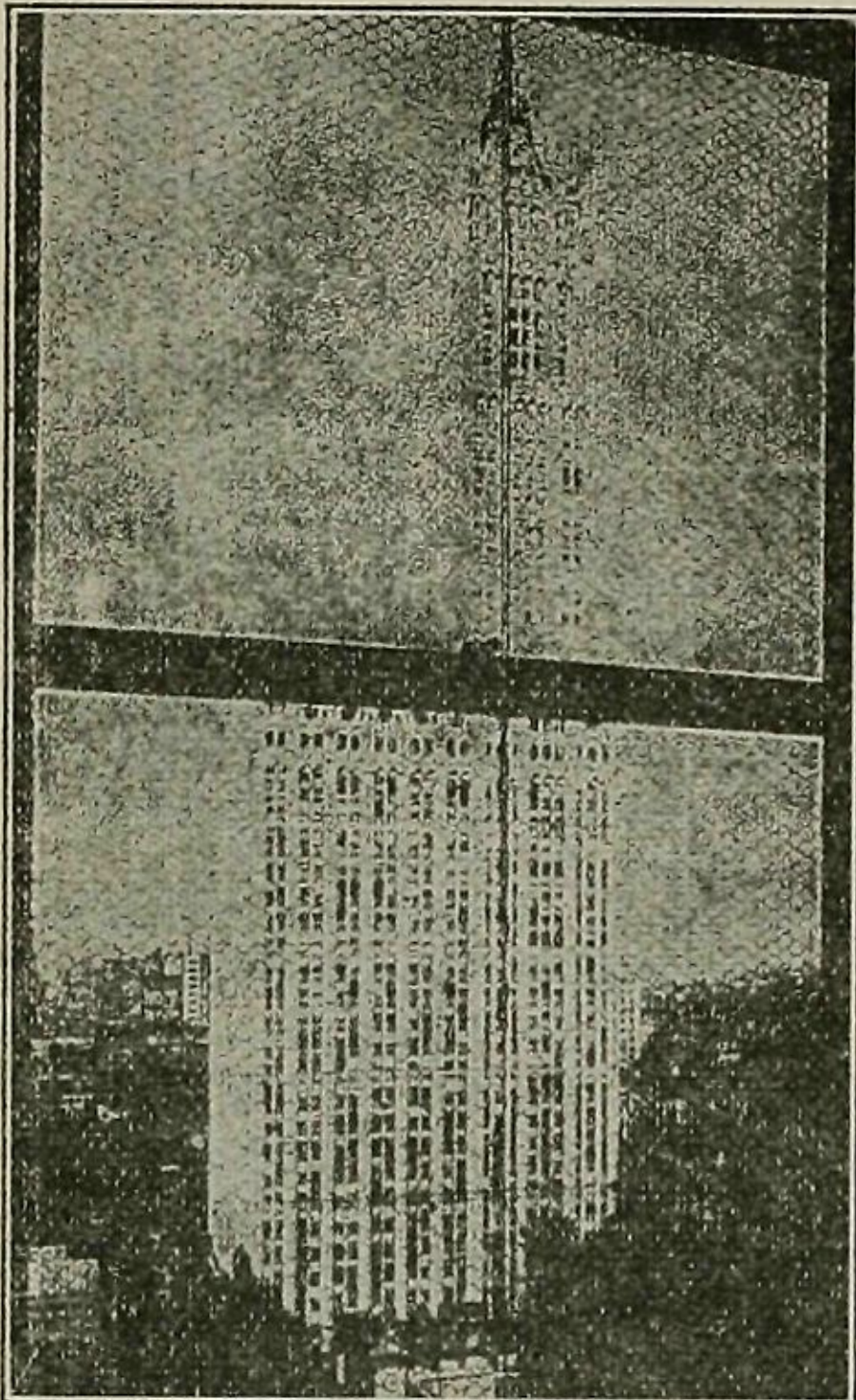
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

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

59 Liberty Street, New York

184 Montague Street, Brooklyn



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

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

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

Write for Catalogue and Samples.

MISSISSIPPI
WIRE GLASS CO.

Room 1712
220 Fifth Ave., New York City

cently acquired the building they now occupy at 82 Beaver street, in order to better accommodate the increasing demands of their business, has purchased from the American Cotton and Grain Exchange the property known as 71-73 Wall street, the corner of Pearl street, and comprising somewhat over 3,000 sq. ft. They have also purchased from the United States Realty & Improvement Company the seven story office building at 67-69 Wall street, covering an area of approximately 9,000 sq. ft. It is the intention of the Munson Line to tear down the present buildings and erect on the site a 20 to 25 story office building, covering the total area of approximately 12,500 sq. ft. The improvement will give the Munson Steamship Line the third largest frontage on Wall street; the National City Bank on the block to the West on Wall street having the largest frontage. The Bankers Trust Company, through the purchase of the Schermerhorn Building, taken together with their present building, will have the second largest frontage on Wall street.

The George A. Fuller Company has contracted with the Munson Steamship Line to have the building ready for occupancy early in 1921. It will be of the most modern type, equipped with high speed elevators and every new facility for tenants who will take large space. The floors will contain about 10,000 sq. ft. of rentable area per floor with all of the modern conveniences that are found in the best office buildings. The exterior is to be of simple and artistic design of face brick, with limestone and terra-cotta trimmings, and the appearance will reflect the dignified character of the great steamship company for whose use it is primarily built.

Albert B. Ashforth, (Inc.), was the broker in the entire transaction. Mr. Ashforth reports that much of the space not to be occupied by the owners has already been applied for.

By Fifth Avenue Purchase.

One of the largest deals of the year in the lower Fifth avenue section was consummated with the sale to Edgar A. Levy by the Rothschild Realty Company of the Stuyvesant Building at the northwest corner of Fifth avenue and 15th street and the United States Worsted Building, adjoining, at 102 and 104 Fifth avenue. The structures have a combined frontage of 133.5 feet on the avenue and 140 feet on 15th street. The properties adjoin the New York Hospital in the rear. Mr. Levy is said to have paid close to \$3,000,000 for the buildings. The Stuyvesant Building is sixteen stories high and the Worsted Building is eighteen. They are among the modern business structures south of 23rd street and were erected by the late Jacob Rothschild. The Worsted Building was completed after his death, the site having been acquired in 1910. The broker in the transaction was Fred V. V. Shaw.

Operator Acquires "Langham."

"Langham" occupying the block front on Central Park West between 73rd and 74th streets, has been bought by Max N. Natanson from the 135 Central Park West Corporation (B. J. Greenhut, president). The Langham is twelve stories high and occupies a plot 204.4x100. It was built from plans by Clinton & Russell. The Langham was purchased by the late Captain B. J. Greenhut in May, 1917, he giving as part of the purchase price the estate at West End, N. J., formerly known as Shadow Lawn, the summer "White House," as it was occupied by President Wilson in 1916, and has since been purchased by Hubert Parson, son-in-law of the late F. W. Woolworth. The Langham was formerly held at \$3,500,000. With the recent sale of the Hotel Majestic, this makes the second large property recently sold in the 72nd street section of Central Park West. L. J. Phillips & Co., who sold the property to Captain Greenhut, a tenant of the apartment house, negotiated the re-sale.

Shenk Buys "Royalton."

Joseph Shenk has bought through Reis & Feinberg, Inc., from the Realty Syndicate, the Hotel Royalton, a twelve-story structure at 47 and 49 West 43rd street, running through the block to 44 West 44th street, valued at \$1,200,000. It stands on a plot fronting 50 feet on each street, and is 200 feet in depth. It adjoins the Hippodrome on the west and on the east is the home of the New York Bar Association, thereby insuring the light of the structure. It contains 250 rooms, and is said to return an annual rental of approximately \$200,000. The new owners have in mind altering the structure into offices at the expiration of present leases.

Mr. Shenk has also sold to a client of B. Harris the Woodrow Court, a six-story elevator apartment house, occupying the block front on the east side of Broadway, between 169th and 170th streets, on a plot 177x100. The structure was recently acquired by the

seller from Judge Martin T. Manto. It contains ten stores and fifty-five apartments, and rents for about \$70,000 annually. The property was held at \$650,000.

Closes Fulton Street Deal.

Robert E. Simon completed negotiations for the purchase of the Fulton Building, southwest corner of Fulton and Nassau streets, a ten story structure, which was one of the first tall buildings to invade Nassau street. Mr. Simon is said to have paid \$900,000 for the property, which fronts 57.10 on Nassau street and 113.7 on Fulton street. Mr. Simon has hitherto confined his attention mainly to properties uptown and in the old mercantile districts, this deal representing his first important "buy" in the downtown area.

Operators Buy 470 4th Ave.

Harris and Maurice Mandelbaum, operators, have purchased the modern twelve story structure at 470 and 478 Fourth avenue, southwest corner of 32nd street, owned by the estate of Julia Peck, represented by the New York Life Insurance and Trust Company as trustees. The building occupies a plot 83.8x116. The latter dimension represents the frontage on Fourth avenue. It is directly south of the old Park Avenue Hotel and is largely tenanted by representatives of the silk industry. The annual rental roll is 100,000 and the property is said to have been held in the neighborhood of \$1,000,000.

The structure was erected by Easton & Pearce, who bought the land from the Morrell estate. The buyers recently acquired the Albemarle Building, at the northwest corner of Broadway and 24th street, a sixteen story structure, for which they are said to have paid in the neighborhood of \$4,000,000.

Emmet & Parrish represented the Peck estate and Eisman, Lee, Corn & Lewine represented the Mandelbaums. William Cruikshank's Sons were the brokers.

Buyers Downtown Block Front.

The Searles estate sold the block front on the north side of Battery place, between Greenwich and Washington streets, fronting 144.2 feet on Battery place, 105.9 feet on Greenwich street and 110 feet on Washington street, and covered with ten three and four story buildings, which are said to be among the oldest in the city. The realty has been acquired by a Wall street man who has in mind its reimprovement in the near future. It is a couple of blocks north of the group of properties recently purchased by Henry L. Doherty & Co. with a view to providing much-needed space for concerns in the present overcrowded financial district. The buyer is a client of Joseph P. Day.

Buy Prize Winning "Verona."

Douglas L. Elliman & Co., have sold for the Moulton Holding Corporation to the Thornhill Corporation the ten story modern apartment house known as the Verona, occupying a plot 150x100, at 32 and 34 East 64th street, southeast corner of Madison avenue. The house was erected about ten years ago at a cost of about \$1,300,000, and because of the general excellence of its exterior design won the first prize awarded by the American Institute of Architects. It is arranged in two apartments of fourteen rooms and five baths to a floor. It numbers among its tenants ex-Justice Charles E. Hughes, Samuel McRoberts, Joseph Clendenin and Leroy Frost. The Moulton Holding Corporation acquired the property last April through the same brokers in an exchange deal involving a handsome estate at Llewellyn Park, Orange, N. J. The Elliman company has been reappointed agent for the building, having held that position for the last three years.

\$2,000,000 West Side Deal.

J. C. & M. G. Mayer, former builders of big apartments on the upper west side, but active as operators during the past year, have disposed of two multi-family structures on West End avenue, valued at \$2,000,000, and acquired by them a few months ago. The sales were made through Elgar & Feinberg, as brokers, to corporations controlled by Edgar Ellinger, who erected the Hotel Hamilton on West 73rd street.

The properties involved in the deal are the twelve-story apartments at the northeast corner of West End avenue and 89th street and at the southwest corner of West End avenue and 98th street. Together they return an annual rental of about \$200,000. The 89th street structure stands on a plot 100x100, containing two suites of ten and eleven rooms on a floor. This was acquired from the builder, Herman Strauss. The 98th street house occupies a plot 100x75, arranged in two suites on a floor of eight and ten rooms, and was put up by Edgar A. Levy.

All Cash Sale on Liberty St.

In an all cash transaction Pease & Eli-

man sold for a client to Louis Boselli the five story office building at the southwest corner of Liberty and Greenwich streets, 126 Liberty street and 145 and 147 Greenwich street. The property has a frontage of 73 feet on Liberty street and runs back 56 feet on Greenwich street, taking in one-half of the block. An odd feature of this sale was the fact that the original deed to the property, executed on September 30, 1699, contained a covenant that the owner must build, maintain and repair all streets surrounding the property. Such a provision would be against the law today, although the covenant is still in force and must be contained in all titles to the property. After making extensive alterations to the property the new owner will place the building in charge of Pease & Elliman for management.

Publisher Buys in Financial District.

Charles Otis purchased the five-story loft building, 173 Pearl street, adjoining the southwest corner of Pine street, size 21.5x8.6, for investment. Mr. Otis was influenced in making this purchase on account of the fact that all the leases expire May 1, 1920. This makes the second property he has bought on Pearl street, having acquired early last year 67 Pearl street extending through to 32 and 32½ Stone street. The publication and printing offices of Mr. Otis' financial newspapers, the American Banker and the Bond Buyer, may be moved from 67 Pearl street to the new location at 173 Pearl street, in order to be in the financial district. This is the first sale of the property in more than forty years. Geo. R. Read & Co. negotiated both sales.

Publishers Buy on Warren Street.

D. Van Nostrand Co. of 25 Park place, publishers and dealers in scientific books, have purchased from the Woodbrook Realty Corporation, Frederick E. Eisemann, president, the building at 8 Warren street, adjoining the Smith-Gay Building at the corner of Warren street and Broadway. This is a 5 story basement and sub-basement building, size 25x100. After alterations are completed, the Van Nostrand Co. will occupy the entire upper part of the building. Geo. R. Read & Co. were the brokers in the deal.

To House Columbia Students.

As the beginning of a systematic movement to increase its housing facilities for students Columbia University announces the purchase of Eton and Rugby halls, apartment houses at Nos. 29 to 35 Claremont avenue. It is expected that both houses will be used as dormitories for women students to relieve in part a condition that has become acute. Eton and Rugby halls are each eleven stories in height, containing seven and eight room apartments on each floor. The number of rooms, exclusive of foyers, which may be used as studies

were stated to be 326, while the number of persons which can be accommodated in the two buildings was estimated at 420. Dr. Nicholas Murray Butler, president of the University, stated that it had a tentative building program to relieve the shortage of housing facilities, details of which would be announced later.

New Teachers College Dormitories.

Byrne & Bowman sold for Charles S. Lyons as executor of and for the benefit of the estate of Joseph Hammerschlag and Morris Falkenau to Teachers' College Janus Court at 106 Morningside drive, southwest corner of 121st street, 101.10 feet on Morningside drive and 167.8 feet on one side and 181.3 feet on the other. It is a nine-story fireproof apartment. The property rents for about \$90,000 per annum, and was held at \$650,000. Teachers' College will make extensive alterations to the building and use it as a dormitory for students.

Jackson in Quick Re-Sale.

Daniel H. Jackson bought from the Emigrant Industrial Savings Bank the twelve story mercantile building at 5-7 East 16th street on plot 50x92. Mr. Jackson immediately resold the property to Alfred Benjamin, Thomas J. O'Reilly negotiated both deals.

Operators Again on B'way.

Norman S. Riesenfeld and Elias A. Cohen have purchased from the Haight estate the five six story loft buildings at 513, 515, 517 and 519 Broadway, running through to 84 to 94 Mercer street. The structures front 100 feet on Broadway and 140 feet on Mercer street and are 200 feet deep. They are fully tenanted and return an annual rent roll of \$82,000. Leases expire on February 1, 1920. The price paid was said to have been \$600,000, all cash. The properties stand on the site of the old St. Nicholas Hotel.

Benenson Active in Market.

The Benenson Realty Co. purchased from the Allessor Corporation "Tiffany Arms," a six-story elevator apartment house at the southeast corner of Tiffany street and 163rd street on a plot of 108x100. This apartment house, which is one of the largest in that section, is arranged for forty families, and contains seven stores on the ground floor. It returns a rental of about \$35,000 per annum, and was held at \$300,000. This is the fifth elevator apartment house purchased by the Benenson Realty Co. within the last week in the same vicinity. The Benenson Realty Co. also purchased from the Allessor Corporation the two five-story apartment houses at 730-36 Vermilyae avenue, on a plot of 100x168, and arranged for fifty families. The price at which these houses were held is \$160,000 and return an annual rental of \$25,000. Both of these

transactions were negotiated by Greenfeld & Saffir as brokers.

Buys 128 Maiden Lane.

Norman S. Riesenfeld, operator, has purchased 128 Maiden Lane, a five-story office building, 23x65, adjoining the southwest corner of Water street, from Virginia Field of Peekskill, N. Y. The property has been in the Field family for more than 100 years. It is in the heart of the wholesale tobacco district.

64-68 Fulton Street Sold.

B. E. Crosby, of S. Osgood Pell & Co., sold for the Sairfield Realty Company to Irving Judis the nine-story fireproof building at 64 and 68 Fulton street occupying a plot 59x80. The structure returns an annual rent roll of \$30,000.

Exporters Sell on Front Street.

The Broadway-John Street Corporation, Elias A. Cohen, president, bought from Arkell & Douglas, exporters, 102 to 106 Front street, a group of five story buildings on plot 80x80. The property is 100 feet from Wall street and is in the hub of the coffee district. The Brown-Wheelock Company, was the broker in the transaction.

Liberty Building Sold.

Samuel J. Tankoos sold for the estate of David B. Ivison, represented by Pease & Elliman, the seven-story Liberty building at the northeast corner of Liberty and Greenwich streets, on a plot of 4,000 square feet. The purchaser is the Broadway-John Street Corporation, Elias A. Cohen, president. The property is assessed at \$230,000 by the city for taxation purposes. This is the first sale of the property since 1895.

Operators Take 12 John St.

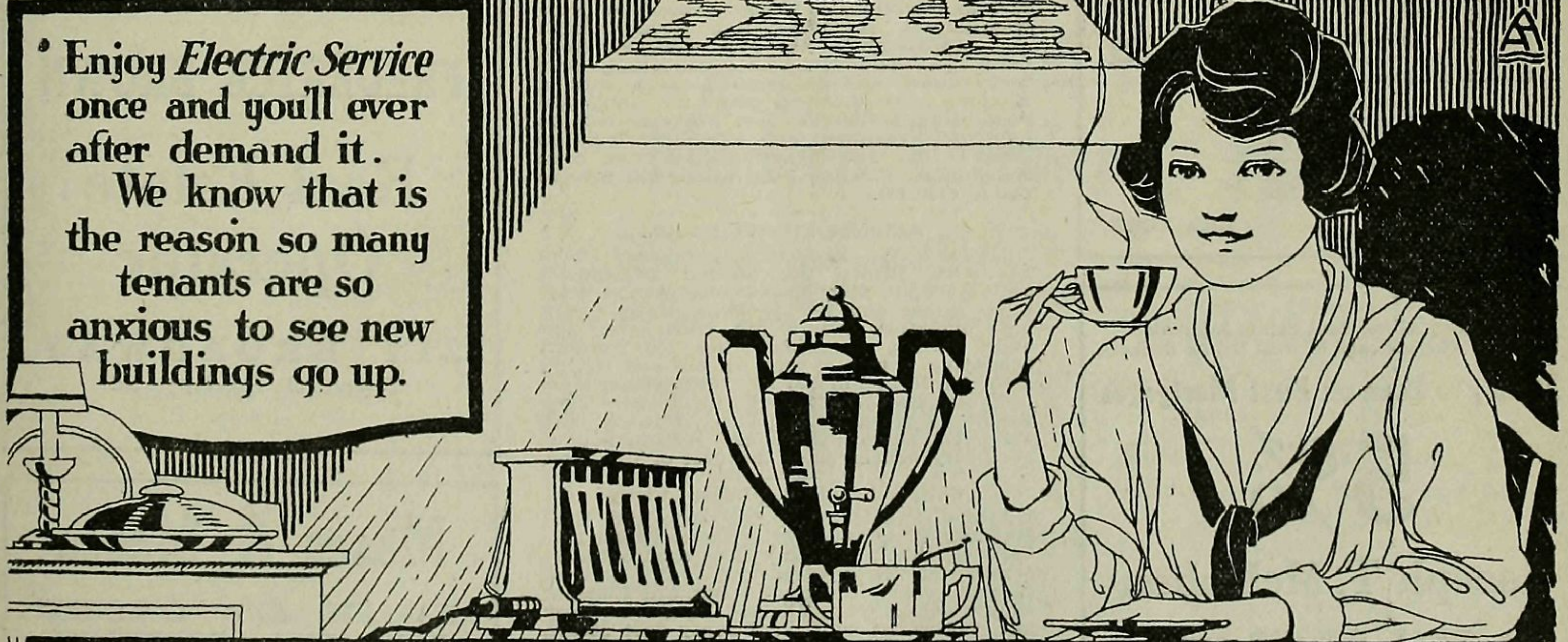
Another lower Manhattan structure passed into the hands of operators when contracts were signed by Mandelbaum & Lewine for the purchase of the Anderson Building at 12 to 16 John street. The Anderson is twelve stories, and covers a plot 53.9x59.4. 137 feet east of Broadway. It abuts the Jewellers' Building at 9 to 13 Maiden lane and the Title Guarantee and Trust Building at 176 and 178 Broadway.

Fifth Sale Since August

Joseph G. Abramson purchased from the Procaus Realty Corporation, 261 and 263 West 36th street, near Seventh avenue, a twelve-story fireproof loft building on plot 50.6x98.9, showing a rental of \$40,000 per annum. Burton, Thompson & Co., Walter H. Flandreau and C. H. Smith were the brokers. This is the fifth sale of the property since last August.

Brown Buys \$450,000 Lofts.

Frederick Brown purchased from the 63 West Thirty-sixth Street Corporation, Ben-



Enjoy *Electric Service* once and you'll ever after demand it. We know that is the reason so many tenants are so anxious to see new buildings go up.

Our partial payment plan makes wiring easy. Phone Stuyvesant 4980

The United Electric
LIGHT AND POWER COMPANY
 130 EAST 15th ST., NEW YORK

Present-Day Problems of Building Maintenance

require expert advice and guidance. We are able to advise owners and agents of all classes of real estate with regard to State laws, City ordinances, Departmental procedure, and all executive, legislative and judicial regulations affecting real property. We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested.

CITY AND STATE SUPERVISION CO., Inc.

25 West 42d Street New York

JOHN H. SCHEIER, R. A.
Advisory Architect to the Company

Brokers, Attention!

APARTMENT HOUSES

Bought, Sold and Exchanged

BERKSHIRE REALTY CO., Inc.

44 Court St., Brooklyn

Suite 711. Phone: Main 5736

IF YOUR PROPERTY IS IN THE MARKET

Send us the selling particulars, as we have clients who are seeking well-located investment property.



840 BROADWAY NEW YORK

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

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

jamin Mordecai president, the twelve-story loft and store at 63-65 West 36th street. The structure occupies a site 50x98.9, and was held at \$450,000. Byrne & Bowman were the brokers.

Demand for Mid-Town Lofts.

William A. White & Sons and M. & L. Hess, Inc., sold for the Twenty-ninth Street Realty Co. to Morris Freundlich, Isidore Freundlich and S. J. Manne, 134-140 West 29th street, size 100x100, a twelve-story and basement mercantile building. M. & L. Hess, Inc., sold the land to the Twenty-ninth Street Realty Company in 1909. They immediately erected a building thereon and have held the property since for investment.

Sells Elmsworth Hall.

William S. Baker has sold for Max Natanson to Charles Kimmelman, Elmsworth Hall, at the southeast corner of Convent avenue and 149th street, a six-story apartment house, on plot 100x100, accommodating twenty-four families.

Downtown Broadway Sale.

Brown, Wheelock Company, have sold for Judge Francis K. Pendleton and William C. Bowers, trustees of the estate of Thomas E. Davis, 595 Broadway, extending through to 168 Mercer street, a 5-story, basement and sub-basement building on plot 25x200. The purchasers will expend \$50,000 on improvements and occupy the store for their own business.

Schulte Co. Is Buyer.

Samuel J. Tankoos sold to the Schulte Cigar Stores Co. the seven-story Liberty Building at the northeast corner of Liberty and Greenwich streets on a plot of 4,000 square feet for the Broadway John Street Corporation, Elias A. Cohen, president, who purchased the property several days ago through the same broker. The property is assessed at \$230,000 and will be extensively altered. Negotiations are now pending to lease four entire floors to be used for the clerical offices of a large railroad.

Sale to Typewriter Exchange.

Dwight, Archibald & Perry, sold for the Farmers Loan & Trust Co., trustee of the estate of Wm. H. Jackson the premises at 929 Broadway to the Broadway Typewriter Exchange, Louis C. Neuberger, president. The seller was represented in the transaction by the Farmers Loan & Trust Company and the buyer by Frederick Marsell.

Will Build on Greenwich St.

Charles F. Noyes Company sold 141-143 Greenwich street and 127 Cedar street; also 147-149 Greenwich street and 124 Liberty street, for the New York Life Insurance Company. These two properties cover the block front on Greenwich street from Cedar to Liberty streets and have an area of over 4,000 sq. ft. The frontage on Greenwich 34' and on Liberty street 44'. The preswick street is 113'3"; on Cedar street ent improvements are four and five story buildings. The new owner expects to tear them down and to replace them with a 12-story office building, plans for which are now being prepared. The property will be held for investment and offered for rent as soon as the new building shall have been completed. The total operation will involve about \$750,000.

Acquires Fiftieth House.

Edward W. Browning purchased from Frederick Brown the Garden apartments at 164-174 St. Nicholas avenue, 204-210 West 119th street and 205-209 West 118th street, nine five-story apartments, with seven and eight rooms, accommodating 100 families occupying a plot of sixteen lots and having a total frontage of 700 feet, comprising most of the block over to Seventh avenue. They were held at \$400,000, and Mr. Browning will make extensive alterations. He has bought over fifty houses since the first of the year.

Shenk Acquires Hudson View.

Joseph Shenk purchased from the Normar Realty Company the six-story Hudson View apartments, 100x125, at the southeast corner of Broadway and 148th street, through W. S. Baker and Bernard London; from Charles Guggenheim, the eleven-story loft, 25x100, at 40 East Twenty-first street, through L. Cohen; from a client of V. Andrews the eight-story apartment, 75x100, at 534 and 536 West 113th street, and from the Grand Investing Company, 529 West 136th street, a five-story flat, 37.6x100, through J. Maxwell. Mr. Shenk sold to a client of S. Krulewitch the southwest corner of Fort Washington avenue and 160th street, a six-story elevator apartment house, 127x112; to a client of B. Ulanov the five-story flat at 510 West Eighty-fourth street; to a client of Mr. Spero, 522 West 158th street, a six-story house, 50x100; to a Mr. Ruthelser, 620 West 152nd street, a five-story flat, 63x100, and to a client of B.

BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

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

OR

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

FACTORY BUILDINGS

of

REINFORCED CONCRETE

and

MILL CONSTRUCTION

Anywhere in

GREATER NEW YORK

Phone Main 7050 for Appointment

MAP AND PRINT

Mounting and Coloring

If you have maps, posters, charts or drawings to be colored or mounted let us give you an estimate. We guarantee the best work in every instance at reasonable prices.

EDWARD F. EBERLE

88 Park Place, New York

Telephone 9955 Barclay

FREDERICK BROWN

Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

Moses & Moses

HARLEM AND COLORED TENEMENT PROPERTIES

ALSO

CITY AND SUBURBAN REAL ESTATE

409 Lenox Avenue

Telephone Morn. 3191

Harris 535 to 541 163d street, two five-story flats, 155x100.

Natanson in Big Deals.

Max N. Natanson purchased from the Hei-Reig Real Estate Company, Inc., the northeast corner of University place and eleventh street, an eleven-story loft containing about 18,000 square feet per floor. The property fronts 157 feet on University place and 141 feet on Eleventh street and contains a 100% sprinkler system. The property rents annually for \$125,000 and was held at \$1,200,000. M. & L. Hess and N. A. Berwin Company were the brokers.

Mr. Natanson also purchased from the 20 West Seventeenth Street Company the twelve-story loft, on plot 33x100, at 20 West Seventeenth street, fully rented at \$28,000 per annum and held at \$250,000. The transaction was negotiated by S. Geilich.

Mr. Natanson also sold to the Baldan Realty Company, 605 West 142d street, a six-story elevator apartment house, 100x100, arranged for thirty-four families and renting for \$30,000. It was held at \$200,000. B. Wagner & Son were the brokers.

To Joseph Shenk Mr. Natanson sold the northeast corner of 162d street and Broadway, known as Carolyn Court, a six-story apartment house, on plot 100x100, containing seven stores and thirty families in suites of five, six, seven and eight rooms. The rent is \$36,000 annually and the building was held at \$275,000. L. Fine was the broker in the transaction.

Mr. Natanson also sold to a client of Marks & Marks the southeast corner of Clinton and Division streets, a six-story tenement, on a plot 64x100 irregular, renting for \$14,900 and held at \$115,000.

Mrs. Smith Sells "Shoremonde."

Douglas L. Elliman & Co. have sold for Mrs. Ormond G. Smith, her North Shore estate known as "Shoremonde." This property, which is located on Center Island, Oyster Bay, L. I., and which is well known as one of the finest country places in America, consists of approximately 65 acres with over a mile of shore front on the Long Island Sound, Cold Spring Harbor and Oyster Bay. The residence, built about eight years ago, is an imposing brick and granite fireproof structure of Georgian architecture. It is situated on a high bluff directly overlooking the Long Island Sound, with unobstructed views of over twenty miles in both directions. The outbuildings, consist of a garage with chauffeur's quarters attached, farm barns with farmer's cottage, Superintendent's cottage and greenhouse. Extensive gardens and careful landscaping complete the property.

Buyer for 46 Gold Street.

William A. White & Sons sold for Nicholas Volk and Margaret Currey the five-story building on plot 18.5x63.5 at 46 Gold street, running through to Ryder's alley. George A. Musmann, an investor, is the purchaser. The property has been held by the former owners for the past thirty years.

Sale of Grenville Hall.

Nehring Brothers sold for the 5000 Broadway Co., Inc., Frederick Eisle, president, to the Benenson Realty Company, Grenville Hall, at the northeast corner of Broadway and 212th street, a six-story elevator apartment house, covering a plot 118x198, renting for \$50,000 and held at \$400,000.

Brown Resells the Belvedere.

Frederick Brown has resold to the Berstrum Real Estate Company the Belvedere, a six-story elevator apartment house at 400 West 150th street, southwest corner of Edgecombe avenue. It was held at \$235,000 and rents for about \$30,000 annually. M. I. Strunsky & Co. were the brokers.

Sale of the Ravenwood.

The Knap & Wasson Company sold for Patrick Kiernan to Vogel & Schultz the Ravenwood, a six-story elevator apartment house at the southwest corner of Broadway and 180th street, on a plot fronting 112 feet on Broadway and 150 feet on 180th street, with an irregular rear line. The property contains seven stores and has eight suites of four, five and six rooms on a floor. It was held at \$375,000 and returns an annual rental of about \$40,000. Ennis & Sinnott bought through the Knap & Wasson Company from Anthony Schuck the five-story double flat at 455 West 155th street on a lot 25x100 near Amsterdam avenue. It was held at \$32,500.

Heights Apartment Deals.

The two five-story apartment houses on the southeast corner of Audubon Avenue and 174th street, on a plot 95 by 100 feet, have been purchased by the Wlens Realty Company, Jacob Wiegand, President, from William Rankin. The property was held at \$175,000 and shows a rental of about \$23,000. The same buyer also purchased from Joseph G. Abrahamson the five-story

apartment house at 504 West 172d street, held at \$55,000. The buyer was represented in the deal by Isidore Witkind. The two five-story flats on the northwest corner of Amsterdam avenue and 187th street, 100x95, have been sold through J. G. Bassman of the S. H. Raphael Company. The holding price was \$165,000. The same broker sold the seven-story flat at 476 West 141st street on the east corner of Amsterdam avenue, plot 35x100, for the Union Chemical Glassware Company, to Mrs. Ida Murphy.

Investor Buys East Side Loft.

Horace S. Ely & Co. has sold for the Farmers' Loan and Trust Company, trustee, the eleven-story loft building, 31 East 7th street, running through to 36 East 18th street, on lot 28x184. The buyer is an investor.

West Thirty-fourth Street Sale.

M. & L. Hess, Inc., have sold for the Lawyers' Mortgage Company the altered building at 136 West 34th street. The purchaser intends to erect a four-story modern building on a plot which contains 2,500 square feet. Negotiations are pending for a net lease on the new structure for a long term of years.

East 14th Street Parcel Re-Sold.

George A. Bowman negotiated the sale of the five-story business building at 440 East 14th street and 125 University place, owned by Frederick Brown. The size of the plot is 26x130 and 28x33, forming an "L" around the northeast corner of University place and 14th street. The purchaser will use the store floor for his own business. Mr. Bowman will have charge of the renting of the upper part of the building. The parcel was held at \$210,000.

Brewers Sell on Heights.

Charles S. Kohler, Inc., and Julius Scott sold for Louis Ebling of the Ebling Brewery Co. to a client for investment, a five-story apartment house, built on plot 75x103.3 feet at 106-10 Haven avenue. The

property rents for \$20,000 and was held at \$150,000.

West Side Corner Deal.

Charles F. Noyes Company sold 558 Ninth avenue for Donna Josephine del Drago to Marie Louise, importer and dealer in women's wear, who has several stores in New York and who expects to open a new store in the property just purchased. The property involved is the northeast corner of 41st street, the plot being 25x80 with a 5-story building. Charles A. Wolfram was associated as broker.

Will Remodel Dwelling.

Robert M. Bush & Co. sold for the estate of Daniel C. Blodgett, the 4-story dwelling at 166 Madison avenue to Harry Sanders who has awarded the contract for remodeling the building into stores and lofts to Benjamin Leavin of the Eastern Construction Company. The same builders have just completed 130 Madison avenue and are also about to improve the plot 41 and 43 East 28th street.

New Owner for Glen Cairn.

Isidor Zimmer and Samuel Reznick resold through S. Berman to Harry Shapiro the Glen Cairn apartments at 270 Riverside Drive, north corner of 99th street, a twelve-story structure, on a plot fronting 105 feet on the drive and 112 feet on the street, with northerly and easterly dimensions of 140 and 100.11 feet respectively. It rents for about \$135,000 and contains forty-eight suites. Frank Locker, as attorney, represented the sellers, who recently acquired the property from Irving Judis.

Sale in Cook Block.

Pease & Elliman have sold for William A. Taylor, William Armstrong and Edward S. Harkness, as executors of the estate of Thomas E. Stillman the five-story American basement, 9 East 78th street on lot 35x100.5. This property is situated in the famous Cook block between 78th and 79th streets, fifth and Madison avenues, and was erected by

Real Estate CAN BE MADE TO PAY Dividends

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

Alterations, properly planned and executed, will transform them at a relatively slight cost into modern structures of the type for which there is now such an insistent demand. Rental returns will pay for these improvements in a short time.

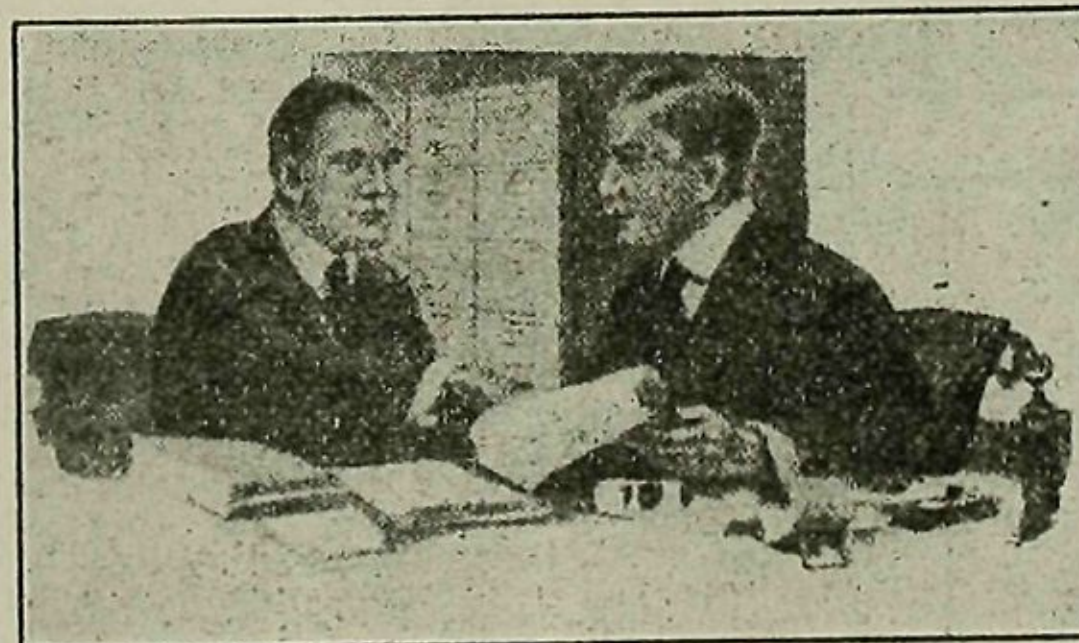
WE ARE EXPERTS IN CONSTRUCTION OF THIS CHARACTER

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

Modern Efficiency Methods

require the installation of the proper office equipment, without which the co-ordination and classification of all file matter cannot be carried out to good advantage. The present shortage of office help and the necessity under modern conditions of taking care of increasing business without adding to the payroll,

suggest that you get in touch with us and let our experts study your problem. Our line features the famous Macey product, consisting of filing cabinets in both wood and steel, steel safes, filing supplies, office desks and sectional bookcases.



We also specialize in the entire equipment of an office from floor coverings to specially built furniture to harmonize with the general requirements of the individual.

COBB-MACEY-DOHME, Inc.

412 BROADWAY

NEW YORK CITY

BENJAMIN WINTER

IN THE MARKET FOR
WELL-LOCATED INCOME-
PRODUCING PROPERTIES

BROKERS

INVITED TO SUBMIT PROPOSITIONS
QUICK DECISION GIVEN

Lansing Building

2299 BROADWAY

At 82nd Street

Suite 6

Phone: Schuyler 2897

WHEN YOU RE-DECORATE

Save yourself unnecessary expense
by letting us show you how to buy
Wall Paper. Write for full particu-
lars to

THE BURNS WALL PAPER CO.

9 FLATBUSH AVE., BROOKLYN, N. Y.

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 945

BROKERS ATTENTION LOFT BUILDINGS

ARE CONSIDERED TODAY THE
BEST INVESTMENT PROPERTY
FOR SALE

34 AND 36 EAST 10th STREET

Two ten-story Mercantile Buildings with stores.
All improvements; 100% sprinkler system. Price,
\$85,000 each. Low rents. First mortgage
\$109,000. Net income from both, \$11,687 net

DANIEL H. JACKSON

SUITE 910, 135 BROADWAY

PHONE: CORTLANDT 2207

7 story loft building

WEST 22ND STREET

Between Fifth and Sixth Avenues

Size, 23x98.9. A. B. See electric elevator;
interior fire alarm system; fireproof stair-
way; metal ceilings, etc.

RENTS \$11,000

PRICE, \$70,000. Suitable terms.

For further particulars apply

MANNING-BERNHARD

REALTY & CONSTRUCTION CO.

OWNERS

233 Broadway, N. Y. O.

Tel. Barclay 6487

the late Mr. Stillman for his own occu-
pancy. It was recently leased to William
T. Hyde, who sublet it this winter to Pierre
Cartier, the jeweler, and is considered one
of the finest houses in the Lenox Hill dis-
trict. It is interesting to note that Pease
& Elliman have very recently sold three
other houses in this block: viz: 973 Fifth
avenue for Mrs. Carlos M. deHeredia; 2
East 79th street, the corner of Fifth avenue,
for the Metropolitan Museum of Art, who
inherited the property from the late Charles
H. Fletcher and 10 East 79th street for the
estate of the late Captain Barnes. In ad-
dition, 6 East 79th street was sold for the
estate of William K. Stafford. The pur-
chaser will occupy on the expiration of the
present leases.

New Street Improvement

The McReynolds Realty Corporation,
James M. Reynolds, President, leased for
a period of twenty-one years, 52-54 New
street. This has been in the Goelett fam-
ily since 1830. The aggregate rental, to-
gether with the contemplated improve-
ments, will be over \$1,000,000. The lessor
was represented by Cruikshank Company
and the lessee by Ames & Company as
brokers. The site at present occupied by
a four-story building, 56x10x65x98, is to be
re-improved with a large modern structure.

Long Term "United" Rental.

L. J. Phillips & Company leased for
Mrs. Thalia W. Millett to the United Cigar
Stores Company of America, for a term
of 21 years, the property at the northeast
corner of Broadway and 109th street, front-
ing 71' 10" on Broadway and being 125'
deep on the street. There are three sep-
arate buildings on this property, 2824 and
2826 Broadway, being a two-story tax-
payer, sold last summer through L. J. Phil-
lips & Co. for Slawson & Hobbs to Mrs.
Millett. The corner building is a 5-story
apartment with stores and 253 West 109th
street a single flat on the street. It is
the intention of the lessee to modernize the
structures and sublet some of the space.
The United Cigar Stores Co. of America
leased last summer through L. J. Phillips
& Company from the Westcott Estate, the
northeast corner of Broadway and 110th
street for a term of 21 years, the lease
involving about \$1,000,000. The present
lease involves a rental that will approxi-
mate about \$500,000.

Broadway Corner In Long Lease.

Harry N. Bloomer in conjunction with
Frederick Zittell & Sons leased for Barton
Chapin, the 5-story apartment house with
stores at the southeast corner of Broadway
and 82nd street, 30x110, to the St. Francis
Corporation for 21 years at an aggregate
rental of about \$400,000. Extensive alter-
ations will be made at once on the prop-
erty, changing the upper floors into small
apartments. The ground floor will be occu-
pied by the St. Francis Lunch. The same
broker has leased the three-story building
at No. 320 West 125th street to the Grand
Rapids Furniture Co., for a term of years
at an aggregate rental of about \$200,000.

Plans New Apartment Hotel.

Fred D. Menke negotiated a lease for
the Silver Lunch Company to Nathan Bern-
knopf of the five upper floors in the two
buildings at the northwest corner of Broad-
way and Fifty-second street, 100x100, for
a term of twenty-one years. The building
will be extensively renovated and re-
modelled into a high class apartment hotel
with suites of one and two rooms and
bath. This hotel will be added to the
chain of apartment hotels throughout the
city now controlled by the same interests.
R. H. & C. N. Whinston, architects, have
been commissioned to prepare plans for
alterations.

"Canfields" for Restaurant.

Rice and Hill have closed an interesting
transaction by which they have leased for
the Ywis Realty Company, owners, the old
Canfield place, to a corporation headed by
John G. Patton, proprietor of the Cafe
L'Aiglon of Philadelphia for a long term of
years at a rental approximating nearly
\$250,000. The building is a four-story
brownstone house at 5 East 44th street on
lot 27x100 immediately adjoining Delmonico's.

When some years ago Canfield dedicated
his "Temple of Chance" at this address,
it was said that his expenditure for fur-
nishings and equipment reached a total of
a half million dollars. All of these furnis-
ings and fixtures have been purchased by
Mr. Patton. A recent inventory by Mr.
Patton shows that the actual figures were
nearer \$350,000, but to replace them today
would mean an outlay of double that sum,
for in addition to the specially designed
and woven carpets and rugs, antique furni-
ture, cabinet-work and wood carvings, the
three upper floors are crowded with anti-
ques, statuary, bric-a-brac and tapestries
of great value. One example of the prod-

BROOKLYN'S OLDEST Real Estate Office

FIRM ESTABLISHED 1843

The Chauncey Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones: Main 4300, 4301, 4302

Appraisers

Auctioneers

AGENTS and GENERAL

Real Estate Brokers

Members:

Brooklyn Board of Real Estate Brokers
Real Estate Board of New York

Members Brooklyn Board of R. E. Brokers

ESTABLISHED 1882

DAVID PORTER, Inc

Real Estate Agents
Brokers, Appraisers

APPRAISERS FOR

The United States Government

The State of New York

The City of New York

The Equitable Life Assurance Society

Equitable Trust Co.

The U. S. Title Guaranty Co., etc., etc.

Brooklyn Chamber of Commerce Building

32 COURT STREET

Telephone: Main 828 BROOKLYN, N. Y.

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS

BROKERS and APPRAISERS

74 Wall Street, New York City

Management of Estates a Specialty

Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

The Leading Agency

Firm Established 1874

CORWITH BROS.

Greenpoint and Long Island City
Real Estate

FACTORY SITES

A SPECIALTY

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Avenue, Brooklyn

Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

Tel. Bedford 5900

Member Brooklyn Board of Brokers

Chas. L. Gilbert

REAL ESTATE BROKER

APPRAISER

Renting, Collecting, Insurance

WATER FRONTS

FACTORY SITES

Efficient management

of Brooklyn Real Estate

753 Nassau Ave.
At St. John's Place

BROOKLYN
NEW YORK

gality of the Canfield fad for decorative effects is found in the treatment of a tiny room that the owner used as a private office on the first floor. Hardly nine feet square, this little den was decorated with matched panels of white mahogany, inlaid with mother-of-pearl at a cost of \$9,000. An adjoining room, one of the three large ones that comprise the parlor floor, is decorated in Spanish leather, hand-tooled in gold, in striking contrast to the Chinese teak-wood floor. This alone represents an outlay of about \$50,000.

"Canfield's" has been closed for a few years past ever since Mr. Canfield's death. It will be operated now as a restaurant.

Henry Shapiro & Co. leased for the St. Regis Holding Company space at the northeast corner 6th av and 31st st as follows: corner store to Kaufhold Canar & Tsalbins; adjoining store on 6th av to J. P. Weiner; stores on 31st st to Harry Goreff, John Mucchio, Leo Kohler, Papatis & Spyridon Alevizatos, Joseph Kimmel, and 3rd floor to Harry Sallman.

Brett & Goode Co. leased for the Interstate Mechanical Laboratories half of the 7th floor at 521-31 West 57th st to Schweizer Importers, Inc. in conjunction with Frederick Southack & Alwyn Ball, Jr.; also to Louis Schlesinger, Inc. of Newark, N. J. large office space in the Times Building.

Cushman & Wakefield, (Inc.), leased the entire 4th floor at 244 Madison av to the J. Walter Thompson Co. for a long term of years and to Fox, Nicholas & Truesdell Co., executive offices in the 50 East 42nd st Building.

Henry Hof and Brown Wheelock Co., Inc. leased for Davis & Freeman the grade floor and basement at 213 East 41st st to the M. & M. Importing Co.

M. & L. Hess, (Inc.), leased for the George Henry Warren Estate the 3-story store and basement building at 911 Broadway to the Simon Kahn Co., dry goods jobbers; also for the Seventy-six Fifth Avenue Co. space on the 4th floor at 39-47 West 19th st to M. Brook & Co.; to the Star Brush Mfg. Co. the 4th floor at 22-26 Wooster st; to Gustav Martinaz the 2nd floor at 134 West 31st st; to the Williamsburg Mfg. Co. the 3rd floor at 12-14 West 32nd st, for use as office and salesroom.

F. J. Gullfoyle & Co. leased space in 487 Broadway to Consolidated Hosiery Co., Republic of Finland, J. J. Newberry & Co., John Kautola and William Walsh.

Real Estate Notes.

Albert E. Devoe, who for the past sixteen years has been associated with the Lawyers' Mortgage Company, has severed his connection with that company to accept a responsible position in Wm. A. White & Sons' Mortgage Department.

The **Burling Realty Co.**, with offices at 189 Montague St., 209 Bridge St., and 254 Tompkins Ave., Brooklyn, have consolidated all the insurance of their three offices in an insurance department in their office at 189 Montague Street. John C. Kemp, late of Dwight & Hilles, and the Travelers Insurance Co., has been appointed manager of the department.

Paul L. Mottelay, who for many years has had charge of the Mortgage Department of the J. Romaine Brown Company, has severed his connection with that firm and has joined Wm. A. White & Son's Mortgage Department.

Bulkley & Horton Co., recently purchased 7520 3rd Ave., near 75th St. 3-story business building. After extensive alterations, it will occupy this building as a permanent home for the Bay Ridge office now located at 7508 Third Ave.

Vasa K. Bracher has been appointed agent of the reconstructed building at 131 West 70th St., owned by the 131 West 70th St. Corporation of which Dr. Arthur M. Jacobus is president.

West Flatbush Realty Company has opened offices at 101 Church Ave., Brooklyn, where it will transact a general brokerage business specializing in Flatbush properties. B. Barenberg is the president of the company.

Morris Jacob has opened a real estate office at 177 Christopher Ave., Brooklyn.

John Shea has opened an office at 1234 Fulton St., Brooklyn, where he will conduct a general real estate business.

Pease & Eillman have been appointed by Goldsmith, Cogen, Cole & Weiss, attorneys for A. D. Bendheim, managers of the two business buildings at 153-55 West 18 St.; also by Leo Lindenberg, managers of the apartment house at 567 West End av.

Haggstrom & Callen have been appointed managing agents of the four-story apartment at 135 West 63rd St.

Samuel H. Martin has been appointed

manager of 691 Columbus Av., which he recently sold to Gus Calama.

John A. Dupont, for twenty-three years connected with the Fidelity Trust Co., has associated himself with the office of Louis Schlesinger, incorporated.

S. Osgood Pell & Company broadened their Industrial Real Estate department by absorbing the Factory Exchange, located for years at 43 Cedar Street and specializing in mill, factory and loft properties. This change includes the complete equipment and personnel of the Factory Exchange to be operated hereafter from the company's offices at 15-17 West 44th St.

William J. Demorest, who has been associated with William Ziegler, Jr., for a number of years as vice president and general manager of the Park Avenue Operating Company, has joined forces with Cushman & Wakefield, Inc. He has been elected a Director of the Corporation. Previous to his connection with Mr. Zeigler, Mr. Demorest was with the Whitney Company. Since graduating from Columbia as a mechanical engineer, he has been associated with real estate and construction work in various capacities. During the war, Mr. Demorest served as a technical expert in the Ordnance Department at the Springfield Armory, attaining the rank of captain.

Arthur Cutler & Co., real estate brokers, have opened offices at 280 St. Nicholas av., corner 124th st.

STANDARDS AND APPEALS

Calendar

HOURS OF MEETING

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m. as listed in the Calendar.
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, November 25, 1919, at 10 a. m.
Appeals from Administrative Orders.
815-19-A—241 West 36th street Manhattan.
740-19-A—213 West 79th street, Manhattan.
812-19-A—East side Sheffield avenue, 200 ft southeast of Riverdale avenue, Brooklyn.
813-19-A—433-437 West 16th street, Manhattan.
815-19-A—231 West 36th street, Manhattan.
819-19-A—102 West 3rd street, Manhattan.

821-19-A—329-335 West 40th street, Manhattan.
832-19-A—4023-4039 Broadway, 600-618 West 170th street and 603-605 West 169th street, Manhattan.
837-19-A—69-71 North 8th street, Brooklyn.
842-19-A—Madison Avenue, 26th to 27th streets, Manhattan.
Under Building Zone Resolution.
749-19-BZ—1905 Amsterdam avenue, Manhattan.
756-19-BZ—1019-1021 East 176th street, northwest corner 176th street and Boston road, The Bronx.
692-19-BZ—1018-1030 Coney Island avenue.
761-19-BZ—Southeast corner Jerome avenue and 106th street, Ozone Park, Queens.
773-19-BZ—754-756 Park avenue, Brooklyn.
834-19-BZ—Country Club grounds, 200 ft southeast of intersection of Four Corners Road and Romer Road, Richmond.
750-19-BZ—810 Coney Island avenue, Brooklyn.

BOARD OF STANDARDS AND APPEALS

Tuesday, November 25, 1919, at 2 p. m.
Petitions for Variations.
2222-17-S—56-58 Grove street, Manhattan. Reopened October 24, 1918.
766-19-S—68 New Chambers street & 76 Roosevelt street, Manhattan.
805-19-S—400-402 Sixth avenue, Manhattan.
811-19-S—12 West 40th street, Manhattan.
836-19-S—186 Bowery, Manhattan.
Bakery Cases.
820-19-S—20 Cornelia street, Manhattan.
Appliances Submitted for Approval
473-19-S—Fire Alarm Industrial Signal.
554-19-S—Exit Door Lock.
965-18-S—Sypho Chemical Equipment, for premises 958-964 University avenue, The Bronx. Reopened Dec. 17, 1918.
720-19-S—Aterite Hose End Angle Valve.
702-19-S—Carborex Portable Automatic Fire-Extinguisher.
804-19-S—Davey Automatic Fire Escape.
833-19-S—Pronto Fire Extinguisher. Brooklyn.

LONG ISLAND CITY
INDUSTRIAL PROPERTIES
ROMAN-CALLMAN COMPANY
BRIDGE PLAZA BUILDING
Phone: Astoria 725
LONG ISLAND CITY

Firm Value

When you have invested in our Guaranteed Mortgages, you don't have to get quotations to make sure you haven't lost money over night. They don't fluctuate.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn
383 E. 149th St., New York
1354 Broadway, Brooklyn
367 Fulton St., Jamaica, N. Y.
160 Main St., White Plains, N. Y.

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

JACOB GESCHIEDT, Architect

ALFRED O. CHRISTIANSEN, Master Builder

JACOB GESCHIEDT & CO.

ARCHITECTS AND BUILDERS

WE PLAN—BUILD—ALTER

Buildings which we have Planned and Altered pay Real Dividends

Tel. Murray Hill 8752

Office and Yards, 142 East 43rd St.

Brokers==Attention!

The Realty Associates desire to cooperate with brokers in every way possible...

We have lots, flats, dwellings, and business property in all parts of Brooklyn.

We have just completed 16 one family houses and 4 two family houses on Vista Place, Bay Ridge and we have 21 two family houses near completion on Sullivan St. Flatbush.

Send for our list.

REALTY ASSOCIATES

Capital and Surplus \$5,000,000

162 Remsen St. Brooklyn Telephone 6480 Main

ESTABLISHED 1864

BROOKLYN ESTATE MANAGERS

Members Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

R. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites Appraisals

837 Manhattan Avenue Brooklyn, N. Y.

J. CLARENCE DAVIES

BRONX BOROUGH REAL ESTATE

149th STREET & THIRD AVENUE

Tel. Con. Branch Office, 32 NASSAU ST.

Member of Board of Brokers

Established 1839

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

S. WELSCH SONS

201 MONTAGUE STREET

Brooklyn

Tel. Main 2738-9

Firm Established 1853

DAVENPORT REAL ESTATE CO.

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets

Phone: Prospect 2978

BRANCH OFFICE:

881 Flatbush Avenue Corner Linden Avenue

Phone: Flatbush 897

BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances

Table with 3 columns: Date, 1919, 1918. Rows: Total, Assessed Value, No. with consideration, Consideration, Assessed Value. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

Mortgages

Table with 3 columns: Date, 1919, 1918. Rows: Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, No. at 4%, Amount, Unusual Rates, Amount, Interest not given, Amount. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

Mortgage Extensions

Table with 3 columns: Date, 1919, 1918. Rows: Total No., Amount, To Banks & Ins. Cos., Amount. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

Building Permits

Table with 3 columns: Date, 1919, 1918. Rows: New Buildings, Cost, Alterations. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 23.

BRONX

Conveyances

Table with 3 columns: Date, 1919, 1918. Rows: Total No., No. with consideration, Consideration. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

Mortgages

Table with 3 columns: Date, 1919, 1918. Rows: Total No., Amount, To Bank & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4 1/2%, Amount, Unusual Rates, Amount, Interest not given, Amount. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

Table with 3 columns: Date, 1919, 1918. Rows: Amount, To Banks & Ins. Cos., Amount.

Mortgage Extensions

Table with 3 columns: Date, 1919, 1918. Rows: Total No., Amount, To Banks & Ins. Cos., Amount. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

Building Permits

Table with 3 columns: Date, 1919, 1918. Rows: New Buildings, Cost, Alterations. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

BROOKLYN

Conveyances

Table with 3 columns: Date, 1919, 1918. Rows: Total No., No. with consideration, Consideration. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 20.

Table with 3 columns: Date, 1919, 1918. Rows: Total No., No. with consideration, Consideration. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 20.

Mortgages

Table with 3 columns: Date, 1919, 1918. Rows: Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, Interest not given, Amount. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 20.

Building Permits

Table with 3 columns: Date, 1919, 1918. Rows: New Buildings, Cost, Alterations. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

QUEENS

Building Permits

Table with 3 columns: Date, 1919, 1918. Rows: New Buildings, Cost, Alterations. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

RICHMOND

Building Permits

Table with 3 columns: Date, 1919, 1918. Rows: New Buildings, Cost, Alterations. Summary: Jan. 1 to Nov. 17, Jan. 1 to Nov. 21.

BUILDING SECTION

First Multi-Family House Started After War Now Finished

Project at Riverside Drive and 146th Street Was Completely Rented From Plans During Construction.

CONSIDERABLE interest is attached to the building operation just finished at the southeast of Riverside Drive and 146th street because of the fact that this project was commenced despite the ever advancing costs of construction and other deterrents in order to stimulate structural activity and also to give employment to returning soldiers and sailors.

The 684 Riverside Drive Corporation, Anthony Campagna, president and Joseph Paterno, treasurer, is the owner and builder of this project which involves a six-story brick and limestone apartment, providing living accommodations for thirty-six families. Plans for the structure were prepared by J. M. Felson architect, and the construction was under the personal direction of the owners who awarded separate contracts for materials and labor as the work progressed.

In discussing this operation Mr. Campagna stated:

"The great campaign of reconstruction launched last spring by the Government was stirring up new enthusiasm, brushing aside all vacillations and inspiring everyone with the duty of going back at once to the occupations of peace, and to make room for the returning boys. The slogan "It was patriotic not to build during the war; it is patriotic to build now" was heard on every side. Soldiers and sailors who had worked for us many years, were coming back from abroad every week. They did not talk about their sacrifices but they did beg us to get some building work under way and we could not remain indifferent long. About the middle of April we resolved to go ahead with the building operation at the corner of Riverside Drive and 146th street which was proposed before the commencement of hostilities but which had to be postponed on account of the restrictions and other adverse building conditions.

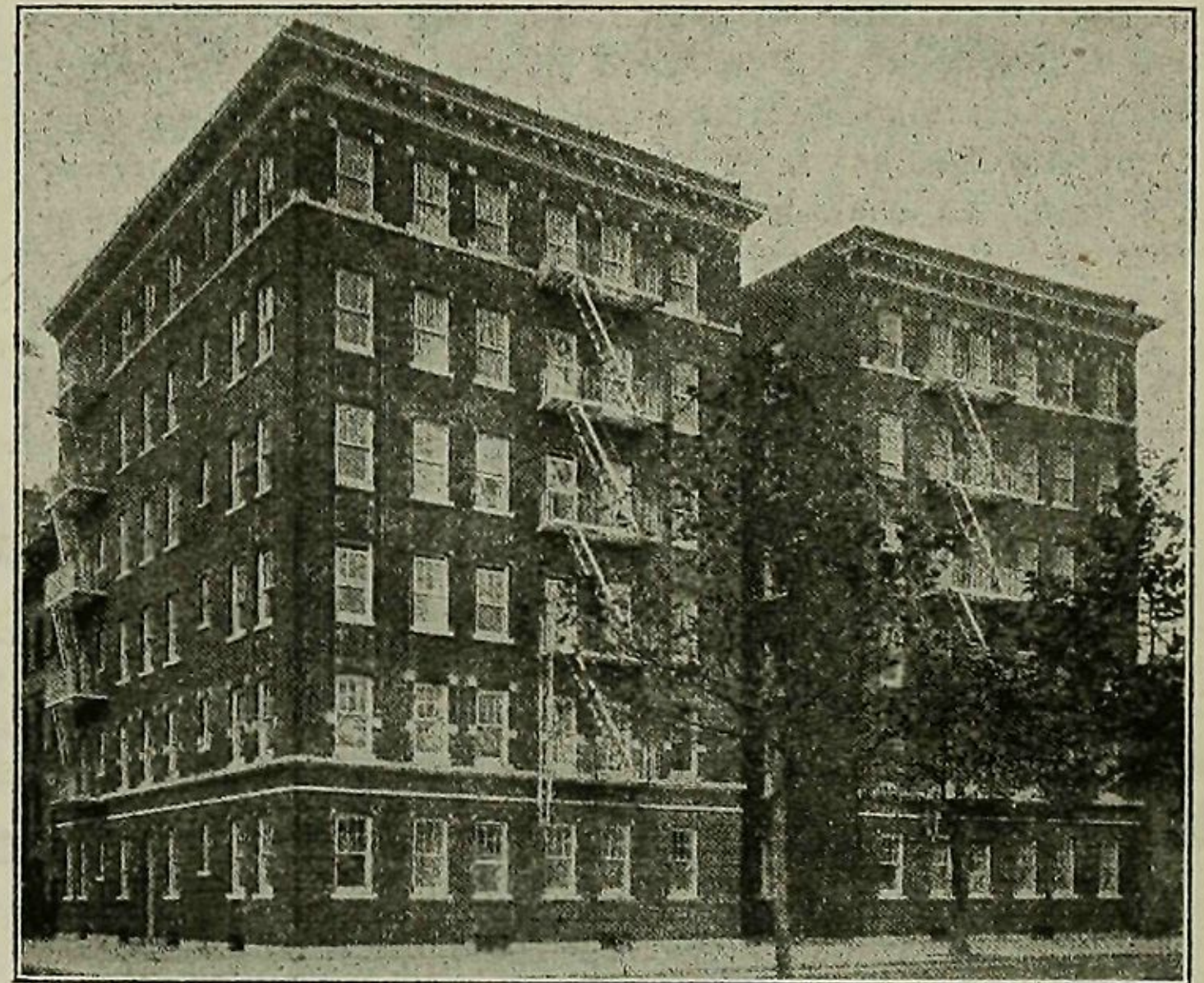
The original plans for this apartment house called for a twelve-story structure, but, as it would have taken some time to finish the plans for this scheme and also require a considerable length of time for the delivery of necessary structural steel, it was decided to change to a six-story building. Two weeks later, while the working plans were being finished, the foundations for the structure were started. However, before a short time had elapsed the builders were confronted with a serious labor problem. One strike followed another in rapid succession, with a new and substantial increase in wages every time, accomplished by decreased production. While the original schedule called for completion of this operation early in September, it has just been finally completed and only through relentless efforts and financial sacrifices on the part of the builders.

One of the unusual features of this operation is the fact that the plan is such that every suite faces to the front, with an open and unobstructed view of the Hudson River and permitting direct sunlight during some part of the day. The thirty-six living units are planned in suites of three, four rooms, each with bath and large foyer hall. Throughout the appointments are of a high order and embody practically the same ideas as some of the latest West End avenue apartments erected by the same builders. The principal object in planning small up-to-date suites, with large airy rooms, was to supply the minimum of living requirements for people who, although frequently of more than moderate means, do not care to pay excessively high rentals for the usual six and

seven room apartments in good neighborhoods and be subject to the strain and worry of the servant problem. The success of this idea is evidenced by the fact that all of the suites in this building were leased direct from the plans by tenants who patiently waited for the final completion of the structure.

The builders have stated that the final cost of this project will total approximately 90 per cent. more than what it would have cost to erect the same structure in 1914-15 and that owing to the additional increases in wages and materials, a similar building would cost approximately 120 per cent. more than in 1914 if started today.

Mr. Campagna stated that many architects and practical builders have frequently made guesses as to the ratio of increased building costs over the pre-war period but that the



J. M. Felson, Architect.
RIVERSIDE DRIVE APARTMENTS JUST COMPLETED

actual facts could only be determined through a real building operation carried through in these times. He said that the factor which many had failed to take into consideration is the greatly reduced amount of work produced by any and all working men in these times.

In closing the interview he said:

"Nevertheless, we are of the opinion that, if the chaotic conditions in the building trades were removed, and this we think will be very soon, and mortgage money will be obtainable in proportion to the new scale of construction costs, without any doubt builders will again become active and make a determined effort to relieve shortage which no political expedient will ever be able to accomplish.

The Annual economic loss to New York City through tuberculosis alone in \$80,776,000, according to an estimate by Dr. Hermann M. Biggs, State Health Commissioner. This sum would have paid more than a third of the city budget last year, and represents the income on \$1,615,520,000. For the first time, the city is making a concerted effort this year.

Scarcity of Housing is Discussed by Brooklyn Engineers

William Stone, Assistant Superintendent of Buildings Gives Reasons Why Builders Have Not Been More Active.

BROOKLYN'S housing crisis was discussed at length by William Stone, assistant superintendent of the Brooklyn Bureau of Buildings at a recent meeting of the Brooklyn Engineers' Club. For considerable time it has been known that a grave shortage existed in the supply of housing accommodations for the rapidly growing population of the Borough but the fact was brought home in no uncertain manner by Mr. Stone in his address who by virtue of his position was able to give statistics bearing directly upon the building situation in general and the housing problem in particular.

In discussing the housing situation Mr. Stone said:

"Brooklyn is now facing one of its most serious civic problems. The Borough is expanding with such leaps and bounds that the authorities realize the average yearly increase of 100,000 in population requires at least 20,000 new homes to be built in each of the next five years to meet the emergency.

"The government, State and municipal, have taken no financial action to relieve this shortage in houses but have granted large sums to other agencies that both save and destroy life. Never one dollar for the shelter for the future citizens of this city, however.

"Instances have come to our attention," said Mr. Stone, "where fine American families have had to seek shelter for their household goods and themselves in cellars because they could not hire a place wherein to lay their heads. This condition is not local, but is found in every large city of this country. Naturally one would ask "why have houses not been built during the last four years? We have plenty of money and building material on hand for any operation." The answer is that the Government took both men and materials and paid such higher wages in other lines, so that builders could not procure the help or material required to do the work.

"Mechanics are being paid today at 100 per cent. advance over the wages received four years ago, and materials have increased 200 per cent. No builder can possibly afford to construct on such a basis as this and without any security being given him as to the value of the houses being erected at the present time.

"Capitalistic and loaning institutions will not advance to builders on permanent loans an amount exceeding 50 per cent. of what it would cost to construct a building of the same type in 1914. This in itself would prove a retardant to the development in house building that cannot be overcome by any legislation by either the State or municipal governments. The prices of materials and the commodities that enter into our personal consumption must first be reduced. Then, as a natural sequence, wages will be reduced.

"Conflicting opinions as to the remedy are being advanced every day in newspapers and magazine articles by our most eminent economists without any visible result following. If the Government would guarantee the builders against loss after the completion of their operations, as they have done in the case of the wheat growers, conditions would be far different today from what they actually are.

"Applications for new buildings received by the Brooklyn Bureau of Buildings," said Mr. Stone, for the first nine months of this year aggregate 11,610 for all classes of construction, representing an approximate cost of \$70,520,233. In reality the actual cost of this work is \$115,000,000. Probably this amount has never before been exceeded anywhere."

Following the conclusion of Mr. Stone's address Ex-Public Service Commissioner Edward M. Bassett, Irving Dodge, architect, and Albert E. Kleinert, Superintendent of Buildings, presented their views of the housing situation in Brooklyn.

ATLAS WATERPROOFING CO.

Specialists in Waterproofing Walls of Stone, Brick, Concrete and Terra Cotta, preserving them against damage by weather. Phone MURRAY HILL 2213-4 for consultation appointment.

507 Fifth Ave., New York City

14 William St., Jamaica, L. I.



The NATIONAL CEMENT

LEHIGH PORTLAND CEMENT COMPANY

OFFICES

ALLENTOWN PA. - CHICAGO ILL. - SPOKANE WN.

NEW YORK, N.Y. KANSAS CITY, MO. OMAHA, NEB.
BOSTON, MASS. MINNEAPOLIS, MINN. PITTSBURGH, PA.
PHILADELPHIA, PA. NEW CASTLE, PA. MASON CITY, IOWA.

LEHIGH CEMENT

Standard Coal Cover

Price \$8.50 Set Complete

No Hinges—No Chains

A BRASS ROD ELIMINATES THESE APPROVED EVERYWHERE

STAUDINGER & REISBERG
MANUFACTURERS OF
PLAIN AND ORNAMENTAL
IRON WORKS

612 East 9th Street Tel. Orchard 1094
Established 1880

POMEROY FIRE RETARDANT WINDOWS

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

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone: Murray Hill 3338

HENRY MAURER & SON Manufacturer of
Fireproof Building Materials OF EVERY DESCRIPTION
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 EAST 23RD STREET
Works: Maurer, N. J. NEW YORK

Steady Increase of Activity Noticed in Local Building Field

Figures Prepared by F. W. Dodge Company Show Residential and Industrial Construction Leading in Volume and Value.

BUILDING activity in the territory contiguous to New York City is steadily growing in volume according to the figures prepared by the F. W. Dodge Company, which show that during the week of November 8 to 14 inclusive a total of more than \$27,000,000 was committed for new building and engineering construction. The territory involved in this work includes all of New York State and New Jersey, north of Trenton. A total of 719 new projects were included in the gross amount diverted to building which was sub-divided into two main groups as follows: 414 operations, representing an outlay of \$14,700,425 for which plans were being prepared and 305 operations, costing \$12,734,025 for which contracts were awarded.

The 414 projects being planned were sub-grouped as follows: 73 business buildings, including stores, offices, lofts, commercial garages, etc., \$3,269,500; 6 educational buildings such as schools, colleges, dormitories, libraries, etc., \$188,000; 3 hospitals and institutions, \$675,000; 47 industrial buildings, involving factories, shops, warehouses, etc., \$2,775,000; 1 navy building, \$11,000; 3 public buildings, \$40,000; 25 public works and public utilities, \$355,500; 6 religious and memorial buildings, \$231,000; 242 residential operations, including

apartments, flats and tenements and one and two-family dwellings, \$6,906,000 and 8 social and recreational buildings, \$249,000.

Projects for which contracts were let during the week of November 8 to 14 inclusive were grouped as follows: 48 business and commercial buildings, \$1,706,000; 6 educational projects, \$472,500; 2 hospitals and institutions, \$475,000; 33 factory and industrial buildings, \$2,540,000; 3 military and naval buildings, \$535,000; 2 public buildings such as post offices, city halls, etc., \$20,000; 28 public works and public utilities, \$960,600; 2 religious and memorial structures, \$50,000; 179 residential projects involving apartments and one and two-family houses, \$5,916,925; and 2 social and recreational buildings, \$58,000.

It will be noticed that in both contemplated construction and contracts let, residential activity leads all other groups by a considerable margin, with industrial building assuming second place. From competent reports a continued increase in residential building activity is predicted throughout the winter months and probably all through the coming year as the demand for housing accommodations in the Metropolitan district is far from satisfied.

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.

General Contractors' Association of New York City will hold its annual banquet at the Hotel Biltmore, Saturday evening, December 13. The dinner will be in charge of the following committee: Walter J. Drummond, Arthur Nosworthy and Allen N. Spooner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
50TH ST.—B. H. & C. N. Whinston, 2 Columbus Circle, have plans in progress for alterations to the 5-sty brick and stone residence at 29 West 50th street, into bachelor apartments, for R. Garfoin, 51 East 42d street, owner and builder. Cost \$8,000.

BANKS.

10TH ST.—S. Edson Gage, 28 East 49th street, has plans under way for alterations the 2-sty brick and stone building, 36x100 ft at 445-449 East 10th street, into banking quarters and factory for the Corn Exchange Bank of New York, 13 Willam street, owner. Cost about \$40,000.

DWELLINGS.

54TH ST.—John M. Hatton, 13 East 36th street, has plans underway for alterations to the 5-sty brick, stone and stucco residence 50x56 ft at 121-125 East 54th street, for Mrs. Alice M. Lean, 71 East 82d street, owner. Details will be available later.

HALLS AND CLUBS.

64TH ST.—Walter Haefeli, 229 West 42d street, has started sketches for a 5-sty brick and stone clubhouse 54x90 ft at 153-157 West 64th street, for the Society of Professional Automobile Engineers, Broad-

Woodruff Leeming, Architect, is Dead.

LIEUTENANT Colonel Woodruff Leeming, for a number of years one of the leading architects of the city died at his country home at New Canaan, Conn., Thursday, November 20, as a result of a breakdown due to his diligent work for the U. S. Army in France. He was forty-nine years of age.

Col. Leeming returned from France last May, much broken in health and passed the summer at Lake Saranac and early this month went to his home at New Canaan, where he declined steadily until the end. His sickness was largely due to outdoor work for the Army in the severe winter weather in France, where he was a major. After his return to the United States in May he passed into the Reserve Corps and received the rank of lieutenant colonel.

Woodruff Leeming was born at Quincy, Ill., June 14, 1870. He came to Brooklyn when twelve years of age and received his education at Adelphi Academy and at the Massachusetts Institute of Technology, graduating from the latter in architecture just before his twenty-first birthday. His first employment was in the offices of Heins & LaFarge, architects for the Cathedral of Saint John the Divine, on Morningside Heights and he worked for some time on the plans for this great edifice.

After an association of two years with Heins & LaFarge he went to Paris for a year and studied at the Ecole des Beaux Arts. Upon his return, he opened offices as a practicing architect and while still a comparatively young man, made quite a name as a designer of both town and country houses and public buildings. Two of his best known works were both the former and the present building of the Nassau Country Club at Glen Cove, L. I. The first building, erected about twenty years

ago, was of the familiar colonial type; but the present structure, designed eight years ago is in the style of the Tudor English, of red brick, suggesting an English manor. He also was the designer of the Arbuckle Memorial buildings at Plymouth Church in Brooklyn.

STABLES AND GARAGES.

174TH ST.—Plans have been prepared privately for alterations to the 2-sty brick and reinforced concrete garage, 75x100 ft including a 2-sty addition to the present building at 554 West 174th street, for Thomas McAvoy, 430 West 154th street, owner and the Reliable 174th Street Garage, on premises, lessee. Cost about \$20,000.

STORES, OFFICES AND LOFTS.

WILLIAM ST.—The Merchants and Shippers Insurance Co., 49 Wall street, contemplates the construction of a 4-sty brick and stone office building; on a plot 41x48 ft at 14-16 South William street, for which name of architect and details of construction will be announced later.

MAIDEN LANE—A. F. Gilbert, 80 Maiden

PERSONAL AND TRADE NOTES.

Major R. W. Hebard, U. S. A., who was with the 22d Regiment, Engineers, in France, has been discharged from the service and has resumed his position as head of R. W. Hebard & Co., Inc., engineers and contractors, 50 Broad street, New York City.

T. C. Desmond Company, engineers and contractors, 31 Nassau street, have obtained a contract to design and build ten residences at Laurelton, L. I., for the Hathron Homes Corporation, of New York. These houses will have exteriors of stucco with slate roofs and will cost approximately \$100,000.

After training at the Plattsburg Camp, which he attended in the autumn of 1915, Mr. Leeming was commissioned major in the Officers' Reserve Corps. During the spring and summer of 1917, he built cantonments at Gettysburg. Applying for service in France, he then was given command of the first motor transport detachment to be sent abroad. Arriving in Brest, he was requested to take charge of the department entitled Renting of Lands and Buildings, where his experience as an architect and engineer stood him in good stead.

Col. Leeming is survived by his widow, who was the daughter of the late Edward T. Howard and granddaughter of the late General Horatio C. King, a son and three daughters.

lane, has been retained to prepare plans for an 8-sty brick and limestone office building, 100x49x89 ft at 73½ to 79 Maiden lane for the Seventy-Five Maiden Lane Corporation, Leslie M. Palmer, 10 East 39th street, owner. Details later.

TRINITY PL.—J. E. R. Carpenter, 681 Fifth avenue, has plans in progress for a large office building on plot 124x180 irregular, at 76 to 86 Trinity place, through to 111-123 Greenwich street, for a corporation now forming. Plans will probably be ready for estimates on separate contracts about December 3.

Bronx.

APARTMENTS, FLATS & TENEMENTS.
SHERIDAN AV.—Irving Margon, 355 East 149th street has plans under way for a 5-sty brick and terra cotta apartment, 75x100 ft at the corner of Sheridan avenue and 167th street, for owner and builder to be announced later. Cost \$75,000.

UNIVERSITY AV.—Charles Kreymborg,

CURRENT BUILDING OPERATIONS

ALTHOUGH no outstanding feature marked the past week in the local building situation the period indicated a continuation of the general improvement that has been so noticeable since the end of the war. Throughout the territory there is a growing confidence of extremely busy building times in 1920 and according to recent reports the volume of active construction will not drop perceptibly during the winter months unless the weather becomes unusually severe.

Speculative building continues as the pre-dominating feature of the building situation in the Bronx, Brooklyn and Queens. In the latter borough it has been stated that the greatest increase in the construction of new buildings during the current year is the natural result of the operation of the new rapid transit lines connecting Queens with Manhattan, Brooklyn and the Bronx at a single fare. These new transit facilities have at least made Queens an integral part of New York City and have caused an unprecedented demand for sites for factories and dwellings. The enormous development along industrial lines that has taken place during 1919 has added to the demand for housing accommodations with the result that a large number of apartments and one and two family houses have been built or are now under construction for the employes in these new factories and plants. Approximately seventy-five new industrial establishments have located in the Borough of Queens during the first ten months of the current year.

What has occurred in Queens is largely true of the Bronx and the outlying sections of Brooklyn and the growth of structural activity in these parts of the city is largely attributable to the increased industrial activity that has created a heavy demand for housing accommodations within a reasonably short distance from places of employment.

As a result of the increased building activity the material and supply markets have been exceptionally busy. Demand for materials is in a number of instances greater than the available supply and some difficulty has been encountered in making deliveries as soon as wanted by contractors. The price situation is remarkably firm with a steadily advancing tendency that predicts a continued advance of construction costs throughout the balance of this year and probably during 1920. Advanced labor costs and increased prices for raw materials have been mainly responsible for the general increasing price trend and as there seems to be no outlook for a change in the situation no recession of building costs can be predicted.

Common Brick—The wholesale market for

Hudson River Common brick continued the activity that has marked the past month or more and all barges have been disposed of immediately upon arrival. The demand for common brick is steadily growing in intensity with Manhattan now leading in the buying movement. For some time past Brooklyn has been taking a large percentage of the brick brought down the river but during the past two weeks the demand from this borough has slacked off to some extent. The price is firm at \$18 a thousand but there is no evidence at hand that this level will be maintained as the producers are strongly of the opinion that their product should bring higher prices owing to their increased production costs. Some of the Hudson River yards are still making brick and all producers are bending every

effort in an attempt to ship as much brick as possible before river navigation closes. The principal difficulty, however, is in obtaining adequate labor to load the barges. There is sufficient brick to fill all wants of the coming winter months but there will be no great reserve on hand next spring according to prominent manufacturers and it is likely that the 1920 producing season will be commenced at an earlier date than ever before if the present demand for common brick continues.

Summary—Transactions in the North River common brick market for the week ending Friday, November 21, 1919. Condition of market: Demand heavy, prices firm and unchanged. Quotations: Hudson Rivers \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, \$1.50; handling, plus 15 per cent.

Hudson River, best grades, \$18.00 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. \$3.40
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 \$10.50 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel) \$3.70 per bbl.

Common Lime (Standard 300-lb. barrel) 3.50 per bbl.

Hydrate Finishing, in cloth bags 25.50 per ton

Rebate for bags 20c per bag.

Plaster—

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

Neat Wall Cement, in cloth bags \$22.30 per ton

Lath Mortar, in cloth bags.... 16.00 per ton

Brown Mortar, in cloth bags.. 16.00 per ton

Finishing Plaster, in cloth bags 25.00 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. \$0.13

3-in. (hollow), per sq. ft. 0.13

4-in. (hollow), per sq. ft. 0.14

Artificial Stone is growing in popularity

BECAUSE—Unlike other Building Units it is a NON-CONDUCTOR of DAMPNESS, COLD and HEAT.

Building costs are Reduced and Construction Expedited.

A wide variety of facing effects produced with crushed granite, marble, brown stone, Indiana limestone, carborundum, etc., make it a sightly stone for every type of structure and its durability insures the lowest possible maintenance cost.

We court investigation of the most searching kind, and are always pleased to go over the subject in greater detail with anyone interested in building for permanence, beauty and economy.

HYDRAULIC STONE CORPORATION

East 57th Street and Beverly Road

Brooklyn, New York

MATERIALS AND SUPPLIES

24; sales 24. Distribution: Manhattan, 12; Brooklyn, 8; New Jersey, 1; Yonkers, 1; Flushing, 1; Astoria, 1.

Face Brick—The market is firm and good business is being reported by the local dealers who in a number of instances are considerably rushed with both actual orders and invitations to estimate upon new projects. Architects have been very busy recently with plans for new construction work and the outlook from the viewpoint of the face brick manufacturer and dealer is promising indeed. Prices are slightly advanced.

Window Glass—The steady increase in the volume of active building throughout the country is responsible for a keen market situation. If the present growth in building activity continues throughout the winter months into next spring the demand

for glass will be enormous and buyers will likely encounter some difficulty in obtaining their requirements promptly. The production of glass is hampered by the scarcity of labor and the shortage of fuel so that the output is but a limited part of actual requirements. Stocks in the hands of jobbers and in reserve at the mills is lower than it has ever been in the past and production costs are the highest ever known. Owing to these factors it is impossible to predict at this time the probable market trend except that prices are very likely to increase rapidly in the future.

Structural Steel—Buying interest has increased considerably during the past few weeks and the mills are becoming crowded with advance orders for early 1920 delivery. Inquiries, also, are steadily increasing in

number and tonnage involved and at the present writing it appears as though the steel industry would have about all of the business it will be able to handle throughout the coming year. Fabricated material for construction work is growing in demand and with the labor problems of the Metropolitan district practically adjusted upon an entirely new basis the coming months will undoubtedly prove to be a period of intense activity for local steel contractors. According to the report of the Bridge Builders and Structural Society for the month of October, 1919, it is shown that seventy-seven and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. This business statement shows a continuation of the activity throughout the country that has marked the time since the end of the war and makes possible the prediction that within a very short space of time the steel industry will again be doing a capacity business despite labor troubles, fuel shortage and other deterrents.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x1 in.	.....	\$0.35	each
27x48x 1/2 in.	.....	0.32	each
32x36x 1/4 in.	.....	0.23	each
32x36x 3/8 in.	.....	0.23	each
32x36x 1/2 in.	.....	0.25	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

.....	\$4.50	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 — to —

Hemlock, W. Va., base price,

per M — to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random car-

goes, narrow (delivered)... \$50.00 to \$60.00

Wide cargoes 50.00 to 60.00

Add \$1.00 per M. for each inch in width over

12 inches. Add \$1.00 per M. for every two

feet over 20 ft. in length. Add \$1.00 per M.

for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in. ... \$68.75 to

Cypress shingles, 6x18, No.

1 Hearts 17.00 to

Cypress shingles, 6x18, No.

1 Prime 15.00 to

Quartered oak 210.00 to

Plain oak 95.00 to 100.00

Flooring:

White oak, quart'd, select. ... 190.00 to

Red oak, quart'd, select 150.00 to

Maple No. 1 80.00 to

Yellow pine, No. 1, common

flat 70.00 to

N. C. pine, flooring, Norfolk 65.00 to

Window Glass—

Official discounts from manufacturers' lists:

Single strength A quality first three

brackets 79%

B grade single strength, first three

brackets 80%

Grades A and B, larger than the first

three brackets, single thick 79%

Double strength, A quality 80%

Double strength, B Quality 82%

Linseed Oil—

City brands, oiled, 5-bbl. lots. ... \$2.22 to

Less than 5 bbls. 2.25 to

Turpentine—

Spot in yard, N. Y., per gal. ... \$1.83 to \$1.88

"Own Your Home" Exposition.

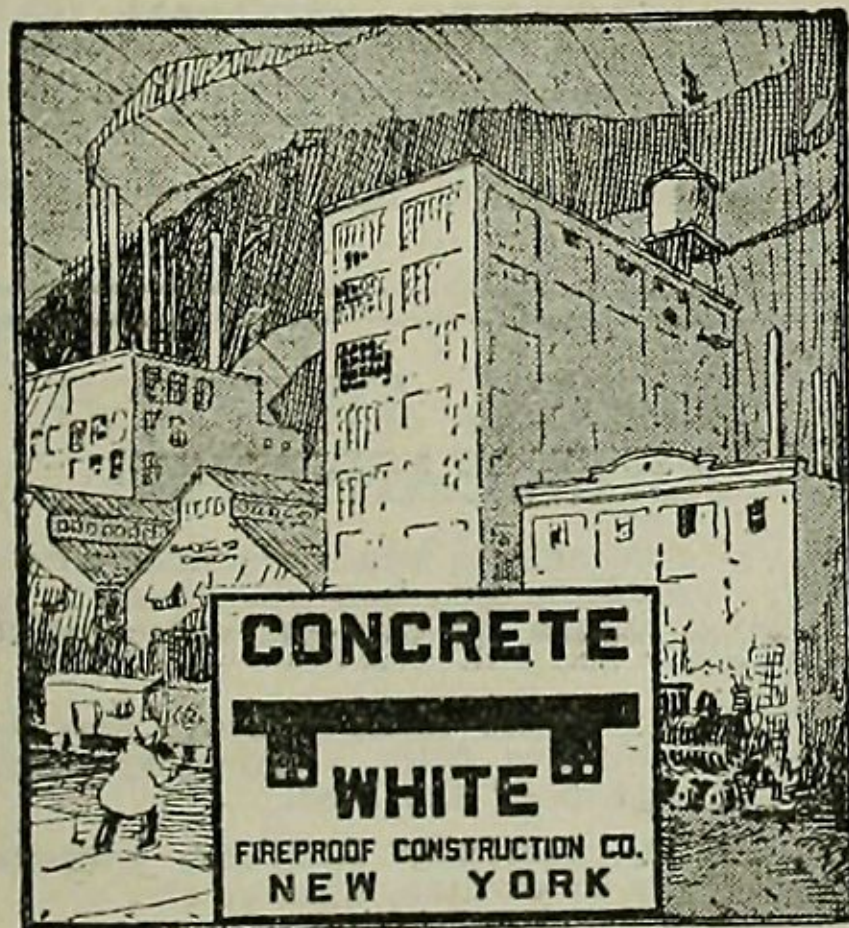
THE great success of the "Own Your Home" Exposition held last September in the Seventy-First Regiment Armory is responsible for the plans now being made to conduct a similar exposition next spring along similar yet broader lines. May 1 to 8, 1920, has been the week selected by the Build a Home Exposition, Inc., to hold its second annual exposition, two floors and the mezzanine of the Grand Central Palace having been engaged for the purpose. This space will provide about two square city blocks where every appliance which goes into the construction and furnishing of private homes can be exhibited.

The forthcoming exposition will be extensive in scope. Everything that enters into the selection of a building site, the financing of building operations, planning, landscaping, construction and furnishing the modern house, whether the operation involves a modest bungalow, private residence or apartment house, all will be shown.

Moving pictures and practical talks by experts in the various lines affiliated with financing and building homes will be provided by the management and prospective home owners will be invited to make the fullest investigation. The object of these talks will be to give practical advice on how to go about the preliminaries of buying or building a home as well as advice as to what is required while the work is under construction.

The exposition last September was open to the public without charge but the rush was so great at times that the prime object of the exposition was overlooked almost. In order to assure the maximum of service to real homeseekers, the plans for the coming exposition provide for a nominal charge of twenty-five cents and it is felt that this charge will eliminate those who are not really interested in buying or building a home and at the same time permit those who are in the market to obtain the attention they deserve.

Let WHITE Build It of CONCRETE WINTER



brings conditions that increase the cost of building. Why not "Let WHITE build it of CONCRETE" now and save this additional expense?

"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.



Electrical Wiring

of every kind and
description—
for

Light, Heat and Power
highest efficiency at
minimum cost.

ELECTRICAL EQUIPMENT AND
MAINTENANCE DEPARTMENT

Water Supervision Company

311 Broadway, New York
Telephone: Worth 2803

163d street and Park avenue, has completed plans for a 5-sty brick, limestone and terra cotta apartment, 80x147 ft at the southwest corner of University avenue and 179th street, for the Galveston Building Co., 1819 Prospect avenue, owner and builder.

DWELLINGS.

OLINVILLE AV.—H. Nordheim, 1941 Fowler avenue, has completed plans for a 2½-sty frame dwelling, 20x34, on the west side of Olinville avenue, 93 ft north of Thwaites place for Frederick G. Durr, 1904 Hunt avenue, Manhattan, owner and builder. Cost \$5,000.

BRADY AV.—Dunnigan & Crumley, 391 E 149th street, Man, have completed plans for a 2-sty brick dwelling, 20x48 on the south side of Brady avenue, 75 ft west of Muliner avenue for A. Bogarozzo, 1948 Amsterdam avenue, owner and builder. Cost \$5,000.

225TH ST.—A. J. DePace, 375 5th avenue, has completed plans for a 2-sty terra cotta residence, 21x34 ft in the south side of 225th street, 111 ft west of Paulding avenue for Jos. DelMontio, 840 E 22d street, owner and builder. Cost \$6,000.

149TH ST.—DeRose & Cavalieri, 370 East 149th street, have completed plans for alterations to the 3-sty brick store and dwelling in the north side of 149th street, 175 ft west of Courtlandt avenue, for Henry Laritano, 315 East 149th street, owner and builder. Cost about \$5,000.

STABLES AND GARAGES.

230TH ST.—Moore & Landsiedel, 148th street and Third avenue, have completed plans for a 5-sty brick and reinforced concrete garage 110x135 ft at the southeast corner of 230th street and Exterior street, for M. J. Martin & Son, 231st street and Bailey avenue, owners. Cost \$250,000. Owners build.

TREMONT AV.—John DeHart, 1039 Fox street, has completed plans for two 1-sty brick garages 45x38 and 52x40 ft on the east side of Tremont avenue, 98 ft north of Harkin street, for Ida M. Hewitt, 3361 Tremont avenue, owner and builder. Total cost \$8,000.

MISCELLANEOUS.

HUNTS POINT.—Plans are being prepared privately for a large steamship terminal at Hunts Point for the Dollar Steamship Co., 17 Battery place, owner. Cost about \$1,000,000. Details will be available later.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
WEST 36TH ST.—Morris Perlstein, 49 Fulton avenue, Middle Village, L. I., has completed plans for eight 3-sty brick tenements, 20x62 ft in the ewst side of West 36th street, 236 ft north of Neptune avenue, for B. Meyers, 2948 West 8th street, owner and builder. Total cost \$96,000.

68TH ST.—Burke & Olsen, 32 Court street, have plans in progress for a 3-sty brick tenement, 40x70 ft at the southwest corner of 68th street and 14th avenue, for Pellegrini DiLorenzo, 69 Mott street, Manhattan, owner and builder. Cost \$24,000. Owner will take bids on materials and sub contracts soon.

MERMAID AV.—Morris Perlstein, 49 Fulton avenue, Middle Village, L. I., has plans under way for a 3-sty brick tenement, 20x80 ft at the northwest corner of Mermaid avenue and eWst 16th street, for A. D. Ajello, 407 Clinton street, owner and builder. Cost \$18,000.

STATE ST.—Slee & Bryson, 154 Montague street, have completed plans for alterations to the 5-sty brick and stone apartment at the northeast corner of State and Henry streets, for the Fortuna Building Co., 42 Sidney place, owner. Cost about \$30,000. Owner builds.

DWELLINGS.

23D AV.—Morris Rothstein, 197 Snediker avenue has completed plans for four 2-sty frame dwellings 18x46 ft at the southeast corner of 23d avenue & 81st street for the 68th Street Bldg Corp, 321 Sheffield avenue, owner and builder. Total cost \$36,000.

63D ST.—M. A. Cantor, 373 Fulton street, has completed plans for twelve 2½-sty dwellings, 20x46 in the south side of 63d street, 100 feet west of 22d avenue, for Mapleton Holding Co., 44 Court street, owner and builder. Cost \$144,000.

WEST 6TH ST.—Burke & Olson, 32 Court street, Brooklyn, have completed plans for a 2-sty brick dwelling, 22x33 for C. Loughrey, 525 W 135th street, owner and builder. Cost \$10,000.

OCEAN AV.—S. H. Cutting, 1721 Avenue J, has completed plans for three 2-sty frame dwellings, 22x49 on the west side of Ocean avenue, 37 ft south of Avenue I for Ascutnoy Realty Co., 1721 Avenue J, Brooklyn, owner and builder. Cost \$36,000.

EAST 2D ST.—Jos. J. Galizia, 2845 W 23d street, Bklyn, has completed plans for nineteen 2-sty brick dwellings, 16x42 in the west side of East 2d street, 80 ft north Ocean View avenue for W. J. Avitable, 463 63d street, Bklyn, owner and builder. Cost \$152,000.

EAST 11TH ST.—J. A. McDonald, 1630

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

C.E. Halback & Co.

ORNAMENTAL

IRON and STEEL

For Building Construction

23 East 26th St., N. Y. City

Phone: Madison Sq. { 8510
 { 8511

ELECTRICAL WIRING

of every description—for light,
heat and power—efficiently
done at a minimum cost in
old or new property.

ELECTRIC SERVICE ENGINEERING CO.

Telephone: Bryant 6469 1416 Broadway, N. Y.

SHADES, AWNINGS AND CANOPIES

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

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

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



F. J. KLOES

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

Surf avenue, has completed plans for two 2-sty frame dwellings 16x32 ft in the east side of East 11th street, 126 ft south of Avenue Z, for A. Ericksen, 4317 Ft. Hamilton avenue, owner and builder. Cost \$8,000.

43D ST.—M. A. Cantor, 373 Fulton street, Bklyn, has completed plans for a 2½-sty frame dwelling, 24x54 ft in the east side of 43d street, 80 ft east 17th avenue for the Treib Bldg. Co., 1077 E 12th street, Bklyn, owner and builder. Cost \$15,000.

CANAL AV.—Samuel Millman & Son, 26 Court street, have completed plans for eighty 1-sty frame dwellings, 18x35 ft on the north side of Canal avenue, 54 ft west of W 32d street, northeast and northwest corner of W 33d street and Canal avenue for Howard Investing Co., 361 Fulton street, Bklyn, owner and builder. Total cost \$160,000.

EAST 35TH ST.—S. Millman, 1780 Pitkin avenue, has plans in progress for eight 2-sty brick dwellings, 18x39, on the west side of E 35th street, 102 ft south of Linden avenue, for Leon Paschaw, 3305 Church avenue, Bklyn, owner, who will take bids on separate contracts. Total cost \$56,000.

CROWN ST.—E. M. Adelson, 1778 Pitkin avenue, has plans in progress for ten 2-sty brick dwellings, 20x40 ft in the north side of Crown street, 380 ft east of Bklyn avenue for S. Portland Const. Co., 195 S Portland avenue, C. D. Strang, pres., owner who will take bids on general contract. Total cost \$80,000.

HINSDALE ST.—G. Millman, 1780 Pitkin avenue, has plans in progress for four 2-sty brick dwellings, 20x56 ft in the east side of Hlnsdale street, 100 ft north of Newport avenue for Rubin Batzer, 468 Miller avenue, owner who will take bids on separate contracts. Total cost \$44,000.

AV W.—J. A. Boyle, 367 Fulton street has completed plans for a 2-sty brick residence, 23x44 ft on the south side of Av W, 58 ft west of Stryker street, for R. Toto, 42 Thompson street, Manhattan, owner and builder. Cost \$7,000.

84TH ST.—Wm. C. Winters, 167 Van Sien avenue, has plans in progress for a 2½-sty frame dwelling, 21x46 ft in the south side of 84th street 200 ft west of Ft. Hamilton avenue for Wilma Const. Co., Inc., 467 77th street, owner and builder. Cost \$7,500.

78TH ST.—Burke & Olsen, 32 Court street, Bklyn, have completed plans for twelve 2-sty frame dwellings, 19x62 ft in the north side of 78th street, 121 ft west of New Utrecht avenue for Roth Morgen Co., Inc., 1727 77th street, owner and builder. Cost \$72,000.

EAST 17TH ST.—S. H. Cutting, 1721 Avenue J, has completed plans for two 2½-sty dwellings, 22x37 ft in the east side of E 17th street, 222 ft north of Avenue L for Ascutney Realty Co., 1721 Avenue J, owner. Cost \$20,000.

EAST 13TH ST.—S. Levine, 296 Thatford avenue, has completed plans for a 2-sty frame dwelling 26x68 ft in the east side of E 13th street, 100 ft south of Avenue I for R. Klein, 625 Barbey street, Bklyn, owner and builder. Cost \$14,000.

AV. K.—W. A. Laceremza, 2083 Fulton street, Bklyn, has completed plans for two 2-sty frame dwellings, 22x48 ft at the southwest corner of Avenue K and E 10th street and the south side of Avenue K, 60 ft west 10th street for the Art Building Co., Inc., 544 Sheffield avenue, Bklyn, owner and builder. Cost \$14,000.

SEA BREEZE AV.—J. F. Brewster, 2634 E 27th street, Bklyn, has completed plans for a 2½-sty brick dwelling, 22x58 ft on the north side of Sea Breeze avenue, 100 ft west of West 3d street for A. Bonomo, 2947 W 5th street, Bklyn, owner and builder. Cost \$10,000.

LAWRENCE AV.—Walter H. Volcken-ing, 35 W 39th, Manhattan, has completed plans for three 2-sty brick dwellings, 16x48 ft at Lawrence avenue and 3d street for Mrs. Helen D. Payne, owner, care of architect. Architect will take bids on separate contracts abt. Nov. 18.

ESSEX ST.—Louis F. Schillinger, 167 Van Sien avenue, has completed plans for a 2-sty brick store & residence, 50x30 ft at the southeast corner of Essex street & Glenmore avenue for F. Calapano, 256 Essex street, Bklyn, owner and builder. Cost \$5,000.

EAST 9TH ST.—J. A. Boyle, 367 Fulton street, has completed plans for a 2-sty frame dwelling, 22x34 in the east side of E 9th street, 310 ft south of Avenue P for J. S. Muller, Scranton, Pa., owner and builder. Cost \$7,000.

NOSTRAND AV.—M. A. Cantor, 373 Fulton street, has completed plans for five 2-sty stores & dwellings, 16x75 ft on the west side of Nostrand avenue, 60 ft n Prospect place for M. Brenenstock, 1501 52d street, Bklyn, owner and builder. Cost \$45,000.

NEPTUNE AV.—O. M. Spindler, 215 Montague street, has plans in progress for a 3-sty brick store & residence on the north side of Neptune avenue, 100 ft e West 2d street, for Peter McElroy, Sr., 425 Neptune avenue, owner, who will take bids on sep-

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St.
Tel. 456 Melrose
HOUSE MOVERS and SHORERS
House Moving, Shoring and Jobbing Promptly Attended To

PHONE: ASTORIA 2984

ESTABLISHED 25 YEARS

YOU CAN HAVE THE THREE
"RELIABILITY, DURABILITY and EFFICIENCY"

L. S. Aspromonte & Son, 21 Carver St., Long Island City, N. Y.
CONTRACTING PLASTERERS

TELEPHONE, KENMORE 2300

RETAIL LUMBER
CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Still Another Apartment

The Nevada Apartments, 2025 Broadway, has closed down its private generating plant in favor of *Edison Service*. The installation includes 2,500 lamps and 150 horsepower. In addition, the hydraulic elevators will be electrically operated

The rapidly increasing number of apartment hotels that are converting to Central Station Service testifies to its economy and reliability

Our representatives will gladly furnish you with facts and figures

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



J. HARDWOOD, Mgr. Est. 1860
CITY SURVEYORS
CIVIL ENGINEERS
FRANK E. TOWLE & SON
 298 Broadway
 Phone Worth 9004

For Quickest and Best Blue
Prints and Photo Prints

THE ELECTRO SUN CO.
 27 THAMES ST. NEW YORK CITY
 Tel. Rector 2728-5288 AL. WEIL, Mgr.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street, BROOKLYN, N. Y.

Architects and Engineers are
 specifying and demanding

STEELBILT Toilet Partitions

in preference to those made
 of ordinary materials.

STEEL has exclusive advantages. It is non-absorbent and therefore sanitary. It does not crack; in fact, is indestructible. It has a neat, clean appearance. Costs less than other substances and is more easily and economically erected. It is the logical material.

STEELBILT Toilet Partitions are made in standard sizes, some of which are carried in stock for quick delivery. Partitions and doors are made in units, of sizes to suit any plan layout.

Write Dept. "E" for full particulars and a copy of our architects' specification sheet.

BETZ BROS., Inc.
 WOOLWORTH BLDG., NEW YORK
 FACTORY: JERSEY CITY, N. J.

Good Plumbing

means permanent satisfaction to the property owner. Our knowledge and experience are at your command.

JAMES SEATH, Inc.

PLUMBING CONTRACTORS

113 Seventh Ave. Brooklyn, N. Y.

Phone 1996 Sterling

TELEPHONE: AUDUBON 364-2034
 AUTOMOBILE DELIVERY

JAMES A. COUGHLIN
LUMBER AND
MOULDINGS

Amsterdam Avenue and 154th Street
 NEW YORK

DOORS
 SASH
 BLINDS

VENEERED PANELS
 COMPO BOARD
 SAND
 CEMENT

arate contracts. Cost \$8,000.

LINDEN AV.—S. Minnan & Son, 1780 Pitkin avenue, have completed plans for four 2-sty brick dwellings & garages, 18x44 and 17x33 ft on the south side of Linden avenue & E 35th street for L. Pasncow, 2305 Church avenue, owner and builder. Cost \$34,000.

56TH ST.—S. L. Malkind, 1270 54th street, has completed plans for two 2-sty frame dwellings, 22x54 ft in the south side of 56th street, 120 ft west 11th avenue for J. Connelly, 1527 56th street, owner and builder. Cost \$20,000.

LYME AV.—Tabias Goldstone, 50 Graham avenue has plans in progress for two 2-sty frame & stucco dwellings on Lyme avenue & Sea Gate avenue, Coney Island for Jacob Tonomone, owner care of architect who is taking bids on general contract. Cost \$40,000.

S 65TH ST.—Chas. Schneider, 200 5th avenue, has completed plans for a 1-sty frame dwelling, 24x44 ft on the northeast side of 65th street, 180 ft s of E 22d avenue, for F. & M. Seligman, 26 Court street, owners and builders. Cost \$5,000.

11TH AV.—M. A. Cantor, 367 Fulton street, has plans in progress for seven 2-sty brick dwellings, 20x62 ft at the northwest corner 11th avenue & 51st street, west side of 11th avenue, 25 ft n 51st street for Marne Const. Co., P. Levine, pres., 1334 48th street, owner and builder. Total cost \$105,000.

79TH ST.—P. Caplan, 16 Court street, has plans in progress for six 2-sty frame dwellings, 20x45 ft in the south side of 79th street, 76 ft east 21st avenue for the Popular Homes Corp., 215 Montague street, owner, who will take bids on separate contracts.

80TH ST.—Chanin & Scott, 1760 Bath avenue, have completed plans for two 2-sty frame dwellings, 25x28 ft in the south side of 80th street, 35 ft east of 19th avenue for the New Way Bldg. Co., Inc., 1760 Bath avenue, owner and builder. Cost \$14,000.

CROWN ST.—S. Millman, 26 Court street, has completed plans for six 2-sty brick dwellings, 20x59 ft in the south side of Crown street, 128 ft w Kingston avenue for the N. R. Realty Co., 1366 46th street, N. Rollnick, pres., owner and builder. Total cost \$80,000.

EAST 18TH ST.—M. Steinfelds, 26 Court street, has completed plans for a 2½-sty frame dwelling, 23x48 ft in the west side of E 18th street, 105 ft n Avenue R, for J. Cooke, 723 40th street, owner and builder. Cost \$7,000.

FACTORIES AND WAREHOUSES.

SECOND AV.—W. H. Ludwig, 801 Eastern Parkway, has completed plans for a 2-sty brick factory building, 50x100 ft on the east side of Second avenue, 25 ft south of 39th street, for F. M. Walsh, 374 Hamilton avenue, owner and builder. Cost \$20,000.

JEWEL ST.—Gustave Erda, 826 Manhattan avenue, has prepared plans for a 2-sty brick factory building, 100x100 ft at the northwest corner of Jewel and Meserole streets, for S. B. Ballon, 826 Manhattan avenue, owner and builder. Cost \$15,000.

GRAND ST.—Louis Allmendinger, 20 Palmetto street, has completed plans for a 2-sty brick shop, 100x100 ft at the southwest corner of Grand street and Morgan avenue, for I. Goldstein, 740 Grand street, owner. Cost \$25,000.

FLUSHING AV.—Louis Allmendinger, 20 Palmetto street, has plans in progress for a 1-sty brick shop 125x150 ft at the corner of Flushing and Wyckoff avenues, for the Behringer Sheet Metal Works, 315 East 97th street, Manhattan, owner. Cost \$50,000. Architect is ready for estimates on general contract.

10TH ST.—E. A. Klein, 112 19th street, has completed plans for a 2-sty brick warehouse, 91x75 ft in the south side of 10th street, 96 ft east of Second avenue, for the Hauck Manufacturing Co., 101 11th street, owner and builder. Cost about \$20,000.

STABLES AND GARAGES.

STERLING PL.—Bly & Hamann, 833 St. John place, have completed plans for a 1-sty brick brick extension to the 1-sty garage in the south side of Sterling place, 272 ft east of Washington avenue, for J. C. Crocker, 494 Sterling place, owner and builder. Cost about \$12,000.

LEXINGTON AV.—C. Fleischer, 1199 Eastern Parkway, has finished plans for a 1-sty brick garage 100x95 ft on the north side of Lexington avenue, 325 ft east of Lewis avenue, for D. Bershadsky, 106 Bristol street, owner and builder. Cost about \$25,000.

ST. JOHNS PL.—R. Thomas Short, 370 Macon street, has plans in progress for a 1-sty brick garage, 120x267 ft in the north side of St. Johns place, 83 ft east of Brooklyn avenue, for Pauline Small, 215 Montague street, owner. Cost \$75,000.

PEARL ST.—B. W. Dorfman, 26 Court street, has plans in progress for a 2-sty brick and reinforced concrete garage at Pearl, Tillary and Adams streets, for the Borough Hall Realty Co., I. Freedman, 16 Court street, owner. Architect will soon

WHETHER REMODELING OR BUILDING
 SAVE MONEY BY INSTALLING

CLOW Gasteam Radiators

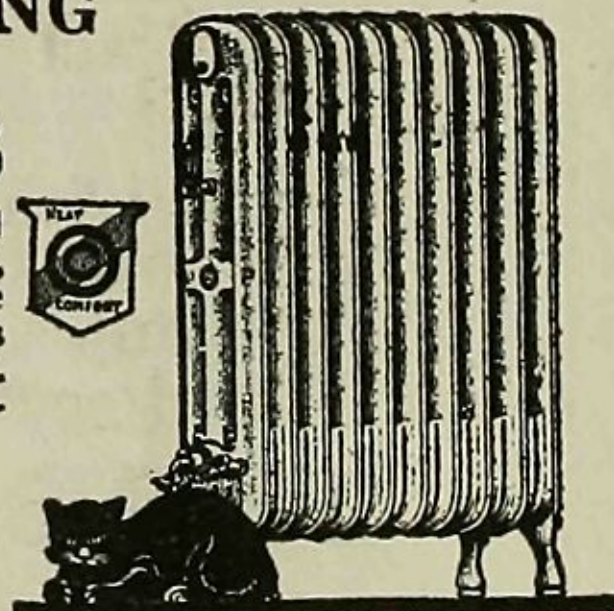
Steam Heat Without Coal means heat when and where desired at a fraction of the cost of other ways of heating. No boiler, coal, ashes, dirt or labor. Each radiator a separate, complete heating unit. No expensive alterations to install—only a gas connection necessary. Neat in appearance—absolutely odorless. Automatically controlled. Thousands giving complete satisfaction. Each radiator guaranteed.

EASTERN GAS APPLIANCE COMPANY

47 West 42nd Street, New York City

Phones: Murray Hill 4619, Vanderbilt 3646

30-32 Clinton Street, Newark, N. J.—Phone: Market 5107.



NIEWENHOUS BROTHERS, Inc.

BUILDING CONSTRUCTION

H. NIEWENHOUS, President
 M. NIEWENHOUS, Treasurer

163RD STREET, Northwest Corner Park Avenue

H. S. NIEWENHOUS, Secretary
 A. W. TREAT, General Manager

NEW YORK

be ready for bids on general contract. Cost \$150,000.

MOTT AV.—Frank S. Parker, 44 Court street, has plans under way for a 1-sty brick garage 100x200 ft on the north side of Mott avenue, 90 ft east of Ely avenue, for Louis Gold, 44 Court street, owner and builder. Cost \$75,000.

VANDERBILT AV.—Henry Holder, 242 Franklin avenue, has completed plans for a 1-sty brick garage, 22x100 ft on the west side of Vanderbilt avenue, 322 ft north of DeKalb avenue, for E. Donnelly, 218 Vanderbilt avenue owner and builder. Cost \$6,000.

HENRY ST.—Frank S. Parker, 44 Court street, has plans in progress for a 2-sty brick and reinforced concrete garage, 180x200 ft at Henry, Ely and William streets, for Louis Gold, 44 Court street, owner. Cost \$150,000.

THEATRES.

12TH AV.—R. Thomas Short, 370 Macon street, has revised plans nearing completion for a 2-sty brick theatre 200x200 ft at 12th avenue, New Utrecht avenue, 51st to 52d streets, for the Franklin Operating Co., 181 Montague street, owner. Cost about \$400,000. Owner will soon be ready for estimates.

FULTON ST.—R. Thomas Short, 370 Macon street, has been retained to prepare plans for a 2-sty brick, limestone and terra cotta theatre, seating 3,500 on Fulton street, Crescent to Pine streets, for Chauncey C. Cozine, 662 Putnam avenue, owner. Cost approximately \$400,000. Details will be available later.

STORES, OFFICES AND LOFTS.

SURF AV.—George H. Suess, 2916 Railroad avenue, has completed plans for a 2-sty brick and stone store building 68x96 ft at the northwest corner of Surf avenue and West 17th street, for E. F. Heinberger, 3005 Surf avenue, owner and builder. Cost \$25,000.

ADELPHI ST.—Max Hirsch, 215 Montague st., has plans in progress for a 5 sty brick loft building, 67x100 ft at 440 Adelphi st., for the United Metal Spinning Co., 103 Mott st., Manhattan, owner. Cost, \$16,000.

ASHLAND PL.—B. Driesler, 153 Remsen st., has completed plans for a 2 sty brick store building, 38x29 ft in the west side of Ashland pl., 290 ft south of Lafayette av., for the Realty Associates, 162 Remsen st., owners and builders. Cost \$15,000.

Queens

CHURCHES

LONG ISLAND CITY, L. I.—The Community Methodist Episcopal Church, Rev. Fred P. Corson, Penhryn Court, Jackson Heights, contemplates the construction of a 1 1-2 sty brick and stone church on a plot 100x130 ft at the southwest corner of 24th st and Fillmore av., to cost approximately \$100,000. Name of architect and details of construction will be available later.

RIDGEWOOD, L. I.—Wm. Von Felde, 2188 Metropolitan av., has plans completed for a 1 1-2 sty brick church, 50x100 ft on Hughes av., 50 ft west of Sedgewick av., for St. James Presbyterian Church, Ridgewood, L. I., owner. Cost \$40,000. Architect will soon call for bids on general contract.

DWELLINGS.

JAMAICA, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 26x31 ft on the west side of Ackroyd rd, 183 ft east of Kingston rd and north side of Henly rd, 280 ft e Kingston rd for Henry Russell & Storms, 11 Herrmann av, Jamaica, owners and builders. Cost \$15,000.

HOLLIS, L. I.—H. T. Jeffrey Jr., Butler Bldg, Jamaica, has completed plans for a 2 sty frame residence, 24x26 ft on the north side of Bryan av, 90 ft west of Charles st for Mary C Looman, 336 Fulton st, Jamaica, owner. Cost \$6,000.

JAMAICA, I.—Plans have been prepared for three 2 sty frame dwellings, 26x31 ft on the west side of Ackroyd av, 118 north of av, 118 north of Highland av for Henry E. Price, Fulton street, Jamaica, owner and builder. Cost \$15,000.

FLUSHING, L. I.—Alfred Auslander, Jackson av & Walnut st, Queens, has completed plans for four 2 1-2 sty frame dwellings, 24x32 and 32x23 ft at the northwest corner of Chestnut st & No Parsons av, north side of Chestnut st, 150 ft west No Parsons av, for John W Crawford, 34 No. Parsons av, Flushing, owner. Total cost \$31,000.

MIDDLE VILLAGE, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, has completed plans for two 2 sty frame dwellings, 20x56 ft at the northeast corner of Morton av & Wayne st, for A Hendel & Sons, 10 Morton av, owners and builders. Cost \$12,000.

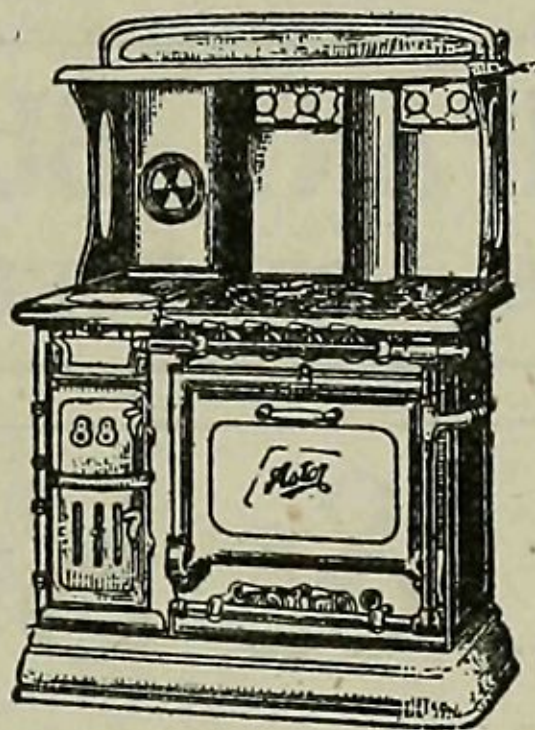
NEPONSET, L. I.—Geo C Demerit, 153 Remsen st, has completed plans for eight 1 sty framedwellings 22x36 ft in the east side of Beach 149th st, 80 ft south of Neponset av and the east side of Beach 148th st, 50 ft south of Neponset av for the Neponset Development Co, 153 Remsen st, Bklyn, owner and builder. Cost \$24,00.

KEWANEE

Kewanee Boilers burn the cheapest grades of soft coal without smoke and produce more heat than "highest grade" anthracite. Get all the profit you can out of your building—Write us for all the facts and let us show you the saving in dollars and cents.

KEWANEE BOILER COMPANY

47 West 42nd St., New York



The UNION STOVE WORKS

Headquarters for Builders for Kitchen Ranges for Coal or Gas, Furnaces, Heating Boilers, Laundry Apparati
THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 85 Years

Telephone: Beekman 2490

THE JOHN C. ORR COMPANY

LUMBER AND TIMBER, FLOORING AND CEILING OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS

BORO OF BROOKLYN

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone—Melrose { 8290 Office and Factory, River Ave. and East 151st St. 8291

DISTINCTIVE MARBLE WORK

OUR facilities for supplying marble and executing contracts with promptness and dispatch are exceptional. We specialize in the interior marble work and use only the most carefully selected marble, of which we have a large stock constantly on hand—imported as well as domestic. We have executed contracts for marble in many prominent structures, and shall be glad to send you a partial list of these on request.

MAY WE HAVE THE OPPORTUNITY TO WORK WITH YOU ON YOUR NEXT UNDERTAKING?

A. R. ZICHA MARBLE CO.

813 Vernon Avenue

Long Island City

Telephone, Astoria 1930

John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., N. Y.
FOOT WEST 96TH ST., N. Y.
145TH ST. AND HARLEM RIVER, NEW YORK
6TH ST. AND GOWANUS CANAL, BROOKLYN

EDWARD CORNING COMPANY, BUILDERS

52 VANDERBILT AVENUE, NEW YORK

Edward Corning
President
Charles F. Berger, C.E.
Vice-President
Edward P. Corning
Treasurer
Clinton L. Frobisher
Secretary

Empire Brick & Supply Co.

YARDS
12th Ave., 47th to 48th Sts., Manhattan
138th and Exterior Sts., Bronx
Morgan Avenue and Newtown Creek
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS
IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

A Service Record of 45 Years **HOLMES PATROL** Carefully Selected, Trained, Reliable and Efficient Men, Adequately Supervised, Insure High Grade Patrol Service.

Day Tel.: Cortlandt 10
26 CORTLANDT STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 3030
16 EAST 33rd STREET

"McLaury for Tile"

"QUALITY"

We aim to make our work 100% RIGHT.

No amount of trouble and no amount of time is too much for us to expend to have a satisfied customer.

We aim to please, and, judging by our repeat orders, do so.

D. H. McLAURY
TILE CO., Inc.

103 Park Ave., New York

Tel. { 9764 } Murray Hill
{ 9765 }



Dragon

PORTLAND CEMENT

The Lawrence Cement Company

1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Greeley 670

A.B.S.E.E.

ELECTRIC ELEVATOR COMPANY

220 BROADWAY
NEW YORK