

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, 1920, by The Record and Guide Company

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

VOL. CV
NO. 23 (2725)

NEW YORK, JUNE 5, 1920

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

| | |
|-------------------------------------|------------|
| A B See Electric Elevator.4th Cover | |
| Ackerly, Orville B., & Son..... | 746 |
| Adler, Ernest N..... | 746 |
| Altmayer, Leon S..... | 745 |
| American Bureau of R. E..... | 746 |
| Ames & Co..... | 745 |
| Amy & Co., A. V..... | 745 |
| Anderson & Co., James S..... | 736 |
| Armstrong, John..... | 746 |
| Aspromonte & Son, L. S..... | 763 |
| Atlantic Terra Cotta Co..... | 750 |
| Automatic Fire Alarm Co..... | 756 |
| Bauer, Millbank & Molloy.2d Cover | |
| Beale Co., Harry S..... | 748 |
| Beaumont Co., G. B..... | Title Page |
| Bechmann, A. G..... | 746 |
| Benzing Co., Jos. H..... | 760 |
| Birdsall, Daniel, & Co..Front Cover | |
| Boylan, John J..... | 745 |
| Brown, Frederick.....2d Cover | |
| Brown Co., J. Romaine.Front Cover | |
| Bulkley & Horton Co..... | 746 |
| Busher Co., Eugene J..... | 745 |
| Butler & Baldwin..... | 745 |
| C. H. Motors Co..... | 754 |
| Cammann, Voorhees & Floyd..... | 745 |
| Carpenter, Leonard J..... | 745 |
| City Investing Co..... | 736 |
| Classified Advertisements..... | 747 |
| Corning Co., Edward...4th Cover | |
| Corwith Brothers..... | 749 |
| Coutoucas, Nicholas.....2d Cover | |
| Cross & Brown.....Front Cover | |
| Cruikshank Co.....Front Cover | |
| Cruikshank Sons, Wm.Front Cover | |
| Cudner R. E. Co..... | 745 |
| Cushman & Wakefield.Front Cover | |
| Cutler & Co., Arthur..... | 746 |
| Cutner, Harry B..... | 745 |
| Davies, J. Clarence..... | 749 |
| Day, Joseph P..... | 740-745 |
| Dean & Co., W. E.....2d Cover | |
| Dike, O. D. & H. H..... | 746 |
| Dowd, James A..... | 746 |
| Duffy Co., J. P..... | 758 |
| Duross Co..... | 745 |
| Dwight, Archibald & Perry..... | 745 |
| Electro Sun Co..... | 762 |
| Elliman & Co., Douglas L..... | 736 |
| Ely & Co., Horace S..Front Cover | |
| Empire Brick & Supply.4th Cover | |
| English, J. B..... | 745 |
| Feldblet-O'Donnell..... | 763 |
| Feuerbach, F. J..... | 746 |
| Finch & Co., Chas. H..... | 761 |
| Finegan, Austin..... | 745 |
| Fischer, J. Arthur..... | 745 |
| Fox & Co., Fredk..... | 745 |
| Frank & Frank..... | 758 |
| Fuller Co., Geo. A..... | 756 |
| Gates, Elmer..... | 746 |
| Gold, Louis..... | 758 |
| Goodstein, Harry.....2d Cover | |
| Goodwin & Goodwin..... | 745 |
| Hecla Iron Works..... | 763 |
| Hess, M. & L., Inc.....Front Cover | |
| Holmes Elec. Protective.4th Cover | |

TABLE OF CONTENTS.

| | |
|---|-----|
| Editorials..... | 737 |
| New Building on Fifth Avenue for Banking House..... | 738 |
| Enormous Increase in Telephone Traffic and Installations..... | 738 |
| Direct State Tax on Realty and Personalty \$2.69 per \$1,000..... | 739 |
| Real Estate for the Current Week..... | 741 |
| Private Sales of the Week..... | 741 |
| Real Estate Notes..... | 748 |
| Statistical Table of the Week..... | 749 |
| Building Planned to House Leather and Allied Trades..... | 751 |
| Lack of Essential Material Halts Many Large Projects..... | 752 |
| Vast Amount of New Construction Waiting for Materials..... | 753 |
| Personal and Trade Notes..... | 753 |
| Trade and Technical Society Events..... | 753 |
| Building Material Markets..... | 754 |
| Current Building Operations..... | 754 |
| Contemplated Construction..... | 756 |
| Plans Filed for New Construction..... | 759 |

Advertising Index

Page

| | |
|--|-----------|
| Niewenhou Bros., Inc..... | 763 |
| Noyes Co., Chas. F.....Front Cover | |
| Ogden & Clarkson Corp..... | 745 |
| O'Hara Bros..... | 746 |
| O'Reilly & Dahn..... | 745 |
| Orr & Co., John C..... | 757 |
| Payton, Jr., Co., Philip A.2d Cover | |
| Pease & Elliman.....Front Cover | |
| Pflom, F. & G.....Front Cover | |
| Poe, James E..... | 747 |
| Pomeroy Co., Inc., S. H..... | 760 |
| Porter & Co.....Front Cover | |
| Purdy & Co..... | 760 |
| Rafalsky Co., Mark.....Front Cover | |
| Ray Willes, Inc..... | 745 |
| Read & Co., Geo. R.....Front Cover | |
| Realty Associates..... | 749 |
| Realty Company of America..... | 736 |
| Realty Supervision Co..... | 762 |
| Richardson & Boynton Co..... | 759 |
| Ritch, Wm. T..... | 756 |
| Roman-Callman Co..... | 747 |
| Ruland & Whiting.....Front Cover | |
| Runk, George S..... | 745 |
| Ryan, George J..... | 745 |
| Sasse, Geo. W..... | 746 |
| Schindler & Liebler..... | 746 |
| Schwiebert, Henry..... | 746 |
| Scoble..... | 745 |
| Seaver & Co., Frank A..... | 746 |
| Smith Co., Inc., E. C..... | 752 |
| Spear & Co..... | 736 |
| Spotts & Starr..... | 746 |
| Steinmetz, John A..... | 746 |
| South Ferry Realty Co..... | 736 |
| Straus & Co., S. W..... | 748 |
| Thompson Co., A. G..... | 749 |
| Title Guarantee & Trust Co.2d Cover | |
| Trageser Steam Copper Works, John..... | 757 |
| Tucker, Speyers & Co..... | 745 |
| Tyng & Co., Stephen H., Jr..... | 736 |
| Ullman..... | 746 |
| United Electric Light & Power Co..... | 743 |
| Uris Iron & Steel Corp., Abe..... | 4th Cover |
| Van Valen, Chas. B.....2d Cover | |
| Vorndrans Sons, Christian..... | 748 |
| Walsh, J. Irving..... | 745 |
| Watson Elevator Co., Inc.4th Cover | |
| Weld & Suydam..... | 736 |
| Wells Architectural Iron Co..... | 763 |
| Wells Sons, James N..... | 745 |
| Welsch, S., Sons..... | 746 |
| Wheeler, G. C. & A. E..... | 758 |
| Wheeler Realty Corp..... | 746 |
| White Const. Co., Inc., The..... | 744 |
| White & Sons, Wm. A..... | 736 |
| Whiting & Co., Wm. H.Front Cover | |
| Winter, Benjamin.....2d Cover | |
| Wood-Dolson Co.....Front Cover | |
| Wyckoff, Walter C..... | 745 |
| Zicha Marble Co., A. R..... | 761 |
| Zittel & Sons, Fredk..... | 745 |

| | |
|----------------------------------|-------------|
| Hydgrade Builders Supply Co..... | 755 |
| Hydraulic Stone Corp..... | 761 |
| Jackson, Daniel H.....2d Cover | |
| Kane Co., John P.....4th Cover | |
| Kennelly, Bryan L., Inc..... | 742-45 |
| Kerns Co., James F..... | 746 |
| Kilpatrick, Wm. D..... | 736 |
| Kinnear Mfg. Co..... | 756 |
| Kloes, F. J..... | 760 |
| Knap & Wasson Co..... | 745 |
| Kohler, Chas. S., Inc..... | 736 |
| Lackman, Otto..... | 746 |
| Lawrence Cement Co.....4th Cover | |
| Lawrence, Blake & Jewell..... | 736 |
| Lawyers' Title & Trust Co..... | 747 |
| Leaycraft & Co., J. Edgar..... | Front Cover |
| Lehigh Portland Cement Co..... | 763 |
| Leonard Sheet Metal Works..... | 761 |
| Leist, Henry G..... | 746 |
| Livers, Robert..... | 746 |

| | |
|----------------------------------|-----|
| Levin, Inc., Jacob & Morris..... | 760 |
| Losere, L. G..... | 746 |
| Mack Co., James C..... | 758 |
| Manning & Trunk..... | 745 |
| Martin, H. Samuel..... | 745 |
| Maurer & Son, Henry...4th Cover | |
| Maxwell, J. S..... | 745 |
| May Co., Lewis H..... | 745 |
| McInerney, John F..... | 761 |
| McLaughlin, Thomas F..... | 746 |
| McMahon, Joseph T..... | 743 |
| Miller & Co., A. W..... | 745 |
| Mississippi Wire Glass Co..... | 762 |
| Moors, J. K..... | 745 |
| Morgenthau, Jr., Co., M..... | 747 |
| Moses & Moses..... | 749 |
| Nail & Parker..... | 736 |
| Nason Realty Co.....2d Cover | |
| National Electrical Lab. Co..... | 748 |
| Nehring Bros..... | 745 |
| Newins, Harvey B.....2d Cover | |
| New York Edison Co., The..... | 757 |
| New York Title & Mortgage Co.736 | |

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 Pining 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 82-84 Nassau Street

Phone: John 79

FOR LEASE ON LONG TERM

Four-Story Building, on Lot 26x100.
Desirable location, near Custom House.
Suitable for altering for business.

APPLY TO

South Ferry Realty Co.

Clarke G. Dailey, President
115 Broadway, New York City

Wm. A. White & Sons

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

46 Cedar Street
Established 1868

WELD AND SUYDAM

Incorporated

Member of Real Estate Board, N. Y.

SPECIALISTS IN

Real Estate of
Highest Class

For Sale For Lease
For Investment

Fifth Avenue Guaranty Building

522 Fifth Avenue

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

Lawrence, Blake & Jewell

Mortgage Loans
Sales and Rentals
Business Properties

115 Broadway

Tel. 4000 Rector

Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAK BY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

IF YOUR PROPERTY IS
IN THE MARKET

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

Spear & Co.
REAL ESTATE

840 BROADWAY NEW YORK

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

Douglas L. Elliman & Co.

REAL ESTATE and INSURANCE

Now in Their New Building

15 East 49th Street

Tel. Plaza 9200



City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE. DOWLING, President

EDITORIAL

Mr. Tyng's Excellent Suggestion

Mr. Stephen H. Tyng, president of the Real Estate Board, calls the attention of the 225,000 real estate owners of the city to the importance of their mobilization into a compact, aggressive organization for the protection of their interests against attacks which tend to decrease realty values. Co-operation of investors is necessary if hostile legislation and unreasonable gouging of taxpayers for superfluous "improvements" and exorbitant salary grabs is to be successfully combatted.

"Real estate is on the defensive," declares the statement issued by Mr. Tyng. "The positive action taken by the Legislature proves this. It is proved no less by the negative performance of the Legislature and again by the tendency at Washington. Real estate is a shining mark for every legislator who wishes to become popular at the expense of the property-owner. It is a short-range target for every legislator who sees in it a sure source of revenue to support class legislation, factory workers' bills, welfare measures—anything, in short, that looks like a vote getter."

If real estate owners had been organized, Mr. Tyng rightly insists, the new rent laws could not have been passed as they were at the instance of a comparatively few vociferous agitators who had only a semblance of organization. Instead the bills providing for the exemption of the income up to \$40,000 from mortgages, and the measure licensing real estate brokers, as well as other constructive legislation in the program of the Real Estate Board might have been passed. To show that real estate has been unjustly treated, Mr. Tyng brings out figures tabulated by the National Industrial Conference which prove that rentals throughout the country rose approximately 35 per cent. from July, 1914, to November, 1919, whereas the increase in the cost of clothing was 135 per cent.; food 92 per cent., and fuel, light and heat 48 per cent. In New York City for the same period the figures prepared by the United States Labor Department show increases in rentals of 23.39 per cent.; 219.66 per cent. for clothing; 172.92 per cent. for furniture; 90.95 per cent. for food, and 50.63 per cent. for fuel and light. These official statements indicate that landlords have not been "profiteering"—have not even been just to themselves in the safeguarding of their own interests.

Unless the deplorable situation is to continue and real estate owners be subjected to further intolerant criticism and vituperation they must join and support a central organization for the exertion of unified efforts for their mutual protection and betterment. The Real Estate Board, the directorate of which include some of the foremost realty men in the city, already with a well-seasoned organization and having an enviable record for substantial work advantageous to all property-owners, offers the best medium for the unification of efforts to secure just laws and equitable administration of the state's and city's finances

so that realty shall again become, as it formerly was always held to be, a safe and conservative medium for investment.

It is therefore the duty of every property-owner to enroll in the membership of the Real Estate Board. Mr. Tyng points out that there are 225,000 real estate owners in the city, with a potential voting power of approximately 1,000,000. It must not be overlooked that this whole subject concerns not only real estate owners and lenders but millions who are depositing in savings banks or who hold policies in life insurance companies, the security back of which consists chiefly of real estate.

All of these have a responsibility as taxpayers and good citizens growing out of the ownership and use of real estate, upon which the whole financial structure of the city and the state is based. Part of this responsibility is to see that, while good and economical government is secured, legislative and official powers are not abused. For these abuses react on the whole community.

Must Be Settled Right

Leaders in the movement to keep the Port of New York open at all times have decided to form a permanent organization, backed by \$5,000,000 of capital. Under this plan, it is believed by the Citizens' Transportation Committee, the commerce of the metropolis can be insured against such frequent interruptions as have occurred recently because of labor disturbances.

This is the outstanding feature of the week's developments in the local situation. Governor Smith, after making a personal investigation as to the facts, reached the only logical conclusion possible in the circumstances, namely, that the rights of the public must have first consideration. The Governor, while insisting that the primary step must be the return of the strikers to their work, offered to appear personally before the Interstate Commerce Commission to urge an increase in freight rates so that the wages of the coastwise workers could be put on the same basis as those of the deep sea men. Although Governor Smith made this public-spirited offer early in the week the strikers had not taken advantage of it up to Friday.

Before this issue of the Record and Guide reaches its subscribers the strikers may have voted to return to work. In that event, of course, the metropolis will gain the advantage of getting business along the water front moving once more. Helpful as that development would be, however, careful students of the problem will not be misled by such a temporary solution. The Citizens Transportation Committee and the important commercial bodies back of it have reached the definite conclusion that this matter will never be settled until it is settled right. The leaders in the movement to keep this port open at all times have indicated their reluctance to wage a contest for the "open shop" principle, but they also have made it very clear that if the labor

leaders force them into such a contest they are prepared to take up the challenge and fight it out along those lines.

The position of the business interests of the metropolis is clearly outlined in the committee's declaration that "regardless of the attitude of the striking long-

shoremen and other employes of the coastwise shipping lines and the sympathetic efforts of the teamsters, the committee is resolved to continue its work in order to keep the channels of commerce freed of all obstructions and maintain to our citizens the rights guaranteed to them by the Federal and State constitutions."

Urges Upon Federal Reserve Board Relief of Housing

M. MORGENTHAU, JR., past president of the Real Estate Association of the State of New York and a nephew of Henry Morgenthau, recently nominated as Ambassador to Mexico by President Wilson, who has been engaged in the real estate and allied businesses in New York and Florida for over twenty years and is president of the M. Morgenthau, Jr., Co. and vice-president of the Associated Realty Investors, Inc., has addressed a public letter to Governor W. P. G. Harding of the Federal Reserve Board criticizing his omission of housing from his list of the basic necessities of life which should be given preference in loans and urging him to issue a ringing statement to the Federal Reserve banks to correct this.

In Mr. Morgenthau's letter he says:

"In your statement dated May 24 you are quoted as saying: 'The board is insisting that all banks use discriminating judgment in making loans, giving preference to those which are necessary for the production and distribution of the basic necessities of life, such as clothing, food and fuel. In the exercise of this discrimination it is necessary to have the restraining influence of a rate.' It certainly is strange that you do not include among the 'basic necessities of life' housing.

"Unless something is done, and done quickly, to encourage a revival of the building industry, in so far as it pertains to housing, we will soon face a situation beside which the present hue and cry against the high cost of living will be insignificant. Under these circumstances it seems evident that it is the patriotic duty of the Federal Reserve Board to make a study of this situation and to assist in preventing

just such a crisis. There seems to be an entirely unjustified prejudice among the Federal Reserve banks against loans to those engaged in the building industry and collateral lines. This prejudice should immediately be removed and builders be supplied with the necessary credit to encourage them to go ahead with the construction of more houses.

"I realize fully that the Federal Reserve banks cannot undertake to finance the construction of homes with permanent mortgages. Their funds must be kept liquid, while it is the function of the savings banks, insurance companies and other institutions which have funds for permanent investment to take care of these permanent loans.

"On the other hand, there is absolutely no reason why the Federal Reserve banks should not be encouraged to make the temporary loans which these builders require during construction and which will afterward be refinanced with permanent loans by these savings banks and other institutions. They should also lend liberally to builders who are constructing homes on contract and who require temporary credit to carry out these operations.

"May I not urge upon you the importance of a ringing statement to the banking fraternity calling attention to the critical condition of the housing situation and the imperative need for additional construction, together with a statement that you did not intentionally omit housing from your list of basic necessities of life? It may also be advisable for you to state clearly that housing construction is dependent on bank credits and that you consider loans to those engaged in the industry which is supplying this necessity 'essential loans' and worthy of every encouragement at this time."

New Building on Fifth Avenue for Banking House

M.ARKING the steady march of structural improvement north of Fifth avenue, a plot 100x180 at the northeast corner of the avenue and 46th street, and forming part of the site of the Windsor Arcade, which marked the site of the destroyed Hotel Windsor, will be improved with a nine-story mercantile building by the banking and brokerage firm of S. W. Straus & Co., who have leased the land from Robert W. Goelet for a long term of years. The lessees are now at 150 Broadway, and the improvement will mark the moving of a firm from the Wall street neighborhood to a part of the city that has been characterized as "Little Wall Street."

The new building will involve the expenditure of \$4,000,000 and its owners will occupy three floors of it for their own business purposes and also the basement, the latter of which will be devoted to safe deposit boxes and vaults. There will be a broad marble stairway leading from the Fifth avenue entrance to the main banking floor. With a 41-foot ceiling,

the counting room will be of striking design. The main floor will be the size of the plot, 100x180 feet. There will be two mezzanine floors. On the roof will be an inclosed playground, lunchroom and recreation quarters for the employes of W. S. Straus & Co. The street floor will be divided into shops for retailers.

Because they are retailers in finance, S. W. Straus says that the Fifth avenue neighborhood they are to be in is more advantageous for his firm than the nation's wholesale section in and near Wall street. During the last five years numerous financial firms have moved uptown in order to be in a district more accessible for their clients. The building that S. W. Straus & Co. will put up on the Fifth avenue corner will be, too, a more permanent advertising feature for their business as well as a choice location.

So much of the building as remains unused by the owners will be rented for business offices. It is probable that other financial firms will take quarters in the building.

Enormous Increase in Telephone Traffic and Installations

L.ANDLORDS as well as tenants will be interested in the reasons given by the officials of the New York Telephone Company for the conditions of service at the present time.

J. S. McCulloh, vice-president of the company, has issued an explanation of the company's inability to fill 64,843 applications for telephones.

He said that the increase of telephone traffic this year over that of 1919 is equal to the total of a city the size of Philadelphia. He said that 35,418 new telephones were installed in January, February, March and April, but the shortage of fab-

ricated material, with other industrial handicaps over which the company had no control, prevented it from immediately meeting the increased demand for service.

"We have increased our force of operators from about 8,600 on January 1, 1910, to over 14,000 on May 15, 1920. We have improved the quality of the service rendered. Our operators answer calls to-day in one-half the time it took at the beginning of the year. We have added 100,000 miles of wires to our system, and have put in 138 sections of switchboard.

"Our program this year in New York City alone calls for an expenditure of more than \$32,000,000."

REAL ESTATE SECTION

Direct State Tax on Realty and Personalty \$2.69 per \$1,000

Highest Rate on Record Fixed by Commission in Order to Raise Money to Pay Increased Salaries to Teachers

(Special to the Record and Guide.)

Albany, June 3, 1920.

THE State Tax Commission has announced that the direct tax to be levied on real and personal property for 1920 will be \$2.69 on each \$1,000 of assessed valuation. This is an increase of \$1.63 per \$1,000 over the rate for 1919, and is made necessary chiefly by reason of the 1½ mills tax to provide salary increases for school teachers.

There will be raised the sum of \$35,000,000 through direct taxes, as compared with \$14,000,000 required last year. Of this about \$20,000,000 will go to the teachers. The 1920 tax rate is the highest in thirty years.

There is also a sweeping increase in assessment valuations throughout the state. This advance is due to the manner of distribution of the income tax moneys among the various localities. An incentive for high assessments is furnished because the income tax receipts are distributed upon a basis of assessed valuation.

The total assessed valuation of property in the state is fixed at \$12,989,433,000, an increase of \$321,000,000 over last year. Of this valuation \$12,625,190,000 is on real property.

There is a drop in the assessed valuation of personal property of about \$60,000,000, due to the income tax law, which removes from local assessment all intangible personal prop-

erty. As the average assessment rate in the state is fixed at 85.93 per cent., the five counties comprising Greater New York will be given considerable reductions from the new rate. This is done to apportion properly the state tax. The deductions to be made are:

Bronx, where the rate was fixed at 95 per cent., \$57,000,000; Kings, where the rate was 94 per cent., \$166,000,000; New York, where the rate was 95 per cent., \$494,867,000; Queens, where the rate was 89 per cent., \$21,908,000, and Richmond, where the rate was 89 per cent., \$3,849,000.

This total of more than \$700,000,000 of assessed valuations is to be made up in upstate counties, where assessment rates were below the equalization of 85.86 per cent.

The increase in assessed real property in New York City, including special franchise property, over last year is \$158,975,480. Of the \$60,000,000 decrease in personal property assessments Greater New York carries about \$51,000,000.

Auction Sale of 2000 Lots in Queens Next Saturday

IN Jamaica, the gateway to Easterly Queens Borough, Nassau and Suffolk Counties (L. I.) on Saturday, June 12, and Monday, June 14, will be held one of the most important and interesting sales of real estate, by public auction, ever held in the fast growing Borough of Queens.

The property to be sold by Joseph P. Day, auctioneer, consists of the remaining portion of Jamaica Estates, comprising the heavily wooded, highland section that rises north from Hillside avenue, extending to the Union Turnpike, and that lies between Midland Parkway on the west, Holliswood avenue on the east.

This highly elevated northerly section of Jamaica is distant about nine miles from Columbus Circle, via the Queensborough Bridge, by trolley or motor, and accessible from the Hillside (Jamaica) and Hollis Stations on the L. I. R. R., as also the Grand St. (Jamaica) terminal station on the Jamaica Ave. (B. R. T.) elevated extension, at a five-cent fare.

A city commission, appointed by the City of New York, more than twelve years ago, was the first official body to whom this richly endowed estate appealed as a future Park site. But the present site of Forest Park was chosen, because of its then closer proximity to the more congested centres of Brooklyn, as well as Queens. The Jamaica Estates property had been widely advertised, however, as a result of the negotiations conducted by the commissions, and the late Timothy L. Woodruff, formerly Lieutenant Governor of the State of New York, seized the opportunity to form a syndicate and purchase it. One result of the purchase was the expenditure of large sums of money on physical improvements, and the investment of additional large amounts, by men of prominence, in the erection of all-year and summer homes among the tree-clad hills by which the estate is characterized.

The reason for the forthcoming absolute auction sale is that the present owners, to whom the 2,000 lots now about to be sold reverted under foreclosure proceedings, deal ex-

clusively in acreage and are not organized or equipped to dispose of separate lots through the medium of the private sales market. The property must be sacrificed therefore at absolute public auction.

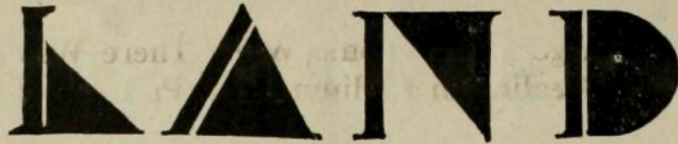
According to Joseph P. Day, the auctioneer, no such New York City property ever again will be disposed of, by public auction, for the simple reason that Nature has failed to provide prospective home-builders with another such available, accessibly located tract of high and heavily-wooded land within the limits of the Greater City.

Acreage in that part of Jamaica Estates lying west of Midland Parkway—where a number of costly residences have been erected—sold during the years 1909 to 1914 at the rate of \$1,000 to \$2,500 a lot, while lots immediately to the west have been sold and are selling now, at prices ranging from \$25 to \$60 a front foot. At Jamaica Hillcrest, the average 20-foot lot value is in the neighborhood of \$950 to \$1,000.

The 2,000 Jamaica Estates lots are to be sold for whatever they may bring, even though the selling prices, on the days of sale, range downward to as low as \$50 to \$500 a lot.

The sale will be held, rain or shine, under a large tent, on the premises, at noon on Saturday, June 12.

Tests were made last year by the United States Bureau of Standards on cement which had been stored for a considerable period. In some cases the storage period amounted to more than a year. Several such samples were submitted for tests. The results of tests indicated reduction in strength for the storage cement, but this change was not marked for material which had been stored on the job for less than one year. One lot, which had been in storage over two years, gave the same strength of compression for 1:1½:3 concrete as was obtained for a 1:2:4 concrete made with the same brand of new cement. The old cement was with a 5 per cent. calcium chloride solution.



NEW YORK CITY IS TEN YEARS UNDERBUILT

There are today insufficient housing accommodations for the present population, to say nothing of caring for an increase of population at the rate of over 150,000 per annum.

IN WHAT SECTION WILL THERE BE THE GREATEST GROWTH?

Only a small percentage of these people can go to the north of Manhattan. At least one-half of the City's future increase will find homes out on Long Island.

THE FUTURE OF JAMAICA IS ASSURED

The present trend of this great home movement has already manifested itself to be in the neighborhood of JAMAICA, which has the best transportation facilities out of Manhattan—18 minutes by electric railroad, and within the 5c. elevated and subway zone.

JAMAICA ESTATES IS THE MOST BEAUTIFUL PART OF QUEENS BOROUGH

2000 lots located just east of the entrance of this splendid residential park, in the high, thickly wooded, best drained and most desirable part of Jamaica Estates, will be sold, on the premises, rain or shine, at 1 o'clock on

Next Saturday, June 12th, 1920

AT

ABSOLUTE PUBLIC AUCTION

FOR WHATEVER THEY MAY BRING

This is the proverbial opportunity of a lifetime to make a sound investment and at the same time plan to eliminate high rents and the fear lest they go higher, by securing a site for a home of your own in the most accessible, healthful and beautiful residential section of Greater New York.

50% @ 5%
60% @ 5½%
70% @ 6%

} may remain
on mortgage

TITLE GUARANTEE & TRUST CO.
POLICIES FREE

67 Liberty Street
New York City
Phone Cortlandt 744

Joseph Day
Auctioneer

DESCRIPTIVE BOOK - MAP SENT ON REQUEST
INSPECT THIS PROPERTY BEFORE THE SALE

BUSES AT JAMAICA (Main Station) meet the following express trains leaving
PENNSYLVANIA STATION (33d St. and 7th Ave.) Weekdays: 9.00, 9.59, 11.00 A. M., 12 noon (Sat. only: 12.20, 12.46 P. M.); 12.30, 1.12, 1.55, 3.00, 4.06, 4.58 P. M. Sundays: 9.00, 9.59, 11.15 A. M.; 12.34, 1.55, 2.59, 4.05, 4.50 P. M.
FLATBUSH AVE. (Brooklyn) Weekdays: 8.58, 9.57, 10.56 A. M. (Sat. only: 12.19, 12.44 P. M.); 12.30, 1.12, 1.49, 2.59, 4.05, 4.58 P. M. Sundays: 8.57, 10.02, 11.19 A. M.; 12.34, 1.59, 3.00, 4.05, 4.54 P. M.

Special Inspection Train

ON SUNDAY FROM PENN. STA. at 2.15 P. M.
33d St. and 7th Ave.

FREE Railroad Tickets on application
from my representative at special train gate before train time.
Special Trains will also be run on Day of Sale.

Review of Real Estate Market for the Current Week

Fifth Avenue Led In Large Transactions, While There Was Wide Diversity of Dealing in Medium Sized Parcels

THERE was much to interest the operator as well as the investor in New York real estate this week. The pronounced feature was the wide dealing in medium sized buildings, uptown ordinary sized apartment houses and single flats, with a good admixture of dwellings; in the Fifth avenue district selling was confined primarily to dwellings made over into small business buildings, but this was relieved by the leasing of part of the Windsor Arcade site to a banking firm for a modern store and office building to contain banking room accommodations for itself, and the sale of a modern office building not far distant from it.

Owned by the Goellets, the Windsor Arcade site is now one of the most valuable leaseholds in the city; and, yet, during revolutionary and other early days of this city the Arcade plot formed part of the common lands of the municipality. Time has wrought greater real estate wonders on Manhattan Island than elsewhere. The Windsor Arcade was built as a "taxpayer" about twenty years ago, after the destruction of the Hotel Windsor, which stood on the site, by fire, because Fifth avenue was about to undergo a transition period from residential to commercial character; but, no one could exactly diagnose how long it would be, so a "taxpayer" was built that met the demand for store space on the avenue and the then slight demand for office space in that part of the thoroughfare. During those two decades Fifth avenue, north

of Thirty-fourth street, has exceeded all expectations as regards the rapidity with which trade has invaded it. Fifty-ninth street is now the northerly boundary of business.

Cooperative apartment houses increased in number during the week, several large buildings passing into that kind of ownership; and, in one instance negroes formed a group and bought one. The movement, so far, has made more headway among apartment houses than it has among commercial buildings.

The sale of medium sized commercial buildings south of Fourteenth street contributed considerably to the week's total of sales. Several tenants bought their business quarters, in one instance a tenant firm of 30 years occupancy buying their location. Greenwich Village attracted attention by the sale of two valuable corner plots within its borders.

There is a marked movement still in the numbered streets from Fifty to Seventy on the East Side in the vicinity of Lexington and Third avenues, where many 16 and 20-foot front 3-story dwellings that were becoming antiquated have been bought by persons of considerable means for rehabilitation and occupancy. This movement has been caused by the very high-prices, for residential purposes, nearer Fifth avenue. It means an upward trend of values for good residential purposes farther East in the city than was anticipated two years ago. Block upon block of ill kept dwellings have been transformed into well kept ones. Syndicates as well as individuals have been busy buying here. Resales, at a profit, have taken place in many cases.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 100, as against 118 last week and 93 a year ago.

The number of sales south of 59th street was 46, as compared with 60 last week and 37 a year ago.

The number of sales north of 59th street was 54, as compared with 58 last week and 56 a year ago.

From the Bronx 20 sales at private contract were reported, as against 33 last week and 49 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 749.

New Home of Taxpayers' Association.

NOTABLE as an instance of the increasing usefulness of taxpayers' associations, when properly handled, is the growth in membership and resources of the Greater New York Taxpayers' Association, which recently removed from comparatively small rented quarters at 144 Second avenue into a modern 6-story stone front building of its own at 266-268 Grand street, near Forsyth street. The association owns the property free and clear and occupies two floors of the six for its own uses. One floor is given over as an assembly room for meetings of the association, while the other contains its general offices.

The entire two first floors and basement are leased, for a term of years, to the Guaranty Trust Company of New York for its East Side branch. The association took title to the property on November 17, 1919. In the heart of the East Side, the new building is also easily accessible to and from the Second and Third avenue elevated lines and numerous surface lines, while the Lafayette street branch of the rapid transit road is only a few blocks distant.

Organized in 1898, the Greater New York Taxpayers' Association has grown from a small membership to a total of 3,000 members who represent all parts of the greater city. Its assets are \$200,000. Its activities are varied. A special branch of its work during the last six years has been protection to its members against accidents through general liability insurance. The association has stood strongly against profiteering by landlords, but it has championed property owners getting a fair return on their equities in real estate. Its new building was formerly the home of the Mutual Alliance Trust Company.

The association issues monthly a small pamphlet publication, "Real Estate News," which it states is for the good of the taxpaying

public. It circulates primarily among its membership.

Officers of the Greater New York Taxpayers' Association are: Meyer Goldberg, president; Elias Diamond, first vice-president; Louis Roosin, second vice-president; Julius Feinberg, treasurer; Max J. Ferber, secretary. Isidor Berger is general manager.

Officers of the protective and defense committee are Samuel S. Isaacs, chairman; I. Reich, first vice-chairman; Charles Meyerson, second vice-chairman; A. J. Dworsky, treasurer; Max Kahn, honorary secretary.

Enlarged Quarters For Title Co.

To accommodate its expanding business, the New York Title and Mortgage Co. has taken over from former tenants additional floors of its building at 135 Broadway.

The enlarged quarters of the Title Company on the second floor are reached by a direct stairway from the street door, which opens into the main room of the company. A large space will be occupied by the desks of officers and staff who deal with the public, and directly in front will be the directors' room with windows upon Broadway. On this floor will be located also the mortgage department, where applications for mortgages can be filed, the accounting department, where taxes and interest may be paid, and a large space for the closing department, where ample provision has been made for private rooms to be used in closing titles. On the floor above will be situated the clerical and stenographic force.

Simultaneous with the enlargement of the New York office the Brooklyn office of the New York Title and Mortgage Co. is occupying its new building in Montague street. This office of the Title company has been enlarged by the purchase of an entire building at 209 Montague street, adjoining its present offices, and giving the company a total frontage of 100 feet in the heart of the financial section of Brooklyn. The second floor of the building will now be occupied by the company. The remainder is held under existing leases.

An increase in office space has doubled the facilities of the White Plains office, at 163 Main street, White Plains, N. Y.

The other offices of the New York Title and Mortgage Co. at 375 Fulton street, Jamaica, Bridge Plaza, Long Island City, 3 South Third street, Mount Vernon, 24 Bay street, St. George, S. I., remain unchanged.

Brightwaters Receivers Appointed.

County Judge George H. Furman, of Suffolk County, and John A. Weber, have been appointed receivers of the T. B. Ackerson Co., that developed and improved Brightwaters, a thousand acre shore front home colony near Bay-

shore, L. I. The office of the receivers is at 26 Court street, Brooklyn. A selling campaign is about to be begun.

The inventory shows miscellaneous accounts receivable, a few dwelling houses, 22 centrally located home sites, each containing seven to ten city lots, two office buildings and building material plant with large storage buildings and railroad sidings, stock of doors, sash and other building material, tools, wagons, road making machinery and stock in Brightwaters Water Co., which has a profitable franchise and owns water and gas pipes, fittings, pressure water mains and fire hydrants.

Kennelly to Sell Lots.

BRYAN L. KENNELLY, who for two generations has conducted auction sales of real estate, and his father before him, has completed arrangements for two large auction sales next week, one in the Spuyten Duyvil section and the other in the eastern part of the Bronx. The properties to be offered in both parts of the city are adjacent to rapid transit routes.

The eastern Bronx property will be sold next Monday at the Exchange Salesroom, 14 Vesey street. It is a liquidation sale of the former estate of Leonard Mapes, deceased, and comprises 552 lots and four dwellings on East Tremont avenue, White Plains road and adjacent streets, known as Park Versailles. The 177th street station of the Lexington avenue-Pelham Bay Park subway is two blocks from these lots.

The Spuyten Duyvil sale is next Wednesday and comprises 157 lots on Broadway, West 230th, 231st and 232d streets, Kingsbridge avenue, Corlear avenue and adjacent streets, and two large frame dwellings and a 2-story brick garage for four cars. The entire property is ready for improvement, and the Broadway and 231st street station of the subway is right at the property. The city has grown up to it. This sale will also take place in the Exchange Salesroom, for the estates of Isaac A. Singer, Joseph H. Godwin and others.

Both sales are of property within the five-cent fare zone.

Alliance Realty Controls Block.

NOTABLE among the recent activities of the Alliance Realty Company was the purchase of 1103-1105 Park avenue, two 5-story apartment houses, on a plot 54x82, that was acquired from the 1103-1105 Park Avenue Corporation. This property is in a neighborhood that is susceptible to reimprovement along more substantial lines.

Another purchase of the Alliance Company was the 5-story apartment house 105 East 89th street, on a lot 26.8x100.

The company now controls, as a result of these purchases, the entire block front on the east

side of Park avenue, from 89th to 90th street, consisting of eight 5-story apartment houses on the avenue and six similar houses at 104 to 110 East 90th street and 103-105 East 89th street. It has owned most of this property since 1914; it covers a plot embracing more than 32,000 square feet and forms the largest plot on Park avenue now available for immediate re-improvement. With a frontage of 201 feet on the avenue, the plot fronts 133 feet on East 89th street and 186 feet on East 90th street. Leon S. Altmayer represented the Alliance Realty Company in the various transactions.

Report of U. S. Realty Company.

All of the officers of the United States Realty & Improvement Co. were re-elected at the recent annual meeting. Harry S. Black was appointed chairman of the board.

A pamphlet has been issued showing the financial status of the corporation for the year ended April 30, 1920. It shows a surplus, after Federal taxes and charges have been paid, of \$897,092. This is the equivalent of \$5.55 a share earned on the capital stock of \$16,162,800, as compared with \$9.15 a share in the preceding year.

Big Cooperative Purchases.

Jacob Axclrod, who three years ago built the 6-story elevator apartment house known as Woodrow Court, on the block front on the east side of Broadway, from West 169th to West 170th street, and its junction with St. Nicholas avenue, on a plot 176.7x100, has sold it to a syndicate of tenants composed of Alonzo Abrams, Philip V. Brown, J. C. Collins, Walter E. Hawley, Mr. Hahn, Abraham Kleinman, Lawrence E. Kohl, Dr. Samuel B. Lyon, Harry Levin, M. N. Shogry, J. W. Schwartz, E. Schwartz, Orrie E. Starr, Mrs. M. Teasdale Wheelless, Isidore Silverman, Nathan W. Herbst, Henry Andreasson, William Atkins, Leo M. Mosauer and Courtney L. Wood.

There are 53 apartments in the building of from 3 to 6 rooms each and 11 stores. Spotts & Starr were the brokers. The plan pursued in this deal is somewhat different than that contemplated in the early part of the negotiations. Instead of the purchase by tenants, it will be owned by all of the tenants. It is said that the purchase price per room is somewhere in the neighborhood of \$500. This gives each tenant a perpetual ownership of his apartment plus a payment of a small rental in addition to the purchase price.

A syndicate of tenants bought from Samuel A. Herzon and Edgar A. Levy the northeast cor-

ner of Park avenue and East 82d street, a 12-story apartment house, on a plot 139.8x100, and comprising most of the block front. There are 35 duplex apartments of from 9 to 14 rooms. John S. Sheppard, lawyer, a tenant, is head of the committee which is buying the property. Others interested include Jennie Rumsey Sheppard and Blanche Rumsey Sheppard, Cornelia Baldwin Hoyt, Florence H. Leeds, Robert C. Hill, Ethel Zabriskie and Andree de Coppet.

Gramercy Park Club, a co-operative organization, sold to Madison Porter and B. Charles Hvass, for occupancy, each an apartment in the building 36 Gramercy Park East.

Beaconsfield Co-operative.

The Beaconsfield, a 6-story elevator apartment house at 587 Riverside Drive, south corner of 136th street, has been purchased by a number of business men for occupancy upon expiration of present leases. It has a frontage of 102.5 feet on the Drive and 109.4 feet on the street. This building contains four, six, seven, eight and ten-room apartments. The asking price was \$350,000.

Sale of William St. Corner.

The Banca Commerciale Italiana of Milan, a banking institution regarded as the largest in Italy, bought from the Broadway-John Street Corporation, Elias A. Cohen, president, the Germania Building, an 8-story office structure at 62 William street, southeast corner of Cedar street, on a plot 32.2x123.9. The reported price was \$1,200,000. The sale was effected by the Brown, Wheelock Co., Inc. The property was formerly the home of the National Liberty Fire Insurance Co. The Italian bank, which now has offices at 165 Broadway, will remodel the building and occupy it. An interesting phase of the deal is that the bank is able to obtain immediate possession of the premises.

Staats Zeitung Buys Parcel.

The New Yorker Staats Zeitung purchased from Henry C. and Kate Talmadge 229 William street, a 3-story building, on a lot 28.4x88.2. The seller recently disposed of the greater portion of its downtown realty holdings, including 184, 186 and 190 William street and 27 to 31 Frankfort street. The new purchase is between the Brooklyn bridge and New Chambers street.

East Side Corner Sold.

Lowenfeld & Prager sold to Isaac Teitelbaum 195, 199 and 201 Avenue B, northeast corner of 12th street, three 6-story apartment houses, on a plot 130x93. The entire corner store is leased

to the United States Post Office Department for the Tompkins Square station.

Greenwich Village Corners Sold.

Mary Patterson sold to the French Dragee Specialty Co., 59 Charles street, at the northeast corner of West 4th street, a 3-story and basement brownstone dwelling, on a lot 17.6½x74.

Crist & Herrick sold for the estate of Charles Adrian to S. A. Sherman 326-328 Bleecker street and 94 Christopher street, forming the southwest corner of the two streets, the first being two 4-story brick flats with stores, on a plot 40x59.11x47.6, and the second being a 4-story brick flat with store, on a lot 19x67.6.

New Quarters for Coca Cola.

Claude E. Keith and Stewart R. Cogswell sold to the Coca Cola Bottling Co., now located at 339 East 46th street, has bought 340-344 East 47th street, two 4-story tenement houses, with stores, on a plot 40x100.5, together with the abutting property, 345 to 349 East 46th street, three 4-story tenement houses, with stores, on a plot 60x100.5. The buyer will eventually re-improve the site with a business building.

Sale of Spacious Dwelling.

Charles C. Allom, of Totteridge, West, England, bought from Susan D. H. Dakin the 4-story brownstone dwelling at 819 Madison avenue, on a plot 50x100. The price paid for the property, according to a contract filed in the Register's office, was \$191,500. It is one of the largest homes in that section and is diagonally opposite the 11-story apartment house which replaced the Marquand residence at the northwest corner of Madison avenue and East 68th street. It is assessed at \$215,000 and is now occupied under lease by Miss A. M. Allom, sister of the new owner.

New East Side Dwellings.

Douglas, Gibbons & Co. and Douglas L. Elliman & Co. sold for the Seventy-fifth Street Syndicate the 4-story flat, on a lot 18.9x102.2, at 159 East 75th street to a prominent New Yorker, who will replace the present building with a 5-story American basement dwelling. The same broker sold recently 157 to Miss Majorie Nott, who will erect a similar dwelling.

Mrs. Andrew Carnegie Buys.

Presumably for the purpose of insuring the use of the property, Mrs. Andrew Carnegie bought 9 East 90th street, a 5-story American

ESTABLISHED JULY, 1847

ORIGINATOR OF
ILLUSTRATED
BOOKMAPS

BRYAN L. KENNELLY

SEND FOR
ILLUSTRATED
BOOKMAPS

BRYAN L. KENNELLY, INC., ANNOUNCES

149 Broadway,
Cor. Liberty St.

Important Auction Sales

Singer Building,
Tel. Cort. 1547

BUY BROADWAY LOTS

Along the Subway Line

At Your Own Prices

Attend the

AUCTION SALE

Next Wednesday, June 9

12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., N. Y. C.

157 LOTS on BROADWAY

West 230th, 231st and 232d Streets

Kingsbridge Ave., Corlear Ave., Albany Crescent
and Adjacent Streets—Also

2 large frame dwellings and a 2-story and brick garage for 4 cars.

Subway Station at Broadway and 231st Street

Office on Property, 5548 Broadway, South of 231st Subway station.

The Liquidation Auction Sale

NEXT MONDAY

At 11 A. M. at the Exchange Salesroom, 14-16 Vesey St., N. Y. C.

552 BRONX LOTS

and 4 Dwellings

On East Tremont Ave., White Plains Road

and adjoining streets.

Terms of Sale

10% To-morrow
10% On July 20th
5% A Month on Balance
60% On Mortgage 1 or 3 Years at 5½%
on Certain Lots
5% Off for All Cash

Liberty Bonds—or Savings Bank Books

Properly Assigned Will Be Accepted as Deposit.

Title Policies Issued Free to the Purchasers by the
Title Guarantee & Trust Co.

How to Reach the Property

Take Lex. Ave., Pelham Bay Park Subway to 177th St. Station,
2 blocks from property.

basement dwelling, on a lot 26x100.8½, adjoining the grounds of the Carnegie mansion. The sale was made a few weeks ago, but the buyer's name was only made public a few days ago. The house was long the home of George A. McAlpin.

Gorham Sells Adjoining Building.

Brunswick Realty Co., Frederick P. Zobel, president, bought from the Gorham Co. 384 Fifth avenue, an 8-story mercantile building, on a lot 28x100, with a 1-story extension covering a plot 33x25x31.3, all a Kernochan estate leasehold, adjoining the Gorham building at the southwest corner of West 36th st. The ground lease has more than 45 years yet to run.

253 Fifth Av. Sold Again.

Frank P. Lesser sold 253 Fifth avenue, a 5-story mercantile building, on a lot 24.7x100, adjoining the northeast corner of East 28th street. It is the third time the property has changed hands this year and each time at a substantial profit.

Activity Opposite Bryant Park.

Robert H. Davis bought from Christiana J. Higley 66 and 68 West 40th street, two 4-story houses, on a plot 34x98.9, facing Bryant Park.

Good Sale on Broadway.

W. Albert Pease, Jr., and the Charles F. Noyes Co. sold for the Leonac Realty Co. 924 and 926 Broadway, a 4-story building, 40x113. The building was leased last November to the wholesale house of Henry Fine & Sons for 21 years. The Leonac Realty Co. was represented by William F. Clare.

Lessees Buy Le Marquis Hotel.

Sheriff David H. Knott and his associates have formed the 12 East Thirty-first Street Corporation to take over the 12-story Le Marquis Hotel property at that address, which they have been operating under a ten year lease made in 1916. The building is 54x112.6, and is midway between Fifth and Madison avenues. The company is capitalized at \$50,000.

Coney Island Plot Sold.

The New York Association for Improving the Condition of the Poor sold to Samuel Medfes and Barnet and Maurice Duberstein, of the Consolidated Wafer Co., the property which it bought some years ago at Coney Island for recreative purposes and on which it planned to erect a home and shelter. The seller reserves the right to use the property this summer, after which it will remove to Staten Island.

Fronting 300 feet on Surf avenue, from 28th to 29th streets, Coney Island, the tract extends 500 feet into the Atlantic Ocean.

A pavillion, apartments and hungalows are planned for the property by the new owners. The reported purchase price is \$450,000.

Sea Breeze Home, of the Children's Aid Society, in the immediate vicinity, was sold a few weeks ago, and at the close of the summer season will also be substantially improved.

Big Sale of Flatbush Corner.

Realty Associates sold to Elizabeth Hamilton 2708 to 2720 Farragut rd and 1425-1427 Flatbush avenue, at the southeast corner of the two thoroughfares, comprising two 4-sty apartment houses and one 3-story apartment house. They contain a total of 17 apartments and 9 stores, covering a plot 165x69.3irregular.

Negroes Invade Brownsville.

The Star Realty Co., composed of colored people, has purchased the apartment building at 1876 Douglas street, Brooklyn, housing 21 families, from Jacob B. Felman, president of the Hamilton Electric Co. So far as is known this is the first property in the Brownsville district, whose population is entirely Jewish, to pass to the ownership of colored folk. During the recent rent strike, Felman, who was greatly harrassed by his tenants whom he finally evicted, announced that he would sell the house to negroes. The new owners intend to operate the property on a co-operative basis.

Manhattan.

South of 59th Street.

BARROW ST.—Rose and Henrietta Guntzer and Amelia Kuntz sold to the Caudt Traders, Inc., 16 Barrow st, a 5-sty and basement apartment house, on a lot 25x66.5¼x33.11¼, extending through to Seventh av extension. The buyer also owns 6 to 10 Barrow st, and he plans extensive alterations to all the properties.

BEDFORD ST.—Forsgreen Realty Co. sold 23 to 27 Bedford st, three 4-sty tenement houses, on a plot 59.3x75, adjoining the southwest corner of Downing st.

BEEKMAN ST.—Emily A. Jay sold to Charles F. Hubbs & Co., 30 Beekman st, a 5-sty building, on a lot 23.7x85 feet. The buyers are at present situated at 36 Beekman st.

CEDAR ST.—Joseph P. Day, in conjunction with William J. Roome & Co., acting for the Frank R. Chandler estate of Chicago, sold to Charles I. Taylor, a client of Mr. Day's office, 124 Cedar st, a 3-sty building, on a lot 25.2x74.7,

between Washington and Greenwich sts. Mr. Day recently sold to the same purchaser 120 and 122 Cedar st, and the latter now controls a frontage of 65.2 feet on Cedar st.

FRONT ST.—W. E. Dean & Co. sold for J. Frederick Kernochan to the Hudson Oil Co. 11 Front st, a 5-sty mercantile building, on a lot 26x80, adjoining the southeast corner of Moore st.

KING ST.—Cruikshank Co. sold for the Fifth Avenue Presbyterian Church the old church building 7 and 9 King st, on a plot 42x75.

STONE ST.—W. E. Dean & Co. sold for Samuel Brody to a buyer, for occupancy, -8 Stone st, a 4-sty mercantile building, fronting 21.3 ft. on Stone st and 28.8 ft. on Pearl st, with a total depth of 79 ft. The facades of the structure will be changed to those of a Greek design with ornamental pilasters supporting a limestone pediment.

WASHINGTON PL.—Manheimer Bros. sold for the estates of Henry and Isaac Meinhard to Roberts, Cushman & Co. 10 Washington pl, a 6-sty loft and store building, on a plot 42x96.3. The buyers are tenants in the building and have been for 30 years.

11TH ST.—E. H. Ludlow & Co. sold for the estate of John L. Fogliasso the vacant plot, 25x103.3, at 11 East 11th st, to the D. H. K. Realty Corporation, Sheriff David H. Knott, president. The property adjoins the 11-sty apartment house owned by the purchaser at 43 Fifth av, and the Van Rensselaer Hotel adjoining on the east in East 11th st, held by Sheriff Knott under lease. It is expected that the site will be improved.

21ST ST.—The estate of George W. Eggers sold to Joseph L. Buttenweiser 455 West 21st st,

a 4-sty and basement brownstone dwelling, of a lot 20x98.9.

30TH ST.—Dr. R. P. Green sold to Francis Walsh for occupancy the 3-sty and basement dwelling, on a lot 21.1x98.9, at East 30th st.

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

Money to Loan on First Mortgages

5%

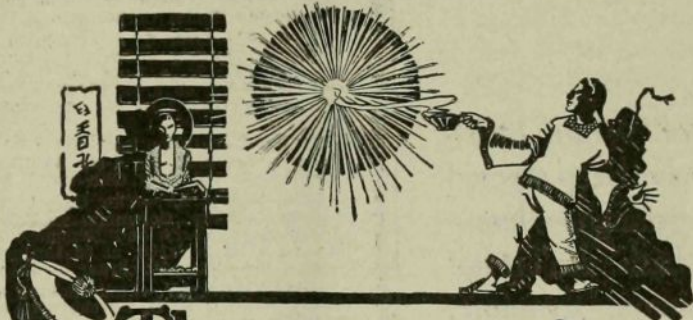
Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

185 and 190 MONTAGUE STREET
BROOKLYN

Telephone: Main 824

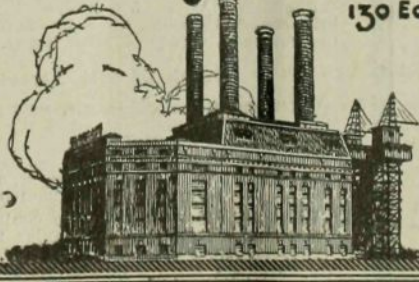
SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES



There was a time—
when the legend of Aladdin and his lamp inspired our imagination. Electric facilities, in reality, surpass these miracles in all wired homes.

*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



Most of "White" buildings have been erected on a straight "lump-sum" basis. Isn't it fair to assume, therefore, that our organization has not been spoiled by "easy jobs"?

"Let WHITE build it of CONCRETE."

White Construction Co., Inc.
NEW YORK

40TH ST.—The Bryn Mawr Club sold its clubhouse at 137 East 40th st, a 4-sty building, on a lot 22.3x75, to H. A. Pomeroy. Recently the club bought the 4-sty dwelling, on a plot 32x100, at 279 Lexington av, which it will occupy upon the expiration of the present leases. It has owned and occupied the 40th st building since 1907.

40TH ST.—Mandelbaum & Lewine sold 334 to 340 West 40th st, four 3-sty and basement brick dwellings, each on a lot 16.8x98.9. The buyers will re improve the site with a 2-sty garage.

44TH ST.—Estate of John T. Nagle sold to the Amsterdam Building Co., Inc., 138 East 44th st, a 3-sty and basement dwelling, on a lot 15x100.5, which the buyer will remodel and use for its executive offices.

44TH ST.—Woodstock Hotel Co. sold to Waldo P. Clement, Jr., 150 West 44th st, a 4-sty brownstone dwelling, on a lot 16.8x100.5. It is one of a row situated between the Lambs Club and the rear of the Hotel Claridge, and abutting the rear of the Hotel Woodstock.

47TH ST.—Cammann, Voorhees & Floyd sold for Francis Bertram Elgas to Philip Levitt 318 West 47th st, a 4-sty brownstone apartment house, on a lot 25x100.5. The buyer will remodel it and use it for his business.

51ST ST.—Emma O. Cooper sold 232 East 51st st, a 3-sty and basement brownstone dwelling, on a lot 16.3x100.5, and the buyer resold it to Edward Kirmass.

51ST ST.—Samuel Dinkelspiel sold to Jeanne Dimelow Irwin, a fashionable dressmaker, 31 West 51st st, a 4-sty and basement brownstone dwelling, on a lot 22x100.5. The buyer will use the property for her business. It adjoins the residence of Henry Clews.

55TH ST.—M. Morgenthau, Jr., Co., sold for James D. Pell and others, 77 East 55th st, a 4-sty dwelling altered into a store and apartments, on lot 16.8x75.10. It adjoins the northwest corner of Park av. The purchaser was the Selmor Homes Corporation.

57TH ST.—Leon S. Altmayer, in conjunction with Chr. Volzing & Son, sold for A. Arneson 334 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 25x67.6. The structure will be altered into an American basement dwelling.

58TH ST.—William Rockefeller sold to Edward Delevan Truesdell the 4-sty dwelling, on a lot 16x100.5, at 136 West 58th st.

LEXINGTON AV.—The United Waiters' Benevolent Society, Columbia, sold to Gabriel S. Kasskian the 3-sty and basement store building, on a lot 24.8x100, at 52 Lexington av, adjoining the southwest corner of East 25th st.

LEXINGTON AV.—Louis Schrag sold for the estate of Mary L. D. Burchard to a buyer, for business occupancy, 165 Lexington av, a 3-sty and basement brownstone dwelling, on a lot 21.11x100, adjoining the northeast corner of East 30th st. The new owner will remodel the structure.

MADISON AV.—N. A. Berwin & Co. resold for Henry Mandel 520 Madison av, a 4-sty and basement brownstone dwelling, on a lot 20x95.

WEST BROADWAY—Wolros Realty Co. bought from Adelia Runyon 366 West Broadway, at the southwest corner of Watts st, a 5-sty loft building, on a plot 35.9x22.2x irregular.

SECOND AV.—Abraham Buchalter bought from Pancrazio G. Galgano the 4-sty tenement house with stores at the southwest corner of Second av and East 51st st, on a lot 20.5x80.

THIRD AV.—The estates of Julius Kind and Mary Meissel sold to the Hampton-Suffolk Corporation 93 to 105 Third av, at the southeast corner of East 13th st, seven 5-sty brownstone flats with stores, leaseholds. Nos. 93 to 97 are on a plot 52.2x100, while 99 to 105, embracing the immediate corner, are on a plot 77.2x77. Extensive alterations will be made. They had been in the selling families for 38 years. The fee to 93 to 97 is held by the Petersfield Realty Corporation, Hamilton Fish, President, and that of 99 to 105 by the Stuyvesant estate, represented by Julian J. Durand.

THIRD AV.—Emma Goeler sold to the Northwood Holding Corporation 402 to 406 Third av, three 3-sty brick flats with stores, each on a lot 16.5½x100.

NINTH AV.—The estate of Herman Michaelis sold the 5-sty store and basement at 613 Ninth av and leased the store and basement to Moto Light Electric Co.

ELEVENTH AV.—Feist & Weidhaas sold for Wilhelmina Doerge 556 Eleventh av, a 3-sty brick flat with store, on a lot 25x79, adjoining the northeast corner of West 42d st.

North of 59th Street.

66TH ST.—Ethel M. Harper sold to Alfred M. Wolf 47 West 66th st, a 5-sty brownstone dwelling, on a lot 25x100.5.

69TH ST.—Ethel M. Harper, as executrix, sold to Alfred M. Wolf 49 West 69th st, a 5-sty brick and stone dwelling, on a lot 20x100.5.

70TH ST.—Houghton Co., in conjunction with Pease & Elliman, sold for Taylor Holmes to a buyer, for occupancy, 251 West 70th st, a 3-sty and basement brick dwelling, on a lot 17x100.5.

71ST ST.—The Lommel Corporation sold to

Perry Tiffany 161 East 71st st, a 3-sty and basement brownstone dwelling, on a lot 15x100.

71ST ST.—Mrs. Catherine Roberts sold to Mrs. Irene Patrick 232 East 71st st, a 4-sty brownstone flat, on a lot 20x100.5.

72D ST.—Moss estate sold 167 West 72d st, a 5-sty flat with store, on a lot 18.9x102.2, adjoining the northeast corner of Amsterdam av. The buyer will occupy a portion of the building.

75TH ST.—Estate of Lydia Brill sold 418-420 East 75th st, the former a 1-sty brick building, on a lot 18.9x102.2, and the latter a 2-sty brick stable, on a lot 18.9x102.2. On the rear of each lot is a 3-sty and basement brick tenement house.

75TH ST.—Lily H. Weinberg sold to the tenant 150 West 75th st, a 4-sty and basement dwelling, on a lot 20x102.2.

76TH ST.—George A. Bowman, in conjunction with Slawson & Hobbs, sold for William T. Moore 249 West 76th st, a 4-sty and basement brownstone dwelling, on a lot 19x102.2.

77TH ST.—Charles Wynne and Louis H. Low purchased through Pease & Elliman from the Pearson estate 71 East 77th st, a 4-sty and basement dwelling, on a lot 18.9x100.

77TH ST.—Pease & Elliman, in conjunction with W. Albert Pease, sold for Mrs. Anna K. Pearson to Louis H. Low 71 East 77th st, a 4-sty and basement brownstone dwelling, on a lot 18.9x102.2.

78TH ST.—Joseph P. Day sold for the estate of Mary A. Cooper to the Emesbee Realty Co. the 5-sty building 217 East 78th st, on a lot 25x102.

78TH ST.—Susie K. Anderson sold to John McCabe 221 East 78th st, a 4-sty tenement house, on a lot 25x102.2.

80TH ST.—Max and William Green sold to the Weiss-Green Realty Co. 306-308 West 80th st, adjoining the southwest corner of West End av, a 6-sty apartment house, known as the Leyland, on a plot 50x100. The new owners will alter the property into small apartments upon the expiration of present leases. Frederick Zittel & Sons were the brokers.

80TH ST.—John S. Woodward, 2d, and Ewing, Bacon & Henry, sold for Sarah Lese to Adelaide H. Montgomery and Janet T. Floyd the 3-sty dwelling 133 East 80th st, on a lot 20x100. The purchasers are considering modernizing the house from plans by H. P. Alan Montgomery, architect.

83D ST.—Estate of Anna M. Miller sold to Robert Leroy 160 East 83d st, a 3-sty and basement brownstone dwelling, on a lot 18.5x77 with an attached interior plot 37.4x45.4x55.9.

84TH ST.—Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine bought from Joseph Wangler through H. Douglas Woodward the 4-sty dwelling, 38 West 84th st, on a lot 19x102.2.

84TH ST.—S. K. Everett bought from the Leberton Corporation 272 West 84th st, a 3-sty and basement brick dwelling, on a lot 16.8x62.2, adjoining the southeast corner of West End av.

84TH ST.—O'Reilly & Dahn sold for Luigi Richardi 443 East 84th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x102.2.

84TH ST.—Charles S. Kohler, Inc., sold for Amalie A. Dilg 29 West 84th st, a 5-sty brownstone single flat, on a lot 24.6x102.2.

84TH ST.—Nathan Lemlein sold to a physician 123 East 84th st, a 3-sty and basement brownstone dwelling, on a lot 20.5x102.2. It will be altered into an American basement type.

85TH ST.—Cussack Co. sold for the Brick Church Corporation, 142 West 85th st, a 3-sty and basement dwelling, on a lot 18x102.2.

85TH ST.—Dr. H. D. Manley bought through L. J. Phillips & Co. from Michael J. Mulqueen 43 West 85th st, a 5-sty brownstone American basement dwelling, on a lot 20x102.2.

86TH ST.—Charles Wynne and Louis H. Low sold to tenants 318 to 322 West 86th st, a 12-sty stone and brick apartment house, on a plot 72x102.2. The new owners will form a corporation to acquire title and operate the building on a co-operative basis.

87TH ST.—Charlotte Himmelweit sold to Anna Pantell 531 East 87th st, a 5-sty double flat, on a lot 25x102.

88TH ST.—Mrs. John Schmiegl sold to S. L. Pakas, 313 West 88th st, a 4-sty and basement dwelling, with 2-sty extension, on a lot 19x102.2.

88TH ST.—Pease & Elliman sold for Mrs. John L. McCutcheon 110 West 88th st, a 3-sty and basement dwelling, on a lot 16x100.8.

88TH ST.—M. Morgenthau Jr. Co. sold for Samuel S. McClenahan, represented by L. J. Phillips & Co., 161 West 88th st, a 3-sty dwelling, with 2-sty extension, on a lot 16.8x100.8½, to the Selmor Homes Corporation (represented by Everett M. Selxes Co.), which will offer the house in the dwelling auction sale at the Waldorf-Astoria Hotel Wednesday night, June 16, which will be conducted by M. Morgenthau Jr. Co. and Joseph P. Day.

89TH ST.—John Timmerman sold to William Raache 331 East 89th st, a 5-sty brownstone flat, on a lot 25x100.8½.

92D ST.—The Brayman, a 6-sty apartment house, on a plot 50x100.8½, at 3 and 5 West

MEMBERS NEW YORK REAL ESTATE BOARD

LEON S. ALTMAYER

REAL ESTATE—INSURANCE
62 EAST 86TH STREET Established 1853
Phone: Lenox 638

Established 1881

AMES & COMPANY

Real Estate
26 WEST 31ST STREET
DIRECTORS: Frank D. Ames, Burton J. Berry, J. Elmer Briggs, J. P. Malone
TELEPHONES: 3570, 3571, 5291, 9864
Mad. Sq.

A. V. AMY & CO.

ECONOMICAL AND EFFICIENT
MANAGEMENT OF PROPERTY
156 WEST 72ND ST. Phone: 6910 Columbus

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser
402 WEST 51ST STREET, Tel. Columbus 1970
277 BROADWAY, Tel. Worth 1823

EUGENE J. BUSHER CO.

INCORPORATED
Real Estate—Insurance
Mortgages, Appraising, Management
N. W. Cor. East 149th St. and Courtlandt
Ave., Bronx
Phone Malrose 5268-5269 Established 1895

BUTLER & BALDWIN

INCORPORATED
REAL ESTATE AND INSURANCE
SPECIALIZING IN THE
MANAGEMENT OF PROPERTY
280 MADISON AVENUE
Phone Murray Hill 6632

CAMMANN, VOORHEES & FLOYD

MANAGEMENT OF ESTATES
84 WILLIAM STREET NEW YORK
BROKERS, APPRAISERS, AGENTS

FIRM OF LEONARD J. CARPENTER

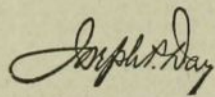
Agents Brokers Appraisers
25 LIBERTY STREET
Branch: Corner Third Ave. and 68th St.
Entire Charge of Property
D. Y. Swainson A. H. Carpenter C. L. Carpenter

CUDNER REAL ESTATE CO.

BROKERS and MANAGERS
254 WEST 23RD ST. Tel. Chelsea 1276

HARRY B. CUTNER

REAL ESTATE
1181 BROADWAY
Southwest Corner Twenty-eighth Street
Telephone: Watkins 4588-6



Auctioneer
67 LIBERTY STREET

DWIGHT, ARCHIBALD & PERRY

INCORPORATED
Real Estate—Insurance
137 WEST 23RD STREET
Phone: Watkins 5360

DUROSS COMPANY

Real Estate
155 WEST 14TH ST. 156 BROADWAY

J. B. ENGLISH

REAL ESTATE BROKER
INSURANCE
ESTATES MANAGED
RENTS COLLECTED
HOUSES FOR SALE
AND TO LET
1531-7 Broadway
N. W. corner 45th St.
Astor Theatre Building
Phone: Bryant 4773

AUSTIN FINEGAN

Real Estate—Insurance—Appraisals
35 NASSAU STREET Tel. Rector 1684

J. ARTHUR FISCHER

Real Estate and Mortgages
Tel. Vanderbilt 1423 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.

Business Building Brokers
14 W. 40TH STREET and 793 BROADWAY

GOODWIN & GOODWIN

REAL ESTATE and INSURANCE
Management of Estates a Specialty
148 WEST 57TH STREET
Near Carnegie Hall Telephone: Circle 6095
260 LENOX AVENUE
N. E. Cor. 123rd Street Telephone: Harlem 6500

BRYAN L. KENNELLY, Inc.

Auctioneer, Real Estate and Loan Broker
149 BROADWAY Business Established 1847

KNAP & WASSON CO., Inc

Real Estate
Washington Heights and Bronx
4249 BROADWAY, AT 181ST STREET
Edgar A. Manning Anton L. Trunk
MANNING & TRUNK
REAL ESTATE
489 Fifth Avenue Phone: Murray Hill 6834

SAMUEL H. MARTIN

Real Estate and Insurance
Management Specialist
1974 BROADWAY Phone: Columbus 896

LEWIS H. MAY CO.

SPECIALIZING
23rd to 34th St., Lexington to Seventh Ave.
18 WEST 27TH ST. Phone: Watkins 3125

J. S. MAXWELL

REAL ESTATE and INSURANCE
ESTATES MANAGED
Broadway, N. E. Cor. 139th Street
Phone: Audubon 3100-3101

J. K. MOORS

REAL ESTATE BROKERAGE
MANAGEMENT—LEASING—INSURANCE
301 WEST 57TH ST., N.W. Cor. Eighth Ave.
Phone: Columbus 8888

NEHRING BROTHERS

INCORPORATED
Real Estate—Insurance
The Management, Rental and Sale of Manhattan and
Bronx Properties
ST. NICHOLAS AVE. AND 174TH STREET
Phone Wadsworth 4110

A. W. MILLER & CO.

Real Estate—Management
898 Eighth Ave., above 53rd Street
J. P. & L. A. KIBBLING Phone: Circle 591

OGDEN & CLARKSON

Corporation
Real Estate and Insurance
605 FIFTH AVENUE, above 48th Street

O'REILLY & DAHN

REAL ESTATE—MANAGEMENT

YORKVILLE SECTION
ESTABLISHED 1905

124 EAST 86TH ST. Phone: Lenox 3901

WILLES RAY, Inc.

REAL ESTATE and INSURANCE
970 LEXINGTON AVE., AT 71ST ST.
Phone: Rhinelander 5181
Cable Address: "Wrayilles," New York

GEORGE S. RUNK

REAL ESTATE BROKER
Yorkville Bank Building
THIRD AVE. AT 85TH ST.
MANAGEMENT OF PROPERTIES
MORTGAGE LOANS INSURANCE

GEO. J. RYAN

Queens Borough Real Estate
AGENT BROKER APPRAISER
Member Real Estate Board of New York
46 Jackson Avenue, Long Island City
Telephone: Hunters Point 3451-2

If you want to Buy, Sell or Exchange

REAL ESTATE
SEE S. E. Cor. Webster Ave.
SCOBIE and Fordham Road
PHONE FORDHAM 1471

TUCKER, SPEYERS & CO.

Real Estate
435 FIFTH AVENUE, near 39th Street
Telephone: Murray Hill 2750

J. IRVING WALSH

SPECIALIST
Washington Square and Greenwich Village
73 WEST 11TH STREET

JAMES N. WELLS' SONS

(James P. Eadie)
Real Estate and Insurance
Since 1835 at No. 191 NINTH AVENUE
Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF

Real Estate—Insurance
Management
403 MADISON AVENUE
Phone: Vanderbilt 8535

FRED'K ZITTEL & SONS

Real Estate and Insurance
BROADWAY at 79TH STREET
THE APTHORP
SCHUYLER 9700 Established 1868

a lot 20x100.11, adjoining the northeast corner of Fifth av and overlooking Mount Morris Park. This is the first time this house has been sold, having been erected by the late John A. Megargee of the Metropolitan Life Insurance Co., and occupied by him as his residence until his demise in 1913. It has been valued at \$50,000, and is known as the finest dwelling in the Mount Morris Park section.

Bronx.

ALEXANDER AV.—Payne estate sold 151 Alexander av, a 3-sty flat with store, on a lot 16.8x65.8.

ANTHONY AV.—Rose K. Smith sold 1991 Anthony av, a frame dwelling, on a lot 18x76.1.

BAINBRIDGE AV.—Harry Cahn, president of the Sparta Realty Co., purchased from George Howie the northwest corner of Bainbridge av and Fordham road, on a plot 51x144. This property adjoins the parcel 83x100 which Mr. Cahn purchased six months ago. The property was held by the Howie family for over 40 years, and this is the first time the property has been sold. Mr. Cahn contemplates improving this entire parcel, which is 135 feet on Fordham rd and 155 feet in depth on Bainbridge av, with modern 1 or 2-sty business buildings.

BOSTON RD.—Benjamin Rechon bought from the S. V. Cohen Co. 991 to 995 Boston rd, three 6-sty brick apartment houses, on a plot 115x90x44.9x115, running through to 3300 to 3306 3d av.

CEDAR AV.—Kenneth L. Fleming, Jr., as trustee, sold to Harry Whelan 1857-1859 Cedar av, two 2½-sty and basement frame dwellings, the former on a lot 17.7x97 and the latter on a lot 15.6x97.

CONCOURSE.—Schrook Building Corporation sold the new 6-sty apartment house, on a plot 103x142, at the northeast corner of the Grand Boulevard and Concourse and East 173d st. Nehring Bros. were the brokers.

CORTLANDT AV.—Cushman & Wakefield, Inc., sold to the Salvation Army the 4-sty building, on a lot 26.6x98.9, at 777 Cortlandt av, northwest corner of 157th st, for Bernard Dressel and others. The Salvation Army occupies the store of the building. Title has been held by the Dressel family for nearly 50 years.

DAVIDSON AV.—Thomas Ward bought the detached dwelling, on a plot 50x100, on the west side of Davidson av, 75 feet west of Fordham rd. The buyer owns property adjoining on Fordham rd.

ELTON AV.—Leo Levinson resold 818 Elton av, at the southeast corner of East 159th st, a 3-sty frame flat with stores, on a lot fronting 48 feet on the avenue and 18 on the street.

HALL PL.—Elsie Halm sold the northeast corner of Hall pl and Rogers pl, a 5-sty and basement apartment house, on a plot 138x64x irregular.

HUGHES AV.—Philip Glass bought through Edward Polak 2123 Hughes av, a 2-sty and basement frame dwelling, on a lot 16.6x95.

JACKSON AV.—Mrs. Van Iderstine Homer sold 726 Jackson av, a vacant lot, 19x88, between Westchester av and East 156th st. It will be improved with a 2-sty factory.

LOCUST AV.—Hudwill Realty Corporation, Hudson P. Rose, president, bought from Louis Priender 309 to 315 Locust av, four 2-sty and basement frame 2-family houses, on a plot 75x 100, adjoining the southwest corner of East 141st st.

MARION AV.—Martha Zender sold 2784 Marion av, a 2½-sty and basement frame detached 2-family house, on a plot 27x103x21.

MARTHA AV.—Hudwill Corporation, Hudson P. Rose, president, bought 4333 to 4343 Martha av, six 2-family houses.

MATILDA AV.—Frank H. Davis bought through Edward Polak 4741 Matilda av, a 2-sty and basement frame detached dwelling, on a plot 50x95.

Brooklyn.

GREENE AV.—Realty Associates sold to David and Hyman Agar 250 and 252 Greene av, two 4-sty brick apartment houses, each on a plot 62x100. One house has been resold by the purchaser at a profit.

STATE ST.—Realty Associates sold to Charles D. Bryan 417-419 State st, two 4-sty brick double flats, each 20x80x100, recently altered by the seller into small apartments.

UNION ST.—William P. Hamilton sold 818 Union st, a 3-sty and basement brownstone dwelling.

EAST 10TH ST.—Burling Realty Co. sold for William J. Dodge to a buyer, for occupancy, 1051 East 10th st, a frame detached 2-family house, in Midwood.

Classified Advertisements

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

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

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

PROPOSALS.

HIGHWAY WORK.

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 MONDAY, the 7th day of JUNE, 1920, for the repair of the following highways: Albany.....(2 contracts; reconstruction) Broome.....(1 contract; reconstruction) Chemung..(1 contract; surface treatment) Dutchess.....(1 contract; reconstruction) Erie.....(1 contract; reconstruction) Greene.....(1 contract; reconstruction) Jefferson.....(1 contract; reconstruction) Lewis.....(1 contract; reconstruction) Montgomery..(1 contract; reconstruction) Orange.....(2 contracts; reconstruction) Rensselaer... (1 contract; reconstruction) St. Lawrence..(1 contract; reconstruction) Scuyler..(1 contract; surface treatment) Steuben.....(1 contract; reconstruction) Suffolk.....(2 contracts; reconstruction) Tioga...(2 contracts; reconstruction and surface treatment) Tompkins..(1 contract; surface treatment) Warren..(1 contract; reconstruction and resurfacing)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be 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 proposal, specifications and contract agreement.

FRED'K STUART GREENE, Commissioner.

IRVING V. A. HUIE, Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for Construction Work, Fly Screens, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., Wednesday, June 16, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the

sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of Specification No. 3514. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at Manhattan State Hospital, Wards Island, N. Y., at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. Dated: May 25, 1920.

WANTS AND OFFERS.

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

WANTED, an experienced Architectural Engineer to share in old, well-established architect's office with extensive clientele; can carry on own business and possibly share in mine; must be familiar with structural computations, design and building specifications; exceptional opportunity; give experience and references. Apply Box 674, Record and Guide.

WANTED—Brooklyn Real Estate Atlas, business section, with corrections to date or last few years. Box 673, Record and Guide.

BUILDING MANAGER, open for engagement, seeks larger remuneration. Address W. E. W., 235 E. 35th St.

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

GET THE BENEFIT OF 20 YEARS EXPERIENCE—CONSULT
MORGENTHAU JR. & CO.
REAL ESTATE & INSURANCE
206 BROADWAY **CORT. 3966**

A Trustee

who invests in our Guaranteed Mortgages— or Participating Certificates for \$200 and upward—has no explanations to make. He gets high interest without a shadow of risk.

Lawyers Title and Trust Company

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

JAMES E. POE

BUYS—SELLS—EXCHANGES

REAL ESTATE
IN HARLEM AND VICINITY
172 West 135th Street

Tel. Morningside 4116

ARE YOUR Electric Meters Accurate

or are you losing money by not having your meters properly read, tested and calibrated in your apartment houses and loft buildings?

We maintain a special department for reading, testing and inspection of electric watt-hour meters, on a yearly contract basis, and keep their accuracy to a high standard at all times.

No expense in money or engineering skill has been spared to make these Laboratories the best of their kind.

We are a long established, absolutely independent organization.

NATIONAL ELECTRICAL LABORATORIES

107 Front St., New York City

Telephone: Bowling Green 9670-9671

Do Not Put Off Building

Construction costs have not yet risen to a point proportionately as high as many other commodities. Experts agree that they will not go lower for many years. The shortage is acute. Build now!

Money for construction of modern fireproof buildings in amounts of \$500,000 or more is available today, as in the past, through the favorable terms of the *Straus Plan* of financing. Write for our booklet explaining this plan today.

S.W. STRAUS & CO.

ESTABLISHED 1882 INCORPORATED

150 Broadway, New York

CHICAGO DETROIT MINNEAPOLIS
SAN FRANCISCO

Thirty-eight Years Without
Loss to Any Investor

HARRY S. BEALE CO.

INCORPORATED

REAL ESTATE

MANAGEMENT BUSINESS PROPERTIES

505 FIFTH AVENUE

Tel. Vanderbilt 247

RECENT LEASES.

Big Lease of Apartment House.

The Lebertan Corporation leased to a new company known as the 57 West Seventy-fifth Street Corporation, and headed by Charles Levy, the 11-story apartment house known as the La Rochelle at the northwest corner of Columbus av and 75th st, on a plot measuring 102x112. The property, which houses 40 families and contains 7 stores, has been valued at \$600,000.

Graduated rentals will be paid during a 21-year period and will aggregate \$1,200,000 net for the term. The rental for the first 10 years will average \$54,000 a year, and during the remaining 11 years the leasing corporation will pay at the rate of \$60,000 a year. The Lebertan Corporation acquired the property last year from a company headed by R. F. Kilpatrick.

Important Lease in Harlem.

George Ehret leased to Propper Bros., shoe dealers, 124 to 130 West 125th st, running through to 127 to 135 West 124th st, with a frontage of 100 feet in each street. The 125th st frontage comprises three 1-sty stores and a 4-sty store building, while the 124th st frontage comprises four 2-sty and basement dwellings with deep yards abutting the 125th st properties. The lessees also control 120-122 West 125th st, adjoining. They now have a total frontage on each street of 150 feet. It is reported that several department stores and a Broadway theatre company are interested in a plan to obtain the property for improvement with new buildings.

Big Lease Near Fifth Ave.

Cross & Brown Co. leased the 13-sty buildings, 85x100, at 2 West 47th st for a term of 21 years at a net rental of approximately \$1,700,000 to the 247 Corporation, represented by Bing & Bing. The lessees will remodel for show and sales rooms.

Vandam Warehouses for Offices.

Office needs of the Times Square and Columbus Circle section have claimed the Vandam Warehouse on Broadway, West 51st st and Seventh av, 100x166. The Broadway Central Securities Corporation has taken 80,000 square feet on the five upper lofts for a term of 20 years at an aggregate rental exceeding \$3,000,000. Other space in the building has also been leased through Louis L. Sommer.

AMES & CO. leased for James A. Trowbridge the ground floor 59 East 34th st for a term of years to Feiner-Dreyfuss Co., Inc., for the retail sale of women's apparel. They will retain their present establishment at 130 West 23d st, where they have been located for 30 years.

AMES & CO. sold to John Gillio the lease of 59-61 West 24th st, two 4-sty houses, known as the Lion D'or, adjoining the northwest corner of 6th av.

JAMES S. ANDERSON & CO. leased the store at 84 Nassau st for a term of years to the Beck Shoe Co. for Benjamin H. Kaufman.

MRS. IDA C. BAILEY ALLEN, writer and author of "Mrs. Allen's Cook Book," has leased for a term of years the 5-sty building at the northeast corner of Amsterdam av and West 74th st for "Mrs. Allen's School of Good Cookery," to open June 1. It has been occupied for the past 21 years by the Women's Exchange. It is to be extensively altered. The landlord is the Charlotte Cafeteria. Dross Co. was the broker.

CROSS & BROWN leased for Richard F. Ely and the heirs of Richard S. Ely the building at the northwest corner of Broadway and West 54th st to the Reo Motor Car Co. of New York, Inc.

W. E. DEAN & CO. leased for the Rathbone Realty Co. the five buildings 57 to 61 Front st and 30, 31 and 32 South st for a term of 10 years, at an aggregate rental of \$250,000. The tenants are: 57-59 Front st, the Coston Signal Co.; 61 Front st, David Brooks; 30-31 South st, to a lessee for occupancy; 32 South st, S. W. Coston & Co.

ERIE RAILROAD CO. leased 8 floors of the Masonic Temple at the northeast corner of 6th av and West 23d st. The total space measures 14,000 sq. ft. The lease begins Feb. 1, 1921. The general organization of the Erie will occupy the floors. Charles F. Noyes Co. was the broker.

THE EXCELSIOR ESTATES CO. leased to the Western Union Telegraph Co., for office purposes, the fourth floor containing more than

11,000 feet in 139 to 149 Centre st, at an aggregate rental of \$225,000.

J. ARTHUR FISCHER leased for a client to Cohn & Hecht the store in 71 West 38th st, for millinery supplies; to Weinstein & Co. the first loft in 755 7th av, for a term of years; to S. Fishman and to William Goldberg each a store in 753 7th av; all for a term of years.

THE GOTHAM SILK HOSE CO. leased the 6-sty building at 554 5th av from the estate of Adelaide S. Browning for a term of 27 years, at a rental approximating \$1,000,000. Boger P. Doyle was the broker. This supplements the holdings of the lessees at 504 5th av and in 1 West 34th st. At the expiration of present leases the company will occupy part of the building.

PETER GRIMM leased for the A. S. Rosenbaum estate the old St. Stephen's Hotel property, a 5-sty building, 81x94, at 46-52 East 11th st, to Bonar Phelps Co., straw hat manufacturers of 43 East 10th st, for a period of 20 years. The lessees will practically rebuild the entire structure, reserving the entire building above stores for their own use. The deal involves about \$500,000.

GEO. R. READ & CO. leased 2,000 sq ft in 82 and 84 Broad st, for Mecke & Co., to the New York Oceanic Co.

CONSTANTINE N. SCOURBY, restaurateur, leased for 21 years from Julius Herrick the store at 147 Fulton st through to 22 Ann st for a confectionery store and tea room. The approximate rental is said to be \$500,000.

REAL ESTATE NOTES.

GUY V. BECHT BUTCHER SUPPLY CO. is the buyer of the 4-sty loft building 174-176 Pearl st, reported exclusively in *The Record and Guide* a few weeks ago.

HENRY BRADY has been appointed by Justice Whitaker, of the Supreme Court, receiver of the premises 72½-74 Lewis st, pending foreclosure proceedings.

BURLING REALTY CO., of Brooklyn, has opened a new branch office at 400 Nostrand av, near Gates av.

SAMUEL FERNBACHER, paper mfr. supplies, at 351 West Broadway, is the purchaser of the building 22-24 Jones st, recently sold by Millard Shroder. After extensive alterations the entire building will be occupied by the purchaser for his own business.

CHARLES B. VAN VALEN, INC., real estate and mortgage loan brokers, have removed their offices from 95 William street to 110 William street, suites 1008 to 1011. The firm are the managing agents of the building they are in, which is in course of completion to its twentieth story.

ELISHA WALKER is the buyer of 25 East 74th st, a dwelling recently sold.

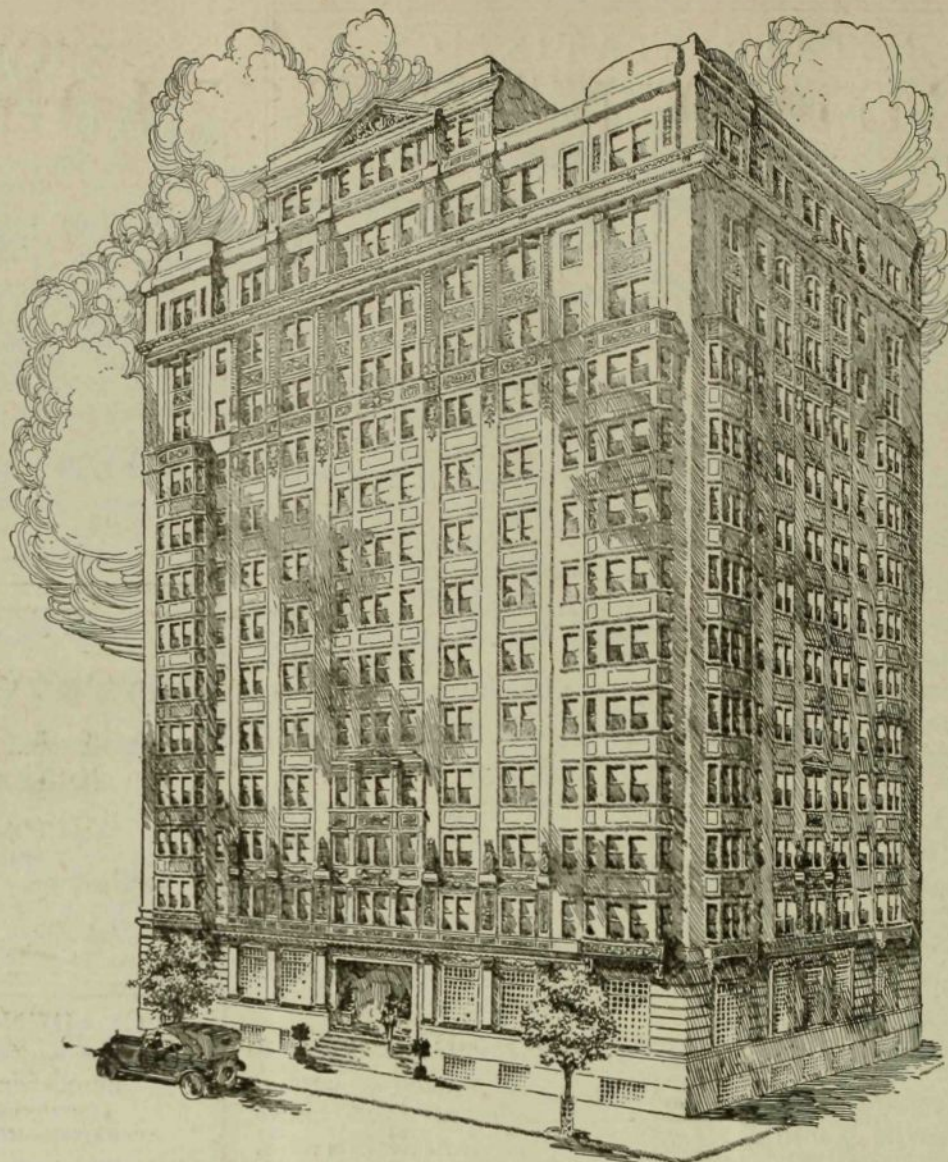
George A. Fleury Dead.

LONG prominent in the title insurance and financial circles of Brooklyn and Long Island, George A. Fleury, president of the United States Title Guaranty Company, died last Tuesday evening in Brooklyn Hospital after a nervous breakdown that had kept him away from business since last January. Mr. Fleury had been away to various southern resorts during the winter to recover his wonted health, but the recreation was unavailing. The distinctive feature of Mr. Fleury's career was the rehabilitation of the United States Title Guaranty Company within a few years after it had almost lost its identity. A group of the big financial men of Brooklyn selected Mr. Fleury for the presidency of the company on account of the brilliant record he had made with the Lawyers Title Insurance Company during the few years previous. The deceased was distinguished in real estate circles for the strong friendships he had among the big lending institutions; and these confidences were won by great ability, integrity and personality. Fleury's great energy first attracted attention to him. He is dead at the age of 44 years, dying on his birthday. He is survived by a son, George A. Fleury, Jr., a boy of five years, and one brother, John H. Fleury. Mrs. Fleury died last September.

Born in the north of Ireland, Mr. Fleury first came to this country in 1897. His whole career was identified with title insurance and banking. He was, at the time of his death, president of the Security Safe Deposit Company of Brooklyn, a director in the People's Trust Company, trustee of the Brooklyn Hospital, a member of the Adelphi College Association, a trustee of the Dime Savings Bank of Brooklyn, a member of the Real Estate Board of New York, the Brooklyn Chamber of Commerce, the Hamilton Club, Brooklyn Club, Crescent Athletic Club, the Campfire, Apollo and Bankers clubs, and the Church Club of the Diocese of Long Island. He was a Mason and an Elk.

Mr. Fleury's funeral services took place last evening at the Episcopal Church of the Holy Trinity, Clinton and Montague streets, Brooklyn, Rev. J. Howard Melish officiating. The interment took place today at Jamesport, Long Island, where, for some years past, Mr. Fleury maintained a country estate overlooking Great Peconic Bay.

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



Your Building Opportunity

THE 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

Building Planned to House Leather and Allied Trades

Six-Story Fireproof Structure in Gold Street, for Louis Goldstein, from Designs by Geo. and Edw. Blum, Will Soon Be Started

A SCARCITY of rentable space in that section of Manhattan located just south of the Brooklyn Bridge terminal, suitable to the requirements of the leather and allied interests, has been responsible for an interesting building project that will be commenced within a short time, according to an announcement made this week. It was further stated that this operation would very likely be the forerunner of considerable development in this particular section of the city, where the majority of the buildings are quite old and are lacking in modern business conveniences. Although a number of the old structures in this neighborhood have been altered and modernized, the present operation is the first entirely new structure to be erected for some years.

The new project involves the construction of a six-story and basement fireproof office and loft building, with stores on the ground floor. The building will be erected according to plans and specifications prepared by George and Edward Blum, architects, 505 Fifth avenue, who have planned the structure with the idea of providing modern loft and office accommodations for firms in the leather trades in need of more spacious quarters.

The plot on which this project will be located is at 92 to 96 Gold street, adjoining the Healy Building. This plot is irregular, with a frontage of 69.11 feet and a rear line of 72.1½ feet. The side dimensions are 96.6¾ feet and 96.3 feet, respectively. This structure, which will cost upward of \$100,000, will be owned by Louis Goldstein, a prominent leather merchant, now located at 197 William street. Upon the completion of the new building Mr. Goldstein will occupy one of the ground floor stores as his business headquarters and will lease the remaining store and the space on the upper floors to firms in the leather and allied trades.

In this neighborhood the subsoil conditions are somewhat uncertain, but great stability for the new structure is to be assured by having the building rest on a foundation of steel and concrete piles, sunk to rock or hardpan.

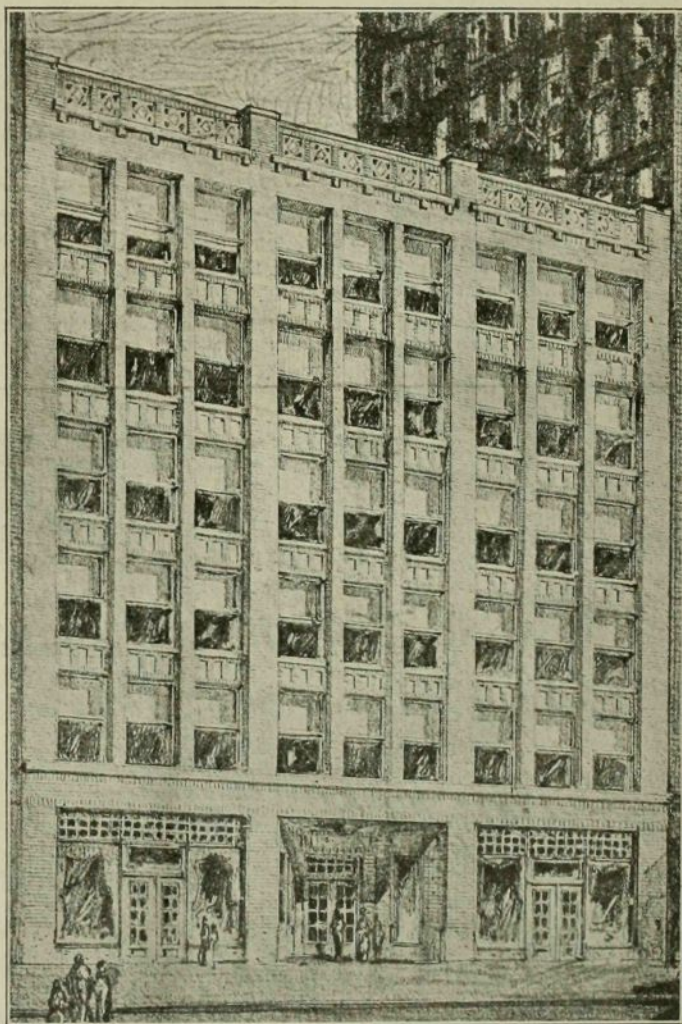
Plans for this operation show ceiling heights of fifteen feet for the ground floor stores. These stores will extend back the full depth of the lot and will be lighted in the rear by large skylights that are to extend across the full width of the building. The upper floors, from the second to the sixth, inclusive, will have ceiling heights of twelve feet. The building plans also call for the installation of complete equipment to safeguard both tenants and property from the fire hazard, two large electric passenger elevators, one freight elevator and numerous other modern conveniences for the expeditious handling of freight and general business.

The designs for this operation shows a facade of simple yet pleasing appearance to be constructed of a light face brick with trimmings of Indiana limestone. In order that the upper floors may be equally divided into two separate lofts if desirable, the entrance to the building has been centrally located. The entrance corridor will be spacious and will be trimmed with imported marble wainscot, with tile and mosaic floors.

The ground floor stores have individual entrances and will have expansive plate glass windows, equipped with prism glass transoms so that adequate natural light is assured. The

windows on the upper floors in both front and rear have been planned of exceptional size in order to allow the maximum amount of natural light and ventilation to the tenants who will occupy these lofts.

According to the present building schedule it is not the intention of the owner to award a general contract for the construction of this project. The architects will have entire charge of structural operations and intend to award separate



George & Edward Blum, Architects.

PROPOSED BUILDING AT 92-96 GOLD STREET.

contracts for the various branches of work as the job progresses and it is anticipated that the building will be entirely completed and ready for occupancy during the early part of 1921.

Beyond a doubt the facilities offered in this new building will be eagerly sought by merchants in the leather and allied trades who are now occupying quarters in ancient structures, many without modern conveniences, and in all likelihood the building will be fully rented before it is completed.

Lack of Essential Materials Halts Many Large Projects

Local Dealers Swamped With Orders and Inquiries But Supplies Are Unavailable on Account of Railroad Congestion

BUILDING operations in many parts of the Metropolitan District, with the exception of a relatively small proportion of alteration jobs, have been stopped because of the scarcity of essential structural materials and unless the freight congestion is speedily relieved the industry as a whole will be subjected to severe loss. The situation has now maintained for some weeks and, although relief has been promised by the railroads, it is anticipated that some time must elapse before the freight transportation facilities are again operating upon a normal basis, and until this occurs but little improvement in the local building situation is possible.

Reports from prominent building material dealers in Manhattan indicate slight improvement in the movement of certain materials during the past week but others, just as necessary to the building industry, are still unavailable because of the freight congestion and no general improvement is possible until all structural commodities are available in quantity that is sufficient to supply the demand.

At the present writing there is practically no building lime available in the city. Dealers are entirely out of stock and the prospect of getting deliveries from producers is not promising. It is predicted that no Rockland lime will be available for some time to come and Western lime is even more indefinite, owing to the badly retarded freight movements. Lately some lime has been shipped on open cars which have been side-tracked at points some distance from Manhattan and the dealers have brought it into the city and to the jobs by motor truck. In the first place this is a hazardous proceeding, owing to the danger of subjecting the lime in transit to rain and dampness and furthermore is quite a costly proposi-

tion on account of the long haul required by this method.

The Portland cement situation is somewhat easier than it has been recently, and it is hoped that before long this material will again be coming into New York in volume sufficient to supply the constantly increasing demand. The mills are in excellent shape, and for the most part have reserve stocks ahead, but they have been prevented from shipping, first, because of the shortage of freight cars and in the second place because it has been practically impossible to return used bags to the plants. At present there is a scarcity of cement bags at the mills, but it is hoped that the railroads will permit the shipment of used bags within a few days. On the Lehigh Valley Railroad the freight situation is greatly improved, and a number of cars of Portland cement have been sent through during the past week that somewhat relieved the famine. Other cement carrying lines have promised better service over their lines at an early date.

The settlement of the sand truck chauffeurs' strike has eliminated the sand scarcity on large building projects and the supply of this material is now assured. Producers have their plants in good working order and shipments are regular. Practically the same condition applies to broken stone, gravel and grit, and no further delays of a serious nature are anticipated at this time.

Dealers state that structural terra cotta is now available for practically all local building operations. The cars on which this product is transported are brought to various points in the city and the only difficulty at present is having these cars brought to convenient points for delivery rather than to any place easily available to the railroads. This has made long and costly hauls by motor truck necessary.

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

Vast Amount of New Construction Waiting for Materials

Statistics of F. W. Dodge Company Show Many Plans Completed and Numerous Contracts Awarded for Building Projects in Metropolitan District

ARCHITECTS and engineers in the Metropolitan district have not slowed down in their plans for new building and engineering operations notwithstanding the continued shortage of essential structural materials that for some weeks now has greatly hindered active progress on important work. The records of the past week indicate that a vast amount of new construction is being made ready for a start and that both architects and prospective builders are optimistic that the freight congestion will shortly be relieved and materials made more easily available than they have been recently.

According to the report of the F. W. Dodge Company showing the number and value of new building and engineering operations in New York State and New Jersey, north of Trenton, for the week of May 22 to 28, inclusive, 444 new operations were announced in the early stages of planning. This will represent an outlay of approximately \$22,085,100. During the same week and in the same territory a total of 207 contracts were awarded for building projects that will require an expenditure of \$10,287,600.

During the past month a marked improvement has been noticeable in the number of structural operations being planned and for which contracts have been awarded. There is no

question but had building material been available the district including Greater New York and its environs would have witnessed one of the greatest building booms in history and even now it is predicted that before the end of the current year the entire industry will be pushed to its fullest capacity with work of the most urgent character.

The statistics of the past week show that among the 444 projected building and engineering operations there were 90 business and commercial buildings, \$2,616,300; 10 educational projects, \$1,456,000; 6 hospitals and institutions, \$102,000; 34 factory and industrial buildings \$1,670,000; 3 military and naval projects, \$22,000; 8 public buildings, \$155,000; 47 public works and public utilities, \$11,186,100; 10 religious and memorial buildings, \$280,000; 224 residential projects including apartments, flats and tenements and one and two-family dwellings, \$4,069,700; and 12 social and recreational buildings, \$528,000.

The list of 207 operations for which contracts were awarded during the week of May 22 to 28 inclusive comprised 46 business and commercial structures, \$2,455,000; 8 educational projects, \$747,700; 5 hospitals and institutions, \$1,237,100; 20 factory and industrial buildings, \$1,695,000; 1 public building, \$25,000; 20 public works and public utilities, \$2,531,500; 98 residential operations of various types, \$1,381,800 and 9 social and recreational projects, \$214,500.

PERSONAL AND TRADE NOTES.

Charles Meads & Co., general contractors, announce the removal of their offices from 38 Park Row to 217 West 14th street.

Joseph A. McCarroll, architect, recently moved his office from 200 Montague street to 33 Clinton street, Brooklyn.

Cheney & Co., flooring manufacturers, recently moved their offices from 34 West 18th street to the World's Tower Building, 110 West 40th street.

Venus Engineering Co. has moved its offices from 7 West 42d street to the Grand Central Palace, Lexington avenue and 46th street.

J. H. Burton, of New York, was recently elected president of the American Wholesale Lumber Association at the meeting held at Chicago for the purpose of organizing under that new name.

Harry Leslie Walker, architect, recently moved his offices from 19 West 44th street to 144 East 54th street.

Building Directories & Sign Co. announces a change in its firm name to the B. L. Akins Co., and the removal of its offices from 779 Greenwich street to 118 West 43d street.

Paul J. Piatti, consulting engineer for heating and ventilation, announces the removal of his offices from the Marbridge Building, 47 West 34th street, to 141 East 45th street.

F. L. Francisco, city representative on the Board of Supervising Engineers of Chicago Traction, recently resigned and will in future devote his entire time to his consulting practice as a member of the firm of Francisco & Jacobus, New York and Chicago.

Jacob Lubroth and Boris Jalkow, architects, have formed a partnership for the joint practice of their profession under the firm name of Lubroth & Jalkow, with offices in the Temple Bar Building, 44 Court street, Brooklyn.

William J. Fitzsimons and Edwin S. Richards, architects, have formed a partnership for the joint practice of architecture, under the firm name of Fitzsimons

& Richards, with offices in the Ordway Building, Newark, N. J. Mr. Richards has been practising his profession independently for a number of years and formerly had offices in Market street. For several years Mr. Fitzsimons has been on the architectural staff of the Newark Board of Education.

H. A. Yarish, architect, recently opened offices at 367 Fulton street, Brooklyn, for the general practice of his profession. In a previous issue of the Record and Guide it was announced that Mr. Yarish was formerly chief draughtsman for Shampman & Shampman, prominent Brooklyn architects. This statement, while printed in good faith, was incorrect. Mr. Yarish was formerly employed by Shampman & Shampman as a draughtsman, but never occupied an executive position in that office.

Hathron Homes Corporation Reorganized.

Owing to the conditions in the mortgage market that have prevented the procuring of building loans to carry through the Laurelton development, the officials of the Hathron Homes Corporation have deemed it advisable, to safeguard the interests of the creditors and all concerned, to consent to the appointment of F. Colburn Pinkham, vice-president of the William J. Taylor Company, as temporary receiver of this company.

The Hathron Homes Corporation is not insolvent, and this action is not a bankruptcy proceeding. Its purpose is to conserve the valuable assets of the company until conditions improve in the mortgage market. The receiver will act under the direction of the United States Court, and is considering the immediate completion of the buildings now under construction. No liens have been filed and no suits are pending against the company, and its assets greatly exceed its liabilities.

Plans are now underway for the immediate reorganization of the company. Mr. Pinkham, who has been appointed receiver, is a man of broad experience in matters of this kind, and officials of the Hathron Homes Corporation feel confident that within a short time plans will be developed that will result in the payment of all creditors in full, and the discharge of the receiver, so that the reorganized company may take advantage of the present favorable market for its land and building operations.

TRADE AND TECHNICAL SOCIETY EVENTS.

New York Building Superintendents' Association.—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clysdale Cushman, 50 East 42d street, New York City.

American Society for Testing Materials has practically completed its plans for the annual meeting to be held at the Monterey Hotel, Asbury Park, N. J., June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program.

Joint Committee on Standard Specifications for Concrete and Reinforced Concrete will hold its next meeting at Asbury Park, N. J., June 22. Secretary, D. A. Abrams, Lewis Institute, Chicago, Ill.

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.

National Retail Lumber Dealers' Association will hold its annual convention in St. Louis, Mo., September 6 to 8 inclusive. A special committee has been appointed to arrange a program and all present indications point to an unusually large attendance.

Society of Terminal Engineers, New York, at its recent annual meeting elected the following officers: John Meigs, president; E. H. Lee, Calvin Tompkins, Charles Whiting Baker, Maurice W. Williams and R. H. McLain, vice-presidents; W. Joshua Barney, treasurer and J. H. Leonard, 20 Vesey street, secretary.

National Lime Association will hold its annual convention at the Hotel Astor, New York City, June 17-18, inclusive. At this meeting the heavy demand for lime for numerous uses, the critical car supply, and educational publicity will be discussed. The program as now outlined will include addresses by men of national prominence in this rapidly growing industry.

CURRENT BUILDING OPERATIONS

PROGRESS in the local building industry continues to be severely hampered by the shortage of essential materials and as a result the past week was without notable incident. There is considerable work underway, but for the most, the active construction is confined to relatively insignificant alteration projects, for which small lots of material are available. The larger jobs are being held up by the scarcity of cement, lime, fabricated steel and other commodities and no progress can be made until the railroad freight congestion is relieved and the lines are again running on a normal freight carrying basis. Although reports indicate that some of the railroads are slowly improving their freight service it will require some weeks before building materials will commence to come through in volume sufficient to supply the demand.

During the past week considerable new activity among the architects of the Metropolitan district was noticed, and many plans are being prepared for important buildings that are scheduled to start just as soon as the building material supply shortage is relieved. Although building activity in this city and its environs has been held up for some weeks now, the trades are generally optimistic that before long the industry as a unit will be engaged to its full capacity.

The local building material dealers are practically marking time. The New York market is almost entirely cleaned out of cement, lime, structural terra cotta and other items, and therefore the dealers have very little to do. Prices, where materials are available, are firm.

Common Brick.—The local wholesale market for Hudson River common brick was extremely quiet this week, owing to the general recession of building activity on account of the material scarcity. Buying interest was light, and but ten barges were disposed of. Dealers are of the opinion, however, that the present situation cannot last for a much longer period, and that within a few weeks the industry will again be able to proceed on a normal basis. Common brick prices remain firm at the \$25 level, but it is predicted that the greatly advanced manufacturing costs of the current season will very likely make it necessary to increase the price for the brick of the 1920 season output. Yards along the Hudson River are now all in operation, and the rate of production, while relatively low as compared with

years prior to the war, will be sufficient to supply any reasonable demand.

Summary.—Transactions in the North River common brick for the week ending Friday, June 4, 1920: Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 10; sales, 10. Distribution: Manhattan, 1; Bronx, 1; Brooklyn, 5; New Jersey, 1; outside, 2. Remaining unsold in the wholesale market, 25.

Lumber.—Developments in the lumber

market during the past week have been relatively unimportant. There is a fair volume of trade in both wholesale and retail departments of the business, notwithstanding the general apathy in the building industry brought about by the scarcity of lime, cement and other essential commodities. There is a vast amount of projected construction that is standing idle waiting for improved material supply conditions, and just as soon as this change occurs the building industry will experience a tremendous revival of activity. During the past week or so local lumber

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
of 3,000, delivered..... — to —

Face Brick—Delivered on job in New York:

| | |
|-------------------|--------------------|
| Rough Red | \$44.00 to \$50.00 |
| Smooth Red | 44.00 to 50.00 |
| Rough Buff | 46.00 to 52.00 |
| Smooth Buff | 46.00 to 52.00 |
| Rough Gray | 51.00 to — |
| Smooth Gray | 51.00 to — |
| Colonials | 38.00 to 45.00 |

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl., \$4.60
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

| | |
|----------------------------|--------|
| Manhattan deliveries | \$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.. | — per 1,000 sq. ft. |
| 3x12x12..... | — per 1,000 sq. ft. |
| 4x12x12..... | — per 1,000 sq. ft. |
| 5x12x12..... | — 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 and Queens \$20.00 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel)..... \$5.00 per bbl.
Common Lime (Standard 300-lb. barrel)..... 4.80 per bbl.
Hydrate Finishing, in cloth bags 30.00 per ton
Rebate for bags, 20c. per bag.

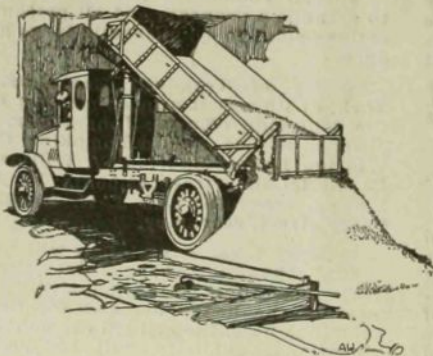
Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags \$25.50 per ton
Lath Mortar, in cloth bags... 18.50 per ton
Brown Mortar, in cloth bags. 18.50 per ton
Finishing Plaster, in cloth bags 28.00 per ton
Rebate for returned bags, 25c. per bag
Finishing Plaster (250-lb. barrel) \$4.75 per bbl.
Finishing Plaster (320-lb. barrel) 6.00 per bbl.

Plaster Blocks—

| | |
|--------------------------------|---------|
| 2-in. (solid) per sq. ft..... | \$0.14½ |
| 3-in. (hollow) per sq. ft..... | 0.14½ |

ONEIDA TRUCKS



A CAREFUL analysis has been made of the contractor's requirements and a specially equipped truck has been worked out to meet every need.

The Oneida motor delivers more power than is obtained in other motors. *Contractors need this extra power.*

C-H MOTORS CORP.

Bedford and Atlantic Avenues
Brooklyn — New York

MATERIALS AND SUPPLIES

stocks have been put in better shape than they have been for some time. This is partly due to increased supplies coming into the market by water routes and also to the fact that the demand has slowed down to some extent because building operations have been greatly hampered by material shortages. Manufacturing consumers are still important factors in the lumber market and will continue to be for some time to come. Lumber prices are very firm and in some instances important advances have been announced.

Structural Steel.—There is but slight

change in the structural steel situation, although some improvement in deliveries has been noted during the past week. Buyers are seemingly holding off pending a general readjustment of the building material supply situation. There is a vast amount of new construction in prospect, a large part of which is already under a general contract, but at the present time there is no indication of an early start on these jobs because so little material is available. Important awards for fabricated steel during the past week include 2,500 tons for the Ritz Carlton Hotel at

Atlantic City to the Bethlehem Steel Bridge Corporation; 400 tons for the Cammeyer Company building on Fifth avenue to the Hay Foundry & Iron Works, and a number of smaller commitments for local building projects. There is a considerable amount of construction now out for estimates, and it is likely that awards for fabricated material to be used in these projects will be made within the next few days.

Electrical Supplies.—There is a strong demand for these materials despite the general sluggish building situation. Jobbers complain of badly depleted stocks that cannot be refilled while the railroad freight congestion continues and buyers are being forced to wait considerable time for deliveries. The shortage of conduit is acute, but wire is obtainable in fair quantity. Prices are firm and but few changes have been noted during the past week.

Roofing and Building Papers.—The demand for these materials has increased to some extent during the past week and business is quite active, but some of the local dealers have experienced considerable difficulty in getting stock from the manufacturers on account of the railroad freight congestion. Prices are firm and have undergone no change since the last report.

Nails.—There has been no change in the supply situation. Dealers are swamped with orders and inquiries, but are in a position to give but little hope that the supply will be increased for some time to come. The mills are overloaded with orders, some of which have been on their books for many months, and it will undoubtedly require a lengthy period to bring the supply up to a point where it can keep abreast of the demand. Prices are strong and altogether dependent upon the available supply.

Cast Iron Pipe.—The market is strong, with business steady and prices remarkably firm. Municipal business is light, but there is a large volume of private buying at present that is stabilizing the market. Plans for municipal improvements indicate a heavy demand from this quarter during the late summer and autumn months. Prices are unchanged.

Linseed Oil.—The linseed oil market is quiet, with buying interest lacking, but excellent prospects for the future. There is considerable oil available in the New York district and jobbers are not experiencing any difficulty in making prompt deliveries on all orders.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
 27x48x½ in.\$0.45 each
 32x36x¼ in. 0.33 each
 32x36x¾ in. 0.34 each
 32x36x½ in. 0.40 each

Sand—

Delivered at job in
 Manhattan\$2.50 to — per cu. yd.
 Delivered at job in
 Bronx\$2.50 to — per cu. yd.

White Sand—

Delivered in Manhattan. . . \$5.00 per cu. yd.

Broken Stone—

1½-in., Manhattan delivery. \$3.50 per cu. yd.
 Bronx delivery. . . . 3.50 per cu. yd.
 ¾-in., Manhattan delivery. 3.50 per cu. yd.
 Bronx delivery. . . . 3.50 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.\$1.55
 Kentucky limestone, per cu. ft. 1.85
 Briar Hill sandstone, per cu. ft. 1.75
 Gray Canyon sandstone, per cu. ft. . . 1.50
 Buff Wakeman, per cu. ft. 1.75
 Buff Mountain, per cu. ft. 1.65
 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 to 6x8. 2.72 to —
 Zees and tees. 2.72 to —
 Steel bars. 2.10 to —

Lumber—

Wholesale prices, New York.
 Yellow pine, merchantable 1905, f. o. b. N. Y.:
 3x4 to 14x14, 10 to 20 ft.\$68.00 to \$82.00
 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.):
 Forst and seconds, 1-in. \$140.00 to —
 Cypress shingles, 6x18, No. 1 Hearts. — to —
 Cypress shingles, 6x18, No. 1 Prime. — to —
 Quartered Oak. 315.00 to —
 Plain Oak. 236.00 to —

Flooring:

White Oak, quart'd, select. to \$235.00
 Red Oak, quart'd, select. to 230.00
 Maple No. 1. \$188.00 to —
 Yellow pine, No. 1, common flat. 110.00 to —
 N. C. pine, flooring, Norfolk. 120.25 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. \$1.70 to —
 Less than 5 bbls. 1.75 to —

Turpentine—

Spot in yard, N. Y., per gal. \$2.45 to —
 Prices are fluctuating somewhat.

HYGRADE BUILDERS SUPPLY CO., Inc.

Dealers in

SAND, GRAVEL and BROKEN STONE

BRICK, LIME, CEMENT, ROOFING MATERIALS

Excavating, Hauling, Stevedoring

MAIN OFFICE

94 PROSPECT AVENUE

BROOKLYN, N. Y.

TELEPHONE:

48 South

DOCKS and YARDS:

Gowanus Canal
 6th Street and 2d Avenue

Geo. A. Fuller Company

Building and
Industrial Construction



New York
Philadelphia
Boston
Baltimore
Detroit
Washington
Montreal

Chicago
St. Louis
Cleveland
Pittsburgh
Buffalo
New Orleans
Kansas City

SHIPYARD:
WILMINGTON, N. C.

William T. Ritch

—INC.—

Fire Compensation Liability
Accident Automobile Marine

INSURANCE

29 WEST 34th STREET

Phone: Greeley 6794



KINNEAR

Rolling and Bifolding Doors
Steel or Wood
Service and Fire Doors

The Kinneear Mfg. Co. of
Columbus, Ohio, has recently
opened a

NEW YORK OFFICE

Room 1604 Centurian Bldg.

1182 BROADWAY

Telephone Madison Square 9625

THE KINNEAR
MANUFACTURING CO.

Write or telephone for Catalog K.

No. 1.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

HESTER ST.—Zipkes, Wolff & Kudruff, 432 Park av, have completed plans for alterations to the 5-sty brick tenements, 25x90 ft, at 1 Hester st for Morris Goldberg, 77 West 119th st, owner. Cost, about \$2,000.

DWELLINGS.

179TH ST.—Victor C. Farrar, 4 East 39th st, has completed plans for alterations to the 3-sty brick and stone residence, 18x50 ft, at 619 West 179th st for Dr. Goodrich T. Smith, owner, on premises. Cost, about \$5,000.

68TH ST.—Electus D. Litchfield, 477 5th av, has prepared plans for alterations to the 4-sty brick and stone residence, 18x47 ft, at 242 East 68th st for Mrs. Whinston Hagen, 780 Madison av, owner. Cost, about \$10,000.

38TH ST.—Charles Butler, 56 West 45th st, has been retained to prepare plans for alterations to the 4-sty brick and stone residence, 14x80 ft, at 124 East 38th st for owner, to be announced later.

78TH ST.—Auguste D. Noel, 52 Vanderbilt av, has plans nearing completion for alterations to the 3-sty brick and stone residence, 18x48 ft, at 156 East 78th st for Mrs. E. McK. Miller, 6 East 45th st, owner. Cost, about \$15,000. Architect will soon award a general contract without competition.

20TH ST.—Theodate Pope, 402 Madison av, has been retained to prepare the plans for extensive alterations to the two 4-sty brick residences at 26-28 East 20th st for the Roosevelt Memorial Association, owner. H. G. Balcom, 10 East 47th st, structural engineer; Clyde R. Place, 70 East 45th st, heating and ventilating engineer.

11TH ST. Aymar Embury, 2d, 132 Madison av, has completed plans for alterations to two 2-sty brick and stone residences, 45x52 ft, at 138 to 140 West 11th st for Howard M. Morse, 45 5th av, owner. Total cost, about \$35,000. Architect will soon call for bids on general contract.

HOSPITALS AND ASYLUMS.

67TH ST.—James Gamble Rogers, 367 Lexington av, has plans about completed for alterations to the 6-sty brick and stone hospital, 56x90 ft, at 149 East 67th st for the New York Neurological Institute, owner. Cost, \$50,000. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

54TH ST.—Wm. J. Russell, 73 West 46th st, has prepared plans for alterations to the automobile showroom and garage, 3-sty brick, 25x100 ft, including a 3-sty top addition, at 147 West 54th st for Mildred Avidon, 162 West 46th st, owner. Cost, \$25,000.

SCHOOLS AND COLLEGES.

34TH ST.—J. B. Snooks Sons, 20. Broadway, have prepared plans for a 4-sty brick and stone college building, 85x98 ft at 309-315 East 34th st for the College of Dental & Oral Surgery of New York, 304 East 35th st, owner. Cost, \$200,000. Architects will be ready for estimates on general contract about July 1.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

TELLER AV.—Erb & Henkel, 369 East 163d st, have prepared plans for a 5-sty brick, limestone and terra cotta apartment, 158x83 ft, at the northeast corner of Teller av and 163d st for Newenhouse Brothers, Inc., 316 East 161st st, owners and builders, who are ready for bids on all subs. Cost, about \$200,000.

DWELLINGS.

WALKER AV.—DeRose & Cavalleri, 370 East 149th st, have plans in progress for eight 2-sty brick and frame dwellings, 20x65 ft, on the south side of Walker av, corner of Sedden st, for owner and builder, to be announced later. Cost, \$12,000 each.

VINCENT AV.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for a 2-sty frame dwelling, 20x45 ft, on the west side of Vincent av, 100 ft south of Fairmount av, for Harry Levine, 20 Valentine av, owner and builder. Cost, about \$8,000.

HOLLAND AV.—Vincent Pampallona, 2250 Bassford av, has completed plans for a 2-sty brick dwelling, 23x57 ft, on the west side of Holland av, 50 ft north of 213th st, for Raphello Garofelo, 413 East 53d st, owner and builder. Cost, \$15,500.

STABLES AND GARAGES.

180TH ST.—Charles Schaefer, Jr., has completed plans for a 1-sty brick garage, 104x103 ft, at the northeast corner of 180th st and Webster av for Edward Rabitzka, 1012 East 163d st, owner and builder. Cost, \$30,000.

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

Brooklyn.

DWELLINGS.

OLIVE COURT.—Slee & Bryson, 154 Montague st, have completed plans for eleven 1-sty frame bungalows, 29x31 ft, in Olive court for the Realty Associates, 162 Remsen st, owners and builders. Total cost, \$50,000.

LINDEN ST.—Wm. Winters, 106 Van Sicleu av, has prepared plans for fourteen 2-sty brick dwellings, 20x56 ft, in the north side of Linden st, 300 ft east of Prospect av, for the S. & H. Investors Co., 2429 Myrtle av, owner and builder. Total cost, \$112,000.

MONROE PL.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty brick and stone residence, 25x67 ft, in the east side of Monroe pl, 175 ft south of Clark st, for Fenwick B. Small, owner, care of architects. Cost, \$25,000. Architects will take estimates on general contract.

NEWKIRK AV.—Charles Infanger & Son, 2634 Atlantic av, have unished plans for five 2-sty frame and stucco dwellings, 20x62 ft, at the southeast corner of Newkirk and Rogers avs for George Schaefer, 568 East 28th st, owner and builder. Total cost, \$42,000.

HALLS AND CLUBS.

PACIFIC ST.—Montrose Morris Sons, 535 Nostrand av, have plans under way for a 2-sty brick and limestone parish house, 50x70 ft, in the north side of Pacific st, 120 ft east of Bedford av, for Bartholomew's P. E. Church, Rev. F. H. Townley, rector, 1227 Pacific st, owner. Cost, \$50,000. Architects will soon call for bids on separate contracts.

STABLES AND GARAGES.

4TH AV.—Shampan & Shampan, 50 Court st, have completed plans for a 1-sty brick and stone garage, 200x256 ft, at 283-301 4th av, from 1st to 2d sts, for owner and builder, to be announced later. Cost, \$200,000.

QUINCY ST.—Wood, Hulse & Bates, 233 Broadway, Manhattan, have prepared plans for alterations to the 2-sty brick garage, 21x100 ft, at the southeast corner of Quincy st and Downing av for Fredk. Loeser & Co., Fulton st, owner. Cost, \$34,000.

BEDFORD AV.—Albert Kahn, 1000 Marquette Building, Detroit, Mich., has finished plans for a 3-sty reinforced concrete and brick service station and automobile showroom, 200x480x100 ft, on the east side of Bedford av, between Sullivan and Malbone sts, for the Packard Motor Car Co., Broadway and 61st st, Manhattan, owner. Cost, \$200,000. Owners will take estimates on general contract.

BEDFORD AV.—McCarthy & Kelly, 16 Court st, have completed preliminary plans for a 1-sty brick and limestone automobile service station, 100x260 ft, on the north side of Bedford av, from Carroll to Crown sts, for Kathryn S. Murphy, 1677 Flatbush av, owner. Cost, about \$150,000.

HAL. ST.—Eric Holmgren, 371 Fulton st, has completed plans for a 2-sty brick extension to the brick garage in the south side of Halsey st, 147 ft east of Bedford av, for Alena F. Carpenter, 168 New York av, owner. Cost, \$50,000.

THEATRES.

CLEVELAND ST.—Cohn Brothers, 361 Stone av, have plans about finished for a 1-sty brick and terra cotta theatre, 85x200 ft, at Cleveland st and Williams av, for the Sheffield Theatrical Co., B. M. Wisch, president, 645 Georgia av, owner, who will take bids on separate contracts. Cost, \$150,000.

FULTON ST.—Eric Holmgren, 373 Fulton st, has plans in progress for a—sty brick and limestone moving picture theatre, 90x130 ft, at the northeast corner of Fulton st and Throop av for the Suburban Amusement Co., owner, on premises. Cost, \$100,000. Architect will take estimates on general contract.

Queens.

DWELLINGS.

FAR ROCKAWAY.—A. J. Bogart, Inwood, L. I., has completed plans for ten 2-sty frame and brick veneer dwellings on Grandview av for Max Merlin, Far Rockaway, owner. Cost, \$12,000 each.

CORONA, L. I.—A. Schoeller, Way av, Corona, has finished plans for a 2½-sty frame dwelling, 20x42 ft, at the northwest corner of Junction av and Hunt st for Edward Schmitt, Kingsland av, Corona, owner. Cost, \$9,000.

JAMAICA, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans for two 1½-sty brick dwellings, 30x46 ft, at the north side of Amherst av, near Victor av, for Thomas H. Coates and M. Ada Protzman, 363 Jamaica av, Brooklyn, owners. Cost, \$20,000.

FAR ROCKAWAY.—Charles Sheres, 56 West 45th st, Manhattan, has finished plans for a 2½-sty frame dwelling, 40x35 ft, in the west side of New st and the southwest corner of Merral rd, for Benjamin Piller, 56 West 45th st, Manhattan, owner. Cost, \$15,000.

JAMAICA, L. I.—Wm. C. Winters, 106 Van Siclen av, has completed plans for a 2-sty frame dwelling, 27x24 ft, on the north side of Amherst av, 605 ft east of Alsop st, for Andrew Thompson, 751 Jackson av, Bronx, owner. Cost, \$7,500.

BAYSIDE, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have prepared plans for a 2½-sty frame dwelling, 35x33 ft, on the west side of Florence st, Bayside, for Ethel B. Moody, owner. Cost, \$12,000.

BEECHURST, L. I.—Peter M. Coco, 54 Bway, Flushing, has finished plans for a 2½-sty brick residence, 44x67 ft, at the southwest corner of 16th av and 30th st for Louis Kraus, Beechurst, owner. Cost, \$20,000.

UNION COURSE, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have finished plans for five 2-sty dwellings at the northeast corner of 78th st for Rev. Jos. P. Brady, Seaside, Rockaway Beach, owner. Cost, \$32,500.

MASPETH, L. I.—Albert H. Stines, 300 Grand st, Maspeth, has completed plans for a 2-sty brick residence, 19x55 ft, on the east side of 4th av, 200 ft south of Whitlock av, for Louis Hause, Maspeth av, owner. Cost, \$8,000.

FLUSHING, L. I.—Chas. W. Ross, 46 Manor av, Woodhaven, has prepared plans for three 2½-sty frame dwellings, 20x20 ft, in the west side of 35th st, 98 ft south of Mitchell av, for A. G. Ryan, 96 Main st, Flushing, owner. Cost, \$24,000.

MORRIS PARK, L. I.—L. Dannacher, 328 Fulton st, Jamaica, has finished plans for a 2-sty frame residence, 15x40 ft, in the south side of Beaufort st, 24 ft east of Wicks st, for Quick Transit Homes Corp., 4680 Atlantic av, Richmond Hill, owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans will be prepared privately for a 2-sty brick factory building, 100x100 ft, at the southeast corner of Webster and Vernon avs, Long Island City, for the J. Klein Iron Works, 65 Broadway, Astoria, L. I., owner. Cost, \$55,000.

STABLES AND GARAGES.

JAMAICA, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has prepared plans for a 1-sty brick garage, 60x126 ft, on the north side of Hillside av, 103 ft west of Jeffrey av, for the Fundy Co., 115 Broadway, Manhattan, owner. Cost, \$25,000.

Westchester.

MT. VERNON, N. Y.—E. Kantrowitz, 236 South 5th st, Mt. Vernon, has completed plans for a 2½-sty frame dwelling, 25x38 ft, on Foster av, near Grand st, for the Private Homes Co., Inc., 236 South 5th av, Mt. Vernon, owner and builder. Cost, \$10,000.

WHITE PLAINS, N. Y.—Phillip Resnyk, 131 West 39th st, Manhattan, has prepared plans for a 2½-sty frame dwelling, 28x40 ft, at White Plains, N. Y., for owner, to be announced later. Architect will take bids on general contract.

Suffolk.

DWELLINGS.

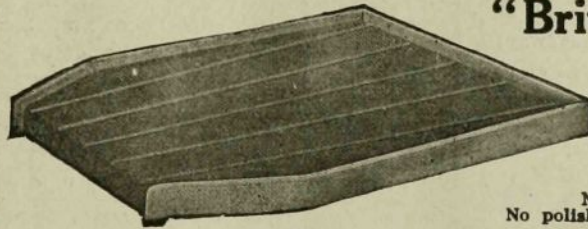
PATCHOGUE, L. I.—Claude Conklin, 215 North Ocean av, Patchogue, has plans under way for a 1½-sty frame bungalow, 46x48 ft, on Roe av for Alfred Blum, Maple av, Patchogue, owner. Cost, \$10,000. Owner builds.

THE JOHN C. ORR COMPANY
LUMBER AND TIMBER, FLOORING AND CEILING

OF ALL KINDS

INDIA, JAVA, WEST AND HURON STREETS

BORO OF BROOKLYN



“Britin” Metal
Drainboard
For the Kitchen

Is covered with a bright soft metal not affected by acids

No plating to wear off
No polishing required to keep it clean

ALL SIZES AND SHAPES MADE

JOHN TRAGESER STEAM COPPER WORKS

447 WEST 26TH STREET

NEW YORK CITY

The Private Generating Plant
in the Wilson Building

was “closed down” because an estimate recently submitted convincingly proved that Central Station Service would save several thousand dollars annually

This building, situated at 1272-1280 Broadway, a modern twelve story office structure has operated a private plant for several years. *Edison Service* showed such a marked economy that a contract for [current to be supplied from Edison mains was signed

The building has an equipment of 2,500 lamps and 250 horsepower, the latter being required for the operation of elevators, a sidewalk-lift, exhaust fans, and circulating pumps

Let our engineers analyze your lighting and power needs with the possibility of a saving being effected

The New York Edison Company

At Your Service

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



G. C. & A. E. Wheeler

CIVIL ENGINEERS AND CITY SURVEYORS

Surveys and estimates, inspection, supervision, town-planning; specialists in subdivision and street development; analysis of assessments and reports on City Improvements for

**Owners, Builders,
Architects, Contractors**

702 West 181st St. (at Broadway)

NEW YORK CITY Phone Wadsworth 386

J. P. Duffy Co.

Fire Clay Flue Pipe Partition Blocks

138th Street and Park Avenue

Phone 281-262 Melrose

JAMES C. MACK COMPANY

**Building Construction
Reinforced Concrete Work**

103 PARK AVENUE

Phone: Murray Hill 292

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

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—Warren G. Pattison, Lawyers Building, Passaic, has prepared plans for a 3-sty brick tenement, 22x66 ft, on Myrtle av for Tony Catanzane, Harrison st, Passaic, N. J., owner and builder. Cost, \$10,000.

BAYONNE, N. J.—Plans have been prepared privately for a 3-sty brick and stone tenement, 25x70 ft, with stores, on Av C, near 25th st, for Halpern & Barman, 803 Boulevard, Bayonne, owners and architects. Cost, about \$30,000.

SOUTH ORANGE, N. J.—Backoff, Jones & Cook, Union Building, Newark, have plans under way for a 2½-sty tapestry brick residence, 26x35 ft, with garage, on Irving av for owner, to be announced later. Cost, approximately \$20,000. Architects will take estimates on general contract.

SOUTH ORANGE, N. J.—Backoff, Jones & Cook, Union Building, Newark, have plans nearing completion for a 2½-sty tapestry brick residence, 32x48 ft, with garage, on Irving av and Center st for Thomas Miner, owner, care of architects. Cost, about \$40,000. Architects will take bids on general contract.

UPPER MONTCLAIR, N. J.—F. B. Grosso, Market st, Paterson, has plans nearing completion for a 2½-sty frame residence, 25x36 ft, on Highland av, near Fairfield st, for M. R. Gross, 90 Kensington av, Jersey City, owner. Architect will take estimates on general contract about July 1.

NEWARK, N. J.—Plans have been prepared privately for thirty-two 2-sty frame and stucco dwellings, 20x28 ft, in Romaine pl, Delavan av, Oraton st, etc., for the Pioneer Community Association, Charles F. Joel, president, 1 Lincoln av, Newark, owner and builder. Cost, \$5,500 each.

EAST ORANGE, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 26x32 ft, at 633-635 North Grove st for Charles S. Orben, 785 Broad st, Newark, owner and builder. Cost, \$8,000 each.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has finished plans for a 2½-sty frame dwelling, 26x38 ft, in West Township st for Joseph Lofthowitz, Redmon st, New Brunswick, owner. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

KEARNY, N. J.—Charles E. Baldwin, 45 Clinton st, Newark, has prepared plans for three factory buildings, 3, 5 and 7 stys, 40x120 ft, on Belgrove drive for the Nalrn Linoleum Co., Belgrove drive, Kearny, owner. Architect will take estimates on general contract.

MUNICIPAL.

ELIZABETH, N. J.—James S. Pigott, 665 Broad st, Newark, has plans in progress for a 1-sty brick, limestone and terra cotta public bath house, 15x40 ft, on Magnolia av, between 1st and 2d sts, for the City of Elizabeth, Board of Public Works, City Hall, owner. Cost, about \$60,000. Project will be publicly advertised later.

SCHOOLS AND COLLEGES.

MILLTOWN, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., has plans in progress for alterations and additions to the 2-sty brick and stone grade school at Milltown, N. J., for the Board of Education of Milltown, owner. Cost, \$75,000. Bids will soon be called for.

NEWARK, N. J.—John H. and Wilson C. Ely, Firemen's Building, Newark, have prepared plans for a 3-sty brick, limestone and terra cotta vocational school on Sussex av, between 1st and 2d sts, for the city of Newark, Board of Education, R. D. Argue, secretary, City Hall, owner. Cost, about \$1,125,000. Bids will be advertised for soon.

THEATRES.

NEW BRUNSWICK, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans in progress for a 1-sty brick and terra cotta moving picture theatre, 98x196 ft, seating 2,000, at Washington and George sts for Aaron Shusterman, Albany st, New Brunswick, owner. Cost, \$125,000. Architect will soon take estimates on general contract.

MISCELLANEOUS.

BLOOMFIELD, N. J.—John F. Capen, 207 Market st, and Henry Baechlin, 665 Broad st, Newark, associated architects, have prepared preliminary plans for a 2-sty brick and limestone memorial recreation building, 60x130 ft, in Broad st for the Bloomfield World War Memorial Association, Dr. Franklin C. Wells, chairman, owner. Cost, \$200,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jarrett-Chambers Co., 30 East 42d st, has the general contract for alterations to the 5-sty brick tenement, 50x70 ft, at 126 East 19th st for C. S. Rheinfuss, owner, care of general contractor, from plans by F. Y. Joannes, 52 Vanderbilt av, architect. Cost, \$20,000.

CHURCHES.

BAYONNE, N. J.—Walter Meagher, 211 Market st, Perth Amboy, N. J., has the general contract for the 1 and 2-sty brick and stone church and parish house in East 22d st for St. John's Greek Catholic Church, owner, from plans by R. A. Schumann, 932 Lambertson st, Trenton, N. J., architect. Cost, about \$125,000.

DWELLINGS.

FANWOOD, N. J.—Anthony Albert, Scotch Plains, N. J., has the general contract for a 2½-sty residence at Fanwood for Frank J. Petura, 166 Harrison av, Westfield, N. J., owner, from plans by John E. Nitricie, 63 Park Row, Manhattan, architect. Details of construction will be available later.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Complete Construction Co., 44 Court st, Brooklyn, has the general contract for a 4-sty reinforced concrete factory and boiler house, 50x100 ft, at 8th and Henderson sts for the American Butterine Co., 1 Montgomery st, Jersey City, owner, from plans by J. J. Gloster, 44 Court st, Brooklyn, architect.

BROOKLYN, N. Y.—Wm. Flannagan, 118 East 28th st, Manhattan, has the general contract for a 3-sty brick factory extension, 100x100 ft, at Bergen st and Grand av for the Soss Manufacturing Co., owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$50,000.

MANHATTAN.—George Sykes Co., 70 East 45th st, has the general contract for alterations to the 5-sty brick warehouse, 50x100 ft, at the corner of Beech and Washington sts for the Hills Brothers Co., owner, on premises, from plans by Timmis & Chapman, 315 5th av, architects and engineers. Cost, about \$25,000.

STABLES AND GARAGES.

NEWARK, N. J.—The Fatzler Co., 45 Clinton st, Newark, has the general contract for a 1 and 2-sty brick, stone and terra cotta automobile showroom and service station at 957-963 Broad st, through to Court and Halsey sts, for the Paramount Realty Co., owner, and the Chevrolet Motor Co., lessee, from plans by John A. Waferling, 810 Broad st, Newark, architect. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Nieman & Co., 25 West 42d st, have the general contract for a 3-sty brick loft building, 25x158 ft, at 120 William st, through to 79 John st, for the 56 Maiden Lane Co., owner, from plans by Butler & Rodman, 56 West 45th st, architects. Cost, \$150,000.

MANHATTAN.—Kerner Construction Co., 950 Leggett av, has the general contract for a 5-sty brick and stone store and loft building, 25x100 ft, at 290 Church st for the B. & C. Manufacturing Co., 294 Church st, owner, from plans by Zipkes, Wolf & Kudruff, 432 4th av, architects. Cost, \$25,000.

MANHATTAN.—T. J. Murphy & Co., 405 Lexington av, have the general contract for a 12-sty brick and limestone store and loft building, 50x100 ft, at 726 5th av for Farquharson & Wheelock, 724 5th av, owners, from plans by Severance & Van Alen, 111 East 40th st, architects. Cost, about \$400,000.

STANDARDS AND APPEALS Calendar

Tuesday, June 8, 1920, at 10 a. m.

Appeals from Administrative Orders.

Tuesday, June 8, 1920, at 2 p. m.

207-20-A—321-343 West 54th st, Manhattan.

235-20-A—1155-1205 Manhattan av, Brooklyn.

Petitions for Variations.

209-20-S—Vernon av, n. e. cor. Paynter av,

Long Island City Queens.

392-18-S—404 East 14th st, Manhattan.

274-20-S—121 West 20th st, Manhattan.

289-20-S—124 Allen st, Manhattan.

315-20-S—20-24 North Moore st, Manhattan.

325-20-S—2728 8th av, Manhattan.

327-20-S—96 Nassau st, Manhattan.

328-20-S—102 Nassau st, Manhattan.

326-20-S—98-100 Nassau st, Manhattan.

Appliances Submitted for Approval.

156-20-S—Pyro-Non-Paint.

246-20-S—"Pressure Tite" Connection.

Proposed Amendment.

152-20-S—Amendment to Plumbing Rules.

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



Honest Rating

It is quite possible for a 2-ton truck to carry a 4-ton load. But it is still only a 2-ton truck. The extra load is a strain. It is equally possible to develop a higher rating on a boiler than the natural capacity. But this does not change the real rating of the boiler

Boilers are purchased according to the rating. You cannot distinguish a rating by looking at the boiler. You have to take the manufacturer's word for it.

RICHARDSON & BOYNTON CO.'S Boilers are honestly rated to deliver continuous warmth with the least effort and fuel. Under pressure, this rating can be greatly enlarged. But that is not the way you want to run a heating plant.

Write us for heating manuals which show you how to avoid mistakes in installing an adequate heating plant.

HEAT THEM RIGHT

Richardson & Boynton Co.
258-260 Fifth Avenue
New York, N. Y.



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

Manhattan.

DWELLINGS.

158TH ST, s w c Riverside drive, 3 & 4-sty bk dwg, each 30x67x47, spanish tile rf; \$50,000; (o) Chas S Levy, 400 E 150th; (a) Moore & Landseidel, 148th & 3d av (187).

FACTORIES AND WAREHOUSES.

MOORE ST, 17 N, 5-sty bk storage, 21x60, slag rf; \$36,000; (o) Margaret E Callahan, 115 Bway; (a) Wm Dawson, 280 Lex av, White Plains, N Y (188).

STABLES AND GARAGES.

55TH ST, 544 W, 1-sty bk garage, 25x100, Barret roof; \$8,000; (o) Mary Kline, 425 W 54; (a) Lawrence M Rothman, 529 Cortlandt av (185).

123D ST, 409-411 E, 1-sty bk garage, 18x60, 5-ply tar & felt rf; \$5,000; (o) Chas Stramliello, 407 E 123d; (a) James Devito, 33 Pleasant pl, Bklyn (186).

STORES, OFFICES AND LOFTS.

27TH ST, 245-251 W; also 28TH ST, 238-250 W, 12-sty bk stores & factory, 90x98, felt & pitch rf; \$500,000; (o) Fur Merchants Cold Storage Co, 238 W 28th; (a) Keeler & Fernwald, 203 W 13th (190).

MADISON AV, 301, 7-sty bk stores & lofts, 24x93, Barret specification rf; \$100,000; (o) Ida E Bliss, Great Neck, L I C, & J A Stafford, Hotel Plaza; (a) Jardine Hill & Murdock, 50 E 42d (189).

Bronx.

DWELLINGS.

239TH ST W, n e c Kepler av, 2-sty bk dwg, 24.2x47, rubberoid rf; \$8,500; (o) Schoon Co, Edw Schoon, 1790 Prospect av, pres; (a) Warren G Faries, 1339 Bristow (322).

EDISON AV, w s, 50 n Lafayette av, 2-sty fr dwg, 21x28, asphalt shingle rf; \$3,500; (o) Len Flischenberg, 72 Lampert av; (a) Leopold Leer, 30 Church (326).

ELY AV, w s, 103.48 s Bussing av, 1-sty fr dwg, 20x32, asphalt shingle rf; \$2,500; (o) Chas & Mary Schmidt, 1704 Webster av; (a) Geo P Crosier, 223d & White Plains av (335). sty

GILLESPIE AV, e s, 140 s Dudley av, 2-2-sty fr dwgs, 16x332, shingle rf; also 2-1-sty fr garages, 10x16, shingle rf; \$9,000; (o) Kunte Storaker, 2750 Gifford av; (a) Maria Landseidel 3 av & 148th (333).

VINCENT AV, w s, 100 s Fairmount av, 2-sty fr dwg, 20x45, shingle rf; \$6,000; (o) Harry Levine, 20 Valentine av; (a) Moore & Landseidel, 3 av & 148th (323).

WALKER AV, s w c Siddon, 8-3-sty bk & t c dwgs, 20x80x65, plastic slate rf; \$80,000; (o) Nista Constn Co, John Nista, 655 E 189th, pres; (a) De Rose & Cavalleri, 370 E 149th (337).

YOUNG AV, w s, 105 s Astor av, 1½-sty fr dwg, 24x38, asbestos shingle rf; \$6,000; (o) John Rickwin, 2875 Grand Concourse; (a) B Ebling, 2400 Westchester av (331).

FACTORIES AND WAREHOUSES.

WATSON AV, s s, 325 w Zerega av, oil storage concrete dike, 63.4 dia iron tank, 42 dia; \$8,000; (o) Bronx Gas & Elec Co; (a) Geo H Rosenquest, Walker & Frisby av; (a) Pres John B Snook Sons, 261 Bway (319).

STABLES AND GARAGES.

151ST ST, s s, 97.85 e Park av, 1-sty store & bk garage, 25x118, plastic slate rf; \$15,000; (o) Marie Pinto, 233 E 15th; (a) M W Del Gaudio, 160 W 45th (324).

165TH ST, n s, 223.8 w Washington av, 1-sty bk garage & shop, 664x176, slag rf; \$45,000; (o) Coco Cola Co, Chas E Cullpepper, 437 W 27th; (a) W B Willy, Inc, 1181 Myrtle av, Bklyn (330).

173D ST, n s, 100 e Park av, 1-sty hollow tile, 40x50, slag rf; \$3,000; (o) Park Av Woodworking Co, John Herst, 4745 Park av, pres; (a) R F Knockenhauer, 603 Tremont av (327).

220TH ST, s s, 250 e Barnes av, 1-sty concrete garage, 25x18, tar & gravel rf; \$200; (o) Jeanette Kligerman, 826 E 220th; (a) Geo Plerosier, 223d st & White Plains av (334).

FIELDSTONE ROAD, e s, 630 s 250th, 2-sty bk dwg & garage, 31.4x36.8, slate rf; \$15,000; (o) Edna A Hoffman, 2533 Grand av; (a) Dwight J Baum, Riverdale (332).

WATSON AV, s s, 91.10 e Pugsley av, 1-sty fr garage, 15x15, tar paper rf; \$350; (o) Jane Barry, 2012 Watson av; (a) Anton Pirrier, 2069 Westchester av (328).

UNIVERSITY AV, e s, 262.5 s 183d, 1-sty stn garage, 20x25, cement rf; \$1,000; (o) Thos F Montague, on prem; (a) Dunnigan & Crumley, 394 E 150th (336).

VAN CORTLANDT AV, n s, 412.5 e Eastchester rd, 1-sty fr garage, 25x35, rubberoid rf;

\$600; (o) Marie Schneider, Burke st & Boston Post Road; (a) Wm S Irving, 261 231st (321).

STORES AND DWELLINGS.

233D ST, s s, 280.97 e White Plains av, 3-sty bk str & dwg, 25.6x37, slag rf; \$10,000; (o) Salvatore Luizzo, 318 E 52d; (a) De Pace & Juster, 3617 White Plains av (325).

MISCELLANEOUS.

VAN CORTLANDT AV, n s, 412.5 e Eastchester rd, 1-sty fr shed, 20x40, rubberoid rf; \$500; (o) Marie Schneider, Burke st & Boston Post rd; (a) Wm S Irving, 261 E 235th (320).

Brooklyn.

DWELLINGS.

VAN BUREN ST, 106, s s, 200 e Throop av, 2-sty bk 2 fam dwg, 20x70; \$15,000; (o) Mrs Vincenza Giffane, 330 Quincy; (a) W B Wells, Inc, 1181 Myrtle (6554).

E 14TH ST, 1415-19, e s, 120 s Av N, 2-2-sty fr 1 fam dwgs, 18x40; \$12,000; (o) Melbourne Lucas, 1401 Av N; (a) Jas A Bryle, 367 Fulton (6563).

E 18TH ST, 1011, e s, 140 n Av J, 2½-sty fr 1 fam dwg, 222x40.2; \$15,000; (o) Louis Paulsen, 1147 Lincoln pl; (a) R T Schaefer, 1526 Flatbush av (6599).

65TH ST, 1064, s s, 160 w 11 av, 2-sty bk 2 fam dwg, 20x55; \$7,000; (o) Antonio De Falso, 6609 11 av; (a) Burke & Olsen, 32 Court (6609).

81ST ST, 168-72, s s, 230 w Ridge Blvd, 2-2-sty bk 1 fam dwgs, 24x37.6; \$15,000; (o) Michael J Derby, 1501 58th; (a) Jefferson R Edwards, 8023 Ridge Blvd (6593).

E 83D ST, 948, s w s, 300 n w Av J, 1-sty fr dwg, 18.9x28.4; \$1,000; (o) Gasper Hoormina, prem; (a) Pasquale Gagliardi, 239 Navy (6612).

AV J, 1927, n w c Ocean av, 2½-sty fr 1 fam dwg; \$25,000; (o) Ocean Av Bldg Corp, 224 W 34th, N Y; (a) Frank A Morris, 584 Rugby rd (6649).

AV N, 822-24, s w c E 9th, 2-sty bk 1 fam dwg, 24x34; \$7,800; (o) John H. Gamaldi, 63 Park Row, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (6607).

SAME PREM, 1-sty con garage, 12x17; \$1,000; (o) same; (a) same (6608).

ARGYLE RD, 498-500, w s, 432.14 s Dorchester rd, 2½-sty fr 1 fam dwg, 20x45.6; \$10,000; (o) John W Emory, 784 Coney Island av; (a) W T McCarthy, 16 Court (64-).

FT HAMILTON PARKWAY, 5116, w s, 65.1 n 52d, 2-sty bk 2 fam dwg, 20x52; \$10,000; (o) Linden Hgts Bldg Co (Inc), premises; (a) Salvati & Le Quornik, 369 Fulton (6565).

FT. HAMILTON PKWAY, 5114, w s, 89.6 n 52d, 2-sty bk 1 fam dwg, 16x36; \$7,500; (o) same; (a) same (6566).

GLENWOOD RD, 8706, s s, 40 e E 87th, 2-sty fr 2 fam dwg, 20x55; \$5,000; (o) Vito Alongi, 38 Floyd; (a) Chas. A. Pfaff, 673 Eldert la (6656).

OCEAN AV, 1478, w s, Av J, 2½-sty fr 1 fam dwg, 22x43.6; \$20,000; same owner (6651).

OCEAN VIEW AV, n s, 228.62 e 2d, 2-sty fr 1 fam dwg, 30x41; \$10,000; (o) Della T Treacy, 162 Remsen; (a) same (6479).

OCEAN VIEW AV, n s, 188.62 e 2d, 2-sty fr 1 fam dwg, 20x41; \$12,000; (o) S W Gumpertz, Ocean av & Ocean pkway; (a) DeRose & Cavaliere, 370 E 149th (6478).

4TH AV, 6319-23, n e c 64th, 1-sty bk dwg, 30x79.6; \$20,000; (o) T F Otto, 6317 4 av; (a) Jos J Galliz, 2930 W 19th (6717).

FACTORIES AND WAREHOUSES.

PACIFIC ST, 2418, s s, 142 w East New York av, 1-sty bk factory, 18x50; \$2,800; (o) Clementina Senese, 1715 East New York av; (a) Ernest Dennis, 241 Schenck av (6490).

N 10TH ST, 258-60, s s, 300 e Roebling, 2-sty bk factory, 20x55; \$16,000; (o) Andrew Lachler, premises; (a) Chas P Cannell, 1163 Herkimer (6665).

STABLES AND GARAGES.

SMITH ST, 345, s e c Carroll, 1-sty con garage; \$1,200; (o) Edwin Johnson, 79 Lorraine; (a) Chas. M. Spindler, 26 Court (6585).

STANHOPE ST, 5, n s, 65.2 e Bushwick av, 1-sty bk garage; \$1,200; (o) A. Habalek, 1165 Myrtle av; (a) W. B. Mills, Inc., 1181 Myrtle av (6533).

SULLIVAN ST, 164-214, s s, 29.4 w Rogers av, 20-1-sty con garages, 20x20; \$12,000; (o) Realty Associates, 162 Remsen; (a) Harry Silverstein, 154 Montague (6537).

S 5TH ST, 440-42, s s, 161.6 e Hewes, 1-sty bk garage, 25x100; \$7,000; (o) Nathan Levine, 41 Harrison av; Henry M. Enelich, 413 S 5th (6678).

JACOB & MORRIS LEVIN

Incorporated

BUILDERS

NEW BUILDINGS

ALTERATIONS

Phone Madison Square 6077

118 East 28th Street New York

LUMBER

Joseph H. Benzing & Co.
(Incorporated)

White and N. C. Pine, Flooring,
Ceiling, Partition, Whitewood,
Redwood, Oak, Cedar, Cypress,
Spruce, Chestnut Posts, Fickets,
Mouldings, Etc. Scenery Material
For Theatres a Specialty

Cornell Wall Board

Special Attention Given to
Retail Trade

Tel. 1012 E. N. Y. 44-46-48 Junius St.

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. $\left. \begin{array}{l} 8174 \\ 8175 \\ 8176 \\ 8177 \end{array} \right\}$ John 34 Pine St.
New York

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 MAN 3398

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

37TH ST, 411, w s, 81 e 4 av, 1-sty con garage; \$2,000; (o) Oscar Lehne, prem; (a) Angelo Adamo, 1351 72d (6592).

AV J, n s, from E 19th to Ocean av, 9-1-sty con garages, 18x20; \$8,550; (o) same; (a) Ocean Av. Bldg. Corp (6650).

BELMONT AV, 916, s e c Fountain av, 1-sty con garage, 22x20; \$1,850; (o) Fannie Chodosh, 212 Crystal; (a) Peter Millman, 1780 Pitkin av (6427).

BROADWAY, 116-24, s s, 125 w Bedford av, 1-sty bk garage, 75x100; \$20,000; (o) Segal & Schorr, 180 S 4th; (a) Springstein & Goldhammer, 32 Union (6446).

FRANKLIN AV, 111-13, e s, 307.5 s Park av, 1-sty bk garage, 29.4x100; \$6,000; (o) Rosina Marri & Lucia De Bendette, 74 Skillman; (a) Salvati & Le Quornik, 369 Fulton (6590).

SAME PREM, 1-sty bk garage, 50x52.7; \$4,000; (o) same; (a) same (6591).

KENT AV, 234-42, & N 1st st, 28-38, 3-sty con garage, 108.4x95.6; \$100,000; (o) 240 Kent Av. Realty Co., prem; (a) Gretsch Eng. Corp., 103 Park av, Manhattan (6652).

KNICKERBOCKER AV, 577-79, e s, 85 s Gates av, 1-sty bk garage, 20x60; \$2,000; (o) Santa, Chas. & Gaetano Rina, prem; (a) Chas. P. Cannella, 1163 Herkimer (6669).

MYRTLE AV, 599, n e c Taffe pl, 1-sty bk garage, 38.6x21.7; \$4,700; (o) Michael Riley, prem; (a) Koch & Wagner, 32 Court (6524).

SKILLMAN AV, 30, s s, 225 w Lorimer, 1-sty bk garage, 21x35; \$1,000; (o) Andrie Mornule, prem; (a) Gilbert I. Prowler, 1959 Homecrest (6598).

WILSON AV, 353, s e c Linden, 1-sty bk garage; \$1,800; (o) S. Eidelberg, prem; (a) Bly & Hamann, 833 St. Johns pl (6480).

7TH AV, 194, s w c 2d, 1-sty con garage, 15x20; \$1,000; (o) Frank & John Bremer, prem; (a) Chas. M. Spindler, 26 Court (6513).

21ST AV, 8101-5, s e c 81st, 1-sty con garage, 20x20; \$1,200; (o) Adolph Liroff, 8615 20 av; (a) Max Hirsch, 26 Court (6512).

STORES, OFFICES AND LOFTS.

AV J, 1110, s s, 50 e Coney Island av, 1-sty fr office, 16x30; \$1,000; (o) Ocean Av. Bldg. Corp., 224 E 34th, Manhattan; (a) Frank L. Morris, 524 E 14th, Manhattan (6466).

20TH AV, 6322, n s, 25 e 64th, 2-sty bk str & office; \$15,000; (o) Picher Greenberg Corp., 6521 20th av; (a) M A Cantor, 373 Fulton (6654).

MISCELLANEOUS.

BUSCHMAN'S WALK, 3063-67, e s, 294 s Bowery, 1-sty fr bath house; \$1,200; (o) Edw. Buschman, prem; (a) Abram D. Hinsdale, 17 Hanover pl (6475).

N 12TH ST, w s, 100 n Kent av, runway, 37x11; \$10,000; (o) Bklyn Union Gas Co., 178 Remsen; (a) owner (6661).

SAME PREM, 1-sty bk runway, 165.4x57; \$10,000; (o) same; (a) same (6662).

BAY 49TH ST, 1+1, w s, 336.73 n Harway av, 1-sty fr club house; \$1,000; (o) Andrea Colletti, 812 Park av; (a) Ferd Savignano, 6005 14 av (6555).

BEDFORD AV, 135-43, n s, Carroll to Crown, 1-sty bk auto station, 260.8x100; \$150,000; (o) Kathryn S Murphy, 1677 Flatbush av; (a) W T McCarthy, 16 Court (6441).

Queens.

DWELLINGS.

BAYSIDE.—Florence st, w s, 165 s Braddish av, 2½-sty fr dwg, 35x33, shingle roof, 1 fam, elec, steam heat; \$12,000; (o) Ethel Baker Woody, Florence st, Bayside; (a) Slee & Bryson, 154 Montague, Bklyn (2823).

COLLEGE POINT.—Av D, n s, 50 w 16th, 1-sty fr dwg, 18x26, shingle rf, 1 fam, gas; \$3,500; (o) Edward Upton, College Point; (a) Max Awander, 219 12th, College Point (2822).

FAR ROCKAWAY.—Oak st, s e c Merral rd, 2½-sty fr dwg, 40x35, shingle rf, 1 fam, elec, steam heat; \$15,000; (o) Jacob Ritter, 45 W 45th, N Y; (a) Chas Sheres, 56 W 45th, N Y (2834).

FAR ROCKAWAY.—New st, w s, s w c Merral rd, 2½-sty fr dwg, 40x35, shingle rf, 1 fam, elec, steam heat; \$15,000; (o) Benjamin Pillier, 56 W 45th, N Y; (a) Charles Sheres, 56 W 45th, N Y (2833).

FOREST HILLS.—Ingram st, e s, 209 n Puritan av, 2-2½-sty bk dwgs, 21x35, tile roof, 1 fam, elec, steam heat; \$38,000; also INGRAM ST, e s, 138 n Puritan av, 2-2½-sty bk dwgs, 20x35, tile rf, 1 family, elec, steam heat; \$38,000; (o & a) Sage Foundation Homes Co, Forest Hills (2845-46-47).

FOREST PARK NORTH.—Larch av, s s, 380 e Van Dine av, 2-sty fr dwg, 16x26, slag rf, 1 fam, steam heat, gas; \$5,000; (o) Valentine Hoeflein, Middle Village; (a) M. Perlstein, Fulton av, Middle Village (2864).

FOREST PARK NORTH.—Larch av, s s, 400 e Van Dine st, 2-sty fr dwg, 16x26, slag rf, 1 fam, gas, steam heat; \$5,000; (o) Valentine Hoeflein, Middle Village; (a) M. Perlstein, Fulton av, Middle Village (2865).

JAMAICA.—Cannonbury rd, n s, 50 e Madison, 1½-sty fr dwg, 22x44, shingle rf, 1 fam, gas, steam heat; \$8,000; (o) Rudolph Woerner,

572 Lafayette av, Bklyn; (a) Holler & Kleinhenz, 1012 Gates av, Bklyn (2842).

JAMAICA.—Amherst av, n s, 605 e Alsop, 2-sty fr dwg, 27x24, shingle rf, 1 family, gas, steam heat; \$7,500; (o) Andrew Thompson, 751 Jackson av, Bronx; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (2820).

JAMAICA.—Cumberland st, n s, 40 w Rieberg, 2-sty bk dwg, 24x37, shingle rf, 1 fam, gas, steam heat; \$6,000; (o) Alex & Carroetta Linton, 5 W 131st, N Y; (a) E. R. Willams, 2296 7th av, N Y (2855).

L. I. CITY.—7th av, e s, 200 s Grand av, 10-2-sty bk dwgs, 20x45, shingle rf, 1 fam, gas, elec, steam heat; \$120,000; (o) Rickert Brown Realty Co, 52 Vanderbilt av, N Y; (a) Phillip Resnyk, 131 W 39th, N Y (2821).

LAURELTON.—Belmont st, w s, 100 n Laurelton boulevard, 1½-sty bk dwg, 26x42, shingle rf, 1 fam, gas, steam heat; \$4,000; (o) Albert B. Rypinski, 550 W 172, N Y; (a) Phillip Markowitz, 3391 Wayne av, Bronx (2872).

MIDDLE VILLAGE.—High st, e s, 345 s Metropolitan av, 2-sty fr dwg, 20x42, slag rf, 2 fam, gas; \$5,500; (o) Edw. J. McGannon, 458 E 143d, N Y; (a) Dunningham & Crumley, 894 E 150th, N Y (2836).

S. OZONE PARK.—Van Wyck av, e s, 80 n Yukon av, 1-sty fr dwg, 14x26, shingle rf, 1 fam, gas; \$3,000; two bldgs.; (o & a) Chas. Smith, South Ozone Park (2825-26).

ST. ALBANS.—191st st, w s, 117 n 116th av, 2-sty fr dwg, 18x27, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Louis Krott, 1824 Metropolitan av, Evergreen; (a) Robert Kurz, 324 Fulton, Jamaica (2828).

STABLES AND GARAGES.

L. I. CITY.—8th st, n s, 300 e West av, 1-sty bk garage, 25x50, gravel rf; \$3,000; (o) Thibaur Walker Co., 8th st, L. I. City; (a) Baker & Koester, 9 Jackson av, L I City (2868).

RIDGEWOOD.—Palmetto st, n s, 75 w Traffic, 2-1-sty bk garages, 20x10, slag rf; \$3,000; (o) Srier & Bauer, Inc, 651 Fresh Pond rd, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2814-2815).

RIDGEWOOD.—Onderdonk av, e s, n e c DeKalb av, 1-sty --- garage, 25x28, slag rf; \$2,500; (o) Frank C. Beckert, 315 Onderdonk av, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2817).

STORES, OFFICES AND LOFTS.

L. I. CITY.—Van Alst av, e s, 187 n Dilbur av, 5-sty bk loft building, 24x52, slag rf, steam heat, \$145,000; (o) Long Island Loft Corp., 87 Sunswick, L. I. City; (a) H. S. Karp, same address (2851).

MASPETH.—Grand st, n s, 84 w Creek, 1-sty bk garage & office, 31x31, gravel rf, hot water heat; \$8,000; (o & a) Turner Constn Co., 244 Madison av, N Y (2854).

MISCELLANEOUS.

JAMAICA.—Schooley pl, e s, 100 s Chichester av, 1-sty bk boiler house & shipping room, 50x26, slag rf; \$18,000; (o) Dictograph Products Corporation, 220 W 42d, N Y; (a) Barney Ahlers Constn Co., 110 W 40th, N Y (2857).

Richmond.

DWELLINGS.

AREA PARK MANOR R.—Area pl, 200 W Norwalk av, 2-sty fr dwgs, 18x24, rubberoid rf; \$3,000; (o) Robt Ennis, Norwalk av, Area Pk; (a) Wm Robbins, Sea View Farms, West Brighton (382).

GREAT KILLS.—Hillcrest st, n s, 200 w Winan av, 2-sty fr dwg, 22x24, rubberoid rf; \$3,500; (o) J Van Deyen, Great Kills; (a) Geo Allsen, Great Kills (429).

WEST NEW BRIGHTON.—Delafield av, n s, 150 w Manor rd, 2-sty fr dwg, 22x27, shingle rf; \$5,000; (o) Brooks est, West New Brighton; (a) G Bensen, West New Brighton (219).

STORES, OFFICES AND LOFTS.

STAPLETON.—Bay & Congress sts, n w c, 2-sty bk stores & offices, 99x207, spruce rf; \$45,000; (o) Staten Island Garage (Inc); (a) Henry G Otto, 156 5 Av, N Y C (306).

PLANS FILED FOR ALTERATIONS

Manhattan.

CHRISTOPHER ST, 7, remove partitions, new toilets, ext, windows, steps, bath rooms in 3-sty bk stores & dwg; \$3,000; (o) Attila Duncan, c/o D M Gallo, 46 Cedar; (a) De Rose & Cavalier, 770 E 149 (1721).

CLINTON ST, 243, re-arrange partitions, new toilets, windows in 5-sty bk stores & tnt; \$6,000; (o) Carl Fischer, 44 Cooper Square; (a) Phillip Bards, 230 Grand (1695).

CLINTON ST, 249, re-arrange partitions, new toilets, windows in 5-sty bk stores & tnt; \$6,000; (o) Carl Fisher, 44 Cooper Sq; (a) Phillip Bards, 230 Grand (1696).

GROVE ST, 84-86, new baths, etc., elev, fire escapes, shafts, etc, in 5-sty bk dwg; \$35,000; (o) Margaret Reilly, 47 E 58th; (a) Jos Mitchell, 332 W 24th (1686).

LAWRENCE, 32, remove runway, walls, new sidewalks, beams, boiler room floor, boilers in 2-sty bk bakery; \$3,500; (o) Cushman's Sons (Inc), 49 Manhattan; (a) L S Beardsley, 116 W 39th (1712).

MORTON ST, 95; also BARROW ST, 115, WASHINGTON ST, 631, new add sty, f p walls, f p roof, stairs, elev shaft, exts, heating, sprinkler system in 9-sty bk stores & offices; \$100,000; (o) Est of Chas Fredk Hoffman, 258 Bway; (a) McLean Long, 82 Beaver (1667).

WAVERLY PL, 114, remove floor, staircases, new ext, chimney ext, roof plumbing, elec, dumbwaiter shaft, floor, staircases in 4-sty bk dwg; \$15,000; (o) M P Bewley, 250 W 93; (a) Wm Sanger, 57 Christopher (1722).

WILLETT ST, 9-11, remove stairway, partitions, raise beams, new ext, stairway, in 2-sty bk synagogue & school; \$6,000; (o) Beth Harknener Ansbie Bialistok, 9-11-13 Willett; (a) Philip Bardes, 230 Grand (1697).

11TH ST, 138-140 W, remove partitions, new opening, bath rooms, heating system in 2-3-sty bk dwgs; \$35,000; (o) Howard M Morse, 45 5 av; (a) Tyman Embury, 132 Madison av (1683).

12TH ST, 134 W, remove stoop, partitions, new partitions, stairs, bathrooms, storm house on 3-sty bk apts; \$14,000; (o) Isabel N Schelling, 70 W 55th; (a) Rudolf C P Boehler, 116 W 39th (1680).

14TH ST, 38 E, remove walls, str fronts, stairs, new beams, columns, piers, str fronts, show windows, floor, stairs, partitions, toilets, fire escapes in 5-sty bk stores mfg; \$18,000; (o) J W Adavis, 65 5 av; (a) L E Denslow, 44 W 18th (1715).

14TH ST, 56 W; also 13TH ST, 55-61 W, remove stairs, elev, new girders, columns, flooring, stairs, elev in 9-sty bk factory; \$75,000; (o) 14th St Realty Co, 44 Warren; (a) Buchman & Kahn, 56 W 45th (1682).

21ST ST, 726 W, remove partitions, new plumbing in 3 1/2-sty bk str & lofts; \$4,500; (o) Jacob Glassberg, 128 W 21st; (a) Sam Roth, 11 E 24th (1702).

21ST ST, 531-539 W, new ext, walls, floor, fr in 7-sty bk storage; \$75,000; (o) Moore Est, 191 9 av; (a) Wm M Farrat, 105 W 40th (1705).

23D ST, 300 E; also 2D AV, 399, removal wall, str fronts, new beams, columns, pier, window, partitions, str fronts in 5-sty bk stores & dwg; \$2,500; (o) Thomas Ford, 171 3 av; (a) L E Denslow, 44 W 18th (1674).

25TH ST, 22 W, new piers, tanks on 5-sty bk stores & factory; \$1,500; (o) Francis V & Floyd Ward Johnstone, Putnana, Conn; (a) Zipkes, Wolff & Kirchoff, 432 4th av (1671).

26TH ST, 64 W; also 6TH AV, 430, remove partitions, stairs, plumbing, walls, new partitions, stairs, fire escapes, piers, columns, girders in 3-sty bk store & dwg; \$15,000; (o) 6th Av Development Co, 3 W 29th; (a) Zipkes, Wolff, Kundroff, 432 4 av (1672).

30TH ST, 114-120 W, lower beams, remodel show windows, new elev shaft in 6-sty bk stores & lofts; \$15,000; (o) Morris Mandelbaum & Chas Springer, 37 W 21st; (a) M Jos Harrison, World Bldg, N Y C (1600).

38TH ST, 519-523, new pent houses (2) on 5-sty bk f. p. factory; \$2,500; (o) Wm H Callanan, 526 W 38th; (a) Allis Chalmers Mfg Co, 50 Church (1670).

40TH ST, 137 E, alter partition, new stairs, ext in 4-sty bk dwg; \$8,000; (o) Arthur H Pomroy, 139 E 40th; (a) Pat J Murray, Tuckahoe, N Y (1717).

40TH ST, 268 W, remove plumbing, alt partitions, new light, toilets, bath rooms, vent ducts, front, stairs in 5-sty bk store & dwg; \$5,000; (o) Nicholas J Nelson, 209 W 33d; (a) A T Gilbert, 80 Maiden lane (1662).

48TH ST, 5 E, remove front, walls, new front str fronts, ext, stairs, floors, roof, skylights, beams in 4-sty bk store & offices; \$60,000; (o) N Y Bible Society, 675 Madison av; (a) W E Anthony, 2 W 47th (1692).

48TH ST, 13 W, remove partitions, wall new partitions, toilet rooms, str fronts in 5-sty bk store & dwg; \$20,000; (o) Payson Thompson, Commodore Hotel; (a) Jas Gamble Rogers, 367 Lex av (1703).

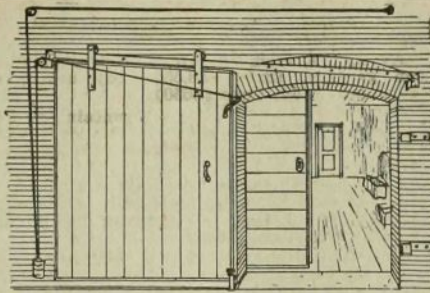
54TH ST, 147 W, new 3-sty add on 2-sty bk garage & showrooms; \$25,000; (o) Mildred Avdon, 162 W 46th; (a) Wm J Russell, 73 W 46th (1678).

55TH ST, 145 E, new ext, partitions, pent house on 3-sty bk dwg; \$9,000; (o) Mrs. Ronald Stebbins, 145 E 55th; (a) P J Murray & J E Casale, 128 E 58th (1718).

58TH ST, 44 W, remove partitions, plumbing, new partitions, columns, stairs, girders, vault lights, elev in 2-sty bk salesrooms; \$5,000; (o) Cornelius Vanderbilt, 1 W 57th; (a) Alfred C Bossom, 680 5 av (1676).

67TH ST, 149 E, remove partitions, new partitions, smoke stack, elev, 2 add stys in 6-sty bk hospital; \$50,000; (o) N Y Neurological Institute, 149 E 67th; (a) Jas Gamble Rogers, 376 Lex av (1659).

67TH ST, 128 W, new partitions, bath rooms in 5-sty bk tnt; \$9,000; (o) Jean Bryan Berdell, 34 3d, Garden City, L I; (a) Geo & Edw Blum, 505 5 av (1673).



"BILTRITE"

Hollow Metal Fire Door

FOR PARTY WALL OPENINGS

Made up in both black and galvanized iron, for exterior and interior use. Sturdy construction and light weight without sacrifice of efficiency makes it adaptable for general use.

This door may be seen at the Architects Sample Corporation, 101 Park Avenue, N. Y. C.

Manufactured by

LEONARD SHEET METAL WORKS, Inc., Hoboken, N. J.
NEW YORK OFFICE: 1270 BROADWAY

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, carbonium, 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

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

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

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

INTERIOR MARBLE

AS specialists for many years in fine interior marble work, we have unusual facilities for executing contracts both promptly and to the entire satisfaction of builder, owner and architect. We have on hand an exceptionally large stock of fine marble, both imported and domestic, and will be glad to prove our scope and capacity by sending you a list of prominent structures on which we have been selected to execute the marble work.

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

A. R. ZICHA MARBLE CO.

813 Vernon Avenue

Long Island City

Telephone, Astoria 1930

Bronx

151ST ST, 235 W, 1-sty stone extension, 25x34.3 to 3-sty fr shop & dwg; \$2,500; (o) Marie Pinto, 233 E 151st; (a) M W Del Gaudio, 160 W 45th (277).

167TH ST, 581, 2-sty fr extension, 19.6x12.10, to 2-sty fr dwg; \$2,500; (o) Isaac Crystal, 814 E 166th; (a) Moore & Landseldel, 3d av & 148th (193).

175TH ST, 825, 2-sty fr ext, 10x32.4, to 2-sty fr dwg; \$2,500; (o) Jacob S. Waxman, 22 W 15th; (a) Paul Lagana, 243 W 46th (115).

175TH ST, 712, 1-sty fr ext, 12x24, new plumbing & new partitions to 2-sty & attic fr dwg; \$4,000; (o) Nettie Petter, 445 E 174th; (a) Wm. H. Meyer, 1861 Carter av (165).

176TH ST, 889, 1-sty fr ext, 20x15, to 2-sty fr dwg; \$3,000; (o) Dr. Pincus Marlowe, 804 Fairmount pl; (a) Wm. A. Geisen, 2403 Creston av (246).

176TH ST, 817, remove attic & replace with flat fr, new plumbing, new partitions to 2½-sty fr dwg; \$3,000; (o) Salvatore Maniro, on prem; (a) M. W. Del Gaudio, 2755 Creston av (119).

180TH ST, 537-39, 1-sty bk ext, 12x12, to 1-sty fr str; \$1,000; (o) Marcus Beekmann, 2170 Bathgate av; (a) Anton Pirner, 2069 Westchester av (154).

187TH, s e c Hughes av, 1-sty bk extension, 10x50, to 5-sty bk str & tnt; \$1,500; (o) Alessandro Cilento, 2278 Beaumont av; (a) M. W. Del Gaudio, 160 W 45th (224).

188TH ST, 211, 3-sty bk ext, 22x4.10, & add 1-sty to present 2-sty fr str, office & dwg; \$2,500; (o) Geo. Kinderman, 1360 Webster av; (a) Chas. Schaefer, Jr., 2853 3 av (163).

190TH ST, s e c Grand av, 2-sty fr ext, 13x4, & new plumbing to 2-sty fr dwg; \$2,500; (o) Eva Geller, 930 Fox; (a) Wm. A. Geisen, 104 W 42d (109).

190TH ST s/s 100 W Jerome av, move 2½-sty fr dwg; \$3,000; (o) Annie E. Delaney, 2062 Ryer av (a) Chas. S. Clark, 441 Tremont av (173).

214TH ST, 707, 1-sty bk ext, 21.4x34 to 3-sty fr str & dwg; \$3,500; (o) D. Callitti, on prem; (a) A. J. De Pace, 3617 White Plains av (260).

ARTHUR AV, 2108, 1-sty vl br built upon 1-sty br garage & storag; \$3,500; (o) Giovanni B. D'Urso on prem; (a) M. W. Del Gaudio, 2755 Creston av (182).

ANTHONY AV, 2073, 1-sty fr ext, 18x10.6, new bay windows, chimney & partitions to 2-sty fr dwg; \$5,000; (o) Louis Radin, on prem; (a) Bruno W. Berger, 121 Bible House (219).

BATHGATE AV, 2171, 1-sty fr ext, 18x15, new plumbing, new partitions to 2½-sty fr dwg; \$1,000; (o) Merola & Masillo, 4440 Park av; (a) DeRose & Cavalieri, 370 E 149th (286).

BELMONT AV, e s, 95 s 188th, 1-sty bk ext, 50x60, to 2-sty bk factory; \$12,000; (o) A. W. L. Realty Co., Chas. Greenberg, 590 Bway, Pres.; (a) M. W. Del Gaudio, 2755 Creston av (112).

BERGEN AV, 540, new toilet, new s. e. f. p. doors, new d. w. shaft to 5-sty bk str & tnt; \$500; (o) Est. of Peter Goetz, 22 William; (a) Bruno W. Berger & Son, 121 Bible House (156).

BROOK AV, 143-145, new toilet, new fire escapes, new partitions to 5-sty br str & tnt; \$15,000; (o) Philip Fleschler, 216 Stanton st (a) S. F. Oppenheim, 36 8th av (183).

BRONX BLVD, e s, 200 n 213th, move 5 2-sty fr dwgs; \$15,000; (o) Stahl & Watsky, 4761 White Plains av; (a) Robt. Skrivan, 4436 Carpenter av (228).

BRONX BLVD, s e c 213th, move 5 2-sty fr dwgs; \$15,000; (o) Stahl & Watsky, 4761 White Plains av; (a) Robt. Skrivan, 4436 Carpenter av (253).

BUSSING AV, 1726, new bath, new partitions to 2-sty fr dwg; \$3,000; (o) Fannie Miller, 122 E 111th; (a) A. J. Simberg, 1541 Vyse av (201).

CAMBRELING AV, 2465, 1-sty bk ext, 32.6x20, to 2-sty fr str & dwg; \$3,000; (o) Vincenzo Scafano, on prem; (a) M. W. Del Gaudio, 2755 Creston av (113).

CASTLE HILL AV, s w c Watson av, 1-sty br extension, 64x40, new steel girders to 1-sty fr church & school; \$19,000; (o) Rev. Urban Magelsson on prem; (a) John Schwalbenberg, 2075 Haviland av (168).

CONCORD AV, 469, build 1 sty of frame upon present extension and move 2-sty fr dwg; \$4,000; (o) Jos. Gallick, on prem; (a) Irving Margon, 355 E 149th (221).

COURTLANDT AV, e s, 105 n 149th, new partitions to 3-sty bk str & lofts; \$3,000; (o) Madeline A. Carey, 1359 Findlay av; (a) Edw. J. Byrne, 436 E 158th (218).

CRESTON AV, 2163, 1-sty fr extension, 13.6x15.6, to 2-sty fr dwg; \$5,000; (o) Vincent Valentine on prem; (a) J. M. Felson, 1133 Bway (188).

DAVIDSON AV, s w c 190th, 1-sty fr ext, 13x4, & new plumbing to 2-sty fr dwg; \$2,500; (o) Dora Geller, 923 Simpson; (a) Wm. A. Geisen, 104 W 42d (114).

DECATUR AV, 2737, 1-sty fr ext, 17.6x9.6, new plumbing, new partitions to 2-sty fr str & dwg; \$3,000; (o) Jos. Tanuro, on prem; (a) A. J. De Pace, 637 Post (107).

Brooklyn

BERGEN ST, 1788, s s, 150 w Ralph av, ext to 2-sty factory; \$9,000; (o) Henry Traummuller 1786 Bergen; (a) Adam E. Fischer, 373 Fulton (4672).

CARROLL ST, 126, n s, 380 e New York av, int alts to 2-sty bk 1 fam dwg; \$2,000; Abraham Wolder, 1310 Carroll; (a) Cohn Bros., 361 Stone av (6550).

CLARK ST, 64, s s, 133.8 w Henry, int alts to 4-sty bk 2 fam & boarders; \$14,000; (o) Studio Apt. Co., Inc., 186 Remsen; (a) Frank L. Finlayson, 186 Remsen (5188).

CLINTON ST, 184, n w c State, int alts to 3-sty bk bachelor apts; \$5,000; (o) Henry S. Celona, 99 W 9th; (a) Burke & Oisen, 32 Court (6518).

COLUMBIA HEIGHTS, 164, w s, 100 s Clark, int alts to 4-sty bk 2 fam dwg; \$25,000; (o) Jos. Paraseandola, 274 Hamilton av; (a) W. T. McCarthy & F. E. Kelly, 16 Court (3882).

COURT ST, 374-76, w s, 60 s President, int alts to 2-4-sty bk str & tnts; \$15,000; (o) Paul Hartzsch, prem; (a) Max Hirsch, 26 Court (4712).

ECKFORD ST, 55-61, w s, 916 n Engert av, alt to 2-sty bk factory; \$6,000; (o) Eckford Associates, Inc., 830 Humboldt; (a) Phillip Freshman, 318 Columbia (6304).

FULTON ST, 3399, n s, 24.4 e Autumn av, ext to 1-sty bk str & 2 fam dwg; \$3,000; (o) B. Drucker, prem; (a) C. W. Venderbeek, 463 Elm, Richmond Hill (3813).

GALLATIN PL, 12-30, n w c Livingston, int alts to 5-sty bk theatre, str & loft; \$1,000; (o) Putnam Theatrical Corp., 1493 Bway, Manhattan; (a) ———— 644 8 av, Manhattan (3846).

GRAND ST, 366, s e c Marcy av, int alts to 4-sty fr str & 1 fam dwg; \$5,000; (o) Jacob Telsey, prem; (a) Murray Klein, 116 Grove (4741).

GRAND ST, 184-86, s s, 89 e Bedford av, exterior & int alts to 4-sty bk str & shop; \$10,000; (o) Century Stores Realty Co., 142 E Bway, Manhattan; (a) Max Cohen, 189 Grand (5898).

SAME PREM, exterior & int alts to 3-sty fr str & 2 fam dwg; \$15,000; (o & a) same as above (5899).

HALSEY ST, 18-20, s s, 147.6 e Bedford av, ext to 2-sty bk garage; \$50,000; (o) Alena F. Carpenter av, 168 New York av; (a) E. O. Holmgren, 371 Fulton (3931).

HANCOCK ST, 461, n s, 225 e Sumner av, int alts to 3-sty bk 2 fam dwg; \$3,000; (o) Morris Milkowsky, 858 Driggs av; (a) Max Cohn, 189 Grand (6531).

JORALEMON ST, 153 n s, 45.7 w Clinton st, s/, int alt, 4-sty bk 1 fam & fur rooms; \$10,000; (o) Gatehouse Const. Co., 51 Chestnut st; (a) Chas. Infange, 2634 Atlantic av (4364).

LIBERTY ST, 69, e s, 100 s Concord, repair fire damags to 4-sty bk factory; \$2,000; (o) Henry Ibsen, 95 Cliff, Manhattan; (a) John Ingversen, 51 Prospect pl (3916).

LIVINGSTON ST, n e c Bond st, new elevator in store; \$40,000; (o) Fredk Loeser, on prem; (a) Chas Pfaff, 126 W 91st (4349).

LORIMER ST, 733-51, s w c Bayard, int alts to 4-sty bk storage; \$20,000; (o) Valentine Varnish Co., 454 4 av, Manhattan; (a) Barney Ahlers Const. Co., 110 W 40th, Manhattan (5787).

MESEROLE ST, 269-71, n s 50 w Waterbury st, ext, 1 3-sty fr factory; \$20,000; (o) Anthony Machincki, 15 Park Row; (a) Frank V. Laspin, 525 Grand st (4091).

MILFORD ST, 2-34, s w c Atlantic av, ext to 3-sty bk factory & garage; \$20,000; (o) Saml. Weisglass, prem; (a) Shampam & Shampam, 50 Court (5578).

MONTGOMERY PL, n s, 272.10 w 9th av, ext to 3-sty bk 1 fam dwg; \$7,000; (o) Leon Petz, 1351 9th av; (a) M. E. Freehoff, 405 Lexington av (5979).

MORRELL ST, 74, e s, 50 n Moore, ext to 3-sty bk str & 2 fam; \$12,000; (o) Mandel Greenberg, 252 Bushwick av; (a) Murray Klein, 116 Grove (5732).

PACIFIC ST, 1229, n s, 92.10 e Bedford av, ext to 2-sty fr 1 fam dwg; \$40,000; (o) St. Bartholomew's P. E. Church; (a) Montrose Morris Sons, 533 Nostrand av (6610).

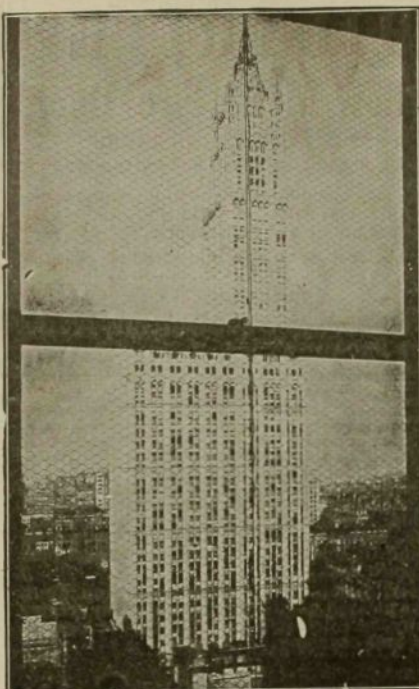
PACIFIC ST, s s, 135 w Flatbush av, 2 & 4-sty bk paint show, dwg & offices, 30.4x80; \$7,500; (o) A. Walker, 594 Pacific; (a) Ebling, Magnusen & Kleinert, 52 Venderbilt av (4594).

PIERREPONT ST, 48 ss 52 e Hicks st, int alt, 5-sty bk 1 fam & fur rooms, \$10,000; (o) Alonzo Jersey, 158 Montague st; (a) Slee & Bryson, 154 Montague st (4236).

PROSPECT PL, 1899, n s, 140 e Hopkinson av, alt to synagogue, 3-sty bk; \$75,000; (o) Yesh-wa Rabbi Chaim Berlin, prem; (a) E. M. Adelsohn, 1770 Pitkin (6298).

PROSPECT ST, 60, w s, 175 e Erasmus, porch to 1-sty 1 fam dwg; \$4,000; (o) James Lawless, prem; (a) W. T. McCarthy & F. E. Kelly, 16 Court (3900).

PROSPECT PL, 1773, n s, 180 w Saratoga av, int alts to 3-sty bk str & 5 fam dwg; \$2,000; (o) Sellg Milkowitz, 1771 Prospect pl; (a) Peter Millman, 1780 Pitkin av (6558).



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

For Quickest and Best Blue Prints and Photo Prints

THE ELECTRO SUN CO.

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

ELECTRIC METERS

INSTALLED TESTED
RENTED MAINTAINED

Sub-Metering for Owners on Percentage or Guarantees

Estimated Annual Saving Discounted in Advance

Realty Supervision Co.

VIVIAN GREEN, President
45 WEST 34TH STREET
Phone: Greeley 3900 NEW YORK

PROSPECT PL., 1751, n s, 300 e Howard av, int alts to 3-sty bk 6 fam dwg; \$2,000; (o) same; (a) some (6559).

QUINCY ST., 22-24, s e c Downing, alt to 2-sty bk garage; \$34,000; (o) F. Loeser & Co., Fulton; (a) Wood, Hulse & Yates, Woolworth Bldg., N Y (6373).

REMSEN ST., 98, n w c Henry, int alts to 3-sty bk 1 fam dwg; \$5,000; (o) Dr. Manning Field, prem; (a) W. Lawrence Bottomly & Chas. L. Mills (6658).

SACKETT ST., 105, n s, 167 w Columbia, remove wall, &c, 3-sty 4 fam dwg; \$5,000; (a) Antonio Pontacoros, 103 Sackett; (o) Burke & Olsen, 32 Court (3932).

SMITH ST., 375-82, n e c 3rd st, int alts, 3-sty bk theatre; \$18,000; (o) Chas. Levine, Julius Cohn, 1594 Eastern Pkway; (a) Wm. J. Conway, 400 Union st (4002).

SMITH ST., 16 & 18, s w c Fulton, alt to 4-sty bk factory; \$6,000; (o) Balch, Price & Co., Smith & Fulton sts; (a) G. A. Schonewald, Grand Central Terminal (6369).

STARR ST., 93-95, n s, 325 e Wilson av, ext to 2-sty fr shop & 1 fam dwg; \$5,000; (o) Louis Kusold, prem; (a) Chas. P. Cannella, 1163 Herkimer (6670).

Queens.

ASTORIA.—11th av, e s, 100 n Grand av, ext 7x30, dwg side; \$2,000; (o) Ernest Weber, 414 11th av, Astoria; (a) Otto A. Standt, 55 West st, N Y C (807).

AUBURNDALE.—Auburndale av, w s, 300 n Bway, int alt store to provide for dwg; \$2,000; (o) J. W. Breden, prem (839).

BAYSIDE.—Crocheron av, n w c Franklyn av, 2-sty fr ext, 36x11, rear dwg, tin rf, int alt; \$2,500; (o) John A. Freeman, Bayside, L. I.; (a) K. A. Jewell, Bayside (868).

BAYSIDE.—Braddish av, n w c Bell av, 1-sty fr ext, 13x21, side & rear dwg, int alt; \$7,000; (o) Mrs. Z. G. Wentz, 415 E Chase, Baltimore, Md; (a) E. Zloczowick, 109 W 84th, N Y C (1034).

BAYSIDE.—Shore av, s s, Little Neck rd, int alt to club house, 1-sty added to top; \$10,000; (o) Bayside Yacht Club Building Co, premises; (a) W W Knowles, Bridge Plaza, L I City (1374).

BLISSVILLE.—Starr av, 1, repair dwg & ext, int alts; \$3,000; (o) Theodore White, 77 Greenpoint av, Blissville; (a) Jos. M. Kelly, 154 India, Bklyn (1277).

CLARENCEVILLE.—109th st, 9709, 2 1/2-sty fr ext, 20x13, rear dwg, int alt to provide for additional family; \$2,100; Engene C. Moger, on prem. (681).

CORONA.—Havermeyer st, n s, 200 w 51st, 2-sty fr ext, 17x17, rear dwg, tin rf, int alt; \$1,600; (o & a) Jos N Grimm, premises (1340).

CORONA.—Jackson av, s w c 47th, 2-sty fr ext, 20x9, front dwg, int alt; \$2,000; (o) A Ullman, 1 East Jackson av, Corona; (a) A L Marinella, 15 West Jackson av, Corona (1316).

CYPRESS HILLS.—Old Fresh Pond rd, e s, 125 n Cypress av, repairs to rf; \$1,500; (o) Mount Carmel Cemetery Corp., 35 Nassau, N Y C; (a) C. H. Pfaff, 673 Eldert la, Bklyn (745).

DOUGLASTON.—Bay av, s w c Regatta pl, 2 1/2-sty fr ext, 33x15, rear dwg, shingle rf, int alts; \$9,000; (o) Katherine Garland, prem; (a) Chas. F. Winkelman, 103 Park av, Manhattan (889).

DOUGLASTON.—Grosvenor rd, n w c Centre dr, repair bldg, int alts; \$2,000; (o) Mrs. R. M. Henderson, prem (1266).

ELMHURST.—Grand st, n e c Decker, int alts to dance hall to provide for factory; \$2,500; (o) Ryjen Realty Co., 277 Bway, Manhattan; (a) F. P. Platt & Bro., 680 5 av, Manhattan (828).

ELMHURST.—Trainsmeadow rd, 155.53 s Jackson av, repairs to dwg and ext in rear, 26x22, dance hall, int alts; \$3,000; (o) Queensboro Investing Co., Bridge Plaza, L. I. City; (a) Geo. H. Wells, 21 E 40th, Manhattan (1201).

ELMHURST.—Grand st, n e c Decker, install elevator; \$2,000; (o & a) Ryjen Realty Co, 277 Broadway, N Y C (1298).

ELMHURST.—Ithaca st, n s, 90 e Pettit pl, 2-sty fr ext, 28x11, rear dwg, tin rf, int alt; \$5,000; (o) Frank Bunge, 33 Ithaca, Elmhurst; (a) Harry T Morris, 710 10th, College Point (1390).

Richmond.

E. S.—Monroe av, 566, 83 s Fort pl (No 67 & 69), new elev shaft, fire escapes in 3-sty bk handkerchief factory \$2,500; (o) T Fenley, 72 Monroe av; (a) Louis L Frankfort, 392 So Blvd, N Y C (222).

FINGERBOARD RD, s e c Cleveland av, new ext, walls, foundation, rafters, sills in 2-sty fr dwg; \$5,290; (o) Kaul Pauli, 322 Fingerboard rd, Ft Wadsworth; (b) M. Fribano, 8 MacFarland av, S. I. (128).

FORT WADSWORTH.—Fingerboard rd, s s, 150 w Bay, excavate cellar, new cellar, foundation, floor, stairs in 1-sty fr dwg; \$1,000; (o) M. Fucini, 70 Sands, Stapleton; (b) not selected (148).

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

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

NIEWENHOUS BROTHERS, Inc.

BUILDING CONSTRUCTION

S. H. NIEWENHOUS, President
M. NIEWENHOUS, Treasurer

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

316-318 EAST 161ST STREET

NEW YORK

PHONE: ASTORIA 2984

ESTABLISHED 25 YEARS

"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

Designs
Redesigns
Estimates

FELDBLET-O'DONNELL
ENGINEERS

110 West 40th Street

Supervision
Appraisals
Consultations

Bryant 3974

"CONCRETE OUR SPECIALTY"

15 years' experience as Competitive Designers and Estimators.
Plans by us when your job goes out for figures mean no added expense and insure you of the cheapest possible proposition.



-the National Cement

15 Mills from

Coast to Coast

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

New York, N. Y.
Boston, Mass.
Philadelphia, Pa.
Buffalo, N. Y.

Jacksonville, Fla.
Kansas City, Mo.
Minneapolis, Minn.
Newcastle, Pa.

Omaha, Nebr.
Pittsburgh, Pa.
Mason City, Iowa
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

145 EAST 45th STREET, NEW YORK

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

Empire Brick & Supply Co.

YARDS

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

MANUFACTURERS
OF BRICK AND DEALERS
IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

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

A Service Record
of 45 Years

Day Tel.: Franklin 6030
139 CENTRE STREET

HOLMES PATROL

Holmes Electric Protective Company

Carefully Selected, Trained, Reliable and
Efficient Men, Adequately Supervised,
Insure High Grade Patrol Service.

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

Builders Brick and Supply Co., Inc.

Mason's
Building Materials

172d St. and West Farms Road
Telephone: Intervale 100



The Lawrence
Cement Company

302 BROADWAY, NEW YORK

WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Longacre 670

HENRY MAURER & SON Manufacturers
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

ABE URIS Iron and Steel Corp.

400 plates 3/16: 34x59—30x60—30x72—
36x72—30x84—36x84—30x96—36x96 and
48x96.

Also 101 plates 3/8: 36x72—36x84—36x96—
36x98.

Also 29 plates 1/2: 36x72—36x84—48x96—
36x96.

42 South 8th Street, Brooklyn
Phone: Williamsburg 5300

A.B.S.E.E

ELECTRIC
ELEVATOR
COMPANY

220 BROADWAY
NEW YORK