

# 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).

VOL. CV  
NO. 13 (2715)

NEW YORK, MARCH 27, 1920

20c A COPY  
\$8.00 A YEAR

## Advertising Index

	Page
A B See Electric Elevator.	4th Cover
Ackerly, Orville B., & Son.	412
Adler, Ernest N.	2d Cover
Alliance Realty Co.	416
Altmayer, Leon S.	2d Cover
American Bureau of R. E.	2d Cover
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	404
Armstrong, John	412
Aspromonte & Son, L. S.	431
Atlantic Terra Cotta Co.	420
Automatic Fire Alarm Co.	426
Beaumont Co., G. B.	Title Page
Bechmann, A. G.	414
Beshire Realty Co., Inc.	419
Betz Brothers, Inc.	429
Birdsall, Daniel & Co.	Front Cover
Boylan, John J.	2d Cover
Brown, Frederick	418
Brown Co., J. Romaine.	Front Cover
Bulkley & Horton Co.	414
Busher Co., Eugene J.	2d Cover
Butler & Baldwin	2d Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
City Investing Co.	404
City and State Supervision Co.	416
Classified Advertisements.	417
Consolidated Gas Co. of N. Y.	413
Corning Co., Edward	4th Cover
Corwith Brothers.	419
Coughlin, James A.	430
Cox, Nostrand & Gunnison	412
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield.	Front Cover
Cutler & Co., Arthur	412
Cutner, Harry B.	2d Cover
Davenport Real Estate Co.	419
Davies, J. Clarence	419
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	412
Dowd, James A.	412
Duffy Co., J. P.	429
Duross Co.	2d Cover
Eastern Gas Appliance Co.	431
Electro Sun Co.	430
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply.	4th Cover
English, J. B.	2d Cover
Feuerbach, F. J.	2d Cover
Finegan, Austin	2d Cover
Finch & Co., Chas H.	428
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Frank & Frank	430
Fuller Co., Geo. A.	426
Gold, Louis	418
Goodstein, Harry	416
Goodwin & Goodwin	2d Cover
Halback & Co., C. E.	429
Hecla Iron Works	428

## TABLE OF CONTENTS

Editorials	405
Decide on Twelve Bills to Regulate Housing Situation	407
Real Estate Board Outlines Policy on Housing Bills	408
Real Estate for the Current Week	409
Private Sales of the Week	409
Real Estate Notes	418
Standards and Appeals Calendar	418
Statistical Table of the Week	419
Settlement in Building Strike Goes Over to Next Monday	421
Improved Weather Conditions Increase Active Building	423
Personal and Trade Notes	423
Trade and Technical Society Events	423
Building Materials Markets	424
Current Building Operations	424
Contemplated Construction	426
Plans Filed for New Construction	429

	Page
Heil & Stern	416
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective	4th Cover
Hydraulic Stone Corp.	428
Jackson, Daniel H.	414
Kane Co., John P.	4th Cover
Kennelly, Bryan L., Inc.	2d Cover
Kerns Co., James F.	414
Kilpatrick, Wm. D.	404
Knap & Wasson Co.	2d Cover
Kloes, F. J.	426
Kohler, Chas. S., Inc.	404
Lawrence & Co., Geo.	426
Lawrence Cement Co.	4th Cover
Lawyers' Title & Trust Co.	415

	Page
Leaycraft & Co., J. Edgar	Front Cover
Lehigh Portland Cement Co.	431
Leist, Henry G.	2d Cover
Livers, Robert	412
Long Realty Co., A. J.	414
Manning-Bernhard Co.	416
Manning & Trunk	2d Cover
Markham Realty Corp.	404
Martin, H. Samuel	2d Cover
Maurer & Son, Henry	430
Maxwell, J. S.	2d Cover
May Co., Lewis H.	2d Cover
May Co., Wm. B.	414
McInerney, John F.	428
McLaughlin, Thos. F.	412

## Advertising Index

	Page
McLaury Tile Co., Inc.	4th Cover
H.	410
McMahon, Joseph E.	412
Miller & Co., A. W.	410
Mississippi Wire Glass Co.	415
Moses & Moses	415
Nail & Parker	404
Nason Realty Co.	411
Newins, Harvey B.	404
New York Edison Co., The	427
New York Telephone Co.	415
New York Title & Mortgage Co.	404
Niewenhous Bros., Inc.	431
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Reilly & Dahn	2d Cover
Orr & Co., John C.	431
Payton, Jr., Co., Phillip A.	414
Pease & Elliman	Front Cover
Pfiffm, F. & G.	Front Cover
Poe, James E.	416
Pomeroy Co., Inc., S. H.	429
Porter & Co.	Front Cover
Purdy & Co.	416
Rafalsky Co., Mark	Front Cover
Ray Willes, Inc.	412
Read & Co., Geo. R.	Front Cover
Realty Associates	419
Realty Company of America	404
Ritch, Wm. T.	426
Roman-Callman Co.	414
Ruland & Whiting	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Sasse, Geo. W.	412
Schindler & Liebler	412
Schwiebert, Henry	414
Seath, Inc., James	430
Scobie	414
Seaver & Co., Frank A.	414
Smith Co., Inc., E. C.	422
Spear & Co.	412
Spotts & Starr	412
Steinmetz, John A.	414
Thompson Co., A. G.	418
Title Guarantees & Trust Co.	404
Thotta, Inc., D. A.	416
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	404
Ullman	414
United Electric Light & Power	411
Uris, Abe, Iron & Steel Co.	428
Vogel & Rotkin	430
Vorndran's Sons, Christian	427
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weld & Suydam	404
Wells Architectural Iron Co.	431
Wells Sons, James N.	2d Cover
Welsch, S., Sons	414
White Const. Co., Inc., The	425
White & Sons, Wm. A.	404
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	414
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zicha Marble Co., A. R.	428
Zittel & Sons, Fredk.	2d Cover

## 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  
MT. VERNON—3 S. 3d Ave.

Established 1887

## CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

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

## James S. Anderson & Co.

### REAL ESTATE

Management  
Leasing  
Rentals  
Insurance

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

Offices 291 Broadway  
(N. W. cor. Reade St.)

Telephone: Worth 5698

James S. Anderson  
Henry N. Farnald, Special

## William D. Kilpatrick

REAL ESTATE  
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

## MARKHAM REALTY CORPORATION

31 Nassau Street

CLARENCE W. ECKARDT, President  
Telephone: Rector 1865

## Wm. A. White & Sons

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

46 Cedar Street  
Established 1868

DEWITT C. WELD, JR. HENDRICK SUYDAM

## WELD AND SUYDAM

Member of Real Estate Board, N. Y.

SPECIALISTS IN  
Real Estate of  
Highest Class

For Sale For Lease

For Investment

50 East 42nd Street

Phone—Vanderbilt 634-635

## Specialists in Harlem

and  
Colored Tenement  
Properties

## NAIL & PARKER REAL ESTATE

145 West 135th Street  
New York City

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

## HARVEY B. NEWINS

INCORPORATED

Member of Real Estate Board, N. Y.

Choice Investments in Manhattan and  
Long Island Properties.

CONSULT US  
BROKERS PROTECTED

347 FIFTH AVE.  
NEW YORK

Telephone: Vanderbilt 7276-7277-4678

## City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE DOWLING, President

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 4600

## To the Clerical Worker

Have you any systematic plan for  
taking care of your earnings?

If you are spending all you make,  
stop to think whether or not you are  
right. Many young men and young  
women are profiting by these good  
times.

When a young man puts by money,  
it indicates he is the right sort. The  
boys who are building bank accounts  
to-day are the boys who will build  
skyscrapers and railroads to-morrow.  
They are the boys who are going to  
win.

Our Mortgage Certificates offer the  
opportunity for you to invest. Your  
interest and principal are guaranteed  
by the Bond & Mortgage Guarantee  
Company.

These Certificates can be purchased  
at any of our offices. They are shares  
in guaranteed mortgages.

## TITLE GUARANTEE & TRUST CO

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

176 Broadway—137 W. 125th St.—370 E. 149th St.  
175 Renssen Street, Brooklyn  
350 Fulton St., Jamaica—67 Jackson Ave., L. I. City  
90 Bay Street, 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



# EDITORIAL

## Hysteria at Albany

To legislate in haste and repent at leisure seems to be the policy agreed upon by the Senate and Assembly at Albany in a frantic effort to remedy housing and renting conditions in the metropolitan district. Upon no other theory can the hasty action of the legislative leaders in adopting their latest program be explained.

Not in many years has there been witnessed at the State Capitol scenes so disgraceful as those which marked the so-called hearing on housing and rental bills before the City Committees last Tuesday. So far as the hearing itself was concerned it afforded no opportunity for judicial consideration of the various phases of these complex problems. The presence of large delegations, headed for the most part by loud-talking spokesmen, evidently had the effect desired by those who engineered the descent in force upon the legislative citadel. The members of the delegations and their belligerent attitude seemed to strike terror into the hearts of many Senators and Assemblymen who hope to run for re-election next November. In such an atmosphere it is not surprising, perhaps, that the legislative leaders have so promptly rushed into conference and agreed to the passage of twelve measures, some of them of the highest importance, within a very few hours.

It is still too soon to gauge with any degree of accuracy the effect of the housing and rental legislation which the leaders in Senate and Assembly propose to place upon the statute books instantly. One ray of hope for level-headed action is to be found in the fact that Governor Smith has not indicated in advance his approval of the program agreed upon. Assuming that these twelve bills are all to be passed by the Legislature without delay, there will remain the possibility of separating the good from the bad through proper consideration before the Governor.

As matters stand, the politicians seem determined to play politics in a public crisis rather than to be guided by the economics of the situation. There are more tenant votes than landlord votes, but the legislators seem to have yielded to a clamor based on the false assumption that there are no fair landlords in the metropolis and that every person who rents dwelling quarters here is a profiteer. The square landlords, of whom there are many, are put by the legislators in the same class with the get-rich-quick shoestrings operators who ought to be in jail.

The Real Estate Board of New York has done its best to aid the Legislature in formulating a sane policy to meet the existing situation. Some of its suggestions have been incorporated in the new program, and for this it is probably fitting to give thanks. But there remains the question if the Legislature, in its efforts to handle a crisis with political treatment, is not merely forcing another and greater crisis.

## The Vehicular Tunnel and the Food Supply

Spring is here but makes its advent at a time when one of the periodical dock strikes with its attendant evils is bringing about conditions in the food supply of this city

similar to those often existing during the Winter season. Boats arriving from Southern ports with the stocks of early vegetables and fruits on which the population of Manhattan relies to tide over the period of scarcity between the use of the dwindling storage kind and the near-home-grown varieties from New Jersey and Long Island are unloaded, and the succulent produce is going to waste. In the Winter ice and snow make eating regularly a happy-go-lucky matter. But the longshoreman is always with us doing his worst to interrupt steady traffic in and out of the greatest city in the world.

Ice, snow and the longshoreman can be made less innocuous by building the New York-New Jersey vehicular tunnel, so that neither of these three intermittent, but perennially pernicious elements, can interrupt the continuous flow of fruit, vegetables, milk and other condiments of the table, and coal, into the heart of the Metropolis.

At Albany there is a bill to forward the building of the tunnel. There has also been suggested by one of the legislators, who is anxious to cull favor with school teachers that the building of the tunnel shall be deferred so that the State may have the funds to provide the \$20,000,000 necessary if teachers' salaries are to be raised.

It is not treating the question in too light a manner to suggest that there might not be any necessity for increasing the salaries of Manhattan teachers if some measure is not taken to prevent in the future the cutting off of the food supplies of 6,000,000 people at the vagaries of the elements or the whims of the longshoremen and dock handlers. It is of as great importance that the tunnel shall be built so that school children may surely be fed and warmed as it is that school teachers be paid higher salaries.

The vehicular tunnel is of prime importance to Manhattan and means should be provided for its building—which does not imply that the obligation of the State to provide suitable education for its young people should not also be met by making sure that an adequate and satisfied teaching staff is employed.

## Daylight Saving and Minority Rule

New York City and State are entitled to credit for having saved daylight saving, the manifold benefits of which are too numerous and too well known to need restatement. The repeal of the national law was effected because a minority of the voters who have always had more influence on legislation at Washington than they were entitled to intimidated the weak-kneed representatives of the agricultural districts and were sufficiently powerful through their organizations to reach and influence those from the cities and large towns. The repeal of the Federal law was accomplished in somewhat the same manner, although not by the same interests, as was the passage of the prohibition law. Both were forced through Congress by fear of what a minority of the people might do and without due regard to the wishes of the majority. It is one of the weaknesses of the form of government under which the



people of the country live that the will of the majority can not always be expressed in time to prevent the minority swaying legislation.

Daylight saving, however, has not been killed, but only reserved for those who are strong enough and of sufficient resources to obtain for themselves what the minority of voters had decreed they should not have. New York City is quite able to take care of itself, and that its ideas about the wholesomeness of giving indoors workers an opportunity in the summer season to get out of doors before

sunset are approved by many other cities throughout the country is evidenced by the way they are lining up behind the leadership of the Metropolis. In Boston, Philadelphia, Cleveland and Chicago at least some of the clocks will beat time in harmony with New York's City Hall time-piece. It will not be long before daylight saving, which really should be entitled "life saving," will again be practiced throughout the country in the good old summer time because minority rule cannot be maintained in this republic.

### No Opposition at Hearing on Governor's Budget Plan

(Special to the Record and Guide.)

Albany, March 25.

**N**O opposition was voiced at the hearing on Tuesday on the Gibbs-Lee bills designed to carry out the recommendations of the Governor's Reconstruction Commission for the establishment of an executive budget system and making all state officers except the Governor, Lieutenant Governor and Comptroller appointive, and consolidating state departments and bureaus.

Frederick C. Tanner, former chairman of the Republican State Committee, pointed out that in the past twenty years the number of state departments had increased from thirty-nine to 189, with a corresponding budget increase of \$12,000,000 to \$117,000,000. He added that while the population had

increased only 53 per cent. in this period the tax rate had jumped 634 per cent.

"The great problem here is not Bolshevism," he declared, "but taxation. Bolshevism will take care of itself, but taxation will be with us always."

Mr. Tanner opposed the idea of extending the terms of the Governor and other elective state officers to four years.

Others who favored the bills were Dwight Marvin, of the Troy Chamber of Commerce; William R. Bayes, of the Brooklyn Chamber of Commerce; Addison B. Colving, of Glen Falls; Judge Alphonso T. Clearwater, of Kingston; Miss Nina Bruere, of New York City, and Raymond B. Ingersoll, of the City Club, New York.

### Bronx Needs Thousands of Additional Living Apartments

**I**T will require 9,300 additional living apartments to take care of the normal population increase in The Bronx for 1920.

Such is the consensus of opinion of Hon. Patrick J. Reville, Superintendent of The Bronx Building Bureau, and Hon. Robert J. Moorehead, former Superintendent of The Bronx Building Bureau, in a joint statement on the present housing situation in The Bronx, prepared at the request of The Bronx Board of Trade, with which organization both gentlemen are affiliated.

The statement, which may be well considered as highly authoritative, because of its official aspect, follows:

"The population of The Bronx on January 1, 1920, was approximately 775,000 (estimated).

"The normal yearly population increase is from six to ten per cent. At the minimum rate, six per cent., the population increase in The Bronx in 1920 will total 46,500. Estimating five persons to the family, it will require 9,300 additional living apartments to accommodate them.

"Since 1915, the plans filed for new tenement and dwelling houses have not kept pace with the increase in population. In 1916, there were planned 359 buildings, for 5,403 families, or 24,313 persons. In 1917, there were 203 buildings planned, for 1,919 families, or 8,635 persons; in 1918, only 64 buildings, for 806 families, or 3,627 persons.

"The year 1919 shows a substantial increase over 1917 and 1918, viz: 573 buildings, for 3,917 families, or 17,626 persons.

"The prospects for continued building activity are dubious,

as the cost of construction has increased over one hundred and twenty per cent. since the beginning of the war in 1914."

Attached to the statement is the following tabular exposition of the existing housing accommodations in the Bronx:

Occupied January 1, 1920.

Type of Bldg.	No. of Bldgs.	Living Apart's
Tenements .....	10,546	140,160
Dwellings .....	28,420	35,670
<b>Totals .....</b>	<b>38,966</b>	<b>175,830</b>

Under Construction, January 1, 1920.

Type of Bldg.	No. of Bldgs.	Living Apart's
Tenements .....	53	2,089
Dwellings .....	417	497
<b>Totals .....</b>	<b>470</b>	<b>2,568</b>

This makes a grand total of buildings amounting to 39,436, of which number 10,599 are tenements, and 28,837 are dwellings, with the following:

Total Housing Accommodations.

Type of Bldg.	Living Apart's	No. of Persons
Tenements .....	142,249	604,585
Dwellings .....	36,167	153,710
<b>Total .....</b>	<b>178,416</b>	<b>758,268</b>

### Jurisdictional Strikes Eliminated by Recent Agreement

**A**CCORDING to the announcement made from the headquarters of the American Federation of Labor at Washington early this week, there will be no more strikes in the building industry growing out of disputes over division of work. Agreement has been reached, it was stated, that the many unions represented in construction work will abide by the decision of a representative board that is now in session at Washington, which will finally settle all troublesome questions pertaining to jurisdiction. The assignment of work to the various tradesmaking up the building industry will continue in effect indefinitely and in the event that further dis-

putes arise, there will be a resort to arbitration, as in the present instance, rather than to cessation of work.

Union officials and representatives of the American Institute of Architects, meeting with the building trades delegates, said the agreement to be given formal expression by the joint board was one of the most important in the history of union labor. It was emphasized as being especially important just at this time, when building activity in every section of the United States is greater than ever before in the effort to make up the shortage of homes and business structures resulting from war curtailment of construction.



# REAL ESTATE SECTION

## Decide on Twelve Bills to Regulate Housing Situation

Following Hearing on Lockwood Program Legislative Leaders of Senate and Assembly Outline Policy for Legislative Enactment

(Special to the Record and Guide.)

Albany, March 25.

**A**FTER a conference which lasted many hours, the leaders in the Senate and Assembly agreed last night upon a program of legislation intended to relieve the housing and renting crisis in New York City. The compromise program agreed upon does not apply to any other part of the state, excepting the City of Buffalo.

Adhering to the theory which was used as the basis for regulating rentals in Washington during the war, the legislative leaders have adopted the following as an outline of the policy underlying the proposed new legislation:

"Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals, and a public emergency existing in the judgment of the Legislature by reason thereof, it shall be a defense to an action for rent accruing under an agreement for premises occupied for dwelling purposes in cities that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive."

Twelve different measures were agreed upon by the legislative leaders and it is their plan to enact these bills into law within a few days. A summary of the twelve bills is here given:

1. Burden of proof that a tenant is objectionable when summary eviction is sought on that ground is shifted to the landlord.
2. The Ottinger law is amended so as to provide that where an agreement between landlord and tenant does not specifically mention the duration of the tenancy this shall continue until October 1 following occupancy.
3. Thirty days' notice instead of twenty days by tenants intending to move is required where there is a monthly tenancy agreement.
4. In holdover cases, after there has been default in the payment of taxes or assessments, a tenant may remain, provided he deposits the amount of his rent with the Judge or Clerk of the Court through which eviction warrant has been served.
5. Where a precept is returnable the court may determine the amount of rent due and render judgment for that amount.
6. Where a landlord has increased his rent more than 25 per cent. over what it was in the previous year the tenant may set up as a defense to action for payment of rent that it is "unreasonable, unconscionable, unjust and oppressive," but the landlord may recover a "reasonable" amount of rent.
7. Section 230 of the real estate law, under which a landlord may recover double penalty from a tenant holding over without his consent, is repealed.
8. A tenant may make application for a stay up to nine months and the Judge in his discretion grant it, provided the tenant deposits the amount of his rent and prove to the satisfaction of the court that he has diligently sought to secure suitable premises for himself and family and has failed through no fault of his own.

9. Practice is prescribed and the provisions of the code in summary proceedings harmonized with the new provisions embodied in the relief bills.

10. The penal law is amended by making it a misdemeanor, punishable by a fine of \$1,000 or one year's imprisonment, or both, for a landlord to deny to a tenant the privilege of "natural and normal service," such as heat, water and operation of elevator.

11. The same defense is prescribed in actions for ejectment in the Supreme Court as has been prescribed for summary proceedings in the municipal courts in rent and eviction cases.

12. Mortgages up to \$40,000 held by one individual on dwelling houses are exempted from State income tax.

The turbulent hearing on housing and rental bills which took place in the Assembly Chamber on Tuesday made a deep impression on the legislators. The hearing was marked by the greatest disorder. Many reckless statements were made by members of the various delegations from New York City which attended the hearing. There was a great deal more invective than argument, and fistic encounters between tenants and landlords were constantly threatened. From start to finish the hearing resembled the convocation of the Constituent Assembly in Petrograd following the overthrow of the Kerensky regime.

Alexander C. McNulty, representing the New York Real Estate Board, suggested an amendment of the bills so as to make them apply only to dwellings and the committee promptly accepted his suggestion. He pointed out that the Real Estate Board would favor a clear-cut definition of tenancy so as not to interfere with present leases; that taxation of mortgages be eliminated; that monthly tenancy be extended for a year with restrictions against tenant and landlord breaking a lease and that the bills be confined in their application to dwellings only.

The attitude of president La Guardia of the Board of Aldermen, expressed in the statement that he was unqualifiedly partisan in favor of the tenants and came to Albany "not to praise the landlord, but to bury him," was something of a surprise to the legislative committees, in spite of the fact that it was the cause of a burst of applause from the tenant faction at the hearing.

Municipal Court Justice Aaron J. Levy said that the housing situation had been capitalized by radicals in New York City, who raised moneys ostensibly for the purpose of promoting the interests of the tenants but in reality for revolutionary and radical propaganda.

Arthur J. W. Hilly, chairman of the Mayor's Committee on Rent Profiteering, advocated the enactment of the bills, declaring that the time had come when it is imperative to vest municipal court justices with the power to determine the reasonableness of rent increases.

"The time for persuasion is passed," he said. "We now need the firm hand of the law and these bills will fill our need."

Senator Schackno shocked the legislative committees with the declaration that "there is no such thing as an honest landlord in New York City." This remark was one of the contributing causes of the acrimony displayed at the hearing and helped to prevent real consideration of the merits of proposed legislation.



# Real Estate Board Outlines Policy on Housing Bills

## Recognizing Importance of Providing Relief in Present Crisis It Presents Constructive Program to Legislative Committee

THE attitude of the Real Estate Board of New York on rent legislation now before the Legislature, and the efforts of the board in relief of property owners other than the rent profiteers against whom the legislation is directed, is outlined in the following statement issued by Richard O. Chittick, executive secretary of the board:

The hearing before the Joint Cities Committee of the Senate and Assembly on certain rent legislation bills of the Special Joint Committee, held at Albany last Tuesday, created quite a little excitement and not a little comment. The public was heard in one form or another, that feeling ran high, and that compliments were exchanged between certain types of landlords and certain types of tenants. Practically nothing, however, has been said as to what the bills themselves contain or of any constructive arguments for or against them.

That, after all, was the purpose of the hearing as announced by the Chairman of the Committee and that was what the Real Estate Board was interested in. At the hearing the Real Estate Board was represented officially by one person and that person was the Board's special counsel, A. C. MacNulty. Mr. MacNulty spoke for the Real Estate Board only, and for no other organization.

It appears from reports since received from Albany that the two vital points made by the Real Estate Board will be conceded, namely, the confining of this emergency legislation to multi-family housing and the exemption, though only partial, of mortgage interest from the Income Tax.

The attitude of the Real Estate Board was outlined precisely at a meeting of its Board of Governors following a number of meetings held by its Legislation and Taxation Committee; and this attitude is clearly defined in resolutions adopted by the Board of Governors and announced in the Assembly Chamber to the Cities Committee at the hearing on Tuesday. At the same time, amendments to the bills were presented to the committee.

### The resolutions are as follows:

Whereas, the housing shortage in the City of New York has reached an acute stage and rents have necessarily advanced and the situation can be remedied only by the immediate and extensive construction of new housing, through co-operation of lenders, labor and material men, and not by legislation violative of the rights of contract, and

Whereas, one of the chief obstacles to the production of new housing is the lack of funds for new construction, and this condition is due primarily to the fact that mortgages are taxed as to their income under Federal and State acts, and

Whereas, the Special Joint Committee on Housing has recommended certain bills, to wit: Int. Nos. 1132, 1134 and 1135, in their judgment calculated to check the charging of exorbitant rents by unscrupulous persons, and

Whereas, the Real Estate Board of New York is cognizant of the gravity of the situation and desires to aid in remedying it, and deprecates to the fullest extent the action of those who are taking advantage of the situation to charge exorbitant rents, but is opposed to the principle of rent regulation and the invasion of the rights of contract embodied in the bills proposed by the Special Joint Committee on Housing, and

Whereas, the Legislation and Taxation Committee of the Real Estate Board of New York has given careful consideration to the said bills, and has recommended certain amendments thereto as per the attached schedule.

Resolved, by the Board of Governors of the Real Estate Board of New York that these suggested amendments tend to safeguard the interests of fair-dealing landlords and are approved and that they be submitted to the Joint Committee on Cities for its consideration and action.

Resolved Further, that the Real Estate Board of New York again urges upon the Senate and Assembly the necessity for enacting such legislation as will exempt entirely from the provisions of the State Income Tax, and interest on mortgages secured by improved and unimproved real property.

Resolved further, that the Real Estate Board of New York respectfully and earnestly requests the Legislature of the State of New York to memorialize Congress to exempt entirely the interest on mortgages secured by improved and unimproved real estate from the provisions of the Federal Income Act.

The Real Estate Board, in other words, frankly confessed that it realizes the existence of an emergency and desired to co-operate to the fullest extent with the Legislature, but that it was fearful of the results of certain aspects of the proposed legislation. And it offered its amendments in the desire both to help the committee and to "safeguard the interests of fair-dealing landlords." And it made the point that restrictive

legislation aimed to catch profiteers will not produce housing.

While brief newspaper summaries have been made of these bills very few persons know even yet of their details, although in the main they embody certain features of some of the eighty-odd bills introduced on this subject at this session. Three of these rent bills are quite important; and the partial exemption of the interest on mortgages from the provisions of the Income Tax Law is included in the Special Joint Committee's program.

The important bills are Assembly Int. 1356, Pr. 1558 (Same as S. 1132, Pr. 1286).

This bill after stating that "Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals, and a public emergency existing in the judgment of the legislature by reason thereof," provides that it may be set up as a defense to an action for rent accruing under an agreement for premises occupied for dwelling purposes in cities, that such rent is unjust and unreasonable and the agreement oppressive and that where it appears that the rent has been increased more than 25% such agreement shall be presumptively unjust, unreasonable and oppressive. The plaintiff is to prove the reasonableness of the rent and may set up a separate action for its recover. The act is to be in force until November 1, 1922.

The Real Estate Board urged upon the Joint Cities Committee:

1. That in view of the fact that the measure contains a preamble "which apparently attempts to anticipate an attack upon its constitutionality, while application of its substantive provisions to hotels, apartment hotels and lodging and rooming houses is unnecessary and utterly impossible," asked that it be amended to apply only to premises occupied for dwelling purposes "by more than one family except a room or rooms in a hotel, apartment hotel, lodging or rooming house."

2. That the increase of 25%, while in some cases reasonable, would in many cases deal hardship to fair-dealing property owners, as where such allowance would not meet increased carrying charges; as where, again, rent paid a year ago was under an old lease at a low rental.

3. That to avoid congestion in the courts likely to arise from jury trials and to avoid placing the case of the landlord in the hands of a possibly prejudiced jury of local trades-people and small rent-payers the reasonableness of the rent be left to the decision of the Justice of the Municipal Court.

4. That, in order not to discourage new construction of additional housing or to intensify competition for existing quarters, the bill be amended so as to make it applicable only to new constructions or to old ones substantially reconstructed for multi-family use.

5. That in order to meet the convenience alike of tenants and landlords, the bill should become automatically repealed on September 30, 1922, rather than on November 1st of that year as intended in the bill as introduced.

Quite as important a bill, if not more so, is:

*Assembly Int. 1353, Pr. 1555 (Same as S. 1134, Pr. 1288)*

Providing that presentation of a petition in summary proceedings to recover possession of real property in first and second class cities shall be an election by the landlord to terminate tenancy, which might otherwise arise by operation of law. There are provisions for a discretionary stay of issuance of warrant, for the granting and continuing a stay and for payment of deposit of rent to the court to be paid to landlord as may be finally adjudicated. Any provisions of a lease whereby the lessee or tenant waives any provision of this act shall be deemed against public policy and void. The act is to continue in force until November 1, 1922.

In relation to this bill, after asking that for reasons stated in support of a like amendment in the proceeding bill, this bill should apply only to multi-family houses, the brief prepared by Mr. MacNulty and presented to the Joint Cities Committee on behalf of the Real Estate Board of New York says in support of the board's request for amendments: "As it stands this bill, if enacted, would impair the obligation of contracts for the sale of real property or ground leases thereon, subject to existing leases and tenancies. It would also militate against the sale of residence property to tenants and others upon a co-operative basis. It would also prevent the demolition or substantial reconstruction of buildings that are unsafe or undesirable, and prevent the personal occupancy of the landlord or his family of his own property. More im-

(Continued on page 421)



# Review of Real Estate Market for the Current Week

## Standard Oil Lease on Lower Broadway Outstanding Feature, With Tenants Continuing to Buy Apartments and Office Buildings

THE most notable event of the week was the Standard Oil transaction on lower Broadway for the purpose of the rearrangement of its plottage and its increase in area so that as finally outlined it can be more easily and profitably improved. Just what plans the company has in view have not as yet been announced. But by the sale of the Arcade Building and the lease of the Welles Building at 14-20 Broadway and the probable purchase of the Hudson Building at Nos. 32-34 and the Wendell corner at Beaver street, now occupied by the Produce Exchange Bank, the Standard Oil Company has effected the consolidation of a plottage covering the entire lower part of the block from Exchange Place to Beaver street and between Broadway and New street. Only the Lisbon Building at the northwest corner of Beaver and New and the building at 1-3 Beaver are not included in the area now controlled by the Standard Oil Company. The plot has a Broadway frontage of 447.5 feet and runs along New street for 255.6 while the Beaver street frontage aggregates 84 feet. With or without the two comparatively small areas repre-

sented by Nos. 1-3 Beaver street and the Lisbon Building the Standard Oil Company now has the largest and most favorably located property in New York City. If it succeeds in adding these two parcels to the plot it will be in a position to make a most notable addition to the architectural enchantment of the city. The location of the plot opposite the Cunard Building, with an outlook over Bowling Green, adds to the possibility of giving distinction to whatever plans may finally be worked out for the development of the plot.

Otherwise the market of the week was chiefly concerned in the continuance of the movement of tenants to take over for their own occupancy apartment houses and office buildings. The number of these transactions was considerable. But in the general realty market there was reflected a desire to await the outcome of the agitation before the Legislature for the enactment of restrictive measures which might affect rentals before making large commitments. Notwithstanding this feeling there was a wide range of activity and as the underlying conditions are sound the prospects for the season continue to be promising.

### PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 124 as against 118 last week and 102 a year ago.

The number of sales south of 59th street was 37 as compared with 46 last week and 28 a year ago.

The number of sales north of 59th street was 87 as compared with 72 last week and 74 a year ago.

From the Bronx 89 sales at private contract were reported as against 68 last week and 81 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 419.

### Stock Goes on 8 Per Cent. Dividend Basis

The Board of Directors of the New York Title and Mortgage Company, through President Harry A. Kahler, announced that the dividend had been increased from 1 1/4 per cent. to 2 per cent. for the quarter, thus placing the company's stock on an 8 per cent. basis.

The first quarter's business of the year 1920 had been unusually gratifying. Since January 1 about \$5,000,000 in guaranteed mortgages had been sold to investors while the general business of the company in Title Insurance and allied matters had shown a substantial growth.

Elbridge Garry Chadwick, for many years prior to the war associated with Brown, Wheelock Company, Inc., as director, has returned from Paris after a stay of two years as head of the Home Communication Bureau of the Red Cross in France, and has again associated himself with Brown, Wheelock Company, Inc.

Charles B. Van Valen, Inc., has arranged for loans aggregating \$76,500 covering seventeen private dwellings to be located on East 3rd and East 4th streets between Avenues O and P in Brooklyn.

Ryan & Co. have moved their offices to 142 West 15th street, where they will continue to transact a general real estate business.

### Columbus Circle Deal.

Fiske Rubber Tire Company, whose plans for a twenty-four-story building at Broadway, Eighth avenue and Columbus Circle have been approved by the Board of Appeals, has added to the site by acquiring from Frederick Brown the seven-story St. Augustine apartments, 50.5x90, at 960 and 962 Eighth avenue, southeast corner of Fifty-seventh street, and the adjoining five-story dwellings, each 25x100, at 956 and 958 Eighth avenue.

### Rector Corner Sold.

Russell L. Engs purchased through Cross & Brown Company the four-story building, 57.10x93.11 irregular, at 1845 and 1847 Broadway. The property originally was an apartment but was altered for business purposes and at various times occupied by George W. Rector, Louis Martin and Bustanoby restaurateurs. It is now leased to the Colt-Stratton Company and the New York Automobile Dealers' Association. The purchaser intends to occupy the premises at the

expiration of present leases. Cross & Browne Company will manage the property. The Alurion Realty Corporation is the present owner of record. A lease of the premises for twenty years at an annual rental of \$22,000, between George B. Rector and Joseph B. Malley from Abraham and Frank Miller was recorded in January, 1912, and in March, 1914, the Upright Company and Charles M. Mollon negotiated a lease for eighteen years at the same rental.

### New Owners for 54th Street Building.

Through Walter C. Wyckoff the nine-story building, 75x100.5, at 118 East Fifty-fourth street has changed ownership; also 115 to 119 East Fifty-third street, 67.8x100.5 and 123 to 129, adjoining 89.4x100.5 both similar structures and abutting the Fifty-fourth street property. The purchasers will form a stock company for the ownership and management of the properties on a co-operative basis. The seller is the No. 118 East Fifty-fourth Street Company, which assembled the property in 1911 and 1912 through Mr. Wyckoff. The annual rental roll is reported to be about \$240,000. Among those who have joined in the purchase of the property are W. Kirkpatrick Brice, T. Ferdinand Wilcox, H. M. Merriman and H. S. McKee. Mr. Wyckoff will continue as managing agent of the property, representing the new owners.

### Apartment House Project.

An option to purchase the old home of Stanford White at the northwest corner of Lexington avenue and Twenty-first street has been obtained by Charles W. Mix, president of the Frank L. Fisher Company. The option also includes the adjoining four-story house at 119 East Twenty-first street. Herbert Lucas is interested in the syndicate and a twelve-story apartment is in project for the site, similar to those developed by Mr. Lucas on the opposite side of Gramercy Park. The estate of Henry A. C. Taylor owns the properties. The White residence was occupied until recently as the Princeton Club.

### Another Broadway Sale.

Cammann, Voorhees & Floyd and Spotts & Starr, Inc., sold for the estate of Newbold Edgar to Frederick Brown, 870 Broadway with an "L" through to 30 East Eighteenth street, comprising two four-story buildings, 25x99.3x34.4x25. The estate held the property for seventy years.

### Corner on St. Nicholas Avenue Sold.

The six-story apartment at the northwest corner of St. Nicholas avenue and 125th street was sold by Mrs. Clara Berrick, executrix of the estate of Solon Berrick, to the Amer Realty Company, J. J. Mautner, president. The house is 100x100 and contains thirty-nine apartment and seven stores. It rents for \$40,000 a year. The seller was represented by Barnes, Chilvers & Halstead and the buyers by Max Monfried. Spotts & Starr, Inc., were the brokers.

### Narrow Skyscraper Sold.

Manice Realty Company, Henry M. Alexander, president, a holding company for the late Henry De Forest Manice, is reported to have sold the northeast corner of Pine and William streets,

an eleven-story office building, 15.3x57.5, known as 46 Pine street and 55 William street. The site contains about 969 square feet, less than half a city block, and the building is the tallest in lower Manhattan occupying a ground area of this size. It was erected in 1891 and is one of the first tall business buildings put up in the section. The asking price was \$250,000.

### Recent Loans on Real Estate.

The Columbus Circle Arcade Company (Jacob Wertheim) has secured a mortgage of \$1,500,000 through Wm. A. White & Sons on the property bounded by Broadway, 57th and 58th streets and Eighth avenue, which was recently leased for a long term of years to Dr. John A. Harriss, Special Deputy Police Commissioner. Under the terms of the lease to Dr. Harriss a modern office building with foundations sufficient for twenty stories is to be completed within three years at a cost running into the millions. The erection of this building, which is the largest office building so far projected north of Times Square section, is another substantial indication of the trend toward Columbus Circle.

It is also reported that Wm. A. White & Sons have recently placed the following other loans: \$96,000 at 5 1/2 per cent. for three years on 47-53 Delancey street; \$50,000 at 6 per cent. for three years on 71-3 Orange street, Brooklyn; \$295,000 at 6 per cent. for five years on Broadway, 131st and 132d streets; \$15,000 at 6 per cent. for three years on 113 West 51st street; \$130,000 at 6 per cent. for ten years on 61-3 Vandam street and 74-6 Charlton street; \$7,000 at 6 per cent. for five years on 248 East 48th street; \$350,000 at 6 per cent. for ten years on the Rosenberg Bros. Clothing Factory in Rochester; \$12,000 at 5 1/2 per cent. for three years on 830 Ninth avenue; \$27,000 at 5 1/2 per cent. for three years on 304 Columbus avenue; \$50,000 at 5 1/2 per cent. for three years on 22 East 63d street; \$90,000 at 5 1/2 per cent. for five years on 80-82 Pine street and 136 Water street; \$9,000 at 5 1/2 per cent. for three years on 54 East 104th street; \$12,500 at 5 1/2 per cent. for five years on 34 West 84th street; \$36,000 at 5 1/2 per cent. for three years on 306 West 109th street; \$90,000 at 6 per cent. for ten years on the Samler Clothing Stores in Norfolk, Va.; \$100,000 at 5 1/2 per cent. for five years on 72-74 Pine street; \$6,000 at 5 1/2 per cent. for three years on 135 West 121st street; \$200,000 at 5 1/2 per cent. for five years on 35 West 35th street.

### Warramough Apartments Sold.

Daniel H. Jackson sold to Mabel Revelle 629-631 West 115th street, the Warramough, an eight-story apartment, 50x100, rented at about \$28,000. Mr. Jackson took in payment 252 West Forty-seventh street, a six-story tenement, 25x100. Byrne & Bowman were the brokers. Goldsmith & Rosenthal represented Mr. Jackson.

### Deal in Central Park West.

Arthur Cutler & Co. sold for William Sperry 383 Central Park West, a seven-story apartment, 50x100, to Mr. Plotkin, who immediately resold the property at a substantial profit to a client of the same brokers. The seller was represented by Babbage & Sanders, attorneys. Herman Turkel represented Mr. Plotkin and the alternate purchaser was represented by Goetz & Jacoby.



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

Money to Loan on First Mortgages

5%

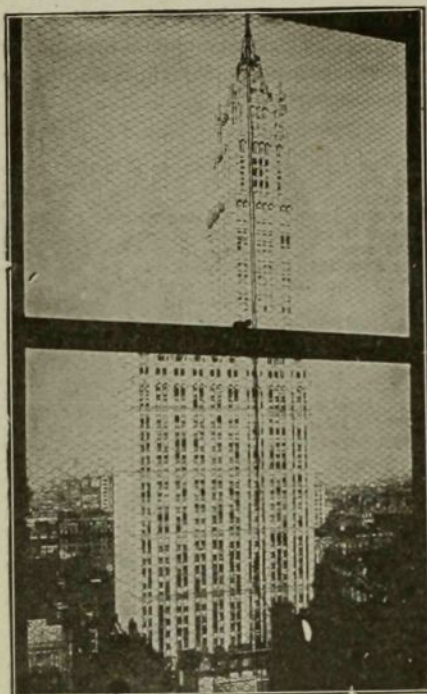
Joseph T. McMahon

REAL ESTATE and  
MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES



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

#### Investor Buys in 113th Street.

The eight-story apartment house at 530 West 113th street, held at \$200,000, has been sold by the Oothout Realty Company (Edward J. O'Gorman, treasurer), to an investor. It occupies a plot 50 by 114 irregular. Mulliken & Moeller erected the building about ten years ago.

#### Deal on Morningside Avenue.

Charles Galewski has resold to Ernest A. Johnson the granite apartment houses, two six-story elevator structures at 20 to 23 Morningside avenue East, northeast corner of 116th street, occupying a site of 100 by 100. The property, which faces Morningside Park, was held at \$300,000, and returns more than \$35,000 annually in rentals. Henry Hart was the broker.

#### Park Avenue Apartment Resold.

Max Lowenthal and R. A. Low resold to a client of Douglas L. Elliman & Co., Inc., the thirteen-story apartment at 635 Park avenue, the southeast corner of Sixty-sixth street. The sellers acquired the property six months ago from Mrs. Robert B. Minturn, who bought it from the Fullerton-Weaver Realty Company in 1913 before it was completed. It occupies a plot 75.5x50 and is arranged for one apartment of fourteen rooms and four baths to a floor. The annual rental is said to be \$100,000. Milton Dammou, attorney, represented the sellers and Stoddard & Mark represented the buyer. Douglas L. Elliman & Co., Inc., have been appointed agents by the new owner.

#### Tenants Buy Apartment Building.

Tenants bought the twelve-story structure at 530 West End avenue, the southeast corner of Eighty-sixth street, from Max N. Natanson, who signed a contract to buy it a few days ago. The house was built by Mulliken & Moeller and contains twenty-five suits of eight and ten rooms. It occupies a plot 80x102.3 and is said to rent for \$100,000. The sale and resale was negotiated by Thomas J. O'Reilly.

#### Amsterdam Avenue Apartments Sold.

The three six-story apartments at 1985 and 1995 Amsterdam avenue, 40x106 each, have been acquired by Benjamin Winter, president of the Winter Realities Company, from Abraham Hyatt, vice-president of the Lincoln Trust Company, who bought them about four years ago. M. Cohn & Co. and Henry I. Cooper were the brokers in both transactions and will retain the management of the properties. Morris E. Gossert represented the buyer and Middlebrook & Borland the seller.

#### New Building for Madison Avenue.

Rice and Hill, have sold for Ida E. Bliss and Justine A. Stafford, the property at 301 Madison avenue, a five-story building, on lot 24 by 100 feet, between 41st and 42d streets. The purchaser is a client of Feiner & Mass, attorneys. This property has been held at \$225,000. Negotiations are pending for a long term lease of the property for business purposes and in the event of a consummation of these negotiations, a substantial structure will be erected on the site. This property, which has been held in the family of the recent owners for over fifty years, is just south of the 25-story Hecksher building and opposite the 42nd Street building and the site of the new twelve-story building to be erected on the northwest corner of Forty-first street and Madison avenue.

#### Cyrus Townsend Brady's Home Sold.

Fish & Martin have sold for Frederick Brown his property situated at 22 Edgecliff Terrace, Park Hill, Yonkers, which was recently taken in exchange by Mr. Brown for a large apartment house on West 134th street, New York City. This property was formerly the home of Cyrus Townsend Brady, the well-known author. The purchaser is John Ewen of Dobbs Ferry. The property was held at \$50,000.

#### Big Williamsburg Tenement Deal.

The Realty Associates have sold 90-102 Broadway and 379-389 Berry street, Williamsburg, to the Kingsborough Development Co., Inc. There are two six-story brick buildings in this property covering 92 feet on Broadway and 123 feet on Berry street, containing thirteen stores and sixty-eight apartments of 2 to 4 rooms. The buildings were erected by Realty Associates in 1910. The price at which the property was held, \$165,000 and the present rental is about \$23,000.

#### Kenwood Apartment Sold.

The seven-story Kenwood apartment, at 236 and 238 West Fifty-fifth street has been bought by John H. Scheier, architect, who will rebuild the structure into a showroom, office and loft building for the automobile trade. Mr. Scheier also bought the adjoining four-story building at 240 West Fifty-fifth street, occupied by the Empire Tire and Rubber Company. The sellers, clients of Wechsler & Kohn, are under agreement to pass title to Mr. Scheier with the building clear of tenants.

Mr. Scheier's acquisitions front 65 feet in West Fifty-fifth street and have a depth of 100 feet. They are diagonally opposite the site of the proposed Commonwealth Hotel, which is planned to occupy the entire block front in the east side of Broadway between Fifty-fifth and Fifty-sixth streets. The deal was negotiated by Moses Goodman.

#### Henri Court in Trade.

Herman Arms Company sold for the Forty-eighth Street Company Henri Court, a six-story apartment, 50x100, at 312 West Forty-eighth street, which was erected by the sellers eight years ago. In part payment the sellers took 221 and 223 West Thirty-fifth street, two four-story buildings, 42x98.9, which were immediately resold to the L. & G. Realty Company, Inc., on the site of which the buyers plan to erect a twelve-story loft.

#### West End Avenue Deal.

Daniel H. Jackson bought from Martha F. Wittmower 560-566 West End av, being the northeast corner of 87th st, consisting of a 13-story fireproof apartment on lot 78x100, arranged for two apartments on each floor, duplex, containing 8 rooms and 4 bathrooms each. The corner is 5-sty, 22x100, which was acquired by Mrs. Wittmower to protect the light of the larger structure, and was recently altered into small suites of one, two and three rooms and bat apartments. A great deal of money was spent in this particular alteration so that it conformed with this high-class thoroughfare. The larger parcel is one of the most modern and best constructed apartments on West End av. It was erected about four years ago by Sumner Gerard. Both parcels are rented at about \$100,000 annually and were held at \$850,000. Da Derschuch & Co. were the brokers in the transactions. Nicholas Detjeman represented the sellers and Goldsmith & Rosenthal represented Mr. Jackson.

#### To Remodel Madison Av. Building.

Mr. James M. Reynolds, president of McReynolds Realty Corporation, has acquired the 9-sty apartment at 80 Madison av. This is a fireproof building containing three elevators and originally built by days' labor as a co-operatively owned apartment house. It is the intention of the new owner to add three additional floors and remodel the building and make it especially adapted for the silk trade.

Mr. Reynolds has also acquired the 4-sty elevator apartment at 49 5th av. This house was built in 1862 and was considered the very best building of its kind of those days. The new owner will remodel the house into smaller suites.

The entire transaction involves over one million dollars. Ames & Company and Cruikshank & Company were the brokers in the transaction.

#### Manhattan.

##### South of 59th Street.

BEEKMAN ST.—Charles F. Noyes Company has sold 69 Beekman st, a 5-sty and basement building, on a plot 25x90, to Frederick S. Hirschfeld, of the Standard Asbestos Company, for occupancy. Mr. Hirschfeld was represented by Stoddard & Mark, attorneys, and the Conklin Estate, which is selling the property, by Sage & Schoonmaker. The new owner of the property will remodel it extensively and use it for his business.

CEDAR ST.—William J. Roome & Co., Inc., have sold for Buckingham Chandler, executor of the estate of Rosalie B. Selfridge, and Anna S. B. Chandler, of Chicago, the property 124 Cedar st, 25x75, which property has been held by the Chandler Estate for over 100 years. This is part of the plot acquired by the office of Joseph P. Day, including 120-2 Cedar st, purchased by Charles I. Taylor, of Beardsley, Hemmens & Taylor, of 64 Wall st.

CHAMBERS ST.—J. S. Maxwell sold for the Thomas McNeil Estate, 189 Chambers st, between Washington and West sts, a 4-sty building, with possession May 1, on lot 20x100. Isaac Goldfarb is the purchaser. This is the first change of ownership of the building in 49 years. It was held at \$30,000. Negotiations are pending for the resale of same.

DUANE ST.—Wm. A. White & Sons have sold to Saal Eros, wholesale dealers in butter and eggs, the 5-sty building at 181 Duane st for all cash. The property is 21.5x50.5. The buyers will occupy the building after making extensive alterations.

FULTON ST.—Charles F. Noyes Company resold for the Ormonde Holding Co. to Julian W. Lyon, 35 Fulton st, a 5-sty and basement building covering a lot 25x40, and valued at \$30,000. The purchaser will occupy.

GREEN ST.—Spear & Co. have sold for the 80-82 Greene Street Corporation the 5-sty and basement building at 80-82 Greene st, size 50x100. The property was purchased by a client of Spear & Co. for investment.

GREAT JONES ST.—Charles F. Noyes Company has sold for Anna S. de Selding to Bernard Corn, 25 Great Jones st and 22 Bond st, a 4-sty building covering plot 25x200. The prop-



erty was valued at \$65,000. Greenbaum, Wolf & Ernst were the attorneys for the seller.

**GREENWICH ST.**—Wm. A. White & Sons have sold to Messrs. Armstrong & Hesse, wholesale dealers in butter, cheese and eggs, the 5-sty building at 330 Greenwich st, being the inside building, size 25x58.4, of a fifty foot corner on Jay st owned by Elizabeth A. Ficken and Lillian E. Hingslage. The new owners will make alterations and use it for their business. The property was held at \$55,000, and it was an all cash transaction.

**GREENWICH ST.**—Cruikshank Company has sold for William D. Kilpatrick to a client for investment 830 Greenwich and 68 Horatio sts, being the southwest corner of Greenwich and Horatio sts, a 3-sty brick building with extension, on plot 22.1 on Greenwich st by 74.10 on Horatio st.

**NEW CHAMBERS ST.**—E. Sharum bought from the Jacob New Estate 24-34 New Chambers st, running through and facing on Rose st, a 6-sty loft building, 118x78.5x irregular. D. H. Carroll was the broker.

**WALKER ST.**—Brown, Wheelock Co., Inc., sold for Charles Laue, 35 Walker st, a 3-sty and basement store and loft building, 20x86, with rights to a 4-ft. alley on west running full depth of lot. The property, held at \$25,000, was purchased by Reuben Tally, who recently bought two other buildings through the same brokers.

**WORTH ST.**—James N. Wells' Sons in conjunction with Horace S. Ely & Co. sold for Messrs. Haupt & Burgi the two 6-sty warehouses at 11-13 Worth st to the Tower Stores Company, now occupying the premises.

**12TH ST.**—Pease & Elliman have sold for A. J. Phillips 68 West 12th st, on lot 19.4x103.3, a 3-sty and basement dwelling, to a client who will occupy. Property held at \$45,000.

**12TH ST.**—Norah MacLaren has sold to P. F. Groome seven houses, 59-63 and 71-77 West 12th st, 61-63 will be altered by the buyer into high class modern apartments. The sale involved a deal of something like \$200,000.

**14TH ST.**—Duross Company have resold the 4-sty brownstone house 234 West 14th st, on a lot 25x103.3, for William Douglas Kilpatrick to the Fairfacts Company. This property was purchased from Judge J. Frederic Karnochan and the Lawyers Title & Insurance Company as trustees a few weeks ago through the same brokers.

**15TH ST.**—Spear & Co. sold for DeLancey Nicoll the 3-sty and basement dwelling at 121 West 15th st to a client of their office.

**23D ST.**—Harry B. Cutner has sold for Frederick Brown the 5-sty loft building, size 25x100, containing steam heat and elevator, at 18 East 23d st, directly opposite Madison av, with all the leases expiring October, 1920. This property was just purchased by Mr. Brown from the Borden Estate. The purchaser was represented by Sidney Nordlinger as attorney.

**23D ST.**—Louis Schrag has sold for the Roberts Company the two 5-sty business buildings, 149 and 151 West 23d st, on lot 40x100, to the Sall Realty Company.

**24TH ST.**—Dwight, Archibald & Perry, Inc., have sold for Julia I. O'Hara the 3-sty building at 422 West 24th st, Moore leasehold.

**32D ST.**—Wm. A. White & Sons have sold for Cornelius Doremus, attorney for the estate of Michael Lane, the 3-sty dwelling at 232 East 32d st. The purchaser is the tenant, Mrs. Daniel Reddy, who will continue to occupy the premises.

**36TH ST.**—Henry Hof has sold for L. Amelia Camp and Lisette Otto the 4-sty building at 241 East 36th st to Mr. Florence A. McConnell, who will alter the premises for his own occupancy.

**40TH ST.**—M. & L. Hess, Inc., have sold for Helene Nunnenkamp the 5-sty flat house at 268 West 40th st. The buyer contemplates altering the building for business use.

**49TH ST.**—William H. Archibald, of Dwight, Archibald & Perry, Inc., acting for a client, has resold at a substantial profit the 4-sty tenement, 465 West 49th st, which he purchased at the Henry Astor Estate Auction sale on March 9. The purchaser will hold the property for investment.

**50TH ST.**—Frank A. Seanor Co. have sold the 2-sty and basement 2-family house, 462 50th st, for L. A. Ansoro to a client for occupancy.

**50TH ST.**—Maurice Wertheim has sold for Wm. J. Roche the 5-sty flat, 131 E. 50th st, 71 ft. east of Lexington av, to Cora A. Ferguson. John Finck was associated as broker.

**52D ST.**—Pease & Elliman have sold to William Fahnestock for Mrs. H. Van Rensselaer Kennedy the 5-sty American basement, 40 East 52d st, situated on the block which was formerly owned by the Roman Catholic Orphanage. The house occupies a lot 25x100.

**55TH ST.**—Maurice Wertheim has sold to Annie J. Morgan the 5-sty dwelling, 134 E. 55th st, on lot 17x20, located 63 ft. east of Lexington av. The purchaser contemplates altering into studio apartments. The seller, Kathryn Gleason, of Atlantic City, N. J., was represented by Pocher & Co.

**57TH ST.**—James H. Cruikshank has pur-

chased from Caroline H. Field, of England, the two 3-sty private dwellings at 245-247 East 57th st. Each 16.8x100. Joseph P. Day was the broker.

**SIXTH AV.**—Minar L. Platt has sold for the Pomona Construction Co. (Joseph Sykora, Pres.) to Frederick Polt the Elberon Apartments at 61 and 63 Sixth av, and the Academy Court Apartments at 555 and 557 Academy st to Anthony J. Oliva; 568 Academy st, a 2-family dwelling, to William J. Cardno, and at 932 Crescent st, a 3-family dwelling, to Florigi Marino.

**NINTH AV.**—William J. Roome & Co., Inc., have sold for Colonel Pearce Bailey the property at 315 Ninth av, 20x65, adjoining the northwest corner of 28th st, to Antonio Savarese, a tenant in the building.

**NINTH AV.**—John J. Hoeckh, Inc., has sold for George Krauss his property at 748 Ninth av, a 5-sty apartment with stores.

**North of 59th Street.**

**61ST ST.**—Pease & Elliman have sold 156 East 61st st, 19-ft. 4-sty and basement house, for Robert B. Bowler. This house was held at \$35,000. Has been purchased for occupancy March 5, 1920.

**61ST ST.**—Ewing, Bacon & Henry have sold the 3-sty dwelling on lot 20x100 at 218 East 61st st for Edwin W. Hiscox to a client who will make extensive alterations for her own occupancy.

**65TH ST.**—The Haggstrom-Callen Co. has sold for Sarah S. Brownell the 5-sty brick double apartment, 30x19x100, at 17 West 65th st to a client for investment.

**65TH ST.**—Douglas L. Elliman & Co., Inc., have sold for the estate of David Frank, 121 E. 65th st, a 3-sty house on lot 20x100. The sale completes the accumulation of a plot fronting 40 ft. on the north side of 65th st, between Park and Lexington avs, and 50 ft. on the south side of 66th st, abutting in the rear, made up of 121-123 East 65th st and 118-120 East 66th st.

**66TH ST.**—Douglas L. Elliman & Co. have sold for Mrs. Warner B. Leeds, 120 East 66th st, a 3-sty garage on lot 25x100.

**70TH ST.**—The Houghton Company has sold for Christy Ann Weisl the 3-sty Queen Ann dwelling, 318 West 70th st, to Hooper C. Barrett.

**70TH ST.**—Willes Ray, Inc., have sold for Mrs. Kate Kenney, the 3-sty and basement, brown stone dwelling, 179 East 70th st.

**71ST ST.**—William Wolff, Jr., representing the firm of William Wolff Son, sold for a client the property 245 East 71st, 3-sty and basement private dwelling to Dr. S. J. Tandlich.

**71ST ST.**—Pease & Elliman have sold for Mrs. John A. King, of Tuxedo Park, N. Y., 111 East 71st st, 20 foot 5-sty American basement, on the crest of Lenox Hill, to a client for occupancy.

**72D ST.**—Pease & Elliman have sold for Mrs. C. E. McKenna 123 East 72d st, between Park and Lexington avs, 20 foot 4-sty and basement house, held at \$70,000, to a purchaser who will occupy.

**74TH ST.**—L. J. Phillips & Co. have sold for Frederick Ambrose Clark, represented by Prown-Wheelock Co. as agents, to a client for occupancy, the 5-sty and basement fireproof



**There was a time**  
when candles were considered the standard for light. But that time is past. There is only one standard now—electric light.

*for you—house wiring on partial payments!  
Phone Stuyvesant 4980 or write for details  
of how we will finance such improvements  
through your local electrical contractor.*

**The United Electric Light and Power Co.**  
130 East 15th St.

Sherman Creek  
Generating Station  
West 201st Street  
and Harlem River

District Offices and  
Show Rooms  
89th Street and Broadway  
146th Street and Broadway



**Manhattan Brokers****ORVILLE B. ACKERLY & SON**

Appraisers of Long Island Property

Phone: Greeley 1760

243 West 34th Street, New York City

**JOHN ARMSTRONG**

Real Estate Agent and Broker

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

**ARTHUR CUTLER & CO.**

Real Estate

61-3 PARK ROW

Room 914 Phone: Beckman 2756

**O. D. & H. V. DIKE  
Real Estate Specialists**

Management of

Improved Real Estate Exclusively

CANDLER BUILDING

220 WEST 42ND STREET

BRANCH—271 WEST 23RD STREET

**JAMES A. DOWD**Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, above 49th Street

**ROBERT LEVERS**

Real Estate—Insurance

376 LENOX AVE., cor. 129TH ST.

Phone: Harlem 2675

**A. W. MILLER & CO.**

Real Estate—Management

898 Eighth Ave., above 53rd Street

J. P. &amp; L. A. KISSLING Phone: Circle 591

**THOS. F. McLAUGHLIN**

Real Estate and Insurance

1238 THIRD AVE., NEAR 72ND ST.

**WILLES RAY, Inc.**

REAL ESTATE

17 Years with the Wm. S. Anderson Co.  
Wm. F. McConnell, Treas., Secy. N. Y.  
Board of Trade and Transportation.  
Edmund Simpson, Secy., formerly with Han-  
over Bank.

970 Lexington Ave., above 70th St.

**GEO. W. SASSE**

REAL ESTATE—INSURANCE

2096 EIGHTH AVE., NEAR 114TH ST.

Phone: Cathedral 8447

**SCHINDLER & LIEBLER**

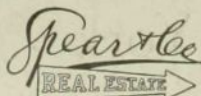
Real Estate and Insurance

Rhineland 6122 1393 THIRD AVE., at 79th St.

**SPOTTS & STARR, Inc.**Real Estate—Insurance  
Management

TIMES BUILDING

Phone Bryant 8681

**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

dwelling with elevator, on lot 25x102.2, located at 42 West 74th st. This dwelling is one of a row of similar houses built by the Clark Estate for investment, and is considered one of the best type of dwellings in the city.

75TH ST.—Everett M. Seixas Co., associated with Francis B. McAnerney, have sold for Mrs. Crocker, 257 West 75th st, to an investor, represented by Mr. I. H. Kraemer, of 115 Broadway. This property was held at \$60,000.

77TH ST.—M. Morgenthau, Jr., Co., have sold 50 East 77th st in conjunction with Everett M. Seixas Co. for Neva H. Sadtler to Mason E. Bigelow for occupancy. This house is also 12.6 ft. front by 102.8 ft. deep.

77TH ST.—M. Morgenthau, Jr., Co., have sold 54 East 77th st to the present tenant Edward H. Dodd, of Dodd, Meade &amp; Co., the publishers.

77TH ST.—Everett M. Seixas Co., in conjunction with Francis B. McAnerney, have sold 50 East 77th st to Mason H. Bigelow, who will occupy.

77TH ST.—M. Morgenthau, Jr., Co., have sold for the East 77th Street Realty Co., represented by Everett M. Seixas Co., to Henry Seligman for occupancy, 52 East 77th st, a 4-sty and basement high stoop dwelling on lot 12.6x102.8, located on the south side of East 77th st, between Madison and Park avs.

77TH ST.—The Houghton Co. has sold for the T. Grahame Gardiner Estate, the 4-sty and basement dwelling, 125 West 77th st, on a lot 20x100.8½, to a client for investment.

78TH ST.—L. J. Phillips &amp; Co. have sold for William Milne to Ennis &amp; Sinnott, the 3-sty high stoop dwelling, on lot 16x102.2, at 123 West 78th st, midway between Columbus ave and Amsterdam ave.

78TH ST.—Oscar D. &amp; Herbert V. Dike have sold for Dr. Reisman, 215 East 78th st, a 3-sty and basement private dwelling, on a lot 16.8x102.2, to a client who intends to alter for his own occupancy for business purposes.

78TH ST.—Frederic H. Allen, of Frederick Zittel &amp; Sons, sold for the Farmers Loan &amp; Trust Co. as trustee, the north corner of Riverside Drive and 78th st, a 4-sty high stoop dwelling on plot 25.4x80, held at \$100,000, to a builder for alteration.

78TH ST.—Pease &amp; Elliman have sold 56 East 78th st, on lot 18.9x102.2, 5-sty American basement of the best type, for Mrs. Kenneth Frazier to Gustav Schwab. This house is situated between Madison and Park avs. March 6, 1920.

79TH ST.—Cruikshank Co. has sold for Mrs. Edith Rice Jacobson to a client for investment, the 4-sty and basement dwelling, 122 East 79th st, on lot 17x102, situated on the south side of 79th st, between Park and Lexington avs.

80TH ST.—Pease &amp; Elliman have sold for the estate of Sarah Bacharach the 4-sty and basement dwelling, 45 East 80th st, on lot 23x83.6, just east of Madison ave, to Rushton Peabody, who will occupy.

81ST ST.—William Wolff, Jr., of the firm of William Wolff's Son, sold for a client the property 127 East 81st st, 3-sty and basement private dwelling to Mr. Joseph Zimmermann. After extensive alterations he will occupy the same as his residence.

82D ST.—Julia Beverley Higgins has sold

for T. Greenebaum house 156 East 82d st to Charles A. Lindley.

82D ST.—Pease &amp; Elliman have sold, in conjunction with George R. Read &amp; Co., 12 East 82d st, 21 foot 4-sty and basement house between 5th and Madison avs. Property held at \$60,000. Purchaser will occupy.

83D ST.—Norman Denzer has sold for Ruben Fleig, president of the Rexford Holding Corporation, the 5-sty modern, new law apartment at 128 East 83d st, between Park and Lexington avs, on plot 29x102. The property was held at \$60,000.

84TH ST.—M. Morgenthau, Jr., Co., have sold for Mrs. Samuel Blumenthal, 334 West 84th st, a 3-sty and basement high-stoop private dwelling, on lot 18x102.2, between Riverside Drive and West End ave. This house has been owned and occupied by Mrs. Blumenthal for nearly 30 years. The purchaser is the Stability Realty Co., which will renovate the house and offer it for re-sale.

84TH ST.—Harry Sugarman has resold for the Merit Realty Corporation (Marcus Oak, president), 308 East 84th st, near Second ave, 16.8x100, 2-sty and basement private residence to Richard Unruh for occupancy.

86TH ST.—Frederic Ashton de Peyster, as executor of the estate of Augusta F. de Peyster, has sold through Wm. B. May &amp; Co. to a client of Cruikshank Co., the 6-sty modern fireproof dwelling house, 11 East 86th st, on plot 25x100.

87TH ST.—The Houghton Company has sold to Alice M. Beck the 3-sty and basement dwelling 135 West 87th st, between Columbus and Amsterdam avs, for the Lucille Dreyfous estate.

87TH ST.—The Haggstrom-Callen Co. has sold for Hilda Strauss the 4-sty and basement dwelling at 108 West 87th st to Catherine Walsh, who was the tenant in the building.

91ST ST.—O'Reilly &amp; Dahn have resold for a client to the tenants of the Trent Apartment House 124-6 East 91st st, a 6-sty elevator apartment, on plot 41.8x100. The building rents for \$18,000 per annum and was held at \$100,000.

93D ST.—Ludwig C. Traube sold to a client for the estate of Louis Wannemacher the 3-sty and basement brick dwelling 166 East 93d st.

94TH ST.—Wm. A. White &amp; Sons have sold for Cornelius Doremus, attorney for the estate of Anna M. Lehmann, the 3-sty and basement dwelling at 179 East 94th st, 18.9x100.8½, to Louise Schuler.

108TH ST.—The Fischer Realty Co. sold to a client for A. Kiefner premises 175 East 108th st, a single flat house, 4-sty and basement, held at \$12,000.

113TH ST.—Shaw &amp; Co. have sold for Rose Frucht to Louis Cohn, a client of William Marks, 64 West 113th st, a 3-sty and basement dwelling, 17x62x100.

115TH ST.—John Peters has sold for David Klinger to Miss Adele Mary Erb 353 West 115th st, 5-sty apartment house, on lot 25x100.

115TH ST.—Daniel H. Jackson has sold to Mabel Revelle 629-631 West 115th st, near Riverside dr. "The Warrmough," an 8-sty fireproof elevator apartment, on lot 50x100. There are 16 apartments, consisting of seven rooms and three baths each. They are rented at about \$28,000 and was held at \$200,000.

122D ST.—A. D. Rockwell, Jr., of 182 East

**Cox, Nostrand & Gunnison**

Incorporated

ILLUMINATING ENGINEERS  
DESIGNERS AND  
MANUFACTURERS  
OF**LIGHTING FIXTURES**

AND BRONZES

FOR

BANKS  
CHURCHES  
HOSPITALS  
HOTELS  
OFFICE BUILDINGS  
STORES  
RESIDENCES

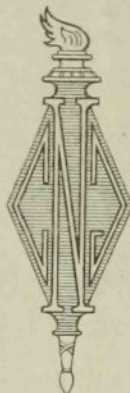
FACTORY AND SALESROOM

335-337 ADAMS ST.

BROOKLYN

N. Y.

Near Borough Hall





# What We Do for the Hotel Royalton

## DURING THE SUMMER MONTHS

WE ARE READY TO DO  
FOR OTHER LARGE

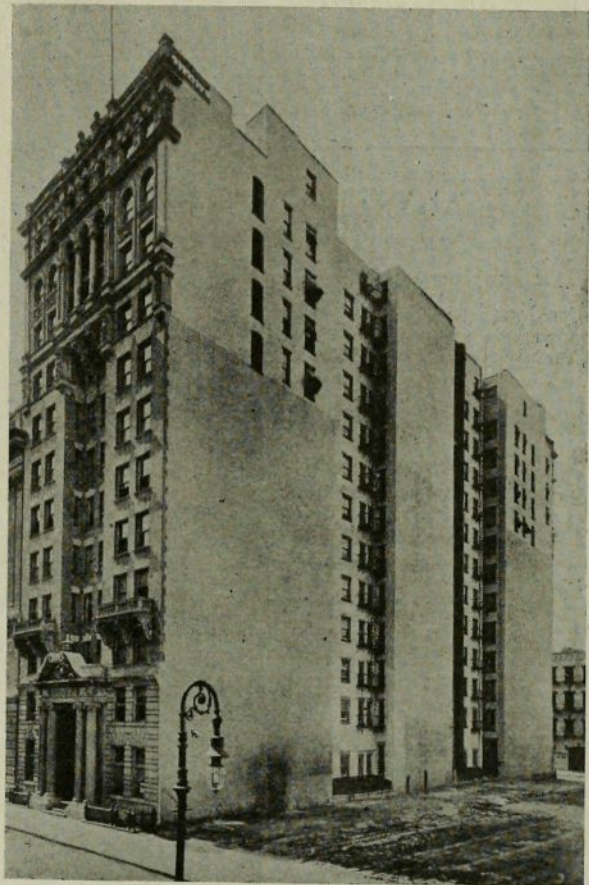
### Hotels, Factories, Loft or Office Buildings

The question of a constant and ample Hot Water Supply must be considered by every Landlord or Owner of buildings.

The Hotel Royalton extends through from Forty-third to Forty-fourth streets, and is the best known Bachelor Hotel in New York City. Twelve stories in height, the Royalton has 100 Baths, 150 Wash-basins, 24 Slop Sinks and 2 Kitchen Sinks.

## 5,737 GALLONS OF HOT WATER

Is the Average Daily Maximum Used  
Every Drop Produced by a



HOTEL ROYALTON, No. 44 West 44th Street

## GAS FIRED STEAM BOILER

DETAILED FIGURES OF HOT WATER SUPPLIED AND COST

FIGURES FOR THE MAXIMUM DAY	FIGURES FOR A COMPLETE WEEK	FIGURES FOR MAXIMUM HOUR
Hot water used per day ..... 5,737.5 gal.	Hot water used per week ..... 37,552 gal.	Maximum hourly demand ..... 577 gal.
Gas consumption. 8,800 cu. ft.	Gas consumption. 63,250 cu. ft.	Gas consumption.... 600 cu. ft.
No. of degrees water heated... 94°F.	No. of degrees water heated... 90°F.	No. of degrees water heated..... 88°F.
Temp. of water delivered ..... 166°F.	Temp. of water delivered ..... 161°F.	Temp. of water delivered ..... 165°F.
Cost of gas per day ..... \$7.04	Cost of gas per week ..... \$50.60	Cost of gas.....\$0.48
Cu. ft. gas per gal. water..... 1.53	Cu. ft. gas per gal. water ..... 1.68	Cu. ft. gas per gal. water ..... 1.04
Gallons of water for 1 cent..... 81-3	Gallons of water for 1 cent..... 71-2	Gallons of water for 1 cent ..... 12

ASK TO HAVE ONE OF OUR REPRESENTATIVES CALL

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President



**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

**FOR SALE OR TO LEASE**

Immediate Possession

Nos. 470-472 Seventh Ave.

40.8½x100—Two Three-Story Buildings  
Mortgages \$125,000

Price Right—Easy Terms

Brokers Protected

Further particulars from

**NASON REALTY CO.**

170 BROADWAY

Suite 915-919

Cordlandt 7687-7688

**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

**William B. May & Co.**

Special atten-  
tion given to  
the Management  
of Real Estate

No. 717 Fifth Avenue

Near 56th Street  
Phone: Plaza 270

**252 West 47th Street**

West of Broadway, 25x100

5½-Story Tenement—Rents \$6,000  
Bottom Price, \$52,500, Free and Clear  
Terms to Suit—Monthly Tenants

BROKERS PROTECTED

**Daniel H. Jackson**

135 BROADWAY

Suite 911

Phone: Rector 3569

122d st, has sold for Mrs. A. E. Anderson dwell-  
ing at 261 East 122d st to Frank B. Valentine  
for occupancy.

127TH ST.—James H. Cruikshank has pur-  
chased from James Cox the 3-sty private dwell-  
ing at 268 West 127th st, on plot 16.8x100. Harry  
Sugarman was the broker.

127TH ST.—James H. Cruikshank has pur-  
chased from the William Mulry estate 226 West  
127th st, a 3-sty dwelling, on plot 16.8x100.  
Nathan Nasonowitz was the broker.

127TH ST.—James H. Cruikshank has pur-  
chased from Philip Lederer 274 West 127th st,  
a 3-sty and basement brownstone private resi-  
dence, on lot 18x100, valued at \$12,500. Harry  
Sugarman was the broker.

139TH ST.—Charles Wynne and Louis H.  
Low have resold to Greenstein & Mayer the 6-  
sty elevator apartment house known as the  
Palisade Court, on the northwest corner of 139th  
st and Broadway, on lot 100 ft. on Broadway  
by 75 ft. on 139th st. It is arranged for 24  
families and has six stores, and returns a rental  
of \$36,000. It was held at \$260,000 and was re-  
cently purchased from the Hermann estate. The  
broker was H. Sugarman.

140TH ST.—Jules Nebrung, Inc. has sold for  
the estate of Geo. Hiams 557 and 559 West 140th  
st, two 5-sty walk-up apartment houses, on plot  
75x100, having accommodations for 35 families.  
The buyer is Louis Mondschein.

141ST ST.—John J. Egan, of 1712 Amsterdam  
av, as broker sold for the estate of Murtha J.  
Garry the brick and brownstone dwelling 421  
West 141st st, on plot 20x100, to Michael J.  
Cashman for a residence.

143D ST.—J. S. Maxwell sold for William  
Rushmeyer the 6-sty apartment house 532-4  
West 143d st. This house is 37.6x100, contains  
24 apartments, and adjoins the corner of Broad-  
way, and been owned by seller for twelve years,  
and shows a rental of \$13,000. The asking  
price was \$75,000. The buyer is William Kuhn.

146TH ST.—Schwab & Co. have sold for  
Frédéric W. Horton a 4-sty apartment house  
287 East 146th st to a client for all cash. Size,  
16.8x100.

147TH ST.—Jacobstein & Kahn, Inc. have  
sold the 5-sty apartment house at 504 West 147th  
st for the estate of Henrietta Stern to Mr. Jesse  
Well, attorney, 50 Broad st.

158TH ST.—James F. Cruikshank has pur-  
chased from Philip Lederer, 453 to 457 East  
158th st, being the northeast corner of Elton av,  
a 5½-sty apartment house, having stores, on  
plot 27x100, valued at \$40,000. Harry Sugar-  
man was the broker.

LEXINGTON AV.—Pease & Elliman sold for  
Wm. N. Schnitzer the 3-sty dwelling at 811  
Lexington av, 18x70.

CENTRAL PARK WEST.—Arthur Cutler &  
Co. sold for William Sperry 383 Central Park  
West, a 7-sty high class elevator apartment  
house, on a plot 50x100, held for \$120,000, to  
Mr. Plotkin, who immediately resold the prop-  
erty at a substantial profit to a client of the  
same brokers. Mr. Sperry is represented by  
Babbage & Sanders, attorneys. Herman Turkel,  
attorney, represented Mr. Plotkin, and the alter-  
nate purchaser was represented by Goetz &  
Jacoby.

CONVENT AV.—Moore, Schutte & Co. have  
sold the 3-sty and basement private dwelling  
414 Convent av for Ennis & Sinnott to a client  
for occupancy; also the duplex apartment house  
504 West 142d st for the Jondrock Realty Corp.  
to a client, who will alter the same into small  
apartments.

MADISON AV.—N. A. Berwin & Co. have sold  
for a client of W. C. and A. E. Lester the 4-sty  
building at 712 Madison av to Frank C. Barter,  
art dealer. The buyer will occupy after exten-  
sive alterations.

MADISON AV.—Pease & Elliman have sold  
for Daniel B. Freedman the 4-sty and basement  
dwelling 927 Madison av, between 73d and 74th  
sts, size 20x80, to the Rev. William B. Hum-  
phreys, the present tenant. The property was  
held at \$45,000.

MANHATTAN AV.—Meister Builders, Inc.,  
ave purchased from the Reliant Leasing Co. 459  
to 477 Manhattan av, ten 3½-sty brick and  
stone private dwellings, on a plot 16.8x82 each.  
This parcel was held at \$125,000. J. Foody was  
the broker.

PARK AV.—Pease & Elliman have sold for  
Max N. Natanson 850 Park av, southwest corner  
of 77th st, a 12-sty apartment building, on lot  
100x155, to the Park Avenue and 77th Street  
Corporation. The corporation was formed by  
a group of people headed by A. E. Outerbridge,  
F. H. Jones, George Richards and H. E. Moller,  
to operate the building on the co-operative plan.  
The building was erected in 1914 by George F.  
Johnson and was sold for his estate to Natanson  
last November. The property was held at  
\$1,700,000.

7TH AV.—Nail & Parker have sold in con-  
junction with the Brown-Wheelock Company to  
the Wage Earners Savings Bank, a colored in-  
stitution of Savannah, Ga., the property at the  
southwest corner of 135th st and 7th av, being  
110 ft. on 7th av by 125 ft. on 135th st, com-  
prising eleven buildings. This is the first time  
this property has been sold in 27 years, and it  
was held at about \$200,000. The Wage Earners

Savings Bank contemplate a general improve-  
ment in the character of the property.

**Bronx.**

144TH ST.—Duff & Brown Co. have sold for  
the Bronx Investing Co. 427 West 144th st, a 4-  
sty dwelling, 18x100.

**Brooklyn Brokers****WE MAKE A SALE A DAY**

With four offices we cover all parts of Brooklyn. If  
you want action—appoint us selling agent for your  
Brooklyn properties.

**BULKLEY & HORTON CO.**

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

**JAMES F. KERNS CO.****BAY RIDGE REALTY SPECIALIST**

7109 THIRD AVENUE  
BROOKLYN

Phone: 202 Bay Ridge

**A. J. LONG REALTY CO.****REAL ESTATE and INSURANCE**

Expert Appraisers, Mortgage Loans  
An Authority on Flatbush Clarkson

743 Flatbush Ave, corner Clarkson St.

Phone: Flatbush 5352

BROOKLYN

**FRANK A. SEAVER & CO.****BAY RIDGE REAL ESTATE**

3rd Ave., near 68th St., Brooklyn

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

Phone: 1474-5 Bay Ridge

**S. WELSCH SONS****REAL ESTATE****Management of Property**

Member Brooklyn Board of  
Real Estate Brokers

201 MONTAGUE ST. Phone: Main 2738-9

Established 1889

**Bronx Brokers****A. G. BECHMANN**

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

**HENRY SCHWIEBERT****Real Estate—Insurance**

3273 3RD AVE., near 164TH ST.  
Phone: Melrose 19

If you want to Buy, Sell or Exchange

**REAL ESTATE**

SEE S. E. Cor. Webster Ave.  
SCOBIE and Fordham Road

PHONE FORDHAM 1471

**JOHN A. STEINMETZ****Real Estate—Mortgage Loans**

1005 E. 180TH ST. Phone: Fordham 3566

Tel. 36 Wmsbridge ULLMAN Burke St. Sub. Station

Real Estate in All Branches

3221 White Plains Ave., at Burke St. (207th St.)

**LONG ISLAND CITY****INDUSTRIAL  
PROPERTIES****ROMAN-CALLMAN COMPANY**

BRIDGE PLAZA BUILDING

Phone: Astoria 725

LONG ISLAND CITY



165TH ST.—Daniel H. Jackson has sold to a client of Mr. George Myer 978 East 165th st, a 5-sty new-law apartment, on plot 40x110, which has accommodations for 20 families, rented at about \$12,000, and was held at \$70,000. Goldsmith & Rosenthal were the attorneys for Mr. Jackson.

175TH ST.—Meister Builders, Inc., have resold to J. Krown 473 East 175th st, a 3-sty 3-family building, on a plot 20x100, and also have sold to I. Silverman 1740 and 1742 Washington av, two 2-sty frame dwellings, with stores, on a plot 40x100.

178TH ST.—Schwab & Co. have sold for J. Sternberg to a client a 1-family house 449 East 178th st.

180TH ST.—Daniel H. Jackson has bought from Lottie A. Howe 871-875 East 180th st, near Daly av, two 5-sty new-law apartment, on plot 76x118. The houses have accommodations for 36 families and four stores. Property was held at \$125,000. Arthur G. Murphy was the broker in the transaction.

BRONXDALE AV.—Wm. Peters & Co. sold for Henry and August Suhrig the 2-family frame dwelling known as 1849 Bronxdale av, Bronx, to Vincenzo Del Giudice.

TRINITY AV.—Louis Mondschein has bought through Jules Nehring, Inc., 996 Trinity av, a 5-sty apartment house, on plot 37.6x100, which property was immediately resold to a client of Frank E. Silverman.

**Brooklyn.**

BALTIC ST.—Meister Builders, Inc., have sold to a client of the Stewart Realty Co. 623 Baltic st, a 3-sty brick flat, on a plot 19.6x70, and also have resold for occupancy to clients of P. Pisani

136 and 136A 10th st, two 2-sty frame dwellings, on a plot 24x100.

COFFEY ST.—Realty Associates have sold 174 Coffey st, 2-sty and basement brick building, 20x48x100, to Mary Ryan.

FT. GREEN PL.—Realty Associates have sold 17 Ft. Green pl, between Dekalb and Lafayette avs, 3-sty and English basement brick dwelling, to John W. Sparks.

HENRY ST.—Realty Associates have sold 716-18 Henry st, corner of West 9th st, vacant plot, 40x84, to C. A. E. Flsenne.

HIMROD ST.—R. A. Schlesing as broker sold the 8-family brick tenement house 353 Himrod st for Anton Kirsh to R. Benson. Sold the 6-family tenement house 290 Stockholm st for

Bernhard Meier and wife to Robert Martin, for investment. Sold the 2-family residence 343

# New York

needs more buildings. Lend your money to help develop it. Get a Guaranteed Mortgage on improved metropolitan real estate with 50% margin of safety.

## Lawyers Title and Trust Company

160 Broadway, New York

188 Montague St., Brooklyn

44 Court St., Brooklyn

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

367 Fulton St., Jamaica, N. Y.

383 E. 149th St., New York

1354 Broadway, Brooklyn

# The New Telephone Ringing Signal

You will hear it in your telephone receiver after you have given the number to the operator and while you are waiting for the called telephone to answer. It is a low burr-r-ing sound lasting several seconds, followed by a distinct pause and then a renewal of the burr-r-ing sound.

It starts as soon as the connection is established and keeps up until someone at the telephone you called answers or the operator tells you they don't answer.

The purpose of this ringing signal is to give the calling party definite audible notice that the work of putting up the connection has been performed by the operators concerned.



New York Telephone Company



## OWNERS and LESSEES of SALOON PROPERTIES

We can demonstrate to you how saloon and brewery buildings can be profitably converted for other uses. We act in an advisory capacity to real estate owners, agents, lawyers and trustees on all executive, legislative and judicial regulations affecting real property.

*Correspondence is invited  
from those interested.*

**City and State  
Supervision Co., Inc.**  
25 West 42nd Street, New York  
**JOHN H. SCHEIER, R.A.**  
Advisory Architect to the Company

### JAMES E. POE

BUYS—SELLS—EXCHANGES  
**REAL ESTATE**  
IN HARLEM AND VICINITY  
172 West 135th Street  
Tel. Morningside 4116

### MONEY TO LOAN

SUMS:  
**\$2,000 to \$10,000**  
5½%

**D. A. TROTTA, INC.**  
Tel. Melrose 4812-4813 391 East 149th Street

### 235 Water St.

between Bookman St. and Peck Slip

**5-Story Store and Loft Building**  
Size, 16.6x73½

Small bonus will get possession.  
Mortgage, \$10,000 at 5½—2 years.

**ATTRACTIVE PRICE**

(Brokers Protected)

**Manning-Bernhard Co.**

233 Broadway Phone: Barclay 6487

### LIBERTY BONDS

**BOUGHT and SOLD**

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

Call or send by registered mail.

### PURDY & CO.

**LIBERTY BOND SPECIALISTS**

Tel. 

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

Evergreen av for Margie Hoeske to Michael Claupin and others, for occupancy. Also sold the 6-family brick tenement house 847 Halsey st for John Baumann to George Weber, of Connecticut, for investment.

**PACIFIC ST.**—Realty Associates have sold 367½ Pacific st, 2-sty brick building to John F. Murtha.

**ST. JAMES PL.**—Realty Associates have sold 92 St. James pl, 3-sty and English basement brick dwelling, 26x52x84, to Rosa Gottlieb. Broker in the transaction was G. Wolf.

**ST. MARKS PL.**—William Wolff, Jr., of the firm of William Wolff's Son, sold for Mrs. Irma Schoenberg to a client the 5-sty American basement dwelling 42 St. Marks pl.

**TILDEN AV.**—Through the Flatbush av office of Charles Partridge the 3-sty, 3-family brick apartment house 2217 Tilden av, near Bedford av, was sold for Harry Seigel to a client for occupancy and investment.

**WARREN ST.**—Meister Builders, Inc., have purchased from a client of Frank Anderson, attorney, 563 to 571 Warren st, five 4-sty double flats, on a plot 125x100. J. Goldberg was the broker.

**WOLCOTT ST.**—Realty Associates have sold 21 Wolcott st, in the Erie Basin section, 2-sty frame building, 20x28x100, to Wolf Shavelson.

**3D AV.**—Frank T. Seaver & Co sold the apartment at the southeast corner of 3d av and 68th st with annual rents of \$10,000 for Harris Wilner to an investor.

**3D ST.**—The A. J. Shannon Co., Inc., has sold the 4-sty single apartment building 428 3d st for the estate of Louise Egelhoff to a client for investment.

**3D ST.**—The A. J. Shannon Co., Inc., has sold for the Peoples Trust Co., as executors, the 3-sty limestone dwelling 538 3d st to a client for occupancy.

### RECENT LEASES.

#### Standard Oil Adds to Holdings.

The Standard Oil Company of New York has acquired from E. E. Smathers Welles Building at 14 to 20 Broadway for a term of ninety-nine years at a net rental of \$250,000 a year, indicating a rental for the term of approximately \$25,000,000. The lessee will pay the taxes and all other carrying charges. The transaction may eclipse the recently reported lease by J. P. Morgan & Co. of the Mills Building, at 11 Broad street, which was taken for a term of eighty-four years at a figure not announced.

The Welles Building is nine stories in height covering a plot with a Broadway frontage of 89.5 feet, running back 154.2 feet, with an "L" measuring 115.6 feet to 7 Beaver street, where it has a frontage of 51.2 feet. The building entirely surrounds the northeast corner of Broadway and Beaver street, occupied by the home of the New York Produce Exchange Bank, a twelve-story building, on a plot 73.7 by 32.8, and two five-story structures on Beaver street, owned by George F. Lockwood.

Last month the twenty-story office building at 42 Broadway was reported sold to the Standard Oil Company by the Lower Broadway Realty Company. The structure occupies a plot with a frontage of 116.3 feet on Broadway, running through to New street, where the frontage is 115 feet. To the north of this building is the low Standard Arcade Building.

Herbert L. Pratt announced that the Standard Oil Company has sold the Standard Arcade, at 44 to 50 Broadway, and 45 and 47 New street, a four-story building with an arcade through from Broadway to New street. The property has a frontage of 81.9 feet on Broadway and 79.2 feet on New street, with a depth of 175 feet on southerly line. There are sixteen stores on the Broadway and New street levels. The purchaser is Norman S. Riesenfeld, L. J. Phillips & Co. represented the company in the sale of the property. The arcade was built by the Standard Oil Company of New York in 1915. It is expected that the Standard Oil Company will rebuild on the assembled plot.

Since the Standard Oil Company acquired all the Broadway frontage from 26 Broadway to and including the Wendel property, at the northeast corner of Broadway and Beaver st, the frontage between Exchange pl and Beaver st, one of the longest downtown blocks, is held by five owners, namely the Standard Oil Company, the Amerigus Realty Corporation, which owns the Hudson Building, at No. 32; Mr. Riesenfeld, who now owns 44 and 50, and the Lower Broadway Realty Company, which still has title to the skyscraper at No. 42, and the syndicate of tenants which recently bought Exchange Court, at the southeast corner of Exchange pl, from Robert E. Dowling, who acquired it from the Baron Astor estate.

#### New Theatre for 44th Street.

Vincent Astor has leased, through the H. H. Gibson Realty Company, Inc., two apartments and five dwellings at 246 to 256 West Forty-fourth street to Max Spiegel, vice-president of the Strand Theatre Company, for sixty-three years at a rental in excess of \$1,000,000. Mr. Spiegel announces that on the expiration of

leases next May he will begin work on a new theatre, to be known as the House of Melody, designed to seat 1,600 persons and devoted principally to staging musical productions. The site fronts 100 feet in West Forty-fourth street and is 125 feet deep. It is opposite the Broadhurst Theatre and adjoins the Little Theatre. This is Mr. Spiegel's second large theatre lease within the last few months. Last fall he leased the Fitzgerald Building, in which is housed the George M. Cohan Theatre. Mr. Spiegel already has possession of the offices and in 1922 will take over the theatre.

#### Big Fifth Avenue Lease.

The United Cigar Stores Company has sub-leased the five-story Siebrecht Building at the northeast corner of Fifth avenue and Thirty-eighth street at a figure well above \$100,000 a year net. The lessors acquired the property last November from the Hoffman estate at a rental of from \$65,000 to \$75,000. The building fronts 69.11 on Fifth avenue and is 125 feet deep, with an "L" in Thirty-eighth street measuring 25x100.

#### Manhattan.

**ALBERT B. ASHFORTH, INC.**, has leased office space in the Brokaw Building, 1457 Broadway, to the following tenants: Home Life Insurance Co., Canadian Trade Corporation, Missouri Pacific R. R. Co., Garage Realty Co., Olaf Ussing and D. L. O'Sullivan.

**ALBERT B. ASHFORTH, INC.**, has leased space in the National Association Building, 23-31 West 43d st, running through the 44th st, to the following tenants: H. F. Wilcox Oil & Gas Co., Electric Storage Battery Co., Arthur S. Kane Pictures Corp., the Guardian Holding Co., and the entire 12th floor of this building to the American Republics Corporation.

**CUSHMAN & WAKEFIELD, INC.**, has leased for the Vanderbilt Concourse Corporation a large suite of offices in 52 Vanderbilt av to J. H. Burton & Co.

**CUSHMAN & WAKEFIELD, Inc.**, has leased for the Merchants' and Manufacturers' Ex-

### 43-45-47 Broad Street

FOR SALE

8,500 Square Feet of Land

Possession May 1, 1920

Will consider long ground lease,  
tenant to erect own building.

Brokers Protected

APPLY TO

**Alliance Realty Company**

Clarke G. Dailey, Vice-President  
115 BROADWAY Telephone Rector 3350

### FOR SALE

Direct from Builder

635 East 138th St., Bronx

Near Cypress Ave. Subway Station

100-foot street; 5½-story apartment house, 37.6x100. Low rents, about \$7,500. Price, \$45,000. Bank mortgage, over three years to run, \$25,000. Will take back second mortgage. Brokers protected.

**HARRY GOODSTEIN**

REAL ESTATE OPERATOR

261 BROADWAY

Suite 509

Phone: Barclay 1922

If You Want  
**Quick Results**  
List Your  
**Business Property**

For Sale or to Lease  
**WITH US**

Canal to 59th Street

**HEIL & STERN**

1165-1167 BROADWAY

N. W. COR. 27TH STREET

TELEPHONE: WATKINS 4280



change offices in the Grand Central Palace to the Alien Property Custodian and Hubbard Floyd Company.

DUROSS COMPANY have leased the four buildings at the northeast corner of 13th st and 7th av for M. C. Howenstine to George O. & Eldon W. Glendenning for a term of 10 years.

THE FOLSOM CORPORATION, George E. Lange, president, has leased the following dwellings: 1220 Lexington av to A. Horlitz; 1222 Lexington av to C. Mueller; 1224 Lexington av to D. Goldberg; 229 East 123d st to B. A. Wilhelmy; 627 South Columbus av, Mt. Vernon, N. Y., to N. Abrahamsen; 260 Atlantic av, Brooklyn, to C. Wildhagen; 417 Atlantic av, Brooklyn, to C. L. Hildebrandt; 406-408-410 State st, Brooklyn, to G. E. Sheridan; also stores 350 East 9th st, east store, to S. Faden; 350 East 9th st, west store, to D. Muchnich.

THE FOLSOM CORPORATION, George E. Lange, president, has leased the following dwellings: 1220 Lexington av, to A. Horlitz; 1222 Lexington ac, to C. Mueller; 1224 Lexington av, to D. Goldberg; 229 E. 123d st, to B. A. Wilhelmy; 627 South Columbus av, Mt. Vernon, N. Y., to N. Abrahamsen; 260 Atlantic av, Brooklyn, to C. Wildhagen; 417 Atlantic av, Brooklyn, to C. L. Hildebrandt; 406-408-410 State st, Brooklyn, to G. E. Sheridan; also stores 350 E. 9th st, east store, to S. Faden; 350 E. 9th st, west store, to D. Muchnich.

J. ARTHUR FISCHER has leased to H. Dultz the store at 562 7th av, and to M. & Y. Greenberg the store at 564 7th av for a term of years.

J. ARTHUR FISCHER has leased the two garages at 382 and 384 St. Nicholas av to Daniel Ahearn.

J. ARTHUR FISCHER has leased to Hyman Greenwald and released for Hyman Greenwald to M. A. Stern, Morris Friedberg, et al, the entire building 103 W. 38th st, for a long term of years. Extensive alterations will be made for business purposes.

GOODWIN & GOODWIN leased for S. G. Sterne & Co. to Jester & Brennan, Inc., the top floor loft at 540 W. 29th st, for a term of five years.

M. & L. HESS, INC., have leased for the Broadbelt Realty Co. the entire building at 68 Grand st to Cobb-Macey-Dohme, Inc., for the use as a salesroom and warehouse for commercial furniture; also for the Patrola Manufacturing Co. space on the 4th floor at 321-35 6th av to the Czecho-Slovak Corporation, importers and exporters.

SAMUEL H. MARTIN has leased for a term of years the top loft at 10 West 60th st to a client.

SAMUEL H. MARTIN has leased for a term of years the store at the southeast corner of 97th st and Columbus av to the Great Atlantic & Pacific Tea Co.

A. H. MATHEWS has leased for a term of years the store and basement in the building 16-18 Maiden lane, southwest corner of Liberty pl, to Dunlap & Co., hatters, now at 181 Broadway, for Abel Bros. & Co., who purchased the building a few weeks ago. In choosing this location Dunlap & Co. were influenced by the nearness of the new Federal Reserve Bank Building. Abel Bros. will renovate the entire building.

H. L. MOXLEY & CO. have leased for the 426 White St. Co. store and basement 4-6 White st to New England Commercial Co. for a term of years.

CHARLES F. NOYES CO. has leased the 2d floor of 161-3 Grand st for R. J. Turnbull to Morris Kaplan for 5 years at an aggregate rental of \$25,000; the entire upper portion of 26 Cherry st to Henry Shultz, and a large suite of offices in the Broadway-Maiden Lane Building, 170 Broadway, to Argos Steel products Corporation.

CHARLES F. NOYES CO. has completed the rental of the modern buildings 45-51 Lispenard st for Alfred M. Rau by negotiating the following leases: Stores to A. Hirsch, Metropolitan

SITUATIONS OPEN.

AN ESTABLISHED and well known, wide awake real estate firm wants an active man for renting or selling. Box 653, Record and Guide.

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

OPPORTUNITY!!!

For Real Estate man, having a management business and good standing, to connect in an executive or partnership capacity with large, old established, really organization, where individual control of and profits in his properties is continued, with saving of overhead expenses, plus all the benefits of organization association. An unusual opening for the right man. Address in confidence, "PROSPECTS," Box 664, Record and Guide.

Classified Advertisements

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

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

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

PROPOSAL

STATE OF NEW YORK, OFFICE OF SUPERINTENDENT OF PUBLIC WORKS,

Albany, March 5th, 1920.

NOTICE TO CONTRACTORS.

Sealed proposals will be received by the undersigned at his office in the Capitol at Albany, N. Y., until twelve o'clock noon of Tuesday, April 6th, 1920, at which place and hour they will be publicly opened and read, for the construction of Barge Canal Terminals, pursuant to the provisions of Chapter 746 of the Laws of 1911, and of the acts amendatory thereof, as follows:

TERMINAL CONTRACT NO. 19-P.

For paving the terminal piers at Greenpoint and at West 53rd street, New York City.

Contract plans, sheets 1 and 2 Plans may be seen and detailed specifications, engineer's estimate of quantities, proposal blanks, form of contract and bonds required and other information for proposers may be had at the office of the Superintendent of Public Works at Albany, N. Y., at the office of the Assistant Superintendent of Public Works for the Middle Division at Syracuse, N. Y., at the office of the Assistant Superintendent of Public Works for the Western Division at Rochester, N. Y., at the canal office, Spaulding Exchange, Buffalo, N. Y., and at the office of the State Engineer and Surveyor, Hall of Records, New York City.

Copies of detailed plans or drawings may be obtained from the State Engineer and Surveyor at Albany, N. Y., upon payment to him of the cost of producing them.

Monthly estimates will be paid of ninety per centum (90 per cent.) of the work done at the contract price. Every proposal for said work must be accompanied by a money deposit in the form of a draft or certified check upon some good banking institution in the city of Albany or New York, issued by a national or state bank or trust company in good credit within the state and payable at sight to the Superintendent of Public Works for five per centum (5 per cent.) of the amount of the proposal.

The person whose proposal shall be accepted will be required to execute a contract and furnish bonds within ten days from the date of notice of award delivered to him or them in person or mailed to the address given in the proposal.

Upon execution of the contract and approval of bonds, the certified check or draft will be returned to the proposer unless the same shall have been presented for collection prior to such time, in which case the amount of the deposit will be refunded by the Superintendent of Public Works.

The deposits of bidders other than the one to whom the award of contract shall be made will be returned immediately after the award has been made.

The bond required for the faithful performance of each contract shall be in such sum as shall be fixed by the Superintendent of Public Works, which sum shall not be less than twenty per centum (20 per cent.) of the estimated cost of the work, according to the contract price, and an additional bond, known as the labor bond, in the sum of ten per centum (10 per cent.) of the amount of the estimated cost of the work according to the contract price, will be required as security that the contractor will pay in full at least once in each month all laborers employed by him upon the work specified to be done in the contract.

In the event that more than one surety company is offered as surety on said bonds no insurance only will be accepted.

Each proposal must be addressed to the Superintendent of Public Works, Albany, N. Y., and must be endorsed on the envelope with the name of the construction for which the proposal is made.

Award, if made, will be made to the person or persons whose proposal shall be lowest in cost to the state for doing the work, and which shall comply with all provisions required to render it formal. Before any award shall be made the lowest bidder will be required to satisfy

the Superintendent of Public Works of his ability to provide suitable equipment and materials for the proper performance of the work.

The right is reserved to reject all proposals and readvertise and award the contract in the regular manner if, in the judgment of the undersigned, the interests of the state will be enhanced thereby.

EDWARD S. WALSH, Superintendent of Public Works.

SEALED PROPOSALS will be received by the Board of Education of the Town of Union, Hudson County, N. J., for the purchase of a valuable plot of business property, 200 ft by 200 ft., located in the center of a thriving community of 150,000, the only available large plot of business property in North Hudson, on Wednesday evening, March 31st, 1920, at 9 p. m. For further information consult the Secretary whose office is in the Municipal Building, Palisade Av. and Lewis St., Town of Union, N. J.

By order of the Board of Education. FRED ORTEL, Secretary.

HIGHWAY WORK.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock p. m., on FRIDAY, the 16th day of APRIL, 1920, for the improvement or completion of the following highways:

- Allegheny.....(One highway: 4.59)
Broome.....(one highway: 5.35)
Chautauqua.....(one highway: 5.85)
Cortland.....(one highway: 2.25)
Dutchess....(two highways: 4.85 and 2.23)
Franklin.....(one highway: 3.53)
Genesee.....(one highway: 4.14)
Lewis.....(one highway: 3.66)
Livingston.....(one highway: 8.34)
Onondaga.....(one highway: 0.28)
Ontario.....(one highway: 1.89)
Seneca.....(one highway: 1.69)
Tioga.....(one highway: 1.33)
Wayne.....(one highway: 1.63)

And also for the repair of the following:

- Broome....(4 contracts; surface treatment and reconstruction)
Chenango....(1 contract; reconstruction)
Cortland....(1 contract; reconstruction)
Livingston....(1 contract; reconstruction)
Monroe....(1 contract; reconstruction)
Oneida....(2 contracts; reconstruction)
Onondaga....(1 contract; reconstruction)
Orleans....(1 contract; reconstruction)
Oswego....(1 contract; reconstruction)
Otsego....(1 contract; reconstruction)
Saratoga....(1 contract; reconstruction)
Schenectady....(1 contract; reconstruction)
Sullivan....(1 contract; reconstruction)
Wyoming....(1 contract; reconstruction)

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

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

FREDK. STUART GREENE, Commissioner.

IRVING V. A. HUIE, Secretary.

WANTS AND OFFERS

WE WILL PAY 20 cents for the New York Editions of Record and Guide of April 6, 1912; Feb. 1, 8, Apr. 5, 19, Aug. 9, Nov. 8, Sept. 20 & Oct. 18, 1919. Address Record & Guide.

WANT TO SELL immediately, Real Estate Record and Guide (not bound), 1905 to 1914, perfect condition, at \$5 per year. Answer Box 665, Record and Guide.

WANTED—Hyde's Atlas Manhattan; one volume. State price, condition, etc. Box 666, Record and Guide.

FOR SALE—Atlas, Suffolk County, L. I., Hyde, 1916; Atlas, Suffolk County, Hyde, 1909. Room 714, 165 Broadway.



## 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

## FREDERICK BROWN

## Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

## A. G. THOMPSON CO.

REAL ESTATE  
BROKERS and AGENTS

Expert, Economical, Management of  
Colored Tenement Property

Specialists in Harlem and  
Colored Tenement

2257 Seventh Avenue, at 133rd Street

New York City

Phone: Morningside 1610

## Moses & Moses

HARLEM AND COLORED  
TENEMENT PROPERTIES

ALSO

CITY AND SUBURBAN  
REAL ESTATE

409 Lenox Avenue

Telephone Morn. 3191

Mercantile Trading Co. and Joseph Kaiser; and the 3d loft of the combined premises to Samuel Sultan. All leases are for five years. With these leases included, the Noyes Co. has negotiated over \$300,000 in rentals for Mr. Rau in this property, which now shows a rent roll of approximately \$60,000 per annum. The Noyes Co. has also sub-leased for the Tower Mfg. & Novelty Co. the third floor of 326 Broadway to the Radio Corporation of America for five years at an aggregate rental of about \$100,000.

CHARLES F. NOYES Co. has leased floors in 194 William st for Joseph Sobel to Henry J. Kavan & Frederick Bernhard; a floor in 160 South st for Rabe & Keller to the Marine Mfg. Supply Co.; two floors in the same building to Elias Einhorn, and the ground floor to Sumner B. Harris; floors in 46 Fulton st to Osher Zelde & Jacob Strickon; Eugent Goldberg & Rudolph W. Stern, and Samuel P. Konyn.

PEASE & ELLIMAN have leased apartments as follows: In 755 Park av, at 72d st, for the Park Avenue Operating Co., to A. H. Whan; in 64 E. 86th st. for Samuel A. Herzog to Peter Henderson; in 114 E. 84th st for Samuel A. Herzog to John T. Atwater and to John C. Had-dock; in 40 E. 83d st to F. R. Wolf; in 145 E. 52d st for the C. C. Corporation to Miss F. N. Nightingale; in 134 E. 79th st for Dr. S. Rapp to D. F. Kellogg, Jr.; in 158 W. 15th st to Mrs. A. S. Turner; in 9 W. 32d st to F. LeBaron; in 18 W. 69th st for H. Helfgott to F. E. Hoffman; in 103 W. 76th st to P. M. Boolba; in 124 W. 72d st for the Park Avenue Operating Co. to H. K. T. Wright; in 126 W. 71st st to Edward Klauber; in 305 W. 91st st for S. B. Eisendrath to Mrs. G. Hiers, and in 67 W. 93d st for Mrs. E. V. Pauli to Morris Mizel.

CHARLES F. NOYES CO. has leased for L. D. Shepard & F. R. Core the ground floor of 99 Front st, to Fisher T. Bullard for 5 years; for Fannie E. Bainbridge the store and basement of 95 John st to the Kennedy Valve Mfg. Co. for a similar term; for the Chemical Company of America the store, basement and sub-cellar of 46 Murray st to L. Bernardaud & Co., at an aggregate rental of \$50,000; for Albert H. Frankel a floor in 290 Pearl st to Higgins & Gollmar, Inc., and in the Masonic Building, 6th av and 23d st, a large store to Richard J. Haslinger.

CHARLES F. NOYES CO. has leased for Frederick J. Agate the building 46 Murray st to the Chemical Company of America; the building 75 Beekman st for the U. S. Trust Co. to Clement & Stockwell, and offices in the Frankel Building, 45 John st., to James A. Glover, and in 170 Broadway to Arthur S. Knox & Jerome Bernheim, and to Argos Steel Products Corporation.

PEASE & ELLIMAN have leased for W. E. Parsons to W. B. Dillon the 4-sty and basement 19-ft. dwelling at 126 East 73d st, between Park and Lexington avs.

PEASE & ELLIMAN have leased for Julius Tishman & Sons a large apartment in 125 East 72d st to Bernhard Greff.

PEASE & ELLIMAN have leased for the Partola Manufacturing Co. a large amount of loft space in the old Adams-O'Neill building at 6th av and 21st st to Rosenthal & Katz. The same brokers recently leased the entire building, which occupies an entire 6th av block front, to the Partola Co.

HENRY SHAPIRO & CO. have leased for S. Merl & Bros. the store and basement at the northeast corner of Broadway and 76th st to Wood, Inc., who conduct a chain of restaurants under the name of Sharp's Restaurant. The lease is for a term of years at an aggregate rental of \$150,000.

HENRY SHAPIRO & CO. have leased for the Aronson Investing Co., Harry Aronson, pres., the corner store and basement in the Potter Building, at the northwest corner of Beekman and Nassau sts, to the Nunn-Bush & Weldon See Co., a western concern, for a term of years at an aggregate rental of \$60,000.

CHARLES B. VAN VALEN, Inc., has leased for the Gramont Construction Co. the 5-sty front and rear loft building 507-13 W. 50th st to the Busigny Realty Corporation, Frank H. Brady, president. The buildings occupy a plot 100x100.5, adjoining the Y. W. C. A., at the northwest corner of 50th st and 10th av. The lease is for a term of 21 years at a gross rental of \$300,000. Leasors will spend about \$50,000 connecting the two buildings and converting them for warehouse purposes.

A. A. HAGEMAN has leased the store 682 6th av to John B. Friob. He has also leased the westerly store 59 W. 39th st to Carl Sterman.

## REAL ESTATE NOTES.

FISH & MARVIN announce that Mrs. Virginia K. M. Willey has become associated with them in their Hudson River department, working in co-operation with Mr. Hotelling, of the New York office. Thomas W. Poindexter, of Yorktown, will handle property in the vicinity of Chappaqua, Mt. Kisco, Bedford Hills and Katonah for Fish & Marvin. Mr. Poindexter has just returned from three years service in France.

The actual purchasers of the property at 415 Lexington av, northeast corner of 43d st, a 4-sty building on plot 22.4x90, recently transferred to the A. Z. A. Realty Corporation, are Messrs. Alkus, Zeimer & Albert, comprising the firm of Appell & Co., of Fulton st. Stanley Wolfson and Maurice Wertheim were associated as brokers in the sale.

FRIEDMAN & CO., formerly the firm of Friedman, Tauss & Co., have dissolved partnership and in the future will be known as Friedman & Con., conducting a general real estate, brokerage and insurance business at their new office, located at 3589 3d av, near 169th st "L" station.

HAGGSTROM-CALLEN CO. has added to its staff Paul O'Grady, formerly with Minturn Post Collins.

HUDSON TRUST CO. has declared a dividend of 2½ per cent, payable March 31 to stockholders of record March 24.

PEASE & ELLIMAN have been appointed by the Claridge Realty Co., for which Simpson, Thatcher & Bartlett are attorneys, managers of the dwellings at 49-51 West 38th st, part of the large plot recently sold by the same brokers for improvement in the near future.

THE APARTMENT HOUSE COMMITTEE of the Building Managers' and Owners' Association has introduced an innovation in the form of a luncheon club which meets at the "Peg Woffington Coffee House" in East 47th st every Friday at 1 P. M. All apartment house men are welcome. There is no initiation fee and the dues are the cost of the luncheon. The first luncheon was held March 12 and sixteen members were present.

PEASE & ELLIMAN have been appointed by Miss Mary H. Thorne agents for the dwelling property at 104 East 30th st.

GOODWIN & GOODWIN have been appointed agents for the 6-sty apartment house at 204 West 120th st.

In line with its policy to assist in relieving the housing situation, the New York Title & Mortgage Co., 135 Broadway, has made a building loan of \$250,000 on the property at the southeast corner of 173d st and Fort Washington av.

President Harry A. Kahler of the Title Company, said yesterday that the building is to be a 6-sty apartment house of modern design and will be ready for occupancy in the late summer. The Winston Construction Co. is building it.

## STANDARDS AND APPEALS Calendar

### SPECIAL MEETING.

- Monday, March 29, 1920, at 10 A. M.  
153-20-S—Hydrated Lime.  
179-20-S—Proposed amendment to Sec. 72, Building Code (Sprinkler rules).  
180-20-S—Proposed amendment to Sec. 132, Building Code (Heating & Vent).  
152-20-S—Amendment to Plumbing Rules.

### BOARD OF APPEALS.

- Tuesday, March 30, 1920, at 10 A. M.  
*Appeals from Administrative Orders.*  
162-20-A—522 Timpson place, The Bronx.  
163-20-A—201 Thatford avenue, Brooklyn.  
164-20-A—840 Broadway, Manhattan.  
132-20-A—612-624 Kent av., cor. Roll st., Bkn.  
142-20-A—618-620 Fifth avenue, Manhattan.  
181-20-A—N. w. cor. Liberty and Nassau sts., Manhattan.  
184-20-A—38 Alabama avenue, Brooklyn.  
*Under Building Zone Resolution.*  
124-20-BZ—309-313 W. 142d street, Manhattan.  
140-20-BZ—159-167 E. 119th st., Manhattan.  
143-20-BZ—299-325 Herkimer street, Brooklyn.  
144-20-BZ—S. e. cor Cooper avenue and Tompkins place, Glendale, Queens.  
165-20-BZ—51 Jumel place, Manhattan.

### BOARD OF APPEALS.

#### SPECIAL MEETING.

- Tuesday, March 30, 1920, at 2 P. M.  
*Appeals from Administrative Orders.*  
172-20-A—49-51 W. 66th street, Manhattan.  
173-20-A—34-36 Central Park S., Manhattan.  
43-20-A—88-96 1st st., L. I. City, Queens.  
924-19-A—Review av. and Thomas st., on northerly side of Newtown Creek, Blissville, Queens.  
42-20-A—Premises bounded by West avenue, East River, Nott avenue and 8th street, Long Island City, Queens.  
185-20-A—215-223 W. 42d street, 228-238 W. 43d street, Manhattan.  
59-20-A—161-173 Empire Boulevard, Bklyn.  
149-20-A—101-103 Wooster street, Manhattan.  
*Under Building Zone Resolution.*  
114-20-BZ—N. e. cor. of Layton and Waterbury avenues, The Bronx.  
159-20-BZ—931-933 Carroll street, Brooklyn.  
166-20-BZ—South side Jackson av., 200 ft. east Higgins av., Bayside, Queens.  
167-20-BZ—518-534 W. 26th street, Manhattan.  
169-20-BZ—1617-1627 Neptune avenue, n. e. cor. W. 17th street, Brooklyn.  
178-20-BZ—164 Clymer street, Brooklyn.  
158-20-BZ—467-477 St. Marks av., Brooklyn.



# REAL ESTATE STATISTICS

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

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

## MANHATTAN Conveyances.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
Total No.	363	150	4,405	1,724
Assessed Value	\$26,248,800	\$6,839,400	\$353,736,000	\$122,045,400
No. with consideration	50	16	515	222
Consideration	\$2,707,050	\$520,000	\$35,372,064	\$9,003,322
Assessed Value	\$2,167,000	\$553,400	\$30,336,200	\$9,579,000

## Mortgages.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
Total No.	249	61	2,825	779
Amount	\$7,096,234	\$1,155,141	\$99,267,708	\$19,557,732
To Banks & Ins. Cos.	33	10	374	152
Amount	\$1,102,100	\$331,500	\$25,819,800	\$8,120,000
No. at 6%	130	21	152	52
Amount	\$2,282,037	\$228,300	\$18,120,000	\$6,800,000
No. at 5½%	80	5	12	1
Amount	\$3,623,500	\$134,375	\$797	\$11,616
No. at 5%	12	18	25	14
Amount	\$603,500	\$369,900	\$582,350	\$328,700
No. at 4½%	1	1	1	1
Amount	1	\$7,500	1	1
No. at 4%	1	1	1	1
Amount	\$4,050	\$7,250	1	1
Unusual Rates	1	1	1	1
Amount	\$797	\$11,616	1	1
Interest not given	25	14	25	14
Amount	\$582,350	\$328,700	25	14

## Mortgage Extensions.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
Total No.	78	15	557	287
Amount	\$4,784,000	\$2,704,500	\$40,305,941	\$21,776,770
To Banks & Ins. Cos.	60	11	359	166
Amount	\$4,506,150	\$2,455,000	\$34,820,691	\$18,576,950

## Building Permits.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 21 to Mar. 27	Jan. 1 to Mar. 24	Jan. 1 to Mar. 27
New Buildings	11	7	149	51
Cost	\$2,397,280	\$826,200	\$31,439,780	\$7,351,900
Alterations	\$1,234,450	\$317,540	\$11,914,068	\$3,195,890

## BRONX Conveyances.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
Total No.	274	125	3,072	1,282
No. with consideration	16	8	361	124
Consideration	\$133,379	\$99,200	\$3,161,625	\$1,583,262

## Mortgages.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
Total No.	151	50	1,151	962
Amount	\$985,105	\$349,200	\$8,247,965	\$3,174,962
To Bank & Ins. Cos.	6	2	\$970,885	\$421,849
Amount	\$28,550	\$24,000	1,151	962
No. at 6%	110	37	1,039,213	\$679,070
Amount	\$779,623	\$267,700	\$43,190	\$53,726
No. at 5½%	26	5	1,151	962
Amount	\$131,400	\$41,750	\$8,247,965	\$3,174,962
No. at 5%	8	3	\$970,885	\$421,849
Amount	\$38,449	\$14,000	1,151	962
No. at 4½%	1	1	1,151	962
Amount	1	\$6,500	1,151	962
Unusual Rates	1	1	1,151	962
Amount	\$2,068	1	1,151	962
Interest not given	6	4	1,151	962
Amount	\$33,565	\$19,250	1,151	962

## Jan. 1 to Mar. 24 Jan. 1 to Mar. 26

Total No.	2,086	584
Amount	\$16,052,282	\$3,691,752
To Banks & Ins. Cos.	84	41
Amount	\$1,507,760	\$572,982

## Mortgage Extensions.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
Total No.	19	10	192	138
Amount	\$393,200	\$158,250	\$3,973,267	\$3,314,150
To Banks & Ins. Cos.	10	2	81	51
Amount	\$237,000	\$74,000	\$2,346,500	\$1,666,500

## Building Permits.

	1920		1919	
	Mar. 19 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
New Buildings	26	1	210	43
Cost	\$346,300	\$16,800	\$5,180,205	\$711,190
Alterations	\$90,450	\$1,000	\$513,280	\$112,400

## BROOKLYN Conveyances.

	1920		1919	
	Mar. 17 to Mar. 23	Mar. 18 to Mar. 22	Jan. 1 to Mar. 23	Jan. 1 to Mar. 22
Total No.	1,106	623	13,736	6,287
No. with consideration	42	35	598	426
Consideration	\$589,898	\$376,320	\$7,069,486	\$6,213,777

## Mortgages.

	1920		1919	
	Mar. 18 to Mar. 23	Mar. 18 to Mar. 22	Jan. 1 to Mar. 23	Jan. 1 to Mar. 22
Total No.	975	375	11,294	3,831
Amount	\$4,780,693	\$1,577,681	\$56,403,660	\$14,409,414
To Banks & Ins. Cos.	112	10	1,072	277
Amount	\$740,500	\$432,900	\$3,256,535	\$1,227,610
No. at 6%	806	272	1,116,275	\$360,350
Amount	\$3,506,718	\$1,038,361	10	11
No. at 5½%	137	67	\$40,000	\$23,700
Amount	\$1,116,275	\$360,350	21	25
No. at 5%	10	11	\$113,700	21
Amount	\$40,000	\$23,700	\$113,700	21
Unusual rates	21	25	21	25
Amount	\$113,700	\$255,270	21	25
Interest not given	21	25	21	25
Amount	\$113,700	\$255,270	21	25

## Building Permits.

	1920		1919	
	Mar. 19 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
New Buildings	241	180	1,388	1,310
Cost	\$1,820,468	\$2,229,100	\$16,649,923	\$8,493,955
Alterations	\$282,280	\$179,500	\$3,256,535	\$1,227,610

## QUEENS Building Permits.

	1920		1919	
	Mar. 19 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
New Buildings	229	153	1,151	962
Cost	\$1,039,213	\$679,070	\$8,247,965	\$3,174,962
Alterations	\$43,190	\$53,726	\$970,885	\$421,849

## RICHMOND Building Permits.

	1920		1919	
	Mar. 18 to Mar. 24	Mar. 20 to Mar. 26	Jan. 1 to Mar. 24	Jan. 1 to Mar. 26
New Buildings	17	17	132	186
Cost	17	\$30,615	\$331,293	\$363,971
Alterations	17	\$790	\$31,695	\$34,426

# BROKERS ATTENTION!

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

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

## REALTY ASSOCIATES

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

The Leading Agency  
Firm Established 1874

# CORWITH BROS.

Greenpoint and Long Island City  
Real Estate  
FACTORY SITES  
A SPECIALTY  
Mortgage Loans, Appraisals, Insurance  
Entire Management of Property  
851 Manhattan Avenue, Brooklyn  
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

## J. CLARENCE DAVIES

Member Real Estate Board, N. Y.  
BRONX REAL ESTATE  
AUCTIONEER—BROKER  
APPRAISER—MORTGAGE LOANS  
Main Office: 149th St. and Third Ave.  
BRANCHES  
32 Nassau St. 51 East 42nd St.  
Phone Connections

# BERKSHIRE REALTY CO., Inc.

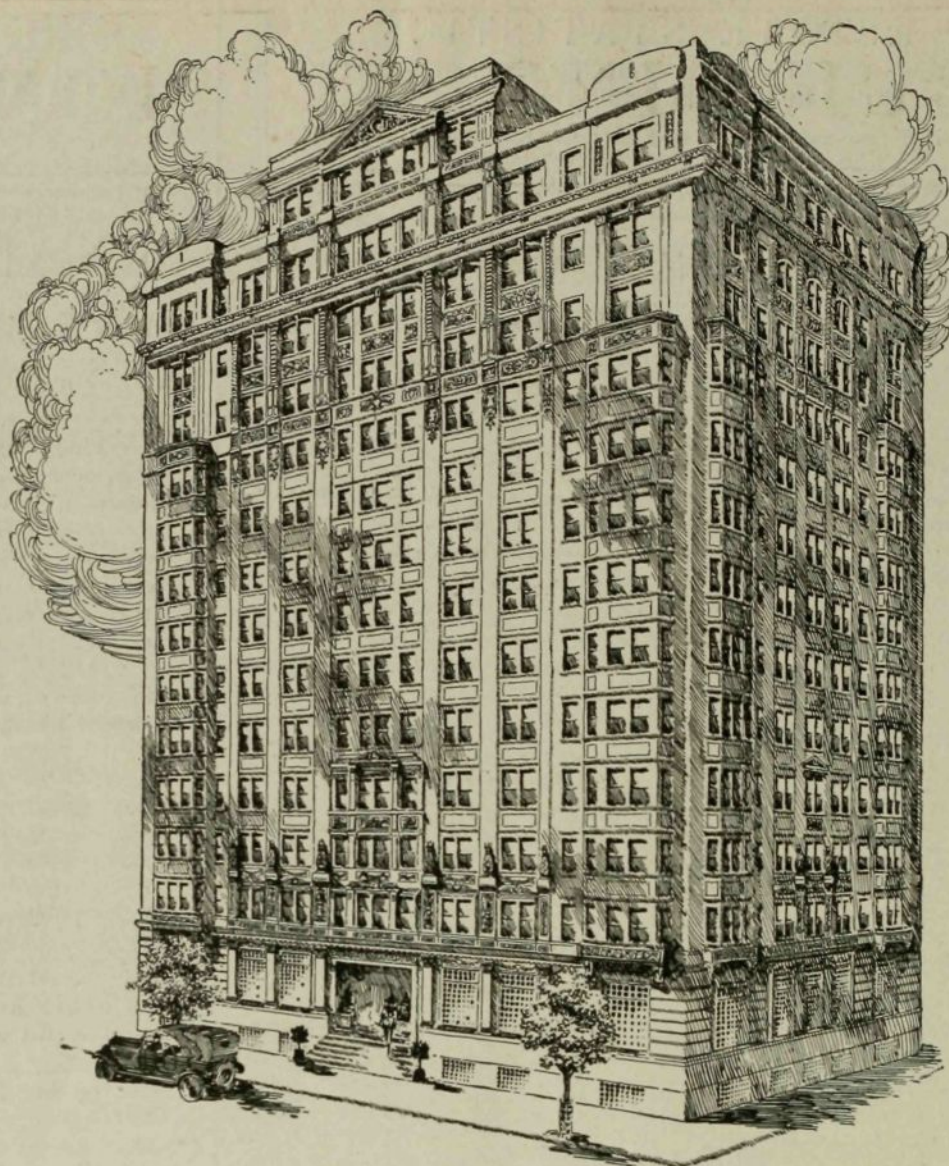
SPECIALIZING IN THE  
PURCHASE and SALE of  
BROOKLYN  
PROPERTY  
Quick decision given to all parcels submitted by BROKERS.  
44 Court St., Brooklyn  
Suite 711 Phone: Main 5736

Firm Established 1853

# DAVENPORT REAL ESTATE CO.

INCORPORATED  
MAIN OFFICE:  
Fulton and So. Oxford Streets  
Phone: Prospect 2978  
BRANCH OFFICE:  
831 Flatbush Avenue  
Corner Linden Avenue  
Phone: Flatbush 207  
BROOKLYN, NEW YORK





## Your Building Opportunity

**T**HE Atlantic Terra Cotta for the 13-story Apartment House illustrated was made before the war for an out-of-town customer. The building was stopped by war conditions. We are now permitted to sell at one-half present day prices.

As illustrated, the Atlantic Terra Cotta constitutes two complete 13-story facades on a right-angle corner, with a ground plan of 112 ft. x 70 ft. The material can be readily adapted to a larger or smaller building.

In any such adaptation our drafting department will co-operate with your architect.

The Terra Cotta is Atlantic Terra Cotta, of Atlantic quality and Atlantic service goes with it. It is grey in color, similar to the Terra Cotta used for the Pennsylvania Hotel, New York.

Call, 'phone or write.

**ATLANTIC TERRA COTTA COMPANY**

1170 Broadway

New York City

: : : Telephone Madison Square 5740 : : :



# BUILDING SECTION

## Settlement in Building Strike Goes Over to Next Monday

Committee Representing Mason Builders Now Considering Mayor Hylan's Offer to Act as Adjuster in Wage Dispute

**N**OTHING further of a definite character has been accomplished in the attempt of Mayor Hylan to act as adjuster in the differences between the mason builders and the bricklayers. Although it was expected that the committee representing the contractors would reply to the mayor's arbitration suggestion Friday morning, it was decided in committee to hold the entire matter in abeyance until next Monday when it is promised a definite statement of the attitude of the builders will be forthcoming.

Efforts by Mayor Hylan to stimulate the construction of additional housing accommodations in this city by settling the dispute between the Bricklayers' union and the Building Trades Employers' Association were halted this week when a committee representing the employers reported to him that their organization had voted down the suggestion that the Mayor act as arbitrator in this dispute. The representatives of the bricklayers were willing to have the Mayor or a committee of three arbitrate their grievances.

The employers have asked the bricklayers if they were willing to join the Building Trades Council which would make them a party to the agreement signed late last December but this they determined not to do, saying they would abide by the decision of the Mayor or a committee. The bricklayers claimed that they were demanding \$1.25 per hour and that they thought this was modest pay because of the unsteady character of their work. They further asserted that their incomes averaged about \$15 per week, throughout the year.

The committee representing the employers agreed to submit the question of arbitration again to their members and would report again to the Mayor later in the week.

Mayor Hylan is of the opinion that seven or eight men, whom he has not named, but who are understood to be officials of the Building Trades Council, the Bricklayers' Union and the Mason Builders' Association, can give the word to start a building boom in Greater New York that would be the greatest in the history of the city.

The strike of the bricklayers has been in force since January 2 and a vast amount of construction has been held in abeyance on that account. Not only new operations but structures already underway are standing idle waiting for

the labor deadlock to be broken and work resumed. The employers have all along been willing to grant the bricklayers \$9 per day instead of the \$10 demanded. They desired, however, that the bricklayers affiliate with the Building Trades Council which includes practically all other trades identified with the building industry in this city. The Building Trades Council has already negotiated, with the Building Trades Employers' Association, new trade agreements covering all trades with the exception of the bricklayers and the new scales are now in effect.

The bricklayers have steadily refused to join the Building Trades Council because they do not like the manner in which it is governed.

After the conference at City Hall yesterday, Charles Curran, spokesman for the bricklayers, said: "The Mayor very kindly offered to act as arbitrator in the matter and the five unions of Greater New York accepted his offer. The Mason Builders' Association declined the offer on the ground that they did not want a politician. We believe the refusal is due to the fact that the Mayor holds a union card.

"We will accept Corporation Counsel Burr or we will let the Mayor name one of our men. Let the other two men be a citizen and a newspaper man and this will be the Arbitration Committee. Let this committee go to the Compensation Commission and they will discover that disabled bricklayers are allowed two-thirds of their weekly salary which is \$15 on the average through the year."

At the present time there is a tremendous volume of proposed new construction in Greater New York that would be released immediately if architects and owners actually knew that the work would proceed after it was once started, but in a large number of instances the interests behind these operations are waiting for a settlement of the labor situation before awarding contracts. It is a serious and costly proposition to have a large building operation held up indefinitely after it has been started no matter what the reason and owners are quite unwilling to take this chance while given no assurance by contractors that work will be allowed to proceed.

Another serious phase of the local labor situation is the dispute between the steel erectors and the members of the Erectors League over the matter of closed shop.

## Decide on Twelve Bills to Regulate Housing Situation

(Continued from page 408)

portant than these, the bill, if enacted in its existing form, would operate to deter builders from the construction of new housing and the substantial reconstruction of buildings now unsafe or otherwise undesirable."

Amendments were presented covering all these points. The brief continues:

"Aside from the invasion of the Constitutional rights of property owners which this measure attempts to authorize, the immediate, practical effect of its enactment will be to permit, if it does not induce all hold-over tenants to tenements, office and factory buildings and, in fact, all rented property to refuse to pay rent at any higher rate than they now pay, however small the increase may be, until the reasonableness of the in-

crease has been litigated in the Municipal Court. The inevitable result will be that the courts will be inundated with a flood of such cases which will so congest their calendars that it will be months, if not years, before a majority of such litigations can be heard and disposed of. In the meantime, thousands of tenants will pay no rent for months to come, for, under the bill as it stands, tenants holding over are not required to pay rent or make any deposit in court until the case has been reached in its order and the court has determined the issue in the proceeding, considered the tenant's application for a stay of the dispossession warrant, determined the sum to be deposited in court by the tenant as the condition of the stay and fixed the period of duration of the stay. All



these operations will take time to accomplish.

"If all the Municipal Courts of New York City side-track all other business and devote themselves exclusively to dispossess proceedings, under the proposed act (which is out of the question, of course), it is doubtful if, during the current calendar year, they could dispose of the thousands of such cases that certainly would be filed in the first few weeks after the act takes effect. Without their rents, how can landlords, tied up in this mass of litigation, pay maintenance expenses, taxes, interest on mortgages, etc., during such a period of suspense.

"Certainly, at least, the proposed bill should be amended to require that, upon receiving a notice of the landlord's intention to terminate the tenancy, the tenant, if he intends to contest his eviction should pay to the landlord, from month to month in advance, pending the judicial determination of the proceeding and without prejudice to the landlord's right ultimately to enforce the eviction, an amount equal at least to the rate of the monthly rent paid by the tenant for the last month of his tenancy. If this is not done and long delays occur in such proceedings, due to congestion in the courts, landlords may illegally deprived of rents, aggregating large sums, without which they will be unable to purchase coal, pay taxes and interest on mortgages or defray other necessary expenses of carrying on the property occupied by the hold-over tenant."

For these reasons, it is suggested that the bill be amended to provide that, in case the tenant shall have been served at least thirty days before the date of the termination of his tenancy with a notice, in writing, that the landlord elects to terminate the tenancy at the end of its term, the tenant, if he intends to contest or stay the issuance of a dispossess warrant, shall tender to the landlord from month to month, in advance, pending the judicial determination of any summary proceeding that may be brought to recover possession of the leased or rented premises, a sum of money equal to the rate of the rent paid by him for the last month of his tenancy, which sum way

be received by the landlord without prejudice to his right to recover possession of the premises occupied by such tenant by a summary proceeding under this act, provided any excess in such payment or payments, as determined by the final order in the proceeding, shall be refunded by the landlord to the tenant at such time as shall be directed by such final order.

It is also asked that it be automatically repealed on September 30, 1922, instead of November 1st, as now intended.

The third important bill is Assembly Int. 1354, Pr. 1556, (Same as Senate Int. 1135, Pr. 1289), inserting new subdivision 2-a, section 2231, Civil Code, by providing that no summary proceedings shall be maintainable in a city unless petitioner proves that rent of premises is no greater than amount paid by tenant for the month preceding default or has not been increased more than 20 per cent. over rent as it existed one year prior to time petition is presented. The act is to be in effect until November 1, 1922.

Here again it is asked that the bill be amended to apply only to structures "occupied for dwelling purposes by more than one family other than a room or rooms in a hotel, apartment hotel or lodging or rooming houses."

It is suggested that as the bill arbitrarily fixes a rent increase of over 20 per cent. as excessive, whereas the first mentioned bill makes an income of over 25 per cent. presumptively unreasonable, this bill be amended to at least make an allowable rent increase of 25 per cent., and that the petitioner be also allowed to allege and prove "that the occupancy, at a date one year prior to the presentation of the petition, was under a lease for a term of more than one year beginning prior to May 1, 1919, or that a certificate of occupancy for the building containing the premises described in the petition was issued, or that such building was substantially reconstructed for dwelling purposes, subsequent to the date when this act shall take effect."

The entire exemption from the provisions of the income tax of the interest on mortgages secured by improved and unimproved real property was also strongly urged.

# LUMBER

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

*Concrete Form Lumber a Specialty*

Shipped to All Points in the

## METROPOLITAN DISTRICT

27,000,000 Feet in Stock for Immediate Shipment

By AUTO TRUCK, LIGHTER or RAIL

*Complete Milling Facilities*

## E. C. SMITH CO., Inc.

H. L. MOORE, Manager of Sales

OAKLAND AND BOX STREETS,  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9



# Improved Weather Conditions Increase Active Building

## Figures Compiled by F. W. Dodge Company Show Intense Planning by Architects and Engineers for Early Spring Construction Revival

**I**DEAL weather conditions for building have brought an increased volume of new construction to the fore and although the strike of the bricklayers and the difference of opinion between the Iron League Erector's Association over the question of open shop has hindered building progress in Greater New York, reports from the surrounding territory indicate that during the forthcoming months the building industry will be pushed to its full capacity. There is a tremendous volume of proposed construction for which plans are completed and estimates secured and in a number of instances the contracts have already been placed. This work has been held in abeyance on account of inclement weather conditions but as these are greatly improved a building rush should commence very soon. If the projects that are now ready to be commenced were to be started at the same time there would be a building material famine in a very few days, but according to the existing outlook the work will be distributed over a period of weeks that will permit the material and supply market sufficient time to absorb the new business offered.

From figures compiled by the F. W. Dodge Company, showing the newly projected building and engineering construction in New York State and New Jersey, north of Trenton, for the week of March 13 to 19, inclusive, it will

be seen that a total of 385 new operations were being planned by architects and engineers. This work will call for an expenditure of \$14,519,300. During the same time and in the same territory 212 contracts for construction, involving an outlay of \$11,893,500 were awarded.

The list of 385 proposed operations announced during the past week included 101 business and commercial buildings, \$4,096,500; 4 educational projects of various types, \$275,000; 3 hospitals and institutions, \$270,000; 42 factory and industrial projects, \$1,466,800; 2 structures for the Army and Navy, \$6,000; 4 public buildings, \$235,000; 26 public works and public utilities, \$1,398,000; 5 religious and memorial buildings, \$101,500; 190 residential operations including apartments, flats and tenements and one and two-family dwellings, \$6,379,500, and 8 social and recreational projects, \$291,000.

Among the 212 operations for which contracts were placed during the week of March 13 to 19, inclusive, were 60 business and commercial projects, \$3,352,500; 7 educational buildings such as schools, colleges, libraries, etc., \$2,453,000; 3 hospitals and institutions, \$470,000; 33 factory and industrial buildings, \$1,460,500; 1 operation for the U. S. Army, \$32,000; 2 public buildings, \$40,000; 8 public works and public utilities, \$400,400; 1 religious edifice, \$9,500; 89 residential operations of various types, \$2,337,000 and 8 social and recreational projects, \$1,338,200.

### PERSONAL AND TRADE NOTES.

**W. Whitehill**, architect, announces the removal of his office from 32 Union Square to 12 Elm street.

**Frederick Putnam Platt & Brother**, architects, announce the removal of their offices from 1123 Broadway to 680 Fifth avenue.

**Fairfacts Company**, manufacturer of bathroom specialties, now located at 218 West 14th street, have purchased the building at 234 West 14th street and after extensive alterations will occupy the ground floor and basement for their rapidly growing business. The remainder of the building will be leased until further expansion of the business makes additional space desirable.

**Charles Money, Inc.**, general contractors, announce that after the first of May they will remove their offices from 228 West 36th street to 241 West 36th street, which they have recently remodeled to suit the requirements of their expanding business. This is the third move they have made in six years to gain additional room. They will occupy the entire building at 241 West 36th street, with an up-to-date wood-working shop on the lower floor and offices on the two upper floors. This corporation also controls the two buildings adjoining, 243 and 245 West 36th street, which will be remodeled and leased as offices to architects, contractors, etc. Leases have already been made with the Freistedt Underpinning Co., Ludwig Eisinger, architect, and Albert Oliver & Son, building materials.

**W. R. Hill**, manager of builders' hardware sales for the Yale & Towne Manufacturing Company of Stamford, Conn., resigned his position with that company on March 1. Mr. Hill is taking up a new line of work, in charge of sales and advertising for the Isko Company, of Chicago, Ill. Mr. Hill who has been with the Yale organization for twenty-two years, is a member of the Sales Managers Club of New York and the American Society of Sales Executives. In his new field he is undertaking a line of work in which he has long been interested. The Isko Company manufacture electrically

driven and automatically controlled refrigerating machines for domestic and commercial use. The machines can be used on any ice box and may be installed either on the ice box itself or in the cellar, or, in fact, in any part of the house. It was only after thorough tests that proved the satisfactory application and operation of the refrigerating machines that Mr. Hill determined to apply his many years of experience in selling and advertising to the development of the Isko Company's machine.

### Important Elevator Contract.

The Watson Elevator Company, 407 West 36th street, has secured the contract to furnish the elevators for the new Rudolph Wurlitzer Company building, 116 West 42d street. This building, when completed, will be one of the finest music houses and office buildings in the entire city. It will be sixteen stories in height and will extend all the way from 41st to 42d street.

The lower six floors of the building will be occupied by the Murlitzer Company and will be in the nature of a second Aeolian Hall. It will have the most complete demonstration facilities for musical instruments in the city, and will contain a huge auditorium, in which will be installed the most perfect type of pipe organ produced by the company.

For its elevator service the Wurlitzer Company's section of the building will have two passenger and one freight elevator. The remaining ten stories will be used for office room. It had originally been intended to use the ten floors as lofts, but the insistent demand for office room at the desirable location compelled the constructors to reverse their decision and transform the building entirely into an office structure.

The offices will have their elevator service supplied by five passenger elevators, two of which will be adaptable to the handling of freight. All the elevators will be of the modern high-speed worm gear type.

Another contract of noteworthy prominence which the Watson Elevator Company has won is that for the elevators of the new addition to the Bush Terminal building in 41st street, where the same high-speed type of elevator will be used.

### 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.

**American Hardware Manufacturers' Association** will hold its annual convention at Atlantic City, N. J., May 11 to 14 inclusive, with headquarters at the Marlborough-Blenheim. F. D. Mitchell, secretary, 233 Broadway, New York City.

**National Retail Hardware Association** will hold its annual convention at Buffalo, N. Y., June 22 to 25 inclusive. Headquarters will be located at the Hotel Lafayette. Herbert B. Sheets, secretary, Argos, Ind.

**American Association of Engineers** will hold its sixth annual convention at St. Louis, Mo., May 10-11. Secretary, C. E. Drayer, 63 East Adams street, Chicago, Ill. Programs for the various sessions of this convention are now being prepared and a number of interesting papers will be presented.

**Second Annual "Own Your Home" Exposition** will be held in the Grand Central Palace from May 1 to 8, inclusive. Tentative plans for this event indicate that it will be considerably larger and more fully representative of all phases of coming building and management than was the tremendously successful exhibition of September, 1919.

### Premixing No Benefit in Concrete.

To determine the benefit to strength due to mixing of cement and water for a long period (15 to 30 minutes), and then adding aggregates to produce a concrete instead of the ordinary method of mixing cement, aggregate, and water together for one or two minutes, comparative tests were made last year by the United States Bureau of Standards. The strengths obtained were about the same with the same materials and conditions, indicating that there is no advantage in long premixing of cement and water when the standpoint of strength is considered.



# CURRENT BUILDING OPERATIONS

THE building industry generally, in the Metropolitan District, is sitting back and waiting for the outcome of the strike of the bricklayers and the steel erectors before finally maturing their plans for the spring and summer structural program. There is a vast amount of pending work, but it is being withheld until the labor situation is adjusted and definite progress on jobs assured.

During the past week or so there has been a serious shortage of a number of essential building materials developing and from all accounts it is just as well that construction is being delayed because if all scheduled work was under way many contractors would be forced to suspend operations for lack of materials. At the present time there is very little Portland cement obtainable in New York and dealers are unable to renew their supplies because of the shortage of freight cars to transport it from the mills. Sand, also, is exceedingly scarce because of the ice-bound condition of local waters, but there is hope expressed that this condition will be relieved within the next week or ten days at most. Common brick manufacturers anticipate that the Hudson River will again be open to navigation in a few days and this will permit brick tows to come through, which will materially relieve the common brick shortage. Prices are generally firm and advancing in some lines, notably in hollow terra cotta.

**Common Brick**—The local wholesale market passed through an exceptionally quiet week, as no brick remains to be sold, the last load being disposed of one week ago. There is considerable common brick unloading at dealers' yards about the city and this will be adequate to supply all demand until the river is again open. From all accounts it now looks as though the ice in the Hudson River would be passable to tows within a week or two at the most and dealers are anticipating being able to renew their supplies very soon. The local demand for common brick is light because of the continued strike of the bricklayers, but if this problem should be settled within a few days and jobs now held up were resumed it is likely that some difficulty to supply all operations would result.

**Sand**—The building sand situation is still a serious hindrance to building progress and although one barge load has come through during the past week it was not sufficient to supply even a rela-

tively small part of the demand. There is a prospect, however, that this shortage will be relieved within the next week, as the ice in local waters is breaking up and producers expect to get sand into New York as soon as navigation is resumed.

**Portland Cement**—The shortage of freight cars has been responsible for a scarcity of this material in Greater New York that is daily growing more serious. Dealers have very little on hand and although the manufacturers have sufficient for all demands, the problem of getting

it to this market owing to lack of cars is a difficult one. One manufacturer stated this week that two hundred cars were needed immediately to fill his orders for the Metropolitan district.

**Hollow Tile**—There is considerable new business developing in this line, largely because of the fact that brick is so high in price and also because of the fact that so little is now easily available. Hollow tile prices have again been advanced and the new schedule will be found in the material prices table on this page.

**Electrical Supplies**—During the past

## BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades \$25.00 to \_\_\_\_\_

Hudson River, "off loads" \_\_\_\_\_ to \_\_\_\_\_

Raritan \_\_\_\_\_ No quotation

Second-hand brick, per load \_\_\_\_\_ to \_\_\_\_\_

of 3,000 delivered..... \_\_\_\_\_ 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..... \$3.50

Bronx deliveries..... 3.50

**Hollow Tile**—

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

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

2x12x12 split furring \$115.80 per 1,000 sq. ft.

3x12x12 ..... 185.30 per 1,000 sq. ft.

4x12x12 ..... 208.40 per 1,000 sq. ft.

5x12x12 ..... 277.90 per 1,000 sq. ft.

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

**Lath**—

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

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$4.20 per bbl.

Common Lime (Standard 300-lb. barrel)..... 4.00 per bbl.

Hydrate Finishing, in cloth bags ..... 28.25 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 ..... \$23.50 per ton

Lath Mortar, in cloth bags.. 16.50 per ton

Brown Mortar, in cloth bags. 16.50 per ton

Finishing Plaster, in cloth bags ..... 25.00 per ton

Rebate for returned bags, 15c. per bag.

Finishing Plaster (250-lb. barrel) ..... \$4.10 per bbl.

Finishing Plaster (\$20-lb. barrel) ..... 5.20 per bbl.

**Plaster Blocks**—

2-in. (solid) per sq. ft..... \$0.14½

3-in. (hollow) per sq. ft..... 0.14½

## In The Housing Crisis

IN the housing crisis, as in every other crisis, the most vital requirement of the hour is plain, old-fashioned common sense—to stabilize the mental balance-wheel and prevent hysteria. In no other way can anything permanently helpful be accomplished.

Never in its long and useful career has The Record and Guide been so vital to every real estate owner, to every builder, to every loaning institution or individual, as it is today because—

In its editorial and news columns and in its Albany dispatches it is keeping a true perspective on this vital situation. It is safe and sane during a great crisis in which many publications and many individuals seem to have completely lost their bearings.

To keep reliably informed on the building outlook and the real estate situation you need the Record and Guide right now more than ever before. If you do not already get this publication regularly, phone Bryant 4800 and subscribe. You cannot afford to be without it.

# THE RECORD AND GUIDE

119 WEST FORTIETH STREET, NEW YORK



# MATERIALS AND SUPPLIES

week there has been a substantial improvement in the movement of shipments from manufacturers and the scarcity in some lines has been relieved if not altogether removed. The market is generally firm, with demand strong and prices well maintained. The lack of labor and of raw material, with an added car shortage, is holding up rigid conduit and armored flexible conductor to some extent. Wire deliveries are better than in many other products but increased manufacturing costs are influencing prices.

**Structural Steel**—The local steel situa-

tion has been quiet during the week, as progress is delayed because of the dispute between the labor unions and the Iron League Erectors' Association. Inquiry has fallen off considerably and some cancellations have been announced. Although the demand for fabricated material is relatively light, there has been an increased buying movement in reinforced concrete bars.

**Finished Hardware**—There has been renewed interest manifest in this line during the past few weeks and a large number of dealers anticipate a greatly in-

creased demand just as soon as the building situation improves locally. There is a vast amount of projected construction to be undertaken this spring and both manufacturers and jobbers are looking forward to exceptionally busy times. There is a decided shortage of numerous items in this line but it is hoped that stocks will be filled by the time the demand reaches its maximum intensity. Prices are firm and a number of new schedules have been announced all showing increases over old price lists.

**Linseed Oil**—There has been no further change of price announced for this commodity but the demand is firmer than it has been and crushers and dealers look for a steady increase in the requirements of the local building interests.

**Roofing and Building Papers**—There has been continued activity in this line during the past week that has made more evident the scarcity of these materials in the hands of local dealers. There is every prospect that the shortage will be seriously felt by speculative building interests who have matured plans for a large amount of small house construction in the near-by suburbs. Prices are firm and unchanged.

**Nails**—No change has occurred in this market and the situation is very serious. It is almost impossible to get any kind of an assortment from jobbers and manufacturers are way behind in their deliveries and booked solidly ahead for many months. The shortage applies to both cut and wire nails and unless immediate relief is afforded builders will be greatly handicapped with their spring and summer building programs. Prices are today purely nominal and depend solely upon the available stocks and time of delivery.

**Window Glass**—Little is to be said about the market for this commodity. The scarcity is intense and jobbers are at a loss to know where they are to get supplies to fill the orders that are piling up ahead. The building interests, while not particularly active, have been strong factors in this market and the demand from these sources is daily getting heavier, but at this writing there is but little prospect of builders getting sufficient glass to complete the structures now under construction, to say nothing of being able to obtain the glass necessary for the vast amount of new building that is scheduled to be started during the coming spring and summer. The factories are loaded for months ahead with orders.

## IN THE METROPOLITAN MARKETS

**Plaster Board**—

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

27x48x 1/2 in.....	0.37 each
32x36x 3/4 in.....	0.28 each
32x36x 1/2 in.....	0.29 each
32x36x 1/2 in.....	0.33 each

**Sand**—

Delivered at job in Manhattan .....	\$1.90 to	per cu. yd.
Delivered at job in Bronx .....	1.90 to	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.....	\$1.55
Kentucky limestone, per cu. ft.....	1.75
Brier Hill sandstone, per cu. ft.....	1.65
Gray Canyon sandstone, per cu. ft.....	1.50
Buff Wakeman, per cu. ft.....	1.65
Buff Mountain, per cu. ft.....	1.50
North River bluestone, per cu. ft.....	1.50
Seam-face granite, per sq. ft.....	1.25
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed), New York, per cu. ft.....	3.00

**Structural Steel**—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.....	2.72 to
Beams and channels over 14-in.....	2.72 to
Angles, 3x2 up to 6x8.....	2.72 to
Zees and tees.....	2.72 to
Steel bars.....	3.10 to

**Lumber**—

Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....	\$62.00 to \$80.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....	57.00 to
Hemlock, W. Va., base price, per M.....	57.00 to
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).....	to

Wide cargoes ..... to  
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

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

First and seconds, 1-in.....	\$68.75 to
Cypress shingles, 6x18, No. 1 Hearts.....	to
Cypress shingles, 6x18, No. 1 Prime.....	to
Quartered oak.....	210.00 to
Plain oak.....	95.00 to 100.00

**Flooring:**

White oak, quart'd, select.....	190.00 to 220.00
Red oak, quart'd, select.....	150.00 to 210.00
Maple No. 1.....	135.00 to
Yellow pine, No. 1, common flat.....	100.00 to
N. C. pine, flooring, Norfolk.....	80.00 to

**Window Glass**—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets.....	79%
B grade, single strength, first three brackets.....	79%
Grades A and B, larger than the first three brackets, single thick.....	78%
Double strength, A quality.....	80%
Double strength, B quality.....	82%

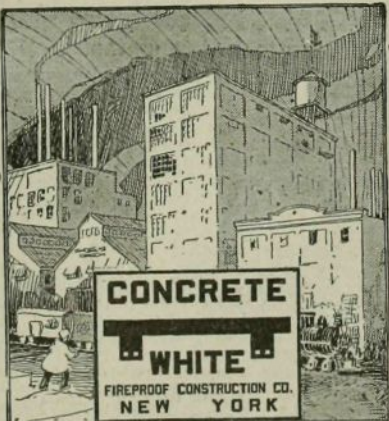
**Linseed Oil**—

City brands, oiled, 5-bbl. lot.....	\$1.84 to
Less than 5 bbls.....	1.90 to

**Turpentine**—

Spot in yard, N. Y., per gal.... \$2.30 to  
prices are fluctuating somewhat.

## Let WHITE Build It of CONCRETE



THESE firms—Yawman & Erbe Mfg. Co., Standard Oil Co., Texas Co., Pathe Freres Phonograph Co., Swift & Co., Julius Kayser & Co.—have found it advantageous to

“Let WHITE build it of CONCRETE”

Our representative can tell you why. When may he call?

**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.

## William T. Ritch

INC.

### INSURANCE CONTRACTORS' BONDS

29 West 34th Street  
Phone: Greeley  
6794

## ABE URIS Iron and Steel Corp.

### MATERIAL IN STOCK

Beams, Channels	Small Channels
Angles, Bar Iron	Plates, Sheets
Flats, Squares	Bridle Irons
Hoops, Bands	Punched Knees, and
Rounds, Half Rounds	Slats for Fire Escapes

42 South 8th Street, Brooklyn  
Phone: Williamsburg 5300

## 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

## CONTEMPLATED CONSTRUCTION.

### Manhattan. BANKS.

125TH ST.—Trowbridge & Livingston, 527 5th av, have plans in progress for a 1-sty brick and stone bank building, 50x100 ft, at 231 West 125th st, for the Empire City Savings Bank, owner, on premises. Architects will take bids on general contract about April 2.

### DWELLINGS.

38TH ST.—Ewing & Allen, 101 Park av, have completed plans for alterations to the 5-sty brick and stone residence, 17x53 ft, at 115 East 38th st, for Charles Ewing, 101 Park av, owner. Cost, \$15,000. Architects will soon call for bids on general contract.

### STORES, OFFICES AND LOFTS.

CEDAR ST.—A. F. Gilbert, 80 Maiden lane, has plans under way for a 7-sty brick and limestone office building, 36x64 ft, at 131-133 Cedar st, for Rudolph Dunther and Russell Law, Inc., 25 Broad st, owners. Cost, \$175,000. Architect will take bids on general contract April 15.

73D ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have finished preliminary plans for a 6-sty brick and limestone telephone exchange, 192x80 ft, at 121-139 West 73d st, for the New York Telephone Co., 15 Dey st, owner. Cost, \$1,200,000.

36TH ST.—J. J. Gloster, 44 Court st, Brooklyn, has plans in progress for a 4 or 6 sty brick and stone office building, 50x100 ft, at 134-136 West 36th st, for Louis Gold, 44 Court st, Brooklyn, lessee of plot and owner of building. Details will be available later. Owner builds.

19TH ST.—Seelig & Finkelstein, 26 Court st, Brooklyn, have plans under way for a 4-sty brick and stone loft and office building, 50x100 ft, at 12-14 West 19th st, for the American Rug & Carpet Co., 273 Canal st, owner. Cost, about \$80,000.

### THEATRES.

41ST ST.—William Neil Smith, 101 Park av, has started plans for a 2-sty brick, limestone and terra cotta theatre, 110x100 ft, in the south side of 41st st, west of 7th av, for Walter C. Jordan, Times Building, owner. Details will be announced later.

### Brooklyn. DWELLINGS.

MILLER AV.—McCarthy & Kelly, 16 Court st, have completed plans for four 2-sty brick dwellings, 19x53, with garages, on the east side of Miller av, 100 ft north of Dumont av, for Harry Gordon, 175 Adelphi pl, owner and builder. Total cost, \$54,000.

50TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for two 2-sty brick dwellings, 30x59 ft, at the southeast corner of 50th st and 11th av, for the Marne Construction Co., P. Levine, president, 1334 48th st, owner and builder. Total cost, \$20,000.

FOSTER AV.—Wm. Richter, 1028 East 2d st, has completed plans for a 2½-sty brick dwelling, 28x63 ft, at the southeast corner of Foster av and East 12th st, for Mrs. Aaron Wolf, 2972 W. 27th st, Brooklyn, owner and builder. Cost, \$12,000.

AV P.—Clinton P. Levell, 26 Court st, has finished plans for a 2½-sty frame residence, 23x36 ft, on the north side of Av P, 40 ft east of E 18th st, for Mrs. Raquel DeCastro, 1745 East 19th st, owner and builder. Cost, \$7,500.

90TH ST.—Herman H. Weinstein, 32 Court st, has plans in progress for three 2-sty frame dwellings, 20x40 ft, at the southwest corner of 90th and Battery st, for M. Pascual, owner and builder, care of architect. Total cost, \$21,000.

EAST 8TH ST.—Fred J. Dassau, 26 Court st, has finished plans for two 2-sty frame dwellings, 18x47 ft, in the east side of E 8th st, 134 ft north of Av I, for the Cozy Dwelling Co., J. D. Ranck, 1409 Av J, owner and builder. Cost, \$22,000.

FROST ST.—Frank Lasplia, 525 Grand st, Brooklyn, has completed plans for a 2-sty brick dwelling, 55x100 ft, with garage, in the south side of Frost st, 175 ft west of Manhattan av, for Frank Damato, 106 Frost av, owner and builder. Cost, \$18,000.

CROWN ST.—H. J. Nurick, 772 Broadway, Brooklyn, has plans in progress for a 2½-sty brick residence, 24x56 ft, in Crown st, near Brooklyn av, for S. Relch, owner, care of architect. Cost, \$35,000.

77TH ST.—Ferdinand Savignano, 6005 14th av, has completed plans for a 2-sty brick residence, 20x57 ft, at the northwest corner of 77th st and 19th av, for Jas. J. Januzzi, 1749 74th st, Brooklyn, owner and builder. Cost, \$13,000.

SHEEPSHEAD BAY RD.—Seelig & Finkelstein, 26 Court st, have plans in progress for seventy-five 1-sty hollow tile and stucco bungalows, 36x42 ft, at the southwest corner of Sheepshead Bay rd and West 5th st, for owner and builder to be announced later. Total cost, \$600,000.

## 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

## SAVE TIME AND WORRY

When Ready to Build  
BUILD RIGHT

We are equipped to handle mason work and general contracting of every description. Consult us when ready for estimates on new construction or alteration work.

**George Lawrence & Co.**  
1412 Herkimer St., Brooklyn, N. Y.

AV L.—Jas. A. McCarroll, 200 Montague st, has completed plans for nineteen 2½-sty frame dwellings, seven to be 47x27 ft and twelve 22x41 ft, at Av L and Elmore pl, and Kenmore pl, corner Delamere pl, for the Land Improvement Construction Corp., Geo. C. Williams, lawyer, 99 Nassau st, Manhattan, owner. Total cost, \$260,000.

### FACTORIES AND WAREHOUSES.

46TH ST.—Walter B. Wills, 1181 Myrtle av, has plans nearing completion for a 3-sty brick and reinforced concrete factory, 60x200 ft, in the north side of East 46th st, 80 ft from 1st av, for the Coca-Cola Bottling Co., 70 Albany av, owner. Cost, \$150,000.

### STABLES AND GARAGES.

SHEEPSHEAD BAY ROAD.—Gilbert Prowler, 1959 Homecrest av, has completed plans for a 1-sty brick garage, 50x59 ft, at the northeast corner of Sheepshead Bay road and Cortland av, for Alfred D. Dennis, 2881 Cortland av, Brooklyn, owner and builder. Cost, \$12,000.

41ST ST.—Harry A. Ives, 7 Hampton st, has started plans for a 1-sty brick garage, 67x100 ft, in the north side of 41st st, 85 ft east of 2d av, for the Shipley Construction Co., 66 Warren st, Brooklyn, owner. Cost, \$20,000.

STERLING PL.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 3-sty brick and terra cotta automobile showroom, service station and garage, 68x95 ft, at the northeast corner of Sterling pl and Bedford av, for the Studebaker Corporation of America, 1751 Broadway, Manhattan, owner. E. E. Seelye, 101 Park av, Manhattan, consulting engineer. Architects will take estimates on general contract soon.

### STORES, OFFICES AND LOFTS.

FULTON ST.—Schwartz & Gross, 347 5th av, Manhattan, have prepared plans for a 2-sty brick and stone store and office building in Fulton st, 158 ft north of Willoughby av, for Mary E. Campbell, 1315 Pacific st, owner. Cost, about \$20,000. Architects will soon take estimates on general contract.



**Queens.**  
**CHURCHES.**

**LONG ISLAND CITY, L. I.**—Frederick Putnam Platt & Bro., 680 Fifth av., Manhattan, have prepared plans for a 2-sty brick and stone church, 100x125 ft., at the southwest corner of 24th st and Fillmore av, for the Community Methodist Church, Rev. Fred P. Corson, pastor, 485 25th st, Jackson Heights, Long Island City, owner. Cost, \$100,000. Estimates will soon be invited.

**DWELLINGS.**

**FLUSHING, L. I.**—Plans have been prepared privately for a 2-sty frame residence, 24x32 ft. in the north side of Chestnut st, 77 ft east of Hicks av, for Edward Balaban, 92 Morningside av, Manhattan, owner. Cost, \$9,000.

**EAST ELMHURST, L. I.**—A. Marinelli, 15 Jackson av, Corona, has plans in progress for a 2½-sty hollow tile and stucco residence, 37x51 ft, with garage, at Ditmars and Lyons av, for John Pica, Butler st and Grand av, Elmhurst, owner. Cost, \$40,000. Architect will take bids up to May 1.

**LAURELTON, L. I.**—Plans have been completed privately for a 2-sty frame residence, 31x28 ft, at the southeast corner of 208th st and 13th av, for the Hathron Homes Co., 33d st and 7th av, Manhattan, owner and builder. Cost, \$9,000.

**FOREST HILLS, L. I.**—W. S. Worrall, 192 4th st, L. I. City, has prepared plans for a 2½-sty frame residence, 23x45 ft, at location to be announced later, for Geo. E. Johnson, 75 Kingsland av, Elmhurst, owner and builder. Cost, \$10,000.

**WOODMERE, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has plans in progress for fifteen 2-sty frame and stucco dwellings, 35x40 ft, at Woodmere, for the Country Home Construction Co., Inc., H. A. Hyman, general manager in charge, Woodmere, owner and builder. Cost, \$25,000 to \$35,000.

**RICHMOND HILL, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for three 2-sty frame dwellings, 22x40 ft, at the southeast corner of 115th st and St. Annes av, for Classic Construction Co., Richmond Hill, and C. A. Hoff, 85 113th st, Richmond Hill, owners and builders. Cost, \$29,000.

**HOLLIS, L. I.**—Plans have been prepared privately for a 2½-sty frame residence, 32x25 ft, in the west side of Clarendon st, 190 ft south of Beaufort av, for Elwood Townsend Co., Inc., 850 St. Johns pl, Brooklyn, owner. Cost, \$7,500.

**CORONA, L. I.**—R. Johnson, 60 Hunt st, Corona, has completed plans for four 2-sty frame dwellings, 16x33 ft, on the north side of Burnside av, for Thomas Daly, Corona, owner and builder. Cost, \$16,000.

**QUEENS, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 24x36 ft, on the east side of Wertlandt av, 60 ft south of Sigourney st, for Max Freund, owner and builder, on premises. Cost, \$7,500.

**MORRIS PARK, L. I.**—W. E. Hadler, Ozone Park, has completed plans for a 2½-sty frame dwelling, 25x40 ft, on the east side of Briggs av, 240 ft south of Sutter av, for J. T. Brown, 1253 Bergen st, Brooklyn, owner and builder. Cost, \$6,500.

**FACTORIES AND WAREHOUSES.**

**JAMAICA, L. I.**—The McPhillbin Lighting Fixture Co., 246 Fulton st, Jamaica, contemplates the construction of a 2-sty reinforced concrete factory near Jamaica to cost approximately \$40,000. Name of architect, exact location and details of construction will be available later.

**LONG ISLAND CITY, L. I.**—S. L. Reilly, 112 West Adams st, Chicago, Ill., has prepared plans for a 5-sty reinforced concrete factory building, 75x135 ft on Newtown Creek, 1,500 ft north of Greenpoint av, for the Van Iderstein Co., owner. Cost, \$150,000. Owner will probably be ready for bids on general contract about May 1.

**STABLES AND GARAGES.**

**LONG ISLAND CITY, L. I.**—Jacob J. Gloster, 44 Court st, Brooklyn, is preparing plans for a 5-sty reinforced concrete garage and service station, covering a plot containing 30,000 square feet, in South Jane st, Ely to Wilson sts, for the Midwood Building Corporation, Louis Gold, president, 44 Court st, Brooklyn, owner and builder. Lessee, Standard Steel Car Co., Pittsburgh, Pa. Cost, about \$500,000.

**CONTRACTS AWARDED.**

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

**BANKS.**

**MANHATTAN.** — Niewenhou Brothers, 316 East 161st st, have the general contract for extensive alterations to the brick and stone bank building at the northeast corner of Third av and 85th st, for the Yorkville Bank, owner, from privately prepared plans. Cost, about \$55,000.

**DWELLINGS.**

**MILL NECK, L. I.**—Harvey Murdock, 10 Wall st, Manhattan, has the general contract for extensive alterations and additions to the 2½-sty residence, 150x40 ft, at Mill Neck, L. I., for Robert J. Caldwell, 62 East 54th st, Manhattan,

owner, from plans by Alfred C. Bossom, 680 Fifth av, Manhattan, architect. Cost, approximately \$150,000.

**LOCUST VALLEY, L. I.**—Harvey Murdock, 10 Wall st, Manhattan, has the general contract for alterations to the 2½-sty frame and stone residence and garage at Locust Valley, L. I., for J. D. McGuire, owner, from plans by Theodore Pope, 70 East 45th st, architect.

**BROOKLYN.**—Andrew Olsen, 1330 62d st, has the general contract for a 2-sty frame residence, 20x58 ft, in the south side of 81st st, 350 ft east of 22d av, for I. Finkelstein, 1430 51st st, owner, from plans by S. L. Malkind, 1270 54th st, architect. Cost, \$20,000.

**GARDEN CITY, L. I.**—Garden City Construction Co., Garden City, has the general contract for a 2-sty frame and stucco residence, 30x40 ft, at Garden City, for Mrs. W. McCune, owner, from plans by Josephine W. Chapman, 46 Washington sq., Manhattan, architect. Cost, about \$12,000.

**PELHAM, N. Y.**—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, N. Y., has the general contract for a 2½-sty frame and stucco residence, 40x34 ft, in Wynwood road, for the Wynwood Realty Co., Pelham, owner, from privately

prepared plans. Cost, \$35,000. Project includes a 1-sty garage.

**MT. VERNON, N. Y.**—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, has the general contract for a 2½-sty frame and stucco residence and garage, 35x31 ft, on Oakland av, for I. M. Jarder, Oakland av, owner, from privately prepared plans. Cost, \$19,000.

**SOUTHAMPTON, L. I.**—George A. Shedden Co., 62 West 45th st, Manhattan, has the general contract for alterations to the 3-sty stone and frame residence, 125x40 ft, at Southampton, L. I., for Mrs. Rae, owner, from plans by Hiss & Weekes, 18 East 49th st, Manhattan, architects. Cost, about \$35,000.

**KEW GARDENS, L. I.**—Kew Gardens Construction Co., 56 Wall st, Manhattan, has the general contract for a 2½-sty frame dwelling, 39x28 ft, in the north side of Grosvenor pl, 90 ft west of Audley st, for Richard F. Goodwin, 56 Wall st, Manhattan, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, architects. Cost, \$10,000.

**FACTORIES AND WAREHOUSES.**

**BROOKLYN, N. Y.**—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for two 2-sty reinforced concrete factory

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

The New Replaces  
the Old

Familiar buildings are being converted into new uses as the great glacial-like expansion of business progresses up-town. Sherry's is now a bank. The latest change is the Holland House on Fifth Avenue at 30th Street which is being converted into an office building

And with the conversion comes another change, one of building operation, the "close down" of the private generating plant. *Edison Service* has been found more economical and reliable. Also the hydraulic elevators will be changed to the electrically operated type. The installation will aggregate about 3000 lamps and 250 horsepower in motors

The New York Edison Company

At Your Service

General Offices  
Irving Place and Fifteenth Street  
Telephone Stuyvesant 5600



FIFTH AVENUE WEEK

April Fifth to Tenth, 1920 Exhibits of Art in Commerce



TELEPHONE: MANSFIELD 2300

# RETAIL LUMBER

## CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

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

## JOHN F. McINERNEY

Iron and Steel Scrap, Cast Iron, Metals, Machinery  
Second-Hand Pipe, Beams and Channels a Specialty

72-74 TENTH AVE., NEW YORK CITY

Tel. Chelsea 6874

Artificial Stone  
is growing  
in popularity

Unlike other Building Units, Artificial Stone is a NON-CONDUCTOR of DAMPNESS, COLD and HEAT. It reduces building costs and expedites construction. A wide variety of facing effects produced with crushed granite, marble, brownstone, Indiana limestone, carborundum, etc., makes it a slightly 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

# HECLA IRON WORKS

ESTABLISHED 1876

## Architectural Bronze and Iron Work

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

# 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 1980

buildings, 50x118 ft. at the southeast corner of Sands and Adams sts; for John H. Maxwell & Son, 259 Park st, owners, from plans by Louis F. Waillant, 394 Graham av, architect and engineer. Total cost, \$30,000.

LONG ISLAND CITY, L. I.—C. Curtis Woodruff & Co., 213 Tenth st, Long Island City, have the general contract for a 2-sty reinforced concrete factory building, 50x100 ft. at the northwest corner of East av and 8th st, for the Fabnestock Electric Co., Skillman av, Long Island City, owner, from plans by John M. Baker, 9 Jackson av, architect. Cost, \$50,000.

LONG ISLAND CITY, L. I.—Peter Guthy, Broadway and Myrtle av, Brooklyn, has the general contract for a 3-sty brick factory addition, 60x140 ft. at the south west corner of Pierce and 7th avs, for the Globe Thread Co., owner, from plans by Shampam & Shampam, 50 Court st, Brooklyn, architects. Cost, \$40,000.

CLIFTON, S. I.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 1-sty frame warehouse, 117x80 ft. in the east side of Edgewater st, 20 ft north of New st, for the Pouch Terminal, Inc., owner, from privately prepared plans. Cost, \$10,000.

PATERSON, N. J.—P. S. Van Kirk Co., 85 Fulton st, Paterson, has the general contract for a 3-sty brick silk mill, 63x150 ft. at the corner of East 19th st and 11th av, for the Metropolitan Silk Co., owner, from plans by John T. Hilton, 159 Fair st, Paterson, architect. Cost, \$70,000.

BROOKLYN, N. Y.—Charles Wuttke, 15 Hull st, has the general contract for a 1-sty brick factory building, 55x86 ft. at 45-53 Van Sinderen av, north of Atlantic av, for Schumacher Brothers, 2583 Fulton st, owners, from plans by Charles Infanger & Son, 2634 Atlantic av, architects. Cost, \$28,000.

NEWARK, N. J.—Wark Co., 1737 Filbert st, Philadelphia, has the general contract for a 3-sty reinforced concrete factory building, 100x225 ft. at the corner of Verona av and Orton st, Newark, for the Mono Service Co., from plans by L. B. Rothschild, 1225 Sanson st, Philadelphia, architect. Cost, \$250,000.

LONG ISLAND CITY, L. I.—C. Curtis Woodruff & Co., 213 Tenth st, Long Island City, have the general contract for a 2-sty reinforced concrete factory building, 90x100 ft. in the west side of First av, 122 ft south of Freeman av, for John Weldon, 1 Bridge Plaza, owner, from plans by John M. Baker, 9 Jackson av, Long Island City, architect. Cost, \$65,000.

### HALLS AND CLUBS.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has the general contract for the 4 and 6-sty brick, limestone and terra cotta clubhouse, 60x60x144x140 ft. on the east side of Lexington av, 48th to 49th sts, for the International Sporting Club, 340 Madison av, owner, from plans by William H. Gompert, 171 Madison av, architect. Cost, \$600,000.

### HOTELS.

MANHATTAN.—John S. Hyers Co., Inc., 13 West 30th st, has the general contract for alterations to the 12-sty brick and stone hotel, 185x134 ft. at 1462-1470 Broadway, for Vincent Astor, 23 West 26th st, owner, from plans by Rudolf C. P. Boehler, 38 West 32d st, architect. Cost, \$15,000.

### SCHOOLS AND COLLEGES.

BRONX.—Frymier & Hanna, 25 West 45th st, have the general contract for a 5-sty brick, limestone and terra cotta public school on St. Anns av, Hagnay pl, Rae and Carr sts, for the Board of Education of the City of New York, 500 Park av, owner, from plans by C. B. J. Snyder, Municipal Building, architect. Cost, \$500,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—Valentine Lynch Co., 13 Park Row, has the general contract for alterations to the 8-sty brick and stone telephone exchange, 75x82 ft. at 30-34 Gold st, for the New York Telephone Co., 15 Dey st, owner, from plans by Edward A. Munger, 203 Broadway, architect. Cost, \$15,000.

BROOKLYN, N. Y.—Gillies-Campbell Co., 101 Park av, Manhattan, has the general contract for a 4-sty brick and limestone telephone exchange, 60x120 ft. at the corner of Liberty av and Milford pl, for the New York Telephone Co., 15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, \$200,000.

### THEATRES.

JERSEY CITY, N. J.—Jardin Co., Inc., 507 Fifth av, Manhattan, has the general contract for a 2-sty brick, limestone and terra cotta moving picture theatre, 82x150 ft. seating 2,000 on Central av, corner of Sherman pl, Jersey City, for the Standard Theatre Co., 433 Central av, owner, from plans by Eugene DeRosa, 110 West 40th st, Manhattan, architect. Cost, \$235,000.

NEW ROCHELLE, N. Y.—Fleischmann Construction Co., 531 Seventh av, Manhattan, has the general contract for a 3-sty brick and stone theatre addition, 40x200 ft. in Main st, New Rochelle, for Marcus Loew, 1493 Broadway, Manhattan, owner, from plans by Thomas W. Lamb, 644 Eighth av, Manhattan, architect. Cost, \$80,000.



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. "R" for full particulars and a copy of our architects' specification sheet.

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

# J. P. Duffy Co.

## Fire Clay Flue Pipe Partition Blocks

138th Street and Park Avenue  
Phone 281-225 Melrose

# C. E. Halback & Co.

## ORNAMENTAL IRON and STEEL

For Building Construction

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

Phone: Madison Sq. { 8510  
8511

# 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 3330

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

### Manhattan.

#### FACTORIES AND WAREHOUSES.

1ST AV, 702-20, 1-sty bk storage, 72x17, corrugated iron roof; \$2,100; (o) New Amsterdam Gas Co., 130 E 15th; (a) Geo. Francis Kiess, 130 E 15th (80).

#### HOTELS.

8TH AV, 680-686, 14-sty bk hotel & stores, 200x100, slag roof; \$1,500,000; (o) West 48th St. Realty Corp., 241 W 43d; (a) Gronenberg & Leuchtag, 305 5th av (84).

#### STABLES AND GARAGES.

MACOMBS PL, s w c 154th st, 1-sty bk garage, 195x199, plastic roof; \$40,000; (o) Max Weinstein, 194 Bowery; (a) Louis A. Sheinart, 194 Bowery (81).

SPRING ST, 218, 2-sty bk garage & repair shop, 25x100, concr. roof; \$8,000; (o) Louis C. Rasmussen, 456 Canal; (a) Udo S. Baudessen, 824 Jackson av, Bronx (87).

165TH ST, w s, c Edgewood av, five 1-sty fr garages, 9x10, metal roof; \$1,250; (o & a) N. C. Fogel, 667 W 178th (86).

BROADWAY, 1910, 1-sty steel garage, 22x30, steel roof; \$900; (o) G. F. Enos estate, 14 S William; (a) Kolb Portable Building Co., 30 Church (79).

#### STORES OFFICES AND LOFTS.

S WILLIAM ST, 14-16, 12-sty bk office bldg, 42x37, tile roof; \$175,000; (o) Merchants & Shippers Ins. Co., 49 Wall; (a), C. N. Higgins, 19 W 44th (85).

73D ST, 121-139 W, 6-sty bk telephone exch, 192x80, tile roof; \$1,200,000; (o) N. Y. Telephone Co., 15 Dey; (a) McKensie, Voorhees & Gmelin, 1123 Broadway (83).

4TH AV, 268-276, 12-sty bk lofts & showrooms, 98x75, slag & gravel roof; \$400,000; (o) Mary Justie de Peyster Martin, 215 4th av; (a) Geo. & Edw. Blum, 505 5th av (89).

#### MISCELLANEOUS.

AMSTERDAM AV, s e c 140th st, 3-sty bk laboratories & drafting rooms, 193x73, slate roof; \$200,000; (o) City N. Y.; (a) E. Neus, D. B. Steinman Eng. Assoc., 139th & Convent avs (88).

11TH AV, 827, 1-sty bk mill, 30x40, slag roof; \$5,000; (o) C. E. Appleby, 11 John; (a) Jos. C. Cocker, 2017 5th av (82).

### Bronx.

#### DWELLINGS.

BAINBRIDGE AV, e s, 250.6 s 210th st, two 2-sty br dwgs, 22.2x50.5, tile rf; \$3,000; (o) John J. Durkin, 401 W 59th; (a) Jas. A. Kilgour, 31 Springdale av, Newark, N J (123).

MAHAN AV, w s, 150 n Roberts av, two 2-sty hollow tile dwgs, 17x36, asphalt shingle rf; \$15,000; (o) Anna A. Pierson, 1418 Glover; (a) Anton Pirner, 2069 Westchester av (111).

MONTGOMERY AV w s, 198.8 n 176th st, four 2-sty bk dwgs, 21x55, slag rf; \$48,000; (o) Rocton Bldg. Co., Erwin A. Worm, 2426 Morris av, pres.; (a) Moore & Landsiedel, 3d av & 148th st (110).

FAIRMOUNT AV, n s, 80.5 w Throgmorton av, 1-sty fr dwg, 21.3x43, crushed slate asphalt rf; \$1,800; (o & a) Raphael J. Smyth, 240 Tremont av (116).

VAN NEST AV, s s, 25 w Lusting av, 2-sty fr dwg, 21x40, plastic slate rf; \$5,000; (o) Rose Napoli, 140 E 115th; (a) M. W. Del Paudio, 2755 Decatur av (120).

#### STABLES AND GARAGES.

FAILE ST, s e c Whitlock av, 1-sty bk garage, 100x150, rubberoid rf; \$35,000; (o) W. C. P. Realty Co., Philip Wattenberg, 406 E 149th, pres.; (a) Irving Margon, 355 E 149th (115).

190TH ST, n e c University av, 1-sty fr stable, 15x13, tin rf; \$300; (o) Wm. M. Moore, prem; (a) Irving Margon, 355 E 149th (114).

207TH ST, n s, 80 e Bainbridge av, 1-sty t. c. garage, 41.9x20, rubberoid rf; \$600; (o) Mrs. Fredk. Merk, 3204 Bainbridge av; (a) Fredk. Merk, 3204 Bainbridge av (121).

237TH ST, n s, 134 e Martha av, 1-sty hollow tile garage, 12x22, concr. rf; \$400; (o) Diedrich Eggers, 415 E 237th; (a) A. F. A. Schmidt, 604 Courtlandt av (119).

BAINBRIDGE AV, e s, 250.6 s 210th st, 1-sty bk garage, 21x15.6, slag rf; \$900; (o) John J. Durkin, 401 W 59th st; (a) Jas. A. Kilgour, 31 Springdale av, Newark, N J (124).

BRYANT AV, e s, 250 s Oak Point av, 1-sty bk shop & stable, 50x90; \$12,000; (o) Isadore Cristaldi, 187th & So Boulevard; (a) M. W. Del Gaudio, 2755 Decatur av (109).

BROADWAY, w s, 250 n 246th st, 1-sty angle iron garage, 30x40, steel rf; \$900; (o) Mrs. Irene Keough, 1695 Bway; (a) Harry D. Graulich, 1088 2d av (106).

GRAND AV, e s, 173 s Kingsbridge rd, 1 1/2-sty fr garage, 22x20, slate rf; \$2,000; (o) Chas.

E. Mathewson, 2622 Grand av; (a) E. F. Murgatroyd, 3 W 29th (122).

MAHAN AV, w s, 150 n Roberts av, two 1-sty hollow tile garages, 12x18, asphalt shingle rf; \$1,600; (o) Anna A. Pierson, 1418 Glover; (a) Anton Pirner, 2069 Westchester av (112).

WESTCHESTER AV, n e c Rogers pl, 2-sty bk garage, 190.6x175, slag rf; \$100,000; (o) Johnson estate, 30 E 42d; (a) Geo. K. McCabe, 96 5th av (113).

#### MISCELLANEOUS.

EDGEWATER RD, e s, 229.11 s Garrison av, 3-sty bk asphalt plant, 84x67, slate rf; \$90,000; (o) City of N. Y.; (a) Max Hausle, 3307 3d av (117).

HARRISON AV, w s, 751.8 n Morton pl, two 2 1/2-sty fr dwgs, 22x41, asphalt shingle rf; \$20,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, pres.; (a) Moore & Landsiedel, 3d av & 148th (118).

HUNTS POINT AV, e s, 203.4 n Payne av, 1-sty bk shop, 28x98.6, plastic slate rf; \$7,000; (o) Eustace A. Pothmont, 357 3d av; (a) Fredk. Jacobsen, 36 8th av (108).

PARK AV, e s, 100 n 141st st, 1-sty bk shop, 50x168, slag rf; \$20,000; (o & a) Geo. Haiss Mfg. Co., 141st & Rider av (107).

### Brooklyn.

#### DWELLINGS.

AMHERST ST, 21-49, e s, 140 s Shore Blvd, 5-1-sty fr 1 fam dwgs, 26x33.5, shingle rf; \$37,500; (o) eBaumese Realty Co., 160 Bway, Manhattan; (a) Jos. H. Freidlander, 681 5 av, Manhattan (2648).

BEAUMONT ST, 22-50, w s, 140 s Shore Blvd, 5-1-sty fr 1 fam dwgs, 26x33, shingle rf; \$37,500; (o) Beaumese Realty Co., 160 Bway, Manhattan; (a) Jos. H. Friedlander, 681 5 av (2724).

BROWN ST, 2838-46, n e c Leonard & Emmons av, 2-sty bk str & 2 fam dwg, 22x94, slag rf; \$15,000; (o) Dann Realty Corp, 44 Court; (o) Geo. Alexander, Jr., 3402 Av K (2478).

BROWN ST 2816-24, w s, 184.2 n Emmons av, 2-1-sty fr 1 fam dwgs, 20x34, shingle rf; \$36,000; (o) Dann Realty Corp, 44 Court; (a) Geo. Alexander, Jr., 3402 Av K (2480).

SAME PREM, 2-1-sty fr 1 fam dwgs, 20x34, shingle rf; \$4,000; (o) same; (a) same (2481).

SAME PREM, 2-1-sty fr 1 fam dwgs, 22x46.8, shingle rf; \$4,400; (o) same; (a) same (2482).

BROWN ST, 2784-10, w s, 294.2 n Emmons av, 11-1-sty fr 1 fam dwgs, 20x46.8, shingle rf; \$24,200; (o) same; (a) same (2483).

SAME PREM, 5-1-sty 1 fam dwgs, 20x34, shingle rf; \$9,000; (o) same; (a) same (2484).

SAME PREM, 7-1-sty fr 1 fam dwg, 20x37, shingle rf; \$14,000; (o) same; (a) same (2485).

PROSPECT PL, 935-47, n s, 125 w Brooklyn av, 6-2-sty bk 1 fam dwg, 17x45, asbestos shingle rf; \$57,000; (o) Thos. H. Fraser, 215 Montague; (a) A. White Pierce, 26 Court (2705).

E 8TH ST, 899-90, e s, 134 n Av I, 2-2-sty fr 1 fam dwg, 18x47, shingle rf; \$22,000; (o) Cozy Dwelling Corp., 1409 Av J; (a) Fredk J. Dausau, 26 Court (2488).

E 8TH ST, 783-91, e s, 284.5 s Foster av, 3-2-sty bk 1 fam dwgs, 18.8x40, slag rf; \$18,000; (o) David Chisholm, 1742 45th; (a) J. A. Boyle 367 Fulton (2656).

E 10TH ST 1283-93, e s, 24 n Av M, 4-2-sty fr 2 fam dwgs, 20x52, tar rf; \$28,000; (o) Kings Post Realty Co., 391 Fulton; (a) Abraam D. Hinsdale, 17 Hanover pl (2760).

E 11TH ST, 2513-15, e s, 100 s Av Y, 2-2-sty fr 1 fam dwg, 16.1x32.2, shingle rf; \$16,000; (o) same; (a) same (2601).

E 11TH ST, 2650-54, w s, 377.9 s Av Z, 2-1-sty fr 1 fam dwgs, 29x21, shingle rf; \$14,000; (o) Realty Associates Imp. Co., 192 Montague; (a) Slee & Bryson, 154 Montague (2600).

E 11TH ST, 2527-29, e s, 290 s Av Y, 2-2-sty fr 1 fam dwg, 16.1x32.2, shingle rf; \$16,000; Realty Associates Imp. Co., 192 Montague; (a) Slee & Bryson, 154 Montague (2603).

E 11TH ST, 2569-71, e s, 100.3 n Av Z, 2-2-sty fr 1 fam dwgs, 16x32, shingle rf; \$16,000; (o) Realty Associates Imp. Co., 192 Montague; (a) Slee & Bryson, 154 Montague (2678).

E 21ST ST, 1957-9, e s, 255 n Av S, 2-sty fr 1 fam dwg, 20x40, shingle rf; \$7,500; (o) John G. Radcliff, 1260 Rogers av; (a) R. T. Schaefer, 1526 Flatbush av (2798).

E 21ST ST, 815-25, e s, 140 n Av G, 4-3-sty bk 2 fam dwgs, 20x52, tar rf; \$40,000; (o) Malbone Realty Corp., 391 Fulton; (a) Abram D. Hinsdale, Sr., 17 Hanover pl (2762).

W 23D ST, 2813-15, e s, 95 s Neptune av, 2-2-sty bk 2 fam dwgs, 20x32, tar rf; \$14,000; (o) Frank Savano, prem; (a) S. Barclay MacDonald, P. O. Bldg., Coney Island (2738).



W 27TH ST, 2948-52, w s, 380 s Mermaid av, 2-1-sty fr 1 fam dwgs, 14x60, tar rf; \$6,000; (o) Saml. Knoke, prem; (a) Jos. J. Galizia, 2930 W 19th, Coney Island (2623).

W 33D ST, 2750-52, w s, 390 n Neptune av, 4-1-sty fr 1 fam dwg, 24x18, shingle rf; \$8,000; (o) Mathias Magnusen, 3101 Mermaid av; (a) Olof B. Omgren, 230 95th (2584).

E 43D ST, 78-80, w s, 200 n Linden av, 2-2-sty fr 2 fam dwgs, 19x57, tar rf; \$22,000; (o)

E. N. Y. House Wrecking Co., 1904 Pitkin av; (a) Morris Rothstein, 197 Snediker av (2554).

55TH ST, 1449-53, n s, 250 w 15 av, 2½-sty fr 2 fam dwg, asphalt single rf, 25x59; \$20,000; (o) Chas. Israel, 1519 55th; (a) Seelig & Finkelstein, 26 Court (2635).

64TH ST, 2125-59, n s, 200 e 21 av, 12-2-sty fr 2 fam dwgs, 20x52, shingle rf; \$144,000; (o) Mapleton Holding Co., 44 Court; (a) M. S. Cantor, 373 Fulton (2409).

73D ST, 1916-24, s s, 100 e 19 av, 3-2-sty fr 1 fam dwg, 22x40, asphalt shingle rf; \$33,000; (o) Sonnetta Realty Co., 2542 New Haven av, Queens; (a) Morris Rothstein, 197 Snediker av (255).

78TH ST, 113-15, n s, 100 e Colonial rd, 10-2½-sty fr 1 fam dwgs, 14x46, asphalt shingle rf; \$80,000; (o) Morrison Alladyce Con. Co., 463 80th; (a) Thos. Bennett, 7826 5 av (2796).

73D ST, 2025-35, n s, 200 e 20 av, 4-1-sty fr 1 fam dwgs, 16x38, shingle rf; \$10,000; (o) Victor Ardstein, 1028 82d; (a) Burke & Olsen, 32 Court (214).

80TH ST, 2066-68, s s, 120 w 21 av, 2-2-sty fr 1 fam dwgs, 20x48.6, shingle rf; \$20,000; (o) Moralk Realty Co., 174 Bay 29th; (a) Isaac Kallich, 7022 21 av (2699).

83D ST, 2434-48, s s, 260 e 24 av, 5-2-sty fr 1 fam dwgs, 18.6x45.6, shingle rf; \$40,000; (o) 82d St. Bldg. Corp., 121 Bay 26th; (a) Kallich & Subkis, 7922 21 av (2722).

84TH ST, 327-69, n s, 219.6 e 3 av, 18-2-sty bk 1 fam dwgs, 17x45, tar rf; \$180,000; (o) Marba Constn. Co., 550 46th; (a) Thos. Bennett, 7826 5 av (2795).

AV Q, 14-22, s s, 22 w W 13th, 3-2½-sty fr 1 fam dwgs, shingle rf; \$30,000; (o) same; (a) same (2631).

AV Q, 24, s w c E 15th, 2½-sty fr 1 fam dwg, 18x42, shingle rf; \$10,000; (a) Av. Q Co., Inc., 32 Court; (a) Phillip Caplan, 16 Court (2630).

AV U, 615-63, n s, 17 w E 7th, 5-2-sty fr 1 fam dwgs, 16x40, slag rf; \$25,000; (o) same; (a) same (2674).

COLONIAL RD, 7725, n e c 78th, 2½-sty 1 fam dwg, 14x46, asphalt shingle rf; \$8,000; (o) Morrison Allardyer Con. Co., 463 80th; (a) Thos. Bennett, 7826 5 av (2793).

COLONIAL RD, 7717-21, e s, 26 n 78th, 3-2½-sty fr 1 fam dwgs, 14x46, asphalt shingle rf; \$24,000; (o) same; (a) same (2794).

EASTERN PKWAY, 1198-1206, s s, 25 n Rochester av, 2-2-sty bk 2 fam dwgs, 26x62, tar rf; \$40,000; (o) David Schneider, 298 Rochester av, & Saml. Sussulsky, 312 Hopkinson av; (a) Cohn Bros., 261 Stone av (2693).

FARRAGUT RD, 3711-13, n s, 80 e E 37th, 2-2-sty fr 1 fam dwgs, 16x38, shingle rf; \$10,000; (o) Kings Realty Co., Inc., 362 Bway, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (2616).

FARRAGUT RD, 3702, s e c E 37th, 2½-sty fr 1 fam dwg, 16x40, asphalt shingle rf; \$8,000; (o) Michael Nomas, 807 Franklin av; (a) Benj. Driesler, 153 Remsen (2761).

GRAND AV, 545-61, s e c Dean, 6-sty bk factory & lofts, 130x100, slag rf; \$225,000; (o) Sumner Del Co., 245 Fenimore; (a) Boris W. Dorfman, 26 Court (2622).

HOPKINSON AV, 847-51, e s, 160 n Newport av, 2-2-sty bk 2 fam dwgs, 21x58, slag rf; \$24,000; (o) Phillip H. Cooperman, 249 Chester; (a) Abraham Farber, 1746 Pitkin av (2439).

KENT AV, 800-802, w s, 234 n Park av, 3-sty bk rectory, 38x65.4, tin rf; \$15,000; (o) St. Lucy's R. C. Church, prem; (a) Francis J. Berlenback, 260 Graham av (2638).

LIBERTY AV, 676, s e c Cleveland, 3-sty bk shop & 2 fam dwg, 55x27.6, tar rf; \$8,500; (o) Tony Mossa, 675 Liberty av; (a) owner (2411).

MILLER AV, 533-43, e s, 100 n Dumont av, 4-2-sty bk 1 fam dwgs, 19x53.8, asphalt rf; \$60,000; (o) Harry Gordon, 175 Adelphi pl; (a) McCarthy & Kelly, 16 Court (2578).

SHORE BLVD, 1614-24, s w c Oxford, 4-1-sty fr 1 fam dwgs, 19x33, asphalt shingle rf; \$12,000; (o) First Apartment Corp., 67 Liberty av; (a) Nelson & Venderbeck, 15 Maiden la; (2529).

5TH AV, 8807, e s, 60 s 88th, level rf, 3-sty fr 2 fam dwg; \$12,000; (o) Michael Cooper, 243 74th; (a) Albert E. Parfitt, 19 Liberty, Manhattan (2582).

5TH AV, 9254-62, w s, 20 n 94th, 4-3-sty bk str & 2 fam dwg, 20x44, tar rf; \$32,000; (o) Chas. James, 6751 5 av; (a) Sterling Arch Co., 212 Bway, Manhattan (2574).

17TH AV, 8002-4, s w c 80th, 1-sty bk str & 1 fam dwg, 40x92, slate rf; \$15,000; (o) Max Daub, 807 17 av; (a) Sidney Daub, 1752 79th (2455).

FACTORIES AND WAREHOUSES.  
GOLD ST, 50-54, s w c Plymouth, 2-2-sty bk storage, 66x100; \$15,000; (o) Benj. Moore Co., 231 Front; (a) Louis F. Waillant, 394 Graham av (2707).

SANDS ST, 52-54, s e c Adams, 2-2-sty bk factory, 50x118; \$30,000; (o) John H. Maxwell & Son, 259 Pearl, Manhattan; (a) L. F. Waillant, 394 Graham av (2708).

## PLANS FILED FOR ALTERATIONS

### Manhattan.

BROAD ST, 110-122, new openings, skylight, window, doors in 7-sty bk office & storage; \$600; (o) Elbridge T. Gerry, Newport, R 1; (a) John B. Snook Sons, 261 Bway (656).

BROAD ST, 88, remove partitions, stairs, doors dumbwaiter & shaft, str fts in 5-sty bk dwg; \$10,000; (o) estate of Augustus Jay, Westbury, L I; (a) Bruno W. Berger & Son, 121 Bible House (655).

CANAL ST, 505-511, new partitions, toilets, plumbing in 6-sty bk factory; \$4,000; (o) Central Cigar Mfg. Co., 507 Canal; (a) Alexander Baylies, 66 Bible House (633).

CHRYSSTIE ST, 232, remove posts, girders, new girders, beams, walls, partitions, stair, str fronts, ceiling, str fixtures, toilets, in 6-sty bk store & dwg; \$20,000; (o) Frieda Harte, 51 Chambers st; (a) Morris Whinston, 63 Park Row (759).

COMMERCE ST, 18, remove stairs, partitions, alter windows in 2-sty bk dwg; \$1,500; (o) Oliver Harrison Smith, 178 Maiden la; (a) Arthur S. Hildebrand, 50 Vanderbilt av (639).

DIVISION ST, 129, rearrange front, new partitions, bathrooms in 3-sty bk str, factory & dwg; \$900; (o) Abraham Weinstein, 129 Division; (a) Samuel Rosenbaum, 51 Chambers (645).

FRONT ST, 100, remove beams, new stairs, partitions, beams, toilet rooms, walls, ceilings in 5-sty bk office bldg; \$5,000; (o) Frame & Co. 90 Wall; (a) Wm. Froendhoff, 407 W 14th (642).

FRONT ST, 130-4, remove bldg, new ext, wall in two 7-sty bk office bldgs; \$100,000; (o) Elenco Realty Co., 130-4 Front st; (a) Theodore A. Meyer, 117 E 28th (755).

FULTON ST, 252-254, new elevator shaft, skylight, doors, openings in 5-sty bk warehouse; \$1,500; (o) Williams & Wells, 248 Fulton; (a) Seaberg Elevator Co., 407 Douglass, Bklyn (644).

FULTON ST, 147, convert bldg for offices, remove stairs; ANN ST, 22, remodel fronts, raise floor beams, new stairs, f. p. enclosure, floor, fire escapes, elev shaft in 5-sty bk store & lofts; \$25,000; (o) Julius Herrick, 49 Nassau st; (a) Samuel Levinson, 405 Lexington av (760).

MAIDEN LA, 85, remove piers, new dormers, partitions, toilet, windows, stairs in 4-sty bk office bldg; \$2,000; (o) S. Meyer, C. Hoffman, Dewitt Fox, 15 E 40th; (a) Wm. A. Giesen, 1879 Southern blvd (638).

PEARL ST, 274, remove stairs, partitions, rf, chimney, wall, new stairs, partitions, walls, rf, chimney, elev shaft, fire escape, frt in 4-sty bk str & factory; \$4,500; (o) Samuel Gottlieb & Theodore H. Wegeman, 107 Fulton; (a) Chas. M. Straub, 147 4th av (653).

RIVINGTON ST, 114, remove str frt, lower beams, sidewalk, new stairway in 6-sty bk str & offices; \$3,500; (o) Abraham Segel, 31 E 84th; (a) Robert T. Schaefer, 1526 Flatbush av, Bklyn (650).

SOUTH ST, 17, remove partitions, new partitions, cut new openings in 7-sty bk offices; \$20,000; (o) A. J. Barker Savage, 15 South; (a) Jacob Fisher, 25 Av A (641).

17TH ST, 411 W, remove fr bldg, stable, new ext, partitions, floors, elev in 4-sty bk storage & garage; \$25,000; (o) Popper, Gray & Co., 411 W 17th; (a) C. W. & R. C. Peckworth, 1170 Bway (646).

25TH ST, 126-8 E, remove wall, rearrange floor, new front, ext stairs, plumbing, heating plant in two 3-sty bk offices & showrooms; \$25,000; (o) B. W. Mayer, 2 W 33d; (a) W. Lee Meader, 2 W 33d (699).

27TH ST, 145-7 W, remove partitions, plumbing, stairs, walls, courts, new partitions, plumbing, elev stairs reinforce floors in 6-sty bk factory; \$60,000; (o) Conrad Glaser, 39 Vermilyea av; (a) Springsteen & Goldhammer, 32 Union sq (675).

34TH ST, 225-41 W, remove fronts, alter partitions, change floor levels, new show windows in nine 3 & 4 store & dwgs; \$75,000; (o) Vincent Astor, 23 W 26th; (a) Philip J. Rocker & Patrick J. Murray, 569 5th av (765).

44TH ST, 103 W, remove partitions, new show front, partitions, wall in 4-sty bk str & hotel; cost, \$—; (o) Harry Silverman, 324 W 51st; (a) Andrew R. Fritz, 220 W 121st (692).

52D ST, 133 W, remove frt, new str frt, rf, beams & columns, skylights, windows, fire escapes, plbg, steam htg, elec work, mason work, carpenter work, ptg in 3-sty bk mfg & offices; \$3,000; (o) Braymore Co., Inc., 133 W 52d; (a) Archibald Cook, 103 Park av (648).

56TH ST, 44 W, remove walls, raise floor beams, new exts, front, stairs, hall, elev, fire escapes plumbing, electric wiring in 5-sty bk show & work rooms; \$20,000; (o) 44 W 56th St Corp., 209 W 117th; (a) Herts Bros. Co., 20 W 57th (724).

58TH ST, 50 W, raise floors, remove wall, new

## IF YOU ARE BUILDING OR ALTERING

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

### FRANK & FRANK CONTRACTING CO., INC.

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

## For Quickest and Best Blue Prints and Photo Prints

### THE ELECTRO SUN CO.

27 THAMES ST. NEW YORK CITY  
Tel. Rector 2728-5288 AL. WEILL, Mgr.

Phone: Riverside 10437

## VOGEL and ROTKIN Painters and Decorators

Painters' Supplies  
Offices and Lofts a Specialty  
703 AMSTERDAM AVE., NEW YORK

TELEPHONE: AUTOMOBILE  
AUBUDON 364-2034 DELIVERY

## JAMES A. COUGHLIN LUMBER AND MOULDINGS

Amsterdam Avenue and 154th Street  
NEW YORK

DOORS VENEERED PANELS  
SASH COMPO BOARD  
BLINDS SAND  
CEMENT

## 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

## 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: Sterling 1996



sty, pent house, ext, elev in 4-sty bk store & studios; \$70,000; (o) Isaac Long, 102 Warren; (a) Pleasants Pennington, 2 W 41st (696).

60TH ST, 20 W, new str frt, stairs, partitions, windows, toilets in 2-sty bk garage; \$2,000; (o) Madison Fire & Rubber Co., 40 E 62d; (a) W. F. Staab, 30 E 42d (637).

67TH ST, 14-16 E, remove rf, new partitions, swimming pool, wall, vault, ext, stairs, rf in 2-4 & 6-sty bk dwgs; \$30,000; (o) Jeremiah Milbank, 40 Wall; (a) Dodge & Morrison, 135 Front (636).

70TH ST, 22 E, & 80 MADISON AV, rearrange floor, partitions, new store front, entrance, stairs, dumbwaiter shaft, opening in two 4-sty bk store & dwgs; \$35,000; (o) 22 E 70th St Corp., 52 William; (a) P. J. Rocker & P. J. Murray, 569 5th av (668).

86TH ST, 169 E, new marquee in 4-sty bk theatre; \$300; (o) Loew's Theatrical Enterprises, Inc., 1493 Bway; (a) Sol. Oberwager, 306 W 52d (634).

116TH ST, 176-180 E, remove walls, beams, columns, new floors, columns, runways, stairs, walls, windows, in 3-sty bk garage; \$40,000; (o) Morris Borsodi, 115 Bway; (a) Benj. W. Levitan, 7 W 45th (647).

**Bronx.**

TIMPSON PL, 539, new cement floor, steel girders & cols, bk piers to 2-sty bk dwg & garage; \$12,000; (o) Wm. Davis, prem; (a) Irving Margon, 355 E 149th (82).

WESTCHESTER SQ, 111, raise floor 3 & new partitions to 2-sty bk factory; \$3,000; (o) Jas. G. Blaine, 162 W 120th st, lessee; (a) Barbatier & Dietz, on prem (96).

149TH ST, 323-25, new entrance, new str fts, partitions to two 4-sty bk str & tnts; \$1,200; (o) Mrs. Eliz. Wolski, Perryville, Md.; (a) A. E. Davis, 258 E 138th (87).

183D ST, 505, new str front, new bms & new partitions to 2-sty bk str & dwg; \$500; (o) Gaetano Dentini, on prem; (a) Robt. Glenn, 358 E 151st (98).

BAILEY AV, 2892, new plumbing, partitions to 3-sty bk dwg; \$2,000; (o) Jos. J. Brennan, on prem; (a) Eli Benedict, 352 Convent av (91).

BOSTON RD, 1347-9, new bk front, rf & new partitions to 2-sty bk offices & assembly rooms; \$25,000; (o) Bronx Bakers Labor Temple, on prem; (a) Max Miller, 2489 Tiebout av (88).

CITY ISLAND AV, 265, new plumbing, partitions to 2-sty fr dwg; \$500; (o) Ophelia Vail, on prem; (a) Moore & Landsiedel, 3 av & 148th (99).

DECATUR AV, 2573, 2-sty fr ext, 12.6x19.6, 2 1/2-sty fr str & dwg; \$3,000; (o) Bernard Ruff, on prem; (a) Chas. S. Clark, 441 Tremont av (89).

FORDHAM RD, s e c Davidson av, 1-sty bk & fr extension, 6.11x12, & new toilet to 1-sty fr str; \$3,000; (o) Mt. Eden Realty Co., W. R. Osborn, 9 W. Fordham rd, pres; (a) Moore & Landsiedel, 3d av & 148th (85).

JEROME AV, 1944, new partitions to 1-sty bk laboratory; \$1,200; (o) Henry D. Patton, 27 Cedar; (a) Benj. Ascher, 51 W 66th (97).

PARK AV, 3606, 2-sty bk extension, 21.8x 12.75 to 2-sty fr office & shop; \$1,000; (o) Wm. V. Keehule, 1034 Prospect av; (a) Wm. V. Keehule Co., 1035 Stebbins av (84).

THERIOT AV, n s, 1374, 1-sty fr extension, 20x3, & new veranda to 2-sty fr dwg; \$300; (o) Walter Bertenburg, 2120 Mapes av; (a) Anton Pirner, 2069 Westchester av (83).

WEST FARMS RD, 1924, new girders, ports & stairs to 2-sty fr factory; \$500; (o) Dr. C. A. Becker, 440 Tremont av; (a) Wm. H. Meyer, 1861 Carter av (86).

3D AV, 3412, new str front, steel beams, cols, girders & partitions to 2-sty bk str; \$5,000; (o) Louisa K. Kuntz, 261 E Highbridge rd; (a) L. E. Denslow, 44 W 18th (90).

**Brooklyn.**

BERGEN ST, 1555-7, n s, 300 e Schenectady av, ext int & windows, 2-sty fr str & 2-fam dwg; \$2,000; (o) Jacob Katz, 1526 Bergen st; (a) Th. A. Engelhardt, .05 Bway (2388).

BRIDGEWATER ST, 23-24, s s, 250.11 w Meeker av, roof on 3-sty bk factory; \$15,000; (o) L. I. Soap Co., prem; (a) David M. Ash, 1 Madison av, N Y C (2379).

COLUMBIA ST, 270, w s, 40 s Carroll st, int & plbg, 3-sty str & 2-fam dwg; \$800; (o) Morris Sindell, 272 Columbia; (a) Jack Fein, 211 Snedeker av (2369).

COURT ST, 312, w s, 110 n Sackett st, int, 3-sty str & 2-fam dwg; \$500; (o) Nathan Pintchik, 403 Court; (a) Philip Freshman, 318 Columbia (2371).

FREEMAN ST, 36-38, s s, 175 w West, steel rf, ventilator 2-sty bk boilers & evaporators; \$2,500; (o) N. Y. Inebrocho Extract Co., 80 Maiden la, Manhattan; (a) L. G. Fischer, 913 Union (2341).

JEROME ST, 511, e s, 80 s Blake av, int & plumbing 3-sty bk shop & 3 fam; \$2,000; (o) Rose Nathanson, prem; (a) E. M. Adelson, 1778 Pitkin av (2333).

KIMBALL ST, 508, w s, 580 s Av W, ext to boat house; \$600; (o) Coleman Est, prem; (a) Chas. Johnson, 253 58th (2328).

**THE JOHN C. ORR COMPANY**  
**LUMBER AND TIMBER, FLOORING AND CEILING**  
 OF ALL KINDS  
**INDIA, JAVA, WEST AND HURON STREETS**  
 BORO OF BROOKLYN

**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**

**J. H. NIEWENHOUS, President**  
**M. NIEWENHOUS, Treasurer**  
 316-318 EAST 161ST STREET

**H. S. NIEWENHOUS, Secretary**  
**A. W. TREAT, General Manager**  
 NEW YORK

PHONE: ASTORIA 2984 ESTABLISHED 25 YEARS  
**YOU CAN HAVE THE THREE**  
**"RELIABILITY, DURABILITY and EFFICIENCY"**  
**L. S. Aspromonte & Son,** 21 Carver St., Long Island City, N. Y.  
**CONTRACTING PLASTERERS**

**WELLS ARCHITECTURAL IRON CO.**  
 Manufacturers of Ornamental Iron Work  
 Phone—Melrose { 8290 Office and Factory, River Ave. and East 151st St.  
 { 8291

Page  
Cover  
467

**LEHIGH CEMENT**

**-the National Cement**  
**15 Mills from**  
**Coast to Coast**

**LEHIGH PORTLAND CEMENT COMPANY**  
 ALLENTOWN, PA. CHICAGO, ILL. SPOKANE, WN.

New York, N. Y. Jacksonville, Fla. Omaha, Nebr.  
 Boston, Mass. Kansas City, Mo. Pittsburgh, Pa.  
 Philadelphia, Pa. Minneapolis, Minn. Mason City, Iowa  
 Buffalo, N. Y. Newcastle, Pa. Richmond, Va.





# John P. Kane Company

TROWEL  
PORTLAND CEMENT

MASONS'  
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

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

## EDWARD CORNING COMPANY, BUILDERS

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 Stag St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

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

High Grade  
Watchman's Service

## HOLMES PATROL

Regular Post Patrol and Special Watch.  
Day and Night. Capable, Sober, Reliable,  
Efficient.

Day Tel.: Cortlandt 10  
26 CORTLANDT STREET

Holmes Electric Protective Company

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

## "McLaury for Tile"

Tile, wherever used, is a mark of cleanliness and neatness, productive of good health and sanitation. Its durability, combined with its possibilities for color and design makes tile the only satisfactory material for much of the interior work in modern up-to-date buildings of every type. It may be to your interest to consider tile on your next project and by consulting us you will save time and money.

D. H. McLAURY  
TILE CO., Inc.

103 Park Ave., New York

Tel. { 9764 } Murray Hill  
{ 9765 }



## The Lawrence Cement Company

1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

## WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th St.

Phone Longacre 670

# A.B.S.E.E.

ELECTRIC  
ELEVATOR  
COMPANY

220 BROADWAY  
NEW YORK