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EDITORIAL

Outlook More Favorable

It is not unreasonable to believe that the period of stagnation in building is nearing its end. Local labor troubles are not likely to cause further serious interruptions in construction work once other handicaps are removed. That always great deterrent to business, the presidential outlook, will soon be clarified by the action of the national conventions of the two great parties. It is unlikely that either candidate will be a man whose election would be considered disadvantageous to the financial or commercial interests of the country. They will be men whose records are known. There will be no uncertainty about what they stand for. Labor will not effect an upset when the election is held, judging by the results of the senatorial contest in Iowa, where Senator Albert B. Cummins, against whom the professional laborites fulminated because of his participation in framing the new railroad law, has been renominated by a big majority. After all, party ties are stronger than the dictum of labor's walking delegates. Not yet are intelligent workmen ready to discard tested political procedure for the theoretical program of the agitators who make grandiloquent promises which seldom are fulfilled.

The government has allocated \$125,000,000 to the railroads for equipment purposes, and it does not take long to build flat and box cars, of which a considerable number can be manufactured with this sum of money. The coal miners are in a reasonable mood for the arbitration of the remaining differences with the operators, so that we are not likely to have another fuel shortage scare this year.

The dock and longshoremens seem to be coming to a realization of the injury they are doing to their own interests as well as the general welfare of the city and ready to take advantage of a decision in their favor on a minor matter as an excuse for going back to work while their major contentions are arbitrated.

Ever since the armistice, over a year and a half ago, there has been one thing after another to prevent construction work on the important scale demanded by conditions of supply and demand. During this period there have been times when it seemed as if the way might be opened for a big building program. But there were too many obstacles to overcome. Now, however, it is within reason to feel that the building industry is about to be freed from the combination of unfavorable circumstances against which it was powerless to contend.

New York in 1920 Census

Census returns frequently hold surprises, just as turnstile figures vary greatly from amateur estimates of the attendance at baseball games. It is proverbially difficult for trained newspaper reporters to tell accurately the number of people in a crowd. Because we see our streets and stores, our trains and autos always

jammed is no reason for over-calculation of our aggregate number. Taking one census with another the average number of omissions in the recording of residents always will take place. Every group of census takers is hastily recruited, generally as a matter of necessity, from among people not accustomed to regular or systematic work, and there are certain to be numerous inefficient employes, with the usual result of inaccuracy.

That there is reason for suspecting the recently taken census was any less accurate than those of 1910, 1900, 1890 or 1880 is unlikely. It is naturally much more difficult to count the people of New York City than to enumerate the inhabitants of small communities. Nowhere else is the population so constantly shifting and in no other city are the people so ignorant of their neighbors. But this was true ten years ago. There were complaints about the census of 1910 and there will be protests against the tabulation of 1930.

The difficulty of counting New Yorkers was shown by the police census taken to disprove the correctness of the state census of 1915. The returns from this census repose in a vault at police headquarters unfinished and untabulated. They prove nothing except that even so well-organized a force as the policemen of New York did not succeed in finding out as much about the actual population of the city as had the staff work-in under direction of the Census Bureau. Whole districts were uncounted and evidences of hasty and improper canvass are numerous, as anyone who cares to investigate the musty and incomplete files may learn.

What the census of 1920 shows is of sufficient importance to more than offset any personal disappointment that New York has not actually reached the 6,000,000 mark. In the last ten years, including the war period, when it is probable the restriction of immigration and the housing problem have materially lessened the rate of increase, New York has added to its population 854,268 persons, or more than the population in 1920 of each of the cities of St. Louis (773,000), Boston (747,923) or Baltimore (733,626). The five boroughs share in this result as follows:

Manhattan, 2,284,103; decrease 47,439, or 2 per cent.
 Bronx, 732,016; increase 301,036, or 69.8 per cent.
 Brooklyn, 2,022,262; increase 387,911, or 23.7 per cent.
 Queens, 466,811; increase 182,770, or 64.3 per cent.
 Richmond, 115,959; increase 29,990, or 34.9 per cent.
 The total for the city is 5,621,151.

There is inspiration enough in these figures to satisfy any real estate owner. And it is difficult to see how builders under existing conditions could possibly have met the tremendous demand for housing if the count had shown 6,000,000 within the city limits. What would have happened in that event would have made the present crisis look easy to cope with. It is probably fortunate for both real estate and building that

there are not today 400,000 more men, women and children clamoring for homes in this city—the reaction might be extremely unhealthy and distinctly disadvantageous for all concerned. It is enough for New Yorkers to realize that since 1900, the first census after consolidation, this city has increased at the average annual rate of 109,197.

When the complete census figures are obtainable it probably will be proved beyond doubt that the metropolitan district contains the greatest aggregation of people on earth, within a given area. The figures from Brooklyn and the Bronx, when compared with those from Manhattan, show that the population is moving towards the perimeter of the circle of which Manhattan is the center. This expansion, which becomes more impressive and more insistent as years go by, is not stopped at the city's limits. The centrifugal force imparted to it by the whirl of business in the heart of the metropolis cannot be restricted by artificial bounds. But neither are the hundreds of thousands of families that find homes just outside the five boroughs during every decennial period segregated from the proper life of the city. The ties which bind them to its social and business existence remain unbroken. They depend on New York for a living and they are factors of importance in the building up of its commercial structure and continue to take a prominent part in all its varied activities.

Nor should anyone worry because the population of Manhattan is decreasing. The long expected at last has happened. And the "loss" is only a shifting of population to more favorable localities for residential purposes to make way for the conversion of living quarters into commercial structures. Certainly realty values do not suffer by this process.

Recognition of these facts implies the necessity of

providing for the needs of the additional millions the city will surely have in a very short time. It is undeniable that if there were today 400,000 more inhabitants of the five boroughs the subways, already congested to the limit of endurance, would be clogged with the human tide and rendered more ineffective than they now are; the problem of supplies of food and coal would be even more serious than at present and the need of freeing the port from labor tie-ups and from ice embargoes still more pressing. More housing at any cost must be provided, and to do this transportation must be afforded for building materials; terminals and docks must be provided, subways extended and duplicated, and many other constructive programs put into operation.

The census shows that New York is growing at an amazing rate. The percentage of gain may be smaller than heretofore, as is the rule when cities have attained maturity. But each year an enormous addition is made to the number of those who write "New York" after their names in hotel registers. Instead of trying to find fault with the conclusion of the census-takers, it will be more to the point if city officials and business men unite in formulating plans to take care of inhabitants already here and the hundreds of thousands who will come in ever-increasing throngs if they are not turned to other locations by the difficulties encountered here in obtaining comfort and conveniences for healthful and pleasurable living.

The words "Six Millions" are not necessary to advertise New York—it is so big, its complex life is so attractive, it provides so many enjoyable things to do, that people will come here anyway if they can eat and sleep in comfort and go about the shops and fill the theatres without having all individuality crushed out of them.

Auction Sale of Lots in Burke Estate on Albany Post Road

OF more than passing interest is the announcement of the coming auction sale of 1400 lots on Tuesday, June 22nd and succeeding days in the Hotel Astor, Broadway and 45th street. The property is owned by the Burke Relief Foundation and is located on both sides of Boston Post Road, from Arnow avenue to East 212th street, bisected by Gunhill road, Burke avenue and other important thoroughfares.

This property came into the possession of the Burke Relief Association through the generosity of the late John Masterson Burke, who founded the institution in 1902, for the purpose of taking care of those who had been discharged from hospitals after serious illness or operations, and to afford them a place of rest for a few weeks where they could regain their health and strength before returning to work. The institution was named The Winifred Masterson Burke Relief Foundation in memory of the founder's mother.

Mr. Burke was a shipping merchant. He was actively engaged in business until he reached his seventy-fifth year, when he retired. He lived a plain simple life, and was intensely interested in many charities. The upshot of his philanthropic work was the founding of the Burke home. He was without kith or kin and lived to the age of 96 years. It was estimated that at his death his fortune totaled between \$4,000,000 and \$5,000,000, most of which was invested in securities, the balance including the 1400 lots now to be sold by J. Clarence Davies and Joseph P. Day, agents and auctioneers.

The lots are located on high land being about 125 feet above the sea level. They are a short distance north of Pelham Parkway, and east of Bronx Park. A large portion of the tract is suitable for immediate improvement, and much of it is at cellar depth which relieves those desiring building from the cost of excavating.

The Burke Relief Foundation has done a wonderful work since its incorporation. An average of about 5000 people a year are taken care of. The following are the officers and directors which include Frank K. Sturgis, president; Otto F. Bannard, vice president; Frederick H. Denman, secretary; William F. Eldridge, treasurer; Adrian Iselin, Jr., R. W. DeForest; Edgar S. Marston; J. Woodward Haven; William Sloane; W. W. Emlen Roosevelt; James S. Alexander and Erskine Hewitt.

Mr. Davies and Mr. Day said yesterday: "An opportunity is going to be given to the investing and speculative elements, to acquire choicely located Bronx properties at their own price. There must be the satisfaction to purchasers at this sale, to realize that not only are they getting value received for what they buy, but also the money expended will go to help support an institution which is doing such noble work.

"There is no doubt but that this property will be sold for far less than its actual worth, but nevertheless no matter how cheap the property goes, it will be disposed of to the highest bidder without reservation. The purchasers at this auction sale will make their own prices and the 1400 lots will be sold to the highest bidder."

REAL ESTATE SECTION

National Significance of New York's New Rent Laws

Proposal That Association of Real Estate Boards Shall Have a Permanent Bureau at Washington to Protect Interests

By RICHARD O. CHITTICK,

Executive Secretary, The Real Estate Board of New York.

[Extracts from a paper read at the thirteenth annual convention of the National Association of Real Estate Boards, held at Convention Hall, Kansas City, Mo., June 2-5, 1920.]

THE National Association of Real Estate Boards has on the program of this, its thirteenth annual convention, many topics of great interest and importance to real estate brokers and to owners of real property throughout the United States. I doubt, however, if any one of these touches the life of the great mass of our people at so many angles as the subject of high rents, and the resultant focusing upon this point of the attention of national, state and local legislative bodies.

This subject is so closely related to the existing housing shortage that it is difficult to consider them separately. I will endeavor to confine myself strictly to the rent legislative feature, touching the housing situation only so far as to make intelligible the conditions that led up to legislative interference affecting New York City and State, and the effect of this upon the housing problem.

For a number of years prior to 1914 there was an annual over-production of housing, both residential and business. This was the normal condition. In 1909, for instance, all previous records of construction had been far outdone. Moderate rents, frequent renewals of interior decorations and various concessions to tenants were the rule. In these years income returns were either non-existent, negligible or low. Foreclosures were common. It never occurred to landlords to assail the legislature with pleas for assistance. They took the risk incident to the use of their own judgment and the operation of the law of supply and demand.

When the Great War broke out in 1914 the financial situation became unfavorable to building. Construction slowed up.

Between 1914 and 1917 much of the "slack" had been taken up and rents had shown considerable improvement.

When the United States entered the war in the spring of 1917 the changed situation had been clearly reflected in higher rents and by the spring of 1918 it began to be evident that a real undersupply of space would result in the near future.

At this time the Federal Government placed a ban on the production of all but essential construction. It was pleased to include residential housing among the unessentials. The Real Estate Board of New York, co-operating with other organizations in the hope of reversing this ill-advised policy, made a survey of available housing in New York City. The result of this survey showed that:

During the years 1913 to 1916, inclusive only sufficient new apartments were provided to accommodate the normal increase in population; that in 1917 provision was made for only 50 per cent. of the normal requirement and that for the first half of 1918 less than 25 per cent. of the requirements for the normal growth of the population was actually under construction.

In the latter part of 1918 the Board of Aldermen threatened an investigation of renting conditions, but took no action. By the spring of 1919 the expression "rent profiteer" had found a definite place in the vernacular. The Governor ap-

pointed a Housing Commission to investigate and make recommendations. The mayor appointed a Rent Profiteering Committee, which later found that its well intentioned offices were being abused by persons with Bolsheviki tendencies. It became necessary to break up certain exotics known as Soviets and to jail some of their adherents who insisted on keeping the landlord out of his house and collecting the rents for him. The chairman of the committee stated publicly that 90 per cent. of the landlords were perfectly respectable and fair-dealing citizens.

Meantime all of the conditions which had created the housing shortage—scarcity of material and labor, high cost of material and labor, the attitude of labor demonstrated in numerous strikes, and the discouragement of capital had become reflected in a high rental level and the 90 per cent. of respectable landlords were being placed in the same category as the 10 per cent. who were undoubtedly gouging the tenants. All were classed as "rent profiteers."

It is not difficult to understand how with the public mind in this inflamed condition, a flood of proposed rent legislation made its appearance almost the minute the legislature was convened. Every legislator with a mission to benefit humanity and further a great reform (and the percentage of latent reformers in every legislature is amazingly large, as you all know) had a bill ready—the only bill. They all were meant to have "teeth in them." Many of them had only gums.

I think there were approximately 100 bills introduced during the session. From January to the end of April it took all of the time of the Legislation and Taxation Committee of the Real Estate Board of New York, working overtime, to convince the legislature that the bills were either plainly harmful to tenants as well as to landlords; or that they were unconstitutional, or that they were useless.

These bills provided for rent commissions, for a fixed net return on capital, for exempting new construction from taxation, for a statutory lease, and so forth.

Rent legislation was not, however, to be averted. Many of the legislators did not believe in their own bills, or in the principle of rent regulation. This privately—but publicly they thundered against the "rent profiteer" and were all for annihilating him. They felt they dared not go back home to face the music of the tenant-band unless they could by bringing home the scalp of the landlord, change that doleful music into a paen of joy. They did it—though I am fearful that the joy, just now unconfined, will take on a shriller and less pleasant note as time goes on.

The Legislature was not satisfied to come to the aid only of the great mass of rent payers holding under "monthly tenancies" and "tenancies from month to month." It attacked the problem in a large way. Scrapping the miscellaneous contributions of various senators and assemblymen, but saving out of the wreck something, and adding thereto something more, it produced twelve bills.

No efforts of logic or persuasion on the part of the Real

Estate Board could turn the legislators from their purpose.

How are the laws being administered?

Although the law sets 25 per cent. as a measure, and not as a limit of increase, it is probably true that a great many cases, if not the majority, are settled below the 25 per cent. basis, with stays varying from three months to a year.

One Municipal Court judge ruled that when profits are fair there can be no rent increase, not even 25 per cent., which the law inferentially allows.

Tenants have, in some cases where larger increases than 25 per cent. were demanded, offered the landlord 25 per cent., and been advised by a Municipal Judge to "sit tight, as they had done their legal duty."

Certain tenants declined to pay the increase demanded and the judge decided to grant a stay of one year (the legal limit) at the old rent.

A landlord asked an increase from \$35.00 to \$40.00 per month or 14.4 per cent. He claimed, rather stupidly, that the increase taxes warranted this. The tenants swore there was an agreement to increase only to the amount necessary to cover the taxes, and that this was 50 cents per apartment per month. The judge allowed the 50 cents—\$35.50—or an increase of 1.43 per cent.

A defendant-tenant was lessee of a boarding house. The landlord raised the rent. The judge refused the increase of \$1,900 to \$2,800 (about 50 per cent.). The landlord announced he would institute proceedings against the Justice to recover the \$1,400 difference on the ground that the defendant boarding house keeper was conducting a business.

A landlord asking an increase of \$35 to \$60, or 71.4 per cent., on the ground of increased wages to employees, was allowed \$43.50 or 24.2 per cent.

A landlord asking 100 per cent. increase (\$30 per month to \$60) on the ground of increased costs was granted 50 per cent. or \$45. It was proved that he had spent \$190 in the tenant's apartment. The increase allowed for the rental period brought him \$180 and left him \$10 short.

Serious complications are arising where contracts for sale or lease to other than the existing tenants had been executed prior to the enactment of the new rent laws.

Twenty-five per cent. is a purely arbitrary limit, without any scientific basis. It may be too much or far too little, according to circumstances. Thus, elected judges are, in effect, forced to pose as expert accountants and as experts in real estate. Judges probably mean to be fair; but the element of luck seems to play its part.

What has been the effect of rent legislation in New York City?

It must be born in mind that the imposition of the Federal and State Income Tax on the interest on mortgages has had a steadily increasing tendency to cause the withdrawal of funds from real estate mortgage loans, which cannot compete with tax free government securities; and that strikes have been frequent and the cost of labor and material have steadily increased. Both these factors have discouraged construction. The latter has enormously increased its cost.

But, aside from this, there can be no question of the fact that the New York Rent Laws of 1920, coming as they did as a climax to these conditions, have produced certain definite results.

The outstanding fact is that for the first time in the history of New York, and as far as I know, of any State in the Union, control of residence property, from the standpoint of tenancy and income return, has in practice passed from the owner of the fee and is now lodged, to a certain extent, jointly in the owner, the Justices of the Municipal Courts and the tenant. That is the legal effect. And this has reacted to produce certain economic effects. These are:

First—They have placed a check on unscrupulous landlords and temporarily have done good in reducing the number of evictions.

Second—They have further discouraged the construction of two-family houses and tenements.

Third—They have checked the sale of dwellings and all multi-family houses. Tenants, driven under pressure of high rents to become home buyers, have, since April 1, been lulled into false security because they cannot be evicted without long stays which will carry them into the fall, when the housing shortage will become graver even than at present.

Fourth—They have made it possible for unscrupulous landlords to exact increases of nearly 25 per cent. and to do this again next year, while the fair-dealing landlord, whose low rents, fixed three or five years ago may warrant a very great increase, perhaps much greater than 50 per cent., is at the discretion, not to say mercy, of the Municipal Court Judge.

Fifth—By tending to check construction, they will also tend to increase the average of rents, in both old and new housing, until supply catches up with demand.

Does the experience of New York hold any lesson for other States?

I believe it does.

Could this legislation or some rent legislation have been averted by any other attitude on the part of the landlords of New York?

Would it have been wiser for the legislature to have acted differently in the premises?

It is my personal opinion that simpler legislation involving, for instance, a statutory lease that would have checked actual rent profiteering upon "monthly tenants" and "tenants from month to month" would have served the purpose without having the bad effects that the legislature was warned the new laws would have, and that they are actually having. Beyond question also the legislature should have enacted a law as it was urged to do by the Real Estate Board of New York—repeating a warning given in 1919—to grant total exemption of the interest on mortgages from the provisions of the State Income Tax Law. This would have encouraged lenders and to that extent encouraged building; and it would also have encouraged Congress to enact legislation along the same lines.

This brings me to a closing word. The housing situation creates a great opportunity for the National Association of Real Estate Boards. More than that, it imposes a duty upon the National Board. Congress is now considering the Calder and McLaughlin bills for the exemption of mortgage interest from the Income Tax. I am aware that the National Association was represented at a hearing on this subject, held Wednesday of last week, as was the Real Estate Board of New York.

Congress is considering an additional tax on real estate in connection with the blanket bonus scheme for soldiers.

The Senate has appointed a committee to investigate the housing situation, with Senator Calder of New York as chairman, to see what, if any, remedial legislation can be enacted.

The Income Sur Tax takes an enormous portion of the profits on real estate sales.

The Excess Profits Tax bears heavily on real estate corporations.

All this calls for vigorous concerted action.

I am also aware that President Weaver represents the National Association at Washington, his home city, and I have no doubt that the National Association is represented.

But this is, of necessity, a temporary arrangement. Has not the time arrived with burdens piling up on real estate, for the national association to maintain a regularly equipped permanent bureau in Washington, to keep intimately in touch with legislative matters, to keep its members informed on what is taking place, to collect sentiment and opinion on these matters and to focus this national real estate sentiment upon the senatorial and congressional mind?

I venture not only to make this suggestion, but to urge it upon the convention, confident that it will be given fair consideration and confident also that the affiliated local boards, the Real Estate Board of New York among them, would respond willing to support the necessities of such a legislative bureau at Washington.

Review of Real Estate Market for the Current Week

Great Activity Characterized the Market, Many Dwellings Were Sold, While Commercial and Apartment Buildings Were in Strong Demand

CONSIDERING that the season has arrived when real estate activity wanes as a rule, it is timely to state that the week just ended was prolific with sales of real property and that the total number of transactions surpassed the aggregate of the week before. The situation would seem to bear out what was prophesied several weeks ago, that market activity would continue strong throughout the summer. Certain the momentum has not yet slackened appreciably. There appears to be a good market for income property as well as for speculative parcels. The sale of private dwellings was heavy and the movement extended from Greenwich Village to Washington Heights as well as throughout the East Side, Yorkville and Harlem. The Park avenue district witnessed the sale of one very costly dwelling and numerous high class ones of the less costly. It is an unusual week when so many Park avenue dwellings change hands.

The notable large sales were the Hotel Weston, on Madison avenue; the Hotel Regent, on East Thirty-second street; the Lakeview apartment house on Cathedral Parkway; the Market and Fulton Bank building on Fulton street; a 12-story apartment house on West End avenue; half a block front of flats and stores on Eighth avenue; numerous substantial loft and mercantile buildings uptown and downtown, while many large leases were also a conspicuous feature of a week whose activity was a surprise. Many tenants continue to buy the houses they occupy, one distinctive case being that of a tenant who has occupied a dwelling in Harlem for thirty years. A sale that attracted notice was that of the Park avenue home of George W. Perkins. William R. Hearst added to his already extensive realty holdings near Columbus Circle. Some more apartment houses went under cooperative ownership. The extension of the negro home col-

ony in Harlem was threatened by the renting of some apartment houses to negro tenants in a heretofore white tenant block.

In buying the Hotel Weston J. Clarence Davies indicated an appetite for good Manhattan holdings, and, although most of his real estate career has been identified with the Bronx, he is a keen observer of market matters in the premier borough. Undoubtedly Mr. Davies, when he bought the Weston, had in mind the fact that in the not remote future an immense new department store will be on Fifth avenue, between Forty-ninth and Fiftieth streets, that the Hotel Ambassador is in course of construction at Park avenue and Forty-eighth street, that the Ritz Carlton, the Hotel Chatham and other distinctive improvements are adjacent, and that the tendency for this quarter of the city to become a great business, hotel and club center is growing.

The Chinese benevolent organization known as the Lau Gar Society bought 23 Pell street. The fact would not seem to show an exodus of Chinese from this old-established Oriental quarter of town, as has been predicted by some observers. When the new Court House site, which is but a stone's throw from the Chinese settlement, was chosen, certain experts predicted that the toning up of the neighborhood would drive out the gentlemen from China, as they did not desire too close Caucasian contact. The purchase by the Chinese society mentioned is an earnest of the fact that no marked exodus of the race from that part of town is likely for a long time to come. It is an anomaly of New York's cosmopolitan life that all other nationalities have shifted their established quarters from time to time, but the Chinese have clung to their original metropolitan colony. How much the circumstance has impaired fee values in Chatham Square and the lower Bowery is problematical.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 130, as against 100 last week and 96 a year ago.

The number of sales south of 59th street was 65, as compared with 46 last week and 33 a year ago.

The number of sales north of 59th street was 65, as compared with 54 last week and 63 a year ago.

From the Bronx 35 sales at private contract were reported, as against 20 last week and 81 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 782.

An Active New Realty Firm.

PROMINENT among the brokers downtown who have been doing business to a marked degree during the last six months is the newly established firm of Tankoos, Smith & Co. A week has not passed in many months but what this firm has figured in one or more transactions reported.

Their activity has ranged from the sale of a commercial building to the leasing of strategic business locations throughout the city for long terms to lessees of prestige in the commercial world.

The senior member of the firm, Samuel J. Tankoos, was born in New York on March 10, 1890, and he is demonstrating that young men can negotiate big transactions in real estate as well as the older heads of the business. He started as an office boy and

messenger for Pease & Elliman in 1904, when 14 years old. He progressed to the extent that

in 1915 he was made manager of the downtown office of Pease & Elliman. The following year Mr. Tankoos was elected a director of the corporation after a competitive test for having earned the largest amount of individual commissions for the fiscal year. On March 1, 1917, he resigned to accept the vice-presidency of the Schulte Realty Co., which is the real estate subsidiary of the Schulte Cigar Stores Co. He is now general manager of all the realty of this cigar company in various states. Mr. Tankoos served in the United States Army from June to December, 1918.

Upon his discharge he organized, on January 1, 1919, the S. J. Tankoos Real Estate Co., during which period he negotiated leases for Horn & Hardart, owners of the Automat restaurants, along with other business. On March 15, 1920, Mr. Tankoos formed a partnership with H. Clayton Smith, who also had been connected with Pease & Elliman, and later with the United States Realty & Improvement Co. The offices of the firm are at 11 John st.

Mr. Tankoos was married in 1918 to Miss Daisy Walsh, of Brooklyn.

H. Clayton Smith, like his partner, saw war service, having been a member of Squadron A, and, upon being mustered out of the army, he formed the partnership with Mr. Tankoos. Mr. Smith has effected numerous important real estate transactions.

Kennelly's Sales Successful.

LAST Monday and Tuesday, Bryan L. Kennelly successfully disposed of 552 lots and four dwellings in the East Bronx and 157 lots and two large dwellings and a garage in the Spuyten Duyvil section. The sales were held in the Exchange Salesroom, 14 Vesey st. The first was a liquidation sale of the former estate of

Joseph Mapes, deceased, and the second was to close out the real estate holdings of the late Isaac A. Singer and Joseph H. Godwin.

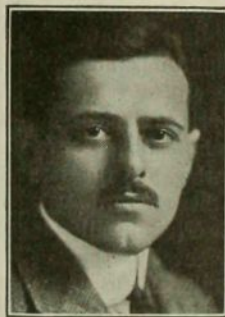
Lots on East Tremont av, which were offered among others, brought on an average from \$2,300 to \$3,500 each; on the White Plains rd, from \$1,200 to \$1,500 each; on Leland av. from \$1,000 to \$1,200 each; on Thierot av, from \$700 to \$1,200 each; on Guerlain st, a plot 50x100, with dwelling, 50 feet west of Leland av, sold for \$5,650. Most of the lots in Guerlain st brought an average price of \$1,000. Matho Capobianco bought the 2-sty dwelling on a plot 75x100, on the east side of Leland av, 169 feet south of Guerlain st, for \$8,800.

The sale of the West Bronx holdings on Tuesday was well attended, as was the first sale, and the West Bronx parcels brought a total of \$225,000. Notable among the sales was that of the old mansion of the late Joseph H. Godwin, which was sold to William J. Smith for \$32,500; it occupies a plot of 17 lots extending from Kingsbridge av to Godwin Terrace, just north of 230th st. The next best sale was that of the northeast corner of Broadway and 230th st, which sold for \$12,000 to the Practical Garage Co. There were numerous buyers at the general bidding.

To Auction Homes at Waldorf-Astoria.

AT this period, when the demand for private houses is keen, the Seimor Homes Corporation, whose stockholders are realty experts, has acquired some choice dwellings on both the East and West sides of Manhattan ranging in value from \$13,000 to \$65,000. Their locations are of the best for the money. In the light of the fact that there will be a house hunting movement among prospective buyers all summer so as to insure a newly desired home by next autumn, the Seimor Homes Corporation is to offer at auction numerous 3 and 4-sty brick and brownstone dwellings on both the East and West sides.

The sale will be held on the evening of Wednesday, June 16, in the Astor Gallery of the Waldorf-Astoria. One of the essential conditions in the present house selling movement is to get immediate possession, and that has not always been possible. The houses to be sold at this auction will be immediately available. All of them are easily accessible to modern transit facilities. The terms of sale are within



H. C. SMITH.



S. J. TANKOOS.

the reach of anyone able to buy a Manhattan home.

Joseph P. Day is the auctioneer and the M. Morgenthau, Jr., Co. is associated with him.

The Story of Queens Borough.

"Queens Borough, New York City, 1910-1920," an attractive book of 240 pages published by the Queensboro Chamber of Commerce, has just been issued. Every page is filled with interesting and valuable information regarding the borough, picturing its rapid growth both from a residential and an industrial standpoint during the last decade. The publication was compiled and edited by Walter L. Willis, secretary of the Chamber.

Various chapters are devoted to presenting, in a convincing manner, the facts relating to the improvement and the commercial possibility of the 200 miles of waterfront of Queens, the new rapid transit extensions from Manhattan and Brooklyn, including a rapid transit map in three colors; an industrial census of the borough, together with a list of the articles manufactured, showing the number of employes in each factory; the transportation facilities for freight and passengers on the Long Island and Pennsylvania Railroad System and the New York Connecting Railroad, and a roster of the membership containing the names of 700 business men who have helped make Queens one of the leading industrial centers of the United States.

The Chamber of Commerce of Queens has augmented the material growth of the borough.

Hearst Adds to His Holdings.

Having long owned valuable realty on and adjacent to Columbus Circle, William R. Hearst, through his holding company, the Veronica Realty Corporation, has added to his holdings there by purchasing 337-339 West 58th st, two 4-sty brownstone flats, on a plot 42.10x100.5, one-half block from the Circle, from Henry Moeller and Albert Beyer; and, also, from Mr. Beyer 328 West 59th st, a 5-sty brownstone flat, on a lot 25x100.5, one-half block from the Circle.

With these acquisitions the company has a frontage in 59th st of 165 feet, having previously held title to 312 to 324. The intervening house at 326, a 5-sty flat on a lot 25x100, owned by Solomon Cohen, is understood to be under contract. On 58th st it now has an unbroken frontage of 283 feet, including 315 to 339. Mr. Hearst began assembling this site about 7 years ago, when it was reported that he planned eventually to erect a building to house his various magazine publications.

His other holdings in this section include the American Circle Building, bounded by the Circle, Broadway, Central Park West and 61st st, and the small block at the south of the Circle, between Broadway and Eighth av.

Davies As An Investor.

J. Clarence Davies bought from the Hotel Securities Co., the Hotel New Weston, at the northeast corner of Madison av and 49th st, a

12-sty steel, fire-proof construction building, 80 feet on Madison av and 85 feet on 49th st. The building was erected by the Merritt Construction Co. about 15 years ago and is modern in every respect. It is one of the family hotels, occupied by a very high class of tenants and is in line with the trend of improvements taking place on Madison av north of 42nd st.

Activity on Eighth Av.

M. & L. Hess, Inc., sold for Mrs. Julia Metzger 392 Eighth av, a 4-sty flat with store, on a lot 20x100.3; for Louis Schwargel 394 Eighth av, for Samuel Blank 396 Eighth av, for the estate of Ralph McCormick 398 Eighth av, the latter at the southeast corner of West 30th st, all 4-sty flats with stores, on a plot 63.6x60; also, for the Klages estate and Oestreicher & Wolf Realty Co. 256-258 West 30th st, adjoining the southeast corner of Eighth av, two 4-sty flats with stores, on a plot 40.3x63.6.

Sells Fine New Dwelling.

Pease & Elliman sold for George G. Bourne of Glen Cove, L. I., the new 6-sty dwelling at 604 Park av, on a lot 27x75. The house, one of the finest in the district, occupies the site of two smaller houses sold by Pease & Elliman to H. H. Pease about ten years ago and resold by the latter to Mr. Bourne about 13 months ago. The new house was built by Mr. Bourne on plans drawn by Edson Gage. It is said the house brought a sum approximating the asking price of \$225,000. Douglas L. Elliman & Co., Inc., represented the seller. The buyer is a prominent New Yorker.

Sale by George W. Perkins.

John E. Berwind bought from George W. Perkins 76 Park av, a 5-sty American basement dwelling, on a lot 25x100. Mr. Perkins had owned the house since October 1, 1909, when he bought it from Austin Corbin for \$135,000. The contract of sale filed in the Register's Office shows that the new owner paid \$150,000 for the property. Mr. Perkins has spent most of his time at his Riverdale home.

Old Tenants Buy Their Quarters.

Henry Lane Eno sold through Horace S. Ely & Co. to Arthur, Mountain & Co., stationers, for occupancy, 111 Liberty st, a 5-sty loft building, on a lot 25.8x101.1, adjoining the northwest corner of Church st. The buyers have been the tenants for about 30 years.

Large West End Av. Sale.

Admiral Realty Co. sold to the Allessor Co. 498 West End av, at the southeast corner of West 84th st, a 12-sty apartment house, on a plot 92.4x83.4.

Publishers Buy for Occupancy.

The 415 Madison Avenue Corporation sold through William A. White & Sons to the Brown-Robertson Co., print publishers, the 5-sty building, on a lot 19.6x100, at 415 Madison av, adjoining the northeast corner of 48th st. The new owners will remove to the building next October.

Fine Apartment House Sold.

Erected in 1916, the 12-sty apartment house, on a plot 100.5x100, at the north corner of Fifth av and 63d st, has been sold by the Fifth Avenue and Sixty-third Street Co. The apartments each contain 22 rooms and 10 baths each and are among the most costly in the city. The property is 100 per cent leased. Formerly on the site was the residence of the late James B. Haggin. Joseph P. Day and the Charles F. Noyes Co. were the brokers. The purchase price is reported to be \$2,750,000.

Tenants Get the Lakeview.

Owned by the Crown Operating Co., the 6-sty apartment house, known as the Lakeview, on a plot 150x100, at 35 to 43 Cathedral Parkway has been bought by the tenants on a cooperative basis. The property is assessed at \$250,000. Bernhard D. Goldstein, J. Salzberg and S. Waldbaum are the directors of the new corporation, which is capitalized at \$150,000.

Lau Gars Buy in Pell St.

Estate of Samuel Weeks sold to the Lau Gar Society, a Chinese benevolent organization, 23 Pell st, between Mott and Doyers sts, a 5-sty tenement house with store, on a lot 21x60.6. The Weeks family had owned the parcel for 60 years. Goodwin & Goodwin and Collins & Rowe were the brokers.

Sale of a Bank Building.

Fulton-Gold Corporation sold to Henry M. Susswein, president of the H. Herrman Lumber Co. and to Cass & Apfel 81-83 Fulton st running through to 90-92 Ann st and fronting the west block of Gold st between Fulton and Ann sts, a 12-sty bank and office building, on a plot 43.3x120.8x60.4. It was long the home of the Market & Fulton Bank and the banking floor is the home of a branch of the Irving Trust Co.

Annual Number for 1919 of Record and Guide Quarterly Now Ready for Delivery

THE Annual Number of the RECORD & GUIDE QUARTERLY contains in this, the final issue of the year, all the data contained in the preceding three plus those of the fourth period, making in one compact volume, a complete transcription of all Conveyances, Miscellaneous Conveyances, such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination, Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically, so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the RECORD & GUIDE QUARTERLY time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

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Ward Buys Hotel Regent.

Frederick Fox & Co. sold for Frederick Brown to Artemas Ward, of the advertising firm of Ward & Gow, the 9½-sty hotel, known as the Regent and formerly the St. Louis, at 34 East 32d st, on a plot 40x98.9.

Fulton St. Corner Bought.

Charles H. Mattlage sold to Henry J. and Charles H. N. Behrens 260 Fulton st, at the south corner of West st, a 4-sty mercantile building, on a lot 24x69x irregular.

Castree Estate Sells Corner Parcels.

George R. Read & Co. sold for the estate of John Castree 318 to 322 Washington st and 42 Jay st, forming the southwest corner of the two streets. The immediate corner parcel, 322 Washington st, is a 3-sty frame building, on a lot 18.4x32.3. The adjoining numbers, 318-320, are each 3-sty brick buildings, on a plot 40.8x31, while 42 Jay st, adjoining, is a 3-sty brick building, on a lot 21.9x58.4.

Buys a Twelve-Story Loft.

Charles Galewski bought from the Atlantic Finance Co., 40 to 46 West 20th st, a 12-sty loft and store building known as the Crystal, on a plot 107.8x92. The reported price is \$1,000,000.

New Home for William Rand.

William Rand, who is assisting the State Attorney-General as counsel to the Admiral Grand Jury in its vice inquiry, has bought, for occupancy, 118 East 40th st, a 4-sty brick American basement dwelling, on a lot 20x98.9. Annie T. Pomroy is the seller, who had owned the property since 1895.

District-Attorney Swann Resells.

District Attorney Edward Swann resold 37 to 41 West 9th st, three 4-sty brick dwellings, each on a lot 17.5x92.3. Mr. Swann bought all of them during the last few months, and he takes a profit on each transaction. He has also resold 47, 55 and 57 West 12th st, the first a 4-sty and basement brick dwelling, on a lot 21.6x irregular, the second two are 4-sty brownstone dwellings each on a lot 20.10x103.3.

To Enlarge a Telephone Exchange.

For the purpose of enlarging its telephone exchange building at the northwest corner of Convent av and West 146th st, the New York Telephone Co. bought from C. R. Simpkins and Ruth

S. Thayer the vacant plot, 50x99.11, on the north side of West 146th st, 150 feet west of Convent av. The plot adjoins another vacant one, 75x99.11, that directly adjoins the telephone building, which plot was bought 3 years ago.

Dwelling Market in Park Avenue.

John J. & Theodore A. Kavanagh sold for the estate of H. G. Rouse, 1207 Park av, a 3-sty and basement brick dwelling, on a lot 19x100; also, for Julia Henes to Edward S. Hatch, 1209 Park av, a 3-sty and basement brick dwelling, on a lot 20x100; also, for Douglas L. Elliman to Max Greene, 1163 Park av, a 3-sty and basement brownstone dwelling, on a lot 18x88.6, and 1165 Park av, a 3-sty and basement brownstone dwelling, on a lot 18.8½x88.6.

Acker, Merrill & Condit Sell.

Henry Mandel bought through Albert B. Ashforth from Acker, Merrill & Condit Co. its 8-sty warehouse, 132 to 136 West 43d st, on a plot 62.6x100.5. The building was erected 15 years ago. The reported asking price was \$600,000. This warehouse adjoins the Henry Miller Theatre on the east. Mr. Mandel also bought through Douglas L. Elliman & Co. and Albert B. Ashforth, from Livingston Phelps, Atatché of the American Consul at Rome, Italy, the 8-sty store and office building, 12 and 14 East 46th st, on plot 50x100, opposite the Ritz-Carlton Hotel, and adjacent to the new Marlin-Rockwell Corporation building. Negotiations for this transaction were conducted entirely by cable. The property was held at \$550,000.

Manhattan.

South of 59th Street.

BLEECKER ST.—Pepe & Bro. sold for Hobart Guinon to Elexia Tuinia, 146 Bleecker st, a 3½-sty brick building with store and basement, on a lot 25x125. The buyer will remodel.

CHERRY ST.—Market Slip Realty Co. sold to the S. S. White Dental Manufacturing Co. of Philadelphia the 7-sty mercantile building, on a plot 26.5x120x26.5 running from 169 Cherry st along the east side of Market st to 434 Water st.

CHERRY ST.—General Theological Seminary of the Protetant Episcopal Church sold to James S. and Daniel L. Reardon for \$35,000 276 Cherry st, a 6-sty stable, on a plot 26.3x111.10, adjoining the Beth Israel Hospital at the northwest corner of Jefferson st.

ESSEX ST.—Louise Beckelman sold to Sigmund Samodwitz 126 Essex st, a 3-sty tenement house with stores, on a lot 17.6x50.

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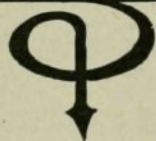
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113TH ST.—Sophia Oppenheimer sold to Samuel Katz, 134 West 113th st, a 5-sty apartment house, on a lot 27x100.11.

116TH ST.—Mrs. Anna Boyer sold 365 West 116th st, a 3-sty brick English basement dwelling, on a lot 16.8x100.11.

119TH ST.—Bertha Wolf sold to the Merit Realty Corporation, Marcus L. Osk, president, 11 East 119th st, a 5-sty brick flat, on a lot 20x100.11.

119TH ST.—Henry Broder sold to Frances Sacks, a tenant, 66 East 119th st, a 5-sty and basement brick flat, on a lot 27.6x100.11.

120TH ST.—Kaeloss Bros. sold to Louis Rein 28 West 120th st, facing Mount Morris Park, a 5-sty and basement brick flat, on a lot 25x98.10.

123D ST.—Block estate sold to Charles Wynne and Louis H. Low, 523 West 123d st, a 5-sty apartment house, on a plot 33.6x100.

124TH ST.—Lawmor Realty Co., Inc., sold to Ferdinand Kunkler 333 East 124th st, a 3-sty brick and stone building, 18x45x100. The buyer will use it for his business.

125TH ST.—Morton E. Robertson sold 307 West 125th st, a 4-sty business building, on a lot 2x100, 130 feet west of Eighth av. Recently the adjoining 30-foot 4-sty building, at .05, was purchased by Picker Bros., liquor dealers, who also own and occupy the 40-foot front building at 313-315 West 125th st, on the same block.

126TH ST.—Estate of Sophie Kutner sold 64 East 126th st, a 3-sty and basement brownstone dwelling, on a lot 20x99.11.

126TH ST.—Ernest T. Bower sold for the estate of John Brown 14 East 126th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

127TH ST.—James H. Cruikshank resold to Abraham Kutner 226 West 127th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

135TH ST.—Mark Ash sold 215, 223 and 227 West 135th st, three 5-sty apartment houses, each on a lot 25x99.11. It is stated by the broker that negroes will occupy the apartments which heretofore have been occupied by white tenants.

136TH ST.—Herbert Oldhouse sold to Frank Stuart 235 West 136th st, a 3-sty and basement brownstone dwelling, on a lot 16x99.11.

140TH ST.—Colton Realty Co. sold to the Bellehr Realty Corporation 65-67 West 140th st, adjoining the northeast corner of Lenox av, a 6-sty apartment house, on a plot 50x98.9.

149TH ST.—Mrs. Julia Nussbaum sold to

William Manning 410 West 149th st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

150TH ST.—Ryan & Co. resold for F. E. Abbot to a buyer, for occupancy, 559 West 150th st, a 3-sty and basement dwelling, on a lot 15x100.

179TH ST.—A. A. Dilg bought through Charles S. Kohler from Ennis & Sinnot 506-508 179th st, a 5-sty apartment house, on a plot 50x100.

183D ST.—William H. Whiting Co. sold for Rosine Passin 555 West 183d st, a 3-sty and basement dwelling, on a lot 16x74.11.

AMSTERDAM AV.—State Investing Co. sold to Joseph E. Marx 1889 and 1891 Amsterdam av, 2-sty frame buildings, on a plot 50x99.11.

PARK AV.—Malvine Schwartz sold 1984-1986 Park av, two 5-sty triple flats with stores, on a plot 50x86.

FIRST AV.—John Bacso sold 1569 First av, a 5-sty double flat with stores, on a plot 25.8x67.

138TH ST.—Nail & Parker sold for Adolph Mosbacher to Dr. Thomas O. Johnson, 207 West 138th st, a 3-sty and basement dwelling, on a lot 17x99.11.

139TH ST.—Henry Grote sold to Mary Snyder 307 West 139th st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11.

141ST ST.—Ellen Irene Daly bought 557 West 141st st, a 3-sty and basement dwelling, on a lot 25x100.

141ST ST.—The Colonial Ice Corporation bought the vacant plot, 150x99.11, on the north side of 141st st, 245 feet west of Fifth av, from the Mary G. Pinckney estate.

153D ST.—Morris Lipschitz sold 127 West 153d st, a 5-sty flat, on a lot 33.4x99.11.

161ST ST.—Estate of Agnes A. McGirr sold through L. J. Phillippe & Co. to Ernest & Sinnot 577 West 161st st, a 4-sty American basement dwelling, on a lot 18x99.11.

163D ST.—The Day-MacDonald Co. sold 434 West 163d st, a 6-sty multi-family building, on a plot 50x112.6.

164TH ST.—E. Sharum bought from Joseph Redler 446-450 West 164th st, two 5-sty flats, 37.6x112.4 each. H. L. Sonand was the broker.

192D ST.—Zanderer Realty Co. sold 565 West 192d st, a 5-sty and basement apartment house, on a plot 75x100.

BROADWAY.—Frederick Zittel & Sons, in conjunction with Hall J. How & Co., sold for Thomas S. Walker to Jacob Mayers the vacant plot, 50x140.8½, on the south side of Broadway, 100 ft, west of 207th st. The buyer owns the

improved property adjoining on the southwest corner.

CENTRAL PARK WEST.—Louis Steckler sold to the National Exchange Holding Corporation the south corner of Central Park West and 95th st, a 5-sty apartment house, on a lot 25.2x100.

EAST END AV.—Shepard estate sold 46 East End av, a 5-sty brick double flat, on a lot 25.6x98.

LENOX AV.—Alexander Henschel resold for William Goldstone and the Dormond Realty Co., Simon Myers president, 355 Lenox av, adjoining the southwest corner of 128th st, a 4-sty dwelling on a lot 17x75. The new owner will alter and use for business.

LEXINGTON AV.—Pease & Elliman sold for Fisher Lewine to a buyer, for occupancy, 813 Lexington av, a 4-sty and basement brownstone dwelling, on a lot 18.4x70, adjoining the southeast corner of East 63d st.

LEXINGTON AV.—Freda Hart sold the northeast corner of Lexington av and East 73d st, a 5-sty flat with stores, on a plot 102.2x51. Douglas L. Elliman & Co. were the brokers. The site will be reimproved with a fine apartment house.

LEXINGTON AV.—Mandelbaum & Lewine resold the northwest corner of Lexington av and 101st st, a 5-sty apartment house containing 25 suites and four stores, on a plot 51.2x75.

LEXINGTON AV.—Mary K. Potter sold 1415 to 1421 Lexington av, adjoining the southeast corner of East 93d st, four 3-sty and basement brownstone dwellings, on a plot 64.3x70. The buyer will alter the buildings.

MADISON AV.—John J. & Theodore A. Kavanaugh sold for Samuel Mendelson to a buyer, for occupancy, 1305 Madison av, a 3-sty and basement brownstone dwelling, on a lot 20.4½x102, adjoining the northeast corner of East 92d st.

MADISON AV.—After renting and occupying 1183 Madison av, a 3-sty and basement brick dwelling, on a lot 16x62.2, for more than 30 years, Margaret Coleran bought the property through Duff & Conger from L. Hammer.

MADISON AV.—A. D. Mittendorf sold to Jacob Lipschitz and Harry Jacobs 1562 to 1566 Madison av, adjoining the northwest corner of 105th st, three 5-sty apartment houses, on a plot 57x70.

PARK AV.—Mary M. Weir sold to the tenant, 893 Park av, adjoining the southeast corner of East 79th st, a 5-sty American basement dwelling, on a lot 17.8x80x18.2. The seller had owned it since 1907.

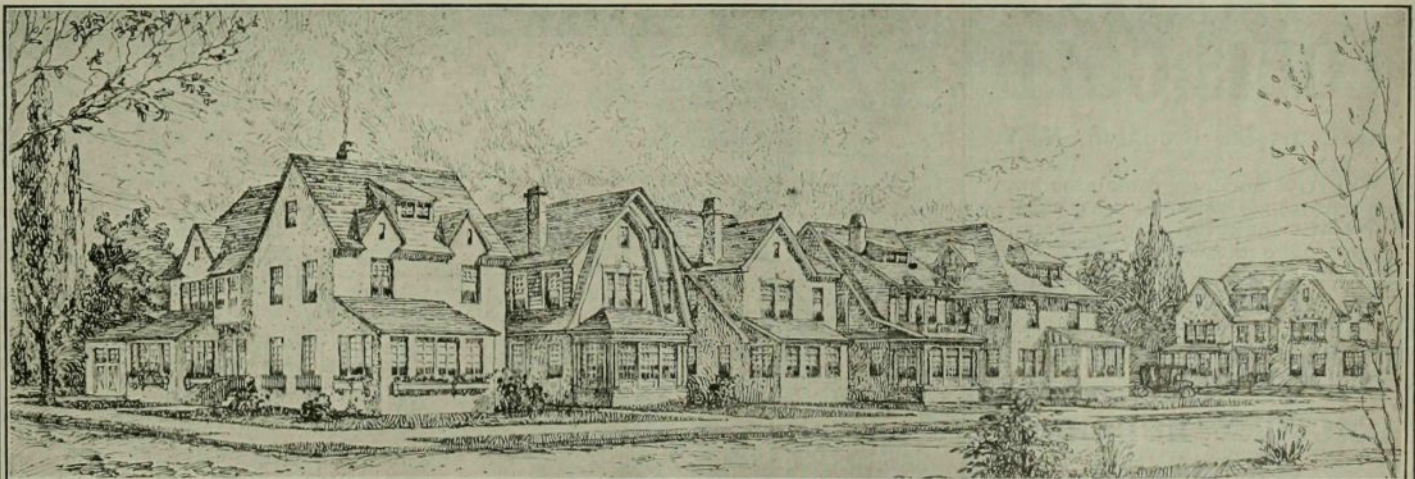
PARK AV.—The Manhattan Card and Paper

BROKERS WITH HOME-SEEKING CLIENTS

Investigate This Exclusive Flatbush Development

Artistic group of twelve one-family and seven two-family residences, with one and two-car garages, large living-room, open fireplaces, dining-room, breakfast porch, kitchen and pantry, five spacious bedrooms, sleeping porch, ample built-in closets, two baths and extra maid's toilet, laundry in basement and unusual modern labor-saving housekeeping conveniences.

READY FOR OCCUPANCY IN OCTOBER—PRICES ARE RELATIVELY LOW BY COMPARISON



Brokers Fully Protected

LAND IMPROVEMENT & CONSTRUCTION CORP.

99 NASSAU ST., NEW YORK

AVE. L and KENMORE PL., BROOKLYN

1, 1921, to May 1, 1935, at an annual gross rental of \$125,000, making a total rental of \$1,750,000. Jacob Dreicer owns the property. It is understood that A. A. Vantine & Co. will retire from business within a year.

Big Lease About Closed.

Negotiations are well under way for the leasing by "Schraft's," confectioner, from the estate of Elizabeth W. White of the five dwellings 607-609 Fifth av and 2 to 6 East 49th st, forming the southeast corner of the two thoroughfares, forming a plot 53 feet on the avenue and 175 feet on the street. It is the corner below the leasehold block front that Saks & Co. contemplate improving with a large store building. Albert B. Ashforth was the broker.

DANIEL BIRDSALL & CO., INC., leased for the Central Union Trust Co. its branch at the northeast corner of 38th st and Fifth av to Meltzer, Silverman & Rheinhorn for the unexpired term of its lease at an aggregate rental of \$160,000. The property will be remodelled into small stores, the Marlborough Studios occupying a portion of the premises as one of their branch studios. The same brokers also rented the 5-sty building at 341 Broadway, containing 40,000 square feet, to the Howe Scale Co. at an aggregate rental of \$150,000.

BOUCHERON & CO. leased from Mary H. Soley 22 East 56th st, a 5-sty building, covering a lot 18x100.5, for a long term of years at a total rental of \$250,000.

BRAND-CHATILLON CO. leased through Douglas L. Elliman & Co. from the F. Kleinberger Gallerier the ground floor showrooms in 725 Fifth av.

CONVERSE & CO., tenants of the lower part of the 5-sty loft building, 86-88 Worth st, through to 7-9 Thomas st, 58.1x178.6x49.10, have leased the entire building from the New York Real Estate Owners' Association for a long term of years. The lessees are also the tenants of the lower part of 325 Broadway, which is connected with the Worth st building.

DUROSS CO. leased for William C. Orr to Herman Kramer and Harry E. Kessler, 201 to 205 William st, at the southwest corner of Frankfort st, a 5-sty and basement loft and store building, on a lot 22.6x57x24.8, for a term of 15 years. After extensive alterations the lessees will occupy the store and basement as a restaurant.

MME. GOTTLIEB, milliner and dressmaker, leased from Dr. Allen Fitch the 4-sty house at 38 West 56th st. The present tenant, Zahrah, Inc., gowns, has secured a lease of the opposite 5-sty house 37 west 56th st.

M. & L. HESS, INC., leased for the Metropolitan Life Insurance Co. for a term of years, the entire second floor in the St. James Building, 1133 Broadway, southwest corner of 26th st, containing approximately 11,000 sq. ft. to be used for executive offices; also the store and basement at 821-823 Broadway to Gray Bros., dealers in cotton goods, for a term of years commencing February 1, 1921.

M. ROSENTHAL & CO. leased for clients to Peariman & Herbert a loft in 16 to 20 West 32d st for a long term of years at an aggregate rental of \$70,000; to H. Mandel, store and basement in 19-25 West 21st st for a long term of years at an aggregate rental of \$50,000; to D. Salzman & Co., a loft in 34-36 West 32d st for a long term of years at an aggregate rental of \$60,000; to the Jandouf Co., the fourth and fifth floors in 430 to 440 West 55th st for a long term of years.

WELD & SUYDAM leased from plans for the Combustion Engineering Corporation space in its new home, 43 to 47 Broad st to H. L. Horton & Co., brokers, for a term of 10 years at an aggregate rental of \$400,000.

REAL ESTATE NOTES.

AT A DINNER held by the officers of the New York Title & Mortgage Co. and of the American Trust Co. at the Union League Club, on June 3, attention was called to the fact that the first quarter of 1920 had been the most successful in the history of the New York Title & Mortgage Co. The business of the American Trust Co. has also made satisfactory progress.

HENRY J. DAVENPORT has been elected president of the Home Title Insurance Co. by the board of directors to succeed his father, who died last May. Mr. Davenport was formerly counsel for the company.

M. & L. HESS, INC., have been appointed Agents of the Emmet Arcade Building at the southwest corner of Madison av and 59th st, a 4-sty and basement business building on a plot 100x145. It was recently taken over under lease by the Madison-59th Street Corporation. The corner store will be occupied by the National Drug Stores Corporation on February 1, 1921.

G. MONTAGUE MABIE, who was long identified with S. Osgood Pell & Co. has gone into the real estate business on his own account at 512 Fifth av.

NEW YORK TITLE & MORTGAGE CO. has made a building loan of \$275,000 on the new

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.

PROPOSAL.

INVITATION FOR PROPOSALS. TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 24, 1920.—SEALED PROPOSALS will be opened in this office at 3 p. m., June 21, 1920, for furnishing certain materials for the construction of the main hospital, transformer building, gas house and an extension to the present boiler house for the United States Public Health Service Hospital at Sewell's Point (Norfolk), Va., including reinforcing metal, structural tile, gypsum blocks, miscellaneous iron work, sheet-metal work, hollow steel doors, interior marble and slate, mill-work, fly screens, linen chutes, hardware, plumbing, heating, electrical work, etc., in accordance with drawings and specifications, copies of which may be obtained from the Medical Officer in Charge, U. S. Public Health Service, Custom House, Norfolk, Va., or at this office, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

WANTS AND OFFERS.

Absolutely Original and Beautiful SKYSCRAPER DESIGNS Write T. F. KRUEGER, 120 E. 16th St. WILL INVEST \$1,000 AND SERVICES IN

AN ESTABLISHED REAL ESTATE BUSINESS THAT WILL STAND INVESTIGATION AND SHOW GOOD RESULTS. BOX 675, RECORD AND GUIDE.

FOR SALE, Complete set bound "Record and Guide" from 1868 to date. Will sell cheap. ALBERT H. STOUT, 81 W. 50th St.

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leads the way. Now that our Guaranteed Mortgages have become favorite investments for big estates, we have made them available for everybody, by issuing Participating Certificates of \$200 and over.

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

6-sty apartment house at Riverside Drive and West 168th st.

ROVAN CORPORATION is the buyer of 11 to 15 Vandewater st, running through to 17 to 25 Rose st, sold recently.

SUCCESSING two deceased members of the firm, Alwyn Ball, 3d, and Alwyn Ball, Jr., of the office of Frederick Southback & Co. and Mois H. Avram of M. H. Avram & Co. have become members of Goodwin & Goodwin, of 260 Lenox av, and of 148 West 57th st. This firm is steadily expanding its business.

THE NEW YORK EDISON CO. is the buyer

of the properties at 120 to 124 Cedar st, title passing on June 2 to 124 for a stated consideration of \$60,000.

A BUILDING LOAN of \$1,400,000 has been recorded by the Metropolitan Life Insurance Co. to the Regent Construction Co. for a 20-sty loft building to be erected at the northeast corner of 7th av and West 28th st.

A LOAN of \$1,500,000 has been made by the Metropolitan Life Insurance Co. on the Washington Building at 1 Broadway to the No. 1 Broadway Corporation, holding concern for the International Mercantile Marine Co., which bought it last January from Edward F. Searles.

BUILDING SECTION

Slight Decline Noted In Building Operations for May

Statistics of F. W. Dodge Company Indicate Decrease of Nineteen Per Cent. When Compared With Previous Month, But General Outlook Good

BUILDING operations in the month of May showed a decline of 19 per cent. from the operations of the previous month, according to statistics compiled by the F. W. Dodge Company. According to this company's figures, contracts awarded during May in the territory east of the Missouri and north of the Ohio rivers amounted to \$247,186,000, compared with over \$300,000,000 for the months of March and April.

This slackening of activity can scarcely be more than temporary. Its principal causes are four: Disputes over adjustments in the wage scale, principally in Chicago and the Central West; freight congestion, which is felt principally in the East; the increasing difficulty of financing building operations, and the belief that prices of materials are due to drop.

These factors, though they seriously handicap building operations, can scarcely be of more than temporary nature. The problems of wage adjustments and freight congestion may be solved very speedily. The difficulty of financing building projects, while it is great, is not insurmountable. The public has already begun to see that declines in commodity prices can only be slow, at best, and it will soon realize that, in face of the enormous demand for construction of all kinds and the prospect of increased freight rates, building materials are likely to remain high longer than any other group of commodities.

The outstanding factor in the building situation, which overshadows all the difficulties and disturbing elements, is the accumulated demand for buildings. During the first five months of 1920, the F. W. Dodge Company reported contemplated and projected work amounting to \$2,500,000,000, as against contract awards amounting to one-half that sum.

In the face of the enormous construction job this country has on its hands it is not going to pack up its tools and quit, but it will rather solve the difficulties one by one, and push the work to completion as rapidly as the adverse circumstances will permit.

Building contracts awarded in May in the New England States amounted to \$38,271,000, an increase of 33 per cent. over the figure for April, although slightly less than the figure for March.

In detail the May figures show the following items: \$13,352,000, or 35 per cent., for residential buildings; \$11,946,000, or 31 per cent., for industrial buildings; \$7,322,000, or 19 per cent., for business buildings.

Contemplated projects amounting to \$46,386,000 were reported in May, bringing the total of contemplated work reported from January 1 to June 1 up to \$291,844,000, including \$72,479,000 for industrial buildings, \$60,693,000 for residential buildings and \$50,983,000 for business buildings.

In New York state and northern New Jersey, building contracts in May amounted to \$51,052,000, a decline of 35 per cent. from the April figure, although it is greater by \$10,000,000 than the total for May, 1919.

The total for May, 1920, included the following items: \$14,374,000, or 28 per cent., for public works and utilities; \$12,064,000, or 23 per cent., for residential buildings, and \$10,497,000, or 20 per cent., for business buildings.

Contemplated work amounting to \$106,573,000 was reported in May. From January 1 to June 1, the amount of contemplated work reported was \$510,438,000, compared with con-

tracts let amounting to \$296,104,000. The great excess of projected work is indication that the May decline in contracts is probably a temporary phenomenon. Projected work for the first five months of the year include \$138,097,000 for residential buildings, \$119,241,000 for business buildings, \$105,993,000 for public works and utilities, and \$74,210,000 for industrial plants.

May building contracts in eastern Pennsylvania, southern New Jersey, Maryland, Delaware, the District of Columbia and Virginia, amounted to \$25,549,000, a decline of 45 per cent. from the figures for April.

The May figures include the following items: \$9,272,000, or 36 per cent., for residential buildings; \$5,494,000, or 22 per cent., for public works and utilities, and \$4,053,000, or 16 per cent., for industrial plants.

Contemplated work reported during May amounted to \$54,989,000, bringing the total of contemplated work reported from January 1 to June 1 up to \$415,983,000, which includes \$100,070,000 for residential buildings, \$99,221,000 for public works and utilities, and \$77,445,000 for industrial plants.

Building contracts let during May in western Pennsylvania, West Virginia and Ohio amounted to \$44,731,000, a decrease of 9 per cent. from the April total, although it is greater by \$16,000,000 than the total for May of last year.

The May, 1920, figures, include: \$11,811,000, or 26 per cent., for residential buildings; \$9,972,000, or 22 per cent., for public works and utilities, and \$9,650,000, or 22 per cent. for industrial.

REVENUE FROM EVERY FOOT

A damp cellar or basement is so much waste space and returns no revenue to the owner.

We can convert it into dry, clean and rentable area for less than the first year's rental will return.

Let us show you what we have done for others and how we can solve your problem.

BUILDINGS WATERPROOFED FROM
CELLAR TO PENT HOUSE

Structural Waterproofing Co.

Grand Central Palace
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Vanderbilt 7300

Tempel Beth El in Borough Park to Cost About \$750,000

Imposing Edifice, from Plans by Shampan & Shampan, Will Be Splendid Addition to Churches of Brooklyn

A NOTABLE addition to the ecclesiastical monuments of Brooklyn will be the new Temple Beth El, that is now being erected at the southwest corner of Fifteenth avenue and Forty-eighth street, in the Borough Park



Shampan & Shampan, Architects.

PERSPECTIVE OF NEW TEMPLE BETH EL.

section. This project is proceeding from plans and designs by Shampan & Shampan, architects, who have entire supervision of all construction and decoration and who are work-

ing under the direction of M. Napelbaum, chairman of the building committee; Morris Beinstock, president of the congregation, and L. J. Robbins, treasurer.

This structure, which will cost approximately \$750,000, according to the estimate of the architects, is to be thoroughly fireproof and will have ground dimensions of 85 by 110 feet. The building will occupy a plot having a frontage of 100 feet and a depth of 120 feet. The imposing dome will have a height of 85 feet above the grade line.

The facades of the temple have been designed with a blending of several styles and periods of architecture, more or less related, and is termed a first century design. To carry out this feeling and to give to the structure a feeling of antiquity, as though it were one of the old temples of Palestine, the architects have selected a seam-faced granite which has a beautiful natural texture and which will run in colors of yellow, buff, tan and dusty purple, for use in the construction of the facades.

The predominating feature of the front of Temple Beth El will be the main portal, richly ornamented with a suggestion from Moorish and Egyptian sources, which will ease the otherwise severe aspect of the facade.

According to the plans the basement will be utilized as a large auditorium for daily services, room for trustees, social room, living quarters for janitor, coal storage, heating and ventilating plant and general toilet accommodations. In plan the main auditorium is square, with a grouping of pilasters spaced around the walls, highly enriched with low relief ornaments from which decorative pendentive brackets are projected for the support of a perpendicular wall.

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PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

Material Shortage Slows Down Work of Building Plans

Figures of F. W. Dodge Company Show Decrease in Both Planning Activity and Contracts Awarded During Week of May 29 to June 4.

REPORTS from the offices of architects and engineers in New York State and New Jersey, north of Trenton, for the week of May 29 to June 4, inclusive, showing the number and valuation of new building and engineering operations for which plans are being prepared, show a decided decrease when compared with the figures for the three or four previous weeks. The situation is not alarming, however, as there is a vast amount of proposed construction for which plans are completed and still considerable projected building already under contract but which is being held in abeyance pending a readjustment of the material supply situation which for the past five or six weeks has been almost intolerable. Notwithstanding the indicated decrease in planning activity among architects and engineers in this territory the building industry is satisfied that just as soon as adequate building materials and supplies are available for the new construction already contracted for and in immediate prospect all trades will be busy to full capacity.

During the week of May 29 to June 4 inclusive there were 368 new building and engineering projects reported to the F. W. Dodge Company in the local territory. This work will involve an outlay of approximately \$14,858,400. The con-

tracts awarded for the same week included 183 operations that will require an expenditure of about \$13,534,400.

The list of 368 projected building and engineering operations included 73 business structures, such as stores, offices, lofts, commercial garages, etc., \$6,821,000; 18 educational projects, \$653,000; 3 hospitals and institutions, \$105,000; 29 factory and industrial buildings, \$1,456,300; 4 structures for the army and navy, \$1,325,000; 7 public buildings of various types, \$108,300; 52 public works and public utilities, \$1,341,000; 6 religious and memorial projects, \$144,000; 167 residential operations including apartments, flats and tenements and one and two-family dwellings, \$2,731,800, and 9 social and recreational projects, \$173,000.

Among the 183 projects placed under contract in this territory during the week of May 29 to June 4, inclusive, were 40 business and commercial buildings of various types, \$5,222,000; 12 educational projects, \$309,100; 7 hospitals and institutions, \$72,600; 13 factory and industrial buildings, \$990,000; 6 public buildings, \$38,500; 19 public works and public utilities, \$5,846,000; 82 residential projects, including multi-family dwellings and one and two-family houses, \$921,200, and 4 social and recreational buildings, \$135,000.

PERSONAL AND TRADE NOTES.

W. S. Walker was recently appointed eastern district manager of the T. L. Smith Co., 50 Church street, manufacturers of contractors' equipment, succeeding E. R. Marker. Mr. Walker is widely known throughout the West, where, prior to his connection with the T. L. Smith Co., he was associated with the Fairbanks, Morse Co.

United "77" Building Company, Inc., now located at 4192 Park avenue, announces the purchase of property at 4227 Park avenue which is now being extensively altered. On completion of construction this firm will move its office, garage and yard to the new address where the quarters are more commodious and where the facilities are better for the conduct of the rapidly growing business.

Feldblet & O'Donnell, consulting engineers specializing in reinforced concrete, have established offices in the World Tower Building, 110 West Fortieth street. H. L. Feldblet, B. S., C. E., has had ten years' experience in construction work, having been chief engineer for the Barney-Ahlers Construction Corporation, engineer for the National Fireproofing Company, concrete engineer for Bomes & Peekover and in the same capacity with the Truscon Steel Co., of Canada. J. R. O'Donnell, Assoc. M. A. M. Soc. C. E., has had an experience of fifteen years in the building business and was also associated with the Barney-Ahlers Construction Corporation as designing and estimating engineer. Prior to this he was with the Turner Construction Company, the American Concrete Steel Company, Morris Company of Chicago, and with Bing & Bing as chief designing engineer. This firm is prepared to design structures, including plans for field use; furnish preliminary estimates of proposed buildings, general consultation with architects and owners, and supervision of reinforced concrete work in the field.

War Alters U. S. Standard of Art.

Changing standards of art in America as a result of the war are reflected in the courses in architecture to be given at Columbia University in the summer session, John J. Coss, director, announced

this week. The architectural school, which this summer offers more than twenty intensive courses, has adopted many of the army methods of training men in both theory and practice for practical work.

The courses have been so arranged as to be of particular value in view of the evident portent of the coming building boom which will make a great demand for practical architects. H. V. Walsh will be departmental representative for the work which will count toward the degree in architecture for students who have satisfied the entrance requirements and are open to all qualified students without examination.

The elements of freehand drawing, lettering, drawing geometrical figures from dictation or diagrams, ornament forms in outline, simple architectural details, isometric projections, outline sketching from flat casts and from models will be taught by George Marcus Allen, instructor in graphics at Columbia, in a course which covers the requirements of the College Examination Board in freehand drawing.

Prof. Charles A. Harriman will give two courses in the element of design, in one of which he will be assisted by Mr. Allen. Courses in elementary design, intermediate design, and advanced design will be given under M. Maurice Prevot and A. E. Flanagan.

For students beginning the study of architecture a course in architectural drafting covering drafting as seen from the architectural point of view, visualization, use of instruments, alphabets and lettering, standard drafting practice, symbols and indications of frame, brick and stone construction, materials and fixtures, working drawings, large scale drawings, architectural and structural details, sizes and space allowances for fixtures will be given by Mr. Allen.

Prof. Harriman will give courses in charcoal drawing, pen and ink drawing and pencil drawing, and Joseph Lauber will give an elementary and advanced course in water color drawing. Courses in shades and shadows and perspective will also be offered. Surveying courses to be given at Camp Columbia, Litchfield County, Connecticut, will be open to students in architecture.

The courses at the university, which begin on July 6, are part of the group of more than a thousand courses to be taught by several hundred teachers which Columbia will offer in the twenty-first summer session.

TRADE AND TECHNICAL SOCIETY EVENTS.

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month.

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

Empire State Gas & Electric Association recently moved its headquarters from the Engineering Societies Building, 29 West 39th street, to the Grand Central Terminal Building.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clydesdale 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 tentative program for this convention.

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.

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 and by experts in this rapidly growing industry.

CURRENT BUILDING OPERATIONS

OPTIMISM was certainly not the keynote of the quarterly meeting of the building material dealers and manufacturers, held at the Waldorf-Astoria Hotel this week, and the feeling seemed to be quite prevalent that a complete paralysis of building will in all likelihood follow the present period of freight congestion, scarcity of mortgage money, labor difficulties and other important factors that seem to be operating in harmony to prevent what otherwise would have been a building season of unusual progress and prosperity. The dealers and manufacturers have just cause for complaint, as it is fully realized that conditions could not possibly have been worse than they have been during the past month or so.

Slightly improved movement of freight during the past week, however, has brightened the building material supply situation to some extent, as considerable freight, destined for building projects, has been released. This change has brought about a more cheerful mental attitude on the part of contractors, subcontractors, building material and supply dealers, and practically everyone identified with construction work in the Metropolitan district, and although the situation is still far from normal and it will be many weeks before supplies are again available in volume sufficient to supply the demand, the industry is optimistic. Building statistics show a falling off in the number and value of new structural projects placed under contract during the past week or so, but this was mainly attributable to the scarcity of essential commodities and not because of a dearth of projected building. Architects and engineers have hundreds of important operations on their schedules, but they will not be released for either estimates or contracts until the material supply is assured.

Common Brick.—Business in the wholesale market for Hudson River common brick, while relatively light for this season of the year, was up to the average of the past three or four weeks, and although inquiries denote a vast amount of business in prospect none of the dealers are willing to express an opinion as to when the conditions will become sufficiently settled to permit builders to go ahead with their scheduled operations. Common brick price levels remain unchanged and no decided fluctuations are anticipated for some time to come. Up river the manufacturing season is progressing quietly, with the majority of the producers shorthanded and greatly in

need of additional labor. At that brick is being piled up and it appears as though a goodly reserve would be soon available for a building boom of any proportions. In a few of the yards manufacturers have commenced to burn their brick and it will not be long until stock of the 1920 season is available for the market.

Summary.—Transactions in the North River common brick market for the week ending Friday, June 11, 1920. Condition of market: Demand fair, prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots

alongside dock. Number of cargoes arrived, 15; sales, 11. Distribution: Manhattan, 2; Brooklyn, 4; New Jersey points, 3; Astoria, 2. Remaining unsold, 29.

Lumber.—Conditions in both wholesale and retail departments of the local lumber market have not changed to any extent during the past week or so. Railroad shipments are very slow and prospect of improvement is uncertain. Water shipments, however, are coming through in good style, and lumber merchants are generally in a position to give customers what they desire with but little difficulty. The demand from building sources has

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 —
RaritanNo 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.. **\$4.00**
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—

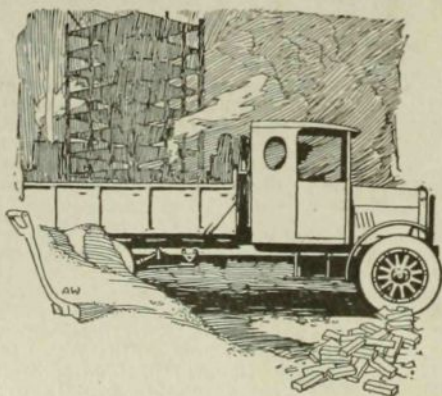
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

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

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MATERIALS AND SUPPLIES

ceased off somewhat owing to the general recession of building activity throughout the metropolitan district, but manufacturing consumers are still an important factor in the market and business as a rule is steady. Prices are firm, but in some lines seem to have weakened slightly, but it is thought that this is but a temporary condition that will change just as soon as building is resumed in considerable volume.

Structural Steel.—Locally the demand for fabricated material has not been up to expectations, and while there is a vast amount of new construction planned and

a fair percentage of it already under a general contract, it is not anticipated that the structural steel orders will be placed before next autumn on account of the generally demoralized building material situation. Architects and engineers are hesitating about getting their projects started while there remains a doubt about the constancy of a supply of essential materials, and this feeling is responsible for holding back on a number of large operations that should have been started months ago. The outlook for a vast amount of business for steel fabricators during the fall and winter months is ex-

cellent provided freight shipments on a normal basis are possible by that time. Quotations for mill shipments of fabricated material remain unchanged.

Roofing and Building Papers.—The demand for these materials are firm and the market seems to be in a healthy condition despite the fact that dealers are not over supplied with stock. During the week, however, orders placed with manufacturers some time ago have come through and this has relieved the tension to some extent, but there still remains a scarcity that is preventing dealers from taking full advantage of the demand. Prices are holding firm and are unchanged since last week.

Linseed Oil.—The local market is quiet and but slight improvement has been noted in the demand during the week. Better freight movements have increased the available supply to some extent, but buying interest is lacking and will undoubtedly be light until building is again resumed in volume. Linseed oil prices are weak and have declined somewhat during the past week.

Electrical Supplies.—Shipments of incoming freight have been better during the past week than for the past month or so, but the situation is still far from normal and considerable time must be allowed before the railroads are again in a position to deliver goods without serious delays. Harbor traffic is also improved, with the result that the accumulation of freight in railroad yards is gradually being reduced. The demand for electrical supplies holds firm despite the small volume of new construction being started, and dealers are looking toward a vastly increased amount of business just as soon as available building materials make it possible to commence large structural operations. Prices in this line are firm and some slight advances have been noted during the past week.

Window Glass.—There has been practically no improvement in the glass situation for a number of weeks. Stocks are very low and out of practically all of the popular sizes. At the same time the demand is keen for both plate and window glass, and consumers have been obliged to wait for supplies. At this writing the outlook is not promising for many months to come.

Nails.—No change of consequence has occurred in the nail situation, and consumers are being forced to buy wherever possible in exceedingly small lots. The demand for nails is tremendous, but jobbers are unable to get deliveries.

IN THE METROPOLITAN MARKETS

Plaster Board.—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.

27x48x½ in.....	\$0.45	each
32x36x¾ 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 delivered.\$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
Brier 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 brackets79%
B grade, single strength, first three brackets79%
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. \$1.63 to \$1.70
Less than 5 bbls. 1.66 to 1.73

Turpentine.—
Spot in yard, N. Y., per gal....\$1.90 to \$2.00
Prices are fluctuating somewhat.

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No. 1.

Interesting Handbook on Compounds.
A valuable handbook has been issued by the Mitchell-Rand Manufacturing Co., manufacturers of structural waterproofing compounds, insulating materials, etc., under the name of "Compounds." The information set forth is of unusual interest to those in all branches of the industry, and arranged in a way to be of greatest value for immediate reference. The book is an abridged edition of another equally valuable handbook just issued, "Everything in Insulation." Among the different subjects treated are structural waterproofing compounds, pitch, asphalt and similar hydrocarbons, as well as insulating waxes and compounds, asbestos, varnished materials, and the like. The editions are limited and distribution will be restricted to those who can use to advantage and profit. Copies of either book may be secured without cost by addressing the company on business letterhead.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
35TH ST.—James F. Ogdan, 135 West 45th st, has completed plans for alterations to the 4-sty brick tenement at 211 West 35th st, for P. G. and D. L. Daly, 254 West 76th st, owners. Cost about \$10,000.
HOUSTON ST.—Max Kreindel, 81 East 125th st, has prepared plans for alterations to the 3-sty brick and stone tenement at 168 Houston st, for Ph. Bleckman, 201 Eldridge st, owner. Architect has charge of construction. Cost \$5,000.

DWELLINGS.

81ST ST.—Peabody, Wilson & Brown, 140 East 39th st, have been retained to prepare plans for alterations to the 4-sty brick and stone residence 25x60 ft at 21 East 81st st, for Reginald Fincke, owner, care of architects. Details will be available later.
MADISON AV.—Raymond M. Hood, 7 West 42d st, has prepared plans for alterations to the 3-sty brick and stone dwelling, 29x68 ft at 453 Madison av, for Mrs. Elizabeth M. Reid, 451 Madison av, owner. Cost, \$25,000. Lessee, Morton & Co., Inc., 25 Broad st.

68TH ST.—Electus D. Litchfield & Rogers, 477 Fifth av, have prepared plans for alterations to the 4-sty brick residence, 18x47 ft at 230 East 68th st, for Thomas L. Clark, Oyler Bay, L. I., owner. Cost \$7,500.

RIVERSIDE DRIVE.—Moore & Landsiedel, 148th st and Third av, have completed plans for a 4-sty brick and stone residence, 28x40 ft with garage, at the southwest corner of Riverside Drive and 158th st, for C. Siegel Levy, 115th st and Third av, owner. Cost about \$50,000. Owner builds and will award separate contracts.

HOSPITALS AND ASYLUMS.

CONVENT AV.—John Oakman, 345 Fifth av, has completed plans for a 6-sty brick and reinforced concrete hospital building, 216x108x109 ft, at 60 to 78 Convent av, for the Knickerbocker Hospital, 503 West 113th st, owner. Cost \$1,250,000. Architect will soon call for bids on general contract.

STABLES AND GARAGES.

55TH ST.—J. J. Gloster, 44 Court st, Brooklyn, has been selected to prepare plans for a 5-sty reinforced concrete garage and service station, 100x100 ft at 529-533 West 55th st, through to 526-532 West 56th st, for the Coney Island Corporation, Louis Gold, president, 44 Court st, Brooklyn, owner and builder. Details will be announced later.

STORES, OFFICES AND LOFTS.

FIFTH AV.—Plans are being prepared privately for a 1-sty brick store building 100x120 ft at 1360-1366 Fifth av and 3 West 113th st, for Mrs. Anne E. Carroll, 330 West 102d st, owner, and the Woolworth Co., 233 Broadway, lessee. Cost about \$100,000. Lessee builds.

Bronx

APARTMENTS, FLATS AND TENEMENTS.
BECK AV.—Zipkes, Wolf & Kudruff, 432 Fourth av, have plans nearing completion for a 5-sty brick, limestone and terra cotta apartment, 50x90 ft at the corner of Beck and Leggett avs, for the Renrick Construction Co., owner, care of architects. Architects will take estimates.

259TH ST.—Charles F. Dieterlen, 15 West 38th st, has completed plans for a 6-sty brick, limestone and terra cotta apartment, 95x100 ft at the northeast corner of 259th st and Newton av, for C. F. Leng, 42 Broadway, owner. Cost \$150,000. Bids will soon be called for.

DWELLINGS.

WALKER AV.—De Rose & Cavalleri, 370 East 149th st, have prepared plans for six 3-sty brick and terra cotta dwellings, 2(x80 ft at the south-

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west corner of Walker av and Sedden st, for the Nista Construction Co., John Nista, 655 East 189th st, owner and builder. Total cost \$80,000.

BRONXWOOD AV.—George Jorgensen, 1283 Hoe av, has completed plans for two 2-sty brick dwellings, 25x21 ft at the northeast corner of Bronxwood av and Duncan st, for the Jorgensen Realty Co., 1283 Hoe av, owner and builder. Total cost \$15,000.

STABLES AND GARAGES.

LONGFELLOW AV.—George Siviter, 705 Westchester av, has completed plans for a 2-sty brick and stone garage, 69x100 ft on the west side of Longfellow av, 200 ft north of Garrison av, for Frank Tefano, 890 Bryant av, owner. Cost \$25,000.

Brooklyn.

DWELLINGS.

AV I.—Chas. S. Wessel, 1399 East 4th st, has prepared plans for a 2½-sty frame residence, 24x40 ft on the south side of Av I and the northwest corner of east 9th st for Henry N. Prohn, 904 Av M, Brooklyn, owner. Cost \$11,000.

EAST 40TH ST.—S. Gardstein, 1154 47th st, has finished a 2-sty frame residence, 22x27 ft on the west side of East 40th st, 79 ft south of Church av for Alfred L. Kenyon, 41 Bennett av, Manhattan, owner. Cost \$7,000.

WEST 8TH ST.—B. Robert Swartburg, 103 Park av, Manhattan, has prepared plans for a 2-sty brick dwelling, 55x80 ft with stores in West 8th st, the southeast corner of 22nd av, for Aaron Singer, 69 Rvington st, Manhattan, owner. Cost \$18,000.

EAST 2ND ST.—Salvati & LeZurnik, 367 Fulton st, Brooklyn, have plans in progress for a 2-sty frame residence, 20x26 ft in the west side of East 2nd st, 500 ft north of Av W, for F. Ragone, 1976 W 4th st, Brooklyn, owner and builder. Cost \$5,000.

AMHERST ST.—Harry A. Yarish, 373 Fulton st, has started sketches for a 2½-sty brick residence, 27x53 ft, with garage in Amherst st, near Esplanade, Manhattan Beach, for owner to be announced later. Cost about \$35,000. Architect will take estimates and superintend.

FACTORIES AND WAREHOUSES.

MYRTLE AV.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick laundry building, 41x100 ft on the north side of Myrtle av, 125 ft east of Marcy av, for the General Laundries, Inc., owner. Project will include a private power plant.

ECKFORD ST.—Philip Froshman, 318 Columbia st, has prepared plans for a 2-sty brick factory building, 50x77 ft in the west side of Eckford st, 91 ft north of Engert av, for the Eckford Associates, Inc., 830 Humboldt st, owners. Cost \$6,000.

ROCKAWAY AV.—Harry Brodsky, Jr., 291 Hinsdale st, has plans underway for a 1-sty brick laundry building, 40x100 ft at the corner of Rockaway av and Blake av, for owner to be announced later. Cost about \$20,000.

63D ST.—Ferdinand Savignano, 6005 14th av, has prepared plans for a 1-sty brick laundry and garage, 60x100 ft in the north side of 63d st, 280 ft west of 16th av, for the West End Wet Wash Co., 7114 17th av, owner. Cost \$25,000.

STABLES AND GARAGES.

FOURTH AV.—Thomas Bennett, 7826 Fifth av, has completed plans for a 1-sty brick garage, 200x100 ft on the east side of Fourth av, between 40th and 41st sts, for Leonard Goddard, 5418 5th av, owner. Cost about \$60,000.

WYCKOFF AV.—S. Millman & Son, 26 Court st, has prepared plans for a 1-sty brick garage, 75x96 ft on the west side of Wyckoff av, 50 ft north of Starr st, for the B. & C. Building Corporation, 192 Riverdale av, owner and builder. Cost about \$30,000.

PROSPECT PL.—James McKillop, 154 India st, has finished plans for a 1-sty brick garage, 81x100 ft in the north side of Prospect pl, 295 ft east of Troy av, for Andrew Dina, 1247 Prospect pl, owner. Cost \$16,000.

FOURTH AV.—J. J. Galizia, 2930 West 19th st, has prepared plans for a 1-sty brick garage, 30x79 ft at the northeast corner of Fourth av and 64th st, for T. & H. Otto, 6317 Fourth av, owners. Cost \$20,000.

UTICA AV.—Frederick J. Dassau, 26 Court st, has completed plans for a 1-sty brick garage, 50x375 ft on the east side of Utica av, 99 ft north of Atlantic av, for the G. E. Brown Mortgage Corporation, 26 Court st, owner, who will take estimates on separate contracts. Cost \$35,000.

PARKSIDE AV.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 140x117 ft on the south side of Parkside av, 215 ft west of Nostrand av, for Samuel Coons, 44 Court st, owner and builder. Cost \$55,000.

THEATRES.

GRAND ST.—Eugene De Rosa, 110 West 40th st, Manhattan, has plans in progress for a 1-sty brick, limestone and terra cotta vaudeville and moving picture theatre, 150x154 ft, seating 2,500, at the corner of Grand and Keap sts, for Wm. Small, 215 Montague st, owner. Cost approximately \$500,000. Owner will probably take bids on separate contracts.

Queens.

ELMHURST, L. I.—G. H. Wells, 21 East 40th st, Manhattan, has prepared plans for eight 4-sty brick and limestone apartments, 66x120 ft each in the east side of 29th st, 95 ft south of Fillmore av, and the west side of 30th st, 100 ft north of Polk av, for the Jackson Heights Apartment Corporation, Bridge Plaza, L. I. City, owner. Total cost \$580,000. Architect will soon call for estimates on separate contracts.

DWELLINGS.

FLUSHING, L. I.—Warren & Clark, 108 East 29th st, Manhattan, have plans nearing completion for a 2½-sty frame residence, 26x40 ft, with garage at Flushing, L. I., for C. K. Rae, 351 Amityville av, Flushing, owner. Cost, \$18,000. Architects will soon be ready for estimates on general contract.

LAWRENCE, L. I.—Shampan & Shampan, 50 Court st, Brooklyn, have completed plans for a 2-sty frame and stucco residence on plot 263x202 ft, at Lawrence, L. I., for David Deniger, owner. Details of construction will be available later. Architects will superintend construction and interior decoration and furnishing.

DWELLINGS.

WOODHAVEN, L. I.—Chas. W. Ross, 48 Manor av, Woodhaven, has prepared plans for a 2½-sty frame dwelling, 20x34 ft at the northeast corner of 87th st and Tennis st for John M. Gettler, 59 Dennington av, Woodhaven, owner. Cost, \$10,000.

BEECHURST, L. I.—George Alexander, Jr., 3402 Av K, Brooklyn, has completed plans for a 1½-sty brick residence, 45x30 ft in the north side of 32d st, 180 ft east 16th av for Jacqueline D. Keller, Beechurst, owner. Cost, \$10,000.

JAMAICA, L. I.—Charles W. Ross, 48 Manor av, Woodhaven, has finished plans for a 2½-sty dwelling, 22x32 ft in the east side of Warwick st, 100 ft south of Cannonbury rd for Christian Meyer, 417 85th st, Woodhaven, owner. Cost, \$8,000.

JAMAICA, L. I.—E. R. Williams, 2296 7th av, Manhattan, has prepared plans for a 2-sty brick dwelling, 24x30 ft in the north side of Cumberland st, 40 ft west of Richberg st, for Alex. & Carroetta Linton, 5 West 131st st, Manhattan, owner. Cost, \$6,000.

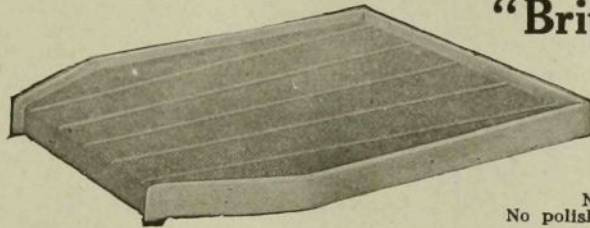
JAMAICA, L. I.—Holler & Kleinhenz, 1012 Gates av, Brooklyn, have finished plans for a 1½-sty frame residence, 22x44 ft on the north side of Cannonbury rd, 50 ft east of Madison st, for Rudolph Woerner, 572 Lafayette av, Brooklyn, owner. Cost, \$8,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for four 2-sty frame and stucco dwellings, 40x100 and 40x150 ft on Parsons av and Popular st for Park Homes & Material Corp., John Paris, Jr., pres., 141 West 36th st, Manhattan, owner. Cost, \$13,000 each.

ST. ALBANS, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2-sty frame residence, 18x27 ft in the west side of 191st st, 117 ft north of 116th av, St. Albans, for Louis Krott, 1824 Metropolitan av, Evergreen, L. I., owner. Cost, \$5,000.

SPRINGFIELD, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 16x39 ft in the south side of Broadway, 37 ft west of Willow pl, for E. C. Killane, Springfield, owner. Cost, \$6,500.

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Manhattan.

DWELLINGS.

116TH ST, 422 W, 2-sty bk dwg, 25x79, slag rf; \$20,000; (o) Belrose Realty Co, 261 Bway; (a) Geo. & Edw. Blum, 505 5th av (191).

FACTORIES AND WAREHOUSES.

BETHUNE ST, 40-44, 4-sty bk storage, 44x80, plastic slate rf; \$60,000; (o) Wilson Realty Stock Co., 136 W 18th; (a) Michael A. Cardo, 158 W 45th (202).

VARICK ST, 80-92; GRAND ST, 2-6; WATT ST, 63-67; 10-sty bk factory, warehouse & offices; \$450,000; (o) the Centaur Co., 250 Bway; (a) Helme & Corbett, 190 Montague, Bklyn (195).

9TH AV, 401-405, 1-sty bk storage, 51x64, 5-ply rubberoid rf; \$10,000; (o) Listowel Realty Co., 27 Cedar; (a) Edw. L. Larkin, 461 8th av (199).

STABLES AND GARAGES.

95TH ST, 408-14 E, 1-sty bk garage, 99x100, 5-ply felt rf; \$25,000; (o) Hispania Holding Co., 18 E 41st; (a) E. S. Hays, 7 E 42d (193).

228TH ST, 156 W, 1-sty bk garage, 13x17, plastic slate rf; \$900; (o) Chas. H. Denton, 156 W 228th; (a) Phil. Kissin, 1035 Stebbins av, Bronx (201).

1ST AV, 1860, 1-sty bk garage, 100x168, 5-ply rubberoid rf; \$30,000; (o) Wm. Hagedorn, 1896 1st av; (a) Chas. Schaefer, 394 E 150th (204).

7TH AV, 200 E, s s W 145th, 1-sty bk garage, 150x100, tar & gravel rf; \$20,000; (o) Charles Wattenberg, 2619 8th av; (consulting engr) H I Oser, 1400 Bway (192).

9TH AV & 215TH ST, n w c, 1-sty bk garage, 100x90, rubberoid rf; \$30,000; (o) Sam B. Steinmetz, 931 Fox; (a) Jas. P. Whiskeman, 153 E 40th (194).

STORES AND DWELLINGS.

BOWERY, 114, 9-sty bk store & dwg, 25x95, 5-ply tar & felt rf; \$30,000; (o) Ida Rudolf, 118½ Bowery; (a) M. Jos. Harrison, World Bldg. (197).

STORES, OFFICES AND LOFTS.

BROADWAY, 2521-23, 3-sty bk stores & offices, 36x125, plastic slate rf; \$18,000; (o) Thos. Healy, 66th & Columbus Circle; (a) Geo. A. Dugan, 200 5th av (198).

CENTRE ST, 148, 1-sty bk machinery salesroom, 20x60, steel roof; 02,700; (o) City of N. Y.; (a) Chas. Thornton, 140 Washington (196).

WATER ST, 35, 6-sty bk offices, 28x75, tar & gravel rf; \$80,000; (o) Baker, Carver & Morrell, 37-39 Water; (a) Severance & Van Alen, 372 Lexington av (203).

THEATRES.

45TH ST, 251-7 W, 5-sty bk theatre, 80x100, slag rf; \$175,000; (o) Walk Realty Co., 1457 Bway; (a) Eugene De Rosa, 110 W 40th (200).

Bronx.

COLLEGES AND SCHOOLS

STEBBINS AV, e s, from 163d to Dawson, 3, 5 sty bk school, 71x60, 193x92, tile & slag rf; \$700,000; (o) City of N. Y.; (a) C. B. J. Snyder, Municipal Bldg., Manhattan (346).

DWELLINGS.

225TH ST, n s, 431, 11 e Paulding av, 2-sty fr dwg, 16x40, plastic slate rf; \$3,800; (o) Mrs. Thomas Lyon, 1033 E 225th; (a) De Rose & Cavalieri, 370 E 149th (348).

BARKER AV, w s, 250 s Burke av, 2-sty fr dwg, 19x50, rubberoid rf; \$3,500; (o) Bronx Boro Builders, Inc., Frank McGarry, 196th & Bainbridge av, pres.; (a) Chas. McGarry, 196th & Bainbridge av (347).

BRONXWOOD AV, n e c Duncan st, two 2-sty & attic bk dwgs, 25x32.36, 21x32.36, shingle rf; \$15,000; (o) Jorgensen Realty & Const. Co., Chas. D. Jorgensen, 1283 Hoe av, pres.; (a) Geo. Jorgensen, 1283 Hoe av (343).

DECATUR AV, w s, 50 n 209th st, 2½-sty fr dwg, 20x37, asphalt shingle rf; \$7,000; (o) Fredk. & Elsie Schaepering, 3311 Decatur av; (a) Geo. Oetzen, 591 E 233d (345).

MONAGHAN AV, w s, 275 s Randall av, 1-sty fr dwg, 18x20, shingle rf; \$1,500; (o & a) Martin Nyman, 3849 Amundson av (340).

STABLES AND GARAGES.

134TH ST, n s, 195 w Brown pl, 1-sty bk garage, 25x18, rubberoid rf; \$1,000; (o) Benj. Aronowitz, 317 3d av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (342).

JEROME AV, n w c 177th st, 1-sty bk garage, 221.97x105.3, slag rf; \$50,000; (o) John W. Goff, 309 Bway; (a) Dunnigan & Crumley, 394 E 150th (341).

LONGFELLOW AV, w s, 200 n Garrison av, 2-sty stone garage, 69x100, concrete rf; \$15,000; (o) Frank Tofano, 890 Bryant av; (a) George Siviter, 705 Westchester av (339).

MATILDA AV, w s, 550.6 s 240th st, 1-sty fr garage, 20x30, tar paper rf; \$1,000; (o) Chas. J. Brunce, on prem; (a) John J. Dows, 3311 Decatur av (338).

SO. BOULEVARD, e s, 100 n 172d st, 1-sty bk garage, 150x95, slag rf; \$45,000; (o) Crotona Realty Co, Walter M. Wescher, 170 Bway, pres.; (a) Chas. S. Clark, 441 Tremont av (344).

Brooklyn.

DWELLINGS.

Bay 7TH ST, 119, e s, 400 n Bath av; 2-sty fr 2-fam dwg, 17x55; \$7,500; (o) Felice Schiro, 247 Montrose av; (a) Frank V. Taspia, 525 Grant (6682).

15TH ST, 243, s s, 294.8 w 5th av, 1-sty bk 1-fam, 15x70; \$9,000; (o) Barney Cohen, 127 15th; (a) Edw. M. Adelsohn, 1778 Pitkin av (6498).

EAST 40TH ST, 190, w s, 97 s Church av, 2-sty fr 1-fam dwg, 22x27; \$7,000; (o) Alfred L. Kenyon, 41 Bennett av, N Y C; (a) S. Gardstein, 1154 47th (6546).

67TH ST, 468, s s, 140 w 5th av, 2-sty fr 1-fam dwg, 26.8x45.6; \$9,000; (o) Chester Ibs Realty Co, 579 50th; (a) Snee & Bryson, 154 Montague (6551).

STILLWELL AV, 2356-S, w s, 115.39 s Bath av, 2-sty fr storage & 2-fam dwg, 20x46; \$6,000; (o) Gaetano MacNamara, 245 Av Z; (a) Jos. J. Galizia, 2930 W 19th (6639).

MISCELLANEOUS.

SCHOLES ST, 298-310, s s, 150 e Waterbury st, 1-sty fr shed, 173x100; \$8,000; (o) Charles Schaeffer & Son, 304 Meserole; (a) Harry Dorf, 614 Kosciusko (6549).

STABLES AND GARAGES.

RICHARDSON ST, n w c Leonard, 1-sty bk garage, 25x100; \$7,500; (o) Carl Keine, 391 Leonard; (a) Christian Bauer, Jr., 788 Manhattan av (6542).

15TH ST, 370-80, s s, 122.10½ e 7th av, 1-sty bk garage, 117x100; 040,000; (o) Isadore Polwnik, 571 Powell; (a) Edw. W. Adelsohn, 778 Pitkin av (6642).

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FOREST HILLS.—Burns st, s s, 100 e Tennis pl, 5-sty bk int., 151x70, slate roof, steam heat, elec; 51 fam; \$325,000; (o) Gardens Apartment, Inc., Forest Hills; (a) Timmis & Chapman, 315 5th av, N. Y. (2938).

DWELLINGS.

BEECHURST.—32d st, n s, 180 e 16th av, 1½-sty bk dwg, 45x30, shingle rf, 1 fam, elec, steam heat; \$10,000; (o) Jac. D. Keller, Beechurst; (a) Geo. Alexander, Jr., 3402 Av K, Bklyn (2879).

DUNTON.—Nebraska av, w s, 150 n Chichester av, 2-sty fr dwg, 20x24, shingle rf, 1 fam, gas, hot air heat; \$5,000; (o & a) Jas. M. Bowman, 1269 Atfield av, Richmond Hill (2915).

ELMHURST.—Astoria av, n e c 25th st, 2½-sty fr dwg, 20x35, shingle rf, 1 fam, gas, steam heat; \$6,000; (o) H. Hilscher, N. Y.; (a) R. L. Lukowsky, 49 Stevens, L. I. City (2965).

ELMHURST.—Gleane st, w s, 100 n Britton av, two 2½-sty fr dwgs, 16x40, shingle rf, 1 fam, gas, steam heat; \$12,000; (o) Fred Hoffman, Elmhurst; (a) owner (2953-54).

FLUSHING.—22d st, w s, 280 n Queens av, 2-sty fr dwg, 21x42, shingle rf, 1 fam, gas, steam heat; \$7,500; (o) Patk. Martin, 508 S 16th, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (2949).

FLUSHING.—25th st, n e c Depot lane, 2-sty fr dwg, 58x42, shingle rf, 1 fam, elec, steam heat; \$10,000; (o) Geo. S. Dougherty, Flushing; (a) Geo. A. Denison, Flushing (2978).

JAMAICA.—Warwick st, e s, 100 s Cannonbury rd, 2½-sty fr dwg, 22x32, shingle rf, 1 fam, gas, steam heat; \$8,000; Christ. Meyer, 417 85th, Woodhaven; (a) Chas. W. Ross, 46 Manor av, Woodhaven (2884).

JAMAICA.—Pulaski pl, w s, 180 n Pacific st, two 2-sty bk dwgs, 32x40, gravel rf, 2 fams, gas; \$9,000; (o) Ignatz Paliwoda, 32 Pulaski pl, Jamaica; (a) Frank Feltych, 247 Strenski pl, Jamaica (2878).

JAMAICA.—Lathrop av, n s, 387 e Flushing av, 2½-sty fr dwg, 18x36, shingle rf, 1 fam, gas, steam heat; \$4,500; (o & a) Martha Hartman, Garden & Ward, Richmond Hill (2922).

JAMAICA.—Barret av, n w c Hancock st, 2-sty fr dwg, 16x36, shingle rf, 1 fam, gas; \$5,000; (o & a) J. Juezewski, on prem. (2936).

JAMAICA.—Long st, e s, 70 n 7th st, 1-sty fr dwg, 22x38, shingle roof, 1 fam, gas, steam heat; \$3,500; (o) Valentine R. Hoelzer, 219 Schley, Glendale; (a) M. Perlstain, 49 Fulton av, Middle Village (2973).

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JAMAICA.—Strenski pl, e s, 140 n Pacific st, two 2-sty fr dwgs, 32x40, gravel rf, 2 fams, gas, \$7,000; (o) Wojcior Jasinski, 2554 Myrtle av, Bklyn; (a) Frank Feltych, 247 Strenski pl, Jamaica (2877).

MASPETH.—Fresh Pond rd, w s, 60 n Mt. Olivet av, 2-sty fr dwg, 18x38, shingle rf, 1 fam, gas, steam heat; \$4,500; (o) Phillip Landau, 1513 Jefferson av, Ridgewood; (a) Andrew F. Brems, 83 Corona av, Corona (2907).

OZONE PARK.—Nebraska av, e s, 100 n Yukon av, 2-sty fr dwg, 16x36, shingle rf, 1 fam, gas, steam heat; \$6,000; (o & a) John Schoedel, Woodhaven (2916).

QUEENS.—5th av, w s, s w c Seymour st, two 2-sty fr dwgs, 14x30, shingle rf, 1 fam, gas, steam heat; \$8,000; (o & a) Christopher Fisher, Queens (2908-09).

QUEENS.—5th av, s w c Seymour st, two 2-sty fr dwgs, 14x30, shingle rf, 1 fam, gas, steam heat; \$8,000; (o & a) Christopher Fisher, Queens (2919-20).

QUEENS.—Callsiter av, e s, 127 n Fulton st, 2-sty fr dwg, 22x24, shingle rf, 1 fam, gas, steam heat; \$3,000; (o & a) G. F. Gaussel, Fulton st, Queens (3006).

RICHMOND HILL.—Myrtle av, s e c Chestnut st, 2-sty fr dwg, 26x53, shingle rf, 2 fams, elec, steam heat; \$20,000; (o) Frank Berlenbach, 34 Suydam st, Bklyn; (a) Louis Allmendinger, 20 Palmetto, Bklyn (2970).

RICHMOND HILL.—124th st, w s, 240 n 97th av, two 2½-sty fr dwgs, 16x38, shingle roof, 1 fam, gas, steam heat; \$8,000; (o & a) Chas. R. Partridge, 818 116th, Richmond Hill (2976-77).

RICHMOND HILL.—116th st, w s, 212 n Myrtle av, 2½-sty fr dwg, 18x40, shingle rf, 1 fam, gas, steam heat; \$5,000; (o) Chas. Winkler, 3127 Myrtle av, Glendale; (a) Kuniz & Waillant, 394 Graham av, Bklyn (2924).

RIDGEWOOD.—Woodbine st, n s, 95 e Double-day st, eight 2-sty bk dwgs, 20x20, slag rf; \$12,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2891-93-95-97-99).

RIDGEWOOD.—Woodbine st, n s, 95 e Double-day st, ten 2-sty bk dwgs, 20x55, slag rf, 2 fams, gas, hot air heat; \$160,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2890-92-94-96-98).

RIDGEWOOD.—Woodbine st, n s, 345 e Doubleday st, six 2-sty bk dwgs, 20x55, slag roof, 2 fams, gas, hot air heat; \$72,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (2995-97-99).

RIDGEWOOD.—Woodbine st, n s, 45 e Double-day st, two 2-sty bk dwgs, 20x55, slag rf, 2 fams, gas, hot air heat; \$24,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2888).

ROCKAWAY PARK.—Beh 121st st, w s, 100 n Boulevard, 2½-sty fr dwg, 22x38, shingle rf, 1 fam, gas, steam heat; \$12,000; (o) Augusta Seidenberg, 93d; (a) Edw. Berrian, Rockaway Beach (3008).

ROSEDALE.—Sumner av, s s, 100 w Rosedale av, 1-sty fr dwg, 26x39, shingle rf, 1 fam, gas, steam heat; \$5,000; (o) Harry Diefenbach, 2788 Fulton, Bklyn; (a) Wm. C. Winters, 106 Van Sien av, Bklyn (2929).

ST. ALBANS.—Lewiston st, e s, 140 n Hannibal st, 2½-sty fr dwg, 34x23, shingle rf, 1 fam, elec, steam heat; \$10,000; (o) St. Albans Const. & Eng. Co., Inc., St. Albans; (a) C. H. Tabor, Glen Rock, N. J. (2990).

ST. ALBANS.—Hannibal st, s w c 113th rd, 2½-sty fr dwg, 22x30, shingle rf, 1 fam, gas, steam heat; \$9,500; (o) St. Albans Const. & Eng. Co., Inc., St. Albans; (a) C. H. Tabor, Glen Rock, N. J. (2991).

SPRINGFIELD.—Park pl, w s, 175 s Clinton av, 1½-sty fr dwg, 20x30, shingle rf, 1 fam, gas, steam heat; \$3,000; (o & a) Wm. H. Schabehorn, Springfield (2912).

SPRINGFIELD.—Clermont av, w s, 150 s Clinton av, 1½-sty fr dwg, 17x40, shingle rf, 1 fam, gas, steam heat; \$4,500; (o & a) E. C. Killane, Springfield (2935).

SPRINGFIELD.—Broadway, s s, 37 e Willow pl, 2½-sty fr dwg, 16x39, shingle rf, 1 fam, gas, steam heat; \$6,500; (o & a) E. C. Killane, Springfield (2921).

SPRINGFIELD.—Garfield pl, w s, 200 s Cherry av, 2-sty fr dwg, 20x28, shingle rf, 1 fam, gas, steam heat; \$4,500; (o) John H. Bischoff, Garfield pl, Springfield; (a) B. Baldauf, Rosedale (2911).

SPRINGFIELD.—Oakland pl, n s, 182 w Farmers av, 1½-sty fr dwg, 22x36, shingle rf, 1 fam, gas, steam heat; \$3,800; (o & a) Wm. H. Schabehorn, Springfield (2910).

WHITESTONE.—6th st, n w c 8th av, 2½-sty fr dwg, 20x42, shingle rf, 1 fam, gas, hot water heat; \$6,500; (o) John Cantwell, Jr., Shore rd, Whitestone; (a) Harry T. Morris, 710 10th st, College Point (2030).

WINFIELD.—Fisk av, w s, 240 n Woodside av, 2½-sty fr dwg, 16x40, shingle rf, 1 fam, gas, steam heat; \$6,000; (o & a) Fred Hoffman, Elmhurst (2955).

WOODHAVEN.—88th st, e s, 110 s 107th av, twelve 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas, steam heat; \$60,000; (o) Eierman Bros., 99 Williams st, Jamaica; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (2984-85-86-87-88-89-2983).

WOODHAVEN.—87th st, e s, 46 n Ferris st, two 2½-sty fr dwgs, 17x38, shingle rf, 1 fam, gas, steam heat; \$15,000; (o) John M. Gettler, 59 Dennington av, Woodhaven; (a) Chas. W. Ross, 45 Manor av, Woodhaven (2886-87).

WOODHAVEN.—87th st, n e c Tennis st, 2½-sty fr dwg, 20x34, shingle rf, 1 fam, gas, steam heat; \$10,000; (o) John M. Gettler, 59 Dennington av, Woodhaven; (a) Chas. W. Ross, 46 Manor av, Woodhaven (2885).

STABLES AND GARAGES.

RIDGEWOOD.—Woodbine st, n s, 345 e Doubleday st, six 1-sty bk garages, 20x20, slag rf; \$9,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (2996-98-3000).

RIDGEWOOD.—Woodbine st, n s, 45 e Doubleday st, two bk garages, slag rf; \$3,000; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2889).

MISCELLANEOUS.

RICHMOND HILL.—Van Wyck av, w s, 173 n Jerome av, 1-sty bk light mfg, 50x30, gravel rf; \$5,000; (o) Richd. Feix, 9720 Van Wyck av, Richmond Hill; (a) Adam Fischer, 373 Fulton, Bklyn (2923).

Richmond.

DWELLINGS.

CLIFTON.—Major av, w s, 225 n Prospect av, 2-sty fr dwg, 32x28, shingle rf; \$9,200; (o) K. Randall, 129 Thourson av; (a) Ole T. Kvenvik, 874 Delafield av (450).

ELTINGVILLE.—Ridgewood av, 360 n Wilson av, 1-sty fr dwg, 22x36, shingle rf; \$3,500; (o) R. Schergenger, 712 8th av, Bklyn; (a) Royal Daggett, Prince Bay (435).

ELTINGVILLE.—Southfield Blvd, s s, near Audon rd, 1-sty fr dormitories, 22x110, rubberoid rf; \$7,000; (o) A. I. C. P. Co., 105 E 22d; (a) Delano & Aldrich, 126 E 38th (446).

GRANT CITY.—Lincoln av, s w s, 125.8 e Egbert st, 1-sty fr dwg, 22x26, rubberoid rf; \$2,000; (o) Peter Mazzen, 71 Barclay, N Y C; (a) Thos. R. Koeing, Annadale, S. I. (448).

GREAT KILLS.—Bay View av, s w s, 400 of Boulevard, 1-sty fr dwg, 24x36, shingle rf; \$3,000; (o & b) M. T. Schneider, Great Kills (434).

GREAT KILLS.—Nelson av, n s, 300 s Monticello Terrace, 1-sty fr dwg, 18x28, asphalt rf; \$1,000; (o) M. Begemanor, Great Kills; (b) M. T. Schneider, Great Kills (433).

OAKWOOD HEIGHTS.—7th st, n s, 100 e Guyson av, 1-sty fr dwg, 25x28, shingle rf; \$4,000; (o) Benno Rosenberg, 239 E 27th; (b) S. Venditto & Son, New Dorp (555).

OCEANVILLE, NEW DORP.—Winham av, e s, 499 s New Dorp la, 1-sty dwg, 19x22, rubberoid rf; \$1,800; (o) Jos. Piazzallo, 245 Elizabeth, N Y C; (b) Anthony Trusculli, 13 E 3d (440).

STORES, OFFICES AND LOFTS.

STAPLETON.—Pt of Prospect st & Front st, 2-sty fr offices, 30x60, rubberoid rf; \$2,000; (o) Smith, Hauser & MacIsaac, 18 E 41st, N Y C (556).

MISCELLANEOUS.

WEST NEW BRIGHTON.—Van st, e s, s Richmond Terrace, 1-sty fr storage shed, 41-64, rubberoid rf; \$3,000; (o) C. W. Hunt Co., 1580 Richmond Terrace; (b) same (380).

PLANS FILED FOR ALTERATIONS

Manhattan.

BROOME ST, 462, new elev shaft in 5-sty bk store & warehouse; \$9,000; (o) Edw. W. C. Arnold, 462 Broome; (a) Harry Lewis, 547 E 80th (1762).

CENTRE ST, 202-4, remove roof, new 2-sty ext; HESTER ST, 213-15, walls, stairways, columns, in 6-sty bk storage & mfg; \$50,000; (o) Geo. L. Daniels, 27 William; (eng) Warren W. Chapin, 347 Madison av (1745).

HESTER ST, 76, remove stairway, walls, partitions, new stairway, partitions in 4-sty bk stores & Synagogue; \$9,000; (o) City of N. Y.; (a) Philip Bardes, 230 Grand (1775).

MOORE ST, 30, raise beams, new beams, flooring, stairs, waterproof cellar, elev shaft, heating system in 5-sty bk warehouse; \$15,000; (o) N. Y. Lubricating Oil Co., 116 Broad; (eng) Stewart Eng. Corp., 186 5th av (1734).

STANTON ST, 329-335, remove walls, beams, 2½ stys, new girders, beams, runway, ext. floors, ceilings in 4-5-sty bk garages; \$12,000; (o) Rothbardt Garage, Inc., 175 E 96th; (a) Louis A. Sheinart, 194 Bowery (1778).

UNION SQ, n e c 15th st, new ext, front, partitions in 5-sty bk printing & mfg; \$9,000; (o) Geza D. Berko, 178 2d av; (a) Alex. Brociner, 110 W 40th (1811).

WASHINGTON ST, 77-79, remove front, new front, girders, ext (1 sty), stairs, raise roof in 5 & 3 sty bk stores; \$7,500; (o) Anthony Sabs, 58 Washington st; (a) J. Sarsfield Kennedy, 157 Remsen, Bklyn (1779).

WASHINGTON ST, 375, remove elev, new windows, f. p. stairway, walls, columns, partitions in 5-sty bk storage & office; \$20,000; (o) Hills Bros. Co., 375 Washington; (a) Timmis & Chapman, 315 5th av (1744).

WATER ST, 296-300, remove stairs, new flue, boiler room, stairs, openings, doors, partitions, beams in 4-sty bk factory; \$9,000; (o) Am. Steel Frame & Band Iron Co., 300 Water; (a) Chas. B. Meyers, 1 Union sq W (1740).

14TH ST, 111 E, remove partitions, raise beams, new store front, windows, stairs, partitions, vent ducts n 4 1/2-sty bk store, loft & mfg; \$15,000; (o) N. Y. Band Instrument Co., 114 E 14th; (a) Slee & Bryson, 154 Montague (1808).

17TH ST, 131 E, remove stoop, new ext, beams, stairway in 3-sty bk dwg; \$9,500; (o) Union Sanatorium Assoc., 31 Union sq; (a) John V. Van Pelt, 126 E 59th (1785).

27TH ST, 49-55 W, remove partitions, piers, steps, new girders, show windows, stairs, f. p. doors in 10-sty bk stores & offices; \$50,000; (o) Earlington Realty Corp., 160 Bway; (a) Bloodgood & Sugarman, 17 E 49th (1792).

29TH ST, 109 E, new ext, front in 5-sty bk office & showrooms; \$25,000; (o) Haledon Realty Corp., 95 Maiden la; (a) F. A. Moore, 52 Vanderbilt av (1813).

36TH ST, 511-15 W, raise floors, new columns, girders, stairway, partitions, f. p. doors, opening in 4 & 6 sty bk storage warehouse; \$30,000; (o) Ludin Realty Co., 261 W 34th; (a) Buchman & Kahn, 56 W 45th (1819).

40TH ST, 218 E, remove store fronts, partitions, stairs, new wall, doors, windows, partitions, stairs, plumbing, elev in 2-sty bk stores & Sunday school; \$7,000; (o) Salvation Army, Inc., 122 W 14th; (a) John C. Wendell Co., 8524 4th av (1812).

56TH ST, 59 W, new ext, beams, toilet rooms, store front, elec wiring, steam heating in 4-sty bk stores & apts; \$25,000; (o) 54 W. 57th St. Corp., 26 Cortlandt; (a) Boris W. Dorfman, 26 Court, Bklyn (1807).

57TH ST, 43 E, remove wall, fixtures, alter basement, 1st sty, stairs, elec system, new girders, ext, partitions, ceilings, toilet rooms, vent shafts, show windows in 4-sty bk store & dwg; \$25,000; (o) Arthur Brisbane, 238 William; (a) J. E. R. Carpenetr, 681 5th av (1795).

57TH ST, 54 W, remove beams, wall, new ext, beams, toilet rooms, wall, elev shaft in 5-sty bk store & showrooms; \$50,000; (o) 54 W. 57th St. Corp., 26 Cortlandt; (a) Boris W. Dorfman, 26 Court, Bklyn (1806).

66TH ST, 44 E, raise ext, change partitions in 4-sty bk dwg; \$7,000; (o) Fredk. L. Lutz, 44 E 66th; (a) H. T. Lindeberg, 2 W 47th (1781).

68TH ST, 34 E, remove stoop, rearrange partitions, new entrance, window in 4-sty bk dwg; \$15,000; (o) Trowbridge Callaway, 37 Wall; (a) A. W. McCrea, 27 E 40th (1774).

68TH ST, 230 E, remove stoop, move partitions in 4-sty bk dwg; \$7,500; (o) Thos L Clarke, Oyster Bay, L I; (a) Electus D Litchfield & Rogers, 47 5 av (1728).

69TH ST, 111 W, remove partitions, new partitions, bathrooms in 4-sty bk dwg; \$15,000; (o) Aimee Velez, 63 W 70th; (a) Jas. P. Whiskeyman, 153 E 40th (1756).

70TH ST, 54 W, new bath rooms, vent duct, closets in 4-sty bk dwg; \$2,000; (o) Est of Paul Gumbiner, 54 W 70th; (a) Schwartz & Gross, 347 5 av (1698).

72D ST, 149 E, new ext, stair, heating system, bath rooms, vent ducts, change partitions in 4-sty bk dwg; \$20,000; (o) Geo C Clark, 149 E 72; (a) Cross & Cross, 681 5 av (1694).

72D ST, 140-6 W, remove walls, alter partitions, new walls, stairways, bathrooms, toilet rooms, columns, girders in 4-5-sty bk stores & apts; \$100,000; (o) Elmer E. Smathers, 304 W 75th; (a) Robt. T. Lyons, 52 Vanderbilt av (1799).

72D ST, 150 W, remove wall, alter partitions, new stairway, bathrooms, toilet room n 5-sty bk store & apts; \$25,000; (o) Elmer E. Smathers, 304 W 75th; (a) Robt. T. Lyons, 52 Vanderbilt av (1800).

79TH ST, 225 E, remove railings, stoop partitions, plumbing, new entrance, vent ducts, bath rooms in 4-sty bk studio apts; \$8,000; (o) A L Sarnya, 140 E 92d; (a) Sommerfeld & Steckler, 31 Union Sq (1704).

79TH ST, 135 E, new exts, roof, windows, f. p. shaft, beams in 4-sty bk dwg; \$50,000; (o) Fay Ingalls, 111 Bway; (a) Geo. B. De Gersdorff, 103 Park av (1801).

81ST ST, 166 E, rearrange partitions, new stairs, flues in 4-sty bk dwg; \$9,000; (o) Mrs. Amory G. Hodges, 166 E 81st; (a) P. J. Rucker & P. J. Murray, 569 5th av (1771).

85TH ST, 510-512 E, remove walls, new walls, elev shaft, stair hall, columns, f p floors, windows in 1 & 3-sty bk garage; \$26,000; (o) Hy-

man Harkavey, 510 E 85th; (a) Rudolf C P Boehler, 116 W 39th (1679).

104TH ST, 419 E, remove walls, roof, partitions, stalls, skylight in 1-sty bk poultry market; \$4,000; (o) Frank DeRosa, 285 E 149th; (a) ReRose & Cavalleri, 370 E 149th (1719).

105TH ST, 22-24 E, bldg made f. p., new apts, bathrooms, toilets in 6-sty bk tnt; \$25,000; (o) Sam L. Ettlinger, 1746 Union, Bklyn; (a) Sam Rosenblum, 57 Chambers (1758).

117TH ST, 147 E, close openings, new partitions in 3-sty bk dwg; \$5,000; (o) Raffaele & Concetta Azan, 147 E 117th; (a) Richard Pasacantando, 405 Pleasant av (1660).

125TH ST, 121 W, new tr fronts, stairs in 3-sty bk stores; \$2,500; (o) John Van Tine, 121 W 125th; (a) Sam Roth, 259 W 30th (1711).

BROADWAY, 201 1/2; also 69TH ST, 140 W, rearrange partitions in 12-sty bk hotel; \$3,000,

(o) Spencer Arms Realty Corpn, 220 W 98th; (a) Gronenberg & Leuchtag, 303 5 av (1709).

BROADWAY, 1097-1101; also 5TH AV, 188-200; also 23D ST, 1-21 W; also 24TH ST, 2-4 W, alter show windows, new show windows in 14-sty bk stores & offices; \$2,500; (o) 5th Av Bldg Co, 200 5 av; (a) Maynicke & Franke, 25 Madison Square, N Y (1693).

BROADWAY, 111; also TRINITY PL, 91, windows in 21-sty bk office bldg; \$30,000; (o) U S Realty Improvement Co, 111 Bway; (a) John G Strasse, 175 5 av (1668).

BROADWAY, 149-163; also LIBERTY ST, 79-97, new gallery, stairs in 14 & 41-sty f p bank & office bldg; \$10,000; (o) Singer Mfg Co, 149 Bway; (a) Ernest Flagg, 111 E 40th (1661).

BROADWAY, 1520, remove balcony, gallery, new balcony in 5-sty bk theatre; \$300,000; (o) Seneca Holding Co, 485 5th av; (a) N J Wilkinson, 114 E 28th (1730).

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FOX ST, n w c 169th st, new plumbing, new partitions to 3-sty fr str & dwg; \$3,000; (o) Dopkin & Halbersteine, on premises; (o) V. Bonager, 789 Home (296).

134TH ST, 465, new stairs, new partitions to 4-sty brk dwg; \$5,000; (o) Benj. Aronowitz, 317 3d av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (291).

176TH ST, 981, 1-sty fr extension, 20x35, & new veranda to 2-sty fr dwg; \$3,000; (o) Helen Ginsberg, 1431 Madison av; (a) Chas. S. Clark, 441 Tremont av (294).

FIELDSTONE RD, 5600, raise 4 ft to new grade & 2-sty fr ext, 14x10, to 2-sty fr dwg; \$4,000; (o) Josie Cunningham, on premises; (a) T. J. Cunningham, on premises (293).

FORDHAM RD, s w c Andrews av, 2-sty bk ext, 20x41, to 3-sty bk garage & dwg; \$3,500; (o) Lillie M. Schuler, 731 Melrose av; (a) Harry T. Howell, 3d av & 149th (279).

FULTON AV, 1392, build 1 sty of fr upon present bldg & two 1-sty fr extensions, 15x37.6 & 16x20.6, to 2-sty fr dwg; \$15,000; (o) Morris Schoenholtz, on prem.; (a) B. H. & C. N. Whinston, 2 Columbus Circle (196).

GLEASON AV, 1821, 1-sty fr ext, 21.6x12.6, new porch & new partitions to 2-sty fr dwg; \$5,000; (o) Max Gross, 20 W 31st; (a) B. H. & C. N. Whinston, 2 Columbus Circle (122).

HAVEMEYER AV, 1132, move 2-sty fr dwg; \$2,000; (o) Fredk. Eggers, on prem.; (a) Geo. Nordham, 18 W 34th (164).

HAVEMEYER AV, 1118, move 2-sty fr dwg str & hall; \$5,000; (o) Lena Hoffman on prem.; (a) Max Hansie, 3307 3d av (167).

HAVEMEYER AV, n e c Haviland av, move 3-sty fr str & tint; \$3,000; (o) Guttlieb Wieland, New Canaan, Conn.; (a) Anton Pirner, 2069 Westchester av (194).

HAVILAND AV, s s, 335.2 e Havemeyer av remove encroachment & rebuild front wall of 2-sty bk stable; \$500; (o) United Odd Fellows, Inc., on prem.; (a) Robt. D. Kohn, 56 W 45th (160).

HUGHES AV, 2527, 1-sty bk ext, 12.6x12.6, to 2-sty fr dwg; \$3,000; (o) Frank Coleagni, 601 E 191st; (a) Vinent Panipallona, 2250 Bassford av (155).

MARION AV, 2564, new bk wall, plumbing, partitions to 3-sty bk dwg; \$6,000; (o) Edw. C. Podvin, M.D., 301 Fordham rd; (a) Andrew J. Thomas, 137 E 45th (216).

MORRIS AV, 849, 1-sty fr ext, 20x12, to 1-sty fr hall; \$1,000; (o) Chas. Jackson, on prem.; (a) Louis Leon, 489 E 180th (120).

MORRIS PARK AV, n e c Cruger av, move 3-sty fr str & dwg; \$2,000; (o) Charlotte Doerr, 23 Mt. Hope pl; (a) Anton Pirner, 2069 Westchester av (181).

OLD WHITE PLAINS RD, n w c Thwaites pl, move & new partitions to 2-sty fr dwg; \$1,000; (o) Arthur W. A. Weyers, 121 Archer av, Mt. Vernon; (a) Henry Nordheim, 1941 Fowler av (161).

PAULDING AV, 2724, raise 3 & 1-sty fr ext, 14.4x8, to 1-sty fr dwg; \$2,000; (o) Mary Grant 332 E 40th; (a) Jos Ziccardi, 3360 Cruger av (278).

PROSPECT AV, 1937, 1-sty fr ext, 6.6x17, & new plumbing to 2 1/2-sty fr dwg; \$1,000; (o) John Bauer, on prem.; (a) Chas. S. Clark, 441 Tremont av (159).

PROSPECT AV, 1934, 1-sty fr ext, 22x23, to 2-sty fr dwg; \$5,000; (o) Stickler & Libman, 1017 Intervale av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (250).

RHINELANDER AV, 700, move 3-sty bk str & dwg; \$3,000; (o) Mary J. Jordan, 335 W 34th; (a) Dunnigan & Crumby, 391 E 149th (209).

STORY AV, 2341, 1-sty bk extension, 16x18, & new partitions to 2-sty fr dwg; \$2,000; (o & a) Jos. C. Votava, Sr., on prem (227).

TINTON AV, 825, new plumbing, new partitions to 5-sty bk tint; \$7,000; (o) Dr. Phillip Saffin, 1412 Charlotte; (a) Samuel Carner, 110 W 34th (285).

WASHINGTON AV, 2329 to 2335, new baths, new plumbing, new partitions to four 2-sty fr dwgs; \$6,000; (o) Sarah Rosenthal, 849 Union av; (a) Morris Whinston, 63 Park Row (185).

WASHINGTON AV, 1094-96-98, new baths, new plumbing, new partitions to three 2-sty fr dwgs; \$4,500; (o) Sarah Rosenthal, 849 Union av; (a) Morris Whinston, 63 Park Row (186).

WASHINGTON AV, 1443, new plumbing, new partitions & change from 6 to 9 families on each floor of 5-sty br tint; \$20,000; (o) Weisner Realty Co., 111 E 7th; (a) Loranz J. F. Weiher, 271 W 125th (189).

WEBB AV, e/s 51.15 n Eames pl, move 2-sty & attic fr dwg; \$2,000; (o) Samuel E. McRickard, 191 9th av; (a) Paul C. Hunter, 191 9th av (166).

WEBSTER AV, 2489-91, new steel girders & cols & new str front to 1-sty fr str; \$1,000; (o) Otto Huetch, 348 Clinton av, West Hoboken, N. J.; (a) Chas. S. Clark, 441 Tremont av (111).

WEBSTER AV, s e c 178th, 1-sty bk ext, 48x99.11, to 3-sty bk telephone exchange; \$68,000; (o) N. Y. Telephone Co., 15 Dey; (a) McKenzie, Voorhees & Gmelin, 1123 Bway (108).

Brooklyn.

AINSLIE ST, 236, s s, 150 w Graham av, int alt to 3-sty bk 1 fam; \$1,500; (o) Sam. Brieffolsky, on prem.; (a) Henry M. Entlich, 413 S 5th (6594).

ESSEX ST, 257-63, e s, 193.2 1/2 s Atlantic av, int alt to church; \$3,000; (o) St. Ritas' R. C. Church, 265 Essex; (a) Francis J. Berlenbach, 260 Graham av (6448).

GRAND ST, 788, s s, 100 e Humboldt st, int alt to 3-sty fr str & 2-fam dwg; \$1,500; (o & a) same (6684).

GRAND ST, 784, s s, 75 e Humboldt st, int alt to 3-sty fr str & 2-fam dwg; \$1,500; (o) ???; (a) ??? (6684).

HICKS ST, 523, n w c Sackett st; int alt to 3-sty bk str & 1-fam dwg; \$2,000; (o) Anthony Corda, on prem.; (a) Freeman P. Imperato, 418 Sackett (6688).

HOPE ST, 91, n s, 125.6 e Marcy av, int alt to 3-sty bk 1-fam dwg; \$3,000; (o) Harry Schlosberg, Mountandale, N. Y.; (a) Zipkes, Wolff & Kadroff, 434 4th av (6474).

HUNTINGTON ST, s e c Court st, alt to 7-sty con factory; \$2,000; (o) Doehler Die Casting Co., on prem.; (a) Turner Const. Co., 244 Madison av (6643).

PRESIDENT ST, 1462, s s, 180 w Albany av, ext & int alt to 2-sty bk 1-fam dwg; \$1,800; (o) Louis Bremer, on prem.; (a) Salvati & Le Swanik, 369 Fulton (6708).

S OXFORD ST, 145, e s, 210 s Hanson pl, int alt to 2-sty bk 1-fam dwg; \$2,500; (o) Helen F. Redding, on prem.; (a) G. Harry Madigan, 243 Withers (6619).

STERLING PL, 115-17, 235.5 w 7 av, int alt to 4-sty bk garage & lofts; \$3,500; (o) Frank V. Smith, Geo. W. Randall, prem; (a) Wm. A. Parfitt, 26 Court (3922).

TAYLOR ST, 143, n s, 100 e Bedford av, int alts to 3-sty bk 2 fam dwg; \$8,000; (o) Herman Feit, prem; (o) Boris W. Dorfman, 26 Court (5323).

TILLARY ST, 10, s e s Fulton, int alts to 2-sty fr reading room; \$1,000; (o) Jno. F. James & Son, 181 Montague; (a) Chas. B. Dickman, 62 Clark (6526).

TROUTMAN ST, 426-32, s s, 95 w St. Nicholas av, al to 2-sty fr & 2 fam dwg; \$7,500; (o) Fred Gotbriden, 340 Troutman; (a) F. J. Faulhaber, 107 Franklin (6290).

UNION ST, 126, s s, 144.6 e Columbia, alts to 3-sty bk str & 2 fam dwg; \$2,000; (o) Biagio Musclanesi, prem; (a) Burke & Olsen, 32 Court (6535).

VAN BUREN ST, 520, s w c Patchen av, int alt to 3-sty fr str & 1 fam dwg; \$9,000; (o) Abraham Fischman, premises; (a) Hy M. Entlich, 413 S 5th (6321).

WASHINGTON ST, 99, e s, 75 s York, ext to 4-sty fr & bk str & 3 fam; \$15,000; (o) Helen A. Hagerty, 170 Parkside av; (a) Otto L. Spannake, 116 Nassau (4484).

S 1ST ST, 308-12, s e c Rodney, int alts to 2-sty bk school; \$40,000; (o) Hebrew School of Wmsburg, 184 Penn; (o) Morris Rothstein, 197 Sneediker av (5281).

S 2D ST, 193-99, n s, 155 e Driggs av, alts to 1-sty bk synagogue; \$8,000; (o) Cong. Adas Ishurm Anshee Staro, prem; (a) Salvati & F. Buormak, 369 Fulton (6309).

W 3D ST, 2967-71, e s, 397.11 n Sea Breeze av, int alts to 2-sty fr synagogue; \$2,500; (o) Cong. Anshi Emmett, prem; (a) Christian Bauer, Jr., 788 Manhattan av (6541).

S 5TH ST, 375, n w c Hooper, alt to 3-sty bk str, synagogue & 2 fam dwg; \$7,000; (o) Cong. Knees Israel Bina Abraham, premises; (a) Max Cohn, 189 Grand (6333).

S 9TH ST, n s, 25.9 e Berry, int alts to 2 fam dwg; \$11,000; (o) Sol Slodopolsky, 48 Marcy av; (a) Hy. Horwitz, 230 Grand (4598).

12TH ST, n w c 2 av, ext to 1-sty steel gas generator; \$50,000; (o) Bklyn Union Gas Co., 176 Remsen; (a) owner (6659).

12TH ST, 66-70, 147.10 w 2 av, ext to 1-sty bk gas pumping station; \$40,000; (o) same; (a) same (0660).

30TH ST, 1265, n s, 120 n 13th av, alt to 3-sty bk & 2 fam garage & store room; \$6,000; (o) Reyben Berman, premises; (a) Irving Broks, 26 Court (6361).

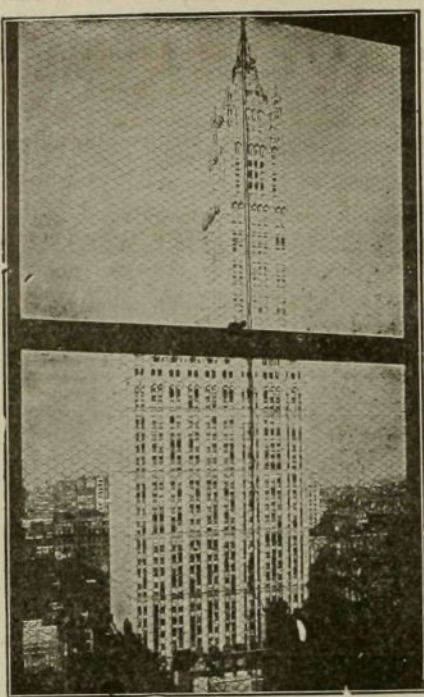
47TH ST, 1324, n s, 180 e 13 av, move bldg & foundation walls to 2-sty fr 2 fam dwg; \$1,000; (a) Morris Wolsk, 1416 54th; (a) S. Gardstein, 1154 47th (3879).

53D ST, 1369, n s, 100 w 14 av, int alts to 2 1/2-sty fr 1 fam dwg; \$7,500; (o) David Chaykin, 1541 51st; (a) S. L. Malkind, 1270 54th (5212).

55TH ST, 1354, s s, 200 w 14 av, int alts to 2 fam dwg; \$5,000; (o) Harry Mankin, prem; (a) M. A. Cantor, 373 Fulton (6437).

58TH ST, 1259, n s, 200 w 13 av, ext to 3-sty fr 1 fam dwg; \$1,000; (o) Vincent De Lorenzo, 1261 58th; (a) Ferd. Savignao, 6005 14 av (3896).

ATLANTIC AV, 975-83, n s, 316 e Grand av, add sty to 1-sty bk machine shop; \$25,000; (o) Druignid Bros., prem; (a) Slee & Bryson, 154 Montague (4661).



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FAR ROCKAWAY.—Central av, s w c Bay Port av, 4-sty bk ext, 36x50, rear telephone exchange, int alts; \$8,000; (o) N. Y. Telephone Co., 15 Dey, Manhattan; (a) Edw. A. Munger, 203 Bway, Manhattan (835).

FAR ROCKAWAY.—State st, s s, bet Roanoke & Cleveland sts, 1-sty added to top Public School, int alt; \$94,000; owner & archt, City of N. Y. (676).

FAR ROCKAWAY.—Ocean av, s s, 320 e Mason av, ext, 15x24, side dwg; \$7,000; (o) Annie Strauss, 401 West End av, Manhattan; (a) Howard & Howard, O'Kane Bldg, Far Rockaway (1139).

FAR ROCKAWAY.—Beach 21st st, 150 e Cornaga av, repairs to buildings & ext on side; \$6,000; (o) Connerty Sullivan Co., Inc., Far Rockaway; (a) J. H. Cornell, Far Rockaway (1282).

FLUSHING.—Linden st, n w c Bayside av, 1-sty bk ext, 85x40, front, factory, int alt; \$6,000; (o) Hunter Illuminated Car Sign Co., Linden av, Flushing (595).

FLUSHING.—Jamaica av, w s, 300 s Franklin pl, remove stairway; \$1,300; (o) Jas. A. McDonald, prem (782).

FLUSHING.—Main st, e s, 225 s Amity, int alts to bank; \$3,000; (o) Corn Exchange Bank, 13 William, Manhattan; (a) E. Gage, 28 E 49th, Manhattan (1030).

FLUSHING.—23d st, 55, new porch to dwg; \$1,500; (o) Chas. Duke, prem (1039).

FLUSHING.—Linden av, w s, 125 s State, ext on basement to provide for boiler room, dwg; \$2,000; (o) John Kojeo, 20 Linden av, Flushing, L. I. (1187).

FLUSHING.—Bowne av, s w c Barclay, repair bldg & ext rear, 38x38, 2½ stys, from curb; \$3,000; (o) G. Howland Leavitt, Flushing; (a) W. W. Knowles, 3 Bridge Plaza, L. I. City (1260).

FLUSHING.—Broadway, s s, 172 w Prince, int alt to hotel to provide for storage; \$7,000; (o) Twin Boro Corp, 83 Bway, Flushing; (a) A E Richardson, 100 Amity, Flushing (1309).

FOREST HILLS.—Harvest st, s s, 150 w Seminole av, ext to dwg; \$1,000; (o & a) Cord Meyer Co, Forest Hills (1324).

FOREST HILLS GARDENS.—Ascan av, w s, 190 n Greenway South, ext, 13x22, dwg side; \$1,800; (o) Isabel Wye, 141 Ascan av, Forest Hills Gardens; (a) E. Morrell Hinkle, 28 E 49th, Manhattan (1178).

FOREST HILLS.—Tennis pl, s w c Dartmouth, 2½-sty bk, 19x13, rear dwg, tile rf, int alts; \$8,000; (o) Albert V. Moore, Forest Hills; (a) E. F. Fanning, 259 Madison av, Manhattan (811).

GLENDALE.—Van Corland av, s w c Kossuth pla, 1-sty fr ext, 52x100, front and side coal pockets, gravel roof; \$18,000; (o) Philip Dietz, 25 Sandol, Ridgewood (1043).

JAMAICA.—State st, s s, 50 w Freehold, 2-sty fr ext, 18x10, rear dwg, tin roof, int alt; \$3,500; (o) A. Laura, 223 State, Jamaica; (a) A. P. Sorica, Jr., 363 Fulton, Jamaica (1049).

JAMAICA.—Brenton av, n e c L. I. R. R., ext, 20x12, dwg, rear; \$1,100; (o) J. W. Muller, prem; (a) Amos Robins, 70 Fulton, Jamaica (791).

JAMAICA.—De Graw av, 266, 2-sty ext, 28x45, side & rear dwg, tin rf, int alt; \$3,500; (o) Florence Gerber, premises; (a) Brook & Sachlin, 26 Court, Bklyn (1366).

JAMAICA.—De Graw av, 264, 1-sty fr ext, 8x45, side & rear dwg, shingle rf, int alt; \$2,500; (o) Barbara Fuchs, premises; (a) Brook & Sachlin, premises (1365).

JAMAICA.—Shelton av, s s, 150 w Bergen pl, 2-sty fr ext, 34x14, rear dwg, int alt to provide for additional family; \$4,000; (o) Mrs. Jesse Brown, 314 Shelton av, Jamaica; (a) V Bergers, 34 Orchard, Jamaica (1378).

JAMAICA.—Baisley Boulevard, n s, 400 e Smith av, 2-sty fr ext, 29-13, rear dwg, tin rf, int alt; \$3,200; (o) Katherine Hammer, premises; (a) R Kurz, 324 Fulton, Jamaica (1382).

KEW GARDENS.—Union Tpke, n s, 110 e Austin st, 1-sty bk ext, 38x109, side, schoolhouse, int alt; \$50,000; (o) Morriott & Catlin, Kew Gardens, L. I.; (a) Terwilliger & Sohn, 452 5th av, N Y C (561).

KEW GARDENS.—Lefferts av, e s, 85 s Metropolitan av, garage raised 2 stys; \$2,000; (o) Henry D. Bultman, 144 Hewes, Bklyn; (a) Harry B. Mulliken, 609 W 48th, Manhattan (946).

KEW GARDENS.—Lefferts av, e s, 85 s Metropolitan av, int alts to garage; \$2,500; (o) Henry B. Dultman, 144 Hewes, Bklyn; (a) Harry B. Mulliken, 609 West 48th, Manhattan (947).

LITTLE NECK.—Brow Vale Drive, n e c Iowa rd, 1-sty added to top of dwg, shingle rf, int alt; \$3,500; (o & a) Geo W Goddard, Jr, premises (1308).

L. I. CITY.—Hancock st, w s, 82 s Bodine, 2-sty bk ext, 32x9, rear storage, int alt to provide for office; \$2,000; (o) A C Horn Co, Bodine, L I City; (a) R L Lukowsky, L I City (1359).

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