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Neglect of the Port

Announcement by the Cunard Steamship Company that it proposes to spend $40,000,000 for a dock terminal in Hoboken provided it acquires certain riparian rights, again calls attention to the neglect of the Manhattan side of the port by the city authorities. Building up-to-date wharves on the Jersey side of the river by the city authorities. Building up-to-date wharves on the Jersey side of the river with private capital will not injure New York, but neither will it be of as great service to the city as if proper accommodations were provided along the Manhattan shore by the municipality. Whatever helps Jersey will help New York, but it will be Jersey that will reap the greater return.

The Port of New York is indivisible. It is an entity that cannot be separated into ports called New Jersey, New York or Staten Island—into North River or East River. This makes it all the more necessary that its development should be conducted on a comprehensive plan, a fact that is unnecessary to restate except for emphasis.

Some day the city administration may find it a somewhat difficult task to explain why so much time and energy has been expended in muddling up passenger traffic on the city’s very efficient surface and underground lines while neglecting the opportunity to provide proper facilities for handling the deep sea and coastwise freight and passenger business of the port, which is of such great importance to every inhabitant of Greater New York.

Continuing an Old Scandal

The State Board of Equalization, as was brought out in the 1920 Equalization Table which appeared in the Record and Guide last week, has established 85.9361% as the state equalization rate for the current year. This means that the state authorities have found the average rate of real estate assessments to be about 14 per cent. below actual value, taking the state as a whole.

The new equalization table shows that, as in former years, real estate in New York City is assessed at a higher rate than in other parts of the state. New York County is credited with assessments of 95 per cent. of full value, Kings with 94 per cent., Bronx with 93 per cent. and Queens and Richmond with 89 per cent. each. The only other counties in the state approaching these percentages are Niagara, credited with 91 per cent., and Erie, credited with 90 per cent. Monroe remains at last year’s rate of 82 per cent. and Albany 89 per cent. Onondaga, given last year at 80 per cent., is figured this year at 78.

Various of the up-state rural counties seem to have done a little better this year than formerly in their assessments. Allegany, for instance, is credited with raising its assessments from 68 to 71 per cent., Cattaraugus from 63 to 64 per cent., Delaware from 50 to 57 per cent., Orange from 53 to 62 per cent., and Clinton from 37 to 47 per cent. Sullivan retains the ignorable distinction of having the lowest assessments of any county in the state, it being credited again this year with assessing at only 22 per cent. of actual value.

Justice to all realty owners demands that assessments be made at full and fair value throughout the state. Perhaps this ideal condition will not be realized until the millennium, but its approach would be hastened if a few of the up-state assessors were to be prosecuted for violating their oaths of office in making improperly low assessments. If for political or other reasons many up-state assessors are unwilling to place valuations on a proper basis, they should resign their jobs or be put out of the important positions through which they do such injustice to the honest taxpayers of the state. The work of some of these up-state assessors continues to be a public scandal, as is shown by the latest state equalization table.

Trade Balance

With exports in the last eleven months exceeding those of the corresponding period in 1918-19 by $1,170,000,000, and with the exports for May showing an increase over the previous month of $55,000,000 and of $135,000,000 over May, 1919, there should be little perturbation over the general business conditions of the country. These figures show that the foreign trade is growing quite as rapidly as it can be taken care of. It is waxing greater and greater as the world slowly settles back to normal. It is becoming more and more a determining factor in commercial circles as merchants acquire knowledge of the necessarily peculiar requirements of this class of business and as quickly as it can be successfully financed. Already we are trading with our neighbors to an extent that equals about one-seventh the internal trade of the country.

The foreign trade of a nation acts as a balance wheel for its internal business. The two are conducted along somewhat different lines and affected by dissimilar conditions, either favorably or adversely. Not always is foreign business dull when internal trade is slack. There is also the very essential fact that much of the foreign trade is of the character known as seasonable, so that when business is at low ebb here because of the period of the year, it may be at its height in a foreign country, thereby making it possible to transact business throughout the twelve months and lower overhead charges appreciably.

These facts are well known to the initiated. It is important, in trying to size up the future, that they be taken into consideration by those whose activities are entirely local but who would be affected by any general commercial depression. With our foreign trade aggregating 15 per cent. of our home business, and not only increasing in value rapidly but becoming more varied and extending more widely throughout the world, there is less occasion to look for “bad times” ahead in general business circles.

Imports were $1,883,000,000 more in the last eleven
Another Lease for 200 Years Made by Eugene Higgins

The exclusive announcement in the Record and Guide of last week that Eugene Higgins, of Paris, France, had leased for a term of 200 years his property at 2503 to 2509 Broadway, near 93d street, aroused much interest in investment circles. Anthony E. Stilges, the lessee, is president of the Chelsea Exchange Bank. The lease is his personal investment. The lease is really for two 10-year terms, at a graduated rental ranging from $8,500 to $10,000 a year; and calls for nine 20-year renewals at rentals based on a reappraisal of the land at the end of each renewal.

It is estimated that if values along that part of Broadway continue to enhance then the rental for the entire term of 200 years will amount to considerably more than $2,000,000, which would be the minimum rental if no increments take place, which latter circumstance is unlikely.

Mr. Higgins has negotiated several leases of a similar character during recent years. He controls numerous large properties on the middle west side, some of which have been leased for terms as long as 999 years. He never sells his realty.

Woolworth Heirs Borrow Money to Pay Inheritance Tax

The tremendous effect of the state inheritance tax upon real property values was saliently illustrated this week when the Prudential Insurance Company, of Newark, N. J., loaned, through William A. White & Sons, to the estate of the late Frank W. Woolworth the sum of $3,000,000 in the form of a mortgage for that amount on the 60-story building at Broadway, Barclay street and Park Place. The loan was made as part of an $8,000,000 state and federal inheritance tax to be paid by the Woolworth estate, the estate not having sufficient liquid assets on hand to meet the obligation. It will pay 6 per cent. interest on the Prudential loan; in other words, after the estate has paid these millions to the government it will continue to pay interest annually until the loan is liquidated, which in effect is a burden as well as a double tax. Then there is a tax on the mortgage.

At the time the site of the Woolworth building was assembled for the building of the world's highest office structure, the story gained wide credence that the erection of the building was a stock company proposition and that subscriptions to the stock were being made in various European as well as American cities. Just about the time that this report was circulated Mr. Woolworth returned from a trip to Europe and denied that there would be any money invested in the Woolworth building except his own, and the property was until the day of his death one of his pet hobbies. It covers almost an acre of ground and is assessed by the city for $5,500,000. It is understood that its total cost, including the land, was $14,000,000.

How the Twin Park-Madison Skyscrapers Are Financed

Some details of financing the twin thirty-one story Park-Madison skyscrapers to be erected by the Weaver-Crawford Syndicate on the unused Grand Central Terminal property and to be owned co-operatively by tenants were announced. There will be no mortgage on the structures. The syndicate states that the sale of $18,900,000 capital stock of the 383 Madison Avenue Corporation will provide for the entire cost of the building, including architects' and builders' fees, carrying charges until completion, insurance, rent, taxes, etc.

As contractor the Weaver-Crawford Corporation will deliver to the 383 Madison Avenue Corporation as owner a lease of the site for three periods of twenty-one years, each subject to the right of the railroad company to purchase the building at fair market appraisal at the end of the second period. The ground rent after the completion of the building will be $325,000 a year.


Way Discovered to Increase Adherence by Cement to Gypsum

Researches have recently been carried on by the U. S. Bureau of Standards, looking into the subject of the adherence of cement plater to gypsum.

"There seems to be no detrimental reaction between the two materials; the tensile strength of the mixture of gypsum and cement is very nearly equal to their combined tensile strengths dependent upon the proportions of ingredients."

"The suction of the surface to which the plaster is applied is an extremely important factor; for example, if gypsum plaster is applied to a dry concrete surface, the suction of the concrete will take so much water out of the gypsum that it will prevent its proper hardening.

"The expansion of neat cement when wet is of an entirely different order from the expansion of neat gypsum, and a bond between the two materials can be permanently maintained only when enough sand is added to both materials to reduce the same for both."

Experiments to determine the effect upon the strength and permeability of concrete due to curing at different periods of time in solution of magnesium fluosilicate and sodium silicate indicate that rich concrete mixtures may be improved in strength by curing periods in magnesium fluosilicate.
Burke Relief Foundation Sale Aggregates $502,000
Total of 1,386 Lots in the East Bronx Sold at Auction Largely to Small Investors after Spirited Bidding

JOSEPH P. DAY and J. Clarence Davies held a most successful auction sale in the Hotel Astor on Tuesday afternoon, Tuesday evening and Wednesday afternoon, at which time 1,386 lots in the East Bronx belonging to the Burke Relief Foundation were sold for a total of $502,000. The average price per lot was $362.

It took the auctioneer just sixteen hours to dispose of the property, which is at the rate of about 87 lots an hour.

At Wednesday's session, which began shortly after noon and ended at 5:30 o'clock, 381 parcels were sold for $102,725. On Tuesday 1,005 lots brought $339,275 in a spirited session which lasted eleven hours.

The first lot knocked down was at the southwest corner of Colden and Duncan avenues, which went to John Liferts for $725. The same buyer also took the three adjoining lots on Duncan avenue for $450 each.

The high price of the day was realized for the triangular plot, 182 by 184 by 135 at the junction of Boston Road, Gunhill Road and Yates avenue, which went to Brown, Wheelock & Co. for a client for $9,900. The triangular plot at the northeast corner of Boston road and Gunhill road sold for $2,000.

The big plot at the northwest corner of Boston road and Larmor avenue sold for $4,350. Inside lots on Boston road between Gunhill road and East 211th street ranged in price from $250 to $350 each, considered decidedly low.

At the evening sale the northeast corner of Burke and Paulding avenues brought $775 and the northwest corner of Burke avenue and Hone avenue brought a similar figure. The triangular plot at the junction of Burke avenue, Boston road and Lurtig avenue sold for $1,900. Lurtig avenue lots, between Gunhill road and East 211th street ranged in price from $250 to $350 each, considered decidedly low.

Among the other buyers were J. Cobin, J. C. Flynn, Harry Harris, Peter Florio, Catherine C. Murray, Rose Ferrara, Alice Garrison, John L. Sullivan, S. H. Tyson, John Liberto, Peter Quinlan, James A. Thomas, W. Stager, John Vogler, Eugene A. McNulty, Benjamin Kaplan, Mary Bivens, A. A. A. Gleason, Jr., Harry M. Golden, Carl A. Gelb, Mary H. Byrne, Mrs. J. A. Bell, Andreas Caputto, Miller & Wohnan, Aron Richards, Rosse & Drusin, Mrs. Roy Dailey, Nathan A. Sherman, Walter A. Scholl, S. S. Spiro and Theodore J. Joffe.

The same class of purchaser, the small investor, appeared in greater numbers on the second sales day and paid even higher prices than prevailed on Tuesday. The very first lot offered, at the southeast corner of Gunhill Road and Paulding avenue, attracted sixteen bids before it was knocked down for $900. The three lots adjoining on Gunhill Road went for $650 apiece. Two lots adjoining, at the southwest corner of Gunhill Road and Hone avenue, were sold in one parcel for $1,950. The lot at the opposite southeast corner of Gunhill Road and Hone avenue brought $1,275. One buyer took the seven adjoining Gunhill Road lots, extending to and including the southwest corner of Lurtig avenue, at $825 each. The lot at the southwest corner of Gunhill Road and Hering avenue was sold for $1,250.

Two lots and a small building, on a plot with a frontage of 50 feet on Boston Road, near Burke avenue, were knocked down for $3,850 in one of the liveliest bidding tilts during the sale.

The southeast corner of Burke avenue and Boston Road was sold for $1,650. The plot at the northwest corner of Gunhill Road and Boston Road brought $1,350 and the northwest corner of Yates avenue and Boston Road was knocked down for $825.

Among the buyers were Dr. Frank Cantino, Pasquale Polumbo, John T. McNichol, Hugh Flatler, John J. Cronin, Emily Stone, Albert Eisler, Henry J. Franklin, Alexander King, George Kline, Max Steuber, Max Herman and Moses Wilstein.

The rapid fire bidding which characterized the entire sale attested the prevailing interest in New York real estate. Auction room observers declared that one of the most important contributing factors to the success of the sale was the generous financial terms offered by the trustees of the Foundation, which enabled people of small means to make their selection of sites at their own prices and leave 80 per cent. of the amount on mortgage for three or five years. The fact that the property enjoys subway and surface transit facilities also influenced the purchasing, which registered general satisfaction on the part of both buyers and sellers.

Frank A. Sturgis, president of the Foundation, expressed himself as gratified at the result of the sale and declared that it indicated the opening of a new field for the small investor.

Proceeds of the sale will be used by the Foundation to carry on its charitable enterprises, among which is the maintenance of a home for convalescents in Westchester County.

Mayor's Committee Asks Labor to Aid Housing

THE builders' sub-committee of the Mayor's Housing Conference Committee met at Tenement House Commissioner Frank Mann's office Thursday and discussed the relation of labor and material costs to the housing shortage. It had been announced that Robert P. Brindell, head of the Building Trades Council, representing the building trades workers, had been asked to be present, but he did not appear.

It was the opinion of the builders that the erection of houses would be accelerated if labor would co-operate with "a fair day's work for a fair day's pay," if building material prices were stabilized at reasonable figures, and if money-lending institutions advanced loans for housing construction purposes based on the present cost of construction.

Commissioner Mann said that Thomas J. Burke and Henry Huebner, officials of Local 314 of the Building Plasterers' Union, had promised to call a meeting to place before the members the question of abrogating the scale limiting work. It was said that Local 314 was the only plasters' union thus limiting the labor output.

French Lumber Use

Notwithstanding the intensive care France gives to her forests, she is compelled to import from 30 to 40 per cent. of the lumber she requires. Most French farmers get along with the identical buildings of their great grandfathers. The annual per capita consumption in France is not more than 100 board-feet per capita or less than one-third used by Americans.
Printing Plant for Metropolitan Life Insurance Company

Million-Dollar Structure Being Erected in Long Island City by Turner Construction Company from Plans by D. Everett Waid

Work on the concrete pile foundations is now under way for a large reinforced concrete building being constructed near the Queensborough Bridge in Long Island City. This structure, which will be seven stories in height, including the basement, is planned to house the printing plant of the Metropolitan Life Insurance Co. The building is being erected under a general contract by the Turner Construction Co., from plans by D. Everett Waid, architect, and will cost more than $1,000,000, exclusive of the value of the land.

The building is peculiar in that it covers a triangular plot, fronting 531 feet on Thomson avenue, 394 feet in Court street, opposite the Court House, and 382 feet on the Long Island Railroad right-of-way. A private spur track extends into the building reaching an interior shipping platform approximately 300 feet long. On the Court street side of this building are shipping and receiving platforms for motor trucks, each tenant having a private platform and receiving room and also storage space for trucks. The railroad and motor truck platforms connect and are accessible to five large freight elevators and the private shipping and storage rooms.

According to the present plan the Metropolitan Life Insurance Co. will occupy about one-half of the structure for the accommodation of its printery and bindery and the remainder has already been leased to three tenants, large printing and engraving firms, each of which will occupy one entire floor or more. Each story in this building will have a floor area of 65,000 square feet and will have ceiling heights of 14 feet in the clear. The large windows of steel are to be glazed with wire glass. The building will be equipped with an up-to-date standpipe and sprinkler system and fire alarms, watchman, time clock and interior telephone systems. Protection from the fire hazard is most complete. A clear unobstructed floor space of 50,000 square feet in a single room is of great advantage in a printing plant, and yet it is made as safe as if divided by fire partitions, by means of concrete fire curtains which hang three feet down from the ceiling. These fire curtains separate the ceilings into sections confining heat and smoke to the area where a fire originates and enable the sprinklers of that particular area to operate quickly and control a possible outbreak of fire.

The temperature of the building will be maintained automatically as uniformly as desired by means of thermostatic control of radiator valves. There will be ample toilet and rest room conveniences for employees and exit facilities will exceed legal requirements. Elevators and stairs are so distributed as to minimize horizontal travel and the principal stairs are of the duplex type, that is, two independent stairs in one shaft, smoke proof and fire proof and with access doors well separated. Floor construction is calculated to allow 250 lbs. live load per square foot throughout the building.

The structure will rest on concrete piles about 30 feet long. The basement is especially waterproofed around the walls and under its entire area in order to provide dry storage for printers' stock.

The Metropolitan is said to be the largest life insurance company in the world. Regarded merely as a great business organization, it is remarkable. Since it has 22,000,000 policies in force (one for every eighth man, woman and child in the U. S. and Canada), its printing plant must produce an enormous amount of material. It consumed last year about 4,000,000 lbs. of paper and 14,500 lbs. of ink. There was turned out 250,000,000 forms, circulars, booklets, etc., aside from a periodical for its policy holders. This periodical alone requires for just one issue a web of paper 2,134 miles long weighing 300,000 lbs. The printing plant is being increased so rapidly that it will undoubtedly occupy within a few years the entire space in the new printing building.

The home office building of the same company, occupying the entire block on 23rd street between 4th and Madison avenues, has been outgrown and a new sixteen-story office building is now under construction at 24th street and Madison avenue to provide additional clerical space.

Postal Life Insurance Co. sold through the Charles F. Noyes Co. to Frederick Brown, operator, 532 to 538 Broadway, in a part of the thoroughfare that a few days ago was thought to be in a decline, but which since the operation of the Broadway subway has shown a steady upward trend. Nos. 532-534 comprise a 10-story loft building, on a plot 50x100,2, and Nos. 536-538 comprise a 11-story loft building, on a plot 50x1252, with an L to 85 Spring street, on a lot 25x735. The total plotage adjoins the northeast corner.

Mr. Brown is at present on his way to Japan, but he closed negotiations at Banff, Canada, by telegram; he was working on the purchase before he left. The reported approximate price is $1,800,000, subject to a 21-year mortgage.
MORT distinctive among the movements of the real estate market this week were the numerous sales of high-class apartment houses to co-operative buyers. Washington Heights, especially, was strongly in this regard. The reason will indicate the particular properties that were disposed of. Some months ago specialists in this line of selling predicted that the co-operative movement would gain impetus, and that the selling this week would seem to bear out their statements.

One daily paper, last Sunday, asserted that the commercial supremacy of New York threatens the utter elimination of home life in the lower sections of Manhattan. To a degree this is true, but, on the other hand, we point to the fact that a Renaissance of private housing conditions is now taking place in Greenwich Village, on the lower West Side; that the private house sections of Yorkville, west of Third avenue, are being restored, and that there is a tendency for old dwellings elsewhere whose tone had been lowered, to "come back" and hold their own again. The excessive high rentals of apartments has something to do with the movement. It is true that the central part of the city north to Central Park is being fast captured by trade. But there are spots away from this zone that are intact, for residential purposes.

The sale of hundreds of private houses during the last two months, for occupancy by the buyers, shows how far reaching the private house movement is. Only this week eleven months, for occupancy by the buyers, show how far reaching the private house movement is. Only this week eleven

private dwellings in one block in Greenwich Village were sold for occupancy.

Notable among the large transactions of the week were the sale of two of 12-story apartment houses, a group of mercantile buildings on Broadway near Spring Street, a large loft building on Great Jones street, numerous corner apartment houses in the upper reaches of the city, a Times Square corner building to the lessee, and the sale by Trinity Church Corporation of some of its original real estate holdings that were part of a royal grant to the Church by King George.

Several moving picture theatres were also sold, and the investment values of substantial buildings of this character is enhancing yearly.

The dealing in medium-sized mercantile buildings downtown was not so marked this week as last. Sales, generally, were not so numerous as during the week before, but there is still good bottom to the real estate market and it is likely that the coming week will prove it in the form of some interesting sales in various parts of the city.

Of marked real estate interest was the subleasing, for the balance of the term, of the store in 13 West Forty-second Street. When the lessees removed there thirty-six years ago they were the first business firm to locate on the block and their rental then was $1,500 a year, while today stores adjacent to it are renting under present valuations at the rate of $1,500 a foot front a year.

PRIVATE REALTY SALES.

Thus total number of sales reported, but not all the properties disposed of this week, were 49, as against 50 last week and 33 a year ago.

The number of sales south of 50th street was 40, as compared with 44 last week and 27 a year ago.

The number of sales north of 50th street was 70, as compared with 50 last week and 50 a year ago.

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

Statistical tables, indicating the number of recorded instruments, will be found on page 84.

Trinity Sells Historic Holdings.

Disposing of property that was granted to the Corporation of Trinity Church in the time of King George of England, the church has sold to the Alentaur Realty Co., 59-61 Morton st, Green- which it stands at the northwestern corner of Lenox ave and 120th st to the Greater New York Corporation of Seventh Day Adventists. The price to the Congregation of Trinity Church of some of its original real estate holdings that were part of a royal grant to the Church by King George.

The Temple Israel site is almost a perfect square, being 100 feet in length on 20th st and 160.51 feet on Lenox ave. The changing conditions in the neighborhood of the temple make it impossible for the Congregation to maintain itself on the present site. Temple Israel is known as a reformed synagogue. The Jewish population moving into the neighborhood is almost entirely orthodox.

Upper Fifth Ave. Corner Sold.

Kings Chapel Assembly of the Apostolic Faith purchased the 3-story dwelling, on a lot 17.5x 80, 2415 Fifth Ave, northeast corner of 131st st, from the Rutherford Realty Co.

Operator Buys Miriam Court.

Dr. William Wolfe sold to Meyer Isaac, operator, 208-310 West 147th st, a 6-story apartment house, known as Miriam Court, on a plot 100x91.1, at the south corner of Bradhurst ave, overlooking Colonial Park.

Theatres Change Hands.

Samuel Bergeroff sold to H. Amusement Co. the Victory Theatre, at the southeast corner of Third ave and East 107th st, a 2-story garage on a plot 25.5x100.


R. H. Macy & Co. purchased from the Thirty- eighth Street Garage Co., 100x49.11, at the south corner of Bradhurst ave, overlooking Colonial Park.

BUILDINGS AT 530 TO 538 BROADWAY

bought this week by Frederick Brown, by telegraph, through the Charles F. Noyes Co., brokers, 30 of them extend through to Crosby street. They are near Spring street.

Temple Israel Is Sold.

Supreme Court Justice John M. Tierney, upon application of the Temple Israel of Harlem, has ordered the Congregation to sell its place of worship and the site upon which it stands at the northwest corner of Lenox ave and 120th st to the Greater New York Corporation of Seventh Day Adventists. The price to be paid is $1,500,000. In addition, the Temple Israel site is almost a perfect square, being 100 feet in length on 20th st and 160.51 feet on Lenox ave. The changing conditions in the neighborhood of the temple make it impossible for the congregation to maintain itself on the present site. Temple Israel is known as a reformed synagogue. The Jewish population moving into the neighborhood is almost entirely orthodox.

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June 26, 1920

**RESCUE GUIDE**

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**Sales of Gowanus Shore Front**

John T. Loomis Co sold to a Manhattan manufactur­er a plot fronting 125 feet on Gowanus Canal and backing back 100 feet, at the corner of 79th St and 15th Ave, for $1000. The property is south of 59th St.

**Butler Bros. Add to Site**

Butler Brothers, wholesalers of general mer­chandise, have increased the block, 300x300, adjoining their big operating plant of 28x400 feet in Jersey City. This site, in the heart of the shipping district, gives them not only a valuable real estate investment, but provides for further expansion of their enormous business. The corporation states it is not their intention to immediately improve the property, but this purchase insures for them a site sufficient for the requirements of their growing business for many years to come.

**MANHATTAN**

**South of 59th St.**

**Hartford Building**

Robert C. Richard sold to Edward W. Price, a 4-story building, on a lot 20x100, for $26,000.

**BROADWAY South of 59th St.**

**Whitaker Paper Co.**

Charles P. Whitaker, of Cincinnati, Ohio, bought property only a few months ago from Ennis & Sinnott.

**EIGHTH AV.**

**Estate of Edwin P. Smith**

Sold through the Charles F. Noves Co, to Joseph B. Coats, 56 West 59th St. South of 59th St.

**Hotel Delmonico**

The Hotel Delmonico building, on a plot 38x100, was recently purchased by the Lebertan Realty Corporation, 48 to 52 Great Jones St, a 5-sty tenement house with basement, at the northeast corner of Great Jones and E. 5th St. It is being used as a hotel.

**FIFTH AV.**

**East Broadway.**

**The Rabbi Isaac Elchanan Theological Seminary**

A tract of land, 25x100, for an addition to the institution. It has been held at $32,500. The purchasers are the present tenants in the building and occupants of other tenements, with the understanding that the purchase price is to be held as security for the advance of $20,000 to The Lebertan Realty Corporation.

**COURSE OF PROPERTY**

**EIGHTH AV.**

**Estate of Edwin P. Smith**

To Edward W. Price, a 4-story apartment house, with stores, on a lot 20x100, for $26,000.

**23RD ST.**

**William P. MacFarland Co.**

To Henry A. Olsen, 47 7th av, a 5-sty dwelling, on a lot 15x100.5. N. A. Berwin & Co were associated as brokers.

**23RD ST.**

**Fifth Avenue.**

**To Albert Barden**

To Albert Barden, 55 51st st, a 4-story dwelling, on a lot 20x100.5.

**MADISON AV.**

**Estate of David Dows**

Sold through the Pease & Co., to Charles J. Stagg, 419 East 50th st. a 5-sty apartment house, with stores, on a lot 25x103.3. South of 59th St.

**103rd ST.**

**Estate of Edward Sabin**

Sold through the Duross Co to Charles C. Anderson, 454 West 54th st. a 3-sty and basement brick dwelling, on a lot 25x100.5. South of 59th St.

**44TH ST.**

**Peter Grimm**

To theChet Corporation, 52 to 58 Great Jones st, a 4-sty and basement brick building, on a lot 50x100.5. South of 59th St.

**15TH ST.**

**Spotts**

To Lee Kohn, 325 West 14th st. a 4-sty brownstone flat, on a lot 20x80.5. South of 59th St.

**RIVINGTON ST.**

**Charles F. Faeth**

To Mrs. Louise G. Barnes, 47 7th av, a 3½-sty brick house, on a lot 20x80.5. South of 59th St.
Ninth Avenue.—Julia Helen Pennerer sold 306 Ninth av, a 4-sty flat, with store, on a lot 15x6100.

Ninth Avenue.—Estate of G. P. Marcelin sold through Henry Brady 318 Ninth av, a 3-sty flat with store, on a lot 19x102.2, at the northwest corner of West 82d st.

Ninth Avenue.—A. W. Miller & Co. sold for the estate of Joseph H. Snyder 288 Ninth av, a 4-sty commercial building, on a lot 27.8x100.15.14.

The new owner will remodeled and occupy the whole premises.

North of 89th Street.

73d Street.—Estate of William Hall sold 255 West 73d st, a 4-sty and basement brownstone dwelling, on a lot 16x102.2.

73d Street.—The Houghton Co. resold for Robert Beck the 4-sty apartment house at 255 West 73d st, on a lot 1x102.2, to a client for occupancy.

73d Street.—Merris Sareing sold to Simon M. Goldsmith, for occupancy, 302-304 West 73d st, adjoining the southwest corner of West End av, a 4-sty and basement brownstone dwelling, on a plot 40x24.3x102.2.

77th Street.—Clara Krutiss sold through the Wood-Dolson Co. and Houghton & Co. 159 West 77th st, a 4-sty and basement dwelling, on a lot 19x102.2, to a buyer, for occupancy.

77th Street.—Mrs. James Wiggins sold through Pease & Elliman 321 West 77th st, a 4-sty and basement, on a lot 22x102.2.

77th Street.—Joseph P. Day sold for the Enehe Realty Co. the 4-sty apartment house at 217 East 77th st, on a lot 19x102.2.

79th Street.—Frederick Zittel & Sons sold for H. S. Pasko the 4-sty and basement brownstone dwelling, on a lot 25x102.2.

87th Street.—Meyer Lehman sold to Betty Best 215 East 87th st, adjoining the northwest corner of First av, a 4-sty flat, on a lot 20x102.2.

87th Street.—Randolph Hurr sold to a buyer, for occupancy, 122 West 87th st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

87th Street.—Edna Salzer sold to the Leona Realty Co. 20 West 87th st, a 4-sty and basement dwelling, on a lot 20x102.2.

87th Street.—Charlotte Himmelweit sold to Anna Sanced the 5-sty flat 531 East 87th st, on a lot 25x102.2.

90th Street.—Shaw estate sold 20 West 90th st, a 3-sty and basement brownstone dwelling, on a lot 20x102.2.

91st Street.—Bertha Strasburger sold 55 East 91st st, a 4-sty and basement brownstone dwelling, on a lot 20x102.2.

96th Street.—Mrs. I. J. Bassford sold through Henry Brady 313 Ninth av, a 3-sty and basement brownstone dwelling, on a lot 18.9x102.2.

100th Street.—Mrs. C. White, for a client 454 East 100th st, a 4-sty apartment house, on a lot 22x102.2, adjoining the southeast corner of Third av.

106th Street.—Michael A. Cunningham sold 217 East 116th st, a 3-sty and basement brownstone dwelling, on a lot 17.5x102.2.

110th Street.—Dwight, Archbeld & Perry sold for a client 454 East 119th st, a 4-sty apartment house, on a lot 22x102.2, adjoining the southwest corner of pleasant av.

127th Street.—Toch Realty Co. sold to the Independent Ladies Aid Society for Poor, Sick and Consumptives of New York 39-32 West 120th st, two 3-sty and basement brownstone dwellings, each on a lot 18.1x102.2, opposite Mount Morris Park.

128th Street.—H. Smith sold 148 West 121st st, a 4-sty and basement brownstone dwelling, on a lot 18x102.2.

128th Street.—Dr. Robert Knitzler sold 7 West 121st st, a 4-sty and basement brownstone dwelling, on a lot 22x102.2.

133rd Street.—Ernest T. Bowler sold for Caroline M. Gale 123 West 133rd st, a 3-sty and basement brownstone dwelling, on a lot 6x102.2.

137th Street.—Porter & Co. resold for a client to Helen J. Mahoney 35 West 137th st, a 3-sty and basement brownstone dwelling, on a lot 19.3x102.2.

137th Street.—Porter & Co. sold for Jacob P. Baiter 155 West 137th st, a 3-sty and basement brownstone dwelling, on a lot 16.6x102.2.

142nd Street.—Porter & Co. resold for a client to Mollie R. Miller 217 East 142nd st, a 3-sty and basement brownstone dwelling, on a lot 17.10x102.2.

143rd Street.—Porter & Co. sold for Jacob P. Baiter 155 West 143rd st, a 3-sty and basement brownstone dwelling, on a lot 16.6x102.2.

145th Street.—Ida Miehle sold to M. Bloch 178 East 145th st, a 3-sty and basement brownstone dwelling, on a lot 18.5x102.2, adjoining the southeast corner of Third av.

145th Street.—Michael A. Cunningham sold 217 East 116th st, a 3-sty and basement brownstone dwelling, on a lot 17.5x102.2.

146th Street.—Dwight, Archbeld & Perry sold for a client 454 East 119th st, a 4-sty apartment house, on a lot 22x102.2, adjoining the southwest corner of pleasant av.

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Buildings today are being constructed of reinforced concrete (which seemed impossible ten years ago), thereby affecting a substantial saving in the initial cost and months in the delivery of the building.

"Let WHITE build it of CONCRETE"
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<td>Real Estate—Insurance Management</td>
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<td>Real Estate and Insurance</td>
<td>520 Madison Avenue, Phone: Vanderbilt 5335</td>
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</table>
WASHINGTON AV.—J. Clarence Davies sold for $15,000 to Edward A. Leonard 2159 Washington av, a 6-sty building, on a lot 25x100.

WASHINGTON AV.—Louis Brilli sold for $15,771 Washington av, a 4-sty apartment house, on a plot 25x100.

WASHINGTON AV.—Meister Builders, Inc., purchased from Sarah McPherson the southwest corner of Washington av and 163th st, a 3-sty cottage on a plot 34x100.

WASHINGTON AV.—Meister Builders, Inc., sold to Robert A. Knepper the 3-sty detached dwelling, on a plot 34x100, at the southwest corner of Washington av and 174th st. The buyer has resold to a Jewish congregation.

WOODS—Edwards E. Cole sold 2448 Webb av, a 2-sty and basement frame dwelling, on a lot 25x100.

WEBER AV.—Anna Young sold to Charles A. Weber to John Recktert 2148 Weber av, a 5-sty apartment house, on a plot 25x100.

WEBER AV.—Charles Cross sold 2448 Webb av, a 2-sty and basement frame dwelling, on a plot 25x100.

WHITLOCK AV.—Wood-Delco Co., Inc., sold to Charles W. Weil & John Recktert 2148 Whitlock av, a 2-sty apartment house, on a plot 25x100.

WHITLOCK AV.—Charles Cross sold 2448 Webb av, a 2-sty and basement frame dwelling, on a plot 25x100.

BROOKLYN.

2D ST.—J. A. Reynolds sold 690 2d st, a 2-sty dwelling, for $12,000, in good condition.

2D ST.—Mrs. A. Adamson sold through the Henry L. Nielsen office to Miss C. Cohn 600 2d st, a 3-sty and basement brownstone dwelling.

5TH ST.—Henry L. Nielsen office sold to Joseph Gross to H. L. Tabot, for occupancy, 506 5th st, a 3-sty and basement brownstone dwelling.

WEST 6TH ST.—Adolph A. Rahmser sold 1705 West 6th st, a detached dwelling.

EAST 19TH ST.—Learned Associates sold to Samuel Maltin for occupancy, 1244 East 10th st, at Flatbush, a 2-sty dwelling, on a lot 25x100.

14TH ST.—Charles Partridge sold for $50,000 to an estate 15th st, at 14th st, 5* 6-sty apartment houses.

24TH ST.—Mrs. Mildred Del Monaco sold to Antonio Menos 153 24th st, a 4-sty double apartment building, on a plot 25x100.

29TH ST.—Real Estate Associates sold through Rose Cheninos to Frank Donahue the 2-sty double apartment house 318 29th st, on a lot 30x100.

29TH ST.—Real Estate Associates sold to Alfonso Gribble 322 29th st, a 4-sty brick double flat.

S. WELSCH SONS

REAL ESTATE

Management of Property

Member Brooklyn Board of Real Estate Brokers

201 MONTAGUE ST. Phone: Main 2738-9

ESTABLISHED 1889
RECENT LEASES.

Long Lease in Fifth Av.

THE CHILD S. Co. leased from the Fifth Avenue and Thirty-first Street Corporation, Harry Gruelich, president, the southeast corner of the store, for a term of 20 years.

Throop Av.—Miss C. Geraty sold through the brokers.

THIRD ST.—Clinton Trading Corporation sold for $40,000.

WASHINGTON AV.—People's Trust Co. sold to Samuel and Isaac Schlesinger, 460 Washington av, a 3-story and basement brick dwelling with a stone frame building on a lot 20x100.

WASHINGTON AV.—E. W. Seaver, 40 Park av, a 2-story brick building on a lot 20x100.

WYCKOFF AV.—Max Handshaft sold to a builder, 1270 85th st, a 2-story and basement limestone dwelling, on a lot 40x100.

LONG ISLAND CITY.—Roman Callman Co. sold for $5,000 square feet on the west side of Ely av, 150 feet north of Wilbur av, Long Island City. It will be improved with a 3-story factory building.

LONG ISLAND CITY.—United States Industrial Alcohol Co. bought through the Roman Callman Co. from Henry and Margaret Battinger, the 2-story frame dwelling on a lot, on the west side of Garrison av, 40 feet south of Grand st, Maspeh. The purchaser will add it to the site of the large industrial plant it is preparing to build there.

Have You Ordered the Annual Number for 1919 of Record and Guide Quarterly?

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.

The RECORD and GUIDE COMPANY

119 West 40th Street

NEW YORK CITY

Phone, Bryant 4800
BROKERS

LOUIS GOLD
44 Court St., Brooklyn, N. Y.

Will erect buildings containing anything from 1,000 to 4,000 square feet of manufacturing space for any responsible prospective lessor.

OR

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

FACTORY BUILDINGS

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REINFORCED CONCRETE

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Wherever your needs may be.

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

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

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

【LONG ISLAND CITY INDUSTRIAL PROPERTIES】

HARRY S. BEALE CO.
INCORPORATED

REAL ESTATE

MANAGEMENT BUSINESS PROPERTIES

505 FIFTH AVENUE

Tel. Vanderbilt 247

RECORD AND GUIDE

June 26, 1920
June 26, 1920

Classified Advertisements

New Home of M. Morgenthau, Jr.

M. Morgenthau, Jr., who has been instrumental in furthering the high class selling movement in this part of New York, has bought a five-story dwelling at 135 East 64th street, at the northeast corner of Lexington avenue, for occupancy. Frank Eaton Newman, architect, has planned this residence to embody the idea of this dwelling, together with the adjoining one, which will make up a four-tenant unit, and it is hereafter illustrated as it will look when completed.

The architect will endeavor to retain the colonial character of the houses, both in exterior and interior. The entrance will be on East 64th street, through a vestibule, and will open into a large foyer, from which there will be an entrance to the dining room, which will have a southerly and westerly exposure. An unfinished feature of the house is that the floor below the street level, which is usually a cellar, opens up to the yard, and these yards are unusually large, as there are no extensions on any of the houses in this group. The entire second

The Extended Social Zone.

SOME of the private dwellings that figured in the voluntary auction sale at the Waldorf-Astoria Hotel, Wednesday evening, June 16, are in the extended residential social zone that has been under development for many years along Seventy streets east of Park avenue almost to Third avenue.

The shortage of medium-sized houses in this zone has been experienced by the occupants of these houses.

The special attention of bidders is called to "General Information for Bidders" on the itemized proposals.

NOTICE TO CONTRACTORS.

STATE COMMISSION OF HIGHWAYS, NEW YORK.

Sealed proposals will be received by the undersigned at his office No. 65 Lancaster Street, Albany, N. Y. at I o'clock P. M. on Friday, the 20th day of July, 1920, for the repair of the following:

ALBANY (1 contract)
COLUMBIA (1 contract)
DUTCHESS (1 contract)
PULTON (1 contract)
GREENE (1 contract)
GRENADA (1 contract)
ULSTER (1 contract)
WILMER (1 contract)

Maps, plans, specifications, estimates and proposal forms may be obtained at the office of the Commission in Albany, N. Y. and at the office of the Commission in various divisions of the State, where the work is to be done.

FRED'K STUART GREENE, Commissioner.

The special attention of bidders is called to "General Information for Bidders" on the itemized proposals, specifications and contract agreements.

NOTICE TO CONTRACTORS.

Sealed proposals for Electric Elevators, Chemicl Hospital and Dining Room Building (East), Brooklyn State Hospital, Brooklyn, New York, be called for by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, June 26, 1920, when they will be publicly opened and read. Proposals shall be en­closed in envelopes furnished by the State Architect, sealed and addressed, and shall be accompanied by a certificate of the sum of five per cent. (5%) of the amount of proposal. Each contractor to whom the award is made will be required to furnish a surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 327.

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STATE COMMISSION OF HIGHWAYS, NEW YORK.

Sealed proposals will be received by the undersigned at his office No. 65 Lancaster Street, Albany, N. Y. at 1 o'clock P. M. on Friday, the 20th day of July, 1920, for the repair of the following:

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GRENADA
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FRED'K STUART GREENE, Commissioner.

The special attention of bidders is called to "General Information for Bidders" on the itemized proposals, specifications and contract agreements.

NOTICE TO CONTRACTORS.

Sealed proposals for Electric Elevators, Chemicl Hospital and Dining Room Building (East), Brooklyn State Hospital, Brooklyn, New York, be called for by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, June 26, 1920, when they will be publicly opened and read. Proposals shall be en­closed in envelopes furnished by the State Architect, sealed and addressed, and shall be accompanied by a certificate of the sum of five per cent. (5%) of the amount of proposal. Each contractor to whom the award is made will be required to furnish a surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 327.

NOTICE TO CONTRACTORS.

STATE COMMISSION OF HIGHWAYS, NEW YORK.

Sealed proposals will be received by the undersigned at his office No. 65 Lancaster Street, Albany, N. Y. at 1 o'clock P. M. on Friday, the 20th day of July, 1920, for the repair of the following:

ALBANY
COLUMBIA
DUTCHESS
PULTON
GREENE
GRENADA
ULSTER
WILMER

Maps, plans, specifications, estimates and proposal forms may be obtained at the office of the Commission in Albany, N. Y. and at the office of the Commission in various divisions of the State, where the work is to be done.

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**REAL ESTATE STATISTICS**

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

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

### MANHATTAN

#### Conveyances

<table>
<thead>
<tr>
<th>Date</th>
<th>1920</th>
<th>1919</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 17</td>
<td>$41,919,000</td>
<td>$1,934,305</td>
</tr>
<tr>
<td>To Banks &amp; Ins. Co.</td>
<td>$1,276,250</td>
<td>$197,700</td>
</tr>
<tr>
<td>Amount</td>
<td>$2,129,300</td>
<td>$2,096,300</td>
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#### Mortgages

<table>
<thead>
<tr>
<th>Date</th>
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<tr>
<td>June 17</td>
<td>$655,561,200</td>
<td>$227,634,400</td>
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<tr>
<td>No. with consideration</td>
<td>$11,649,711</td>
<td>$23,474,600</td>
</tr>
<tr>
<td>Amount</td>
<td>$62,729,060</td>
<td>$64,774,450</td>
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### BRONX

#### Conveyances

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<thead>
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<tr>
<td>June 17</td>
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<tr>
<td>To Banks &amp; Ins. Co.</td>
<td>$1,276,250</td>
<td>$197,700</td>
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<tr>
<td>Amount</td>
<td>$2,072,170</td>
<td>$2,096,300</td>
</tr>
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</table>

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<td>$64,774,450</td>
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### QUEENS

#### Conveyances

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<thead>
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</thead>
<tbody>
<tr>
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### BROOKLYN

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Freight Rate Increases on Building Materials Unfair

National Federation of Construction Industries Petitions Interstate Commerce Commission to Correct Existing Inequalities

APPLICATIONS for increased revenues for railroads have been placed before the Interstate Commerce Commission by carriers from all parts of the United States. Should the Commission decide to grant an increase over the railroad freight schedules now in effect, it is felt by those interested in the progress of the building industry that these advances should be so applied as to distribute any inequalities in rates which have developed since 1914 with respect to some construction materials.

In order that the entire industry may benefit by an equitable readjustment of freight rates the National Federation of Construction Industries, comprising practically all of the national and other associations of business and professional men in the construction industry, has petitioned the Interstate Commerce Commission in the matter of the application of carriers for increased revenues for railroads which reads in part as follows:

"The National Federation of Construction Industries recognizes that at the present time the requirements of industry, commerce and agriculture are in excess of the capacity of the equipment and facilities of the railroads.

"It recognizes that until the rehabilitation of the railroads has been effected, every possible economy in the present use of equipment should be practiced through a fuller loading of cars and promptness in their loading and unloading.

"The construction industry, with the exception of agriculture, is the largest shipper in this country. The influence of its condition upon other branches of business is marked. Its activities extend into the smallest settlement. It is, however, essentially an industry which can flourish only in times of peace, and, accordingly, its contribution from the standpoint of warfare was for the most part classified as 'non-essential' during the period of the World War. As a result of this condition a heavy shortage of buildings, especially for residence purposes, now exists.

"In addition to the restrictions placed upon the industry during the war because of this classification, a number of the branches of the industry suffered a handicap from the standpoint of transportation through advances in freight rates, especially for short hauls, which in some cases amounted practically to an embargo of shipment.

"During the period of attempted national readjustment following the termination of active war, conditions apparently have been such as to have precluded the downward revision of these freight rates.

"It is asserted by some branches of the industry that if increases in freight charges on commodities in general between the years 1914 and 1920 were to be compared with the increases in freight charges, through the same period of time, on certain construction materials, it would be found that the increases in rates on the construction materials in question would be twice, and in some cases more than twice, the average increase in rates on all commodities.

"It is proposed that should the Commission determine that increases in freight rates are necessary to an improved transportation situation at this time, the distribution of additional freight charges should be so made as to eliminate any existing inequality of charges which affects adversely not only the producers of the construction materials in question, but also indirectly many other interests in the industry, and the consumer.

"It would be unnecessary to burden the Commission with the examination of such data as our constituent associations would wish to lay before it, unless the Commission had determined to grant additional freight charges.

"Should the Commission, however, decide upon such an action, the question would then resolve itself into one of determining what would be the most equitable distribution of such additional charges in order to produce the increased revenue found to be necessary. In the determination by the Commission of such equitable distribution of additional charges, the National Federation of Construction Industries and its constituent associations are strongly of the opinion that it would be necessary for the Commission to take into account the existing inequalities in freight rates above described and to examine the data above questioned.

"Wherefore, Your petitioner respectfully prays your honorable body, should the Commission decide to grant the applications of the carriers to give them increases in revenues through increased freight rates, that before a schedule of increased freight rates is made effective, the Commission will arrange for the Federation and such of its constituent associations as may desire to be heard, to present to the Commission their data and arguments relative to the transportation costs to be placed upon their respective construction materials."

---

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
480 Lexington Avenue
Vanderbilt 7300
Changes in Workmen's Compensation Insurance, June 30

New Manual of Rules, Classifications and Rates for Risks to Which They Apply

Approved by Jesse S. Phillips, Superintendent of Insurance

JESSE S. PHILLIPS, Superintendent of Insurance, announces that he has approved the new manual of rules, classifications and rates for Workmen's Compensation Insurance submitted by the Compensation Inspection Rating Board, and effective June 30, 1920, as adequate for the risks to which they respectively apply.

Under Section 67, New York Insurance Law, the Superintendent of Insurance is not charged with the duty of making rates, nor is he, as is the case in some other states, charged with the responsibility of approving such rates as reasonable. Under the above section of the law his duty is limited to the approval of classifications and rates as adequate for the risks to which they respectively apply.

However, the question of adequacy necessarily depends to some extent upon a proper and equitable distribution of the premium load over the various classifications. Accordingly, the Actuary of the Insurance Department has participated in the proceedings of the various committees under whose direction the revision of the classifications and rates were made in order that the department might have a general knowledge of the accuracy of the statistical data and of the operations involved in producing rates therefrom.

The task of revising the manual and rates for New York and various other states was handled through the machinery of the National Council on Workmen's Compensation Insurance, which is a federation of the rating boards and bureaus throughout the United States which have to do with the Workmen's Compensation rate administration.

The combined experience upon which the new rates are based represents an aggregate payroll exposure of approximately $12,000,000,000, and losses of approximately $79,000,000 (about $116,000,000 after conversion to the New York level), which is the most comprehensive experience that has ever been compiled for the determination of Workmen's Compensation rates. The legislature of 1920 amended the compensation law in several respects increasing the benefits 10 per cent. The most important influence tending to reduce the pure premium cost is the general rise in wage levels since 1917. The factors (other than legislation) tending to increase the pure premium cost more than offset this influence. Some of the factors tending to increase the cost are an approximate 50 per cent increase in the cost of medical treatment since 1917; the elimination of direct settlement; a court decision changing the basis of compensation in certain kinds of cases involving hand injuries; a new policy adopted by the State Industrial Commission with reference to compensation for certain finger injuries; and a growing tendency on the part of the Commission to make decisions and awards generally upon a much more liberal basis than formerly. These offsetting factors alone produce a net average increase of 4 per cent. in the collectible rates. The net result therefore of the revision is an average increase of 14.4 per cent. in the collectible rates, approximately 10 per cent. of which is due to the amendments above mentioned.

Out of 703 manual classifications involving over 88 per cent. of the New York payroll exposure, the rates have been decreased 15.1 per cent. on the average in 365 of the classifications involving 62 per cent. of the payrolls, while the rates have been increased 27.9 per cent. on the average in 338 classifications, involving 38 per cent. of the payrolls. Manual rates on the entire 703 classifications are increased on the average 5.2 per cent.

BUY LUMBER NOW

Our facilities have not suffered through railroad congestion. We have on hand 20,000,000 feet of lumber, brought in by Water, that we are prepared to market at an actual

PRICE CONCESSION

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

Concrete Form Lumber a Specialty

Shipped by Auto Truck, Lighter or Rail to All Points in the Metropolitan District

Complete Milling Facilities

E. C. SMITH CO., Inc.

(Established Fifty Years)

H. L. MOORE, Manager of Sales

OAKLAND AND BOX STREETS

PAIDGE AVENUE AND NEWTOWN CREEK BROOKLYN, N. Y.

Greenpoint 198-9
A REPARATION of plans for new building and engineering projects to be erected in the Metropolitan district took a decided spurt during the week of June 12 to 18 inclusive, despite the continued scarcity of cement, lime and other essential structural commodities. During the same period there was also a material increase in the volume of new construction actually placed under contract and, although building conditions are still upset on account of the intolerable freight situation and mortgage money is difficult to obtain, the outlook is promising and as a whole the building industry is looking forward to better times within a short period of time.

Figures compiled by the F. W. Dodge Company, showing the number and value of new building and engineering projects in New York State and New Jersey, indicate increased activity in the architects’ offices. Reports of 455 new operations were obtained from June 12 to 18 that will require an expenditure of approximately $16,253,000. During the same period 204 contracts were awarded representing a total commitment of $13,236,200.

PERSONAL AND TRADE NOTES.

Hays & Headley, architects, formerly at Broadway and 48th street, are now located at 32 Broadway.

Giles Engineering Co. has moved its office from 298 Broadway to the Grand Central Palace, Lexington avenue and 48th street.

Howard Major, architect, has recently become associated with Walter D. Blair with offices at 15 East 61st street.

Hercules Cement Corporation announces the removal of its general sales office and New York District sales office from 30 East 42nd street to 23 West 43rd street.

Amsterdam Building Co., 140 West 42nd street, has recently purchased the property at 123 East 44th street and are extensively altering the same for use as offices. The new location will provide more commodious quarters for the rapidly growing business of this firm.

S. H. Cleland was recently appointed Eastern sales manager of the National Engineering Co., manufacturers of foundry equipment and particular of the Simpson Sand Mixer, with temporary offices at 15 East 40th street.

Zink & Sparklin, Inc., Palo, Palmer, Spencer and Worcester. Mr. Fraser is one of the prominent figures in the steel and wire industry. He is forty-five years old, and for twenty-seven years has been in the wire business. He was born in Brooklyn, N. Y., in 1875. During his studies in the public schools in that city, entered the Polytechnic Institute of Brooklyn, afterwards becoming a student of the theories governing the manufacture of iron and steel, upon completion of which he went to work with James A. Farrel, now president of the United States Steel Corporation. When the American Steel & Wire Company was formed he became a salesman, covering a large territory and handling all lines of the company’s business. He served for six years as general sales manager of the company’s sales office and warehouse in Buffalo.

Why Lumber Costs Are High.

In 1913 men’s wages in the lumber industry were $28 to $32 per month; in 1919 they were $45 to $48 per month (both being in addition to board and housing), according to the New Brunswick Lumbermen’s Association in accounting for the high cost of lumber, as quoted by the U. S. Consul at New Brunswick in Daily Commerce. This is $1.50 and mileage $8; today we pay $3.50 stumpage, $8 mileage and $3.20 per mile for fire protection; also we have added river driving, rafting, milling and loading, with a separate rate on each, and this still further adds to the cost; in addition, we have the heavy business of 10 per cent on all.$

The cost of the principal supplies that enter into a logging operation has increased on an average of more than 100 per cent, in 1920, as compared with 1913. This is true of flour, which advanced from $4.60 in the fall of 1929, to $6.50 in 1930, and of many other food articles, of hay and oats, as well as of axes, saws and other similar equipment.

Reject Court House Bids.

The Board of Estimate, at a special meeting Thursday, rejected the bids for the construction of the new court house. Guy Lowell, chief architect for the Court House Commission, had submitted two bids and the Commissioners had failed to get Committee that the granite work bid was excessive and that the bids for the foundation work and steel work were also high, but he added that inquiry among the larger concerns engaged in foundation and steel work has disclosed that the bids would be even higher if readvertised.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Association of Sanitary Woodwork Manufacturers will hold its annual convention at Cleveland, O., July 13, 1920.

American Society of Mechanical Engineers will hold its annual meeting the second Tuesday of each month.

New York Building Superintendents’ Association.—Regular meeting, second and fourth Wednesdays of each month, 87 Broadway, New York City, during July. Exact date and outline of program will be announced later.

Empire State Gas & Electric Association recently moved its headquarters from the Engineering Societies Building, 25 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. Clysdale Cushman, 50 East 45th street, New York City.

New York Retail Hardware Association will hold its annual convention and exhibition in the Grand Central Terminal Building.

National Association of Wall Paper Manufacturers will hold its annual convention and exhibition in the Hotel Commodore, New York City.

National Association of Window Glass Manufacturers will hold its annual convention at Atlantic City, N. J., July 7 to 9 inclusive. An interesting program is assured by the committee in charge and the discussions will include topics of vital interest to the manufacturers.

National Retail Lumber Dealers’ Association will hold its annual convention in Atlantic City, N. J., in September, 1920.

National Association of Window Glass Manufacturers will hold its annual convention at Atlantic City, N. J., July 7 to 9 inclusive. An interesting program is assured by the committee in charge and the discussions will include topics of vital interest to the manufacturers.
CURRENT BUILDING OPERATIONS

A LTHOUGH some slight improvements in the general building situation, and particularly in the supply of structural commodities, have been noted during the past two or three weeks, much of the ground gained has been lost during the latter part of this week by the increased freight congestion in local railroad yards that has resulted from the revival of the yard workers' strike. Cement, lime, terra cotta, lath and other items are practically out of stock and dealers are absolutely unable to keep up with the demand. A further complication to the already intolerable building material situation is the shorts'age of coal at manufacturing points. This is serious in adapting the production of greatly needed building commodities. Local building material dealers are unable to predict early improvement in the situation and are making every effort to relieve the material famine wherever possible by making long hauls by truck. In some instances Portland cement, consigned to New York, has been sidetracked at Newark and other New Jersey points and dealers are hauling it in to the jobs in Greater New York. This involves a loss of time and also heavy delivery costs, but it is the only possible means of supplying jobs that otherwise would be forced to remain idle.

Common Brick—The past week in the wholesale market for Hudson River common brick has been rather a quiet period. Arrivals have not been up to the average of recent weeks and sales have fallen off also. One week ago considerable new inquiry indicated an early increase of buying activity throughout the Metropolitan district, but the railroad freight developments of the week seem to have affected buyers and as a result the market outlook is not so promising as it was. Common brick prices hold firmly to the $25 a thousand level and it is thought that this price will maintain until an advance is imperative on account of the increased manufacturing costs of the current season. Plants along the Hudson River are progressing quietly with the season's output, but the producers are troubled with the problem of inadequate labor supply and during the past week there have been rumors of fuel scarcity that, if true, will likely cause some further difficulty to the manufacturers.

Summary—Transactions in the North River common brick market for the week ended Friday, June 25, 1920. Condition not so promising as it was. Common Brick, 30-in. $25.00 to $25.25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 16. Distribution: Manhattan, 6; Bronx, 1; Brooklyn, 6; New Jersey points, 1. Remaining unsold, 24.

Portland Portland—During the past week the scarcity of this commodity became more acute as a result of the new embargoes placed by the railroads on all incoming freight and dealers are entirely out of stock. The situation is now so serious that jobs are being held up pending the delivery of cement and dealers are being forced to have shipments unloaded at Newark and other New Jersey points and making deliveries from there by motor truck. At the present writing there is but little prospect of an improvement in the cement supply situation until the freight situation has been readjusted and is again back on a normal basis.

Lime—Dealers are cleaned out and practically no new supply is coming into this city on account of the freight congestion in the local yards. Manufacturers are prevented from making new shipments on account of the embargoes, but dealers are endeavoring to have the cars

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:

<table>
<thead>
<tr>
<th>Type</th>
<th>Price Range</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hudson River, best grades.</td>
<td>$25.00 to $30.00</td>
<td>For delivered prices in Greater New York, add cartage, handling, plus 5% per cent.</td>
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<tr>
<td>Huritan, No quotation</td>
<td>Second-hand brick, per load of 5000, delivered.</td>
<td></td>
</tr>
<tr>
<td>Face Brick—Delivered on job in New York:</td>
<td></td>
<td>For delivered prices in Greater New York, add cartage, handling, plus 5% per cent.</td>
</tr>
<tr>
<td>Rough Red</td>
<td>$44.00 to $50.00</td>
<td></td>
</tr>
<tr>
<td>Smooth Red</td>
<td>$44.00 to $50.00</td>
<td></td>
</tr>
<tr>
<td>Rough Buff</td>
<td>$44.00 to $50.00</td>
<td></td>
</tr>
<tr>
<td>Smooth Buff</td>
<td>$44.00 to $50.00</td>
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<tr>
<td>Rough Gray</td>
<td>$1.00 to $1.25</td>
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</tr>
<tr>
<td>Smooth Gray</td>
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</tr>
<tr>
<td>Colonials</td>
<td>$3.00 to $4.50</td>
<td></td>
</tr>
</tbody>
</table>

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl., $4.80. Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx: 1/2-in., Manhattan deliveries, per cu. yd. $4.25; Bronx deliveries, $4.25; 1/4-in. Manhattan deliveries, $4.25; Bronx deliveries, $4.25. Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the waterfront, in which case prices will be slightly higher.

Grit—Delivered at Job site in Manhattan and Bronx: Manhattan deliveries, $3.30; Bronx deliveries, $3.80.

Hollow Tile—Exterior—not used in Manhattan; quotations only on specific projects.

Lime—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Finishing Lime (Standard in 500-lb. bags), $4.50 to $5.00. Common Lime (Standard 300-lb. barrel), $4.50 to $5.00. Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Neat Wall Cement, in cloth bags. Finishing Plaster (320-lb. standard), $4.75 to $5.00 per bbl. Rebate for returned bags, 25c. each.

Planters—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Neat Wall Cement, in cloth bags, $5.00 to $6.00 per bbl. Lath Mortar, in cloth bags, $6.25 to $7.25. Finishing Plaster, in cloth bags, $6.00 to $7.00. Finishing Plaster (250-lb. barrel), $6.25 to $7.25. Rebate for returned bags, 25c. each.

SRENGTH, stamina and ruggedness have been built into the Oneida. Comparison proves quality. The C-H Motors automotive department will, without obligation, help you solve your trucking problems. Service and body equipment plants are among the largest in the city.

C-H MOTORS CORP.
Bedford and Atlantic Avenues
Brooklyn — New York
side-tracked at Mt. Vernon and will deliver by truck from this point. At the present time the shortage is holding up a vast amount of residential construction, particularly in the Bronx and Queens, that had been planned for early autumn occupancy and speculative builders are suffering severely through a loss of time and interest on their investments while waiting for the required time to complete their operations.

Gravel—Producers have again advanced the price on this commodity from $1.50 to $1.75 a cubic yard for deliveries in Greater New York. There is a fair demand for this material, but it is nothing like it would be if building operations were not generally hampered by a shortage of essential materials.

Structural Steel—The market is quiet and the activity in this line has slowed down materially during the past week as a result of the recession of building brought about by the shortage of cement, lime and other essentials. Local dealers have also experienced considerable difficulty in obtaining deliveries from manufacturers and this has also been a contributing factor to the quietude of the market. There is no doubt of the vast amount of projected construction and dealers are assured of a tremendous increase in demand just as soon as these operations are able to get started. Roofing and building paper prices are firm and without change.

Nails—No change of any account has occurred during the past week. Nails are just as scarce as they have been despite promises of new mill deliveries and building activity in the Metropolitan district. At the present time large projects are generally firm and without change. Roofing and building paper prices are firm and without change.

Other items and although there is a tremendous amount of new work already planned and a large percentage of it actually under way, it is doubtful if it will go ahead until next spring. The season is now quite late for the commencement of large structural operations and it is the general feeling that the majority of the jobs being held in abeyance will not go ahead until next spring, by which time it is hoped that the material supply situation will be readjusted and mortgage money will be more easily available than at present. New York prices for mill shipments of fabricated materials are unchanged.

Roofing and Building Papers—Buying activity in this line has slowed down materially during the past week as a result of the recession of building brought about by the shortage of cement, lime and other essentials. Local dealers have also experienced considerable difficulty in obtaining deliveries from manufacturers and this has also been a contributing factor to the quietude of the market. There is no doubt of the vast amount of projected construction and dealers are assured of a tremendous increase in demand just as soon as these operations are able to get started. Roofing and building paper prices are firm and without change.

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Do not confuse Kinnear Doors with slant bending of the sheet, corrugated type caused by the industrial construction rolling doors a commercial success. Kinnear interlocking slats made steel 2.

STEEL ROLLING DOORS OF INTERLOCKING SLATS

Do not confuse Kinnear Doors with the corrugated type of rolling door. Kinnear Doors are easily and quickly operated and of sturdy, durable design—not subject to the extreme fiber strains up during operation in the corrugated type caused by the constant bending of the sheet. Kinnear Interlocking Slats made Steel Rolling Doors a commercial success.

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No. 2

RECORD AND GUIDE
June 26, 1920

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, PLATS AND TENEMENTS.

98TH ST.—Keeler & Ferrand, 233 West 98th St., have plans in progress for alterations to the 5-sty brick and stone residence at 65 West 98th St., including studio apartments, for Henry C. Davison, owner, care of architects. Cost, $15,000. Architects will soon call for bids on general contract.

BARROW ST.—Keeler & Ferrand, 233 West 98th St., have plans in progress for alterations to the 5-sty brick dwelling at 59 Barrow St., into studios and apartments for Harold Kellock, owner, care of architects. Cost, $20,000.

DWELLINGS.

29TH ST.—O. B. Delcourt, 163 Park Av., has prepared plans for alterations to the 4-sty brick and stone residence, 21x30 ft, at 125 East 29th St., for F. B. Inglis, 111 Franklin Av., owner. Cost about $50,000. General contract will probably be awarded without competition.

FACTORIES AND WAREHOUSES.

BARROW ST.—Sommerfield & Steckler, 51 Union sq., have prepared plans for a 3-sty brick and terra cotta factory building, 50x50 ft, at the southwest corner of Barrow and Bedford avs, for the Rigaud Perfume Co., 75 Barrow St., owner. Cost about $150,000.

HOTELS.

LEXINGTON AV.—Samuel Levinson, 156 West 35th St., has prepared plans for a 4-sty brick and terra cotta hospital, 45x75 ft, at 1822-1824 Lexington Av., for the Beth David Hospital, 1822, Lexington Av., owner. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

23RD ST.—James S. Mahler, 431 West 14th St., has prepared plans for a 3-sty brick and stone garage, with stores, 8x125 ft, at 560-562 West 23rd St., for Marvin O'Neil, Inc., 413 West 14th St., owner. Cost, $100,000.

STORES, OFFICES AND LOFTS.

2D ST.—Leslie Fisher, 201 Madison Av., has been selected to prepare plans for a 2-sty brick and stone store and office building, 85x50 ft, at 21x35 2nd St. for the Le Bash Corporation, 50 East 42nd St., owner and builder.

48TH ST.—For C. Farrar, 4 East 30th St., has been selected to prepare plans for an 18-sty, brick, stone and terra cotta office and office building, 75x100 ft, at 121-125 West 40th St., for the Hooven Latter Service, Inc., 117 West 46th St., owner. Details will be available later.

58TH ST.—Charles E. Birge, 20 West 54th St., has plans under way for a 3-sty brick press building, 45x100 ft, at 337-339 West 58th St., for W. R. Hemenway, owner, care of architects. Cost, $100,000. Owners will take estimates.

47TH AV.—John E. Nickle, 63 Park Row, has plans underway for a 6-sty reinforced concrete office building, 43x100 ft, at 25x75-77 47th Av., cost, $15,000. Owners will take estimates.

26TH ST.—John E. Nickle, 63 Park Row, has plans underway for a 6-sty reinforced concrete office building, 43x100 ft, at 25x75-77 47th Av., cost, $15,000. Owners will take estimates.

46TH ST.—For C. Farrar, 4 East 30th St., has been selected to prepare plans for an 18-sty, brick, stone and terra cotta office and office building, 75x100 ft, at 121-125 West 40th St., for the Hooven Latter Service, Inc., 117 West 46th St., owner. Details will be available later.

7TH AV.—Seelig & Pfinelstein, 26 Court St., Brooklyn, have plans in progress for alterations to the 4-sty brick tenement at 458 Seventh Av., into a modern loft building for F. & L. Hoffritz, owners, care of architects. Cost, $10,000. Owners will take estimates.

26TH ST.—John E. Nickle, 63 Park Row, has plans underway for a 6-sty reinforced concrete office building, 43x100 ft, at 25x75-77 47th Av., cost, $15,000. Owners will take estimates.

40TH ST.—For C. Farrar, 4 East 30th St., has been selected to prepare plans for an 18-sty, brick, stone and terra cotta office and office building, 75x100 ft, at 121-125 West 40th St., for the Hooven Latter Service, Inc., 117 West 46th St., owner. Details will be available later.

29TH AV.—John E. Nickle, 63 Park Row, has plans underway for a 6-sty reinforced concrete office building, 43x100 ft, at 25x75-77 47th Av., cost, $15,000. Owners will take estimates.

23RD ST.—Shaman & Shampou, 50 Court St., Brooklyn, have prepared plans for a 6-sty brick and terra cotta building to be erected at 220 West 25th St., for the Lerner Realty Co., owners, care of architects. Details will be announced later.

Brax DWELLINGS.

TOMLINSON AV.—More & Landsiedel, 148th St., and Third Av., have plans in progress for a 3-sty frame dwelling to be erected on the east side of Tomlinson Av., 175 ft north of Pierce Av., for Wil. S. Coombes, 200 14th Av., owner, who will soon take bids on general contract. Cost, $6,000.

TAYLOR AV.—John P. Rugel, 236 East 118th St., has designed plans for a 2-sty brick dwelling, 20x35 ft, on the east side of Taylor Av., 32 ft north of Davison St., for John H. Beekman, 415 23rd St., owner. Cost, $5,000.

HOLLAND AV.—Warren G. Parries, 1329 Brilliant St., has designed plans for a 2-sty frame, brick and terra cotta and stucco dwelling, 21x32 ft, on the east side of Holland Av., 175 ft north of Astor Av., for Peter J. McNelis, 380 Brilliant St., owner. Plans, $12,000.

SBECKEVICK AV.—John P. Beyland, 4780 Third Av., has prepared plans for a 2-sty frame residence, 54x35 ft, on the east side of Sbeckevick Av., 75 ft south of 160th St., for H. H. Beekman, 2299 Andrews Av., owner. Cost, $25,000.

CHURCHES.

ANTHOY AV.—Bernhardt E. Mueller, 477 Fifty Av., has plans in progress for a 1-sty brick and terra cotta church, 70x35 ft, at Anthony Av. and Echo Pl., for the Sixth Church of Christ, Scientist, owner, on premises. Gunvald Ass, 244 Madison Av., structural engineer.

Blackman & Guttmann, 228 East 14th St., engineers, have plans for the new building. Plumbing and electrical installation. Cost approximately $30,000. Details later.

HOMES AND ASYLUMS.

GRAND CONCOURSE.—Joseph H. Friedlander, 162 East 35th St., has completed plans for a home for aged men and women, brick and stone, $4,000. Cost, $150,000. Architect will take estimates on general contract.

124TH ST.—F. Wolfgang, Third and Tremont Av., has plans in progress for a 1-sty brick and stone building, 57x106 ft, at the southeast corner of 124th St. and Webster Av., for McNelis & Teodler, 1672 Webster Av., owner. Cost, $15,000. Owners will take bids on general contract.

Brooklyn.

BANKS.

FLATBUSH AV.—Frowbridge & Ackerman, 25 West 44th St., Manhattan, have started plans for a 1-sty brick and limestone bank building, 57x55 ft, at the northwest corner of Flatbush Av. and Dorchester Road, for the Midwood Trust Co., Henry J. Davenport, John H. Day and Jay sts., chairman, building committee. Cost, $150,000. Architects will take estimates on general contract.

26TH ST.—Burke & Olsen, 32 Court St., have prepared plans for a 2-sty brick building, 25x45 ft, in the south side of 26th St., 250 ft west of 14th Av., for Antonio Saporsto, 1345 65th St., owner and builder. Cost, $5,000.

PROSPECT PARK SOUTHWEST.—M. A. Cantor, 267 Fulton St., has prepared plans for a 2-sty brick and stone residence on the south side of Prospect Park Southwest, 124 ft west of 26th St. and 200 ft north of Clarendon Road, for Michael Parrell, 151 Waverly Av., owner. Total cost, $8,000.

AV.—Plans have been prepared privately for a 2-sty brick dwelling, 20x50 ft, on the south side of Av Z, 40 ft north of West 17th St.
The New York Edison Company

One Broadway

Another chapter was added recently to the interesting history of One Broadway when the Washington Building was purchased by the International Mercantile Marine Company. Alterations now under way will change this well known structure into an office building of the most modern type.

Among the several changes, one of the most important is the passing of the private electric generating plant and hydraulic elevator equipment and the installation of Edison Service and motor driven elevators.

An operating study by Edison Engineers showed the low cost of a Central Station served electrical equipment as compared with the old practice and resulted in the decision to change.

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PLANS FOR A 1-STY BRICK FACTORY BUILDING.
100x150 ft, on the north side of 8th Ave. 100 ft.
north of Freeman av., for the Olga Realty Co.,
owner, care, and builder. Cost, $20,000.

FLUSHING, L. I.—A. E. Richardson, 100
Aimy av., flushing, has prepared plans for altera-
tions to the 4-sty brick tenement, 145 ft.
west of Broadway, 125 ft. north of Prince st., into
a warehouse for the Winthrop Corporation.
Flushing, flushing, owner and builder. Cost,
about $8,000.

STABLES AND GARAGES.
LONG ISLAND CITY, L. I.—A. E. Richar-
don, 100 Aaimy av., flushing, has prepared plans for a
6-sty brick steril. on the south side of Grand av., 25 ft.
west of Hopkins av., for J. Pickle, owner. 100
main st., Long Island City, owner. Cost,
$10,000.

NEW JERSEY.
APARTMENTS, PLANTS AND TENEMENTS.
JERSEY CITY, N. J.—John T. Rowland, Jr.,
104 Aaimy av., Jersey City, has plans in process
for a 5-sty brick and limestone apartment, 40
fts., in the Bergen section of Jersey City; for a
company now forming. Details will be avail-
able later.

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NEW YORK CITY.
APARTMENTS, PLANTS AND TENEMENTS.
F. J. KLOES, 16 West 36th st, Manhattan, owner and builder. Details will be available later.

CHURCHES.
RICHMOND HILL, L. I.—L. T. Rubens, 7611
Sedgwick av., Brooklyn, has the general contract
for alterations to the 4-sty brick and stone resi-
dence, 48x75 ft., at Richmond Hill, L. I., for
Mrs. Thomas E. Story, owner. Details will be
available later.

NEW JERSEY.
APARTMENTS, PLANTS AND TENEMENTS.
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Building Construction
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RECORD AND GUIDE
June 26, 1920

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

APARTMENTS, PLANTS AND TENEMENTS.
MANHATTAN.—John K. Burton Corporation,
107 W. 8th st, Manhattan, has the general con-
tract for alterations to the 4-sty brick tenement,
25x25 ft., at 52 Grove st., into studio apart-
ments. Details will be available later.

MANHATTAN.—Frank Heitzman Construc-
tion Co., 101 West 32d st., has the general
contract for alterations to the 4-sty brick tenement,
25x25 ft., at 52 Grove st., into studio apart-
ments. Details will be available later.

MANHATTAN.—Frank Heitzman Construc-
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Let Us Tell You Something

Nobody can tell the rating of a boiler by looking at it. And nobody knows whether the rating placed upon it by the manufacturer is adequate or not until the boiler gets into actual operation. By that time it is usually too late to make a change.

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John Gallin & Son

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The Marble Co.

830-838 Marbridge Bldg., N. Y.

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The Marble Company

830-838 Marbridge Bldg., N. Y.
June 26, 1920

Elec wiring, heating system in 5-sty bk strs & 5 av (lil71). Hardart Co., 600 W 50th; $35,000; (o) Robt. Walton Goelet, 9 W 17th; (a) A, J, McKenna, 8 W 40th (1954).

203 E 12th; (a) Reliance Tower & Steel Constn & Stores; $5,000; (o) Hup Realty Co, 229 teriors, new 1-sty ext, on 2-4-sty bk dwgaj fire-escapes, plumbing fixtures, girders, floors Sty, cornice, skylight, elevator shaft, ext, beams, 57th; (a) Gronenberg & Leuchtag, 303 5 av (1900).

Kingsbury, IIG B.70tl.: (a) P J Rocker & P J Alex F Law, 26 Pemberton Sq, Boston, Mass Studios Corp.. 507 5 av; (a) Jas. Reily Gordon, In 4-sty bk str.

103 Park av (1852).

1.50 W 76th; (a) Mott B. Schmidt, 14 E 46th (1937), Church; (a) Mott B Schmidt, 14 E 46th (1937),

81ST ST, 220-222 E, remove walls, new str fronts in 5-sty bk show rooms; $25,000; (o) David Dreyfus & Chas Mohr, 462-4 E 10st; (a) Jas J F Gavigan, Grand Central Terminal (1855).

124TH ST, 1 E. remove stoop, new entrance, & 5-8TH ST, 119 E, remodel front, new stair case, elev, baths, lavatory in 6-sty bk dwg; $25,000; (o) Mary A Saley, 30 W 35th; (a) O A Schone- wald, Grand Central Terminal (1870).

42D ST, 220-222 E, remove stair pts in 5-sty bk stores & storage; $30,000; (o) Leon J Lee, 128-130 E 73d; (a) Auguste L Noel, 106TH ST, 62 B. rearrange partitions in 4-sty bk church.

OOTH ST, 13S-144 W, new f p elev shaft, doors, motor room in 4-sty bk church & school; $10,000; (o) R C Church of St Gregory the Great, Michi Rooney, trus. 120 W 9th; (a) Edwin Lautrec, 341 st av (1890).

1ST ST, 424-4 E, new ceilings, roofs, stairs, partitions, elev shaft, boilers-room, fire escape, sashes in 6-sty bk garage; $25,000; (a) David Dreyfus & Chas Mohr, 462-4 E 10st; (a) Jas J F Gavigan, Grand Central Terminal (1855).

54TH ST, 28-30 E, remove walls, new columns, girders, stairs, partitions, elevator, plumbing, elec in 5-sty bk system in 5-sty bk dwg; $70,000; (o) Cornelia H. Penbody, 304 W 57th; (a) Geo Reily Dwyer, 294 W 55th st av.

5TH ST, 119 E, remodel front, new stair case, elev, baths, lavatory in 6-sty bk dwg; $25,000; (o) Ilia A Charteron, 60 E 7th; (a) O C Goddard, 103 Park av (1852).

5TH ST, 234 W, new ext in 2 & 5-sty bk theatre; $5,000; (o) Selwyn Realty Corp, 229 W 55th; (a) Geo Reister, 55 W 55th av (1860).

5TH ST, 119 E, remodel front, new stair case, elev, baths, lavatory in 6-sty bk dwg; $25,000; (o) Mary A Saley, 30 W 35th; (a) O A Schone- wald, Grand Central Terminal (1870).

5TH ST, 116 E, rearrange partitions, stairs, new openings, remove bay windows in 5-sty bk store, office & dwg; $500; (o) I Birk, 118 W 5Th: (a) Gronenberg & Leuchtang, 305 5 av (1887).

5TH ST, 128 E, remove stoop, new stairs, trimmings, new front office & show rooms; $6,000; (o) Emil Peiffer, 116 E 33d; (a) A. C. Chesley Co., Inc., 277 Rider Ave., N. Y.

5TH ST, 24 W, remove partitions, wall, new partitions, ext, stairway, walls, beams, heating in 4-sty bk dwg, office & store; $9,000; (a) 24 W 55th, Madison ext (1857). Bok of Brooklyn.

5TH ST, 47-51 E, remove rf, cornico, new sashes in 5-sty bk garage; $10,000; (o) Michl Nering, 6.39 W 131st; (a) Magdeline Morgan. 423 Lenox av; (a)' Walde­ maret, 347 Madison av (1887).

76TH ST, 150 W, rearrange partitions, new ext in 4-sty bk dwg; $10,000; (o) Howard Thayer, Kinsclay, 116 W 66th; (a) P J Rocker & P J Murray, 256 W 55th av.

76TH ST, 226 E, remove steps, new front, en­ trance, stairs, partitions in 3-sty bk dwg; $15, 400; (o) E F. Wyatt, 32 E 70th; (a) Alex F Law, 26 Pemberton Qr (Bosguid. 9 (1871).

76TH ST, 116 E, rearrange partitions, new ext in 4-sty bk dwg: $10,000; (o) Howard Thayer, Kinsclay, 116 W 66th; (a) P J Rocker & P J Murray, 256 W 55th av.

76TH ST, 115 E, new wall-sits, raise wall in 4-sty bk dwg: $80,000; (o) Arthur A Fowler, 42D ST, 120-122 W, remove walls, new front, ext, vert shaft, fireplases, flxs, plumb­ ing, heating, partitions in 3-sty bk dwg; $36, 600; (o) R F. Whitney, Merriottstown, N. J.; (a) F. H. Hebr, 2 W 27th (1919).

76TH ST, 116 E, rearrange partitions, new ext in 4-sty bk dwg; $10,000; (o) Howard Thayer, Kinsclay, 116 W 66th; (a) P J Rocker & P J Murray, 256 W 55th av.

80TH ST, 175 W, Amsterdam av, 421-427, re­ arrange partitions, remodel front, new bath­ rooms in 5-sty bk dwg; $10,000; (o) Joe. E. & J. E. Conroy, 120 W 9th; (a) Maurice Deutsch, 50 Church (1910).

90TH ST, 69 W, remove partitions, new parti­ tions in 4-sty bk studio; $3,000; (a) Fliam­ art Laboratories, Inc, 60 W 60th; (a) Outwater, Shurtleff & Noble, Inc, 18 E 16th (1870).

100TH ST, 135-144 W, new f o elev shaft, doors, motor room in 4-sty bk church & school; $10,000; (o) R C Church of St Gregory the Great, Michi Rooney, trus. 120 W 9th; (a) Edwin Lautrec, 341 st av (1890).

110TH ST, 75-185 E, remove windows, doors, new str fronts in 4-sty bk garage; $10,000; (o) Michl Nering, 6.39 W 131st; (a) Jno. Brandt, 271 W 125th (1881).

120TH ST, 613-615 W, 130th st, 618-620 W, remove windows, doors, girders, new beams, posts, girders in 2-sty bk str & garage; $10,000; (o) Charles Appleby, 46 Ce­ bula, (a) Howard Thayer, 42D ST, 220 E, remove windows, doors, new str fronts in 4-sty bk garage; BOWERY, 301 W, remove walls, new 2-sty bk & str & garage; $1,500; (o) Nicholas Spagnu, 310 Bowery; (a) Louis A Shainart, 134 Bowery (1897).

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

"Britin" Mental Drainboard
For the Kitchen
is covered with a bright soft metal not affected by acids
No plating to wear off
No polishing required to keep it clean
ALL SIZES AND SHAPES MADE

TRUS STEAM FIRE PROOF DOORS
STANDARD SIZES CARRIED IN STOCK
SEND FOR BOOKLET
A. C. CHELSIE CO., INC.; 277 RIDER AVE., N. Y.

A J CONTRACTING CO., Inc.
BUILDING CONSTRUCTION
INTERIOR ALTERATION SPECIALISTS
101 Park Avenue
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for every type of window—residences, stores, or skylights. We also handl floor coverings of the highest grades. Estimates submitted—no obligation
The MURAL FLOOR COVERING COMPANY
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TRULUMBER
CHARLES H. FINCH & CO.
"THE ACCOMMODATING HOUSE"
Coney Island Ave. and Ave. B, Brooklyn, N. Y.

RECORD AND GUIDE
857
**Bronx**

- **GRAY ST, N., 1372, 2-sty fr ext, 20x38, 4 new plumbing to 2-sty fr dwg: $1,000; (o) Marion Ado, premises; (a) Anton Perina, 2608 Westchester av (336).**

- **SILVER ST, 1531, 1-sty fr ext, 34x42, new partitions to 2-sty bk str & Park av; (a) De Rose & Cavallieri, 270 E 140 (230).**

- **150TH ST, s., 75 w Courlander av, build 1-sty ext of 2-sty bk dwg & change from 2½-sty to 3-sty fr dwg: $520; (o) Marie Lab., 220 E 200, (a) V Della Pira, E 57 (140).**

- **151ST ST, 886, 3-sty bk ext, 14x53, to 2-sty fr dwg & garage: $500; (o) Wm Lowe, prem; (a) H C. Steinechef, 1007 E 180 (320).**

- **GRATON AV, s., 75, new partitions to 2-4-sty bk tnts: $850; (o) Wm Field, 773 Cranora Park North; (a) J. Goldner, 823 E 165th (260).**

- **16TH ST, s., 34x49, to 3-sty fr tnt: $1,000; (a) Elizabeth Gesaud, 843 Chestnut st; (a) J De Pace, 361 White Plains av (323).**

- **INTERVALE AV, 1674, 2-sty fr pasture, 15x8, to 3-sty fr tnt: $1,000; (a) Meyer Robinson, prem; (a) El Benedict, 222 Canton av (316).**

- **MARMION AV, 1924, 1-sty bk ext, 12x8x10, new bk wall & new burs to 2-sty fr dwg & garage: $500; (o) M W Del Caudo, 360 W 45 (220).**

- **WALTON AV, w., s., 140¢, repair damage done by fire to 2-sty bk ext, 30x40, to 3-sty bk school; (a) J. Goodman, inc; (a) Moore & Landsiedel, w. & c 164th (334).**

- **WALTON AV, w., w., 50.22 a 196th, 1-sty bk ext, 1912, new partitions to 3-sty bk dwg: $6,000; (a) Frank Jamieson, Fx 13 (316).**

- **WASHINGTON AV, 1685, new bath rooms, new partitions (a) Goldboy, 154 W 59th; (a) Max Kreider, 81 E 125 (260).**

- **WASHINGTON AV, 1691, 1-sty bk ext, 29.4x15, to 2-sty fr synagogue: $7,000; (a) Beth Tfil Mosad Hopper, 1st and Broadway, Bronx; prem; (a) Wm H Meyers, 1803 Carter av (216).**

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