

# Real Estate Record and Builders Guide

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

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## Advertising Index

	Page
A B See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	812
Adler, Ernest N.	812
Altmayer, Leon S.	811
American Bureau of R. E.	812
Ames & Co.	811
Amy & Co., A. V.	811
Anderson & Co., James S.	800
Armstrong, John	812
Aspromonte & Son, L. S.	827
Atlantic Terra Cotta Co.	814
Automatic Fire Alarm Co.	820
Bauer, Millbank & Molloy	2d Cover
Beale Co., Harry S.	810
Beaumont Co., G. B.	Title Page
Bechmann, A. G.	812
Benzing Co., Jos. H.	825
Birdsall, Daniel, & Co.	Front Cover
Boylan, John J.	811
Brown, Frederick	2d Cover
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkeley & Horton Co.	812
Busher Co., Eugene J.	811
Butler & Baldwin	811
C. H. Motors Co.	818
Cammann, Voorhees & Floyd	811
Carpenter, Leonard J.	811
City Investing Co.	800
Classified Advertisements	825
Corning Co., Edward	4th Cover
Corwith Brothers	813
Coutoucas, Nicholas	810
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	811
Cushman & Wakefield	Front Cover
Cutler & Co., Arthur	812
Cutner, Harry B.	811
Davies, J. Clarence	809-813
Day, Joseph P.	811
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	812
Dowd, James A.	812
Duffy Co., J. P.	822
Duross Co.	811
Dwight, Archibald & Perry	811
Electro Sun Co.	826
Elliman & Co., Douglas L.	800
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	811
Feldblet-O'Donnell	827
Feuerbach, F. J.	812
Finch & Co., Chas. H.	824
Finegan, Austin	811
Fischer, J. Arthur	811
Fox & Co., Fredk.	811
Frank & Frank	825
Fuller Co., Geo. A.	820
Gates, Elmer	812
Gold, Louis	826
Goodstein, Harry	2d Cover
Goodwin & Goodwin	811
Hecla Iron Works	827
Hess, M. & L., Inc.	Front Cover

## TABLE OF CONTENTS.

Editorials	801
Equalization Rates for Real and Personal Property	803
Neither Unions Nor Shippers May Interfere with Business	804
Real Estate Review for the Current Week	805
Private Sales of the Week	805
Real Estate Notes	812
Statistical Table of the Week	813
Mayor Hylan's Committee Has Promises of Money and Land	815
Material Shortage Results in Fewer Contracts Placed	817
Personal and Trade Notes	817
Trade and Technical Society Events	817
Building Material Markets	818
Current Building Operations	818
Contemplated Construction	820
Plans Filed for New Construction	823

## Advertising Index

	Page
New York Edison Co., The	821
New York Title & Mortgage Co.	800
Niewenhaus Bros., Mortg.	827
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	811
O'Hara Bros.	812
O'Reilly & Dahn	811
Orr & Co., John C.	821
Payton, Jr., Co., Philip A.	810
Pease & Elliman	Front Cover
Pfomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	822
Porter & Co.	Front Cover
Purdy & Co.	825
Rafalsky Co., Mark	Front Cover
Ray Willes, Inc.	811
Read & Co., Geo. R.	Front Cover
Realty Associates	813
Realty Company of America	800
Realty Supervision Co.	826
Richardson & Boynton Co.	823
Ritch, Wm. T.	820
Roman-Callman Co.	810
Ruland & Whiting	Front Cover
Runk, George S.	811
Ryan, George J.	811
Sasse, Geo. W.	812
Schindler & Liebler	812
Schwibert, Henry	812
Scobie	811
Smith Co., Inc., E. C.	816
Spear & Co.	800
Spotts & Starr	812
South Ferry Realty Co.	800
Steinmetz, John A.	812
Straus & Co., S. W.	810
Thompson Co., A. G.	813
Title Guarantee & Trust Co.	2d Cover
Trageser Steam Copper Works, John	821
Tucker, Speyers & Co.	811
Tyng & Co., Stephen H., Jr.	800
Ullman	812
United Electric Light & Power Co.	807
Uris Iron & Steel Corp.	4th Cover
Abe	4th Cover
Van Valen, Chas. B.	2d Cover
Vorndrans Sons, Christian	825
Walsh, J. Irving	811
Watson Elevator Co., Inc.	4th Cover
Weld & Suidam	800
Wells Architectural Iron Co.	827
Wells Sons, James N.	811
Welsh, S., Sons	812
Wheeler, G. C. & A. E.	822
Wheeler Realty Corp.	812
White Const. Co., Inc., The	808
White & Sons, Wm. A.	800
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	811
Y. M. C. A., West Side	810
Zicha Marble Co., A. R.	824
Zittel & Sons, Fredk.	811

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# EDITORIAL

## Winning Out for the Public

Perhaps the most significant development of the week in the strike of the coastwise longshoremen has been the handling of merchandise in large quantities by the Citizens' Transportation Committee. Hundreds of tons of merchandise, held at various piers since last March because of the refusal of union truckmen to handle it, has been delivered to its owners by the businessmen's new organization. At the same time large quantities of merchandise awaiting shipment have been hauled to the piers and loaded.

These are hopeful signs to citizens who insist that public necessity requires the prompt movement of merchandise in this port. An early end of the prolonged labor difficulties at the docks is predicted in some quarters, but that outcome, highly desirable as it is, is not yet assured. It would have been wise if the strike leaders had accepted Governor Smith's suggestion and returned to work several weeks ago. But they failed to take advantage of this opportunity, and thereby forced the business-men of New York to demonstrate that large quantities of merchandise can be handled and commerce kept moving, strike or no strike.

Too much stress cannot be laid on the effect which the decision of Supreme Court Justice Fawcett has had on the situation. In enjoining certain deep-sea steamship companies from refusing to handle merchandise barred by union labor, Justice Fawcett rules:

"The representatives of the companies who decline to furnish service are violating the law, and the employers where strikes are threatened to compel them to violate the law are engaged in an illegal combination. The carriers have aided and encouraged the unions by seeking to evade their duties to handle plaintiff's goods without discrimination.

"While a man may enter any vocation he chooses, yet if he selects a field indissolubly linked with the rights of the public, such as a common carrier, he must subserve his own rights to that of the public welfare.

"The combination violates the United States Shipping Act and Section 5440 of the Revised Statutes. Under these statutes a refusal of the carriers to transport the plaintiff's merchandise is a crime, and the unions are engaged in an unlawful conspiracy when they induce, aid or abet the carriers in committing the same, and it is no excuse to the carriers that the employes threaten to strike."

The Burgess Brothers Company, dealers in lumber, had applied to Justice Fawcett for an injunction forbidding steamship companies to refuse to accept products not approved by union labor. In passing on this application the jurist gave an illuminating exposition of the legal principles involved in this controversy. Justice Fawcett's ruling applies with equal force to many other strike problems affecting the public interest. He declares that any combination to discriminate against open shop products is against the public welfare and a crime. The complaint in the Burgess Brothers Com-

pany case charged certain steamship companies and certain trade unions with engaging in a combination to exclude the plaintiff's goods from transportation by the defendant common carriers, both where the plaintiff is a shipper and where its customers act as shippers. If this combination is lawful, Justice Fawcett rules, "it is impossible to truck in New York and vicinity except on such terms as the unions permit." He declares such a combination to exclude open shop merchandise from the channels of trade and the markets of the nation as "a conspiracy against public welfare" which "deprives the public of their sovereign right of choice to purchase what they see fit."

Even before this important decision was rendered by Justice Fawcett, public sentiment had aligned itself overwhelmingly behind the business-men in their controversy with the longshoremen strikers. This sentiment has been greatly strengthened by subsequent developments. It becomes more evident every day that the 6,000,000 residents of the Metropolis have some rights which even strike leaders may be compelled to respect.

## Hotels Versus Offices

That so good a hotel man as Mr. John McE. Bowman should dispose of one of his group of hotels in the Grand Central zone to a financial institution to be transformed into a commercial building indicates either that the type of hotel of which the Manhattan is a sample, has outgrown its usefulness and productivity as a lodging-house, or that the demand for office space in the Midtown District is so great as to make it pay to reconstruct any but the most modern hotels for business purposes.

With the final acquisition of the Manhattan by the National City Company there is added another famous landmark in the section north of Twenty-third street to the list of dismantled hotels, which includes the old Fifth Avenue, the Hoffman House, the Holland House, the Earlington, the Grand Union and the Knickerbocker. That the very up-to-date conveniences and luxuries of the Pennsylvania, the new Commodore and the addition to the McAlpin have crowded out their old-fashioned rivals is not so likely as that the restricted areas upon which most of the old-time hotels were erected can be made to produce greater revenues by covering them with office buildings, which do not have to devote so much space to general uses of the occupants as is the case with hotels. Parlors, reception rooms, banquet and dining rooms, soda water bars, peacock allies and kitchens utilize space that can be made to return several dollars per square foot without giving so much service as the hotel guest demands.

There have been a number of hotels built in the midtown section since the demolition of the Fifth Avenue started the razing of so many of the city's best-known hotels. But it is extremely doubtful if the addition to



the number of rooms, taking into consideration the loss through the closing of the hotels mentioned, is in proportion to the increase in population and to the increase in out-of-town visitors. The difficulty of getting accommodations unless bookings are made far in advance of arrival indicates that New York is under-built in this respect as it is in other lines of construction.

New hotels must be erected and they must be cen-

trally located. Times Square and Pershing Square are natural centers near which they must be built. They are as important to the welfare of the city as apartment houses, because our out-of-town visitors do not come here simply for pleasure. They come to do business, and even if they come only for pleasure they make business. Therefore it is good business to provide them with comfortable quarters while New Yorkers do business for and with them.

## Ordinance Requires Operators of Ice Machines to be Engineers

**T**HE Real Estate Board of New York calls the attention of taxpayers to an ordinance now before the Board of Aldermen (Int. No. 524), introduced by Alderman Farley. It bears a modest title indicating that it is "to amend Article 1 of Chapter 18 of the Code of Ordinances relative to persons to be licensed as engineers."

Actually, however, it would require every person who should take charge or operate "any ice machine or gas compressor of five tons or greater capacity; any machine used for hoisting purposes or cable ways, irrespective of motive power, used for construction work," to be licensed as a steam engineer, and it would prevent any person to be "in charge of or operate any boiler or other machinery used for heating or motive power unless such person is duly licensed as an engineer in accordance with the provisions of Section 342 and the laws of the

State of New York as may be applicable thereto."

It would inflict a penalty of \$25.00 or a jail sentence of twenty-five days or both of these penalties upon those who should violate the Ordinance.

The Real Estate Board has opposed this ordinance in cooperation with the Hotel Managers Association and other organizations and has been in touch with several of the business interests, restaurant keepers and others who would be directly affected by the ordinance.

The Board has opposed it on several grounds; one of these is that in so far as it affects ice machines, it is covered by the provisions of Subdivision 5 of Section 220 of Chapter 10 of the Code of Ordinances which require the qualifications of the operator of such a machine to be tested and certified to by the Police Commissioner.

## Many Buyers For 2,000 Lots at Jamaica Auction Sale

**A**FTER an auction offering of the 2,000 lots that comprised all that remained unsold privately of the hill development in Jamaica known as Jamaica Estates, that lasted four days, Joseph P. Day, auctioneer, announces that the total amount realized is \$400,189. There was a total of 612 buyers of this property that was owned and developed by the Matawok Land Co., in which the late Lieutenant Governor Timothy L. Woodruff and others more or less prominent were long interested.

Prominent among the buyers at the auction sale, which began on the premises last Saturday, was Charles F. Noyes, the well-known New York real estate broker, who purchased an entire block of lots bounded by Holliswood avenue, Huntley drive and Troon place. Emanuel Bach, a well-known Manhattan real estate operator, also bought a block of lots.

In the light of the present building situation, vacant prop-

erty is not in very strong demand, and, considering the fact, the prices obtained were fairly good. The total averaged more than \$200 a lot. These lots are within easy access of the Hillside station of the Long Island Railroad, at East Jamaica, and they are within easy riding distance of the main Jamaica station. They are in the finest suburban part of Jamaica, being on the high ridge known as "the backbone of Long Island."

The principals for whom Mr. Day acted were satisfied with the results of the sale. There is a fine entrance lodge to Jamaica Estates and considerable work on municipal improvements was made there a few years ago. The property has an extensive frontage on Hillside avenue, one of the leading automobile highways through Long Island. Michael J. Degnon, the well-known contractor, has a fine home on the property, as well as numerous New York business men.

## Many Fine Residences Sold at Night Auction

**I**NSTEAD of the usual feature of banquet tables surrounded by diners in evening dress, the Astor Gallery of the Waldorf-Astoria Hotel, last Wednesday evening, was the scene of a night auction of real estate conducted by Joseph P. Day, but under the auspices of M. Morgenthau, Jr., Co. The attendance and the bidding demonstrated the practicability of night auction sales. It showed that good purchases of real property are sought in leisure as well as business hours.

Properties offered are in the Washington Square section and from the better parts of the upper East and West Sides, and they ranged in value from \$13,000 to \$65,000 each. Three and four-story dwellings, of various widths and depths, comprised the eighteen parcels disposed of. The total amount realized was \$570,750. Many home-seekers bought as well as operators. The sale was an interesting event in this era of New York real estate activity.

The three 3-story dwellings, 169 to 173 West 12th street, each on a lot 21x103.3, brought \$23,000 each. C. B. Bretzfeld bought the 4-story and basement brownstone dwelling, 77 East 55th street, on a lot 16.8x75.10, adjoining the northwest corner of Park avenue. The price was \$51,000. The 16-foot front 3-story and basement dwelling 1610 Lexington avenue, adjoining the southwest corner of East 102d street, sold for \$9,500. A full

report of the results of the sale will be found in the regular auction sales column of The Record and Guide.

Both Mr. Day and Mr. Morgenthau were fully satisfied with the results of this innovation in auction dealing.

With a view to determining the physical characteristics of various subgrade soils, thereby obtaining a scientific measure of their bearing value, an investigation is now being carried on by testing engineers within the Bureau of Public Roads. The work includes taking samples of soil at spots in the subgrade of highways where failure has begun, and studying surrounding geological conditions to determine in what manner moisture reaches the subgrade, thus destroying its value.

In this investigation it is hoped that co-operation will be secured from various state highway departments. The Bureau of Soils is co-operating with the Bureau of Public Roads in the investigation.

So far samples of soil have been taken from the Washington-Baltimore Road in Maryland, and are now under observation. Later the work will be extended beyond Baltimore and on other roads in Maryland. Some progress has been made in laboratory testing, a number of samples of subgrade material having been examined already.



# REAL ESTATE SECTION

## Equalization Rates For Real and Personal Property

Announced by State Board of Taxes at Albany This Week With Full Values and Deductions Worked Out

Counties.	Assessed value of real property (1919).	Rate of equalization.	Full value of real property at rate of equalization.	Am't deducted from assessed value of real property.	Amount added to assessed value of real property.	Equalized value of real property.	Assessed value of personal property (other than bank stock) subject to taxation (1919).	Total equalized value of real property and assessed value of personal property (other than bank stock).
Albany .....	\$149,393,036	79	\$189,105,109	.....	\$13,116,520	\$162,509,556	\$1,802,370	\$164,311,926
Allegany ....	28,535,280	71	40,190,535	.....	6,002,898	34,538,178	762,185	35,300,363
Bronx .....	753,308,264	93	810,008,886	\$57,218,216	.....	696,090,048	17,211,200	713,301,248
Broome .....	71,757,763	74	96,969,950	.....	11,574,430	83,332,193	567,000	83,899,193
Cattaraugus..	43,435,434	64	67,867,866	.....	14,887,563	58,322,997	701,378	59,924,375
Cayuga .....	44,094,517	71	62,104,954	.....	9,276,058	53,370,575	555,395	53,925,970
Chautauqua..	79,660,794	66	120,698,173	.....	24,062,509	103,723,303	818,824	104,542,127
Chemung ...	46,152,966	85	54,297,607	.....	508,280	46,661,246	598,110	47,259,346
Chenango ...	19,139,842	65	29,445,911	.....	6,164,826	25,304,668	519,690	25,824,358
Clinton .....	13,405,175	47	28,521,649	.....	11,105,218	24,510,393	280,193	24,790,586
Columbia ...	27,646,207	66	41,888,192	.....	8,350,872	35,997,079	387,776	36,384,855
Cortland ...	18,626,715	72	25,870,438	.....	3,605,330	22,232,045	140,800	22,372,845
Delaware ...	25,849,766	57	45,350,467	.....	13,122,657	38,972,423	456,153	39,428,576
Dutchess ...	72,806,500	70	104,009,286	.....	16,575,024	89,381,524	2,225,375	91,606,899
Erie .....	677,497,425	90	752,774,917	30,592,018	.....	646,905,407	17,816,200	664,721,607
Essex .....	18,942,797	59	32,106,436	.....	8,648,222	27,591,019	351,280	27,942,299
Franklin ...	14,603,360	43	33,961,302	.....	14,581,658	29,185,018	270,550	29,455,568
Fulton .....	29,162,722	80	36,453,403	.....	2,163,911	31,326,633	738,285	32,064,918
Genesee ...	37,627,456	73	51,544,460	.....	6,667,843	44,295,299	650,150	44,945,449
Greene .....	14,457,472	61	23,700,774	.....	5,910,049	20,367,521	185,645	20,553,166
Hamilton ...	5,030,689	48	10,480,602	.....	3,975,932	9,006,621	5,425	9,012,046
Herkimer ...	41,023,248	64	64,098,825	.....	14,060,782	55,084,030	565,525	55,649,555
Jefferson ...	54,596,500	64	85,307,031	.....	18,713,035	73,309,535	1,503,915	74,813,450
Kings .....	1,937,811,205	94	2,061,501,282	166,237,397	.....	1,771,573,808	41,192,900	1,812,766,708
Lewis .....	12,240,849	51	24,001,665	.....	8,385,246	20,626,095	351,570	20,977,665
Livingston ..	31,328,272	73	42,915,441	.....	5,551,584	36,879,856	1,067,210	37,947,066
Madison ...	22,963,597	62	37,038,059	.....	8,865,466	31,829,063	722,055	32,551,118
Monroe ...	351,841,009	82	429,074,401	.....	16,888,799	368,729,808	3,296,300	372,026,108
Montgomery..	34,961,589	64	54,627,483	.....	11,983,139	46,944,728	492,451	47,437,179
Nassau ...	139,033,915	50	278,067,830	.....	99,926,734	238,960,649	3,148,350	242,108,999
New York ...	5,186,771,887	95	5,459,759,881	494,867,156	.....	4,691,904,731	227,063,350	4,918,968,081
Niagara ...	161,735,133	91	177,730,915	9,000,116	.....	152,735,017	416,740	153,151,757
Oneida .....	93,513,817	56	166,988,959	.....	49,989,982	143,503,799	1,062,545	144,566,344
Onondaga ...	213,224,563	78	273,364,824	.....	21,694,506	234,919,069	2,308,442	237,227,511
Ontario ...	45,811,711	74	61,907,718	.....	7,389,367	53,201,078	718,780	53,919,858
Orange .....	80,843,854	62	130,393,313	.....	31,211,074	112,054,928	1,784,665	113,839,593
Orleans ...	29,444,904	78	37,749,877	.....	2,995,868	32,440,772	146,455	32,587,227
Oswego ...	38,329,889	66	58,075,589	.....	11,578,007	49,907,896	1,226,540	51,134,436
Otsego ...	26,932,834	67	40,198,260	.....	7,611,983	34,544,817	905,087	35,449,904
Putnam ...	14,719,684	67	21,969,678	.....	4,160,200	18,879,884	449,450	19,329,334
Queens .....	636,409,159	89	715,066,471	21,908,919	.....	614,500,240	8,792,100	623,292,340
Rensselaer ..	86,963,849	87	99,958,447	1,063,458	.....	85,900,391	1,560,937	87,461,328
Richmond ...	111,821,192	89	125,641,789	3,849,539	.....	107,971,653	2,246,635	110,218,288
Rockland ...	35,313,990	72	49,047,208	.....	6,835,268	42,149,258	184,300	42,333,558
St. Lawrence	52,053,213	68	76,548,843	.....	13,729,877	65,783,090	1,367,005	67,150,095
Saratoga ...	35,441,731	64	55,377,705	.....	12,147,709	47,589,440	380,015	47,969,455
Schenectady..	78,945,588	63	125,310,457	.....	28,741,332	107,686,920	597,268	108,284,188
Schoharie ...	12,342,249	75	16,456,332	.....	1,799,681	14,141,930	354,373	14,496,303
Schuyler ...	7,651,893	66	11,593,777	.....	2,311,347	9,963,240	127,480	10,090,720
Seneca .....	18,642,887	73	25,538,201	.....	3,303,647	21,946,534	304,175	22,250,709
Steuben ...	47,715,132	70	68,164,474	.....	10,862,759	58,577,891	901,175	59,479,066
Suffolk .....	105,625,819	58	182,113,481	.....	50,875,404	156,501,223	2,609,925	159,111,148
Sullivan ...	7,670,091	22	34,864,050	.....	22,290,714	29,960,805	131,895	30,092,700
Tioga .....	14,720,254	77	19,117,213	.....	1,708,333	16,428,587	250,195	16,678,782
Tompkins ...	28,212,165	74	38,124,547	.....	4,550,584	32,762,749	469,018	33,231,767
Ulster .....	35,641,836	55	64,803,338	.....	20,047,625	55,689,461	269,030	55,958,491
Warren ...	17,734,062	57	31,112,389	.....	9,002,712	26,736,774	356,400	27,093,174
Washington..	21,723,897	66	32,914,995	.....	6,561,966	28,285,863	679,705	28,965,568
Wayne ...	37,610,672	66	56,985,867	.....	11,360,760	48,971,432	413,380	49,384,812
Westchester..	488,215,893	75	650,954,524	.....	71,189,041	559,404,934	5,967,595	565,372,529
Wyoming ...	23,745,646	77	30,838,501	.....	2,755,759	26,501,405	474,640	26,976,045
Yates .....	12,726,155	68	18,714,834	.....	3,356,719	16,082,884	340,170	16,423,054
.....	\$12,625,190,013		\$14,691,369,491	\$784,736,819	\$784,736,819	\$12,625,190,013	\$364,243,720	\$12,989,433,733

Average rate of equalization for State, 85.9361+ per cent.



# Neither Unions Nor Shippers May Interfere With Business

## Justice Fawcett's Decision in Case Brought by Lumber Company of Far-Reaching Importance in Protecting Rights of Public

**T**HE decision of Justice Lewis L. Fawcett in the Supreme Court, Second Judicial District, in the injunction proceedings brought by the Burgess Brothers Company, a lumber concern, against organized labor and shipping companies to restrain them from interference with its business, is of such importance the Record and Guide reprints it in full.

In his opinion and decision Justice Fawcett said:

"The moving papers herein show that all of the parties are engaged in a combination having for its object the exclusion of plaintiff's merchandise from transportation by defendant carriers, both where plaintiff is the shipper and where its customers are the shippers. The continuance of this condition makes it impossible for plaintiff to carry on export trade in any form. (If combinations of this character are lawful, then it is impossible for any trucking to be done in New York city and vicinity except on terms that the truckmen's union permits, and it becomes entirely practicable for the truckmen's union to decide what merchandise it will haul, and what merchandise it will not haul.

"The affidavits of the union defendants generally admit the specific acts charged and assert their legality. The affidavit of defendant Joseph Ryan, vice-president of the International Longshoremen's Union and secretary of Local 991, states that the Transportation Trades Council is composed of checkers, clerks, foremen, lighter captains, coal handlers, scalemen and weighers, and it is generally admitted that it includes the truckmen and chauffeurs. This trades council adopted unanimously the following policy:

"None of the members would handle any non-union goods or any goods transported in any way by firms, corporations or individuals who refused to employ union labor or refuse

to enter into a contract to transport their goods under union terms.'

"The affidavit of James T. Hennessey, business agent of Local 874, Commercial Checkers Union, states the policy of the affiliated unions as follows:

"That no union member should thereafter work with any non-union labor and that they should not handle the products of any non-union labor and should not assist in the transportation of any goods to be forwarded by any firm, individual or corporation which either refused to employ union labor or refused to enter into contract or agreement with the various unions represented by the Trades Council.'

"And it further states that 'as transportation of goods throughout the city was distributed among various trades unions all of whose work was a necessary link in said transportation and as the interests were identical that which hurt one would hurt all and that which helped one would help all.'

"The affidavit of defendant, George Campbell, business agent of Steamship Clerks Union, Local No. 975, makes similar assertions and admits he left lists of the unfair concerns at the piers of the defendant carriers.

"This seems to me to be a combination to gain control over transportation and to blockade the channels of trade against all but union merchandise and against all concerns which do not make union contracts. Such a combination to exclude open shop merchandise from the channels of trade and commerce and from the markets of the nation is a conspiracy against public welfare and deprives the public of their sovereign right of choice to purchase such goods as they want, because by artificial methods it keeps such goods out of the

(Continued on page 811)

## BROKERS WITH HOME-SEEKING CLIENTS

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

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



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# Review of Real Estate Market for the Current Week

## Wide Latitude to Dealing North of Fifty-Ninth Street in Apartments and Dwellings While Large Sales Anywhere Were Scarce

WITH the real estate operators and brokers contemplating their Fourth of July holiday, the real estate market this week displayed the best kind of activity: a large number of sales of medium class properties instead of numerous large transactions. This indicates a strong undertone to the market, and the indications are that the volume of dealing will be just as heavy next week. The unusual deals of this week were the sale of some buildings on Broadway running through to Crosby street, the sale of an elevator apartment house in the Upper West Side, the leasing of a Fifth avenue store at the rental rate of \$1,500 a front foot—which is equal to the front foot fee value in Pearl street, near Wall street—and the sale of a row of apartment houses in Harlem. The major part of the activity in important buildings was south of Fifty-ninth street. Numerous commercial buildings of small sizes figured in the dealing. The wide scope of the market, however, was north of Fifty-ninth street.

The sale of 550 to 556 Broadway, which follows other sales made in that part of Broadway this year, indicates a revival of interest and of values there. A few years before his death, former Mayor Seth Low sold some loft buildings in the vicinity that he had long owned, because he foresaw a depreciation of values. If there was any pronounced reduction of fee values there the rapid transit route through

Broadway south of Fourteenth street and the paucity of loft building construction, together with the gradual shifting of certain trade centers, has dissipated the alarm felt by property owners in Low's time.

A lease of exceptional character was filed during the week. The premises 2503 to 2509 Broadway, comprising a one-story taxpayer, and adjoining a five-story building at the northwest corner of Ninety-third street, was leased by Eugene Higgins, of Paris, France, to Anthony E. Stieger for a term of two hundred years. The lessor has owned the property since 1876, when that part of Broadway was a wilderness. The rest of this block front is owned by William R. Peters, whose holdings are improved. It will be recalled that Mr. Higgins was one of the executors of the will of the late James Gordon Bennett, but he resigned because his duties as such interfered with the care of his private interests.

It is to be observed that there is a good demand for properties in the old woolen and white goods district in Worth street. First developed in 1869, this district was unfavorably affected by the exodus of merchants to the Fourth avenue neighborhood a few years ago. It looks now, however, as though there would be a strong district downtown as well as uptown of this character. Many merchants in the white goods, cotton goods and converting business are making long leases in the Worth street district.

### PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 150, as against 130 last week and 98 a year ago.

The number of sales south of 59th street was 60, as compared with 50 last week and 23 a year ago.

The number of sales south of 59th street was 90, as compared with 65 last week and 75 a year ago.

From the Bronx 20 sales at private contract were reported, as against 35 last week and 49 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 813.

### A New Landlord Decision.

AN interesting decision by the Appellate Division of the Supreme Court, Second Department, in a case involving a particular construction of the new landlord and tenant law, has just been handed down. It pertains to the case of Joseph Shanik, landlord, appellant, against Edward Eckhardt, tenant, respondent, which case was tried in the Municipal Court in Brooklyn. The Greater New York Taxpayers' Association, of which the appellant is a member, retained Abraham J. Halprin to argue the appeal.

The point involved was as to the right of a landlord to maintain a summary proceeding. Various Municipal Court judges have held that in such an action that unless a landlord could establish that the rent he sought to recover was the same as the previous month's rent and not more than 25 per cent. more than the rest of the particular premises as it existed a year before the institution of the proceedings that he could not dispossess the tenant at bar.

In reversing the decision of the lower court and granting a new trial, the Appellate Division held that it is not incumbent on a landlord to show that the rent has not been raised above that of the preceding month and that the rent demanded is not more than 25 per cent. above the rent of the corresponding month of the preceding year; but, that the landlord has only to establish either that the rent has not been increased more than 25 per cent. in a year or that it is not more than that of the preceding month.

This case hinged on Section 136 of the Laws of 1920; and, the higher Court held that the word "or" in this section must not be read to mean "and," that having been the construction placed upon it by the lower Court.

### Removals to Manufacturing Zones.

The Save New York Committee announces that the following manufacturing firms have removed from non-manufacturing building zones to factory building zones:

Gotthelf & Revitz (coats and suits), 10 East

33d st. to 36 West 25th st.; Kohn Bros (furs), 141 West 36th st. to 119 West 29th st.; Milstein & Grad (coats and suits), from 63 West 36th st. to 114-120 West 26th st.; Gorky Bros. (furs), 149 West 36th st. to 145 West 28th st.; Colt Cromwell & Co., Inc. (leather goods), 149 West 36th st. to 813 Broadway; Mandleberg & Co. (rainwear), 19 West 34th st. to 46 West 23d st.; J. Bernard & Co. (furs), 12 East 33d st. to 12-14 West 28th st.; F. Sattig (costumes), 39 West 38th st. to 13 West 28th st.; Hoffert & Bichler (furs), 63 West 38th st. to 155 West 29th st.; L. & L. Dress Co., 155 West 34th st. to 18 West 27th st.; Peggy Paige (dresses), 131 West 35th st. to 18 West 32d st.

### Important New Lease Delayed.

PLANS to convert the Hotel Manhattan, at the northwest corner of 42d street and Madison avenue, into an office and mercantile building, for which purpose it has been leased by the National City Company, a subsidiary of the National City Bank, have been delayed by the Transportation Club, which subleases the thirteenth floor, refusing to surrender the balance of its term, which has several years yet to run. The Bowman interests that run the Manhattan also have an interest in the lease on the property.

It develops that alteration of the hotel into an office and business building cannot be made under the terms of the club's sublease, as that document calls for kitchen facilities to be provided by the hotel management so that the club can run its restaurant properly. This is for the term of the sublease.

In order to overcome this setback the Bowman interests have offered the Transportation Club first class quarters in the Hotel Biltmore, one offer being the Italian Room on the second floor of the Biltmore, but the club rejected it on the ground that the exchange would not be desirable largely on account of being too close to the street. Then part of the eighteenth floor of the Biltmore was offered, and this offer is now under consideration. It is understood that the Transportation Club wanted a premium for leaving the Manhattan. August Hecksher, who owns the Hotel Manhattan property, is a member of the club.

John McE. Bowman, head of the Hotel Manhattan and of the Biltmore, is now in Europe, but counsel is attending to his interests in the premises.

### Resale of Broadway Holdings.

Everett Heaney & Co. resold through the Charles F. Noyes Co. to the Phenix Commercial Co. 550 Broadway, a 5-sty brownstone loft building, on a plot 35.1x99.5; also, 552-554 Broadway, a 6-sty loft building, on a plot 50x99.5 which connect with abutting buildings 90-92 Crosby st, the latter being a 1-sty and a 4-sty building, respectively, and covering a plot 51.3x99.9; also, 556 Broadway, a 4-sty loft building, on a plot 24.10x99.5. The various buildings cover a plottage of

about 16,000 square feet, with a rental power of \$60,000 a year. The property was held at \$400,000. The sellers purchased this property, together with 446-448 Broadway and 80-88 Crosby st, through the Noyes Co. a few months ago from Vincent Astor. They will retain the latter parcels for their own business use.

### Larocques Sell In Chatham Square.

Joseph Larocque sold to Charles Salamone 10-11 and 12 Chatham sq, adjoining the southwest corner of Doyers st, one 6-sty and two 4-sty buildings, on a plot 61x80, together with the abutting property 3 Doyers st, a brick building, on a plot 37x60, the two plottages forming an L around the corner of the two streets. These parcels have been owned by the Larocque family more than 100 years. The new owner will make extensive improvements.

### Where Numbered Streets Cross.

Duross Co. sold for the Williams-Dexter Co. to Pierre Houpert 284 West 4th st, at the southwest corner of West 11th st, Greenwich Village, a 3-sty and basement brick dwelling, on a lot 21.1x53.7.

### Sale of Old Holdings.

William A. White & Sons sold for Mrs. J. Arden Harriman and the estate of U. J. Smith 13 and 15 East 13th st, two 2-sty brick store buildings, on a plot 40x46.3. The buyers, William P. Goldman & Bros., manufacturing clothiers, will use the property for storage purposes. The properties had been owned by the families of the sellers since before the Civil War and were formerly private stables. They are the only pieces on the north side of 13th st, between Fifth av and University pl not owned by the Van Beuren estate, with the exception of the northwest corner of University pl.

### George H. Ingalls Buys Dwelling.

Diego De Suarez sold through Douglas Gibbons & Co. to George H. Ingalls, a vice-president of the New York Central and Hudson River Railroad Co. 154 East 78th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x102.2.

### Washington Heights Corner Sold.

Realty Managers, Inc., Frank Gegrish, president, resold to Dr. Charles Levin the northwest corner of Broadway and 180th st, a 6-sty apartment house known as Haven Court, on a plot 96.1x127.4x103.3x159.10½.

### Tenants Buy Warehouse.

Daniels & Kennedy, truckmen and warehousemen, tenants of 313 to 317 Cherry st through to 558-560 Water st, a 1-sty brick warehouse, on a plot 72x117.9¼, adjoining the southwest corner of Clinton st, have bought the property from John A. Kennedy and others.



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Permanent position with a large Public Utility Company, the stability of whose business and program of construction guarantees steady employment to competent men.

Means are provided for every employee to complete his education at the Company's expense, and the employee is always assured of a "square deal."

A Profit-Sharing plan whereby employees remaining with the company over two years receive a bonus on their salaries varying from 2 per cent. for two years' service to 8 per cent. for five years and over.

An opportunity to receive 6 per cent. interest compounded quarterly on your own savings in the Investment Fund.

All the benefits to be derived from a liberal pension plan.

Salaries based on the prevailing market rate.

Write or call, Designing Engineer, Willoughby and Gold Streets, Brooklyn.

## Big West Side Plot Sold.

C. I. Building Corporation, Louis Gold, president, sold 527 to 533 West 55th st running through to 528 to 532 West 56th st, a plot containing 17,500 square feet. It has a frontage on 55th st of 100 feet and on 56th st of 75 feet, with a total depth of 200.10 feet. The buyer is the George Dose Engineering Co. of 43 West 27th st, John R. Alteri, president, which will improve the site with a garage.

## Activity in West 129th St.

Max Lurie and Jacob Weinstein sold 27-29 West 129th st, a 6-sty apartment house, on a plot 41.11x99.11; also 31-33 West 129th st, a 6-sty apartment house, on a plot 41.5x99.11; also, 43-45 West 129th st, a 6-sty apartment house, on a plot 50x99.11; also, 47-49 West 129th st, a 6-sty apartment house, on a plot 50x99.11; also, 51-53 West 129th st, a 6-sty apartment house, on a plot 50x99.11.

## Sell Madison Av Corner.

Dorfman & Wasserman sold to Meyer Iscar the southwest corner of Madison av and 97th st, a 6-sty apartment house, known as 1396-1398 Madison av, on a plot 50.11x81.13.

## Kingdon Gould Buys Dwelling.

Instead of being sold last Wednesday evening at auction, by Joseph P. Day, in the Waldorf-

Astoria, the 4-sty and basement brownstone dwelling 160 East 72d st, on a lot 21x104.4, was sold privately by the Seimor Homes Corporation to Kingdon Gould, for \$38,250. It is two doors east of Lexington av. M. Morgenthau, Jr., Co., was the broker.

## Bridge Hotel Sold.

Joseph P. Day and E. H. Ludlow & Co. sold for the estate of James J. Phelan 114 to 118 Park Row, the 6-sty brick building known as the Bridge Hotel, and a 1sty store adjoining, on a total plot 49x105.8x irregular. The properties were scheduled to be sold at auction by Mr. Day in the Exchange Salesroom, along with the balance of the Phelan estate last Tuesday.

## Churches Sell Parcels.

The Church of St. Cornelius has been granted permission to sell a lot in the north side of West 46th st, 220 feet west of Ninth av, 55x100, to the trustees of St. Clement's Church.

Justice Tierney, in the Supreme Court, has granted permission to St. Mark's Church in the Bourie, to sell 182 Franklin st, a 5-sty building, on a lot 21x87.10, to Daniel Birdsall for \$17,500.

## Buys Elevator Apartments.

Terra Realty Corporation sold to the Number 225 Central Park West Corporation, Louis H.

Low, president, 310 to 314 West 86th st, a 12-sty fireproof elevator apartment house on a plot 72x102.2. The house was built in 1914 by Mulliken & Moeller and contains two apartments on a floor of 7 rooms and 3 baths each and has a rent roll of \$65,000. The asking price was \$600,000.

## Big Industrial Site Sold.

Roman Callman Co. sold to the United States Industrial Alcohol Co. for Ralph Leininger, the plot of 200,000 square feet at the southwest corner of Grand st and Garrison av, Maspeth, having a frontage of 260 feet on Grand st, running back 750 feet to the Bushwick branch of the Long Island Railroad, with a railroad frontage of 500 feet, and from which road two railroad spurs will be obtained. The frontage on Garrison av is 270 feet; the remainder of Garrison av frontage being improved with small frame houses on shallow lots. On this property, the last of the large industrial sites obtainable in this section, the purchasers, the United States Industrial Alcohol Co., from plans prepared by their own engineering department, will erect a mammoth plant for the distribution, throughout the metropolitan district, of grain and denatured alcohol, and their new fuel product, "ALCOGAS." The property including the improvements thereon, will involve an expenditure of upwards of \$1,000,000, and adjoins the plants of the United Button Co., the Wrigley Co., Pathe Phonograph Co., C. B. French Co. and many others.

## Important Brooklyn Sales.

Canucci & Wolpert purchased for a community center improvement a plot fronting 150 feet in Church av, between Flatbush and Bedford avs. Plans are being prepared by George Aspland, architect, for a building 3 stories in height, with mezzanine and balcony floors. Negotiations are pending for the purchase of an additional plot in Martense st, on which a wing may be built.

Hart estate sold 293 to 305 Flatbush av and 111-113 Prospect pl, Brooklyn, at the intersection of the two streets, 3 and 4-sty store buildings, on a plot 100x180. The estate had owned the property 37 years.

McInerney-Klinck Realty Co. sold for Albert Goesser and Herman C. Meyer 1232 to 1238 Flatbush av, four 3-sty brick and stone apartment houses with stores, on a plot 85x100.

## Manhattan.

### South of 59th Street.

BARCLAY ST.—The H. E. Benjamin of Hoboken, N. J., purchased for \$75,000, from St. Michael's Protestant Episcopal Church, the 5-sty business building at 33 Barclay st, on a lot 25.8x73.8. The church took back a \$50,000 mortgage at 5½ per cent., due June 1, 1925.

BEEKMAN ST.—The Wickham estate sold through the Charles F. Noyes Co. 55 Beekman st through to 85 Ann st, a 5-sty commercial building, on a lot 25x117.9x23.6. The property is leased to McKesson & Robbins until May 1, 1922.

BOND ST.—Estate of B. Gomprecht sold to the Lebertan Corporation 24 Bond st, a 6-sty loft building, on a lot 25.9x100.

BOWERY.—Mary B. Delafeld sold to Nathaniel H. Lyons 143 Bowery, a 5-sty building known as the Delevan, a lodging house, on a lot 25.1x110.5x25x109.9.

CEDAR ST.—Bowling Green Corporation sold to the Takamine Commercial Corporation 7 Cedar st, a 5-sty building, on a lot 21.1x40.11.

FRONT ST.—Charles F. Noyes Co. resold for Richard S. Elliott 74 Front st, a 5-sty building on a lot 18.8x86.7x19 adjoining the northwest corner of Old Slip. Mr. Elliott bought the property a few weeks ago through the Charles F. Noyes Co. from Knauth, Nachod & Kuhne on an all cash basis and the property has been sold on the same basis and will be held by the purchaser without mortgage. The building will be occupied by the buyer.

GREAT JONES ST.—Lebertan Corporation bought from the estate of B. Gomprecht 48 to 52 Great Jones st, a 7-sty loft building, on a plot 66x87.11x66.5x80.5; also, from the same estate 27 Great Jones st, a 5-sty building, on a lot 25.11x100.2.

HORATIO ST.—Lamore Realty Co. sold 65 Horatio st, a 3-sty and basement brick dwelling, on a lot 33.5x25, adjoining the northwest corner of Greenwich st.

LEONARD ST.—Wm. H. Whiting & Co. sold for Grace E. Rupp and Angas A. Lauben the 7-sty warehouse on a lot, 25x67.1x14.8, adjoining the northwest corner of Varick st at 31 Leonard st.

MERCER ST.—Daniel W. Hammond purchased from Florence H. Lefavour and others 173 Mercer st, a 5-sty building, on a plot 37.3x25, adjoining the southwest corner of West Houston st.

PEARL ST.—William H. Whiting & Co. sold for de Forest Bros. to Loughlin Bros. 270-272 Pearl st, a 5-sty building, on a plot 32.9x87.8. The buyers will occupy the premises.

PECK SLIP.—Anna S. Wilson sold to Frances Pollock and Mamie Cohen 37 Peck Slip, a 4-sty building, on a lot 27.3x40, adjoining the southeast corner of Front st.



**SUTTON PL.**—Edward A. Allen sold to James E. Casle, for occupancy, 24 Sutton pl, a 4-sty brick flat, on a lot 20x86.6, adjoining the north-west corner of East 58th st.

**WASHINGTON PL.**—Benjamin Menschel sold to Abraham Goldberg 21 Washington pl, at the northeast corner of Greene st, an 8-sty loft building, on a lot 25x100.

**WATER ST.**—Wm. H. Whiting & Co. sold for William H. Goadby as executor 206 Water st, a 5-sty building, on a lot 25x101.5x94.4x25.4, adjoining the northeast corner of Fulton st.

**WOOSTER ST.**—Abner T. Bowen sold to the Golip Realty Corporation the 8-sty loft building, on a plot 50x100, at 155 and 157 Wooster st.

**2D ST.**—Estate of George F. Johnson sold to the LeBach Construction Corporation, Jacob Bashein, president, the vacant plot, 80x92.6x irregular, at 25 to 27 East 2d st. A 2-sty office building will be built thereon.

**4TH ST.**—J. K. Byard resold 284 West 4th st, southeast corner of West 11th st, a 3-sty dwelling, on a lot 21.1x53.6, which the buyer will alter for his own occupancy. Mr. Byard recently purchased five houses at this point from Harris & Maurice Mandelbaum.

**11TH ST.**—W. J. Farrell sold 142 West 11th st, a 3-sty and basement brick dwelling, on a lot 22.6x108.9.

**19TH ST.**—Leonard Weill sold to Miss Sarah W. Hunter 240 East 19th st, a 3-sty and basement dwelling, on a lot 20x84.

**19TH ST.**—Marcus Helfand sold to Henry Weinstein 328-330 West 19th st, two 3-sty and basement dwellings, each on a lot 21.10½x92.

**20TH ST.**—Robert Wick sold 444 West 20th st, a 3-sty and basement dwelling, on a lot 25x100.

**21ST ST.**—Philip Goldberg sold 209 West 21st st, a 5-sty apartment house, on a lot 25x100.

**23D ST.**—Dwight, Archibald & Perry, Inc., in connection with William M. Christie, sold for the Stephenson estate 319 to 323 East 23d st, three 4-sty English basement dwellings, on a plot 50x98.9. The buyer will make extensive alterations. The Stephenson estate had owned the parcels more than 50 years.

**23D ST.**—Dwight, Archibald & Perry sold for Carrie A. Hawkins 420-422 West 23d st, two 4-sty and basement brownstone dwellings, the first on a lot 26.6x98.9 and the second on a lot 25x98.9.

**29TH ST.**—The Congregation Adereth El bought from Emma De Long the 3-sty and basement brownstone dwelling at 133 East 29th st, on a lot 20x98.9. The buyers worship in 135, adjoining, and now own a plot 45x98.9 at this point.

**29TH ST.**—M. & L. Hess, Inc., sold for Louis Van Riper the 3-sty building and 4-sty rear building at 430 West 29th st, on a lot 25x98.9, to James Stanley, who will remodel the premises for his own use.

**30TH ST.**—The Hesslein estate sold through Dwight, Archibald & Perry 433 West 30th st, a 5-sty brownstone apartment house, on a lot 25x112.3½.

**32D ST.**—Weeks estate sold 237 East 32d st, a 3-sty and basement dwelling, on a lot 17.10x98.9.

**37TH ST.**—Estate of Valentine Cook sold to George H. Jones 212 East 37th st, a 5-sty loft building, on a lot 25x98.9.

**38TH ST.**—Frank Hedley, president of the Interborough Rapid Transit Co. sold the old converted 4-sty and basement brownstone dwellings, on a plot 41.8x98.9, at 62 and 64 West 38th st to the West Thirty-eighth Street Realty Co.

**39TH ST.**—Pease & Elliman and the Charles F. Noyes Co. sold for Ernest E. Lorillard to the Bureau of National Literature, the 5-sty building at 40 West 39th st, on a lot 25x98.9. The purchasers will make extensive alterations to the premises and will occupy for their own business.

**42D ST.**—George H. Law, as executor, sold to Isidore P. Heller 343 East 42d st, a 3-sty and basement stone dwelling, on a lot 16.8x100.5.

**44TH ST.**—William Goldstone and Simon Myers have resold to Jacob Bassos 420 West 44th st, a 3-sty and basement brick dwelling on a lot 20x100.5.

**45TH ST.**—Thomas F. Baldwin, Jr., sold to George Ramsey 211 East 45th st, a 3-sty and basement brownstone building, known as the Irish Counties A. U. building, on a lot 18.9x100.5.

**46TH ST.**—Mrs. Elizabeth D. Ritchie sold to Helen D. Ryan 161 East 46th st, a 4-sty and basement brownstone single flat, on a lot 16.8x100.5, adjoining the northwest corner of Third av.

**48TH ST.**—Sarah Zabriskie and Arthur R. Gray sold to Mrs. A. W. Tomlinson, the tenant, 45-47 West 48th st, two 4-sty and basement dwellings, each on a lot 21.6x100.10, Columbia University leaseholds.

**48TH ST.**—Mrs. Charles Westbrook resold 213 East 48th st, a 3-sty and basement dwelling, on a lot 16.3 x 100, which she purchased recently from Maurice V. Freund.

**48TH ST.**—Morris Spodek sold to Leon Friedland 329 to 335 East 48th st, four 5-sty tenement houses, on a plot 100x100.5.

**49TH ST.**—Estate of Solomon Weill sold 208-210 East 49th st, two 4-sty brownstone single

flats, on a plot 40x91.11xirregular, adjoining the southeast corner of Third av.

**50TH ST.**—Dr. William Darrath sold, to a buyer, for occupancy, 47 West 50th st, a 4-sty and basement brownstone dwelling, on a lot 15x100.5, a Columbia University leasehold.

**50TH ST.**—Stranleigh Corporation sold to Frederick J. Shalck 151-153 East 50th st, two 5-sty apartment houses, each on a lot 26.6x100.5, adjoining the northwest corner of Third av.

**50TH ST.**—William J. McDonald sold 221 East 50th st, a 3-sty and basement brownstone dwelling, on a lot 20x90.3.

**52D ST.**—A. W. Miller & Co. sold for the O'Connor Estate, 350 West 52d st, a 4-sty business building, on a lot 25x100. The purchaser will alter the building and lease for business purposes.

**54TH ST.**—Anna Logue sold 158 West 54th st, a 4-sty and basement brownstone dwelling, on a lot 18.6x100.6.

**54TH ST.**—Miss Elizabeth de la R. Rabut and Mrs. E. de la R. Pelligrini sold to a buyer, for occupancy, 136 East 54th st, a 3-sty and basement brownstone dwelling, on a lot 17.10x100.5.

**55TH ST.**—The Charles Waldo Haskins Institute of Accountancy and Banking, founded by Elijah W. Sells of the firm of Haskins & Sells bought from the Belfort Realty Co. 150-152 West 55th st, two 3-sty garages, on a plot 50x100.5. They will be remodeled into quarters for the Institute.

**56TH ST.**—Mrs. T. G. Townsend bought from the estate of Henry Stone, 145 East 56th st, a 3-sty and basement brownstone dwelling, on a lot 19x100.5.

**56TH ST.**—Harris and Maurice Mandelbaum

and Fisher and Irving Lewine bought from the estate of Charles A. Smith the two 4-sty and basement brownstone dwellings, on a plot 38.6x100.5, at 60 and 62 West 56th st. William Cruikshank's Sons were the brokers.

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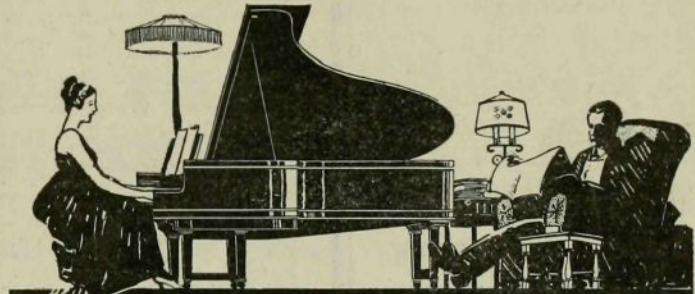
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## North of 59th Street.

60TH ST.—Estate of George F. Neidlinger sold to a group of 3 buyers, 111 East 60th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5. The new owners will remodel the structure into small apartments, for their own occupancy.

63D ST.—Clarence McMillan resold to Henry P. Russell 45 East 63d st, a 4-sty and basement brownstone dwelling, on a lot 16x100.5. The new owner is planning to remodel it for his own occupancy from plans by Pleasants Pennington, architect.

66TH ST.—Latham G. Reed sold to Yvonne Tatro the 5-sty flat, on a plot 31x100.4, at 157 West 66th st.

70TH ST.—Carolyn Dorsett sold to Miss Hattie E. Quonce, for occupancy, 55 West 70th st, a 4-sty and basement brownstone dwelling, on a lot 22.6x100.5.

71ST ST.—Catherine J. Roberts sold 232 East 71st st, a 4-sty brownstone single flat, on a lot 20x100.5.

71ST ST.—Lawrence Carroll sold 181 East 71st st, a 3-sty and basement brownstone dwelling, on a lot 16.10x102.2.

72D ST.—Harriet Ellis sold 136 West 72d st, a 4-sty American basement dwelling, on a lot 20x102.2.

74TH ST.—The William S. Anderson Co. sold for Dr. William J. Lederer the 3-sty and basement brownstone dwelling at 150 East 74th st, on a lot 18.9x68.2.

75TH ST.—Leona Sporn sold to Yetta Zucker, 309 East 75th st, a 6-sty apartment house, on a plot 37.6x102.2.

77TH ST.—Charles Wynne and Louis H. Low re-sold, for occupancy, to Mrs. Mary Sapper of Morristown, N. J., 71 East 77th st, a 4-sty and basement brownstone dwelling on lot 18.9x102.2. W. Albert Pease, Jr., was the broker.

79TH ST.—St. Zita's Home for Friendless Women sold 221 and 223 East 79th st, two 4-sty dwellings on a plot 40x102.2.

81ST ST.—Harriet Anderson de Fritsch sold to Benjamin de Suarez 160 East 81st st, a 3-sty and basement brownstone dwelling, on a lot 20x104.4.

82D ST.—Frederick Trevor Hill sold to Ennis & Sinnott, who have resold, 224-226 West 82d st, two 3-sty and basement brick dwellings, each on a lot 16.8x102.2.

82D ST.—Alexander Smith Cochrane sold to a buyer, for occupancy, 6 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 19x102.2, adjoining the south corner of Central Park West. It is the first sale of the property in 22 years.

85TH ST.—Clark estate sold to Frederick Wilcox, tenant, a 4-sty American basement dwelling, on a lot 17.10x103.2 at 50 West 85th st. The Clark estate has sold 33 houses since January 1.

85TH ST.—Edward R. Stettinius of J. P. Morgan & Co. sold the rear portion of 105 East 85th st, on a lot 26.5x69, to Mrs. Reginald de Koven, widow of the composer, who will add the realty to the rear of her home at 1027 Park av. Douglas L. Elliman & Co. negotiated the transaction.

85TH ST.—Jane L. Hayes sold to the Dalton Realty Co., 207-209 West 85th st, two 6-sty flats, on a plot 45x102.2.

85TH ST.—Pershing Garage, Inc., sold to the Netgin Realty Co., Charles Tannenbaum, president, 228-230 East 85th st, a 3-sty garage, on a plot 50x102.2.

86TH ST.—Charles Wynne and Louis H. Low sold, to the tenants, 320 West 86th st, a 12-sty apartment house, on a plot 72x102.2. It contains 24 apartments.

87TH ST.—Annabella K. Varel bought from Addine Thomas 340 West 87th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.8½.

91ST ST.—M. J. Mulqueen sold through Pease & Elliman to a buyer, for occupancy, 153 West 91st st, a 3-sty and basement brownstone dwelling, on a lot 18.6x100.8½.

92D ST.—Ferdinand Trostel, Jr., sold to Dora Jackel 313 East 92d st, a 5-sty flat, on a lot 25x100.8.

104TH ST.—John Constable Moore sold for Jacob Feder 18 West 104th st, a 5-sty apartment house, on a lot 20x100.11, adjoining the southeast corner of Manhattan av.

106TH ST.—Rachel Podese sold to Joseph Reiss 332 East 106th st, a 4-sty brick flat, on a lot 25x100.11.

110TH ST.—The Hendrik Hudson Annex, a 12-sty apartment house, on a plot 175x90.11, at the northwest corner of Cathedral Parkway and Broadway, abutting the main building on Riverside Drive from 110th to 111th st, has passed into cooperative ownership, some of the tenants and others buying it. The annex contains 58 apartments. The Norman Real Estate Corporation, Max Natanson, president, is the seller. Nassoit & Lanning were the brokers.

113TH ST.—R. V. Worstell sold 234 West 113th st, a 3-sty and basement dwelling, on a lot 17x100.11.

116TH ST.—Harry Goodstein purchased from Major Arthur S. Luria the vacant lot 25x100.11, on the south side of 116th st, 100 feet east of Amsterdam av, for immediate improvement. Mr. Goodstein will erect a studio apartment house, plans for which have been drawn by George and Edward Blum, architects. It is one of two vacant lots on that side of the block, between Amsterdam av and Morningside Drive.

119TH ST.—Estate of Jacob Doll sold 310-312 East 119th st, two 5-sty single flats, each on a lot 20x100.11.

126TH ST.—W. H. Schumacher purchased from August Peschmann the 5-sty triple flat 309 West 120th st, on a lot 25x100.

121st St.—M. M. Hayward & Co. sold for the estate of Maggie Van Slingerland the 6-sty apartment house, on a lot 25x100.11, known as Powers Court, at 421 West 121st st, adjoining the northeast corner of Amsterdam av, to Cora M. McCoy.

122D ST.—David Lion and S. Soraci sold 64 East 122d st, a 5-sty brownstone apartment house, on a lot 20.6x100.11.

122D ST.—Charles S. Kohler sold for Donald Robertson to C. H. Kenney 359 West 122d st, a 3-sty and basement dwelling, on a lot 15.10x100.11.

122D ST.—Mary H. Earle and others sold to William F. Mulcahy 139 West 122d st, a 3½-sty and basement brick dwelling, on a lot 16.8x100.11.

123D ST.—Abraham Gold sold to Louis Levinsohn 214-216 East 123d st, a 6-sty tenement house, on a plot 43x100.11.

126TH ST.—Sarah A. Clark sold to a buyer, for occupancy, 14 East 126th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x83.

126TH ST.—Miss Alida Purdy sold to Owen T. Muldoon, for occupancy, 40 East 126th st, at the southwest corner of Madison av, a 3-sty and basement brownstone dwelling, on a lot 20x83. It is the first time the property has changed hands in 40 years.

127TH ST.—Levy estate sold to William McCusker 70 East 127th st, a 6-sty store building, on a lot 25x99.11.

127TH ST.—Porter & Co. sold for Sarah H. Moon to Henry D. Reilly, for occupancy, 243 West 127th st, a 3-sty and basement brownstone dwelling, on a lot 16x99.11.

127TH ST.—Levy estate sold 17 East 127th st, a 3-sty and basement brownstone dwelling, on a lot 1.89x99.11.

127TH ST.—Hannah Sweeney sold 68 West 127th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

128TH ST.—George K. Wendell and Ida W. House sold to William Parsons, tenant, 128 East 128th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

129TH ST.—Union Theological Seminary sold 191 West 129th st, a 3-sty and basement brownstone dwelling, on a lot 12.6x99.11.

133D ST.—Nail & Parker sold for the P. L. F. & M. Realty Co. 42 West 133d st, a 5-sty single flat, on a lot 18x99.11. The purchaser will make extensive alterations for his business.

136TH ST.—James H. Cruikshank purchased from Wells P. Eagleton 147-149 West 136th st two 4-sty dwellings, the first on a lot 15.6x99.11, the second on a lot 16x99.11 and adjoining the African M. E. Church.

136TH ST.—Daniel Birdsall sold 157 West 136th st, a 4-sty English basement dwelling, on a lot 12.6x107.

140TH ST.—Supreme Court Justice John V. McAvoy bought from Annie K. Schoen 455 West 140th st, a 4-sty American basement dwelling, on a lot 18x99.11.

141ST ST.—Estate of Mary G. Pinckney sold to A. Lowenstein a vacant plot of 2 lots, 50x99.11, on the north side of 141st st, east of Lenox av; also, to the Colonial Ice Co., a vacant plot, 100x99.11, on the south side of 141st st, between Fifth and Lenox avs.

142D ST.—Allan C. Hill sold 637 West 142d st, a 3-sty and basement dwelling, on a lot 15x99.11, 2 doors from Riverside Drive.

170TH ST.—Rodney Renting Co. sold to Robert Broadman 555 to 561 West 170th st, adjoining the northwest corner of Audubon av, two 6-sty apartment houses, on a plot 75x100.

176TH ST.—The Bovina Realty Co. bought 509 to 513 West 176th st, two 5-sty flats, on a plot 42.6x100.

183D ST.—Bennet, Werner & Nave sold through Charles S. Kohler to the Revere Realty Co. 516 West 183d st, a 2-sty and basement brick dwelling, on a lot 16.104.11.

EDGECOMBE AV.—Albert B. Ashforth sold for the estate of Ellen Drury the vacant plot, 37.6x100, in Edgcombe av, 62.6 feet north of 150th st, and adjoining the improved northwest corner, opposite Colonial Park.

LENOX AV.—Baumann Marx Realty Co., William Lobel, president, sold to the Pantzer Realty Co., Inc., 423 Lenox av, a 5-sty brownstone apartment house, on a lot 25x75, adjoining the northwest corner of West 131st st.

MADISON AV.—The Hospital for Deformities and Joint Diseases bought from Rosetta



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Hart 1929 Madison av, southeast corner of 124th st, a 4-sty dwelling, on a lot 20x85. This rounds out the hospital's holdings at this point.

RIVERSIDE DRIVE.—Philip Rhinelander and others sold to the Sigma Chi Fraternity the 5-sty brownstone clubhouse it is occupying at 415 Riverside drive, on a lot 25.9x124.8, adjoining the south corner of West 114th st.

RIVERSIDE DRIVE.—Katherine J. White sold to the Goodhomes Realty Co. 34 Riverside Drive, a 5-sty American basement dwelling, on a lot 25.6x104.5.

### Bronx

TIMPSON PL.—Meister Builders, Inc., sold to buyers, for occupancy, 518-520 Timpon pl, two 3-sty brick and frame dwellings, on a plot 50x100xirregular.

136TH ST.—Carrie Krog sold to John G. Johnson 313 East 136th st, a 2-sty and basement brick dwelling, on a lot 16.1x100.

137TH ST.—Solomon Rosen sold 626 East 137th st, a 5-sty apartment house, on a plot 37.6x100.

162D ST.—I. & H. Construction Co. sold to G. Oberndorf 871 East 162d st, a 3-sty frame dwelling, on a lot 22x95, through J. Clarence Davies and Alexander Selkin.

165TH ST.—Ida Brantman sold 802 East 165th St, a 3-sty and basement frame 3-family dwelling with store on lot 18.6x80 to a buyer, for occupancy.

166TH ST.—Frank Ditscherlein sold to Mrs. S. Ahrens 726 East 166th st and 1016 Jackson av, at the southeast corner of the two streets, a 3-sty frame store building, on a lot 20x78.

180TH ST.—Edward Polak, Inc., sold for I. Albert to Philip Feinberg 871 East 180th st, a 5-sty apartment house with 3 stores, on a plot 37x118, adjoining the northeast corner of Mogan av.

184TH ST.—Charles Petroll sold to John Halsey 15 East 184th st, a 3-sty frame dwelling, a 2½-sty and basement frame dwelling, on a lot 25x68.

196TH ST.—Estate of S. Valentine sold to Chester Bessel 311 East 196th st, a detached frame dwelling and a garage, on a plot 50x115.

BRYANT AV.—Frieda Landis sold to Bella Portnoff 1161 and 1165 Bryant av, two 5-sty apartment houses, the first on a plot 50x113 and the second on a plot 50x105, near the intersection with West Farms rd.

CEDAR AV.—Yetta Schinazi sold to J. Friedland 220 Cedar av, a 2-family house and a garage, on a lot 25x100.

CEDAR AV.—Hudwill Corporation, Hudson P. Rose, president, repurchased from Harry Whelan 1857-1859 Cedar av, two 2½-sty and basement frame dwellings, the first on a lot 17.7x98 and the second on a lot 15.6x98.

FULTON AV.—Bronx Hospital bought 1282-1284 Fulton av, two 2-sty and basement frame

dwellings, on a plot 41x100. This property is directly opposite the hospital and dispensary, which takes in a frontage of 218 feet on Fulton av and 145 feet on 169th st.

GRANT AV.—Otto Borst sold through Schaefer & Son to Josie Sampson 900 Grant av, a 3-sty and basement frame 2-family house, on a lot 18x105.

HOFFMAN ST.—Vogel & Schultz sold 2419-2421 Hoffman st, a 5-sty apartment house, on a plot 50x97.

MOTT AV.—J. Clarence Davies sold for Emily P. McAllister to A. Beshler & Co., Inc., the vacant plot, 50x90, in the east side of Mott av, 50 feet north of 153d st, upon which the purchaser will erect a factory.

OGDEN AV.—James J. Etchingham sold for Philip Kress to Peter Comforti, 1190 Ogden av, a 2-sty frame dwelling, on a lot 25x195.

PELHAM PARK SECTION.—Commonwealth Savings Bank sold to Daniel B. Tamagno the Hyland Mansion, a 2½-sty dwelling and garage on a plot of 20 lots facing Eastern boulevard, Becker st and Willow av. It is 2½ blocks south of the End station of the subway opposite Pelham Park. The buyer will occupy the property.

SPUYTEN DUYVIL.—George Howe sold for Steven B. Ayres plots 90 and 21 in Edgehill terrace, Spuyten Duyvil, to Dixon L. and Lota T. Bean.

TOPPING AV.—A. Steuernagel sold to Morris Kessler 1742 Topping av, a 2-sty and basement frame 2-family house, on a lot 25x95.

TRINITY AV.—Benenson Realty Co. sold to the Tobias Realty Corporation the northeast corner of Trinity av and East 163d st, a 1-sty brick "taxpayer," on a plot 50x100.

UNDERCLIFF AV.—Mrs. Margaret Helen Jones sold 1755 Undercliff av, a 2½-sty frame detached dwelling, on a lot 25x100.

UNION AV.—Andrew Kalisch sold to Leon Goldberg 665 Union av, a 3-sty tenement house, on a lot 16.8x100.

UNION AV.—Morris Halpern sold to Solomon Rosenthal the 5-sty apartment house, 1219-1221 Union av, on a plot 40x95.9.

UNION AV.—Minnie Rabeler sold to Sophia Stavish 573 Union av, a 2-sty and basement brick 3-family house, on a lot 21x80, adjoining the southwest corner of East 150th st.

UNION AV.—J. Clarence Davies sold for Susan Titus 717 Union av, a 3-sty and basement brick 2-family house, on a lot 20x100.

VALENTINE AV.—John H. Andrews sold through Eugene J. Busher Co. to James T. Barrow, for occupancy, 2100 Valentine av, a 2-sty and basement frame dwelling, on a lot 18.7x92.

VALENTINE AV.—Charles F. Kohler sold for the Young Holding Corporation, 2302 Valentine av, northeast corner of 183d st, a 5½-sty apartment house, on a plot 63x78x71x69.

WALTON AV.—Benenson Realty Co. bought from John M. Leon 1926 Walton av, a 5-sty apartment house, 50x95x135.

WALTON AV.—J. Clarence Davies sold for Martha Keery to Frank Read, 609 Walton av, a 2-sty dwelling on lot 16.8x93.

WALTON AV.—J. Clarence Davies sold for the estate of Mary A. Beacom 641 Walton av, southwest corner of 151st st, a 3-sty and basement brick dwelling, on a lot 23.6x74.5.

WALTON AV.—Annie C. Carey sold to Emma A. O'Dea 2407 Walton av, a 3-sty brick dwelling, on a lot 19.11x96.6.

### Brooklyn.

CONOVER ST.—Realty Associates sold to Antonio Riccio 144-146 Conover st, three 4-sty brick double flats, each 25x58x100.

DOUGLAS ST.—Katheryn Grace sold to Rose Braverman 38 Douglas st, a dwelling.

HARMAN ST.—Kate Lesier sold to John Fishlein, for occupancy and investment, 1878 Harman st, a 3-sty brick flat with store.

STANHOPE ST.—Gottwald Vogt sold to Herman Mueller 406 Stanhope st, a 3-family brick house.

UNION ST.—Edward Clark sold to Joseph Grille, for occupancy, 746 A Union st, a 3-sty and basement dwelling.

UNION ST.—Kate Von Barga sold to Mildred del Monte 757 Union st, a 3-sty dwelling.

WASHINGTON ST.—Jacob J. Tabolt sold for Ellen W. Duryea 153-155 Washington st, a moving picture theatre and business building, on a plot 50x100.

EAST 7TH ST.—Maurice Friedberg sold to W. Miller, for occupancy, 1041 East 7th st, Flatbush, a 2½-sty frame detached dwelling with a garage, on a plot 40x120.

EAST 7TH ST.—Jacob Lerner sold to W. Davidson 1108 East 7th st, Flatbush, a 2½-sty stucco detached dwelling, and a garage, on a plot 40x100.

1ST ST.—J. Slevin sold 467 1st st, a 3-sty dwelling.

SOUTH 1ST ST.—Realty Associates sold to Jacob Forman 378 South 1st st, at the southeast corner of Hooper st, a 3-sty brick building with store, 20x35x55.

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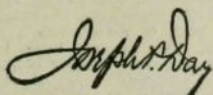
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## Queens.

MASPETH.—Roman-Callman Co. sold to the United States Industrial Alcohol Co., the house and stables owned by Joseph and Mary Roehrig, on a plot 100x80, on the west side of Garrison av, 260 feet south of Grand st, Maspeth. The property has been purchased to square out the original plot sold to the above named company, on which their metropolitan distributing plant will be erected.

FAR ROCKAWAY.—Lewis H. May Co. sold for Ray E. Matchak the southwest corner of

Bessemunde av and 25th st, Far Rockaway, a

2½-sty Colonial dwelling, on a plot 116x200.

FAR ROCKAWAY.—The Lewis H. May Co. resold for J. Margolis 2921 Ocean av, Far Rockaway, a 2½-sty frame dwelling, to Herbert L. Cohen, for occupancy.

LONG ISLAND CITY.—Roman-Callman Co. sold for Agnes A. Cording to Franklin Rogers the property on the Queensboro Bridge Plaza, at Skillman pl, adjoining the corner of Jackson av, and next to the building of the Bank of the Manhattan Co. George J. Ryan was associated as broker.

## RECENT LEASES.

LEON S. ALTMAYER and Chr. Volzing & Son, Inc., leased, for clients, for a long term of years, to the White Donnelly Electric Co., a large store on the second floor Arcade of the new Subway Building on the northeast corner of 86th st and Lexington av.

MIRIAM BERNHEIM leased through Manheimer Bros. to a tenant for a term of years 223 West 33d st, a 3-sty and basement building with store, on a lot 20x98.9, opposite the Pennsylvania Station. The structure will be completely altered, the lower floors to be stores and the upper floors offices.

CUSHMAN & WAKEFIELD, INC., leased offices in 50 East 42nd st for August Heckscher to Eadie & Walsler and in 118-120 East 42nd st, for Alexander J. Beggs to Frederick and M. E. Hulsmann.

CUSHMAN & WAKEFIELD, INC., leased for the Berkeley Arcade Corporation offices in 19 West 44th st, to Fisher Peabody Co.

LOUIS P. DOWDNEY leased for Alois M. Renner, 228 West 72d st, 25x100, a 5½-sty elevator dwelling, for a term of 21 years at a rental of about \$130,000. The property will be altered into high class apartments.

MARTIN CO. leased for the Blue Seal Fur Dyeing Co. to the Quality Wood Heel Co. the entire manufacturing building 283-285 21st st, for a term of years; for W. J. Hodgkinson to the Atlantic Cork Co., Inc., the entire manufacturing plant 116 Greenpoint av, both in Brooklyn.

SAMUEL H. MARTIN leased for a client the store at the northwest corner of 67th st and Broadway to the Roman Motor Car Corporation.

SAMUEL H. MARTIN leased for the Horse-shoe Tire Co. the store and basement in 144 West 65th st.

SAMUEL MARX leased through Manheimer Bros. from Elmer A. Darling 115-117 West 23d st, a 5-sty loft and store building running through to West 24th st, on a plot 50x197.6. All leases expire February 1, 1921, when the new lessee will make extensive alterations.

WILLIAMS-DEXTER CO., INC., leased to Mrs. Josephine Emery, for a term of 10 years, 19-21 Barrow st, two old dwellings, which the lessee will remodel into a restaurant.

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## REAL ESTATE NOTES.

THE LAST of the 16 subscribers for the Hendrik Hudson, which covers the remainder of the block front in 110th st, west to Riverside Drive, where it occupies the block front to 111th st, have been signed up, completing the deal for the property, which was also purchased under the co-operative plan of ownership arranged by the same brokers. The tenants have paid \$1,325,000 for the latter structure, which contains 72 apartments. The buyers are Harold S. Hull, Frederick A. Halsey, F. M. Seamans, Dr. E. B. Petrie, the Rev. Dr. Newton, John O. Raymond, Franklin E. Reese, Mrs. H. P. Orendorff, Irving S. Josephs, A. P. Bourguardez, A. C. Fredericks, Dr. Lillian Farrar and J. J. Hennebique. The Norman Real Estate Corporation, Max Natanson, president, is the seller.

JAMES L. CLARE, referee, has filed in the Supreme Court his report in favor of leasing the Orient Building and annex, 79 to 89 Wall st, and the adjoining property, 114 Water st, to the Broadway-John Street Corporation for a term of 21 years, with renewal privilege, at an annual rental of \$50,000.

JOHN K. MANNHEIM was the buyer of the two 5-sty buildings 76-78 Warren st, sold recently.



# REAL ESTATE STATISTICS

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

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

## MANHATTAN Conveyances.

	1920		1919	
	June 10 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	313	240	9,319	4,156
Assessed Value	\$14,793,400	\$25,786,600	\$640,602,250	\$219,944,150
No. with consideration	47	31	1,284	574
Consideration	\$2,003,875	\$913,400	\$71,352,421	\$22,502,910
Assessed Value	\$1,721,050	\$921,700	\$61,610,900	\$23,709,950

## Mortgages.

	1920		1919	
	June 10 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	187	116	6,142	2,084
Amount	\$5,451,025	\$3,090,494	\$214,487,015	\$52,426,502
To Banks & Ins. Cos.	30	24	807	368
Amount	\$1,976,000	\$1,050,000	\$68,249,677	\$17,328,250
No. at 6%	102	46	9	20
Amount	\$2,076,850	\$1,275,561	\$282,850	\$614,500
No. at 5 1/2%	46	28	1	2
Amount	\$1,763,525	\$623,090		\$54,000
No. at 5%	9	20		
Amount	\$282,850	\$614,500		
No. at 4 1/2%				
Amount				\$54,000
No. at 4%				
Amount				
Unusual Rates	1	1		
Amount	\$2,500	\$848		
Interest not given	29	19		
Amount	\$1,325,300	\$522,495		

## Mortgage Extensions.

	1920		1919	
	June 10 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	47	25	1,122	632
Amount	\$3,307,000	\$1,505,000	\$78,985,651	\$43,138,195
To Banks & Ins. Cos.	29	15	702	345
Amount	\$2,711,500	\$893,500	\$63,457,141	\$34,539,550

## Building Permits.

	1920		1919	
	June 11 to June 16	June 13 to June 19	Jan. 1 to June 16	Jan. 1 to June 19
New Buildings	81	12	429	158
Cost	\$4,010,900	\$3,907,000	\$66,462,958	\$20,100,550
Alterations	\$900,525	\$897,825	\$22,539,064	\$10,418,890

## BRONX. Conveyances.

	1920		1919	
	June 9 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	214	191	6,258	3,466
No. with consideration	11	7	573	271
Consideration	\$77,450	\$41,087	\$5,450,953	\$3,251,458

## Mortgages.

	1920		1919	
	June 10 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	112	93	1,132,285	\$697,880
Amount	\$1,132,285	\$697,880	\$205,200	\$133,600
To Bank & Ins. Cos.	6	5	63	54
Amount	\$205,200	\$133,600	\$284,340	\$307,970
No. at 6%	63	54	23	11
Amount	\$284,340	\$307,970	\$282,675	\$262,500
No. at 5 1/2%	23	11	4	10
Amount	\$282,675	\$262,500	\$20,200	\$61,550
No. at 5%	4	10		
Amount	\$20,200	\$61,550		
No. at 4 1/2%				
Amount				\$6,400
Unusual Rates				
Amount				\$1,110
Interest not given				
Amount				\$22

	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	4,347	1,761
Amount	\$30,993,839	\$12,473,539
To Banks & Ins. Cos.	164	97
Amount	\$2,988,310	\$1,323,062

## Mortgage Extensions.

	1920		1919	
	June 10 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
Total No.	12	13	397	322
Amount	\$132,700	\$181,566	\$7,830,517	\$6,968,385
To Banks & Ins. Cos.	5	2	179	113
Amount	\$93,000	\$66,000	\$5,102,500	\$3,628,250

## Building Permits.

	1920		1919	
	June 10 to June 16	June 12 to June 18	Jan. 1 to June 16	Jan. 1 to June 18
New Buildings	13	15	518	214
Cost	\$398,500	\$720,300	\$11,267,505	\$6,691,090
Alterations	\$419,050	\$81,700	\$1,542,830	\$669,416

## BROOKLYN. Conveyances.

	1920		1919	
	June 9 to June 15	June 12 to June 18	Jan. 1 to June 15	Jan. 1 to June 18
Total No.	1,073	1,035	29,720	19,136
No. with consideration	48	36	1,365	1,025
Consideration	\$528,667	\$263,188	\$17,139,074	\$12,306,221

## Mortgages.

	1920		1919	
	June 9 to June 15	June 12 to June 18	Jan. 1 to June 15	Jan. 1 to June 18
Total No.	865	745	24,906	12,689
Amount	\$3,864,752	\$2,534,670	\$116,184,168	\$47,604,893
To Banks & Ins. Cos.	125	51	2,499	830
Amount	\$785,300	\$282,200	\$19,406,530	\$5,981,210
No. at 6%	766	561	82	147
Amount	\$3,400,594	\$1,706,664	\$430,750	\$675,666
No. at 5 1/2%	82	147	4	23
Amount	\$430,750	\$675,666	\$11,650	\$95,950
No. at 5%	4	23		
Amount	\$11,650	\$95,950		
Unusual rates	1	1		
Amount	\$2,650	\$1,000		
Interest not given	12	13		
Amount	\$19,108	\$55,390		

## Building Permits.

	1920		1919	
	June 9 to June 15	June 12 to June 18	Jan. 1 to June 15	Jan. 1 to June 18
Total No.	142	248	4,541	4,502
Cost	\$949,782	\$2,263,050	\$36,503,750	\$31,727,845
Alterations	\$149,000	\$148,110	\$6,555,424	\$3,525,711

## QUEENS.

### Building Permits.

	1920		1919	
	June 9 to June 15	June 12 to June 18	Jan. 1 to June 15	Jan. 1 to June 18
New Buildings	162	176	3,520	3,343
Cost	\$685,815	\$533,791	\$20,362,336	\$15,555,606
Alterations	\$79,705	\$80,902	\$2,022,099	\$1,084,667

## RICHMOND. Building Permits.

	1920		1919	
	June 9 to June 15	June 12 to June 18	Jan. 1 to June 15	Jan. 1 to June 18
New Buildings	63	12	677	5
Cost	\$88,450	\$16,350	\$1,337,015	\$651,827
Alterations	\$2,870	\$1,200	\$171,999	\$67,821

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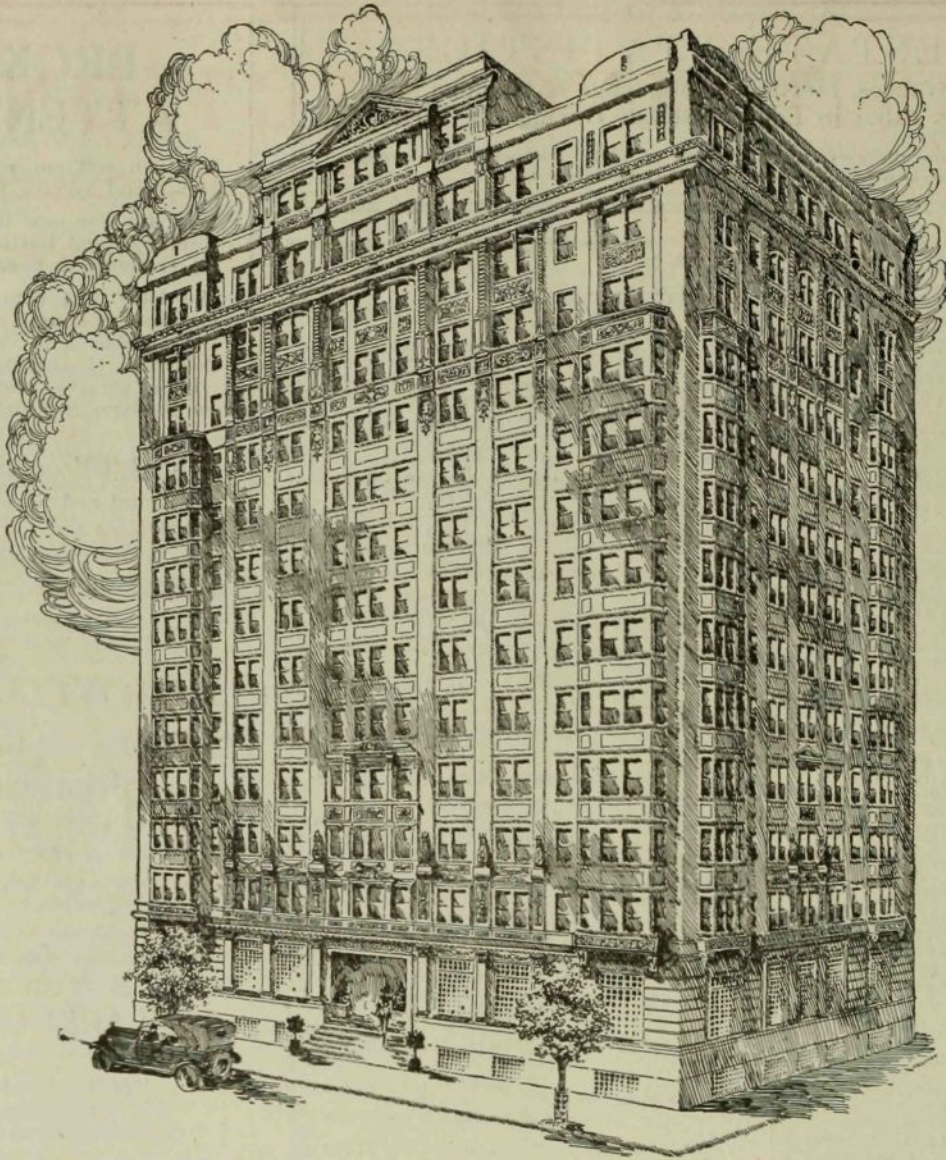
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# BUILDING SECTION

## The Mayor's Committee Has Promises of Money and Land

### Mortgage Loans for Building Purposes Offered by Financial Institutions and 1,000 Lots May Be Had for Home Sites

HERE was a lively, if not large, attendance at the meeting of the Mayor's Committee on Housing that was held in the Board of Estimate Chamber of the City Hall last Wednesday afternoon. The purpose of the meeting was to learn the sentiment of large lending institutions about lending money extensively on mortgages in order to expedite building apartment houses and other types of homes through the greater city.

The Mayor was absent from the meeting, and in his place Walter Stabler, Assistant Comptroller of the Metropolitan Life Insurance Company, who is of the Mayor's Committee, presided. He opened the meeting by stating that the Metropolitan had decided to confine its loans to building operations for some time to come, and that it has \$50,000,000 ready for that purpose.

Much enthusiasm was aroused when Tenement House Commissioner Mann made a motion that the meeting adopt a resolution to petition Congress and the state Legislature to amend the income tax law of the nation and the state by abolishing the income tax upon real estate mortgages entirely. The resolution was adopted.

The representatives of the various lending institutions present were agreed that the income tax on mortgages is driving mortgage money rapidly from the market and that a crisis in this field is approaching. Clarence H. Kelsey, president of the Title Guarantee & Trust Company, argued that lending institutions cannot control the average lender of money on mortgage who sees, as he does now, a more inviting investment field in other kinds of securities that are free from an income tax.

During the meeting Walter Stabler asserted that he had recently visited a dozen large cities in various parts of the country, and that the building and labor situation in them was similar to the situation in New York. He prophesied an improvement in the general condition in the near future and said that he had reports about it from various places.

Much chagrin was manifested when Gerald R. Brown, of the Equitable Life Assurance Society, said that his company would not commit itself to any particular or approximate sum that it would lend out on real property for construction purposes.

Some of the lenders present stated that they are lending on fifty per cent. of the value, and that just now they are waiting to see just how much mortgage money will be available after July 1, an interest period. The Metropolitan has given up investments at larger rates of interest than mortgages produce for the time being.

A representative of the New York Life Insurance Company said that his company is now making mortgage loans and stand ready to make more in New York and elsewhere. The Guardian Life Insurance Company announced through its spokesman that it had loaned on mortgage during the last five and a half months \$600,000, and that its loans would total more than \$1,000,000 by the end of the year. That would be its limit, as it was all that it could do.

The Prudential Savings Bank of Brooklyn said that it now has ten building loans on new buildings pending and that it gives a preference to new structures. S. W. Strauss & Company, bankers, said that they have loaned between \$60,000,000 and \$70,000,000 on buildings, mostly new ones, and that

this year it will lend mostly on apartment house construction. The Bowery Savings Bank has been lending on mortgage at the rate of \$1,000,000 a month during this year, principally on apartment houses and dwellings. The Franklin Savings Bank is putting out money mostly on tenement property. Declaring that his bank loaned up to 45 to 50 per cent. of the value, Jarvis Hicks, president of the Long Island City Savings Bank, also asserted that during the last four years the bank had loaned on mortgage more than \$8,000,000 and that before long its total outstanding would be \$11,000,000. He said that 1,286 buildings of various kinds in Queens had been finished as a result of this policy, and that 18,000 persons were newly housed as a result.

Present, and committing their institutions to lending mortgage money, were representatives of the Franklin Savings Bank, the Mechanics Bank of Brooklyn, the Central Savings Bank, Lawyers' Title and Trust Company, the Maiden Lane Savings Bank, the Metropolitan Trust Company and the East New York Savings Bank, the latter of which announced that it had already loaned the limit of its resources, about 65 per cent. on real estate mortgages, all it could do.

Activities at the meeting of the sub-committee of the Housing Conference Committee that met in the rooms of the Real Estate Board, last Thursday afternoon, were of a somewhat different character than those that characterized the meeting of the Mayor's committee in the Board of Estimate chamber the day before.

Employers were urged to take membership in a loan association organized by the committee for the purpose of building homes for their employees, with lending institutions pledging about 60 per cent. of the cost of a dwelling and owners of property subordinating the land, valued at 20 per cent., on first mortgage. Employers will be requested to advance the remainder or much of it, so that employees may have homes built for them with their good character and reputation for honesty as security. A meeting will be held in about a week for the purpose of urging employers to join in this proposed movement.

It was also decided at the meeting to petition the Legislature to grant some exemption from taxation on new construction for a given period to be determined; and tax the land alone. Also, it was decided to urge the federal and state government to exempt real estate mortgages from the income tax. Amendments to the rent profiteering laws were also favored.

William E. Harmon, one of the sub-committee, offered 1,000 building lots in the southern suburban area of Brooklyn as sites on which homes could be built, subordinate to first mortgage, so that cash payment for land by new home owners would be obviated.

It was argued by Mr. Harmon and others that if exemption from regular taxation could happen to new construction for some stated period it would tend to offset to a degree the excessive cost of construction at this time. The idea prevailed at the meeting that the peak of high cost of building materials had been reached and that there would soon be a recession. It was suggested that the remission of the local annual tax of 2½ per cent. for a term of five or eight years would result in the saving of from 12½ to 20 per cent. on the construction cost.



## Neither Unions Nor Shippers May Interfere With Business

(Continued from page 804)

market. They will not permit any one but themselves to handle shipments.

"The affidavits of the defendant carriers deny the statements to the effect that lists of unfair lumber dealers were left at the piers, while the union defendants admit that such lists were left there and that one union officer was suspended for failure to distribute this information in one instance. The United Port Service Company was shown to be an agency of Norton Lilly & Co. and the Overseas Shipping Company was an agency employed by the United States Steel Products Company. These terminal agencies and facilities are expressly dealt with by the United States shipping act just as if they were common carriers. The representatives of those companies who declined to furnish service are clearly violating the law and their employees who strike or threaten to strike to compel them to violate the law are clearly engaged in an illegal combination.

"The affidavit of Thomas P. Alder for the United States Steel Products Company says: 'I am informed and believe that if the Overseas Shipping Company should attempt to enforce any orders or regulations upon the checkers or stevedores employed by it contrary to instructions of the unions to which those men belong, such action would precipitate a strike and would prevent the operation of the stevedores of the United States Steel Products Company to its great loss and to the detriment of the best interests of the general public.'

"It appears the carriers knew of the rule laid down by the employees and so far as the papers go have acquiesced in them without any protest. Common carriers owe affirmative duty to perform impartial service, and it is unlawful to subject plaintiff to undue prejudice. Their duties call upon them as common carriers to serve the plaintiff and not discriminate against it. If the carriers and their terminal agencies, instead of joining with the unions in this combination by submitting to this discrimination for fear of a strike, had stood squarely for the performance of their public duties, it is doubtful if the plaintiff would now be in court.

"The carriers appeared to have aided, abetted and encouraged the unions by seeking to evade their duties to handle the plaintiff's goods without discrimination.

"It appears in this case the defendants are all engaged in a combination and a conspiracy to commit a tort against the plaintiff. Just as the carriers are bound to serve the public indiscriminately, so are their employees—and rightly so, for if the inhibition against discrimination did not apply equally to the employees as well as against the carriers themselves, the protection afforded the public would be negligible.

"It does not follow, however, that the relief sought by the plaintiff

would impose involuntary servitude upon members of the defendant unions. No employee is forbidden to quit work by the injunction, or to accept better employment if he may find it or to change his position as often as he sees fit. Every citizen is entitled to the same opportunity to procure a living that is accorded any other. Equal protection is afforded every one under our laws. The law cannot force any man to remain in the service of the public, but he has certain obligations when engaged in public service and is bound by public statutes as well as his employer.

"While it is indisputable that a man may enter any vocation that he chooses, yet if he sees fit to select a field indissolubly linked with the rights of the public, such as that of a common carrier, he must subserve his own rights to that of the public welfare, and must at all times stand ready and willing to assume all of the exacting duties which he knows are owed the public. When he enters the public service he impliedly acquiesces in assuming all of these obligations. He must either get out of the transportation business or serve all alike.

"Employees of steamships and those employed in and about the docks and all others associated in or connected with and necessary to the conduct of business of common carriers, should perform their usual service regardless of whether the merchandise is worked upon or handled, received or delivered by union or non-union men, and such service should be impartial and uninterrupted.

"The plaintiff is not asking anything unjust or unfair in insisting upon the free use of the transportation lines. It does not lie with union leaders to lay down the proposition that the last word in deciding what merchandise shall or shall not be transported, should vest exclusively in them.

"This is a case where the court may properly say to the members of these defendant unions, 'You are not constrained to remain in the employ of the common carriers, but if you choose so to do, your duty is to serve all members of the public alike and you must handle the lumber of this plaintiff as well as that of any other members of the community.' (In re Lennon, supra.)

"It appears herein that the carriers, whatever be their motive, have united with the unions in an unlawful scheme, contrary to positive statutory provisions, to bar the plaintiff's goods from transportation. The nature of the inducements offered by the unions in order to prevail upon the carriers to join the unlawful party, is immaterial. Economic pressure, like threats of injury to business, has induced many competitors to join the unlawful combination which threatens injury to their business, but such circumstances do not relieve the yielding party from responsibility for his acts.

"The acts complained of, if they were committed, present a combination of unions and common carriers engaged in an unlawful conspiracy and illegal discrimination against the plaintiff under the authorities to which reference is hereinbefore made. The plaintiff is entitled to relief even though there is some doubt as to the outcome of this action. The subject matter of the litigation should be preserved pendente lite.

"The papers sufficiently establish, for the purpose of the present application and until the rights of the parties and the issue herein can be determined on a trial, the existence of an unlawful conspiracy on the part of the defendants and therefore the preliminary injunction as prayed for herein is granted."

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BROOKLYN, N. Y.

Greenpoint 198-9



# Material Shortage Results in Fewer Contracts Placed

## Figures of F. W. Dodge Company Show Decided Drop in Actual Building Commitments During the Past Few Weeks

**R**EACTING to the recent trend of building activity in the metropolitan district, architects and engineers have slowed down considerably in their preparation of plans for new structural projects. The chief influence responsible for this is the continued scarcity of materials, difficulty of obtaining mortgage money and various labor disturbances in different parts of the local territory. Although the drop in the number of new projects being planned is considered but a temporary matter that will change with a readjustment of the local building material supply situation, it is feared in some quarters that large projects will be forced to remain in abeyance for a long time to come and that practically all of the new construction to be undertaken during the remainder of the current year will be relatively small projects and such other work as cannot possibly be postponed further.

According to the figures of the F. W. Dodge Company for the week of June 5 to 11, inclusive, showing the construction proposed and contracted for in New York State and New Jersey, north of Trenton, architects and engineers were at work on plans for 487 building and engineering projects

that will require an outlay of approximately \$13,245,200 during the week and at the same time contracts were awarded for 211 operations that will call for an expenditure of \$8,021,800.

Among the 487 projects being planned during the week of June 5 to 11 were 104 business and commercial projects of various types, \$2,663,500; 8 educational buildings, \$345,500; 5 hospitals and institutions, \$161,000; 40 factory and industrial operations, \$2,643,200; 5 military and naval projects, \$40,000; 7 public buildings, \$78,000; 56 public works and public utilities, \$1,784,300; 8 religious and memorial buildings, \$163,000; 237 residential projects, including apartments, flats and tenements and one and two family dwellings, \$4,321,700, and 17 social and recreational projects, \$1,045,000.

The group of 211 projects for which contracts were placed during the week involved 44 business buildings, \$1,306,000; 6 educational projects, \$1,423,700; 1 hospital, \$5,000; 22 factory and industrial buildings, \$2,005,500; 1 project for the United States Army, \$38,200; 1 public building, \$7,500; 27 public works and public utilities, \$1,352,100; 2 religious and memorial buildings, \$85,000; 106 residential operations of various types, \$1,791,300, and 1 social and recreational project, \$7,500.

### PERSONAL AND TRADE NOTES.

**Harry Bryant**, architect, formerly at 291 Hinsdale street, has moved his offices to 367 Fulton street, Brooklyn, room 512.

**Bly & Hamann**, architects, announce the removal of their offices from 833 St Johns place to 551 Nostrand avenue, Brooklyn.

**Samuel L. Malkind**, architect, formerly located at 1270 54th street, has moved his office to 16 Court street, Brooklyn.

**Lockwood, Green & Co.**, engineers, 101 Park avenue, have established an office in Philadelphia under the management of Charles P. Wood.

**Shenkin, Kobrin & Company**, manufacturers of architectural cabinet fixtures, announce the removal of their office and factory from 91 Bowery to 35 New Bowery.

**John H. Holler, Jr., and John G. Kleinhenz**, architects, have formed a partnership for the general practice of their profession, with offices at 1012 Gates avenue, Brooklyn. Mr. Holler was formerly a member of the architectural firm of Frothing & Holler, 150 Nassau street, Manhattan, which was dissolved some time ago.

**Charles A. Will and James W. Nelson** have formed a partnership under the firm name of Will & Nelson, and will engage in the general contracting business, with offices at 307 Washington street, Brooklyn. Mr. Will was formerly secretary of W. H. & F. W. Cane, Inc., prominent builders of New York City, and Mr. Nelson was construction superintendent for the same firm. It is the intention of this firm to specialize in commercial and industrial construction in the Metropolitan district.

**The Milliken Brothers Manufacturing Co., Inc.**, manufacturer of all-steel industrial buildings, known as Milliken Buildings, and other structural steel products, including transmission towers, etc., will devote the larger part of operations in the future to the production of Milliken Buildings. These structures are based on a standardized construction system, and are designed for industrial service of all kinds. The company has arranged for branch offices in the following cities, with representation as noted, to handle its growing business: Chicago, Majestic Building, Gagen Sales Corporation; Cleveland, Builders' Exchange, Clymonts-Mohrman Company; Raleigh, N. C., Structural

Supply Company; Atlanta, Ga., Third National Bank Building, Beaulieu & Applewhite; Chattanooga, Tenn., Volunteer Life Building, O. B. Stauffer; New Orleans, La., Ole K. Olsen, 822 Perdido street; Tulsa, Okla., Industrial Construction Co.; Dallas, Tex., 1504 Commerce street, Moore, Shotts & Wilson Company; Houston, Tex., David M. Duller, Houston Land & Trust Company Building. M. T. Walsh, C. E., Havana, Cuba, will represent the company in this territory. The Milliken Manufacturing Syndicate, Ltd., London, England, will handle business in various European countries, while Australian territory will be covered by Gordon & Gotch, Ltd., Melbourne and Sydney, Australia, with branch offices in other cities. Headquarters, heretofore located on the eighteenth floor of the Woolworth Building, have been removed to larger offices on the twentieth floor of the same building. J. E. Jennings, vice-president and secretary, is in charge of sales.

### Universal Lumber Grading Rules.

An intensive campaign for the adoption of uniformity in grading lumber and in the stock sizes as a means of bringing about more efficient distribution is the aim of the newly organized American Wholesale Lumber Association. Any movement for standardization comes from the consumers, and L. R. Putnam, directing manager, states that the American Railway Engineering Association, the Western Society of Engineers and the American Institute of Architects have already made urgent requests for standardization. The new organization of wholesalers is working in co-operation with the National Lumber Manufacturers' Association. Committees will soon be named.

### Savings and Loan Associations.

Savings and loan associations in this State, according to the annual report of the secretary, Archibald McEwen, grew more than \$11,000,000 last year, and for the first time in their history have reached the hundred million mark. Nine associations of the city have assets of more than \$1,000,000. Included are the Franklin Society, with assets of \$3,700,000; the Railroad Association, \$3,150,000; the South Brooklyn, \$1,625,000, and Atlantic, \$1,595,000. The New York and Suburban of Manhattan and Westerleigh of Richmond crossed the million line in 1919. Among the boroughs of the city, Richmond, population considered, gained most in assets.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

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

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

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

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

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

**Conference of Mayors and Other City Officials of the State of New York** has planned to hold its annual meeting at Jamestown, N. Y., July 6 to 8, inclusive. Secretary, William P. Capes, 25 Washington avenue, Albany, N. Y. The program scheduled for this conference includes a number of important papers and discussions upon vital subjects pertaining to municipal administration, finances, etc.



# CURRENT BUILDING OPERATIONS

**L**ITTLE change in the local building situation was noted this week, and although there has been some improvement in the movement of freight and the railroads seem to be making a real effort to move building commodities promptly, the supply was so far behind and the local scarcity so acute that it will undoubtedly require some weeks before conditions again get back to normal. There is no doubt of the volume of proposed construction, but architects and owners are hesitating about starting planned operations while the material shortage exists.

Another factor that has prevented considerable building in this territory is the extreme difficulty encountered in obtaining mortgage money. This applies with particular force to housing construction, for which the demand is heaviest. Commercial and industrial enterprises are not experiencing this financial difficulty so keenly as in the majority of instances the structures planned are urgently needed for business expansion and the funds are secured from private sources or are already in the hands of the owners.

The building material market showed renewed signs of life this week, but it is a long way from normal. The outlook, however, is better than it has been, owing to the increased movement of building materials, and dealers are hoping for the best. Prices are very firm in all lines.

**Common Brick.**—The wholesale market for Hudson River common brick evidenced new signs of life this week and dealers are considerably more hopeful than they have been. Nineteen barge loads were disposed of during the week and the increasing number of inquiries indicate a renewed demand for this commodity. The change in conditions is largely due to the increasing supply of Portland cement and the real efforts on the part of the railroads to move building materials with despatch. Common brick prices are firm at the \$25 a thousand level and dealers anticipate no change for the present. The manufacturing season along the river is progressing without notable events other than the continued shortage of labor that is preventing the yards from producing at a high rate, but still the manufacturers are of the opinion that the production of the current season will be ample to provide for all building demands.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, June 18, 1920. Condition of

market: Demand improved; prices firm and unchanged. Quotations: Hudson River, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 11; sales, 19. Distribution: Manhattan, 8; Brooklyn, 6; New Jersey points, 5. Remaining unsold, 21.

**Lumber.**—Business in both wholesale and retail departments of the local lumber market has dropped off to some extent during the past few weeks. The condition is largely due to the railroad congestion, embargoes on shipments from mill points and a decided slacking off in building ac-

tivity in the metropolitan district. Owing to the serious freight situation dealers are unable to get stock and unless immediate relief is afforded it will not be long before many of the retailers are entirely out of certain items. Lumber prices have eased to some extent and dealers are willing to make concessions in order to move material, but the demand from building sources is light and will not greatly improve until the shortage of cement, lime and other items is relieved. Owing to the local market conditions the production end of the lumber business shows considerable

## BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades..\$25.00 to —  
Hudson River, "off loads"..... — to —  
Raritan .....No quotation  
Second-hand brick, per load  
of 3,000, delivered..... — to —

**Face Brick**—Delivered on job in New York:

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

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

**Gravel**—Delivered at job site in Manhattan and Bronx:

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

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

**Grit**—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries .....	\$3.50
Bronx deliveries .....	3.50

**Hollow Tile**—

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

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

2x12x12 split furring.....	\$0.25 per sq. ft.
3x12x12.....	0.25 per sq. ft.
4x12x12.....	0.28 per sq. ft.
x12x12.....	0.37 per sq. ft.

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

**Lath**—

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

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel).....	\$5.00 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.80 per bbl.
Hydrate Finishing, in cloth bags .....	32.00 per ton
Rebate for bags, 20c. per bag.	

**Plaster**—

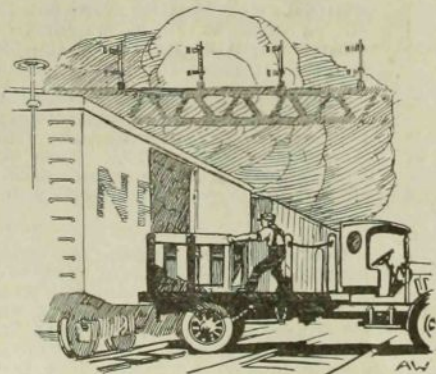
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags .....	\$27.00 per ton
Lath Mortar, in cloth bags..	19.00 per ton
Brown Mortar, in cloth bags.	19.00 per ton
Finishing Plaster, in cloth bags .....	28.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel) .....	\$4.75 per bbl.
Finishing Plaster (320-lb. barrel) .....	6.00 per bbl.

**Plaster Blocks**—

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

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# MATERIALS AND SUPPLIES

promise. Orders dropping to a new low level, combined with an output said to be nearly 60 per cent. of normal has permitted the manufacturers to clean up a vast amount of business that has been on their books for many months, and before long it is felt that the production will be abreast of the demand.

**Structural Steel.**—The local demand for fabricated material for building projects is light and no change will take place until there has been a decided improvement in the general building situation throughout this territory. There is a vast amount

of construction planned and in a number of instances practically ready for a start, but no progress will be made while there is doubt about the constancy of the building material supply or while money for building is as difficult to obtain as it is at present. The monthly report of the secretary of the Bridge Builders and Structural Society shows that during the month of May, 1920, sixty-one and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

**Roofing and Building Papers.**—A fair

demand for these materials maintains and inquiries denote a considerable volume of new business that will be released just as soon as building activity is again resumed on the scale that marked the early part of the present season. Dealers are complaining of low stocks and much difficulty in replenishing them on account of the serious freight situation. Prices are firm and have not changed during the past week.

**Nails.**—During the past week several carloads of nails were received by local jobbers, and this has to some extent relieved the famine that has now existed for a long time, but the demand is still far in excess of the supply and there is likely to be a scarcity for many weeks to come. The mills are loaded with orders, some of which have been on the books for a long time, and with the slow progress being made in untangling the freight congestion the prospects for better supply are not promising. Nail prices are very firm and altogether dependent upon the stocks on hand.

**Cast Iron Pipe.**—Business in this line has increased materially during the past two weeks and some important lettings have been announced. There is any amount of business in prospect, according to the number of inquiries being received, and this fact has held prices remarkably steady. There is no indication of a break at this time.

**Linseed Oil.**—The market is decidedly dull, with demand light and inquiries few and far between. The recession of construction, due to the lack of essential materials and supplies, is partly responsible and no change is anticipated until there has been a general improvement in the local building situation. Prices are steady and slightly higher than they were last week.

**Window Glass.**—There has been practically no change in the glass situation. Supply is low and manufacturers are loaded with orders, but there is little prospect of increasing either the output or the stocks of the local jobbers.

**Portland Cement.**—Considerable improvement in the supply of this important material was noted this week and building interests were considerably heartened. The dearth of Portland had held up a vast amount of construction during the past two or three weeks that will now be able to proceed. Manufacturers have announced an advance of 30 cents a barrel for this material and gives as a reason the steadily mounting operating costs, especially for fuel.

## IN THE METROPOLITAN MARKETS

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

27x48x 1/4 in.	.....	\$0.45 each
32x36x 1/4 in.	.....	0.35 each
32x36x 3/8 in.	.....	0.36 each
32x36x 1/2 in.	.....	0.43 each

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

**White Sand.**—Delivered in Manhattan.... \$5.00 per cu. yd.

**Broken Stone.**—  
1 1/2-in., Manhattan delivery. \$3.50 per cu. yd.  
Bronx delivery..... 3.50 per cu. yd.  
3/4-in., Manhattan delivery. 3.50 per cu. yd.  
Bronx delivery..... 3.50 per cu. yd.

**Building Stone.**—  
Indiana limestone, per cu. ft. .... \$1.55  
Kentucky limestone, per cu. ft. .... 1.85  
Brier Hill sandstone, per cu. ft. .... 1.75  
Gray Canyon sandstone, per cu. ft. .... 1.50  
Buff Wakeman, per cu. ft. .... 1.75  
Buff Mountain, per cu. ft. .... 1.65  
North River bluestone, per cu. ft. .... 1.50  
Seam-face granite, per sq. ft. .... 1.25  
South Dover marble (promiscuous mill block), per cu. ft. .... 2.25  
White Vermont marble (sawed) New York, per cu. ft. .... 3.00

**Structural Steel.**—Plain material at tidewater; cents per pound;  
Beams and channels up to 14 in. .... 2.72 to —  
Beams and channels over 14-in. 2.72 to —  
Angles, 3x2 to 6x8. .... 2.72 to —  
Zees and tees. .... 2.72 to —  
Steel bars ..... 2.10 to —

**Lumber.**—Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.:  
3x4 to 14x14, 10 to 20 ft. .... \$68.00 to \$82.00  
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. .... 57.00 to —  
Hemlock, W. Va., base price, per M. .... 57.00 to —  
(To mixed cargo price add freight, \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered). — to —  
Wide cargoes. .... — to —  
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

**Cypress Lumber (by car, f. o. b., N. Y.):**  
First and seconds, 1-in. \$140.00 to —  
Cypress shingles, 6x18, No. 1 Hearts ..... — to —  
Cypress shingles, 6x18, No. 1 Prime ..... — to —  
Quartered Oak ..... 315.00 to —  
Plain Oak ..... 236.00 to —

**Flooring:**  
White Oak, quart'd, select. .... to \$235.00  
Red Oak, quart'd, select. .... to 230.00  
Maple No. 1. .... \$188.00 to —  
Yellow pine, No. 1, common flat ..... 110.00 to —  
N. C., pine, flooring, Norfolk ..... 120.25 to —

**Window Glass.**—Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets ..... 79%  
B grade, single strength, first three brackets ..... 79%  
Grades A and B, larger than the first three brackets, single thick. .... 78%  
Double strength, A quality ..... 80%  
Double strength, B quality ..... 82%

**Linseed Oil.**—City brands, oiled, 5-bbl. lot. .... \$1.70 to —  
Less than 5 bbls. .... 1.73 to —

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

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No. 2

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
AMSTERDAM AV.—Deutsch & Polls, 50 Church st, have prepared plans for alterations to the 6-sty and stone apartment at the northeast corner of Amsterdam av and 81st st for Conron Brothers, 10th av and 13th st, owners. Cost, \$30,000. Owner builds.

57TH ST.—Scott & Prescott, 34 East 23d st, have plans in progress for alterations to four 6-sty brick residences, 20x80 ft, at 61 to 67 West 57th st into an apartment, 80x80 ft, for Col. Schermerhorn, owner, care of architects. Cost, approximately \$100,000. Architects will soon call for estimates on general contract.

#### DWELLINGS.

68TH ST.—A. W. McCrea, 27 East 40th st, has prepared plans for alterations to the 4-sty brick and stone residence, 22x60 ft, at 34 East 68th st for Trowbridge Callaway, 37 Wall st, owner. Cost, about \$15,000.

5TH AV.—Mott B. Schmidt, 14 East 46th st, has completed plans for alterations to the 4-sty brick and stone residence, 25x70 ft, including new extension, at 814 5th av for Ed. L. Bayles, 14 East 46th st, owner. Cost, \$100,000.

55TH ST.—O. J. Gette, 108 Park av, has plans nearing completion for alterations to the 5-sty brick and stone residence, 18x54 ft, at 119 East 55th st for Ella A. Charlton, 70 East 77th st, owner. Cost, about \$30,000.

#### FACTORIES AND WAREHOUSES.

BETHUNE ST.—Michael A. Cardo and M. Del Gaudio, associated architects, 158 West 45th st, have completed plans for a 4-sty brick storage and warehouse building, 45x80 ft, at 42 Bethune st for the Wilson Paper Stock Co, 136 West 18th st, owner. Cost, \$60,000.

#### STABLES AND GARAGES.

40TH ST.—Louis A. Sheinart, 194 Bowery, has plans in progress for a 2-sty brick and stone garage, 60x100 ft, at 334-340 West 40th st for Marcus & Goldstein, 175 East 96th st, owners. Details will be available later.

#### STORES, OFFICES AND LOFTS.

BEEKMAN ST.—John B. Snook Sons, 261 Broadway, have plans nearing completion for a 4-sty brick and stone store and office building, 38x117 ft, at 36-38 Beekman st, for Jessi Ridley, owner. Lessee, the Broadway & John Street Corporation, 206 Broadway. Cost, \$100,000.

#### THEATRES

45TH ST.—Eugene DeRosa, 10 West 40th st, has prepared preliminary plans for a 2-sty brick, limestone and terra cotta theatre, 80x100 ft, at 251-257 West 45th st for the Walk Realty Co., 1451 Broadway, owner. Cost, \$175,000.

#### Bronx

#### DWELLINGS.

BOGART AV.—Maxwell Reid, 10 Orange st, Brooklyn, has completed plans for a 2½-sty frame dwelling, 24x54 ft, on the east side of Bogart av, 275 ft south of Neill av, for Mermau Stern, 289 East 169th st, owner. Cost, \$15,000.

#### HOMES AND ASYLUMS.

ALLERTON AV.—Hugo Taussig, 507 5th av, has prepared plans for a 5-sty brick and stone home, 41x148 ft, at the southeast corner of Allerton av and Bronx Park East for the Beth Abraham Society, care of Mrs. A. L. Alnerstein, 612 Allerton av, owner. Cost, about \$225,000

#### SCHOOLS AND COLLEGES

135TH ST.—Henry B. Chalanay, 584 East 137th st, has been retained to prepare plans for a 1-sty brick and stone private school, 50x85 ft, in the south side of 135th st, 50 ft west of Brown pl, for the Congregation Beni Zion of the Bronx, 169 Brook av, owner. Details will be available later.

#### STABLES AND GARAGES.

3D AV.—Charles S. Clark, 441 Tremont av, has completed plans for a 1-sty brick garage, 76x111 ft, on the west side of 3d av, 101 ft south of 175th st, for James Reilly, 1901 Bathgate av, owner and builder. Cost, \$30,000.

JEROME AV.—Dunnigan & Crumley, 394 East 150th st, have completed plans for a 1-sty brick garage, 221x105 ft, at the northwest corner of Jerome av and 177th st for John W. Goff, 309 Broadway, owner. Cost, \$50,000.

SOUTHERN BLVD.—Charles S. Clark, 441 Tremont av, has finished plans for a 1-sty brick garage, 150x85 ft, on the east side of Southern blvd, 100 ft north of 172d st, for the Crotona Realty Co, W. M. Weschler, president, 170 Broadway, owner. Cost, \$45,000.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.  
7TH ST.—Brook & Sackheim, 26 Court st, have completed plans for alterations to the 3-sty brick dwelling, 20x41 ft, at 47 7th av into apartments for Jacob Benjamin, 45 7th av, owner. Cost, \$5,000. Owner will take bids on separate contracts.

#### DWELLINGS.

3D AV.—Benjamin Driesler, 153 Remsen st, has prepared plans for a 2-sty frame dwelling,

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22x58 ft, on the west side of 3d av, 131 ft north of Shore rd, for John F. Frost, 397 Fulton st, owner. Cost, \$8,000.

82D ST.—Thomas Bennett, 7826 5th av, has completed plans for two 2-sty brick dwellings, 20x60 ft, in the south side of 82d st, 282 ft east of 4th av, for Morrison & Allardyce, 7286 5th av, owners and builders. Total cost, \$24,000.

COLUMBIA HEIGHTS.—J. Sarsfield Kennedy, 157 Remsen st, has prepared plans for alterations to the 4-sty brick and stone residence at 202 Columbia Heights for Charles H. Cheewood, 25 Park av, Brooklyn, owner. Cost, \$20,000.

78TH ST.—Joseph Hartung, 661 5th av, has completed plans for two 2-sty frame dwellings, 21x58 ft, in the south side of 78th st, 160 ft west of Colonial rd, for Mrs. Josephine Powers, 286 Windsor pl, owner. Total cost, \$15,000.

AMHERST AV.—Harry A. Yarish, 367 Fulton st, has prepared plans for a 2-sty brick residence, 27x53 ft, with garage, on the east side of Amherst av, 278 ft north of the Esplanade, Manhattan Beach, for Mrs. Ida Sommer, 177 West End av, Brooklyn, owner. Cost, \$35,000.

EAST 12TH ST.—Burke & Olsen, 32 Court st, have completed plans for a 1½-sty brick dwelling, 20x38 ft, in the west side of East 12th st, 100 ft north of Avenue N, for John Rove, 219 Adams st, Brooklyn, owner and builder. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

NORTH 10TH ST.—Charles P. Cannella, 1163 Herkimer st, has prepared plans for a 2-sty brick factory building, 20x55 ft, in the south side of North 10th st, 300 ft east of Roebling st, for Andrew Lichter, 258 North 10th st, owner. Cost, \$16,000.

FULTON ST.—Wm. H. Ludwig, 801 Eastern pkway, has finished plans for a 2-sty brick storage building, 51x99 ft, in the north side of Fulton st, 153 ft west of Howard av, for Wm. Gleichman, 244 Howard av, owner. Cost, \$15,000.

#### HOSPITALS.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, have completed plans for extensive alterations to the 2-sty brick hospital at 1387 Eastern Parkway, east of Ralph av, for the Maternity Hospital Society, owner, on premises. Cost, \$25,000. Architects will soon take bids on general contracts.

#### STABLES AND GARAGES.

TEN EYCK ST.—Henry C. Brucker, 2549 Myrtle av, has prepared plans for a 2-sty brick garage, 22x100 ft, in the south side of Ten Eyck st, 370 ft west of Waterbury st, for Otto Goetz, 261 Stagg st, owner. Cost, \$15,000.

60TH ST.—Lubroth & Jalkow, 44 Court st, have started plans for a 1-sty brick garage, 100x100 ft, in the north side of 60th st, 70 ft west of Fort Hamilton av, for the Verdune Improvement Co., 1416 Lincoln pl, owner. Cost, \$40,000. Owner will take bids on separate contracts.

4TH AV.—Shampan & Shampan, 50 Court st, have plans in progress for a 1-sty brick garage, 200x250 ft, at 283 to 301 4th av, between 1st and 2d sts, for owner, to be announced later. Cost, approximately \$200,000.

40TH ST.—Missac-Thompson, 189 Montague st, have plans nearing completion for a 1-sty brick and reinforced concrete garage, 100x200 ft, in the



north side of 40th st, 300 ft east of 2d av, for A. Barusch, 301 East 16th st, Brooklyn, owner. Cost, \$45,000.

ATLANTIC AV.—Charles M. Spindler, 26 Court st, has prepared plans for a 1-sty brick garage, 25x116 ft, at 1027 Atlantic av for Harry Spellerberg, owner, on premises. Cost, \$12,000. Architect will take estimates on general contract.

60TH ST.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty brick garage, 100x120 ft, in the south side of 60 st, 150 ft west of Hamilton av, for Stern & Friedman, owners and builders, care of architects. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

CONEY ISLAND AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, are preparing plans for a 2-sty brick and limestone telephone exchange, 100x100 ft, at the northeast corner of Coney Island av and Av. R, for the N. Y. Telephone Co., 15 Dey st, owner. Cost, \$150,000.

Queens.

CHURCHES.

WOODHAVEN, L. I.—R. F. Schermer, 116 Avondale st, Woodhaven, has prepared plans for alterations and extensions to the 1-sty frame Sunday school in the east side of 96th st, 500 ft north of Jamaica av, for St. Mathew's Protestant Episcopal Church, on premises, owner. Cost, \$13,000.

DWELLINGS.

WINFIELD, L. I.—Plans have been finished for a 2½-sty frame dwelling, 16x40 ft, on the west side of Fisk av, 240 ft north of Woodside av, for Fred Hoffman, Elmhurst, owner. Cost, \$8,000.

QUEENS, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 14x30 ft, on the west side of 5th av, corner of Seymour st, for Christopher Fisher, Queens, owner. Cost, \$8,000.

ROCKAWAY PARK, L. I.—Edward Berrian, Rockaway Beach, has prepared plans for a 2½-sty frame residence, 22x38 ft, on the west side of Beach 121st st, 100 ft north of Boulevard, for Augusta Seidenberg, 93d st, Rockaway Park, owner. Cost, \$12,000.

WOODHAVEN, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plans for twelve 2-sty frame dwellings, 16x38 ft, in the east side of 88th st, 110 ft south of 107th av, for Elerman Bros., 99 William st, Jamaica, owner. Total cost, \$60,000.

ST. ALBANS, L. I.—C. H. Tabor, Glen Rock, N. J., has prepared plans for a 2½-sty frame dwelling, 34x23 ft, in the east side of Lewiston st, 140 ft north of Hannibal st, for the St. Albans Construction & Engineering Co., Inc., St. Albans, owner. Cost, \$10,000.

ST. ALBANS, L. I.—C. H. Tabor, Glen Rock, N. J., has completed plans for a 2½-sty frame dwelling, 22x30 ft at the southwest corner of Hannibal st and 113th rd for the St. Albans Construction & Engineering Co., Inc., St. Albans, owner. Cost, \$9,500.

RICHMOND HILL, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x38 ft, in 124th st, 240 ft north of 97th av, for Charles R. Partridge, 818 116th st, Richmond Hill, owner. Cost, \$8,000.

RICHMOND HILL, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has completed plans for a 2-sty frame residence, 26x53 ft, at the southeast corner of Myrtle av and Chestnut st for Frank Berlenbach, 34 Suydam st, Brooklyn, owner. Cost, \$20,000.

MASPETH, L. I.—C. L. Varrone, Corona av, has finished plans for two 2-sty frame residences, 10x50 ft, on the east side of 5th av, 100 ft south of Whitlock av, for Tony Caronella, 33 Elm st, Maspeth, owner. Cost, \$9,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has finished plans for two 2-sty frame dwellings, 23x33 ft, on the north side of Hillside av, 300 ft east of Carpenter av, for A. Hrostoski, Sylvester av, Jamaica, owner. Cost, \$20,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has completed plans for two 2-sty frame dwellings, 25x26 ft, in the south side of Bradley st, 172 ft east of Farmers av, for D. J. Lewison, Parkway av, Jamaica, owner. Cost, \$15,000.

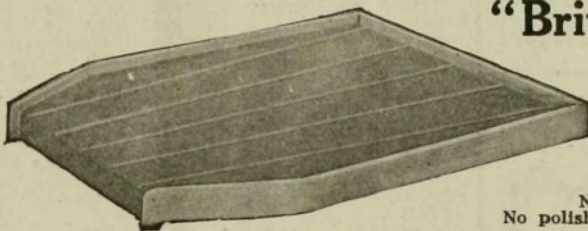
FOREST HILLS, L. I.—John E. Nitchie, 63 Park Row, Manhattan, has plans under way for a 2½-sty tapestry brick residence, 25x34 ft, at Forest Hills, L. I., for the owner, to be announced later. Project includes a garage. Total cost, \$18,000. Architect will take estimates on general contract.

ELMHURST MANOR, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for two 2-sty frame dwellings, 20x55 ft, at the northwest corner of Junction av and 37th st and the southwest corner of Patterson av and 37th st for R. W. Gibson, 55 Avondale av, Richmond Hill, L. I., owner and builder. Cost, \$6,000 each.

ARVERNE, L. I.—E. M. Adelson, 1778 Pitkin av, Brooklyn, has prepared plans for a 2½-sty frame dwelling, 25x53 ft, on the west side of Clarence av, 269 ft south of Morris av, for Israel Polay, 221 Gaston av, Arverne, L. I., owner. Cost, \$10,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has finished plans for six 2½-sty frame dwellings, 24x25 ft, at the corner of Myrtle and St. Anns avs for the

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Chester Hoff Construction Co., Myrtle and Jamaica avs, Richmond Hill, owner and builder. Cost, \$10,000 each.

HOLLIS, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has plans in progress for five 2½-sty frame and stucco dwellings in the south side of Warren st for A. Hass, owner and builder, care of architect. Cost, \$10,000 each.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Shampan & Shampan, 50 Court st, Brooklyn, have finished plans for a 1-sty brick factory, 125x100 ft, on the east side of Vernon av, 100 ft north of Freeman av, for Olga Realty Co., 60 Court st, Brooklyn, owner. Cost, \$45,000.

#### STABLES AND GARAGES.

EAST ELMHURST, L. I.—J. J. Gloster, 44 Court st, Brooklyn, has finished plans for a 1-sty brick garage, 100x200 ft, on the south side of Jackson av, between 21st and 22d sts, East Elmhurst, for the Factory Construction Co., Louis Gold, president, 44 Court st, Brooklyn, owner and builder. Cost, about \$100,000.

MASPETH, L. I.—A. H. Stines, 300 Grand st, Maspeth, has finished plans for a 1-sty brick garage, 118x52 ft, in the west side of Brown pl, 104 ft south of Grand st, for John C. Young, Grand st and Bittman av, Maspeth, owner. Cost, \$20,000.

#### Westchester.

#### APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, Yonkers, has prepared plans for a 4-sty brick, limestone and terra cotta apartment, 149x54 ft, at the southeast corner of Andrews pl and Riverdale av for Jeanette Scott, 201 Vaneltine lane, Yonkers, owner and builder. Cost, about \$122,000.

#### DWELLINGS.

YONKERS, N. Y.—Wm. Dewsnap, 334 5th av, Manhattan, has completed plans for a 2½-sty frame residence, 34x39 ft, with garage, at Colonial Heights, Yonkers, for Charles Blauvelt, owner, care of architect. Architect will take bids on general contract.

#### Nassau.

#### DWELLINGS.

FREPORT, L. I.—B. D. Homan, 230 South Long Beach av, Freeport, has plans in progress for a 2½-sty frame and stucco residence, 30x38 ft, at the corner of Ocean and Lena avs, Freeport, for H. H. Parks, Freeport, L. I., owner, who will take bids on general contract. Cost, \$18,000.

FREPORT, L. I.—B. D. Homan, 239 South Long Beach av, Freeport, has plans in progress for a 2½-sty frame residence, 32x35 ft, on Roosevelt av, Freeport, for Lyman Jones, 55 Main st, Freeport, owner and builder. Cost, \$12,000.

### CONTRACTS AWARDED.

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

#### BANKS.

BAYONNE, N. J.—Kelly & Kelly, 12th st, Long Island City, L. I., have the general contract for a 1-sty granite and limestone bank building, 30x50 ft, at the southwest corner of Broadway and 45th st, Bayonne, for the Bank of South Hudson, 923 Broadway, owner, from plans by W. L. Stoddard, 9 East 40th st, Manhattan, architect.

MANHATTAN.—James F. Meehan Co., Inc., 224 West 34th st, has the general contract for the construction of a 7-sty brick and stone bank and office building at 249 West 34th st, for Isidore Herz, owner, from plans by H. R. Mainzer, 105 West 40th st, architect.

#### DWELLINGS.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for alterations to the 4-sty and stone residence, 18x48 ft, at 148 East 55th st for Mrs. Drury A. McMillen, owner, on premises, from plans by P. J. Murray and J. E. Casale, associated architects, 128 East 58th st. Cost, \$15,000.

MANHATTAN.—R. H. Howes Construction Co., 105 West 40th st, has the general contract for extensive alterations to the 4-sty brick and stone residence, 20x50 ft, at 226 East 61st st for Fergus Reid, 26 Exchange pl, owner, from plans by Alex F. Law, 26 Pemberton sq., Boston, Mass., architect.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 18x48 ft, at 144 East 55th st for Mrs. Harry H. Duryea, 375 Park av, owner, from plans by P. J. Murray and J. E. Casale, associated architects, 128 East 58th st. Cost, \$16,000.

MORRISTOWN, N. J.—Reeve & Burr, 9 Morris st, Morristown, N. J., have the general contract for three 2½-sty frame residences, 25x36 ft, on Mt. Kemble av for John T. Gillespie, 33 Ogden pl, Morristown, owner, from plans by Palmer & Plonsky, 40 Cedar st, Manhattan, architects. Total cost, \$50,000.

MANHATTAN.—Paletz & Zuckor, 241 West 29th st, have the general contract for alterations

to the 4-sty brick and stone residence, 17x55 ft, at 108 West 85th st for Cathering Blackwell, owner, on premises, from plans by M. Joseph Harrison, 63 Park Row, architect. Cost, \$8,000.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 18x47 ft, at 146 East 55th st for Mrs. M. L. Keene, 146 East 55th st, owner, from plans by P. J. Murray and J. E. Casale, associated architects, 128 East 58th st, architects. Cost, \$15,000.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 16x62 ft, at 143 East 55th st for Mrs. A. J. Moulton, owner, on premises, from plans by P. J. Murray and J. E. Casale, associated architects, 128 East 58th st. Cost, \$15,000.

MANHATTAN.—W. H. and S. J. Griffin, 407 East 18th st, have the general contract for alterations to the 4-sty brick dwelling at 418 West 21st st for Miss C. Nichols, on premises, owner, from plans by Max Muller, 115 Nassau st, architect. Cost, \$16,500.

UNION COURSE, L. I.—John Fallon, 225 5th av, Manhattan, has the general contract for five 2-sty frame dwellings, 16x38 ft, at the northeast corner of 78th st and 90th rd, Union Course, L. I., for Rev. Joseph P. Brady, Seaside, Rockaway Beach, L. I., owner, from plans by Charles Infanger & Son, 2634 Atlantic av, Brooklyn, architect. Total cost, \$32,500.

#### CHURCHES.

BROOKLYN, N. Y.—Adam Wischerth, 518 Jamaica av, has the general contract for a 1 and 3 sty brick and stone church and monastery, 82x180 and 193x27 ft, in the east side of Jerome st, between Atlantic and Liberty avs, for the Parish of St. Michael, owner, from plans by Gustave E. Steinbeck, 157 West 74th st, Manhattan, architect. Cost, \$160,000.

MAPLEWOOD, N. J.—Stevenson & Cameron, 37 West 25th st, Manhattan, have the general contract for a 1-sty brick and stone church and parish house at the corner of Ridgewood and Woodland rds, Mapleton, N. J., for St. George's P. E. Church, Rev. F. H. Richey, rector, 9 Clinton pl, Maplewood, rector, owner, from plans by Charles W. Short, Jr., 25 West 44th st, Manhattan, architect. Cost, \$80,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—G. Genovese & Sons, 645 Crescent st, Long Island City, have the general contract for a 2-sty brick and concrete factory building, 55x110 ft, at the northeast corner of Ely and Wilbur avs, Long Island City, for the Howard Printing Co., 1720 Broadway, Manhattan, owner, from plans by William Sproesser, 211 12th av, Long Island City, architect. Cost, about \$45,000.

LONG ISLAND CITY, L. I.—John T. Woodruff & Sons, Bridge Plaza, Long Island City, have the general contract for a 1-sty brick and reinforced concrete power house, 61x52 ft, in the north side of Doca st, 212 ft west of Brent st, for the National Sugar Refining Co., owner, from privately prepared plans. Cost, \$28,000.

#### HOMES AND ASYLUMS.

FAR ROCKAWAY, L. I.—B. F. Simonson, East Rockaway, L. I., has the general contract for a 2-sty brick and stone home at Far Rockaway, L. I., for the Children's Haven of Far Rockaway, on premises, owner, from plans by Schwartz & Gross, 347 5th av, Manhattan, architects. Cost, \$50,000.

#### STABLES AND GARAGES.

MANHATTAN.—York Building Co., 103 Park av, has the general contract for a 1-sty brick garage, 120x68 ft, at 344-354 West Broadway for the Wendel Estate, 175 Broadway, owner, from plans by Mortimer G. Cohen, 201 West 121st st, architect. Cost, \$15,000.

NEWARK, N. J.—Homack Construction Co., 1399 Flatbush av, Brooklyn, has the general contract for a 2-sty brick and reinforced concrete garage and service station, 70x150 ft, at 1001 Broad st, Newark, for the McAllister Carton Corporation, owner, on premises, from plans by R. Thomas Short, 370 Macon st, Brooklyn, architect and engineer. Cost, about \$100,000.

MANHATTAN.—John T. Brady Co., 103 Park av, has the general contract for a 3-sty brick stable, 60x100 ft, at 515-519 West 43d st for Archibald D. Russell, Jr., 20 Exchange pl, owner, from plans by Lansing C. Holden, 103 Park av, architect. Cost, \$90,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—White Construction Co., 95 Madison av, has the general contract for alterations to the 3-sty brick store and office building, 55x87 ft, at 349-353 Lexington av, corner 40th st, for the Gould Coupler Co., 30 East 42d st, owner, from plans by Beverly S. King and Shiras Campbell, associated architects, 349 Lexington av. Cost, about \$25,000.

MANHATTAN.—H. H. Vought & Co., 70 East 45th st, have the general contract for alterations to the brick store and office building, 21x60 ft, at 50 Greenwich st for Harold A. Cunningham, 212 East 5th st, Brooklyn, owner, from plans by P. J. Murray, architect. Cost, \$18,000.

#### MISCELLANEOUS.

MANHATTAN.—Marcus Contracting Co., 309 Broadway, has the contract for excavating at the west side of Greenwich av, 7th av and 12th st, for M. Shapiro & Son, 103 West 40th st.





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105TH ST, 1-5 E; also 160TH ST, 2-10 E, 11-sty bk hospital, 202x150, tile roof; \$1,000,000; (o) 5th Av Hospital, 67th st & Park av; (a) York & Sawyer, 50 E 42d (212).

#### STABLES AND GARAGES.

40TH ST, 334-340 W, 2-sty bk garage, 66x98, rubberoid roof; \$30,000; (o) Marcus & Goldstein Co, 175 S 96th; (a) J M Felson, 1133 Bway (213).

139TH ST, 327 W, 1-sty garage, 16x18, iron roof; \$1,500; (o) Harry Austin, 327 W 139th; (a) Wm Kurtzer, 1385 Crotona av (205).

BWAY, 2551, 8-1-sty bk garages, 16x18, asbestos roof; \$1,600; (o) Willis Payne, 2551 Bway; (a) J Edw Birmingham, Yonkers, N Y (209).

9TH AV & 211TH ST, n e c, 60-1-sty bk garages, 10x18, 24 gauge steel roof; \$12,000; (o) Wm B Isham Est, 27 William; (a) Jas R Ashley, 351 W 86th (207).

#### STORES, OFFICES & LOFTS.

BEEKMAN ST, 36-38; also WILLIAM ST, 171-7, 4-sty bk str, slag rf; \$100,000; (o) Jesse Ridley, care Cruikshank Co, 141 Bway; (a) Jno B Snook Sons, 261 Bway (210).

WHITEHALL ST, 27; also BRIDGE ST, 16-18, 7-sty bk office bldg, 32x58, tile roof; \$150,000; (o) Scandinavian American Line Bldg Co, Inc, 1 Bway; (a) Axel S Hedman, 112 E 19th (206).

120TH ST, 525 W, 2-sty bk offices & class room, 102x48, 5 ply tar & felt rf; \$100,000; (o) Teachers' College, 525 W 120th; (a) Francis Burrows, 410 W 34th (215).

MADISON AV, 348-352; also 45TH ST, 14-28 E, 23-sty bk stores & office bldg, tile rf; \$1,500,000; (o) The Borden Co, 108 Hudson, Oceanic Investing Co, 106 Lex av; (a) Buchman & Kahn, 56 W 45 (211).

#### MISCELLANEOUS.

58TH ST, 337-9 W, 3-sty bk newspaper press, 42x100, Barrett spec roof; \$100,000; (o) Veronica Realty Corp, 253 W 58th; (a) Chas E Birge, 29 W 34th (208).

130TH ST, W, s s, 125.1 e 12 av, 3-sty bk service station, 100x120, gravel roof; \$165,000; (o) S & C Bldg Co, 73 E 130th; (a) J M Felson, 1133 Bway (214).

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

188TH ST, n w c Aqueduct av, 5-sty bk tnt, 75x90, plastic slate rf; \$150,000; (o) Masso Rlty Co, Saml Friedenberg, 2176 Grand Concourse, pres; (a) Springsteen & Goldhammer, 32 Union sq (350).

#### CHURCHES.

142D ST, n w c Brook av, 1-sty fr church, 22.24x58.4, slag rf; \$2,000; (o) Concordia Ev Luth Church, 505 E 142d; (a) F Annhoup, 600 W 181st (358).

#### CLUBS.

SHORE DRIVE, e s, 75 n Philip av, 1-sty frame clubhouse, 30x24, tar paper rf; \$2,000; (o) Trinity Danish Young Peoples Soc, F Jensen, 1179 Hoe av, pres; (a) Geo Jorgensen, 1283 Hoe av (353).

#### COLLEGES AND SCHOOLS.

150TH ST, s w c Courtlandt av, 2-sty bk commerce school, 50x100x90, Barrett Spec rf; \$75,000; (o) Fannie L Bird, 2781 Pond pl; (a) P G Stadler, 1246 Taylor av (362).

#### DWELLINGS.

BRONX PARK E, s e c Allerton av, 5-sty bk home, 41.25x148, tile rf; \$225,000; (o) Beth Abraham Soc, Mrs A L Alperstein, 612 Allerton av, pres; (a) Hugo Taussig, 507 5 av (351).

207TH ST, s s, 220.68 E Bainbridge av, 2-sty fr dwg, 22.6x40, slag rf; \$7,000; (o) Edw J Ramsey, 3321 Bainbridge av; (a) Philip Markowitz, 3391 Wayne av (363).

BOGART AV, e s, 275 s Neill av, 2½-sty fr dwg, 24.6x54, shingle rf; \$15,000; (o) Herman Stern, 289 E 169th; (a) Maxwell Reid, 10 Orange st, Bklyn (355).

CLAFIN AV, e s, 250 n 197th, 2½-sty fr dwg, 20x35, shingle rf; \$3,000; (o) Ella A Kayser, 1371 Shakespeare av; (a) Louis Kayser, 1371 Shakespeare av (356).

HOLLAND AV, e s, 175 s Astor av, 2-sty t c dwg, 21x53.2, rubberoid rf; \$12,000; (o) P J McNiece, 382 Willis av; (a) Warren G Faries, 1339 Bristow st (361).

TAYLOR AV, e s, 80.32 n Davis st, 2-sty bk dwg, 20x37, slag rf; \$6,000; (o) Nich Sacchi, 335 Pleasant av; (a) Jno F Rugel, 236 E 118th (365).

TIBBETT AV, w s, 147.71 n 244th, 2½-sty stone dwg, 44.10x35.8, shingle rf; \$15,000; (o)

David S Ball, 22 Thomas; (a) Julius Gregory, 56 W 45th (357).

TOMLINSON AV, e s, 175.23 n Pierce av, 2-sty fr dwg, 18x36, shingle rf; \$6,000; (o) Wm Delee, 320 E 141st; (a) Moore & Landsiedel, 3 av & 148th (367).

TYNDAL AV, e s, 38.99 n 260th, 2-sty fr dwg, 35.10x32.10, shingle rf; \$8,500; (o) Eugene Morgenthal, 1222 Evergreen av; (a) B E Muller, 477 5 av (366).

#### STABLES AND GARAGES.

174TH ST, n e c Commonwealth av, 1-sty cement garage, 21x50, tar & gravel rf; \$800; (o) Hannah O'Connell, 1765 Gleason av; (a) Thos Flood, 1144 St Lawrence av (354).

3D AV, w s, 101.94 s 175th, 1-sty bk garage, 76.5x111.10, slag rf; \$30,000; (o) Jas Reilly, 1901 Bathgate av; (a) Chas S Clark, 441 Tremont av (352).

#### STORES, OFFICES AND LOFTS.

SOUTHERN BLVD, e s, 200 s Longwood av, 1-sty bk str, 175x100.4, plastic slate rf; \$40,000; (o) Le Bush Garage Co, 30 E 42d; (a) Leo Feibel, 280 Madison av (359).

WEBSTER AV, s e c 176th, 2-sty bk lofts, 37.7x106.10, slag rf; \$22,000; (o) Alfonse O E Toedter, 1872 Webster av; (a) Franz Wolfgang, 535 E 177th (364).

#### MISCELLANEOUS.

225TH ST, s w c Exterior, 1-sty fr stadium, 330x468; \$200,000; (o) N Y Valedrome Co, Geo H Young, 49 Liberty st, pres; (a) Litchfield & Rogers, 477 5 av (360).

CARTER AV, s e c 175th, 1-sty t c shop, 78x22, slag rf; \$2,000; (o) Wm A Cameron, 1901 Bathgate av; (a) Chas S Clark, 441 Tremont av (349).

### Brooklyn.

#### APARTMENTS, FLATS AND DWELLINGS.

DODWORTH ST, 191, s e c Bway, show windows, in 3-sty fr str & 2-fam dwg; \$1,000; (o) F B Small, 192 Dodworth; (a) Fred Weber, Jr, 939 Bway (6443).

HUMBOLDT ST, 231, s w c Stagg, int alt to 3-sty bk str & 5 fam dwg; \$1,000; (o) Saml Kusbrusky, 631 Bway; (a) Tobias Goldstone, 50 Graham av (6561).

INDIA WHARF, e s, 259.1 n Conover, ext to 1-sty conc warehouse; \$1,000; (o) India Wharf Bwg Co, 60 Hamilton av; (a) Chas —, 95 Nevins (6657).

TROUTMAN ST, 234, s s, 325 w Knickerbocker av, int alt to 2-sty fr 2 fam dwg; \$1,000; (o) Munzen Raso, premises; (a) Tobias Goldstone, 50 Graham av (6500).

E 17TH ST, 282, e s, 100 n Beverly rd, int alt to 2-sty fr 1 fam dwg; \$1,100; (o) W A Thompson, premises; (a) Sinart A Olsen, 383 E 9th (6716).

E 24TH ST, 509, e s, 387.103 s Foster av, int & roof in 2-sty fr 2 fam dwg; \$1,000; (o) Frank Roberts, premises; (a) Jas A Barnett, 367 Fulton (6429).

55TH ST, 1351-59, n s, 125 w 14 av, int alt in 2-2 fam dwg; \$4,000; (o) same; (a) same (6439).

FLATLANDS.—NECK RD, e s, 209.1 ½ s Church av, int alt in 2-sty fr 2 fam dwg; \$1,000; (o) Abraham Edison, 13 Halsey; (a) Montrose Morris Sons, 533 Nostrand av (6664).

#### STABLES AND GARAGES.

BROWN ST, 2831, 100 n Emmons av, 1-sty conc garage; \$1,000; (o) J C Miller, premises; (a) Chas M Spindler, 26 Court (6705).

CROWN ST, 441, ns, 180 e Bklyn av, 1-sty bk garage, 20x20; \$3,500; (o) Saml Reich, 20 W 17th, N Y; (a) Robt T Schaefer, 1526 Flatbush av (6695).

SACKETT ST, 416-22, swe Hoyt, 1-sty bk garage, 20x50; \$1,000; (o) Irene Imperato, premises; (a) Freeman R Imperato, 418 Sackett (6690).

SULLIVAN ST, 134-60, s s, 472.8 w Rogers av, 18-1-sty conc garages, 10x20; \$5,000; (o) same; (a) same (6538).

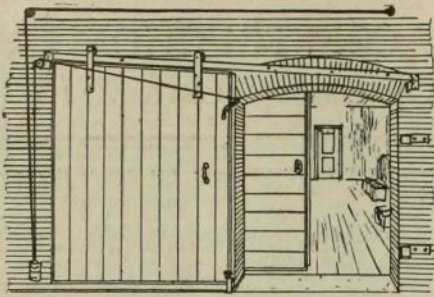
E 8TH ST, 936-40, ws, 100 s Ave I, 2-1-sty conc garages, 18x18; \$2,000; (o) Carpenter Constn Co, 865 Rockaway av; (a) S Gardsten, 1154 47th (6614).

E 29TH ST, 381-89, nec Ave D, 1-sty bk garage, 30.11x20; \$2,500; (o) Gus Young, 1240 Flatbush av; (a) R T Schaefer, 1526 Flatbush av (6552).

E 46TH ST, 1569, e s, 105.8 n Mill lane, 1-sty conc garage, 18x18; \$1,000; (o) Mathew C Langer, premises; (o) Robt T Schaefer, 1506 Flatbush av (6624).

49TH ST, 1555, n s, 220 w 16th av, 1-sty bk garage; \$1,000; (o) Abraham Levin, premises; (a) Peter Millman, 1780 Pitkin av (6507).





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BEDFORD AV, 2726, n w c Farragut rd, 1-sty conc garage, 19-21; \$1,400; John A Hayden, premises; (a) Robt T Schaefer, 1526 Flatbush av (6694).

MORGAN AV, 126, e s, 60 s Montrose av, 1-sty bk garage, 30x50; \$4,500; (a) Scranton Lehigh Coal Co, 308 Livingston; (a) Wm Welge, 710 E 22 (6631).

PUTNAM AV, 860, s s, 135 w Patchen av, 1-sty bk garage, 33.8x19.8; \$3,200; (o) Phillip Stark, premises; (a) Henry J Nurick, 772 Bway (6697).

PUTNAM AV, 965, n s, 250 e Ralph av, 1-sty bk garage, 25x19.8; \$3,500; (o) Barney Zwick, 781 Lafayette av; (a) Henry J Nurick, 772 Bway (6696).

REID AV, n e c McDonough, 1-sty bk garage, 22.8x22; \$1,200; Mary Weis, 287 Reid av; (a) Sabate & L Mormik, 369 Fuiton (6709).

REID AV, 281, s e c McDonough, 1-sty bk garage, 19x25; \$1,600; (o) Louis Bratfisch, 382 Lenox rd; (a) Chas Infanger & Son, 2634 Atlantic av (6633).

SHERIDAN AV, 90, n w c McKinley av, 1-sty conc garage; \$1,200; (o) Oscar Pidson, prem; (a) Ernest Dennis, 241 Schenck av (6644).

### Queens.

#### COLLEGES AND SCHOOLS.

JAMAICA.—Fulton st, s s, 126 e Kissam pl, 2-sty bk business school, 50x29, gravel rf, steam heat; \$50,000; (o) B. Browne, Postoffice Bldg., Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (8133).

#### DWELLINGS.

ARVERNE.—Clarence av, w s, 269 s Morris av, 2½-sty fr dwg, 25x53, shingle rf, 1-fam, elec, steam heat; \$10,000; (o) Israel Polay, 221 Gaston av, Arverne; (a) E. M. Adelson, 1778 Pitkin av, Bklyn (3051).

CORONA.—46th st, e s, 475 n Sackett, 2½-sty fr dwg, 24x36, shingle rf, 1-fam, gas, steam heat; \$8,800; (o) I. Weichselbaum, 137 46th, Corona; (a) C. L. Varrone, 166 Corona av, Corona (3042).

ELMHURST MANOR.—37th st, w s, 230 s Patterson av, 20 2-sty fr dwgs, 20x30, shingle rf, 1-fam, gas, steam heat; \$70,000; (o) Wm. R. Gibson, 55 Avondale, Richmond Hill; (a) C. L. Varrone, 166 Corona av, Corona (3035-6).

FOREST HILLS GARDENS.—Puritan av, n e c Seasongood rd, 2½-sty bk dwg, 40x38, tile rf, 1-fam, elec, steam heat; \$25,000; (o) Henry A. Smith, 727 8th av, N Y C; (a) Benj. Dreisler, 153 Remsen, Bklyn (3065).

HOLLIS.—Bradley st, s s, 172 e Farmers av, two 2-sty fr dwgs, 25x26, shingle rf, 1-fam, gas, steam heat; \$15,000; (o) D. J. Lewinson, Parkway av, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3026-27).

HOLLIS.—Woodhull av, w s, 40 s Warren, two 2½-sty fr dwgs, 18x38, shingle rf, 1-fam, gas, steam heat; \$17,000; (o) J. F. Fellows, 603 Jefferson av, Bklyn; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3028-29).

HOLLIS.—Hillside av, n s, 300 e Carpenter av, two 2-sty fr dwgs, 23x33, shingle rf, 1-fam, gas, steam heat; \$20,000; (o) A. Hrostoski, Sylvester av, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3022-23).

JAMAICA.—Mayfield rd, n s, 117 w Croyden rd, two 1-sty fr dwgs, 41x26, shingle rf, 1-fam, gas, steam heat; \$15,000; (o) H. Berjo, 363 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (3024-25).

L. I. CITY.—Grand av, s s, 47 e 18th av, 2-sty bk dwg, 42x27, tar & gravel rf, 2-fam, elec, steam heat; \$8,500; (o) R. H. Truax, 27 William, N Y C; (a) Stephen L. Bower, 371 E 165th, N Y C (3111).

L. I. CITY.—13th av, e s, 347 s Grand av, two 2-sty bk dwgs, 22x56, slag rf, 2-fam, gas, steam heat; \$15,000, & 13TH AV, e s, 377 s Grand av, 22 2-sty bk dwgs, 20x45, slag rf, 2-fam, gas, steam heat; \$164,000; (o) Matthews Building Co., 520 Grand av, L. I. City; (a) Richard Geo. Smart, 534 Boyd av, Woodhaven (3143 to 3147).

MASPETH.—Firth av, e s, 100 s Whitlock av, two 2-sty fr dwgs, 18x50, gravel rf, 2-fam, gas; \$9,000; (o) Tony Caronella, 33 Elm, Maspeth; (a) C. L. Varrone, Corona av, Corona (3040).

RICHMOND HILL.—Greenwood av, e s, 223 n Jerome av, four 2-sty fr dwgs, 16x36, shingle rf, 1-fam, gas, steam heat; \$18,000; (o) Frank J. Horsch, Greenwood av, Richmond Hill (3095 to 3098).

RICHMOND HILL.—Newtown rd, n s, 228 w Hillside av, 2-sty fr dwg, 28x37, shingle rf, 1-fam, gas, steam heat; \$9,000; (o) Isadoro Pascuma, 3609 Jamaica av, Richmond Hill; (a) J. Ginocchio, 17 Greenwich av, N Y C (3109).

WOODHAVEN.—Woodland av, n w c Atlantic av, two 2-sty fr dwgs, 16x38, shingle rf, 1-fam, gas, steam heat; \$12,000; (o) A. J. Cobb, 1822 Woodhaven av; (a) Geo. E. Crane, 871 114th, Richmond Hill (3060-61).

PERCY ST, n w c Lincoln, 2½-sty fr dwgs, 37x23, shingle rf, 1-fam, gas, steam heat; \$9,000; (o & a) D. W. Chapman, Great Neck, L. I. (3071).

#### FACTORIES AND WAREHOUSES.

L. I. CITY.—Vernon av, e s, 100 n Freeman av, 1-sty bk factory, 125x100, slag & gravel rf,



steam heat; \$45,000; (o) Olga Realty Co., 50 Court, Bklyn; (a) Shampam & Shampam, 50 Court, Bklyn (3113).

**STABLES AND GARAGES.**

HOLLIS.—Flushing av, w s, 106 n Fulton, 1-sty bk garage, 36x125, slag rf, steam heat; \$11,000; (o & a) Thomas W. Peet, Hollis, L. I. (3120).

MASPETH.—Brown pl, w s, 104 s Grand, 1-sty bk garage, 118x52, gravel rf, steam heat; \$20,000; (o) John C. Young, Grand & Bitman av, Maspeth; (a) A. H. Stines, 300 Grand, Maspeth (3082).

**Richmond.**

ANNADALE.—Washington av, s s, 50 w Carlton blvd, 1-sty fr dwg, 20x36, shingle rf; \$3,000; (o) Jas. Mudgett, 1968 Bathgate av, N Y C; (a) John Simpson, R. A., 430 48th, Bklyn (465).

ARLINGTON.—N e c Grand View av & Arlington pl, 2-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Anthony Macaluso, 351 E 57th, N Y C; (a) Vincent Pampallona, 2250 Bassford, Bronx, N Y (507).

BRIGHTON HEIGHTS.—Silver Lake rd, n s, 180 e Havenwood rd, 2 1/2-sty fr dwg, 26x30, rubberoid rf; \$5,000; (o) L. Karlson, Brighton Hts.; (supt) C. B. Hewek, Brighton Hts. (460).

DONGAN HILLS.—Seaview av, w s, 150 n Jefferson av, 1-sty fr dwg, 20x33, shingle rf; \$4,500; (o) Annie Swift, Dongan Hills; (a) Harry W. Pelcher, Port Richmond (461).

GRANT CITY.—Tyson Manor, Prescott av, n s, 88 w R R av, two 2-sty fr dwgs, 12x16, 23x26, shingle rf; \$5,200; (o) Wm. Ossman & Emma C. Ossman, 280 Linden, Bklyn (488).

GRANT CITY.—Brancroft av, e Kruser st, 1-sty fr dwg, 22x28, shingle rf; \$3,000; (o & b) Chas. Whitaker, 53 Prescott av (468).

NEW BRIGHTON.—Henry st, e s, s e c James, 2-sty fr dwg, 26x29, rubberoid rf; \$4,000; (o & b) Z. Kropinski, 62 Jersey, New Brighton (490).

NEW DORP BEACH.—Rome av, w s, 260 n Marinuray, 1-sty fr dwg, 20x34, shingle rf; \$4,000; (o) O. Quartuccio, 27 Prince, N Y C; (a) Anthony Truscetti, 22 Finley av, New Dorp (510).

**PLANS FILED FOR ALTERATIONS**

**Manhattan.**

BANK ST, 105, remove wall, new ext, piers, toilets in 4-sty bk office & dwg; \$2,100; (o) Theodore Gerdes, 105 Bank; (a) Ludwig Rudd, 105 Bank (1828).

CANAL ST, 47, remove door, vents, new show windows, partitions, f p doors, staircase in 7-sty bk store & factory; \$1,200; (o) Louis Robinstein, 47 Canal; (a) John DeHart, 1039 Fox, Bronx (1829).

DELANCEY ST, 111; also ESEX, 87-85, new ext, toilets, staircase, openings, girders, floor in 5-sty bk stores & offices; \$2,000; (o) Grand Delancey Co, 137 Penn, Bklyn; (a) C B Brun, 228 W 34th (1373).

DELANCEY ST, 126, remove partitions in 5-sty bk store, lofts & dwg; \$3,500; (o) Levinson & Shapiro, 98 Canal; (a) B H & C N Whinston, 2 Columbus Circle (186).

FRONT ST, 37-39, new stairs, partitions in 4-sty bk store & offices; \$7,000; (o) Morcer Rubber Co of N Y, Inc, 37-39 Front; (a) Abijah C Fox, 30 Church (1851).

PEARL ST, 118, new beams, floor in 4-sty bk light mfg; \$1,800; (o) Thos B Hall, 118 Pearl; (a) Frank H Quinby, 99 Nassau (1855).

PEARL ST, 544, new wall, ceiling, doors, beams in 5-sty bk open lofts; \$1,000; (o) Chas S Smith, Est, 45 Wall; (a) H Edwards Ficken, 126 E 38th (1850).

RIVINGTON ST, 158, new wall, rooms, flues, remove chimney, partitions, staircases in 4-sty bk offices; \$5,000; (o) Henry C Zaro, 39 Cooper sq; (a) Max Miller, 115 Nassau (1874).

SUFFOLK ST, 155, new columns, beams in 5-sty bk warehouse; \$1,000; (o) Abraham Gronowitz, 261 Division; (a) Geo & Edw Blum, 505 5 av (1875).

TRINITY PL, 33-41; also BWAY, 57-61, new mazzanine in 32-sty bk office bldg; \$3,000; (o) Adams Express Bldg Co, 57 Bway; Chase National Bank of City of N Y, 57 Bway; (a) Graham Anderson, Probst & White, care Marc Eldlitz Sons, 30 E 42d (1877).

**DIVIDEND NOTICE.**

FULTON TRUST COMPANY OF NEW YORK,

149 Broadway, New York City, June 17, 1920.

56th Consecutive Semi-Annual Dividend. By Resolution of the Board of Trustees, a Semi-Annual Dividend of Five Per Cent. is payable on July 1, 1920, to stockholders of record at the close of business 3 P. M. June 21, 1920.

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**Classified Advertisements**

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**NOTICE TO CONTRACTORS. STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.**

Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Friday, the 2d day of July, 1920, for the reconstruction and resurfacing of the following:

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UNION SQ, 11-15, new supports, tanks on 5-sty f p store & lofts; \$1,100; (o) Tiffany & Co, 37th & 5 av; (a) Steel Structure Co, 103 Park av (1845).

5TH ST, 230 E, remove partitions, toilets, basins, etc in 3-sty bk store, offices & dwg; \$6,000; (o) David Davidson, 230 E 5th; (a) Harry Hurwitz, 230 Grand (1872).

7TH ST, 100 E, remove frames, sash, new partitions, sashes, frames, windows, bathroom fixtures, stairs, toilets in 3-sty bk dwg; \$700; (o) Roman Catholic Church of St Stanislaus, 107 E 7th; (a) Richard Geo Smart, 534 Bond av, Woodhaven, L I (1842).

8TH ST, 355 E, rebuild entire bldg, new front, boiler room, f p shaft in 3-sty bk offices & dwg; \$20,000; (o) Celia Felder, 355 E 8th; (a) M A Simon, 487 Bway (1823).

16TH ST, 451 W, widen doorway in 4-sty bk shops & storage; \$500; (o) Geo C Wetmore, 433 W 16th; (a) Alfred A Berube, 480 Lex av (1859).

20TH ST, 127 W, remove pier, partitions, new ext, beam, partitions in 3-sty bk dwg, store & offices; \$2,000; (o) U S Realty & Improvement Co, 111 Bway; (a) Jacob Fisher, 25 Av A (1834)

20TH ST, 308 W, remove stoop, partitions, new boiler, flue, toilets, stairway, partitions in 3-sty bk shop, offices & dwg; \$1,000; (o) Chas J Adams Realty Co, 308 W 20th; (a) Jno H Knubel, 305 W 43d (1824).

21ST ST, 43 E, new fire escapes in 4-sty bk mfg & stores; \$600; (o) Geo Belcher, 43 E 21st; (a) Harry Hurwitz, 230 Grand (1843).

21ST ST, 167 W, remove partitions, new ext in 3-sty bk store & offices; \$2,500; (o) Jno Steirman, 167 W 21st; (a) Emanuel Roth, 111 E 24th (1822).

#### Bronx

MINERVA PLACE, 17 & 19, 2-1-sty fr ext, 13 x 3 1/2, new partitions to 2-2-sty fr dwgs; \$5,000; (o) Eltona Investing Co, 391 E 149; (a) Moore & Landsiedel, 3 av and 148 (311).

149TH ST, 405, 1-sty bk ext, 20x3 & new beams to 1-sty bk str; \$1,200; (o) Wm Astor Chandler, 32 Liberty; (a) Wm S Irving, 261 E 235th (298).

164TH ST, 310, new partitions to 3-sty fr dwg; \$1,000; (o) Louis Shantam, on prem; (a) F M Weinberger, 172 E 63d (302).

164TH ST, 446, 2 stys of fr bldg upon 1-sty fr ext & new plumb to 3-sty fr int; \$2,500; (o) Anthony Sansony, 899 Elton av; (a) Chas S Clark, 441 Tremont av (306).

175TH ST, 718, 1-sty fr ext, 30x19, to 2-sty fr dwg & garage; \$4,000; (o) Sam Schapiro, on prem; (a) Seelig & Finkelstein, 26 Centre st, Bklyn (307).

176TH ST, 983, two verandas, partitions to 2-sty fr int; \$3,000; (o) Helen Ginsberg, 1431 Madison av; (a) Chas S Clark, 441 Tremont av (310).

183D ST, 661, 1-sty bk ext, 6.10x40, to 1-sty fr dwg & clubrooms; \$4,000; (o) Mrs Delph Perrucci, on prem; (a) A Lombardi, 109 W 122d (297).

BATHGATE AV, 1633, 3-sty bk ext, 23.3x6.3, new stairs & new partitions to 4-sty fr str & dwg; \$6,000; (o) Jos Rosenblatt, 1589 Bathgate av; (a) Wm H Meyer, 1861 Carter av (301).

BURNSIDE AV, n e c Andrews av, 4-sty bk ext, 59.8x127 to 4-sty bk school; \$350,000; (o) City of New York; (a) C B J Snyder, Municipal Bldg, Manhattan (312).

CRESTON AV, n w c 179th, 2-sty fr ext, 11.6x 10, new veranda, new doors, new plumb to 2 1/2-sty fr dwg; \$15,000; (o) Saml Phirischbaum, 977 Av St John; (a) Irving Margon, 355 E 149th (305).

CROTONA AV, 2070, 2-sty fr ext, 17.6x15, new plumb, new partition to 2 1/2-sty fr dwg; \$6,000; (o) Meyer Buchman, 110 W 14th; (a) Jacob Fisher, 25 Av A (303).

ELTON AV, 783, 1-sty bk ext, 14x17, to 3-sty bk dwg; \$3,500; (o) M H Treuberg, on prem; (a) Franz Wolfgang, 535 Tremont av (299).

FORDHAM ROAD, see Valentine av, new bins, new partitions to 1-sty bk str; \$3,000; (o) Louis Altschul, 255 E 174th; (a) Chas Kreymborg, 309 E Kingsbridge rd (315).

HOLLAND AV, 1721-23, 1-sty bk ext, 49.8x25, to 1-sty garage; \$2,500; (o) Cornelius O'Leary, on prem; (a) Dunnigan & Crumley, 394 E 150th (304).

#### Brooklyn.

ATLANTIC AV, 1262-64, s s, 280.3 w Nostrand av, alts to metal shop; \$20,000; (o) Metropolitan Eng. Co., 125 Atlantic av; (a) E. M. Van Orten, 130 E 15th (6013).

ATLANTIC AV, 359, n s, 150 e Hoyt, ext to 2-sty bk garage; \$15,000; (o) Wm. S. Budgette, premises; (a) Albert Ulrich, 371 Fulton (6181).

BEDFORD AV, 342-44, n w c S 3d, int alts to 4-sty bk hospital; \$50,000; (o) Wm. Barth & Louis Bobker, 338 Grand; (a) Jacob Fisher, 25 Av A, Manhattan (4830).

BROADWAY, 527-45, s e c Boerum st, remove wall & int alts 3-sty bk lodge rooms & bank; \$145; (o) Lincoln Savings Bank, prem; (a) Th. Engelhardt, 531 B— (3832).

BROADWAY, 1369-73, n e c Gates av, int alt & new wall 4-sty bk store, offices & 2-fam; \$7,000; (o) De Beixedon Est., 44 Wall st; (a) Moore & Landsiedel, 148th & 3d av (3925).

BROADWAY, 1491-97, e s, 40.2 s Cornelia, ext to 3-sty fr storage store & 2 fam dwg; \$18,000; (o) Sidney Zislo, prem; (a) Koch & Wagner, 32 Church (6174).

BROADWAY, 1304-8, int e s Ralph av, s w s Bway, int alts to 3-sty str & 1 fam dwg; \$1,000; (o) Isaac Schulman, 171 Bowery, Manhattan; (a) Chas. Schneider, 401 W 50th, Manhattan (6048).

BROADWAY, 27-29, n w c Dunham pl, int alt to str & dwg; \$4,000; (o) Louis Goldstein, 7 Dunham pl; (a) M. A. Cantor, 373 Fulton (6440).

BUSHWICK AV, 440-42, w s, 20.9 n Debevoise, ext & int alt to 3-sty bk str & 2 fam dwg; \$10,000; (o) Solomon Berg, 232A Putman av; (a) Murray Klein, 116 Grove (6179).

CHRISTOPHER AV, 343, n s, 165 s Dumont av, int alts 4-sty bk str & 13-fam; \$2,000; (o) Harry Schkolnick, 147 Chester; (a) Peter Millman, 1780 Pitkn av (3836).

EAST NEW YORK AV, 1534-36, s e c Rockaway av, int alts to 3-sty fr str & 2 fam dwg;

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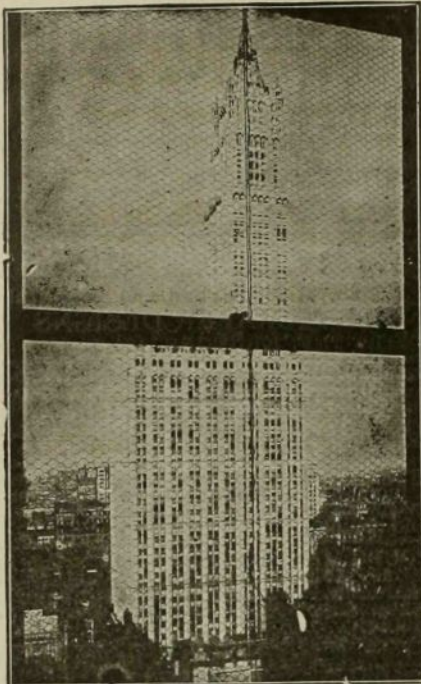
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\$5,000; (o) Max Schneider, 1571 Eastern Pkway; (a) Frank L. Morris, 524 E 14 (6467).

ELMWOOD AV, 312, s s, 70 e E 3d st, ext 2-sty fr 2-fam dwg; \$2,500; (o) Jessie Lisore, 213 Elmwood av; (a) Chas. G. Wessell, 1399 E 4th (3876).

FORBELL AV, 437, e s, 200 n Dumont av, ext & int alt to 2-sty fr 2 fam dwg; \$1,000; (o) T Cucioppo, premises; (a) Chas H Pfaff, 673 El-dert lane (6423).

FLUSHING AV, 1081, n w c Knickerbocker av, show window to store; \$1,000; (o) Jos Inrogha, 1081 Flushing av; (a) Chas P Cannella, 1163 Herkimer (6668).

GLENMORE AV, 315 n w c Alabama av, ext 3-sty fr str & 3 fam dwg; \$10,000; (o) Jos. Cooper, on prem.; (a) Jack Fein, 211 Snediker av (4803).

GRAHAM AV, 346, e s, 35 n Metropolitan av, remove wall, etc, 3-sty bk st & 2-fam; \$1,900; (o) Chas. Wernan, 352 Graham av; (a) L. G. Wallant, 394 Graham av (3924).

GREENE AV, 910, s s, 254 w Reid av, plbg alt, 3-sty bk 2 fam dwg; \$1,000; Saml Lisenberg, premises; (a) Hy J Nurick, 772 Bway (6425).

HAMILTON AV, 239, s e c Nelson st, int alt 4-sty bk st & 6-fam; \$5,000; (o) Nathan Leven, prem; (a) Murray Klein, 116 Grove st (3873).

HOWARD AV, 454, w s, 137.6 n Park pl, int alts to 2-sty bk 2 fam dwg; \$2,000; (o) Annie Levenson, 454 Howard av; (a) Abraham Farber, 1746 Pitkin av (4846).

KNICKERBOCKER AV, 149, e s, 150 n Mel-rose, str frt & int alt to 3-sty bk synagogue; \$5,000; (o) Tiferes Zion Talmud Torah, 17 Porter av; (a) Murray Klein, 116 Grove (6519).

LAFAYETTE AV, 785-91, 250 e Throop av, int alts 3-sty bk public school; \$5,000; (o) City of N Y; (a) A. W. Ross, 131 Livingston (3830).

LAFAYETTE AV, 164, s s, 78 e Adelphi, int alts to 4-sty bk 1 family boarding house; \$15,000; (o) Avondale Bldg. Corp., 1460 President; (a) J. S. Kennedy, 157 Remsen (6993).

NASSAU AV, 88-90, s s, 75 e Manhattan av, ext to 1-sty bk motion pictures; \$20,000; (o) Max Miller, 394 Graham av; (a) Kunzi & Mail-land, 394 Graham av (4899).

NASSAU AV, n e c Guernsey, ext to 2-sty bk telephone exchange; \$60,000; (o) N. Y. Tele- phone Co., 15 Dey, Manhattan; (a) McKenzie, Voorhies & Gmelin, 1123 Bway, Manhattan (6007).

**Queens.**

CORONA.—Jackson av, n e c Junction av, 1-sty concrete blk ext rear garage, 21x37, int alt to provide for factory; \$1,000; owner's name not given (1514).

FLUSHING.—Forest av, n w c Parsons av, elec, hospital; \$4,000; (o) Flushing Hospital, Flushing, L I (1490).

FLUSHING.—Main st, n e c Amity, int alt bank & offices; \$10,000; (o) Flushing National Bank, Flushing; (a) W. W. Knowles, Bridge Plaza, L I City (1549).

JAMAICA.—Flushing av, e s, 100 s Shelton av, 2-sty fr ext, 4x12, rear meeting room, int alt to provide for dwellings; \$3,000; (o) Harry Levey, 37 Amherst av, Jamaica; (a) Wm. von Felde, 2188 Metropolitan av, Middle Village (1484).

L. I. CITY.—Hallet st, e s, 275 s Woolsey av, int alt to dwg; \$1,200; (o) Mrs. J. Solitano, 753 2d av, L I City; (a) Rocco Petrolino, 228 Hoyt av, L. I. City (1489).

L. I. CITY.—Wilbur av, n s, 75 w Prospect, 1-sty bk ext, 26x18, side stable, int alt to provide for garage; \$1,000; (o) Michale Priory, 346 E 63d, N Y C (154-).

L. I. CITY.—14th st, n w c Van Alst av, 1-sty tile ext, 21x29, rear factory, slag rf, int alt; \$2,400; (o) Dings & Schuster, 224 10th av, N Y C; (a) R. W. Berliner, 460 W 147th, N Y C (1459).

L. I. CITY.—Davis st, n w c Hunterspoint av, elec sign; \$5,001; (o & a) Pittsburgh Plate Glass Co, premises (1392).

L. I. CITY.—Newtown av, s s, 200 w 2d av, 2-sty bk ext, 20x10, rear store & dwg, int alt; \$1,500; (o & a) J Finkelstein, premises (1303).

L. I. CITY.—Steinway av, s e c Grand av, int alt store & lodge rooms, to provide for additional stores; \$2,000; (o) Geo. Ehret, N Y City; (a) L. Kern, 424 E 92d N Y C (1051).

L. I. CITY.—Jackson av, s e c Purvis, ext, 45x50, garage, rear; \$6,000; (o) Louis Finsid-ler, 43 Academy, L. I. City; (a) W. W. Knowles, 3 Bridge Plaza, L. I. City (916).

L. I. CITY.—Freeman st, bet 5 & 6 avs, int alts to garage & service station; \$30,000; (o) Harrolds Motor Car Co., 233 W 54th, Manhat- tan; (a) Griffin & Wynkoop, 30 Church, Man- hattan (1018).

L. I. CITY.—Welling st, s s, 155 w Grand av, 2-sty fr ext, 14x13, rear 2 dwgs, tin rf, int alts; \$3,000; (o) Mrs. H. E. Rusch, 30 Well- ing, L. I. City (976).

L. I. CITY.—Freeman av, n s, 5 to 6 av, 1-sty bk ext side garage & service station; \$14,000; (o) Harrolds Motor Co., 233 W 54th, Manhat- tan; (a) Griffin & Wynkoop, 30 Church, Manhat- tan (965).

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