

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treas.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1920, by The Record and Guide Company

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

VOL. CVI  
NO. 16 (2744)

NEW YORK, OCTOBER 16, 1920

25c. A COPY  
\$12.00 A YEAR

## Advertising Index

	Page
A B See Electric Elevator. 4th Cover	
Abbey, Inc., W. B. . . . . 4th Cover	
A. J. Contracting Co. . . . . 563	
Ackerly, Orville B., & Son. . . . . 548	
Adler, Ernest N. . . . . 548	
Altmayer, Leon S. . . . . 547	
American Bureau of R. E. . . . . 548	
American Whitewash Co. . . . . 561	
Ames & Co. . . . . 547	
Amy & Co., A. V. . . . . 547	
Anchor Steel Products Corp. . . . . 560	
Anderson & Co., James S. . . . . 536	
Armstrong & Armstrong. . . . . 548	
Aspromonte & Son, L. S. . . . . 563	
Atlantic Terra Cotta Co. . . . . 561	
Automatic Fire Alarm Co. . . . . 558	
Bauer, Millbank & Molloy. . . . . 544	
Bechmann, A. G. . . . . 548	
Birdsall, Daniel, & Co. . . . . Front Cover	
Boyd, James . . . . . 2d Cover	
Boylan, John J. . . . . 547	
Brown, Frederick . . . . . 550	
Brown Co., J. Romaine. Front Cover	
Builders' Brick & Supply Co. . . . . 4th Cover	
Bulkley & Horton Co. . . . . 548	
Busher Co., Eugene J. . . . . 547	
Butler & Baldwin. . . . . 547	
C. H. Motors Co. . . . . 556	
Cammann, Voorhees & Floyd. . . . . 547	
Carpenter, Leonard J. . . . . 547	
Chauncey Real Estate. . . . . 547	
Chesley Co., Inc., A. C. . . . . 563	
City Investing Co. . . . . 536	
Classified Advertisements. . . . . 551	
Coburn, Alfred P. . . . . 546	
Cogley, Peter F. . . . . 548	
Corning Co., Edward. . . . . 4th Cover	
Corwith Brothers. . . . . 552	
Coutoucas, Nicholas. . . . . 549	
Cross & Brown. . . . . Front Cover	
Cruikshank Co. . . . . Front Cover	
Cruikshank Sons, Wm. . . . . Front Cover	
Cudner R. E. Co. . . . . 547	
Cushman & Wakefield. . . . . Front Cover	
Cutler & Co., Arthur. . . . . 548	
Cutner, Harry B. . . . . 547	
Davies, J. Clarence. . . . . 552	
Day, Joseph P. . . . . 542-547	
Dike, O. D. & H. V. . . . . 548	
Dowd, James A. . . . . 548	
Duross Co. . . . . 547	
Dwight, Archibald & Perry. . . . . 547	
Eastern Gas Appliance Co. . . . . 557	
Elliman & Co., Douglas L. . . . . 536	
Ely & Co., Horace S. . . . . Front Cover	
Empire Brick & Supply. . . . . 4th Cover	
English, J. B. . . . . 547	
Feuerbach, F. J. . . . . 548	
Finch & Co., Chas. H. . . . . 557	
Finegan, Austin. . . . . 547	
Fischer, J. Arthur. . . . . 547	
Fogarty, T. A. & J. J. . . . . 548	
Fox & Co., Fredk. . . . . 547	
Frank & Frank. . . . . 560	
Fuller Co., Geo. A. . . . . 558	

## TABLE OF CONTENTS.

Editorials . . . . .	537
Board of Estimate Adopts Tentative Budget of \$343,894,094 . . . . .	539
Ground Broken for Vehicular Tunnel Under Hudson . . . . .	540
Mayor's Committee Finds Law of Supply and Demand in Force. . . . .	540
Will Test Constitutionality of New Rent Laws in Court. . . . .	541
Review of Real Estate Market for the Current Week . . . . .	543
Private Sales of the Week. . . . .	543
Leases . . . . .	549
Statistical Table of the Week. . . . .	552
Investigation Not Feared by Building Material Interests . . . . .	553
Commitments for New Construction Increase Rapidly . . . . .	555
Personal and Trade Notes. . . . .	555
Trade and Technical Society Events. . . . .	555
Building Material Markets. . . . .	556
Current Building Operations. . . . .	556
Contemplated Construction. . . . .	558
Plans Filed for New Construction. . . . .	561

## Advertising Index

	Page
Moxley & Co., H. L. . . . .	546
Murray & Co., Inc., Jos. . . . .	557
Nail & Parker. . . . .	536
Nason Realty Co. . . . . Title Page	
Nehring Bros. . . . .	547
Newins, Harvey B. . . . .	550
New York Edison Co., The. . . . .	559
New York Title & Mortgage Co. . . . .	536
Niewenhaus Bros., Inc. . . . .	563
Noyes & Co., Chas F. . . . .	
Front Cover. . . . .	545
Ogden & Clarkson Corp. . . . .	547
O'Hara Bros. . . . .	548
O'Reilly & Dahn. . . . .	547
Orr & Co., John C. . . . .	559
Payton, Jr., Co., Philip A. . . . .	552
Pease & Elliman. . . . . Front Cover	
Pflom, F. & G. . . . . Front Cover	
Polak Brokerage Co., E. A. . . . .	548
Pomeroy Co., Inc., S. H. . . . .	561
Porter & Co. . . . . Front Cover	
Premier Paper Co. . . . .	550
Purdy & Co. . . . .	557
Rafalsky Co., Mark. . . . . Front Cover	
Read & Co., Geo. R. . . . . Front Cover	
Realty Associates. . . . .	552
Realty Company of America. . . . .	536
Riker & Sanders. . . . .	548
Ritch, Wm. T. . . . .	558
Roman-Callman Co. . . . .	544
Ruland & Whiting. . . . . Front Cover	
Runk, George S. . . . .	547
Ryan, George J. . . . .	547
Sasse, Geo. W. . . . .	548
Schindler & Liebler. . . . .	548
Schweibert, Henry. . . . .	548
Scobie . . . . .	546
Smith Co., Inc., E. C. . . . .	554
Smith, Malcolm E. . . . .	548
South Ferry Realty Co. . . . . 2d Cover	
Spear & Co. . . . .	546
Spotts & Starr. . . . .	547
Steinmetz, John A. . . . .	548
Stone, Junius H. . . . .	558
Talbot, Jacob J. . . . .	548
Thompson Co., A. G. . . . .	552
Title Guarantee & Trust Co. . . . .	536
Trageser Steam Copper Works, John . . . . .	563
Tucker, Speyers & Co. . . . .	547
Tyng & Co., Stephen H., Jr. . . . .	536
Ullman . . . . .	548
Van Valen, Chas. B. . . . . 2d Cover	
Walsh, J. Irving. . . . .	547
Watson Elevator Co., Inc. . . . . 4th Cover	
Weid & Suydam. . . . .	536
Weill, H. M. . . . . 2d Cover	
Wells Architectural Iron Co. . . . .	563
Wells Sons, James N. . . . .	547
Welsch, S., Sons. . . . .	548
Wheeler, G. C. & A. E. . . . .	562
Wheeler Realty Corp. . . . .	548
White & Sons, Wm. A. . . . .	536
Whiting & Co., Wm. H. . . . . Front Cover	
Wilson's, Mrs. Renting Co. . . . .	548
Winter, Benjamin. . . . .	549
Wood-Dolson Co. . . . . Front Cover	
Wyckoff, Walter C. . . . .	547
Zittel & Sons, Fredk. . . . .	547

	Page		Page
Gallin & Son, Inc., John. . . . .	560	Lackman, Otto. . . . .	548
Gates, Elmer C. . . . .	547	Lawrence Cement Co. . . . . 4th Cover	
Gibbons Co. . . . .	560	Lawrence, Blake & Jewell. . . . .	536
Goodstein, Harry. . . . . Title Page		Lawyers' Title & Trust Co. . . . . 2d Cover	
Goodwin & Goodwin. . . . .	547	Leaycraft & Co., J. Edgar, . . . . .	Front Cover
Hecla Iron Works. . . . .	563	Leist, Henry G. . . . .	548
Heil & Stern. . . . .	549	Leo, Jr., John P. . . . .	548
Hess, M. & L., Inc. . . . . Front Cover		Levers, Robert. . . . .	548
Holmes Elec. Protec. . . . . 4th Cover		Levin, Inc., Jacob & Morris. . . . .	550
Improved Office Partition Co. . . . .	2d Cover	Losere, L. G. . . . .	548
Jackson, Daniel H. . . . . Title Page		Manning & Trunk. . . . .	547
Jenkins Elevator Co. . . . .	562	Martin, Samuel H. . . . .	547
Kane Co., John P. . . . . 4th Cover		Maurer & Son, Henry. . . . . 4th Cover	
Kelley, Albert E. . . . .	550	Maxwell, J. S. . . . .	547
Kerns Co., James F. . . . .	548	May Co., Lewis H. . . . .	547
Kilpatrick, Wm. D. . . . .	536	McMahon, Joseph T. . . . . 2d Cover	
Kloes, F. J. . . . .	561	Miller & Co., A. W. . . . .	547
Kohler, Chas. S., Inc. . . . .	536	Mississippi Wire Glass Co. . . . .	544
Kraslow Bldg. Co. . . . .	563	Moors, J. K. . . . .	547
		Monell, F. Bronson. . . . .	547
		Morgenthau, Jr., Co., M. . . . .	551
		Moore Sons, Morris, Inc. . . . .	547

## Attention--Brokers

### CRAFTSMAN BUILDING

Fireproof—100% Sprinkler

6-8 East 39th St. to 5 East 38th St.

TWO PASSENGER AND TWO FREIGHT ELEVATORS—LIGHT ON THREE SIDES

TO LET—Entire Sixth Lot

About 6,000 sq. feet. Possession

OCT. 1—FULL COMMISSION PAID

**Daniel H. Jackson**

135 BROADWAY

Suite 911 Phone: Rector 3569

## TO LEASE

At \$20,000 per Year NET RENTAL

Immediate Possession

Nos. 470-472 Seventh Ave.

40.8½x100—Two Three-Story Buildings

BROKERS PROTECTED

Further particulars from

**NASON REALTY CO.**

170 BROADWAY

Suite 915-919

Cortlandt 7637-7638

## Choice Plot of Bronx Lots For Sale

MAPES AVENUE

NEAR 180TH STREET

88 x 145

All excavated, ready for immediate improvement. Can arrange building and permanent loan, and good terms. Price very attractive.

See owner: HARRY GOODSTEIN

261 Broadway, N. Y.

Phone 1922 Barclay

**To the REAL ESTATE OWNER**

Title Insurance; Mortgage Loans; Efficient Service; Moderate Fees.

**To the BROKER**

Protection in Placing Loans; Quick Service.

**To the INVESTOR**

A wide range of Guaranteed First Mortgages and First Mortgage Certificates, yielding current rates of interest.

**New York Title and Mortgage Company**

**OFFICES**

MANHATTAN—135 Broadway  
BROOKLYN—209 Montague St.  
QUEENS—375 Fulton St., Jamaica.  
RICHMOND—24 Bay Ave., Richmond.  
WESTCHESTER—163 Main St., White Plains.  
MT. VERNON—3 South 3rd Ave.

Established 1887

**CHAS. S. KOHLER, Inc.**  
**Real Estate Insurance**

**Broker and Manager of Estates**

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

**James S. Anderson & Co.**  
**REAL ESTATE**

**Management—Leasing  
Rentals—Insurance**

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

Offices 82-84 Nassau Street

Phone: John 79

**William D. Kilpatrick**

**REAL ESTATE OPERATOR**

149 BROADWAY

SAMUEL KILPATRICK

**Wm. A. White & Sons**

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

46 Cedar Street

Established 1868

**WELD AND SUYDAM**

Incorporated

Member of Real Estate Board, N. Y.

**SPECIALISTS IN**

**Real Estate of Highest Class**

**For Sale For Lease  
For Investment**

Fifth Avenue Guaranty Building

522 Fifth Avenue

Phone: Vanderbilt 634-635

**Specialists in Harlem  
and  
Colored Tenement Properties**

**NAIL & PARKER  
REAL ESTATE**

145 West 135th Street  
New York City

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

**Lawrence,  
Blake & Jewell**

Mortgage Loans  
Sales and Rentals  
Business Properties

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

STEPHEN H. TYNG H. OAK EY HALL

**Stephen H. Tyng, Jr., & Co.**

Incorporated

Member Real Estate Board N. Y.

**REAL ESTATE  
MANAGEMENT OF  
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

**To Purchasers of  
Real Estate**

Buyers of improved real estate in any Borough of the city who need a loan to finance their purchase would do well to consult us first.

We have ample funds to lend on New York City real estate.

**TITLE GUARANTEE  
& TRUST CO**

Capital - - - - \$6,000,000  
Surplus - - - - \$11,000,000

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

**The  
Realty Company  
of America**

FRANKLIN PETTIT  
President

Transacts a  
General Business  
in the Purchase  
and Sale of  
New York City  
Real Estate

2 WALL STREET, NEW YORK CITY  
Telephone 275-276 Rector

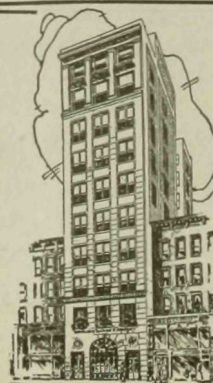
**Douglas L.**

REAL ESTATE and INSURANCE

*Now in Their New Building*

15 East 49th Street

Tel. Plaza 9200



**City Investing  
Company**

61 Broadway, New York  
Telephone: Bowling Green 8830

Capital, \$5,000,000

ROBERT E. DOWLING, President

# E D I T O R I A L

## More Than the Taxpayers Can Stand

The Board of Estimate has adopted its tentative budget for 1921, carrying a total of \$343,894,049.56, representing an increase of \$70,204,564 over the final budget for 1920. One member of the board, Borough President Curran, openly declared that the tentative budget was dishonest, calculated and intended to mislead the public. His reason for making this statement was that more than \$38,000,000 of the appropriations for the Board of Education was omitted from the tentative budget. If the appropriations for the Board of Education had not been juggled in this way the tentative budget would have exceeded \$382,000,000 and would have shown an increase of \$109,000,000 over the final budget for 1920. Even taking the total of \$343,894,049 as presented by Mayor Hylan and Comptroller Craig, there is an increase of more than \$70,000,000 over the last budget.

Few New Yorkers are sufficiently skilled in municipal finance, probably, to follow Comptroller Craig in his contention that it is up to the Legislature to provide the extra \$38,000,000 which has been eliminated from the Board of Education's appropriations. President Curran warned his associates against that action and pointed out that if such a policy were adopted the Department of Education would find itself without funds long before the end of the fiscal year covered by the new budget. Despite this warning, the necessary votes were rounded up and the tentative budget with the \$38,000,000 omitted was adopted.

By following Comptroller Craig's suggestion the Board of Estimate expects to hold the new tax rate down to 2.85 per hundred dollars of assessed valuation. If this item had not been eliminated the rate would be considerably higher.

It is interesting to note that Mayor Hylan, evidently alarmed by the tremendous proportions of the tentative budget, is urging his colleagues to make radical cuts all along the line. The new budget will not be finally adopted until October 31, and in the meantime the taxpayers of the city are having an opportunity to file their protests. They should make these protests so emphatic that the Mayor and his associates will find a way to cut out millions of dollars of the proposed expenditures.

While the tentative budget, exclusive of the juggling with the Department of Education's appropriation, shows an increase of more than \$70,000,000 over the 1920 budget, it should be borne in mind that the 1920 budget represented an increase of \$25,664,050 over the budget for 1919. During the last decade the expenditures of the city government have increased more than 400 per cent., although the growth of the city during that period has been only about 20 per cent.

Mayor Hylan has the right idea when he calls upon the heads of all city departments to go over the tentative appropriations and revise the figures downward. The department heads should cut out every item not vitally necessary at this time.

In such a situation as now confronts the taxpayers of New York City any official, high or low, who is unwilling

to aid in keeping the 1921 budget somewhere within reasonable bounds should be marked for retirement from public life at the earliest opportunity. The demands of the tentative budget are more by millions than the taxpayers of the metropolis can stand.

## Courts Will Interpret New Rent Laws

The Real Estate Board of New York, co-operating with other representative bodies of taxpayers, is proceeding with commendable promptness to test the constitutionality of statutes enacted at the recent special session of the Legislature. The Hon. George L. Ingraham and the Hon. Francis M. Scott have been retained to bring test cases and the ultimate result of their efforts will be of far-reaching importance not only to landlords but to tenants as well.

Such an anomalous situation as has been created in this city should be cleared up at the earliest possible moment. If landlords have no rights which tenants are bound to respect the sooner that fact is legally established the better it will be for all concerned. And, on the other hand, if a lease for an apartment is as binding on the tenant as on the landlord that fact should be established promptly.

It is fortunate that the Real Estate Board and its associates will be represented in this litigation by such eminent counsel as former Justice Ingraham and former Justice Scott. Because of their wide experience both in private practice and on the bench they may be depended upon to plan for a test of the new laws on sound and broad lines. No pettifogging will be attempted on their part nor will it be tolerated by them from the other side.

The issues involved in this matter are so vital that a final decision will be awaited with very great interest. Up to the present year of grace the courts have very generally sustained the rights of property and the inviolability of contracts. The New York Legislature, however, this year has shown an utter disregard of the rights of property and thereby has created a situation which makes it necessary to determine whether the courts are ready to follow along the new and uncertain paths which the Legislature has taken.

It will be necessary, of course, to await with patience the outcome of this litigation, but the Record and Guide believes it will be demonstrated that landlords still have rights and that no class of citizens, even though they be tenants, have as yet acquired the legal right to take charge of property belong to some one else.

## Do Not Fear Investigation

Included in the unsavory mess of legislative enactment at the special session was provision for an investigation into alleged profiteering of the building material manufacturers and dealers. There was much more reason for subjecting the affairs of manufacturers and producers of many articles of human wear and consumption to close legal scrutiny, because the prices of these commodities have, as the official government records show, increased in price by a far greater per cent. than have building materials. But the legislature

was called together in response to public clamor to hand out criticism and discipline of all those interested in any way in the business of furnishing homes for New York's voters. And the legislators, with their usual insatiable desire to corral votes, hastened to pass a resolution extending the powers and duties of the Joint Legislative Committee on Housing to include a search into the business methods of the material manufacturers and dealers.

Just what these business men think of the proposed legislative inquiry into their affairs may be judged from the interviews with some of the leaders in the various industries which are reproduced in this issue of the Record and Guide. The outstanding feature of the thoughts expressed by them is that they do not fear to have the full light of publicity thrown upon them. Secondary to this is the very pertinent suggestion that political investigations of the nature of the one proposed will not help in solving the housing crisis. On the contrary it will tend to continue the unsettled conditions which have resulted in the almost complete cessation of apartment house construction, except of the very expensive variety.

### Rent Boosts for Which Landlords Are Not Responsible

[Editorial from the New York Herald.]

It is the property owner, the landlord, who protests against and groans over the increased real estate assessment and the increased tax rate. The tenant, the rent payer, ought to join in, for it all goes into the rent.

Look at the plain arithmetic of it. A dwelling place of any sort, house, apartment or what not, costing \$5,000 to build before the war, had from \$2,500 to \$3,000 of labor cost in it. Interest on that labor cost alone, at 6 per cent., counted \$150 to \$180 a year, or \$12.50 to \$15 a month—rent for the labor cost alone.

To build the same thing today takes \$12,500, \$7,500 of which is labor cost alone. Interest on that labor cost alone, at 6 per cent., counts \$450 a year; at 8 per cent., the present earning power of money, \$600 a year, or \$50 a month—new rent for labor cost alone.

Depreciation at 3 per cent. (to renew the building when worn out) was on the old \$5,000 dwelling \$150 a year, or \$12.50 a month—old rent to cover depreciation. Depreciation at 3 per cent. on the present \$15,000 renewal cost of that former \$5,000 dwelling is \$450 a year, or \$37.50 a month—now rent for depreciation alone.

The Record and Guide sympathizes with the feeling in the building industries that, while in business generally there is evident the manifest desire to get down to brass tacks and normal commercial methods and that the public is helping this program along, there prevails a very different attitude on the part of officials and the public in regard to the business of real estate and building. A building boom is more likely to result if builders and material manufacturers are given a breathing chance than from continual harrassment by investigators and lawmakers. But if an investigation of material prices and costs must be made let it come quickly and be energetically prosecuted, so that it may be a thing of the past as soon as possible and cease to be a disturbing element.

There is no likelihood that the investigation itself will develop any facts that will aid in the resumption of building nor result in the unearthing of unreasonable profits in materials. But a continuation of the tirades against those engaged in the basic factor in the building industry will certainly not conduce to the healthy business tone necessary for increased productiveness in any legitimate enterprise.

Rent to cover merely new labor cost and new depreciation charges, then, has jumped from \$25 a month to \$87.50 a month!

But along comes the municipal government to slap more rent on the tenant's already grossly multiplied rent. The old \$5,000 house (without figuring the land) at a 2 per cent. tax rate was \$100 a year taxes—old rent for taxes. But a jacked up tax rate to 3 per cent. on a jacked up \$15,000 house (worth only \$5,000 before the war) becomes \$450 a year—new rent for taxes.

Not counting cost of materials in the house, not counting even taxes on the land, not counting expenses of operating and maintaining the property, the rent charges are slapped up to \$600 a year by labor, to \$450 a year by depreciation and to \$450 by local taxes. A total rent charge in those three items alone of \$1,500, as against the former \$400 a year!

Up from some \$36 a month to \$125 a month—all in the rent!

The tenants of this city, the rent payers, need to raise the roof with their uproar over what is done by municipal tax assessors, tax gatherers and tax spenders, on top of all that has been done before to make the rent of the already overburdened and groaning tenants of this city an unbearable load.

### Schieffelin Estate of 461 Building Sites to Go at Auction

HAVING, since June 12th last, sold by public auction, more than 7,000 New York City lots, exclusive of the 741 lots included in the King Estate, Yonkers, just North of the City line, Joseph P. Day, auctioneer, next will test the lot buying demand by the offering of 461 building sites located in one of the best sections of the Bronx.

The sale will be held on Thursday, October 21st, at noon, in the Exchange Salesroom, No. 14 Vesey street, and will be an absolute estate auction, by order of the William L. Sheaffer Estate.

The property to be sold was known formerly as the Schieffelin Estate. The 461 building sites to be disposed of are strategically located, with frontages on Eastchester Road, Laconia avenue, Schieffelin avenue, Needham avenue, Oakley street, Nickle avenue, Kingsland avenue, and East 221st to East 226th street, inclusive.

The Sheaffer Estate tract occupies high land, about 315 feet above tide-water, and is in a neighborhood that is already well occupied with single and multi-family houses, erected especially in East 22nd street, which 100 foot thoroughfare bisects the Schieffelin-Sheafer property from West to East, being

crossed, diagonally, by Eastchester avenue, about midways between Laconia and Schieffelin avenue.

Boston Road, which crosses the property diagonally, between its Easterly boundary and the N. Y. W., & B. R. R., is one of the East Bronx Thoroughfares through which, according to an announcement made recently by the Public Service Commission, it is proposed to build a new subway. When this new subway is built, the Sheaffer property will have the facilities of three rapid transit lines located from one to four blocks from its location.

In speaking yesterday of the forthcoming sale, Mr. Day said:

"Vacant property is being sold now at prices that should appear absurdly low in the near future, as all signs today point toward increased values immediately upon the resumption of building.

"A continuation of these conditions means the resumption of building on a large scale. When that time arrives, the owners of Sheaffer Estate lots will be in a strong position either to build for themselves or to sell, at a profit, to some builder or speculator who failed to be present at the sale on Thursday, October Twenty-first."

# REAL ESTATE SECTION

## Board of Estimate Adopts Tentative Budget of \$343,894,049

Increase Over Last Year of \$70,000,000 Indicating a Tax Rate of Nearly \$3.00—  
Called a Dishonest Budget by President Curran

**T**HE Board of Estimate Monday night adopted the tentative budget for 1921. The final figures were \$343,894,049.56. The Board has until Oct. 31 to hold public hearings and cut the budget.

Members of the Board expressed the opinion that the final figures will remain substantially what they are in the tentative budget. This, it was admitted, would indicate a tax rate for next year of close to \$3. Last year the final budget amounted to \$273,689,485, and the outlook is that the budget for next year will carry an increase of around \$70,000,000. The estimates submitted by the city departments this year aggregated \$540,000,000, so that the budget committee has already knocked off about \$200,000,000 from the first estimate.

There was a lengthy discussion over a resolution presented by President Curran that the committee add \$38,305,581.94 to Controller Craig's estimate of \$343,000,000, the former figure being the amount requested by the Board of Education to run its department next year exclusive of the \$44,000,000 it had asked for new school houses, sites, etc. Mr. Curran explained that the \$44,000,000 could be paid in tax notes and special revenue bonds which, as they must be redeemed next year, were debts and therefore not properly included in the 2 per cent. constitutional tax levy limit on the assessed valuation of property within the city limits.

President Curran said that the section of the Constitution which sets this limit to the city's taxing power did not include, and the legislature did not intend it to include, principal and interest of money already borrowed and expended. That, he contended, was debt and must be met at once. Relieved of this \$44,000,000, the \$38,000,000, he said, could be added to the requirements of the Department of Education. To offer the people a budget such as the Controller proposed, Mr. Curran said, would be to offer a dishonest one, designed to show a low tax rate, whereas the rate really would run to about \$3.45.

The Controller disagreed with President Curran's understanding of the law. He said it was only honest to submit a budget which the members of the committee knew they could meet. He spoke of the proposed amendment to the Constitution, which was designed, he said, to take all levies for school purposes outside of the 2 per cent. tax levy limit, and he asserted the Legislature had declared education to be a State function and had passed laws in furtherance of this idea, laying a heavy burden on the city.

The Corporation Counsel will be asked for an opinion on the question raised by Mr. Curran.

Mayor Hylan offered the following resolution, which was laid over for the time being:

"Whereas, mandatory legislation has been passed at Albany over which the city has had no control, placing upon the people of the City of New York a tremendous tax burden of approximately \$40,000,000, which will have to be paid by the taxpayers of the city; and

"Whereas, the city must appropriate money to construct new schools to properly house and educate the children that are now on part time; and

"Whereas, to enable the city to meet these mandatory obligations and construct new schools, be it

"Resolved, That the Board of Education and all city depart-

ments immediately curtail their requests and revise downward the tentative budget for every department; be it further

"Resolved, That the Board of Education and every city department abolish all vacant or unfilled positions, all requested raises, if any, in salaries over \$1,200, eliminate all new positions except the 500 additional police officers, all new activities, all new automobiles and other equipment except for replacement; and be it further

"Resolved, That all raises in appropriations for materials, supplies and maintenance for the 1921 budget be based on and limited to the experience of the cost of materials, supplies and maintenance for the year 1920, except some increase in the allowance for maintenance for the city dependents in charitable institutions."

The budget committee of the Board of Estimate met Wednesday to begin the final slashing of the \$343,894,049 tentative budget as adopted Monday night. Meetings will be held daily until the budget is disposed of.

The following summary shows a comparison of the figures of the tentative budget and the budget for last year.

	Tentative Budget 1921	Increase Over 1920 Budget
City of New York.....	\$311,699,505.83	\$55,258,065.67
New York County.....	\$5,014,611.78	\$649,456.60
Bronx County .....	1,259,222.44	220,832.10
Kings County .....	2,545,375.19	431,466.86
Queens County .....	771,862.17	110,197.52
Richmond County .....	262,288.94	32,518.78
Total all counties .....	\$10,153,360.46	\$1,444,471.86
Total city and counties.....	\$321,852,866.29	\$56,702,537.53
State tax .....	22,041,183.27	13,502,626.90
Grand total .....	\$343,894,049.56	\$70,204,564.45

**A** COMMITTEE consisting of Judge Davenport representing the New York Register, William Asher, representing the Bronx Register, Edgar Weaver representing the Queens County Clerk, Charles Flannigan, representing the Richmond County Clerk and Richard H. Maddox, representing the Kings County Register, have arrived at satisfactory standard working forms for administration of the Torrens law and there are now available in all counties of the city.

It was decided to have two forms for the petition—viz: by the owner and by the tentative purchaser. The committee could not agree upon a form for the report of the official examiner of title, and upon the suggestion of Mr. Weaver it was decided to leave the matter of the report to the various examiners making up the report owing to its personal nature.

Forms for affidavits to comply with the Soldiers and Sailors Civil Relief Act were also adopted and will be used during the life of that statute.

The fall golf tournament of the Real Estate Board will be held at the Gedney Farms Country Club, White Plains, next Thursday, October 21. Entries close next Monday.

# Ground Broken for Vehicular Tunnel Under Hudson

## Manhattan Island Will Be Connected With New Jersey in Four Years and Embargo on Entry of Goods Forever Ended

WHILE prominent officials and citizens of both States looked on Governor Edward I. Edwards, using a silver shovel, and Lieut. Gov. Harry C. Walker, wielding a pick, Tuesday afternoon broke ground for the vehicular tunnel between the Manhattan and New Jersey shores under the Hudson River. The ceremonies marking the beginning of the \$28,000,000 project were held in the small park at Washington and Canal streets, where a grandstand and speakers' stand had been erected. More than 3,000 attended the event.

Mounted police and detachments from National Guard regiments from both States acted as escort for Governor Edwards, Lieut. Gov. Walker, who represented Governor Smith; Mayor Hylan, Mayor Frank Hague of Jersey City, United States Senators Calder of this State and Edge of New Jersey and other notables who were the guests of the New York and New Jersey commissions which brought about construction of the tunnel. The Police Band played.

General George R. Dyer, chairman of the New York State Bridge and Tunnel Commission, who presided at the ceremonies, introduced Mgr. Michael J. Lavelle of St. Patrick's Cathedral, who gave the invocation. Lieut. Gov. Walker, who followed, declared the vehicular tunnel was the ring which symbolized union of the States of New York and New Jersey, which, he said, were interdependent on each other.

Other officials and speakers included Senators William M. Calder of New York and Walter E. Edge of New Jersey, Mayor John F. Hylan of New York and Mayor Frank Hague of Jersey City and Colonel William J. Wilgus, chairman of the Board of Consulting Engineers to the Commission.

The chairman of the New York Commission is Brig. Gen. George R. Dyer, and the chairman New Jersey Commission, Weller H. Noyes. The Chief Engineer is Clifford M. Holland.

The estimated total cost of construction, \$28,000,000 is to be divided equally between the two states.

The enterprise will be opened to traffic in 1924. The tunnel will consist of twin-tubes of cast iron construction, providing in each direction for two lines of traffic.

The New York entrance will be at Broome street; exit, Canal street. Jersey City entrance, 12th and Provost streets; exit, 14th and Provost. Estimated traffic in 1924, 5,610,000 conveyances; in 1934 annual number of conveyances will reach 12,900,000; in 1943 it will reach 22,300,000. By that time the revenues from toll charges are expected to provide enough to construct another similar tunnel without resorting to State bond issues.

Each tube will have a 20-foot roadway besides 2-foot aisle-walk. Headroom will be from 13 to 14 feet.

For ventilation there will be four shafts on each side, two near the pierhead line and two between these shafts and the portals. Sixty-five fans will be required. They will be operated by motors.

The estimated cost of equipment, including ventilation machinery, lighting fixtures, pumps, cables and shaft superstructures is \$705,000. Net cost of real estate to be acquired at and near entrances and exits, \$2,500,000. Administration, maintenance and operation \$254,000 the first year, increasing to \$314,000 a year at time of maximum operation.

Revenue will be from rents of buildings over plazas, rental of 32 ducts, tolls collected from vehicular traffic.

At the end of twenty years it is estimated each State will have a surplus of \$33,635,000.

Three additional stations on the Eastern Parkway branch of the Interborough subway system in Brooklyn were opened last Sunday. The stations, expected to serve 40,000 residents, mark the completion of the Eastern Parkway branch, first put into service several months ago.

The stations are at Bergen street, Prospect Park Plaza and Institute Park, the last named being opposite the Brooklyn Museum, Eastern Parkway and Washington avenue.

Mr. H. R. Ennis, Republic Building, Kansas City, Missouri, has been named national councillor of the National Association of Real Estate Boards, Minneapolis, to represent it in the Chamber of Commerce of the United States.

## Mayor's Housing Committee Finds Law of Supply and Demand in Force

AT a meeting of the builders and building material men, groups of the Mayor's Housing Conference Committee, of which Frank Mann is chairman, held on October 1, 1920, ways and means were discussed to bring about a resumption of building and the conclusion was reached that one of the particular causes for the lack of building is to be found in the insufficient supply of labor; that numerous instances are cited where two men are employed as mechanics and ten are needed. That before the year 1914 and 1915 there were approximately 10,000 bricklayers in the City of New York, today there appears to be only 4,500. The same condition prevails in other building trades unions. The committee reported:

"It is further stated as a positive fact that builders have found by actual experience that labor is not as productive as it was before the war and the claim is made that today labor does not perform to the extent of more than 65% of pre-war efficiency.

"The committee further calls attention to the recommendations contained in the Committee's report for the curtailment of non-essential construction and desires to emphasize the need of legislation and of authority to bring about a condition whereby non-essential construction will be deferred in favor of housing construction. It takes the position that in the City of New York alone there is now in the course of construction, including plans filed for projected buildings, enough to absorb not only all available building material and

labor that could be found in the City of New York, but to leave a deficiency of relatively 50%. In other words, that the material coming into the City of New York and all available labor in the City of New York would only amount to about 50% of the needs for the construction of buildings other than houses used for dwelling purposes.

"It is the consensus of opinion of the committee, that effect should be given as promptly as possible to tax exemption of new construction by the local authorities and it believes that this will give considerable encouragement to induce builders to begin operations.

"As to building material, it is the opinion of the committee that that is absolutely regulated by the law of supply and demand and greatly influenced by lack of adequate transportation and distribution. At the present time in certain branches of the building material trades there is a scarcity of material on hand and a scarcity of labor to produce it. In other branches there is a surplus at the present time. The law of supply and demand has a tendency at the present time to reduce the prices, as instanced by the condition of the brick and lumber trades. For the purpose of further elucidation, quotation from Mr. Tisdale, a member of the Mayor's Housing Conference Committee and President of the Tisdale Lumber Co., is attached.

"As a final conclusion the committee asserts that in its  
(Continued on page 554)

# Will Test Constitutionality of New Rent Laws in Court

Former Justices George L. Ingraham and Francis M. Scott to Act as Lawyers for Real Estate Owners and Brokers

**F**ORMER Supreme Court Justices George L. Ingraham and Francis M. Scott will act for the real estate interests in testing the constitutionality of the new rent laws. The joint real estate law committee, made up of realty lawyers from various organizations, will collect legal details and conduct a campaign of publicity to acquaint the people with their reasons for objecting to the rent laws. Information to show just how seriously building has been affected by the emergency rent measures and by rising costs of material and labor will be collected and made public.

Opposing former Justices of the Appellate Division Francis M. Scott and George L. Ingraham will be an array of counsel, who will appear for the tenants, said Senator Lockwood.

"We are arranging to have a committee of distinguished lawyers argue for the tenants in these cases when they come up on appeal," he said. "A number of them have already offered to assist in these cases. William D. Guthrie said he would give as much of his time as possible. Others who have volunteered their services are Harold G. Aron, professor of realty law in the New York Law School; Bernard Hirshkopf, of Guthrie, Bangs & Van Sinderen, and Henry S. Cochrane of Brooklyn."

It is expected that Justice George V. Mullan will soon hand down decisions affecting at least two of the contested points in the new laws.

Lawyers representing the tenants, chief of whom are William D. Guthrie and Harold G. Aron, professor of Realty Law at the New York Law School, discussed various phases of the contested legislation without any of the animus which at first characterized the statements given out by both sides. Likewise, both Francis M. Scott and George L. Ingraham, counsel for the Real Estate Interests, Inc., and the Real Estate Board, said that their chief concern would be to get decisions on the important points as quickly as possible in order that landlords and tenants might settle their differences.

Mr. Aron said yesterday it had been his contention that there was an adequate remedy in the courts without the new rent legislation, through the injunctive power and control of summary proceedings by the Supreme Court.

He was emphatic in saying the fact of "duress of conditions," which permits a tenant to break a lease, is consistent with constitutional law.

"No landlord," he said, "ever had the right to make a tenant pay rent agreed upon under lease which was procured under duress and was not therefore a legal contract. The new laws simply provide that the rights which the landlord is seeking to enforce are based upon an honest contract not procured by duress of the existing conditions."

The attorneys who will uphold the rent laws say the new laws will not result in the failure of landlords to collect rent on October 1, but will result in the foreclosure of mortgages and other calamities. They say that every landlord may be sure that if he properly follows the new rent laws the worst that can happen to him is to collect not later than November 5 the October rent at the September rate, and similarly to collect each month thereafter and finally to collect such additional sum as he can prove was a fair increase on October 1.

According to a statement yesterday by F. H. LaGuardia, President of the Board of Alderman, he desires all prospective builders to inform his office immediately the style of building he intends to erect, together with the location, whether for speculation or for the builder's use, and, if an apartment house, the number of apartments therein.

The Joint Legislative Housing Committee met Wednesday at the Bar Association and announced that it accepted the conditions laid down by Samuel Untermyer, who made certain

stipulations before taking the post of associate counsel to the committee in its investigation of the alleged Building Material Trust, life insurance companies and savings banks. The members of the committee approved a letter submitted to them by Senator C. C. Lockwood, chairman, and it was sent to Mr. Untermyer. Neither Mr. Untermyer's letter nor the one sent him by the committee was made public.

In order to prevent confusion between landlords and tenants as a result of the new laws, Arthur J. W. Hilly, chairman of the Mayor's Committee on Rent Profiteering, advised tenants to resort to the courts only when they can honestly say that the sole consideration leading them to sign their lease was the fact "that they desired to keep a roof over their heads and that they feared, in the event they failed to sign it, that they would be subject to dispossession, and that this fear so overcame them that they felt it was not their own free and voluntary act that led them to sign the agreement.

He said the laws were intended to relieve oppression and not to create turmoil, nor was it the intention of the Legislature to bring into question all the rents now being paid in the city.

Three orders to show cause why three tenants of a six story apartment house at Audubon avenue and 170th street should not be directed immediately to vacate the premises were signed yesterday by Justice Vernon M. Davis of the Supreme Court. The three orders are in line with the test cast of William Brandt & Co., Inc., owners of the apartment house, to determine the constitutionality of the recent rent laws.

By a stipulation entered into between the attorneys representing the Brandt company and the attorneys for the tenants the argument on ouster proceedings will be heard Friday next by Justice George V. Mullan of the Supreme Court.

In his petition to the court William Brandt, president of the plaintiff corporation, asks that the premises be vacated immediately, and if this is impossible that suitable provisions be made by the court "to protect the rights and remedies of the plaintiff for such time as defendants remain in possession of 551 West 170th street."

He states that he will be unable to accept rent from holdover tenants, as such acceptance practically would recognize their right to retain possession of the apartments despite the fact that their leases, without renewal clauses, expired September 30.

Justices William E. Morris and Michael J. Scanlan of the Second Municipal Court in The Bronx set thirty landlord-tenant cases a day as the maximum number they will hear. The Justices declared that the landlords will not be permitted to expedite litigation against tenants by commencing actions on a wholesale scale.

Robert Powers, deputy clerk in Justice Morris' court, announced that 1,000 tenants had filed answers and had snowed him under in the last five days with more than \$100,000, mostly in small denominations, which will be held till the court decides their cases.

In Brooklyn Justice Faber in the Supreme Court refused to grant a temporary injunction requiring tenants in a large apartment house at 6111 Ocean avenue, Flatbush, to vacate the premises. Application for the mandamus was made by the Levell & Weisch Realty Company on the ground that the leases held by the tenants stipulate that the apartments are to be vacated September 30, 1920. Justice Faber based his refusal on the fact that such a mandatory injunction would be anticipatory of the decision of the trial judge. He directed, however, that the tenants shall pay into court the amount of the rentals fixed in the leases.

**\$20 Secures a \$200 Lot**

**\$40 Secures a \$400 Lot**

**\$60 Secures a \$600 Lot**

10% day of sale—20% in 30 days—70% on mortgage

# ABSOLUTE LIQUIDATION AUCTION

By peremptory instructions from the Westervelt Realty Co. of the property formerly known as

## The Schieffelin Estate 465 BRONX SUBWAY AND HOME-BUILDING LOTS

Located between the 225th Street Station of the White Plains Road Subway and the Baychester Avenue Station of N. Y., Westchester and Boston R. R.

On E. 221st, 222d, 223d, 224th, 225th, 226th, 227th Sts.,  
Inclusive

Laconia Ave., Eastchester Rd.,

Schieffelin Ave., Needham Ave., and adjacent Streets

# NEXT THURSDAY, OCT. 21

At noon in the Exchange Salesroom, 14 Vesey St.

JOHN QUINN, Esq., Attorney, 31 Nassau Street

70% at 6%

60% at 5%

50% at 4½%

May Remain

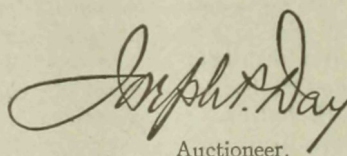
On Mortgage

TITLE GUARANTEE & TRUST CO.  
Title Policies FREE

Savings Bank Books, on proper assignment, and Liberty Bonds, at market value, will be accepted as deposits.

*Send for Booklet*

67 Liberty St.  
New York City



Auctioneer.

Telephone:  
Cortlandt 744

INSPECT THIS PROPERTY TODAY, Take Bronx Park Subway to 177th St. and transfer to White Plains Ave. Subway extension to 225th St. Station and walk East 4 short blocks to Laconia Ave. and property.



# Review of Real Estate Market for the Current Week

## Some Million Dollar Sales for Investment and Other Large Deals Gave Strength to a Market Distinguished for Diversity of Dealing

THERE was good volume and variety to the dealing in real estate this week. Two transactions of a million dollars each figured in the total while numerous other good sized sales helped it considerably. Considering that there was a holiday in the early part of the week, it was one of market strength. Another large sale of business property, on Fifth avenue, is in the making; and it would not be surprising if it were closed before Monday. It means the removal of a prominent firm in Fifth avenue further north in that thoroughfare. Most of the large sales this week were south of 42d street. Several old buildings downtown changed hands, notably one in Vesey street, in which street there has been marked activity this year. The parcel sold adjoins two old buildings owned by an estate; and it is wondered if this estate, which is never anxious to sell anything unless it gets a good price, has been approached for the fifty foot frontage that it owns. The buyer of the Vesey street building mentioned is the tenant of the property.

There was a strong investment feature to the market during the week. Numerous fine dwellings were bought for occupancy and in some instances they were all cash sales. Notable among the transactions were numerous corner properties. Some of the larger general sales were a large University place corner, a business building on Union square, a Lexington

avenue corner at 35th street, some large industrial sites in the Bronx, numerous dwellings on Washington Heights and in Harlem, an apartment house on Riverside Drive, as well as some fine dwellings there and the Navarro apartment houses overlooking Central Park at 59th street. The last mentioned buildings were the first fine apartment houses to be built in this city.

The week abounded in large leases, notably that of the hotel and restaurant property known as Reisenweber's, which passed into the hands of that persistent seeker for strategic store locations, the United Cigar Stores Company. As usual with large properties that this company acquires control of, it managed to sub-lease all parts of the property that it will not need for its own business; and the subleases were notable for their size and duration.

Co-operative apartment house selling, just now, is sporadic. The landlord and tenant agitation is having an untoward effect on this kind of buying; but, the situation is temporary. So far there has been no marked headway in the business areas of the city in co-operative buying of commercial buildings or small office buildings. There have been great expectations of a busy market of this character. Instead there has been a steady market for medium sized mercantile buildings bought by individuals or firms for their own uses.

### PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 154, as against 113 last week and 154 a year ago.

The number of sales south of 59th st was 43, as compared with 42 last week and 51 a year ago.

The number of sales north of 59th st was 111, as compared with 71 last week and 68 a year ago.

From the Bronx 20 sales at private contract were reported, as against 34 last week and 37 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 552.

### J. P. Lohman Enters Real Estate Field.

J. P. Lohman, for several years real estate editor of the Record and Guide, and lately associated with the real estate department of the New York Times, has become manager of the real estate department of John H. Scheier, the architect, who has been prominently identified with the recent market affecting properties in the Times Square and Columbus Circle sections.

Mr. Scheier is now rebuilding the two 5-story structures at 243 to 249 West Forty-seventh street, adjoining the Strand Theatre, into a high-class office building to be known as the Romax Building, which will be ready for occupancy next week. He is also reconstructing the seven-story building at 236-238 West Fifty-fifth street into a business building for the special use of the automobile trade and is remodeling the three private houses at 228-230 and 232 West Fifty-second street, near Broadway, for store and apartment use. Mr. Scheier's other real estate investments include the Empire, Rubber & Tire Company Building at 240 West Fifty-fifth street and the store and apartment properties at 345-347 West Fifty-fourth street and at the southwest corner of Eighth avenue and Fifty-fifth street.

Mr. Lohman was secretary of the Mayor's Committee on Taxation when Nathan Hirsch was chairman.

### Big Profit Taken on "Marine House."

Charles F. Noyes Co. sold for Cecil P. Stewart, for all cash, to the Insurance Company of North America the Merchant Marine House occupying the front on William st, from Beaver to South William st. The building, originally erected by Delmonico, was the most famous restaurant property downtown.

The property covers a lot of about 5,730 square feet, with street frontages of 70 feet on Beaver st and 145 feet on South William st. In addition to being right in the heart of the marine insurance and shipping district, it is one of the finest properties in lower New York on account of its street frontage, light and exceptional advantages of office layout.

The property is located within a short block

of every prominent exchange in New York, including the Maritime Exchange and the Consolidated Stock Exchange. The Cotton, Coffee and Consolidated Exchanges are in the same block. Numerous marine underwriting firms abound there.

In addition to natural advantages that the property has for the purpose for which it was purchased, the building lies in the center of a section that has been active in real estate trading and development during the past 12 months for steamship, banking and financial purposes.

The Noyes Co., who negotiated this sale, have sold many properties in the immediate neighborhood, including the 40,000 foot plottage accumulated by W. R. Grace & Co. at Hanover sq, the India House property, the Norton Lilly Building at 26-28 Beaver st, the three sales of the Curtis Building at 33-35 South William st through to Stone st, 49-51 Broad st, the site for the Post & Flagg Building, 62 Broad st, the plottage acquired by the Mexican Telegraph Co., and 72-74 Beaver st, which was leased to Osborne & Co.

The Insurance Company of North America is the oldest stock insurance company in the United States and one of the most aggressive companies in the metropolitan district. It is represented in its marine department by Platt & Fuller, who are now located at 27 William st, and its fire department is represented by Darby, Hooper & McDaniel, who recently had erected for them a new building at 122-124 William st.

The offices of the Insurance Company of North America are in Philadelphia and the deal is of additional interest because the buyers were guided throughout the negotiations by Thomas Morch, vice-president of the Fidelity Buildings Corporation of Philadelphia, formerly vice-president and manager of the Equitable Building, and well known to New York realtors.

This deal is of added interest real estate wise, because the owners have only had the property a few years and have made on this "turn" probably the largest cash profit on any one transaction in the neighborhood in recent years.

Mr. Stewart is head of F. B. Hall & Co., Inc., prominent insurance brokerage firm, and this profit is again an evidence of the fact that the outsiders are securing the real big profits in this active upward real estate market. It is stated that Mr. Stewart has arranged the sale of the property subject to the existing F. B. Hall & Co., Inc. lease, and that this firm will not move from the building.

### Buy Pearl St. Corner for Occupancy.

William H. Whiting & Co. sold for the Richmond Realty Co. to a business firm, for occupancy, 313 Pearl st and 53 to 57 Ferry st, being the northwest corner of the two streets, two old 4-sty buildings, on a lot 24x100.

### Big Resale Near Madison Avenue.

Spotts & Starr, Inc., resold for A. Jacobs the 12-sty building 11-17 East 40th st, adjoining the northeast corner of Madison av, on a plot 33.6x98, to Stafford Bros., Inc. The purchasers, represented by Robert W. McLearn, gave

in part payment the 5-sty elevator apartment house 80 West 12th st, on a plot 43.6x103.3; also the 7-sty loft building 136 West 22d st, on a plot 41.8x98. Stafford Bros., Inc., recently acquired the above properties through the same brokers. The entire transaction involved more than \$1,000,000.

### Navarro Apartments Sold.

Negotiations are closing for the sale of the Navarro apartments on Central Park South to a syndicate which, it is said, proposes to transform them into a hotel containing about 2,000 rooms and baths. The property, which consists of 8, 9 and 10-sty structures fronting 433 feet on 59th st or Central Park South, between Sixth and Seventh avs, 455 feet on 58th st and 200 feet on Seventh av, is owned by the McCoombe estate, represented by the Title Guarantee and Trust Co. The apartments are held at about \$5,000,000 and were built in the early eighties by Juan N. de Navarro, Spanish Consul-General in this city and father-in-law of Mary Anderson, the actress.

### W. D. Howells Home Sold.

M. H. Gaillard & Co. sold for the estate of William Dean Howells, the author, the 5-sty brick American basement dwelling 259 West 55th st, on a lot 16x102.2, near West End av. The buyer will occupy the house after alterations are completed. The same brokers sold to Mrs. H. J. Power the 3-sty and basement brick dwelling 333 West 55th st, on a lot 20x102.2, for the Campbell estate.

### Investor Buys Union Square Parcel.

William C. Walker's Sons sold for Duncan Realty Co. to an umbrella and cane house for occupancy 37 Union square, Broadway side, 3 doors south of 17th st, a 5-sty stone front mercantile building, which was erected for the retail jewelry trade at the time Tiffany & Co. were on the west side of Union Square.

### A Sixth Avenue Corner Taken Over.

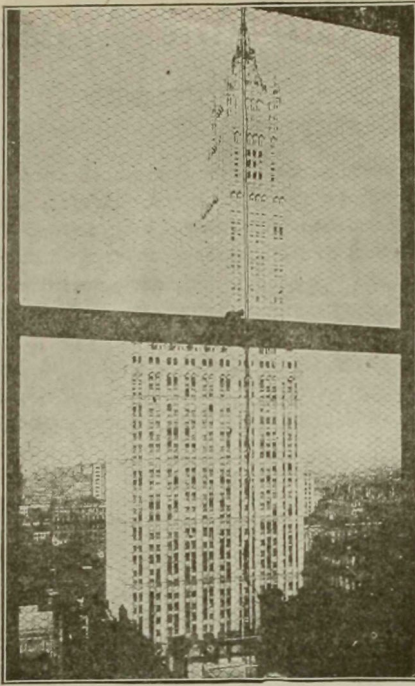
The 5-sty saloon property at 885 Sixth av, southwest corner of 50th st, on a lot 23.5x61.11, is to be taken over by the 885 Sixth Avenue Corporation, formed at Albany with P. Wollag and S. and D. Berkowitz as directors. Title stands in the name of Herman D. Kahrs. Last May it was reported sold to John Babling.

### Tenant Buys a Vesey Street Building.

The White Tar Co. of New York, tenant, bought from St. Michael's Protestant Episcopal Church 56 Vesey st, a 5-sty stone front mercantile building, on a lot 24.11x101.11, between Church st and West Broadway. William C. Walker's Sons were the brokers.

### University Place Corner Bought.

Spear & Co. sold for the R. F. S. Realty Corporation 60-62 University pl, at the northwest corner of East 10th st, an 8-sty brick and a 4-sty stone front loft building, covering a plot 55x100x54.10x103.9.



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City

Why not get the benefit of reduced insurance rates, together with the maximum of Fire and Breakage Protection?

Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

## MISSISSIPPI WIRE GLASS CO.

Room 1712

220 Fifth Ave., New York City

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

# Bauer, Milbank & Molloy

Incorporated

## REAL ESTATE

Management of Apartment  
Houses and Loft Buildings

51 EAST 42nd STREET  
Telephone: Murray Hill 1936

Insurance Department  
80 MAIDEN LANE

### Buys Columbia Court Apartments.

The Cabot Real Estate Corporation sold the Columbia Court apartment house, a 7-sty structure at the northeast corner of Riverside drive and 115th st, to the newly formed Columbia Court Apartment Corporation. The house stands on a plot fronting 103.7 feet on the drive and 110.6 feet on the street. The property was sold subject to mortgages for \$220,000.

### Sells Lexington Avenue Corner.

Dr. Eugene Fuller sold 252 Lexington av, at the southwest corner of East 35th st, a 4-sty and basement stone dwelling, on a lot 24.2x58.6. It is bought for occupancy. Dr. Fuller had owned the property since 1890.

### Varick Street Corner Plot Bought.

U. H. Dudley & Co. bought the vacant plot, 42.8x35x42.4, at the northeast corner of Varick and Watts sts, and will erect a 2-sty building, plans for which were recently filed.

### James M. Beck Sells His Home.

James M. Beck, former assistant Attorney General of the United States, sold 100 East 65th st, a 5-sty American basement stone front dwelling, on a lot 17x100.5, adjoining the southeast corner of Park av. The name of the buyer is temporarily withheld.

### College Fraternity Buys Dwelling.

The Gamma Epsilon Chapter of the Delta Tau Delta Fraternity purchased from Cella I. Block the 4-sty and basement brick dwelling 525 West 113th st, on a lot 20x100.11, between Broadway and Riverside Drive.

### Big Corner Plots in Bronx Sold.

Chr. Volzing & Son, Inc., sold for Josephine F. Knack, Christina G. Welch and Eugene E. Hentze the vacant plot, 100x100, on the southwest corner of Morris av and 146th st to Pietro La Manna.

The Port Morris Land and Improvement Co. sold to Francis M. Justes the vacant plot, 232.10 x442, at the northeast corner of Locust av and 136th st. The same sellers sold the plot, 100x100, on the north side of Southern Boulevard, 187.5 feet east of Brook av, to the L. & L. Building Co.

### Sale of Brooklyn Block Front.

Realty Associates sold to the Borough Park Realty Co. the vacant plot, 200x100, on the northeast side of 63rd st, 100 feet northwest of Sixth av. The purchasers intend to improve this plot at once with a public garage.

### Manhattan.

#### South of 59th Street.

BANK ST.—Old Ladies Home of Bergen Co., N. J., sold to Elizabeth B. Hendrick the 3-sty dwelling 64 Bank st, on a lot 23.11x91.

BEEKMAN PL.—Charles J. Wirth sold to the R. J. Muller Realty Co. 4-sty and basement brownstone dwelling 8 Beekman pl, on a lot 19x80.

EAST BROADWAY.—John L. Shells sold to Israel Maisel the 2½-sty and basement brick dwelling 283 Broadway, on a lot 20.5x83.10, adjoining the southwest corner of Gouverneur st.

EAST HOUSTON ST.—Jennie Springer sold to Aaron Fisch 477 East Houston st, adjoining the southwest corner of Goerck st, a 3-sty brick tenement house, with store, on a lot 20x50.

LEWIS ST.—Tillie Simon sold to Harry Bernstein the 2-sty brick building 207 Lewis st, on a lot 22.11x84x22.8x81.

LEWIS ST.—Elizabeth Wittich sold to Solomon Pinchowsky the 5-sty front and 3-sty rear tenement houses 77 Lewis st, on a lot 25x100.

MADISON ST.—Cruikshank Co. sold for the Central Union Trust Co., as trustee, 220 Madison st, a 5-sty brick tenement house, with store, on a lot 26.1x100.

PRINCE ST.—Henry J. Satran sold to Samuel Frankel 136 Prince st, a 6-sty mercantile building, on a lot 25x101.

ST. MARKS PL.—M. Finkelstein sold to Harry Reinsteine the 4-sty and basement brick dwelling 75 St. Marks pl, on a lot 25x93.11.

SULLIVAN ST.—Judge Thomas C. T. Crain sold to G. Carbona the 3-sty and basement brick dwelling 181 Sullivan st, on a lot 25x100.

8TH ST.—Cecil Gang and another sold to Charles Hertzberg and Samuel Rubin the 4-sty tenement house with store at 315 East 8th st, on a lot 20.7x69.10.

15TH ST.—S. & H. Realties sold to Laura Ertler 230 East 15th st, a 4-sty and basement brick dwelling, on a lot 25x103.3.

15TH ST.—Augusta Lillenthal sold to Rose Zinsher 306 East 15th st, adjoining the southeast corner of Second av, a 4-sty and basement stone front dwelling, on a lot 22.1x128.3.

24TH ST.—Thomas McLoughlin and the Joseph Gordon Realty Co. sold 152 West 24th st, a 3-sty brick stable, on a lot 25x98.9. The property is leased for a term of 10 years.

43D ST.—Elizabeth M. Ellis sold to Frank Sailer the 4-sty and basement brick dwelling 466 West 43d st, on a lot 20x100.5.

44TH ST.—George B. Clugston sold to Francis M. O'Rourke the 4-sty brick tenement house 551 West 44th st, on a lot 25x100.5.

47TH ST.—Charles B. Van Valen, Inc., and Joseph Oatman sold for William Rees and others the 5-sty flat 326 West 47th st, on a lot 27.6x100.5.

48TH ST.—Ignazio Martorana sold to Saverio Ferraro the 3-sty dwelling 323 West 48th st, on a lot 25x100.5.

50TH ST.—Thomas G. Knight and others sold to John H. Kligel the 4-sty and basement dwelling 33 West 50th st, on a lot 19.2x100.5.

50TH ST.—M. de Man sold to J. Collin 232 East 50th st, a 5-sty stone front apartment house, on a lot 25x98.

50TH ST.—The Marne Realty Corporation sold to Dina M. Sueskind the 3-sty and basement brownstone dwelling at 307 East 50th st, on a lot 16.4x100.5.

52D ST.—Warren Leslie sold to the 210 West Fifty-Sixth Street Co. the 1-sty brick garage 541 and 543 West 52d st, covering a plot 50x100.5.

53D ST.—Louis Schrag sold for the Roberts Co. 62 West 53d st, a 4-sty and basement stone front dwelling, on a lot 20x100.5.

55TH ST.—Joseph B. Brenauer sold to Carmelo Oliveri the 4-sty tenement house 242 East 55th st, on a lot 18.10x100.

LEXINGTON AV.—Pease & Elliman sold for the estate of Agnes S. Wittenberg to Harry Jaffe, a druggist, 619 Lexington av, adjoining the northeast corner of 53d st, a 3-sty and basement brownstone dwelling, on a lot 20x64. The buyer will remodel the structure and occupy it for his business purposes.

WEST BROADWAY.—Sampson Skarlow re-sold to Samuel Liebermann and Anna Rubinsohn the 6-sty loft building at the northeast corner of West Broadway and Spring st, on a lot 25x75.3.

FIRST AV.—Peter Doelger Brewing Co. sold to Kapel Cohen the two 5-sty tenement houses at the northwest corner of First av and 24th st, on a lot 24.9x100. One building is known as 345 East 24th st.

FIRST AV.—Katie H. Finck sold to Catharine Hauser the 6-sty brick storage building known as the Empire Storage, at 25 First av, on a lot 25x100.

SIXTH AV.—Henry H. Fincken sold to Max Vogt and Robert Schultz the 4-sty stone front flat with store, 659 Sixth av, on a lot 19x60.

NINTH AV.—Columbia University sold through Dwight, Archibald & Perry 91-93 Ninth av, two 4-sty brick flats, with stores, the first being on a lot 24.4x100 and the second on a lot 21.8x100, adjoining the northwest corner of West 16th st.

#### North of 59th Street.

60TH ST.—Edward Hirsh sold to M. Edward Kelly and Isaac S. Heller the 4-sty and basement stone front dwelling 51 East 60th st, on a lot 20x100.5.

65TH ST.—Mrs. Charles A. Bowron sold to George G. Bourne 64 East 65th st, at the southwest corner of Park av, a 4-sty and basement stone front dwelling, on a lot 20x100.5.

66TH ST.—James Van Alst, Jr., sold to Herbert L. Bodman 160 East 66th st, a 3-sty and basement dwelling, on a lot 18.6x100.5.

70TH ST.—Pauline Shannon sold to Peter Anselmo the 3-sty and basement dwelling 263 West 70th st, on a lot 18.4x100.5.

72D ST.—Anna L. Droege sold to Leopold and Selma Hahn the 3-sty and basement brownstone dwelling 326 East 72d st, on a lot 16.8x102.2.

73D ST.—V. B. Putney sold to E. C. McCullough & Co. the 4-sty and basement brownstone dwelling 116 West 73d st, on a lot 20x102.2.

73D ST.—Henry Zuckerman sold to Mercedes T. O'Kelly the 5-sty American basement dwelling 310 West 73d st, on a lot 25x102.2, overlooking the grounds of Charles M. Schwab's mansion.

76TH ST.—Eugene Vollhart sold 176 West 76th st, a 4-sty and basement stone front dwelling, on a lot 19x77.2.

78TH ST.—Freda A. Fink sold to Alicia Conlon the 3-sty and basement brick dwelling 434 East 78th st, on a lot 16.8x100.

79TH ST.—James S. Fessenden sold to Jacob L. Wollheim the 3-sty and basement brownstone dwelling 179 East 79th st, on a lot 22x102.2.

79TH ST.—Oliver C. Macy and others sold to Adelaide and Evelyn White the 3-sty and basement dwelling 117 East 79th st, on a lot 20x102.2.

80TH ST.—Estate of Herman Wronkow sold 40 East 80th st, at the southeast corner of Madison av, a 4-sty and basement brick dwelling, on a lot 26x66.2.

81ST ST.—Title Guarantee & Trust Co. sold to Helen C. Jordan 438 East 81st st, a 4-sty brick flat, on a lot 25x102.2.

81ST ST.—Josephine B. Yard sold to Louis C. Ameno the 3-sty and basement brick dwelling 157 West 81st st, on a lot 17.6x102.2.

82D ST.—Bennett Ellison sold to Margaret A. McEvoy the 4-sty American basement dwelling 130 East 82d st, on a lot 25x102.2.

# OUR NEW ADDRESS

After Friday, October 15th, 1920,  
will be our new building

## 118 William Street

Our business has outgrown our present location at 92 William Street. We have followed the advice "BUY FOR OCCUPANCY" given by us so often and so profitably to others.

We are equipped to make everyone realize more keenly than ever the true meaning of "NOYES SERVICE."

CHARLES F. NOYES COMPANY

*Real Estate*

Specialists in the Sale, Rental and Management of  
Downtown Business Property

Telephone, John 2000

83D ST.—C. M. Folsom & Co. sold the 4-sty stone front double tenement house and basement 433 East 83d st, on a lot 25x102.2, for the Charles Hammel Co. Leon Lemie represented the purchaser.

85TH ST.—Walter C. Flanders and another, trustee, sold to H. L. & S. L. Friend the 4-sty and basement dwelling 73 West 85th st, on a lot 17.6x102.2.

85TH ST.—Florence P. Exton sold to Peter W. Foy the 5-sty American basement dwelling 68 West 85th st, on a lot 16.8x102.2.

86TH ST.—Elsie J. Smith sold through Slawson & Hobbs to Dr. Simon J. Walsh 134 West 86th st, a 4-sty and basement stone front dwelling, on a lot 20x106.10. The buyer will occupy.

87TH ST.—Dr. Edward E. Pratt sold through the M. Morgenthau, Jr., Co., 123 West 87th st, a 3-sty and basement stone front dwelling, on a lot 17x100.8½. The buyer is Herbert Mendelsohn.

88TH ST.—Blanche Blosvoren sold to Adele S. Sour the 4-sty and basement dwelling 21 West 88th st, on a lot 19x100.8.

89TH ST.—Walter J. Dioxier sold to Isla M. Owen the 4-sty American basement stone front dwelling 264 West 89th st, on a lot 16x100.8½. The property was immediately resold to Paula Unger.

89TH ST.—E. Vallens sold to Mrs. L. Storr 17 West 89th st, a 4-sty and basement stone front dwelling, on a lot 19x100.8½.

92D ST.—Arthur L. Collins sold to Mary L. McDonald the three 3-sty and basement dwellings 124, 130 and 132 East 92d st, each on a lot 15x100.8.

92D ST.—S. Williams sold 9 East 92d st, a 4-sty and basement stone front dwelling, on a lot 20x100.8½.

94TH ST.—James H. Cruikshank sold to Samuel A. Backman 215-217 East 94th st, the first being a 3-sty brick stable, on a lot 25x100.8½; and the second a vacant lot 20x100.8½. The buyer owns 213, adjoining, a 5-sty brick building. The purchases were all cash.

95TH ST.—Estate of William H. L. Lee sold through the Charles F. Noyes Co. to Mrs. Kathleen O'Hara, for occupancy, 147 West 95th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.8½. It was an all cash transaction.

98TH ST.—Samuel Lipschit sold to Samuel Derman 104 East 98th st, a 5-sty brick tenement house, on a lot 25x100.11.

99TH ST.—Unity Baptist Church bought from Israelson Leibsohn the 5-sty brick tenement house with store, on a lot 25x100.11, at 70 West 99th st.

103D ST.—Coughlan & Clisby sold for S. J. Clarke 243 West 103d st, a 3-sty and basement brownstone dwelling, on a lot 17x100.11.

109TH ST.—M. & G. W. Corporation sold to the Leon Sobel Co. the 6-sty brick apartment house with store, at 67-69 West 109th st, on a plot 37.6x127.2xirregular, adjoining the northeast corner of Columbus av.

115TH ST.—E. Sharum sold to Regina M. Clairmount, for occupancy, 308 West 115th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

115TH ST.—Margaret Healy sold to Bertha Shuman the 3-sty and basement brownstone dwelling 126 East 115th st, on a lot 17.10x100.11.

115TH ST.—Susan Rubenstein sold to Dante N. Gozli the 4-sty tenement house 414 East 115th st, on a lot 18.9x100.

117TH ST.—Ida M. Reynard sold the 3-sty and basement dwelling 248 East 117th st, on a lot 20x100.5, to Marvin B. Markowitz.

119TH ST.—Manhattan and Bronx Co. sold 506 East 119th st, a 4-sty stone front flat, on a lot 20x100.11.

121ST ST.—Geisler & Krakow sold through Goodwin & Goodwin to Charles Nichols 157 West 121st st, a 3-sty and basement dwelling, on a lot 18x100.11.

122D ST.—Ernest T. Bower sold for Samuel Panzer 433 East 122d st, a 5-sty brick tenement house, on a lot 25x100.11.

122D ST.—Arthur J. Lessa bought from the estate of Elizabeth O'Connor the 4-sty brick tenement house, with stores, 226 East 122d st, on a lot 25x100.11.

125TH ST.—Cornelia H. Dean and others sold to Paul Whitcomb and John F. Birmingham the 3-sty brick flat with store 107 East 125th st, on a lot 25.6x99.11, adjoining the northeast corner of Park av.

126TH ST.—James Henry resold for XL Investment Co. 231 East 126th st, a 5-sty brick tenement house, on a lot 25x99.11, to John McKee.

126TH ST.—Charles B. Van Valen, Inc., sold for Max Marx to William McCarthy, for occupancy, 38 West 126th st, a 3-sty and basement stone front dwelling, on a lot 20x99.11.

127TH ST.—Monroe Falkenberg sold to James H. Cruikshank 122-124 West 127th st, two 5-sty brick flats, each on a lot 25x99.11.

127TH ST.—Utopia W. Hoke sold to Martha E. Hill the 3-sty and basement stone front dwelling 26 West 127th st, on a lot 18.9x99.11.

128TH ST.—John H. Pierce sold for Brigetta

Neustaeter 66 West 128th st, a 3-sty and basement brownstone dwelling, on a lot 17.6x99.11.

128TH ST.—The Hudson P. Rose Co. resold to Mamie Malone the 3-sty and basement brick dwelling 2 West 128th st, on a lot 17.6x99.11, adjoining the southwest corner of Fifth av.

128TH ST.—Durooss Co. sold for Martha R. Scudder 64-68 East 128th st, a 6-sty apartment house, on a plot 56.3x99.11.

131ST ST.—B. W. Smith, Inc., sold for Lillian Sasse 117 West 131st st, a 3-sty and basement stone front dwelling, on a lot 18x99.11.

132D ST.—The trustees of the Presbytery sold to John H. Ruffin the 3-sty and basement stone front dwelling 145 West 132d st, on a lot 18.9x99.11.

134TH ST.—Hannah Blumstein sold to Golda Kaufman the 5-sty brick apartment house 509 West 134th st, on a plot 39.3x99.11.

136TH ST.—Hudwill Corporation, Hudson P. Rose, president, bought from the Groden estate the 3-sty and basement brick dwelling, on a lot 16.8x99.11, at 240 West 136th st.

139TH ST.—Walter J. Stevens sold to Annie E. Wolfe 238 West 139th st, a 3-sty and basement brick dwelling, on a lot 17x99.11, with access to garage in rear.

139TH ST.—B. W. Smith, Inc., resold for Susan L. Fletcher 261 West 139th st, a 4-sty English basement brick dwelling, on a lot 19x99.11.

139TH ST.—Lucille Slade sold to Lula Fields the 3-sty and basement brick dwelling 313 West 139th st, on a lot 17x99.11.

145TH ST.—J. Clarence Davies sold for Minna G. Goddard as executrix 476 West 145th st, adjoining the southeast corner of Amsterdam av, a 3-sty and basement stone front dwelling, on a lot 16x99.11.

149TH ST.—John R. Davidson sold for a client to Mrs. E. Bonner, for occupancy, 526 West 149th st, a 3-sty and basement stone front dwelling, on a lot 15x99.11.

149TH ST.—Chas. C. Heffley, of the office of Chas. A. DuBois, sold for Margaret D. Sharpe to Dorothy Mann Gordon, for occupancy, a 3-sty and basement stone front dwelling, on a lot 15x99.11, at 524 West 149th st. The same broker recently sold Mrs. Sharpe 519 West 149th st, a 3-sty and basement stone front dwelling, on a lot 18.6x99.11, for occupancy.

LENOX AV.—Anna N. P. Adey sold to Essie P. Guckley the 3-sty and basement dwelling 445 Lenox av, on a lot 16.8x74.

LEXINGTON AV.—Elizabeth V. Irwin sold to Malvina Meyers 1070 Lexington av, a 3-sty and basement brownstone dwelling, on a lot 17x80.

MANHATTAN AV.—Hattie Hell sold to Abraham Silver the two 5-sty brownstone flats 500-502 Manhattan av, each on a lot 18.9x95.

PARK AV.—Emma Pfund sold to Anna E. Keck the 5-sty tenement house with stores at 1680 Park av, northwest corner of 118th st, on a lot 25.11x90.

RIVERSIDE DR.—Kate C. Macy sold to John Lockrie the 5-sty dwelling 22 Riverside dr, northeast corner of 74th st, 81.7x28.11x irregular. The house faces the Schwab mansion.

ST. NICHOLAS PL.—Etrég Realty Corporation resold the Montvale, a 6-sty brick apartment house at 83 St. Nicholas pl, on a plot 50x112, to the Criterion Holding Co., which immediately turned over the property to Theresa Reinhart. The Etrég Realty Co. acquired the property recently.

WEST END AV.—Adele R. Ahrens sold to the Ellworth Realty Corporation the 3-sty and basement stone front dwelling 755 West End av, on a lot 16.8x100.

2D AV.—Theresa Lowy sold to Nancy Angiulo the 5-sty brick tenement house, with store, on a lot 19.2x100, at 2184 2d av.

FIFTH AV.—John E. Simpson, executor, sold to Catharine Loughran the 3-sty and basement brownstone dwelling 2084 Fifth av, on a lot 20x75.

### Bronx

ELSMERE PL.—James and David Martin sold through Armstrong Bros. 861 Elsmere pl, a 5-sty apartment house, on a plot 35x100.

FOX ST.—Walter E. Brown sold for Caroline Spaeth 1057 to 1061 Fox st, three 2-sty and basement frame 2-family houses, on a plot 50x100.

HOME ST.—Samuel Crown sold 892-894 Home st, two 2-sty frame flats with stores, on a plot 45x45.4, adjoining the northeast corner of Tiffany st and the junction of 169th st.

MEAD ST.—Giegerich estate sold 643 Mead st, a 2-sty and basement frame dwelling, on a lot 25x70, adjoining the northwest corner of Unionport rd.

PARKER ST.—John O'Brien sold to William Langaneux 1425 Parker st, a 2-sty and basement brick 2-family house, on a lot 25x125.

135TH ST.—Johanna H. Seebeck sold to Lena Wittman the 5-sty and basement brick flat 437 East 135th st, on a lot 20x100.

153D ST.—Giegerich estate sold 332 East 153d st, a 4-sty and basement brick flat, on a lot 25x100.

166TH ST.—Henry Dietrich sold 442 East 166th st, a 2½-sty and basement frame dwelling, on a lot 26x118. It is the first sale of the property in 60 years.

175TH ST.—William Saier sold through Edward Polak, Inc., to Mrs. Sarah F. Keidanz 740 East 175th st, a 2-sty and basement brick dwelling, on a lot 27x111, adjoining the southeast corner of Clinton av.

180TH ST.—Isaac Finkelstein sold to Charles Klein 738 East 180th st, a 5-sty apartment house, on a plot 43.6x107.

188TH ST.—Sarah C. Mooney sold to Annie E. McDonald 125 West 188th st, a 2½-sty and basement frame dwelling, on a lot 25.1x95.6, overlooking Devoe Park.

232D ST.—Edward Polak, Inc., sold for M. Leshinsky to M. Davidman 762 East 232d st, a brick 2-family house, on a lot 25x90.2.

261ST ST.—H. W. Sullivan sold for Mrs. Phillips the vacant plot 50x100 on the south side of West 261st st, 200 feet west of Broadway, to David Cohen.

BROOK AV.—Gustave Kaliski and Sol Cohen sold to J. Grabowski the 5-sty brick apartment house, with stores, on a plot 28x98, at 875 Brook av, opposite Bronx County Court House.

CLAY AV.—Alexander Selkin and David Mintz sold for Ida Brantman the 3-sty brick dwelling, on a lot 18.6x95, at 1697 Clay av.

CRESTON AV.—Gaetano Garzilli sold to Morris Tilles 2272 Creston av, a 2-sty and basement brick dwelling, on a lot 16x96.8, adjoining the southwest corner of East 183d st.

CRESTON AV.—Herman Bullwinkle sold to Margaret Sanders the 2-sty dwelling on a plot 140.8x30xirregular at the southeast corner of Creston av and 181st st.

DALY AV.—Enrico Ramiedi sold to David P. Secco the 2-sty and basement frame dwelling 1970 Daly av, on a lot 25x42.8, adjoining the northeast corner of East Tremont av.

EDISON AV.—Matthew Rogers sold to C. A. Wallace 1226 Edison av, a 2-sty dwelling, on a lot 25x100.

GRAND AV.—Edward Polak, Inc., sold for Joseph B. Levy to M. Moser 1991 Grand av, a 2½-sty and basement frame 2-family house, on a lot 25x109.

HOE AV.—Pietro Arcaro sold 1281 Hoe av, a 2-sty and basement frame dwelling, on a lot 25x100.

HUGHES AV.—Vincent Priciotti sold to Adele Pollak 2140 Hughes av, a 2-sty and basement frame dwelling, on a lot 16.6x86.5.

HUGHES AV.—M. T. Ring sold for Col. John Ross Delafeld the 2-sty and basement frame dwelling, on a lot 25x95, at 2167 Hughes av, adjoining the northwest corner of Oak Tree pl.

## Members Real Estate Board of New York

ALFRED P. COBURN

REAL ESTATE

APPRAISALS—INSURANCE  
Management of Estates a Specialty  
159 WEST 72nd STREET

Phone Schuyler 4356

BALDWIN H. SCHUPP, Pres.  
F. W. DE MUND, Vice-Pres.  
LOUIS D. GREEN, Secy.

H. L. MOXLEY & CO.

Management, Sale and Leasing of  
Business Property a Specialty

320 BROADWAY  
Tel. Franklin 507

If you want to Buy, Sell or Exchange

REAL ESTATE

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

MANAGEMENT OF  
COMMERCIAL PROPERTY  
Sales—Appraisals—Insurance

*Spear & Co.*  
REAL ESTATE

840 BROADWAY NEW YORK  
Stuyvesant 627

# MEMBERS REAL ESTATE BOARD OF NEW YORK

**LEON S. ALTMAYER**  
 REAL ESTATE—INSURANCE  
 62 EAST 86TH STREET Established 1853  
 Phone: Lenox 638

Established 1881  
**AMES & COMPANY**  
 Real Estate and Insurance  
 26 WEST 31ST STREET  
 Specializing in the Leasing and  
 Management of Business Property.  
 Phone: Longacre 4810

**A. V. AMY & CO.**  
 ECONOMICAL AND EFFICIENT  
 MANAGEMENT OF PROPERTY  
 160 WEST 72ND ST. Phone: Columbus 6810

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

**EUGENE J. BUSHER CO.**  
 INCORPORATED  
 Real Estate—Insurance  
 Mortgages, Appraising, Management  
 N. W. Cor. East 149th St. and Courtlandt  
 Ave., Bronx  
 Phone Melrose 5258-5259 Established 1895

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

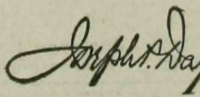
**CAMMANN, VOORHEES  
 & FLOYD**  
 MANAGEMENT OF ESTATES  
 84 WILLIAM STREET NEW YORK  
 BROKERS, APPRAISERS, AGENTS

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

**THE CHAUNCEY  
 REAL ESTATE CO., Ltd.**  
 BROOKLYN'S OLDEST  
 REAL ESTATE OFFICE  
 187 MONTAGUE ST. BROOKLYN  
 Appraisers—Auctioneers—Brokers

**CUDNER REAL ESTATE CO.**  
 BROKERS and MANAGERS  
 254 WEST 23RD ST. Tel. Chelsea 1276

**HARRY B. CUTNER**  
 REAL ESTATE  
 1181 BROADWAY  
 Southwest Corner Twenty-eighth Street  
 Telephone: Watkins 4585-6

  
 Auctioneer  
 67 LIBERTY STREET

**DWIGHT,  
 ARCHIBALD & PERRY**  
 INCORPORATED  
 Real Estate—Insurance  
 137 WEST 23RD STREET  
 Phone: Watkins 5360

**DUROSS COMPANY**  
 Real Estate  
 155 WEST 14TH ST. 156 BROADWAY

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

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

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

**FRED'K FOX & CO., Inc.**  
 Business Building Brokers  
 14 W. 40TH STREET and 793 BROADWAY

**ELMER C. GATES**  
 Real Estate and Insurance  
 Phone: Mott Haven 2391 529 Courtlandt Ave.  
 One Block West of Third Ave., at 148th St.

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

Edgar A. Manning Anton L. Trunk  
**MANNING & TRUNK**  
 REAL ESTATE  
 489 Fifth Avenue Phone: Murray Hill 6834

**SAMUEL H. MARTIN**  
 Real Estate and Insurance  
 Management Specialist  
 1974 BROADWAY Phone: Columbus 896

**LEWIS H. MAY CO.**  
 SPECIALIZING  
 23rd to 34th St., Lexington to Seventh Ave.  
 18 WEST 27TH ST. Phone: Watkins 2125

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

**F. BRONSON MONELL**  
 Real Estate—Insurance  
 MANAGEMENT SPECIALIST  
 71-73 NASSAU ST. Phone: Cortlandt One

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

**Morris Moore's Sons, Inc.**  
 Specializing in West Harlem  
 and Heights Property  
 2127 MADISON AVE., AT 133RD ST.

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

**A. W. MILLER & CO.**  
 Real Estate—Management  
 898 Eighth Ave., above 53rd Street  
 J. P. & L. A. KISSLING Phone: Circle 591

**OGDEN & CLARKSON**  
 Corporation  
 Real Estate and Insurance  
 605 FIFTH AVENUE, above 48th Street

**O'REILLY & DAHN**  
 REAL ESTATE—MANAGEMENT  
 YORKVILLE SECTION  
 ESTABLISHED 1905  
 124 EAST 86TH ST. Phone: Lenox 3901

**GEORGE S. RUNK**  
 REAL ESTATE BROKER  
 1252 LEXINGTON AVENUE  
 Above 84th Street  
 MANAGEMENT OF PROPERTIES  
 MORTGAGE LOANS INSURANCE

**GEO. J. RYAN**  
 Queens Borough Real Estate  
 AGENT BROKER APPRAISER  
 Membr. Real Estate Board of New York  
 46 Jackson Avenue, Long Island City  
 Telephone: Hunters Point 8451-3

**SPOTTS & STARR, Inc.**  
 Real Estate—Insurance  
 Management  
 TIMES BUILDING  
 Phone Bryant 4000

**TUCKER, SPEYERS & CO.**  
 Real Estate  
 435 FIFTH AVENUE, near 39th Street  
 Telephone: Murray Hill 2750

**J. IRVING WALSH**  
 SPECIALIST  
 Washington Square and Greenwich Village  
 73 WEST 11TH STREET

**JAMES N. WELLS' SONS**  
 (James P. Eadie)  
 Real Estate and Insurance  
 Since 1835 at No. 191 NINTH AVENUE  
 Established 1819 Phone: Chelsea 5266

**WALTER C. WYCKOFF**  
 Real Estate—Insurance  
 Management  
 403 MADISON AVENUE  
 Phone: Vanderbilt 3535

**FRED'K ZITTEL & SONS**  
 Real Estate and Insurance  
 BROADWAY at 79TH STREET  
 THE APTHORP  
 SCHUYLER 9700 Established 1833

# MANHATTAN BROKERS

## ORVILLE B. ACKERLY & SON

Appraisers of Long Island Property

Phone: Longacre 2280

243 West 34th Street, New York City  
and  
Ronkonkoma, Long Island.

## ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhinelander 6123

Telephone: Pennsylvania 396-397

## AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "A. B. R. E. S. T. E. M." SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

## ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and  
121st St. Phone: Morningside 1376

## PETER F. COGLEY

Real Estate—Insurance

Management of Estates  
a Specialty

165 BROADWAY

Phone Cortlandt 4641

## ARTHUR CUTLER & CO.

Real Estate

61-3 PARK ROW

Room 914

Phone: Beckman 2759

## JACOB J. TABOLT

REAL ESTATE

558 EIGHTH AVE.

Above 37th St.

Phone:

Greeley 1366

## O. D. & H. V. DIKE

Real Estate Specialists

Management of

Improved Real Estate Exclusively

CANDLER BUILDING

220 WEST 42ND STREET

BRANCH—271 WEST 23RD STREET

## JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

## F. J. FEUERBACH

Incorporated

Management of Estates and other  
Properties my Specialty.

Manager of the Knickerbocker

Fire Insurance Co.

Lenox 2940

207 EAST 84TH ST.

## T. A. & J. J. FOGARTY

Real Estate—Insurance

PENNSYLVANIA ZONE

147-149 W. 33RD ST.

Fitzroy 2244-2245

## HENRY G. LEIST

REAL ESTATE—INSURANCE  
APPRAISER—ESTATES MANAGED

204 East 86th St. Established 1887

Phone Lenox 1981

## JOHN P. LEO, JR.

Real Estate

IN THE WASHINGTON HEIGHTS  
SECTION

1099 ST. NICHOLAS AVE., AT 165TH ST.

Phone: Wadsworth 37

## ROBERT LEVERS

Real Estate—Insurance

376 LENOX AVE., cor. 129TH ST.

Phone: Harlem 2675

## E. A. POLAK BROKERAGE CO.

Real Estate For Sale  
Everywhere

63 PARK ROW

## RIKER & SANDERS

Real Estate—Management

15 PARK ROW

Suite 1814

Phone: Barclay 8180

## GEO. W. SASSE

REAL ESTATE—INSURANCE

2096 EIGHTH AVE., NEAR 114TH ST.

Phone: Cathedral 8447

## SCHINDLER & LIEBLER

Real Estate and Insurance

Rhinelander 6123 1593 THIRD AVE., at 79th St.

## MALCOLM E. SMITH, INC.

Formerly

MALCOLM E. SMITH & RUDOLPH C. CULVER, Inc.

REAL ESTATE AGENTS  
AND BROKERS

CAMERON BUILDING 185 MADISON AVE.

## WHEELER REALTY CORP.

REAL ESTATE

BROKERAGE—MANAGEMENT

NINE EAST FIFTY-SEVENTH STREET

Phone: Plaza 9468

## MRS. WILSON'S RENTING CO.

REAL ESTATE

Phone:  
6585 Plaza  
4269 Plaza

444 Park Ave., N. Y. C.  
Above 56th St.

INTERVALE AV.—Jacob Sherman sold to Hyman Rochman the 5-sty apartment house 1347 Intervale av, on a plot 42.6x121.

INTERVALE AV.—The 37 West Nineteenth

Street Corporation sold to Julius Kaplan the 1-sty brick building at the southeast corner of Intervale av and 165th st, on a lot 20x86.

JACKSON AV.—Henry C. Fischer sold to Morris Sandberg the southwest corner of Jackson av and East 161st st, a 2-sty dwelling, on a lot 25x100.

KATONAH AV.—Joseph E. Butterworth sold 4259 Katonah av, a 2-sty frame flat, with store, on a lot 25x85.

LONGWOOD AV.—David Frieman sold to Frank Davis 935 Longwood av, a 5-sty and basement modern apartment house, on a plot 38x106, adjoining the northeast corner of Dawson st.

LURTIG AV.—J. Clarence Davies sold for the Burke Relief Foundation to J. J. Talsik the vacant plot, 63x100, on the east side of Lurtig av, 143 feet north of Arnow av.

MORRIS AV.—Chr. Volzing & Son, Inc., sold for Josephine F. Knack, Christina G. Welch and Eugene E. Hentze the plot, 100x100, southwest corner of Morris av and 143d st, to Pietro La Manna.

OLMSTEAD AV.—L. A. Lawrence sold to P. Spallina 913 Olmstead av, a 2-sty and basement frame dwelling, on a lot 25x90.

PARK AV.—Meister Builders, Inc., bought 3174 to 3178 Park av, running through to 869-871 Courtlandt av, adjoining the south side of East 161st st, a plot 67x141x50x114. The Park av side comprises three 2-sty and basement frame 2-family houses and the Courtlandt av side is improved with a 2-sty brick garage.

RYER AV.—Abbie L. Mansfield sold to William Dub 1903 Ryer av, a 2½-sty and basement frame detached dwelling, on a plot 50.5x153, overlooking Echo Park.

ST. ANNS AV.—Richard Bruckner sold through McGrath & Warren 107 St. Anns av, a 5-sty and basement brick flat, on a lot 25x75, adjoining the northwest corner of East 132d st.

SUMMIT AV.—August Schachtel sold to Adele

B. Scanlan the 3-sty and basement brick dwelling 911 Summit av, on a lot 24.2x122.

## Brooklyn Brokers

Well-Founded Brooklyn Appraisals

Our Appraisals are founded on the experience and accurate records of 59 years. Appraising is not a "side line" with us.

### BULKLEY & HORTON CO.

Member of Real Estate Board of New York  
G. S. HORTON, Pres. A. J. HORTON, Secy.

555 Nostrand Ave., near Dean St.

414 Myrtle Ave., near Clinton Av.

7520 Third Ave., near 75th St.

1214 Flatbush Ave., near Ditmas Av.

## JAMES F. KERNS CO.

BAY RIDGE REALTY SPECIALIST

7109 THIRD AVENUE  
BROOKLYN

Phone: Shore Road 202

## S. WELSCH SONS

REAL ESTATE

Management of Property

Member Brooklyn Board of  
Real Estate Brokers

301 MONTAGUE ST. Phone: Main 2738-9

Established 1880

## Bronx Brokers

### A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 555 1065 SO. BOULEVARD  
One block from Simpson Street Subway Station

### OTTO LACKMAN

Management of Properties my Specialty  
2514 Grand Concourse, near Fordham Road  
Phone: Fordham 5799

### L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property

871 Brook Ave., at 161st St. Established 1899

### O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY

Tel. Fordham 615 WEBSTER AVE. & 209TH ST.

### HENRY SCHWIEBERT

Real Estate—Insurance

3273 THIRD AVE., near 164TH ST.

Phone: Melrose 19

### JOHN A. STEINMETZ

Real Estate—Mortgage Loans

1005 E. 189TH ST. Phone: Fordham 3566

Tel. 36 Olinville ULLMAN Burke St. Sub.

Station

Real Estate in All Branches

3221 White Plains Ave., at Burke St. (267th St.)

**UNION AV.**—Frank Krick sold 1232 Union av, a 2-sty and basement frame 2-family house, on a lot 20x168.

**WHITLOCK AV.**—The Hunts Point Club sold to J. J. Daly the 3-sty brick dwelling 957 Whitlock av, on a lot 20x100.

**Brooklyn.**

**JORALEMON ST.**—Realty Associates sold to Dr. N. A. Katahab the 4-sty dwelling, on a lot 25.3x100, at 103 Joralemon st.

**STATE ST.**—W. K. Angle sold to a buyer, for occupancy, 397 State st, a 3-sty dwelling.

**SULLIVAN ST.**—Realty Associates sold to Edward Levy 244 Sullivan st, a new 2-sty tapestry brick semi-detached 2-family house and double garage.

**WILLOW ST.**—Edward F. Donahoe sold through the Martin Co. to Samuel H. Shank 71 Willow st, a 4-sty and basement brick dwelling.

**5TH ST.**—Frederick W. Walker, Jr., in conjunction with A. J. Shannon, sold the 2-sty and basement brick dwelling 427 5th st, to a buyer, for occupancy.

**EAST 29TH ST.**—John B. Hutchins and Mary A. Lee sold to John E. Roche the vacant plot, 40x100, on the west side of East 29th st, 220 feet north of Av K, Flatbush.

**BAY RIDGE AV.**—Admiral Realty Co. sold to Joseph di Brienza 440 Bay Ridge av, a 3-family house.

**CONEY ISLAND AV.**—Harry M. Lewis sold for Emma Henson, William H. Milnor and Leonidas Keever the vacant plot, 80x100, on the east side of Coney Island av, 140 feet south of Av H. The purchaser, Lazarus Rosenberg, will immediately improve the plot with a 1-sty brick garage.

**CORTELYOU RD.**—McInerney-Klinck Realty Co. sold for Emma Fick to Albert and Lizzie Goesser the southeast corner of Cortelyou and Stratford rds, two 3-sty brick and stone apartment houses with stores, on a plot 45x110.

**GATES AV.**—Harry M. Lewis sold for May and Jessie Sherman to Ingwald S. Hanson the 3-sty and basement brick dwelling 75 Gates av. The house covers a lot 19.8x80, and a large interior plot is included in the sale. The purchaser will occupy on completion of extensive alterations.

**JEFFERSON AV.**—Bulkeley & Horton Co. sold for the Pendleton estate to a buyer, for occupancy, 251 Jefferson av, a 3-sty and basement brownstone front dwelling, on a lot 20x100.

**LEXINGTON AV.**—Harry M. Lewis sold for Nathan Geiger 815 Lexington av, a 2-sty brick garage, on a lot 100x80.

**SCHENECTADY AV.**—Harry M. Lewis resold for James R. Kenny to Michele Meringolo, for occupancy, the 2-sty and basement frame dwelling, on a lot 17x100, at 171 Schenectady av. This property was acquired by the seller from the Franklin Trust Co. as trustee of the Cromble estate, through the same broker.

**4TH AV.**—Walter B. Olive sold for Mrs. Martha E. Hayward to a manufacturer the 3-sty building at the southeast corner of Fourth av and Baltic st, on a plot 56x175.

**Queens.**

**ASTORIA.**—Rickert-Brown Realty Co. sold to James E. Malden a 2-sty brick dwelling on Ditmars av, between Lawrence and Chauncey sts, Arleigh, in the Astoria section.

**RECENT LEASES.**

**Branch Post Office in Varick Street.**

To occupy the site of old St. John's Chapel, on Varick st, a new 4-sty branch post office will be built in the near future. The government has made a lease of the building on the plans from the Armstrong Realty Co., owner, for a long term of years. John A. and Russell Armstrong comprise the latter concern, which bought the site through the Charles F. Noyes Co. from Theodore Southard, who was associated with the interests connected with the Coastwise Warehouses and who acquired the plot about a year ago from Trinity Corporation.

Work on the Post Office structure will be begun very soon, and it is expected to be ready for use by July 1 next year. The foundations will be made strong enough to add extra stories in the future if desired. The ceilings of the four floors will be 14 feet in height. There will be four large elevators, mail chutes and all other modern conveniences for quick handling of mail.

In the fall of 1918 the historic St. John's Chapel, one of New York's best specimens of old church architecture, was torn down. Many efforts had been made to retain it as a landmark, but the widening of Varick st virtually doomed the edifice, which was built in 1807.

The new branch Post Office will be directly opposite the big freight depot of the New York Central Railroad, erected in 1867, which wiped out St. John's Park, once a fashionable residential neighborhood. The plot is on the east side of Varick st, midway between Beach and

Laight sts, and is practically 240 feet by 140 feet, going back to St. John's la. It contains 33,600 square feet and is the largest unimproved parcel in that locality, which has witnessed a rapid business growth. Just north of the site will be the Manhattan approach of the vehicular tunnel connecting New York and Jersey City, work on which was begun last Tuesday.

Efforts were made to have a short block known as York st, which is on a line with the center of St. John's Chapel site, cut through the latter to Varick st, but this plan will be abandoned by the government leasing the property. St. John's la, on which the rear of the plot fronts, intersects York st, with the result that the government will have easy access to West Broadway through York st and wagon facilities on the lane. The plot has a frontage on both Varick st and St. John's la of 239.4 1/4 feet and a total depth of 139.11 feet.

The lease to the government was made for the new owners by George Williams and Amos S. Lamphear, and for a long term period. It is stated that the aggregate rental would approximate \$7,000,000. The property is assessed at \$208,000.

**"Reisenweber's" Under Long Lease.**

The final passing of Reisenweber's restaurant and cafe is marked by the leasing of the property by the Reisenweber estate to the United Cigar Stores Co. for a term of 17 years. Occupying the southeast corner of Eighth av and 58th st, the property comprises together with the immediate corner the 9-sty hotel adjoining and the two buildings 304-306 West 58th st, an aggregate plot 100x142.

The United Cigar Stores Co. sub-leased the new building containing the cafeteria, the Four Hundred Room and Paradise to a prominent restaurant concern, who in turn leased the two upper floors to a client of Jerome Wilzin, who will use them for the same purpose as under the Reisenweber regime. Henry Shapiro & Co., in conjunction with C. E. Deppeler, negotiated the deal between the United and the restaurant concern, and also made the sub-lease on the two upper floors of the new building. Jerome Wilzin represented the Reisenweber interests and the sub-lease of the two upper floors, and the restaurateurs were represented by Joseph G. Abramson. All of the leases were made for a term of 17 years, and the major lease with the two sub-leases represented a total aggregate rental of approximately \$2,500,000. Reisenweber's was established 64 years ago at its present location. The business was subsequently taken over by John Reisenweber, and 19 years ago John Reisenweber's son-in-law, Louis Fischer, came into control. The business grew by leaps and bounds until it became famous all over the world. The closing of Reisenweber's marks the third landmark to go out of existence, the other two being the Hotel Knickerbocker and the Hotel Manhattan.

**Store Leased on Plans.**

The Fifty-seventh Street Corporation leased the entire ground floor in the building now being erected by the company at 54 West 57th st and running through the block to 56th st to the Ferdinand Strauss Toy Stores, now on West 22d st, who propose establishing their main store at the premises just leased. The lease is for a long term of years at an aggregate rental of about \$400,000. The space taken involves an area of about 5,000 square feet, the store fronting 25 feet on each thoroughfare. It is planned to have the premises ready for occupancy before Christmas.

**Corner Leased in Fifth Avenue.**

M. & L. Hess, Inc., leased for a client to the United Hosiery Mills, Inc., the store and basement in 145-147 Fifth av, at the southeast corner of 21st st, for a term of years, at a total rental of \$100,000.

**Long Lease in Greenwich Street.**

Millfield Realty Co., Frank N. Dodd, president, leased to the Manhattan Inland Investing Corporation 368 Greenwich st, a 6-sty mercantile building, on a lot 25.6x100.4, for a term of 21 years from May 1, 1921, at an aggregate rental of \$140,000, with taxes.

**Bank Leases Seventh Avenue Corner.**

The Progress National Bank leased for its home the large store at the northeast corner of Seventh av and 28th st, in the 20-sty building being erected by the Regent Construction Co. on the block front on the east side of Seventh av, between 28th and 29th sts. The lease begins next February and runs for a term of 10 years, the rental varying from \$12,000 to \$13,500 per annum.

**Long Lease of Garage.**

M. & P. Garage Corporation leased to the W. & L. Auto Garage Co. 135-137 Division st, a 6-sty brick stable, on a plot 50.4x62, opposite the intersection of Canal st. The term is for 19 years, on a graduated annual rental of from \$15,000 to \$17,000. The structure will be completely remodeled for garage purposes.

ADAMS & CO. leased for the Emerson Phonograph Co. a floor in 170 Fifth av to the Hob Manufacturing Co., for a term of years; also, for the Revel Realty Co., a floor in 251 West 19th st, to Morris Selbstein; also, space in 33-9

Joseph Frank, C.P.A. Irving Goldenberg, B.C.S.

**FRANK & GOLDENBERG  
PUBLIC ACCOUNTANTS  
AND  
AUDITORS**

REAL ESTATE SYSTEMS INSTALLED  
**BILL OF PARTICULARS**  
UNDER NEW LAW PREPARED  
Tel. Worth 3314 305 Broadway, N. Y.

**BENJAMIN WINTER**

IN THE MARKET FOR  
WELL-LOCATED INCOME-  
PRODUCING PROPERTIES

**BROKERS**

INVITED TO SUBMIT PROPOSITIONS  
QUICK DECISION GIVEN

Lansing Building

**2299 BROADWAY**

At 82nd Street

Phone: Schuyler 2897

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

For Sale or to Lease  
**WITH US**

Canal to 59th Street

**HEIL & STERN**

Member of Real Estate Board, N. Y.

**1165-1167 BROADWAY**

**N. W. COR. 27TH STREET**

TELEPHONE: WATKINS 4280

**OUT OF TOWN  
REAL ESTATE**

I have clients who wish to purchase  
Private or Two-Family Dwellings  
within 30 minutes of New York City.

**Nicholas Coutoucas**

307 TIMES BUILDING

Tel. Bryant 6795 NEW YORK

**Can You Supply the Issue  
of October 18, 1919, of  
the Record and Guide?**

(Record Section—New York Edition)

We are in urgent need of several copies of this issue, for which we shall be glad to pay 30 cents each.

Please advise if you can supply, or mail it to us marked with your name and address.

Circulation Department

**The Record and Guide Co.**

119 West 40th Street, New York

Telephone: Bryant 4800

**ALBERT E. KELLY**

Successor to  
Frederick A. Booth

Real Estate and Insurance

SPECIALIST IN THE MANAGEMENT  
OF PROPERTIES

41 UNION SQUARE  
NEW YORK

Tel. Stuyvesant 1125

**HARVEY B. NEWINS**

INCORPORATED

Member of Real Estate Board, N. Y.

REAL ESTATE

CHOICE INVESTMENTS  
MANAGEMENT OF PROPERTY  
SALES, RENTALS AND  
MORTGAGE LOANS

522 FIFTH AVE.  
NEW YORK

PHONE:  
Vanderbilt 2962-2963-2964-2965

**JACOB & MORRIS****LEVIN**

Incorporated

BUILDERS

NEW BUILDINGS  
ALTERATIONS

Phone Madison Square 6077  
118 East 28th Street New York

**FREDERICK BROWN**

Real Estate  
Operator

217 BROADWAY  
Telephone Barclay 4932

WE SPECIALIZE IN

**TOILET PAPER  
PAPER TOWELS**

For Office Buildings, Hotels,  
Factories and Institutions  
IN STOCK AT ALL TIMES  
FOR IMMEDIATE DELIVERY

Also FIXTURES

**PREMIER PAPER COMPANY**  
260 West Broadway, New York City  
Call 1138 Canal

East 21st st to Jack Price; and a loft in 294 Bowery for Benjamin Silverfine to Loria & Suser.

CROSS & BROWN, in conjunction with Albert B. Ashforth, leased to the McCrory Stores Corporation the entire sixteenth floor in the Albenmarle Building, at 1101-1109 Broadway. The space leased comprises an area of 20,000 square feet, and involves a rental, for the term, of over \$400,000. The McCrory Stores Corporation operate a chain of 175 stores in 17 different states. They will use the space in the Albenmarle Building solely for their executive offices.

CUSHMAN ESTATE leased to the New York Professional School of Interior Decoration, H. F. Winter, director, the two 3-sty and basement stone front dwellings 57-59 West 51st st, on a plot 41x100.5. Mr. Winter will modernize these properties and alter them to American basement fronts. Alfred Snyder, of the George Comfort Co., Inc., negotiated the transaction.

HAGGSTROM-CALLEN CO. leased for a term of 5 years the 4-sty and basement brick store and apartment house 432 Columbus av, adjoining the southwest corner of 81st st. The lessee will occupy after extensive alterations.

HAGGSTROM-CALLEN CO. leased space in the Speedometer Building at Broadway and 63d st to David Levin and the Levor Auto Equipment Co.

J. HARTLEY MANNERS, playwright, and husband of Laurette Taylor, actress, leased the 4-sty and basement brick detached dwelling, with a garden in the rear, at 353 West 88th st, adjoining the north corner of Riverside drive, for a term of years at an annual rental of \$15,000.

M. & L. HESS, INC., leased for clients for Henry Alkon & Co. office space on the fourth floor of 377 Fourth av; and to the J. R. Beaton Co., Inc., the eighth floor in 329-331 Fourth av.

JOSEPH KAPLAN, who controls a chain of dairy lunchrooms, has leased, for a term of 10 years, from the United Cigar Stores Co., the store and basement adjoining the southwest corner of 145th st and Lenox av.

JOHN J. MEENAN, INC., leased the 2-sty garage 100x100, now being completed, at the southwest corner of 65th st and West End av for the 111 West End Avenue Corporation to the Academy Garage, Inc., for a term of years.

H. L. MOXLEY & CO. leased for the 150 Delancey Street Corporation to the Holmes Electric Protective Co., Inc., the 2d and 3d floors in the bank building, 150 Delancey st, through to 96 Suffolk st, for a term of years at a gross rental aggregating approximately \$100,000.

JULES NEHRING, INC., and James E. Barry leased for the Third Avenue Railway Co. the car barns located on the north side of West 129th st, 100 feet east of Amsterdam av, running through to 130th st, on a plot 156x198, approximately 30,000 sq ft, to the West 129th Street Corporation, recently formed at Albany to take this property over for a term of 21 years at an aggregate rental of over \$225,000. The lessees intend to spend considerable money in improving the property.

CHARLES F. NOYES CO. leased to Charles E. Wickham the westerly portion of the ground floor of the new 8-sty Union Indemnity Company Building about to be erected at 96-100 Maiden la at an aggregate rental of about \$100,000. Mr. Wickham is paying for this space about \$8 per square foot. The offices will be specially designed for his business from plans of Clinton & Russell. A mezzanine floor will be installed.

PEASE & ELLIMAN leased for the Silwell Realty Co., at an aggregate rental of about \$400,000 the 5-sty building, 37.6x116, at 827 Broadway, to the Alhambra Restaurant Co., which will make extensive alterations and occupy the ground floor.

PEASE & ELLIMAN leased for William B. Self to G. F. Shepard 248 Water st, a 5-sty mercantile building, for a term of years.

L. J. PHILLIPS & CO. leased to the Marter Optical Co. for Elmer E. Smathers the store and basement in the building now being erected at 150 West 72d st. The lease is for a term of years. The tenant has been located for 18 years at Columbus av and 73d st.

L. J. PHILLIPS & CO. leased to the Standard Oil Co. of New York large space in the Penn Terminal Building being constructed on the block front on Seventh av, 30th to 31st sts, for a term of years. This is additional space to that leased some time ago through the same brokers.

THE POTTER ESTATE leased to Aaron Kosofsky the four 4-sty buildings 74 to 78 West 46th st and 810 and 812 6th av, forming the southeast corner of the two thoroughfares, for a term of 21 years at an aggregate rental of about \$350,000. The lessee now controls a plot measuring 44.2 feet on 6th av and 75 feet on 46th st, which he intends to reimprove for the use of the Hudson Bay Seal Co., of which he is the head.

GEORGE R. READ & CO. and Harrison S. Colburn Co. leased for the Pyle Estate and Coastwise Warehouses, Inc., the entire ninth floor in the building 132 to 138 King st, between Washington and West sts, to Lamont, Corliss Co., to be used for their printing and advertising departments.

GEO. R. READ & CO. leased for Ernest L. Prior the ground floor and section of basement in 100 Front st to B. Levy's Son, dealer in steamship supplies, for a term of years.

RICE & HILL leased for a client, for a long term of years, the 4-sty building 147 West 44th st to Louis Kahn. Upon the expiration of the existing leases, the lessee, who has for a number of years been located at 148 West 44th st, will occupy the building.

RICE & HILL leased for the United Cigar Stores Co. to the Silver Lunch Co. the 4-sty building 583 Fulton st, Brooklyn, 20x95, running through to Flatbush av, about 75 feet south of the junction of these two streets. The lease is for a long term of years, at an aggregate rental of approximately \$100,000. Extensive improvements are planned to the premises when possession is obtained next spring.

RICE & HILL leased for Miss Esther B. Hopping and A. Howard Hopping to the Terminal Lunch Co. the northwest corner of Greenwich and Cedar sts, known as 136 to 140 Greenwich st and 129 Cedar st, a 4 and a 5-sty building on a plot 51x41. The lease is for a long term of years at a rental approximating about \$100,000. Extensive improvements are planned for the premises when possession is obtained.

JOHN H. SCHEIER leased from the plans large office and studio space in the Romax Building, 245 West 47th st, to James E. Abbe, photographer; also office space to Claude Millard. This building is being exclusively reconstructed for high class office use.

LOUIS SCHRAG leased for A. Stern the store in 158 West 21st st to the Farr Hydraulic Systems, Inc.; also store in 160 West 21st st to the Standard Dye Works; also for the Karwitz Realty Co. store in 112 West 21st st to Liebman & Mines; and for Ritchie & Cornell the east store in 136-140 West 23d st to Ralph Benveniste.

LOUIS SCHRAG leased for David Brodach the first loft in 234 Seventh av to Henry G. Servano; for the Karwitz Realty Co. the fourth loft in 112 West 21st st to the Cosmic Costume Co.; for Lax & Abowitz the fourth loft in 126 West 21st st to the Modern Hemstitching & Tucking Co.; for Wolf Chameides the third loft in 167 West 21st st to Scolaro & Tomonaco; for Noel Raufaste the first loft in 316-318 Eighth av to the Optical Supply Co.; and for Oestricher Bros. the second loft in 259 Seventh av to Jacob Newman and Nathan Pozin.

HENRY SHAPIRO & CO. leased for the St. Regis Holding Co. the store in the southeast corner of 25th st and 6th av for a term of 10 years, to E. Rodriguez.

HENRY SHAPIRO & CO. leased for Les Soeurs to Co-operative Tailors & Coat Makers the front portion of the third floor in 815 Sixth av, for a term of 5 years.

HENRY SHAPIRO & CO. leased to the Rite Tailoring Co. the second floor at 815 Sixth av for a term of 5 years at an aggregate rental of \$20,000; also leased a portion of Young Brothers' store at 456 Broadway to Dorf's Luggage Shop.

ROY SHERICK leased in 253 Fifth av the 4th floor to Gans Bros., umbrellas; also in 61-63 West 36th st the 10th floor to Heffer-Waldner Co., flowers and feathers; and for Robert Zobel the 8th floor 63-65 West 38th st, through to 39th st, to Amsterdam Borgeads and Adams, ladies' hats. These leases are all for a long term of years.

SIMCOE REALTY CORPORATION leased to the Winmore Realty Corporation 22 East 48th st, a 5-sty stone front mercantile building, on a lot 25x100.5, adjoining the southwest corner of Madison av, for a term of 18 years.

SLAWSON & HOBBS leased for Daniel B. Freedman the 3-sty and basement frame building 285 Amsterdam av, adjoining Sherman sq. This property is the only frame structure in this highly developed district surrounded by modern and up-to-date hotels and apartment houses, facing one of Broadway's busiest crossings (72d st). The lease was made for a term of 21 years, and the tenant, after making extensive alterations and improvements, will use the building as a tea room and dining room. The business is to be operated and known as the "Little White House." The proprietors propose to furnish best service and cuisine and will open about October 1.

SLAWSON & HOBBS leased for Mrs. H. H' Vreeland to Frank Paterno for a term of 21 years the 4-sty dwelling 259 West 72d st, on a plot 33x102.2. The lessee will make extensive alterations and convert the premises into high class apartments of 2 and 3 rooms to a suite.

SLAWSON & HOBBS leased a store in the Endicott Hotel, 82d st and Columbus av for the Co-operative Apartments Co. to the John Gear Hardware Corporation for a term of years.

BRUCE D. TITMAN and another leased to the Silld Realty Corporation 520 to 528 West 135th st, a 3-sty garage, on a plot 160x99.11, for a term of 21 years on a graduated annual net rental of from \$32,000 to \$35,000.

STEPHEN H. TYNG, JR., & CO., INC., leased for clients in 25 Madison av large space for a long term to Rufus W. Scott Co., hosiery; offices in 31 Union sq to Rosellus & Co. and at 41 Union sq to Hospital Specialty Co. and Eastern Audit Co.; an entire floor for a long term in the building 22 East 17th st to the



Zenithers Co.; also offices in 100 Fifth av to H. Cavallaro and the Marlon Mills, Inc.; also for D. Zuckerman Co. the store and basement in 10 East 29th st to Akawo-Morimura Co., rugs and matting; for the Cross & Brown Co. an entire floor in the building at 40-42 East 22d st to Fred D. Almy & Co., woollens; for Daniel Birdsall & Co. the store and basement in 21-23 West 4th st to M. S. Mork & Co., hats; for R. M. McBride & Co. a floor in 7 West 16th st to Peoples of American Society; for Homer Foot, Jr., large space in 334 Fourth av to Strong & Kowal, advertising agents; in the building at 100 Worth st an entire floor to Bigio Bros., exporters.

CHARLES B. VAN VALEN, INC., leased for the Molan Realty Corporation the fifth floor of 51-53 Maiden la to the insurance brokerage firm of Finn, Sandberg, Rayner & Lee, Inc. The floor contains about 4,000 square feet and is rented for a term of 5 years at \$10,000 per annum.

H. M. WEILL CO. leased for a client to the Creation Publishing Co. 209-211 West 33d st, a 3-sty brick loft building, on a plot 40x98.9. After extensive alterations to the structure the tenant will occupy. Also for a client to the All American Insurance Co. the first floor in 207 West 34th st for a term of years.

WILLIAM A. WHITE & SONS leased for Dr. Charles A. Holder his residence at 39 West 54th st, a 5-sty brick dwelling, on a lot 22x100.5, to a client of Albert B. Ashforth at an aggregate rental of about \$118,000.

WICHADEMOCRATIC CLUB leased through the German Brokerage Co. from Minnie Seshalsky 143 Madison av, a 3 1/2-sty and basement brick dwelling, on a lot 16.8x45.

**REAL ESTATE NOTES.**

J. SERGEANT CRAM is the purchaser of 19 East 82d st, sold recently for Isaac N. Phelps Stokes.

DE BLOIS & ELDRIDGE, real estate brokers, who were long at 569 Fifth av, have removed to 10 East 43d st, where they have spacious offices. Their removal from Fifth avenue was caused by the building they were in being torn down.

GERTRUDE GILBERT is the buyer of 44 East 82d st, sold recently.

K. B. HIGGINS, H. B. Pogson and A. H. Lamson are directors in the 74 Bank Street Corporation, formed at Albany for the purpose of taking over the 3-sty house, 25.3x80, at that location. Title to the house and the similar and adjoining parcel, 76, stands in the name of Flora H. Haggard.

MAITLAND DWIGHT is the buyer of 123 East 78th st, sold recently through Pease & Elliman.

SAMUEL H. MARTIN has been appointed agent for the 5-sty flat house 487 Columbus av by the owner, H. F. Holtorf.

AGNES K. MURPHY is the purchaser of the dwelling at 26 West 83d st, sold recently by the James J. Phelan Co.

CHARLES B. VAN VALEN, INC., placed a loan of \$88,500 on the 2 and 3-sty factory at Columbia, Irving and Sedgwick sts, Brooklyn; also for Louis Shumberg and Isaac Cohen \$9,500 on the 5-sty factory at 237 Broome st; \$75,000 for the Gustavus S'idenberg estate on the 1-sty taxpayer 252-254 West 125th st.

AT THE ANNUAL meeting of the Lewis H. May Co., held recently at its main office, 18 West 27th st, A. H. Fraser was re-elected president and Lewis H. May secretary, treasurer and general manager. The Far Rockaway office was placed in charge of H. M. Schlossheimer, with James Fee and H. Schackman as assistant managers. George Weidner was made general manager of the Edgemere office, with A. Burkander as assistant manager. The office at Arverne was placed in charge of Charles Joachim, with Benjamin Kaplan as assistant manager. H. Simon was made manager of the Long Beach office. Added to the New York office staff are L. C. Pospisil, J. M. Brandon and J. Freiman.

THE FORTY-FIFTH AND FORTY-SIXTH STREET CORPORATION bought 12-14 East 46th st, an 8-sty building, on a plot 50x100.5. The structure will be altered into offices. The buyer states that the New York alumni of the University of Pennsylvania has nothing to do with the purchase. It was reported that they were the new owners.

DEEDS recently recorded show that \$1,001,000 was paid by Dora Kessler, Fanie M. Korn and Sophia, Theresa and Clara W. Mayer to the Washington W. Cole estate for the 16-sty Bank of the Metropolis Building at the northwest corner of Union square and 16th st, and an adjoining building on 16th st, the sale of which were reported last May. The properties carry mortgages for \$700,000.

THE PRESS IMPROVEMENT CORPORATION was the purchaser of the 5-sty flat, on lot 20x90, at 2161 Eighth av, recently sold for Carl H. Richardson, of Boston, as trustee. With this purchase Press Improvement Corporation owns a plot 20x90 at the northwest corner of Eighth av and 116th st.

FOR THE HIGGINS ESTATE property at the northwest corner of Broadway and 94th st, 36.3 x 225, with an abutting parcel at the southeast

**Classified Advertisements**

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

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

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

**A Real Estate Broker**

is open for a position with a progressive real estate firm.

He has demonstrated his ability in the chain store field.

He is young, aggressive and a good mixer. Commission, with drawing account. Correspondence invited.

Box 719, RECORD & GUIDE

**SITUATION OPEN.**

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

YOUNG MAN for Real Estate office, one having had real estate experience preferred. Write stating experience, salary required and references. Box 718, Record and Guide.

**SITUATION OPEN**

MORTGAGE Department of well established Real Estate office requires services of an experienced Mortgage Loan solicitor; excellent opportunity for man familiar with Manhattan and Bronx or Brooklyn. Replies will be considered absolutely confidential. Box 720, Record and Guide.

**WANTS AND OFFERS**

CIVIL ENGINEER wants desk space in downtown real estate office. Box 714, Record and Guide.

ARCHITECT and Engineer wants desk space in real estate office; use of telephone. Box 708, Record & Guide.

**SITUATIONS WANTED**

EXPERIENCED building manager open for engagement; best references. Box 717, Record and Guide.

MAN, age 29, experienced, collections, management; excellent references; reasonable salary. KNORING, 960 Avenue St. John, Bronx.

GET THE BENEFIT OF 20 YEARS EXPERIENCE—CONSULT

**MORGENTHAU JR. CO.**

REAL ESTATE & INSURANCE

206 BROADWAY CORT. 3966

*For Sale*

**New York State Arsenal  
Seventh Avenue and 35th Street**

This valuable property is offered by the State Board of Armory Commissioners who will receive sealed proposals for its purchase not later than

**November 1, 1920**

*At 12 o'clock noon,*

at Room 829, Municipal Building, New York City

**Possession January 1 or April 1, 1921  
as desired by purchaser**

*Full particulars giving terms  
and all details may be obtained at*

**Room 829, MUNICIPAL BUILDING, N. Y. City**

OR  
**NEW YORK STATE ARSENAL**  
(7th Avenue & 35th Street, N. Y. City)

OR  
*The Office of the*  
**ARMORY COMMISSION**  
*Telephone Building, Albany, N. Y.*

corner of West End av and 95th st, 25.2x200x irregular, which he leased for 200 years last May. Thomas Healy will pay from \$16,000 to \$20,000 net for the first ten years and thereafter

the rent to be fixed at 5 per cent. on valuation of the premises, but not less than \$20,000 annually. Mr. Healy is improving the site with a hotel.

**Over 550 Up-to-Date Houses Now in Course of Construction**

in Flatbush, Bay Ridge and Coney Island section.

**FOR BROKERS**

To sell on easy terms, near subways, Prospect Park and the ocean. Also stores and apartments in all sections of Brooklyn. Send for Booklet.

**REALTY ASSOCIATES**

Capital, Surplus and Undivided Profits } \$6,000,000  
162 Remsen St. Brooklyn  
Telephone: 6480 Main

The Leading Agency  
Firm Established 1874

**CORWITH BROS.**

Greenpoint and Long Island City

**Real Estate**

**FACTORY SITES**

A SPECIALTY

Mortgage Loans, Appraisals, Insurance  
Entire Management of Property

851 Manhattan Avenue, Brooklyn  
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

**J. CLARENCE DAVIES**

Member Real Estate Board, N. Y.

**BRONX REAL ESTATE**

**AUCTIONEER—BROKER**

**APPRAISER—MORTGAGE LOANS**

Main Office: 149th St. and Third Ave.

BRANCHES

33 Nassau St. 51 East 42nd St.

Phone Connections

**Philip A. Payton, Jr.,  
Company**

**REAL ESTATE AGENTS  
AND BROKERS**

New York's Pioneer Negro  
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues  
Telephone: Audubon 945

**A. G. THOMPSON CO.**

**REAL ESTATE  
BROKERS and AGENTS**

Expert, Economical, Management of  
Colored Tenement Property

Specialists in Harlem and  
Colored Tenement

2257 Seventh Avenue, at 133rd Street

New York City

Phone: Morningside 1810

**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 resumé from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

	1920		1919	
	Oct. 6 to Oct. 11	Oct. 9 to 15	Oct. 6 to Oct. 11	Oct. 9 to 15
Total No. ....	186	190	186	190
Assessed Value.....	\$11,680,800	\$17,014,300	\$11,680,800	\$17,014,300
No. with consideration	11	33	11	33
Consideration.....	\$1,243,600	\$1,365,215	\$1,243,600	\$1,365,215
Assessed Value.....	\$946,500	\$1,399,600	\$946,500	\$1,399,600
Jan. 1 to Oct. 11 Jan. 1 to Oct. 15				
Total No. ....	13,416	7,691	13,416	7,691
Assessed Value.....	\$866,369,150	\$484,785,150	\$866,369,150	\$484,785,150
No. with consideration	1,706	1,217	1,706	1,217
Consideration.....	\$97,477,227	\$44,882,161	\$97,477,227	\$44,882,161
Assessed Value.....	\$81,972,550	\$44,303,500	\$81,972,550	\$44,303,500

**Mortgages.**

	1920		1919	
	Oct. 6 to Oct. 11	Oct. 9 to 15	Oct. 6 to Oct. 11	Oct. 9 to 15
Total No. ....	130	102	130	102
Amount.....	\$3,135,766	\$3,344,936	\$3,135,766	\$3,344,936
To Banks & Ins. Co..	13	18	13	18
Amount.....	\$1,164,370	\$619,250	\$1,164,370	\$619,250
No. at 6% .....	101	49	101	49
Amount.....	\$1,414,285	\$735,312	\$1,414,285	\$735,312
No. at 5½% .....	15	20	15	20
Amount.....	\$1,323,000	\$583,124	\$1,323,000	\$583,124
No. at 5% .....	3	17	3	17
Amount.....	\$26,500	\$1,648,150	\$26,500	\$1,648,150
No. at 4½% .....	.....	1	.....	1
Amount.....	.....	\$8,000	.....	\$8,000
No. at 4% .....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	1	.....
Amount.....	\$2,800	.....	\$2,800	.....
Interest not given ..	10	15	10	15
Amount.....	\$369,181	\$370,350	\$369,181	\$370,350
Jan. 1 to Oct. 11 Jan. 1 to Oct. 15				
Total No. ....	9,031	4,273	9,031	4,273
Amount.....	\$304,659,427	\$128,072,313	\$304,659,427	\$128,072,313
To Banks & Ins. Cos..	1,165	717	1,165	717
Amount.....	\$107,520,147	\$44,133,500	\$107,520,147	\$44,133,500

**Mortgage Extensions.**

	1920		1919	
	Oct. 6 to Oct. 11	Oct. 9 to 15	Oct. 6 to Oct. 11	Oct. 9 to 15
Total No. ....	31	19	31	19
Amount.....	\$1,126,600	\$6,042,250	\$1,126,600	\$6,042,250
To Banks & Ins. Cos..	19	14	19	14
Amount.....	\$880,000	\$5,765,250	\$880,000	\$5,765,250
Jan. 1 to Oct. 11 Jan. 1 to Oct. 15				
Total No. ....	1,766	1,071	1,766	1,071
Amount.....	\$113,251,131	\$78,020,663	\$113,251,131	\$78,020,663
To Banks & Ins. Cos..	1,113	601	1,113	601
Amount.....	\$90,875,772	\$63,117,943	\$90,875,772	\$63,117,943

**Building Permits.**

	1920		1919	
	Oct. 6 to Oct. 13	Oct. 9 to 15	Oct. 6 to Oct. 13	Oct. 9 to 15
New Buildings.....	.....	5	.....	5
Cost.....	.....	\$552,400	.....	\$552,400
Alterations.....	\$473,500	\$267,875	\$473,500	\$267,875
Jan. 1 to Oct. 13 Jan. 1 to Oct. 15				
New Buildings.....	663	292	663	292
Cost.....	\$89,470,218	\$57,502,211	\$89,470,218	\$57,502,211
Alterations.....	\$98,885,693	\$22,363,020	\$98,885,693	\$22,363,020

**BRONX.**

**Conveyances.**

	1920		1919	
	Oct. 6 to Oct. 11	Oct. 9 to 15	Oct. 6 to Oct. 11	Oct. 9 to 15
Total No. ....	123	191	123	191
No. with consideration	8	7	8	7
Consideration.....	\$31,400	\$44,750	\$31,400	\$44,750
Jan. 1 to Oct. 11 Jan. 1 to Oct. 15				
Total No. ....	9,990	6,878	9,990	6,878
No. with consideration	1,163	505	1,163	505
Consideration.....	\$7,983,488	\$6,867,069	\$7,983,488	\$6,867,069

**Mortgages.**

	1920		1919	
	Oct. 6 to Oct. 11	Oct. 9 to 15	Oct. 6 to Oct. 11	Oct. 9 to 15
Total No. ....	97	130	97	130
Amount.....	\$658,270	\$839,465	\$658,270	\$839,465
To Banks & Ins. Cos..	8	1	8	1
Amount.....	\$111,000	\$572,500	\$111,000	\$572,500
No. at 6% .....	79	80	79	80
Amount.....	\$566,270	\$554,615	\$566,270	\$554,615
No. at 5½% .....	8	16	8	16
Amount.....	\$44,900	\$141,400	\$44,900	\$141,400
No. at 5% .....	2	14	2	14
Amount.....	\$2,800	\$51,800	\$2,800	\$51,800
No. at 4½% .....	2	.....	2	.....
Amount.....	\$13,200	.....	\$13,200	.....
Unusual Rates.....	1	1	1	1
Amount.....	\$7,300	\$20,000	\$7,300	\$20,000
Interest not given ..	5	19	5	19
Amount.....	\$23,800	\$71,650	\$23,800	\$71,650

Jan. 1 to Oct. 11 Jan. 1 to Oct. 15

Total No. ....	6,993	3,885	6,993	3,885
Amount.....	\$45,375,491	\$27,165,989	\$45,375,491	\$27,165,989
To Banks & Ins. Cos..	280	180	280	180
Amount.....	\$5,552,735	\$2,386,742	\$5,552,735	\$2,386,742

**Mortgage Extensions.**

	1920		1919	
	Oct. 6 to Oct. 11	Oct. 9 to 15	Oct. 6 to Oct. 11	Oct. 9 to 15
Total No. ....	19	12	19	12
Amount.....	\$528,300	\$172,500	\$528,300	\$172,500
To Banks & Ins. Cos..	8	4	8	4
Amount.....	\$280,500	\$124,000	\$280,500	\$124,000
Jan. 1 to Oct. 11 Jan. 1 to Oct. 15				
Total No. ....	640	646	640	646
Amount.....	\$13,095,017	\$10,375,052	\$13,095,017	\$10,375,052
To Banks & Ins. Cos..	314	184	314	184
Amount.....	\$8,732,400	\$5,455,100	\$8,732,400	\$5,455,100

**Building Permits.**

	1920		1919	
	Oct. 6 to Oct. 13	Oct. 9 to 15	Oct. 6 to Oct. 13	Oct. 9 to 15
New Buildings.....	15	7	15	7
Cost.....	\$75,000	\$356,000	\$75,000	\$356,000
Alterations.....	\$23,950	\$12,850	\$23,950	\$12,850
Jan. 1 to Oct. 13 Jan. 1 to Oct. 15				
New Buildings.....	831	635	831	635
Cost.....	\$16,264,880	\$15,256,765	\$16,264,880	\$15,256,765
Alterations.....	\$2,747,180	\$1,482,996	\$2,747,180	\$1,482,996

**BROOKLYN.**

**Conveyances.**

	1920		1919	
	Oct. 5 to Oct. 11	Oct. 8 to Oct. 14	Oct. 5 to Oct. 11	Oct. 8 to Oct. 14
Total No. ....	852	1,157	852	1,157
No. with consideration	40	46	40	46
Consideration.....	\$303,913	\$381,861	\$303,913	\$381,861
Jan. 1 to Oct. 11 Jan. 1 to Oct. 14				
Total No. ....	43,478	41,372	43,478	41,372
No. with consideration	2,095	2,390	2,095	2,390
Consideration.....	\$25,054,449	\$25,275,855	\$25,054,449	\$25,275,855

**Mortgages.**

	1920		1919	
	Oct. 5 to Oct. 11	Oct. 8 to Oct. 14	Oct. 5 to Oct. 11	Oct. 8 to Oct. 14
Total No. ....	653	970	653	970
Amount.....	\$3,041,020	\$4,507,510	\$3,041,020	\$4,507,510
To Banks & Ins. Cos..	68	102	68	102
Amount.....	\$602,225	\$1,007,700	\$602,225	\$1,007,700
No. at 6% .....	600	802	600	802
Amount.....	\$2,749,137	\$3,050,620	\$2,749,137	\$3,050,620
No. at 5½% .....	34	143	34	143
Amount.....	\$182,153	\$828,660	\$182,153	\$828,660
No. at 5% .....	2	12	2	12
Amount.....	\$3,600	\$42,500	\$3,600	\$42,500
Unusual Rates.....	3	4	3	4
Amount.....	\$12,000	\$11,850	\$12,000	\$11,850
Interest not given ..	14	19	14	19
Amount.....	\$94,125	\$573,880	\$94,125	\$573,880
Jan. 1 to Oct. 11 Jan. 1 to Oct. 14				
Total No. ....	35,977	30,184	35,977	30,184
Amount.....	\$165,843,262	\$112,344,814	\$165,843,262	\$112,344,814
To Banks & Ins. Cos..	3,578	2,496	3,578	2,496
Amount.....	\$28,998,434	\$16,937,248	\$28,998,434	\$16,937,248

**Building Permits.**

	1920		1919	
	Oct. 4 to Oct. 11	Oct. 9 to 15	Oct. 4 to Oct. 11	Oct. 9 to 15
New Buildings.....	73	204	73	204
Cost.....	\$508,885	\$1,495,200	\$508,885	\$1,495,200
Alterations.....	\$113,075	\$113,145	\$113,075	\$113,145
Jan. 1 to Oct. 11 Jan. 1 to Oct. 15				
New Buildings.....	6,541	7,656	6,541	7,656
Cost.....	\$49,307,748	\$61,753,819	\$49,307,748	\$61,753,819
Alterations.....	\$10,127,847	\$7,195,726	\$10,127,847	\$7,195,726

**QUEENS.**

**Building Permits.**

	1920		1919	
	Oct. 4 to Oct. 11	Oct. 9 to 15	Oct. 4 to Oct. 11	Oct. 9 to 15

# BUILDING SECTION

## Investigation Not Feared By Building Material Interests

### Increased Manufacturing Costs Plus Advancing Overhead for Handling Prime Factors in Maintaining High Commodity Price Levels

**I**N order to learn the attitude of the building material manufacturers and dealers of New York City toward the proposed investigation of their industry as to alleged profiteering and combining to maintain high price levels, the Record and Guide this week interviewed a number of men prominently identified with this field and the consensus of their opinion is summed up in the following statement:

"Legislative investigation into the building material situation on the basis of profiteering among manufacturers and dealers to an extent that would be responsible for existing high construction costs will amount to nothing, particularly as a stimulus to the building of additional homes. There is only one way in which to improve the local housing situation and that is to make real estate investments more attractive to people with money to invest than it is at present. While it remains possible to purchase gilt-edged securities paying returns that are manifestly higher than those obtained from the best type of mortgage investments, or while call money will pay interest from 15 per cent. upward, real estate will be a drug on the market and it is needless to state as a corollary, that building will be stagnant. The solution of the problem must come through other channels rather than investigation into profiteering, and until these channels are discovered there is but slight possibility of real building progress."

That building interests in the metropolis fear no investigation into their activities during and since the war is brought out in the statements a number of prominent men in the industry have made to the Record and Guide.

W. K. Hammond, prominent as a manufacturer of common brick and who in the investigations before the Council of National Defense acted as spokesman for the brick-makers of the Hudson River district, said:

"For the past twenty years manufacturers of building materials have been threatened with investigation as to their profits and up to the present time nothing definite has been accomplished. From my knowledge I can say that there are no building material manufacturers who have grown rich through the production and sale of structural essentials. The margin of profit possible by virtue of the keen competition has precluded this. All this talk and threat is absurd. Better let the investigation be made at once and then let the outcome settle the question for all time. If those who have insisted in calling us manufacturers and dealers profiteers had kept still they would have allowed capital to realize the value of investing in property or in loaning funds to material producers in order to increase production of essentials to builders. This would have materially increased our output and thus decreased production overhead and as a consequence prices, now at high levels of limited output at staggering costs, would be considerably lower. Our business has been ruined for the past season because of the unjust criticism of a few men who know practically nothing of this industry. Last spring Mayor Hylan did his best to stimulate construction by the creation of a better feeling in the building industry through his attempt to conciliate labor and bring it into closer harmony with the employers. This would have assisted the situation greatly had it not been for the clamor raised about high material prices because the manufacturers and dealers were profiteers.

Let the investigation proceed and it will be found that our position has been more than justifiable."

The constantly increasing costs of doing business must be taken into consideration in any investigation made of the building industry and it is comparatively easy to establish the ratio of increase that not only manufacturers, but dealers as well, have been forced to undergo during the past few years.

Graham Murtha, of the firm of Murtha & Schmohl Co., dealers in masons' materials, said in connection with this phase of the situation:

"If they decide to investigate the building material dealers of this city on the basis of profiteering let them do it. We will welcome any possible investigation into our profits. We know that we will be able to stand it and feel sure that our record will be clean. Our only present desire is that some legislative order or ruling could be made that would guarantee us a certain definite profit. If this were possible, say a net return of 8 per cent. on our annual turnover, the building material dealers of this city would have nothing to fear as to the future; we could operate our affairs on a sound business basis. Some idea of the increased overhead the dealers in this city are being forced to carry may be obtained from the following figures. These compare existing costs for certain items necessary to the conduct of our business with those that maintained prior to the war. In 1912, for instance, a motor truck cost us \$4,800. At present a truck of the same capacity and make costs \$7,800. Gasoline in 1912 cost 8½ cents per gallon, while we are now forced to pay 31 cents or more. Eight years ago chauffeurs worked six days a week for \$18 and today for a five and one-half day week they demand and obtain \$38. Helpers, formerly obtained for \$12 per week of six full days, now get \$30 for five and one-half days, and team drivers, who in 1912 were paid \$15 a week, are at present getting \$32. Our yard men before the war were satisfied with a wage of \$15, but today we are paying \$30 for labor far more inefficient, and while in the past a wage ranging from \$15 to \$18 a week was all that we paid for office help none is now to be had under \$25 to \$30 per week. One year ago we paid 84 cents a bushel for oats and at present we are paying \$1.42. Hay one year ago could be had for \$1.75 per hundred pounds and now we pay \$2.20 for the same amount. During this time the officials of this firm have not increased the overhead by advancing their salaries, and the additional cost in materials has been the result of higher overhead in every item but profits to the owners of the business. Let them investigate the dealers on the basis of their profits."

Edward E. Buhler, identified with the building industry both as manufacturer of materials and dealer, said:

"Legislative investigation will not reduce either material or construction costs. The only way in which both may be lowered is by decreasing the wages of labor required in the manufacturing, handling and delivery of building materials. Records show the tremendous effect upon production that has resulted from the constantly increasing wages paid for common labor. Practically all production of these materials is mainly dependent upon common labor and this, during the past five years or so, has increased nearly four hundred per cent. Until production costs are reduced through lower wage scales for common labor there can be no real recession in either building material prices or construction costs."

## Mayor's Housing Committee Finds Law of Supply and Demand in Force

(Continued from page 540)

opinion builders cannot expect any material reduction in building material prices for the immediate future, unless labor increases its efficiency to pre-war conditions, and no extensive activities need be expected from the builders.

"The lack of efficiency complained of on the part of builders prevails in the plants of the building material manufacture.

"Frank Mann."

The letter from Mr. Tisdale, president of the Tisdale Lumber Co., follows:

"Several very misleading articles have appeared in the New York papers recently in regard to the drop in the prices of lumber, and another article appeared in this morning's 'Times,' giving a comparative table of prices prevailing in March and September, 1920. These prices are correct, or nearly so, but they are wholesale prices and not retail prices, and this drop has no particular bearing on the present retail prices for the following reasons. Most of the yards carried large stocks of lumber over the winter which were purchased in 1919 and based their selling price on the cost, and in some cases sold lumber during the early spring at practically the wholesale prices. It is therefore evident that there cannot be a very material drop.

"No doubt a great many people are being deterred from buying houses now offered for sale by the speculators thinking that a material reduction can be made in the cost of these houses in the very near future, owing to the drop in prices. The truth is that most of these houses were contracted for late last fall and the lumber and other material used in their construction was purchased at the prevailing price at that time, which is practically the same as the price prevailing today. In fact, in many instances it would not be possible to duplicate some of these houses for the prices that they are being offered for sale.

"It is interesting to note the increase in the cost of handling lumber of which labor is about 75%, as shown by the following table:

	1914 cost per M.	1920 cost per M.	Advance.
Logs and milling.....	\$9 to \$10	\$28 to \$30	\$20.00
Fgt. Rail .....	35c	54½c	7.80
Vessel Fgt. ....	\$5	\$18	13.00
Unloading at dock.....	40c to 50c	1.50	1.00
Elimination of lighterage making necessary haul- ing from R. R.....	00	2.50	2.50
Retail yard costs.....	\$5	15.00	10.00

"These costs do not include any profits."

**P**LANS for 231 buildings, to cost \$19,986,160, were filed for the quarter ending September 30, 1920, according to a report made public yesterday by Superintendent Rudolph Miller of the Manhattan Bureau of Buildings.

Plans were filed for alterations for the same period involving 923 buildings, at an estimated total cost of \$13,597,585. The report further shows that for the same period nine new buildings were begun, sixty-eight completed, 777 alterations commenced and 671 completed. There were 252 new buildings in progress on Sept. 30 and 353 alterations under way.

From January 1 to September 30 plans were filed with the Manhattan Bureau of Buildings for 665 new buildings, costing a total of \$87,368,418, as against 290, costing \$51,797,461 in the same period of 1919. Applications were filed for alterations during that period to 3,318, costing a total of \$37,302,493.50, as against 2,761, costing a total of \$21,387,661.78 in the same period of last year.

# BUY LUMBER NOW

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

## PRICE CONCESSION

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

## Concrete Form Lumber a Specialty

Shipped by Auto Truck, Lighter or Rail to All Points in the  
METROPOLITAN DISTRICT

Complete Milling Facilities

# E. C. SMITH CO., Inc.

(Established Fifty Years)

OAKLAND AND BOX STREETS  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

# Commitments for New Construction Increases Rapidly

Figures Compiled by F. W. Dodge Company Indicate Marked Improvement in All Phases of Activity in Local Building Field

**B**UILDING figures, including both newly projected construction and projects actually placed under contract, for the week of October 2 to 8 inclusive, show a decided increase when compared with the totals for the week previous. One week ago the totals dropped considerably below the average for the past month or more but last week there was renewed activity among architects and engineers on new plans and contractors have reported the award of a large number of new contracts upon which work will be started immediately.

These figures, as prepared by the F. W. Dodge Company, include proposed building and engineering construction and contracts awarded in New York State and New Jersey, north of Treton. During the week reports were obtained of 323 projects for which plans are being prepared and which will cost approximately \$16,761,600. There were also contracts awarded for 202 building and engineering projects that will require an expenditure of about \$13,523,900.

Among the 323 proposed operations were included 79 busi-

ness structures such as stores, offices, lofts, commercial garages, etc., \$1,634,500; 10 educational projects, \$1,215,500; 7 hospitals and institutions, \$3,090,500; 32 factory and industrial buildings, \$5,124,000; 1 structure for the U. S. Navy, \$50,000; 3 public buildings, \$14,000; 19 public works and public utilities, \$3,328,100; 8 religious and memorial buildings, \$390,000; 158 residential operations including apartments, flats and tenements and one and two-family dwellings, \$1,830,000 and 6 social and recreational projects, \$85,000.

The list of 202 operations for which contracts were awarded during the week of October 2 to 8 inclusive comprised 41 business buildings of various types, \$3,847,000; 7 educational projects, \$585,700; 6 hospitals and institutions, \$271,200; 20 factory and industrial buildings, \$1,279,000; 19 public works and public utilities, \$4,021,500; 1 religious edifice, \$70,000; 104 residential buildings including multi-family dwellings and private houses, \$3,109,500 and 4 social and recreational projects, \$340,000.

## PERSONAL AND TRADE NOTES.

**Gerado Immediato** has been appointed professor of machine and power plant design at the Polytechnic Institute, Brooklyn.

**T. C. Desmond Co.**, general contractor, recently moved its offices from 31 Nassau street to 26 Beaver street.

**Marcus Contracting Co., Inc.**, 309 Broadway, recently obtained a contract for excavating at 831 to 841 Eighth avenue, for M. Shapiro & Son, general contractors.

**Schmitt Brothers**, interior decorators and dealers in antique furniture, moved to 523 Madison avenue on October 1. This firm was formerly located at 345 Madison avenue.

**Warren & Wetmore**, architects, have purchased the entire thirty-first floor and more than one-half of the thirtieth floor, approximately 15,000 square feet, in the thirty-one story Park-Madison Building. This firm is the designer of this project as well as a majority of the other new structures in the Grand Central Terminal zone.

**The New York Chapter of Industrial Engineers** recently elected the following officers for the ensuing year: L. P. Alford, vice-president; J. D. Hackett, secretary, and William Koestner, treasurer. A. Russell Bond and Charles E. Funk were named as members of the executive committee at large.

**W. P. Nelson Company**, contracting painters and decorators, have moved to new quarters at 268 West 40th street, where a five-story building has been remodeled particularly for their occupancy. The first floor and basement of the building is devoted to the storage of equipment and materials. The offices, studio and reception rooms are located on the second floor.

## A. G. Carlson, Architect, Dies.

Arthur Gotthard Carlson, a prominent architect of Brooklyn, and one of the most active members of the Crescent Athletic Club, died at his residence, 226 Henry street, Brooklyn, Saturday, October 9, in his 32d year, after an attack of pericarditis, the aftermath of an illness of several weeks of nervous prostration and pneumonia.

Mr. Carlson was the son of Charles and Matilda Carlson and was born in Brooklyn. He was an expert fencer and interested in all the athletics of the Crescent Club. He was married in 1914 to Miss Kathryn Dorothea Brophy, of Manhattan, and she survives him with three children.

He is also survived by a brother, Albert Carlson, and a sister, Miss Ruth Carlson.

Mr. Carlson was the senior member of the firm of Carlson & Wiseman, designers of many well known theatres and moving picture houses.

## Straus Building Started.

The definite beginning of work on the new building to be erected by S. W. Straus & Co., at Fifth avenue and 46th street, is taken as encouragingly significant of the outlook in the building industry. This company, by reason of their large underwriting of first mortgage serial bond issues on apartment houses, industrial plants, office buildings and other large structures in the principal American cities, is very closely in touch with building conditions throughout the country. They make loans on buildings of this character running into many millions of dollars monthly and it may be taken as a tangible expression of their policies that they are going ahead with their monumental new banking house at the present time rather than delay until a later date.

While there has been hesitation on the part of many interests regarding new building projects at this time, it is quite evident that in the opinion of S. W. Straus & Co., nothing is to be gained by waiting, and with regard to this point they have made plain their attitude in the following statement:

"The demand for new buildings, both for residential and business purposes, continues to grow. Rents have been advancing continually for some time and it is not likely that they will soon become stabilized. There may be instances of a shading off here and there where prices have been exceptionally high, but as long as there is a general shortage, as is now the case, the tendency will be toward higher levels.

"This is particularly true in New York City, where the housing shortage is becoming more acute daily. Conditions in the labor market, transportation delays and lack of building materials have all combined to keep down new construction work. The demand, however, for space continues to be augmented with the expansion of business, the increase in population and the generally manifested desire of the public for better standards of living.

"The widespread shortage of buildings in this country is a hindrance to general business development and a disturbing factor in our social and economic life. Every possible effort should be made, therefore, to relieve the very acute situation that exists. The only way this can be accomplished and conditions restored to normal will be through the adoption of an aggressive building policy."

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

**National Founders' Association** will hold its twenty-fourth annual convention at the Hotel Astor, New York, November 18 and 19, inclusive.

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

**American Society of Mechanical Engineers** has recently established a "profession section on material handling" with the avowed purpose of encouraging the mechanical handling of materials of all kinds.

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

**National Hardware Association** will hold its annual convention at Atlantic City, N. J., October 19 to 22 inclusive. Headquarters will be located at the Marlborough-Blenheim Hotel. T. James Fernley, 565 Arch street, Philadelphia, Pa., secretary.

**New York Retail Hardware Association** will hold its annual convention and exhibition at Rochester, N. R., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y.

**American Society of Mechanical Engineers** plans to signalize the fortieth anniversary of its founding on November 5, 1880, by providing for the holding simultaneously on November 5 this year of forty sectional meetings of the society membership. Plans contemplate the use for the occasion, if it is possible to do so, of the radio-telephone, probably transmitting speeches of the presidents of the four national engineering societies of mechanical, mining, civil and electrical engineers.

**American Society of Mechanical Engineers** will hold its annual meeting at the American Societies Building, 29 West 39th street, New York City, December 7 to 10 inclusive. Sessions will be held on the subjects of appraisal and valuation and the application of engineering to wood-working. The newly founded professional sections on management, power, fuels, machine shop, railroads and textiles will also conduct sessions. A memorial session for Dr. Brahear is planned as a fitting tribute to his life and work. The program as now outlined assures interesting addresses at each session of the convention.

# CURRENT BUILDING OPERATIONS

**A**LTHOUGH the general attitude of the building industry in and around New York City is slightly better than it has been of late, it is based upon hopes of increased activity in future rather than upon an actual improvement in the volume of current business. Architects and engineers are working out the plans for a number of large structural projects and according to their schedules these will be released for estimates, if not for contracts, within a relatively short time.

During the past week or so there has been a steady increase in the amount of alteration work undertaken in this districts and from all accounts activity of this character will be an outstanding feature of the local building situation throughout the coming winter months.

In Brooklyn, Queens and the Bronx, speculative interests are preparing for a season of small house construction early next year. The demand for one and two-family dwellings, while not so keen as it was early this year, remains steady, and as building materials, notably brick and lumber, are easier as to price, builders are more willing to undertake operations that a while ago would not have been considered.

The local building material markets are quiet and for the most part dealers are concerned with accumulating stocks in anticipation of a heavy demand to come next spring. The supply situation is better today than it has been for many months past and dealers are now in a position to fill all orders promptly. Prices are generally steady and no important change is looked for unless increasing manufacturing costs make advances absolutely necessary.

**Common Brick**—Little of interest transpired in the New York wholesale market for common brick this week. Both arrivals and sales maintained the average of the past few weeks and prices are practically unchanged. The selling price continues to range between \$15 and \$18 a thousand to dealers in cargo lots, but the higher price is only being obtained for especially high grade brick. There has been some new inquiry during the week, but there is not likely to be any substantial increase in demand until there has been a decided improvement in the local building situation generally. For the most part manufacturers of Hudson River common brick have suspended production for the 1920 season. A few brickmakers are continuing to make brick, but even these will no doubt stop within the next few

days. Reports from manufacturers indicate no actual change in the fuel situation. Coal is exceedingly scarce and a vast amount of green brick is stacked in kilns waiting for the fuel required in its burning. The outlook for fuel deliveries is more promising, however, brickmakers having been promised early deliveries of part of their requirements at least and they are hopeful that this coal will be forthcoming before winter weather sets in.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, October 12, 1920. Con-

dition of market: Demand fair; prices steady and practically unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 14. Distribution: Manhattan, 7; Bronx, 2; Brooklyn, 4; New Jersey, 1. Remaining unsold, 10.

**Face Brick**—Dealers report little change in the market situation. Demand is fair considering the relatively small amount of active construction and this demand for the most part is coming from large individual projects in Manhattan. Inquir-

## 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, \$15.00 to \$17.00

Hudson River, "off loads"..... to —

Raritan ..... No quotation

Second-hand brick, per load of 5,000, delivered..... \$36.00 to —

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

Rough Red ..... \$45.00 to —

Smooth Red ..... 45.00 to —

Rough Buff ..... 50.00 to —

Smooth Buff ..... 50.00 to —

Rough Gray ..... 53.00 to —

Smooth Gray ..... 53.00 to —

Colonials ..... 45.00 to —

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

Domestic Portland cement, per bbl., \$5.10

Rebate for bags, 25c. each.

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

1½-in., Manhattan deliveries, per cu. yd. .... \$4.25

Bronx deliveries..... 4.25

¾-in., Manhattan deliveries..... 4.25

Bronx deliveries..... 4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the 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 ..... 0.23 per sq. ft.

5x12x12 ..... 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 ..... \$16.00 per 1,000

**Lime—**

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

Finishing Lime (Standard in 300-lb. barrel) ..... \$5.40 per bbl.

Common Lime (Standard 300-lb. barrel) ..... 5.20 per bbl.

Hydrate Finishing, in cloth bags ..... 33.35 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 ..... \$29.00 per ton

Lath Mortar, in cloth bags.. 26.00 per ton

Brown Mortar, in cloth bags. 20.00 per ton

Finishing Plaster, in cloth bags ..... 30.00 per ton

Rebate for returned bags. 25c. per bag

Finishing Plaster (250-lb. barrel) ..... 5.30 per bbl.

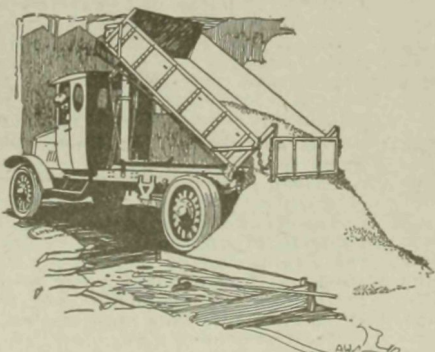
Finishing Plaster (320-lb. barrel) ..... 6.65 per bbl.

**Plaster Blocks—**

2-in. (solid) per sq. ft..... \$0.14½

3-in. (hollow) per sq. ft..... 0.14½

# ONEIDA TRUCKS



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

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

**C-H MOTORS CORP.**  
18-26 Bainbridge St., Brooklyn, N.Y.

# MATERIALS AND SUPPLIES

ies, however, denote considerable activity among architects in planning new operations that will be started early next spring and dealers are generally optimistic. Prices are firm and unless mounting production costs make advances essential no changes are anticipated.

**Hollow Tile**—The market is very dull in this line and no change is anticipated until next spring. There is practically no demand except for relatively small orders from alteration projects. The producers are hampered by the scarcity of fuel and as a result have been forced to curtail

their output to a considerable extent. Dealers are not heavily supplied with this material and there would likely be some difficulty in filling orders of building activity suddenly increased. Prices are fairly steady, but no definite idea of future trend is possible while manufacturing costs are as uncertain as they are today.

**Portland Cement**—Local demand is practically dead and as a result dealers are able to get somewhat ahead on their reserve stocks. Manufacturers are experiencing great difficulty in getting sufficient fuel to produce this product at a rate

existing overhead costs require and the lack of freight cars to transport the finished product to this territory is another factor that adds to the troubles of the manufacturers. At present there is very little cement at tidewater and if building activity were greater than at present some anxiety would be felt over this situation. Prices are firm and unchanged. The last freight increase, amounting to about 16 cents per barrel, has been absorbed by the dealers in this city and so no change in the delivered price has been announced.

**Lime**—Although new supplies from production points have been slow in coming through, the recent lack of demand from building sources in this city has created a slightly easier feeling as far as the actual supply is concerned. Dealers have some stock on hand and are in hopes of getting more before the demand increases. Prices have not changed during the week.

**Lumber**—The local market is quiet in both wholesale and retail departments of trade and the industry is practically marking time until building activity is resumed on a large scale. From the reports it is anticipated that a large amount of small house construction will be undertaken in the outlying boroughs of the city and in the suburban districts nearby during the coming year, but prospects for an active autumn and winter season are lacking at present. Steady improvement in the railroad freight situation has been responsible for the arrival of vast stocks of lumber that the market is unable to absorb and both wholesale and retail dealers are willing to make definite price concessions in order to move a part of this surplus. As a general thing, however, the price situation is steady and no one anticipates a serious recession from the levels that maintain today.

**Linseed Oil**—The market is sluggish and no great volume of business seems possible during the remainder of the year. Consumers continue to confine themselves largely to buying in small lots and the demand will not increase to any material extent until there has been a decided change in the tone of the building situation. Owing to the existing conditions landlords are not decorating extensively for tenants this season and this is partly responsible for the quiet market. Prices are not fluctuating much, but there is some uncertainty as to future trend.

**Structural Steel**—Commitments have been light this week and for the most part the industry is concerned with filling back orders for fabricated material. Prices are steady.

## IN THE METROPOLITAN MARKETS

**Plaster Board**—  
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.  
27x48x1/2 in. .... \$0.45 each  
32x36x1/4 in. .... 0.35 each  
32x36x3/8 in. .... 0.36 each  
32x36x1/2 in. .... 0.43 each

**Sand**—  
Delivered at job in  
Manhattan ..... \$2.75 to — per cu. yd.  
Delivered at job in  
Bronx ..... 2.75 to — per cu. yd.

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

**Broken Stone**—  
1 1/2-in., Manhattan delivery. \$4.00 per cu. yd.  
Bronx delivery..... 4.00 per cu. yd.  
3/4-in., Manhattan delivery 4.00 per cu. yd.  
Bronx delivery..... 4.00 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 6x3. .... 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. ... \$59.00 to \$77.00  
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, 6x12, No. 1 Hearts ..... to —  
Cypress shingles, 6x12, No. 1 Prime ..... to —  
Quartered Oak ..... 315.00 to —  
Plain Oak ..... 180.00 to \$190.00

**Flooring:**  
White oak, quart'd, select. — to \$178.00  
Red oak, quart'd, select. — to 178.00  
Maple No. 1. .... \$163.00 to —  
Yellow pine, No. 1, common flat ..... 92.00 to —  
N. C., pine, flooring, Norfolk ..... 95.00 to —

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

**Linseed Oil**—  
City brands, oiled, 5-bbl. lot. \$1.25 to —  
Less than 5 bbls. .... 1.28 to —

**Turpentine**—  
Spot in yard, N. Y., per gal. ... \$1.50 to —

**Jos. Murray & Co., Inc.**  
**WHITE SAND**  
257-263 Avenue C, N. Y. C.  
Telephone: Stuyvesant 1925

**LIBERTY BONDS**  
BOUGHT and SOLD  
All Issues and Denominations Bought and Sold for Cash at Stock Exchange quotations and full interest to date.  
Call or send by registered mail.  
**PURDY & CO.**  
LIBERTY BOND SPECIALISTS  
Tel. { 3174 } John 34 Pine St.  
      { 3175 }            New York  
      { 3176 }  
      { 3177 }

WHETHER REMODELING OR BUILDING  
SAVE MONEY BY INSTALLING  
**CLOW Gasteam Radiators**  
Steam Heat Without Coal means heat when and where desired at a fraction of the cost of other ways of heating. No boiler, coal, ashes, dirt or labor. Each radiator a separate, complete heating unit. No expensive alterations to install—only a gas connection necessary. Neat in appearance—absolutely odorless. Automatically controlled. Thousands giving complete satisfaction. Each radiator guaranteed.  
Also a Full Line of Gas Ranges and Water Heaters  
**EASTERN GAS APPLIANCE COMPANY**  
47 West 42nd Street, New York City  
Phones: Murray Hill 4619, Vanderbilt 3646



TELEPHONE: MANSFIELD 2300  
**RETAIL LUMBER**  
**CHARLES H. FINCH & CO.**  
"THE ACCOMMODATING HOUSE"  
Coney Island Ave. and Ave. H, Brooklyn, N. Y.

# Geo. A. Fuller Company

Building and  
Industrial Construction



New York  
Philadelphia  
Boston  
Baltimore  
Detroit  
Washington  
Montreal

Chicago  
St. Louis  
Cleveland  
Pittsburgh  
Buffalo  
New Orleans  
Kansas City

SHIPYARD:  
WILMINGTON, N. C.

## William T. Ritch

—INC.—

Fire Accident  
Compensation Automobile  
Liability Marine

### INSURANCE

29 WEST 34th STREET

Phone: Fitz Roy 6794

## MASTIC FLOORING

A continuous, seamless,  
rubber-like flooring.  
No cracks or joints.  
Waterproof, acid-proof,  
dustless, and a non-  
conductor of heat and  
electricity. Easy under-  
foot and not slippery.

Lasts as long  
as building.

Write for Booklet.

JUNIUS H. STONE

1400 BROADWAY  
NEW YORK CITY

Phone: Greeley 2973

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
27TH ST.—Harold L. Young, 253 West 42d st, has prepared plans for alterations to the 8-sty brick and stone tenement, 37x103 ft, at 37-43 East 27th st, for Samuel Stein, 1044 E 9th st, Brooklyn, owner. Cost, about \$9,000.

### CHURCHES.

138TH ST.—Charles L. Bolton, 1321 Walnut st, Philadelphia, Pa., has plans nearing completion for a 1 and 3-sty brick and stone church and community building, 100x150 ft, with auditorium seating 2,000, in the south side of 138th st, 150 ft east of 7th av, for the Abyssinian Baptist Church, Rev. A. Clayton Powell, pastor, on premises. Cost, about \$200,000. Architect and owner will soon be ready for estimates on general contract.

### FACTORIES AND WAREHOUSES.

128TH ST.—Charles Schaefer, Jr., 2833 Third av, has plans in progress for alterations to the 3-sty brick stable, 75x89 ft, at 117 West 128th st, into a warehouse, for A. F. Beckman, 460 Greenwich st, owner. Cost, about \$30,000. Architect will soon call for estimates.

### HALLS AND CLUBS.

145TH ST.—David S. Lang, 110 West 34th st, has started to revise plans for a 3-sty brick and concrete boxing club, 100x200 ft, seating 6,500, in the north side of 145th st, 100 ft west of Lenox av, for the Audubon Sporting Club, A. Simon, architect, 220 West 42d st, owner. Lessee, R. Hoffowitz. Cost, \$300,000.

### HOSPITALS AND ASYLUMS.

BROAD ST.—Wm. Neil Smith, 101 Park av, will prepare plans for a 9-sty brick, limestone and terra cotta hospital annex, 46x75 ft, at 123-125 Broad st, for the Broad Street Hospital, 127 Broad st, owner. Details will be available later.

### STORES, OFFICES AND LOFTS.

21ST ST.—Maynicke & Franke, 25 East 26th st, are preparing preliminary plans for a 1-sty brick and terra cotta top addition to the office building at the northwest corner of 21st st and Broadway, through to 5th av, for B. S. Johnson, 30 East 42d st, owner. Details will be available later.

### Bronx

APARTMENTS, FLATS AND TENEMENTS.  
BECK AV.—Zipkes, Wolf & Kudruff, 432 Fourth av, have completed plans for a 5-sty brick and limestone apartment, 50x90 ft, at the corner of Beck and Legett avs, for the Renrick Construction Co., owner and builder, care of architects. Details will be announced later.

### CHURCHES.

VALENTINE AV.—The Congregation Tiphereth Israel, 248 Valentine av, contemplates the construction of a brick and stone synagogue at 248 Valentine av, for which name of architect and details of construction will be available later.

### DWELLINGS.

MINNEFORD AV.—John Brandt, 271 West 125th st, has completed plans for a 2-sty frame dwelling, 19x40 ft, on the west side of Minneford av, 175 ft north of Cross st, for Anna Singer, 565 City Island av, owner and builder. Cost, \$8,000.

FIELDSTON RD.—Charles Schaefer, Jr., 394 East 150th st, has completed plans for a 2½-sty brick dwelling, 22x47 ft, in the west side of Fieldston rd, 200 ft north of 261st st, for Robert J. Fearn, 313 East 182d st, owner. Cost, 8,000.

### FACTORIES AND WAREHOUSES.

135TH ST.—Moore & Landsiedel, 145th st and 3d av, have completed plans for a 1-sty brick and stone storage building, 25x70 ft, in the north side of 135th st, 49 ft west of Ryder av, for Louis Dwyer, 421 East 135th st, owner. Cost, \$4,000.

### STABLES AND GARAGES.

163D ST.—DeRose & Cavalleri, 370 East 149th st, have completed plans for a 1-sty brick garage, 50x100 ft, in the south side of 163d st, 175 ft east of Melrose av, for S. Calabro Building Co., owner, care of architects. Cost, \$25,000. Owners build.

150TH ST.—Plans have been prepared privately for a 1-sty brick garage, 50x170 ft, in the south side of 150th st, between Exterior st and River av, for the John Dollan Contracting Co., 25 West 140th st, owner and builder. Cost, \$45,000.

JEROME AV.—John E. Kirby, 4187 Park av, has plans under way for a 1-sty brick garage, 246x50 ft, on the east side of Jerome av, 179 ft north of 177th st, for the Edel Realty Co., 1901 Walton av, owner and builder. Cost, \$75,000.

### Brooklyn.

### CHURCHES.

OCEAN AV.—Nelson K. Vanderbeek, 15 Malden lane, Manhattan, has prepared plans for a frame and stucco church on Ocean av, Manhattan Beach, for owner, to be announced later. Cost, \$10,000. Details are not yet available.

## SPRINKLER

SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT

Installed as a Local System  
or for Central Office Service

AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE

AUTOMATIC  
FIRE ALARM CO.

416 Broadway

New York City

FRANKLIN 4188

### DWELLINGS.

EAST 23D ST.—Robert T. Schaefer, 1526 Flatbush av, has plans under way for a 2½-sty frame and stucco residence, 20x48 ft, in the east side of East 23d st, 250 ft north of Av K, for C. Sachs, 652 East 32d st, owner and builder. Cost, \$15,000.

BRADFORD ST.—A. Farber, 1746 Pitkin av, has plans in progress for a 2-sty brick dwelling, 25x60 ft, in Bradford st, 100 ft north of Dumont av, for I. Strammer, owner and builder, care of architect. Cost, \$20,000.

78TH ST.—Gregory B. Webb, 1358 Broadway, Manhattan, has prepared plans for four 2-sty frame and stucco dwellings, 16x40 ft, at the southwest corner of 78th st and 19th av for Malnard C. Schill, 1701 77th st, owner and builder. Cost, \$20,000.

WEST 21ST ST.—M. Bernard Adler, 44 Court st, has finished plans for four 1-sty brick dwellings, 20x38 ft, in the west side of West 21st st, 230 ft north of Mermaid av, for Jacob Wozel-fauger, 2874 West 19th st, owner and builder. Total cost, \$16,000.

HOYT ST.—Brooks & Sackheim, 26 Court st, have plans in progress for a 2-sty brick dwelling, 25x52 ft, with store, at the northeast corner of Hoyt st and Atlantic av, for S. Aboumard, owner, care of architects. Cost, about \$12,000.

BAY 44TH ST.—Frank Laspla, 525 Grand st, has completed plans for a 2-sty brick dwelling, 20x40 ft, in the west side of Bay 44th st, 291 ft north of Bath av, for Giuseppe Giordano, 38 Stanton st, Manhattan, owner and builder. Cost, \$5,000.

### FACTORIES AND WAREHOUSES.

DUMONT AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick factory building, 40x100 ft, at 492-510 Dumont av for the Colonial Mantle & Refrigerator Co., owner, on premises. Cost, \$30,000. Owner will soon call for estimates on general and separate contracts.

### STABLES AND GARAGES.

STONE AV.—Max L. Reiser, 1613 Pitkin av, has plans in progress for a 1-sty brick garage, 75x100 ft, at the southwest corner of Dumont av and Blake av for Louis Getzoff, 522 Stone av, owner and builder. Cost, \$20,000.

OCEAN PARKWAY.—Harry Bryant, 291 Hinsdale st, has plans under way for a 1-sty brick garage, 50x200 ft, on Ocean parkway, near Neptune av for owner and builder, to be announced later. Cost, approximately \$50,000.

DEAN ST.—Bly & Hamann, 551 Nostrand av, have plans in progress for a 1-sty brick garage, 131x107 ft, in the south side of Dean st, 140 ft east of Utica av, for the Martha Garage Corporation, 1687 President st, owner. Cost, \$50,000. Owner will soon take bids on separate contracts.

LINDEN ST.—Montrose Morris Sons, 533 Nostrand av, have started preliminary plans for a 1-sty brick garage, 25x40 ft, at the southwest corner of Linden st and Wilson av for Jacob Katz, owner, care of architects. Cost, \$5,000.

18TH AV.—Ferdinand Savignano, 6005 14th av, has completed plans for a 1-sty brick garage, 25x48 ft, at the northwest corner of 18th av and 60th st, for Domenick Schirrapa, 6005 14th av, owner and builder. Cost, \$5,000.



**WYCKOFF AV.**—Charles P. Cannella, 1163 Herkimer st, has finished plans for a 1-sty brick garage, 25x49 ft, at the northwest corner of Wyckoff av and Trautman st for Giuseppe Ricca, 16 Wyckoff av, owner and builder. Cost, \$6,000.

**4TH AV.**—James J. Millman, 26 Court st, has prepared plans for a 1-sty brick garage, 150x100 ft, at the northeast corner of 4th av and 25th st for the estate of Alexander M. White, 14 Wall st, Manhattan, owner. Cost, about \$40,000. Bids may not be considered for some time.

**Queens.**

**DWELLINGS.**

**EAST ELMHURST, L. I.**—Max Hausle, 3307 3d av, New York City, has completed plans for a 2½-sty brick residence and garage at the corner of Lyon av and Erickson st, East Elmhurst, L. I., for Henry G. Block, 95 51st st, Corona, L. I., owner. Cost, \$30,000.

**ELMHURST, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 25x49 ft, at the corner of Horton st and West Justice st, Elmhurst, L. I., for Fred Hoffman, Gleane st, Elmhurst, owner and builder. Cost, \$5,000.

**RICHMOND HILL, L. I.**—Edward Jackson, Herriman av, Jamaica, has prepared plans for a 2-sty frame dwelling, 18x32 ft, on the west side of Curtis av, 100 ft north of Hawtree av, for the Glen Morris Land Construction Co., Richmond Hill, L. I., owner and builder. Cost, \$3,500.

**EDGEMERE, L. I.**—Plans have been prepared privately for four 1-sty frame dwellings, 18x32 ft, in the west side of Beach 26th st, 100 ft south of Bay av, for I. Zaret, Bay av, Edgemere, L. I., owner and builder. Total cost, \$8,000.

**CORONA, L. I.**—C. L. Varrone, 166 Corona av, has prepared plans for two 2½-sty frame dwellings, 16x38 ft, on the north side of Burnside av, 54 ft west of 38th st, for Albert Schraeder, 9 East Grand av, Corona, L. I., owner and builder. Total cost, \$7,000.

**FLUSHING, L. I.**—Warren & Clark, 108 East 29th st, Manhattan, are preparing revised plans for a 2½-sty frame residence, 26x40 ft, in Barclay st, between Central av and Percy st, Flushing, L. I., for C. K. Roe, 351 Amityville road, Flushing, owner. Project includes a garage. Cost, about \$18,000.

**FOREST HILLS, L. I.**—Bloch & Hesse, 18 East 41st st, Manhattan, have prepared plans for a 2-sty frame dwelling, 29x31 ft, in the north side of Livingston st, 100 ft east of Seminole av, for the Cord Meyer Development Co., Forest Hills, owner and builder. Cost, \$12,000.

**FACTORIES AND WAREHOUSES.**

**GLENDALE, L. I.**—Edward M. Adelsohn, 1778 Pitkin av, Brooklyn, has completed plans for a 2-sty brick and concrete manufacturing and storage building, 35x125 ft, at the southeast corner of Edsall av and Rector st, Glendale, L. I., for Rubel Brothers, Inc., Glenmore av and Junius st, Brooklyn, owners. Cost, \$50,000. Architect will take bids on separate contracts soon.

**RIDGEWOOD, L. I.**—Benjamin Dreisler, 153 Remsen st, Brooklyn, has plans in progress for a 2-sty brick factory building, 200x80 ft, at the southeast corner of Flushing av and Onderdonk av, Ridgewood, L. I., for the Edgar Improvement Co., 153 Remsen st, Brooklyn, owner and builder. Cost, about \$100,000.

**HOSPITALS.**

**CREEDMOOR, L. I.**—Lewis F. Pilcher, Albany, N. Y., has preliminary plans in progress for a brick and stone hospital building at Creedmoor, L. I., for the New York State Hospital for the Insane, Clarkson av, Brooklyn, owner. Cost, \$3,500,000. Details will be available later.

**STABLES AND GARAGES.**

**JAMAICA, L. I.**—Louis Danancher, 328 Fulton st, Jamaica, has finished plans for a 1-sty brick garage, 100x91 ft, in the east side of Rockaway rd, 225 ft north of Beaver st, Jamaica, for the Roseville Building Co., Ed. Weiss, president, 7812 18th av, Brooklyn, owner and builder. Cost, \$35,000. Owner will take bids on general contract.

**STABLES AND GARAGES.**

**ELMHURST, L. I.**—W. S. Worrall, Jr., 132 Fourth st, Long Island City, has prepared plans for a 1-sty concrete garage, 40x85 ft, at Elmhurst, L. I., for the E. R. Durkee Co., Elmhurst, L. I., owner and builder. Cost, \$12,000.

**STORES, OFFICES AND LOFTS.**

**FLUSHING, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for a 2-sty brick and stone office building, 20x60 ft, on the south side of Broadway, 521 ft east of Main st, Flushing, L. I., for Tuohy & Epstein, 98 Main st, Flushing, L. I., owners. Cost, \$10,000.

**Nassau.**

**CHURCHES.**

**ROCKVILLE CENTER, L. I.**—Floyd Y. Parsons, 252 West 46th st, Manhattan, has started plans for a 1½-sty brick and stone Sunday school building at the corner of Merrick road and Village av, Rockville Center, L. I., for St. Mark's M. E. Church, owner. Cost \$50,000. Details will be available later. Architect will

**DWELLINGS**

**HEMPSTEAD, L. I.**—Herman Fritz, News Building, Passaic, N. J., has prepared plans for a 2½-sty frame dwelling, 29x31 ft, at Hempstead, L. I., for Lawrence Van Vorst, Hempstead, owner and builder. Cost \$15,000. Project includes a garage.

**Suffolk.**

**SCHOOLS AND COLLEGES.**

**BAYSHORE, L. I.**—Fuller & Robinson, State st, Albany, N. Y., have been retained to prepare plans for a 2½-sty brick and hollow tile junior and senior high school building on Fourth av, Bayshore, L. I., for the Board of Education of Bayshore, owner. Cost \$200,000. Details of construction will not be available for some time.

**Westchester.**

**APARTMENTS, FLATS AND TENEMENTS.**

**WHITE PLAINS, N. Y.**—Charles B. Platt, 128 South Broadway, Yonkers, N. Y., has completed plans for a 3-sty hollow tile, stucco and terra cotta apartment, 40x94 ft, at the corner of Woodland pl and Fisher av, White Plains, N. Y., for Wheeler B. Gambee, 26 Longview av, White Plains, N. Y., owner. Cost, \$75,000.

**DWELLINGS.**

**PORCHESTER, N. Y.**—H. D. Ponty, Liberty st, Portchester, has started preliminary plans

for a 2½-sty hollow tile and stucco residence, 60x80 ft, on Westchester av, Portchester, for Antonio Cesarlem, South Main st, Portchester, owner. Cost \$20,000.

**WHITE PLAIN, N. Y.**—Russell G. Swartwout, Realty Building, White Plains, has started plans for two bungalows, 1½-sty frame, 18x32 ft, at White Plains for James Muffucci, owner and builder, care of architect. Cost \$6,000 each.

**New Jersey.**

**APARTMENTS, FLATS AND TENEMENTS.**

**ELIZABETH, N. J.**—J. Ben Beatty, 15 North Reid st, Elizabeth, has plans nearing completion for a 2-sty brick and cement block apartment, 25x60 ft, with stores, at the corner of Spring and Fanny sts, Elizabeth, for Michael Sprullo, Fanny st, near Spring st, Elizabeth, owner and builder. Cost \$25,000.

**CHURCHES.**

**PASSAIC, N. J.**—Anton Vegliante, 42 Passaic av, Garfield, N. J., has plans in progress for

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

**“A Fact to Note”**

Central Station Service is used by practically every new building erected in New York and the Bronx, besides the old structures which are being altered from residences to apartment houses

Theories come and go but the fact is here to stay that *Edison Service* is suitable for any light, heat, or power problem. Years of use have proved this

Our engineers are “*At Your Service*” to render data covering a wide range of cases for any electrical need. Consult them at any time

**The New York Edison Company**

General Offices  
 Irving Place and Fifteenth Street  
 Telephone Stuyvesant 5600



## If You Have Building Problems, Why Not Consult Us?

We are anxious to attend to the needs and necessities of the business man. Building is a necessity. It is the monument of our homes, our public and private enterprise.

Established  
1869

Over a Half  
Century Old

Telephone:  
Henry 863-869

## GIBBONS COMPANY BUILDERS

Office: 318 Columbia St.,  
Brooklyn, N. Y.

We welcome your confidence, if you desire open, frank and careful builders. Our success is embodied in three words:

## Experience, Facilities, Reliability

All branches in connection with Brick, Concrete, Stone, Terra Cotta and Iron buildings of every description, including remodeling. We make a specialty on cost plus work (day's work). Patient and loyal attention to our clients' interests.

## IF YOU ARE BUILDING OR ALTERING

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

## FRANK & FRANK CONTRACTING CO., Inc.

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

## John Gallin & Son INCORPORATED

Contractors  
General Building Repairs  
and Alterations

252 FRONT STREET

NEAR PECK SLIP  
Formerly 6 Gold Street

Established 1886

Phone: Beekman 7058  
7059

## IMMEDIATE DELIVERY

Goods now in our New York Warehouse and en route to New York.

## NAILS STEEL ANGLES

Black and Galvanized } SHEETS  
Plain and Corrugated }  
Subject to prior sale.

Anchor Steel Products Corp.  
140 Washington Street  
Tel. Rector 6596, 6597, 9939

a 1½-sty brick and limestone church, 50x90 ft, at the corner of McLean av and Park pl, Passaic, for the Roman Catholic Church of Our Lady of Mt. Carmel, Rev. G. Masi, pastor, Passaic, owner. Cost about \$60,000.

### DWELLINGS.

ASBURY PARK, N. J.—Clinton B. Cook and Leroy Godfrey, 601 Madison av, Asbury Park, have plans under way for a 2½-sty frame dwelling, 28x34 ft, on Sewall av, for Isaac Feinberg, Springwood av, Asbury Park, N. J., owner. Cost \$10,000.

PLAINFIELD, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 26x29 ft, at Plainfield, for C. E. Loizeaux, Plainfield, owner and builder. Cost \$8,000.

TEANECK, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for a 2½-sty frame dwelling, 27x28 ft, at Teaneck, N. J., for James Lyons, Teaneck, owner and builder. Cost, \$7,500.

ELIZABETH, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for five 2½-sty frame dwellings, 27x29 ft, at Elizabeth st, for A. G. Oxley, Cleveland av, Elizabeth, owner and builder. Cost, \$8,000 each.

### DWELLINGS.

SUMMIT, N. J.—Slee & Bryson, 154 Montague st, Brooklyn, have prepared plans for a 2½-sty hollow tile and stucco residence, 25x75 ft, at Summit, N. J., for L. L. Brown, 8 Eighth av, Brooklyn, owner. Cost, about \$35,000. Architects will soon call for estimates on separate contracts.

NEWARK, N. J.—Wm. Finne, 712 First av, Elizabeth, N. J., has completed plans for a 2½-sty frame dwelling, 28x38 ft, on Conklin av, Newark, for owner and builder to be announced later. Cost, \$12,000.

NEWARK, N. J.—Wm. K. Schoenig & Son, 438 Peshine av, Newark, have prepared plans for a 2½-sty frame dwelling, 24x56 ft, at 213 Custer av, Newark, for Paul Gevoski, 205 Livingston st, Newark, owner and builder. Cost, about \$14,000.

### FACTORIES AND WAREHOUSES.

KEASBEY, N. J.—Dietrich Wortmann, 116 Lexington av., Manhattan, has plans in progress for a 1-sty hollow tile factory building, 30x40 ft, at Plant No. 4, Keasbey, N. J., for the General Ceramics, Inc., owner, on premises. Architect will soon call for estimates.

BLOOMFIELD, N. J.—W. Wiegand, 43 West 34th st, Manhattan, has plans under way for a 2-sty reinforced concrete industrial building, 25x35 ft, in Orange st, near the D. L. & W. R. R. tracks, for owner to be announced later. Architect will take estimates on general contract.

### HOSPITALS.

IRVINGTON, N. J.—Joseph B. Allen 989 Springfield av, Irvington, has been retained to prepare plans for a 2 or 3-sty brick and stone hospital on Chancellor av, Irvington, for the Town of Irvington, Department of Parks & Public Property, owner. Cost \$300,000. Details of construction will be announced later.

### STABLES AND GARAGES.

RIDGEWOOD, N. J.—Thomas Rogers, Wilsey Building, Ridgewood, has started plans for a 1-sty brick and concrete garage at Ridgewood, for J. C. Bogert and C. B. Smith, Broad st, Ridgewood, owners. Cost \$60,000.

### MISCELLANEOUS.

ASBURY PARK, N. J.—Arthur F. Cottrell, Kinmouth Building, Asbury Park, has plans in progress for a 1-sty frame ball room addition, 50x120 ft, at the corner of Third and Ocean avs, Asbury Park for the Steeplechase Amusement Co., owner, on premises. Cost \$15,000. Owner builds.

## CONTRACTS AWARDED.

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

### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Cauldwell-Wingate Co., 381 Fourth av, has the general contract for alterations to the 6-sty brick and stone tenement, 25x98 ft, with store at 170-172 Bleeker st, for the Hearth & Home Co., Inc., 575 Fifth av, owner, from plans by F. Y. Joannes, 52 Vanderbilt av, architect. Cost, \$25,000.

### DWELLINGS.

BRONX.—Phillip J. Kearns Contracting Co., 2306 Creston av, has the general contract for a 2½-sty brick residence, 27x47 ft, with garage, in the west side of Fieldston road, 200 ft north of 261st st, for Robert J. Fearn, 313 East 183d st, owner, from plans by Charles Schaefer, Jr., 394 East 150th st, architect.

MANHATTAN.—Cauldwell-Wingate Co., 381 Fourth av, has the general contract for alterations to the 3-sty brick and stone residence, 22x42 ft, at 96 McDougal st, for the Hearth & Home Co., Inc., 575 Fifth av, owner, from plans by F. Y. Joannes, 52 Vanderbilt av, architect. Cost, about \$10,000.

MANHATTAN.—F. H. Wakeham Co., 4 West 47th st, has the general contract for alterations to the 4-sty brick and stone residence, 18x60 ft, at 60 East 92d st, for Paul Fuller, 141 East 27th

st, owner, from plans by Harrie T. Lindeberg, 2 West 47th st, architect. Cost, about \$10,000.

BROOKLYN.—Christian H. Lang, 234 West 35th st, Manhattan, has the general contract for alterations to the 2½-sty brick residence at the northwest corner of Ditmas av and Rugby road, Brooklyn, for Harry Silverman, 1440 Broadway, Manhattan, owner, from privately prepared plans. Cost, about \$13,000.

NEW BRUNSWICK, N. J.—Thomas Varga, 55 French st, New Brunswick, has the general contract for a 2½-sty frame dwelling, 26x34 ft, with store, at 246 Summit av, New Brunswick, for John Leks, 244 Somerset st, New Brunswick, owner, from privately prepared plans. Cost, \$9,000.

### HALLS AND CLUBS.

BAYSIDE, L. I.—Hegeman & Harris, 185 Madison av, Manhattan, have the general contract for two 1-sty frame extensions to the clubhouse in Rocky Road, Bayside, L. I., for the Oakland Golf & Country Club, owner, on premises, from plans by Goodwin, Bullard & Woolsey, 4 East 39th st, Manhattan, architects.

### FACTORIES AND WAREHOUSES.

SUMMIT, N. J.—Standard Contracting Co., 3 East Mercer st, Hackensack, N. J., has the general contract for a 5-sty reinforced concrete furniture warehouse and office building, 60x100 ft on New Jersey Railroad av, Summit, N. J., for the Summit Express Co., on premises, owner, from plans by R. S. Shapter, Record Building, Summit, architect and engineer. Cost, \$100,000.

### STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Mulcahy & Kissell, 1431 Broadway, Manhattan, have the general contract for a 1-sty brick garage and storage building, 100x90 ft, at the northeast corner of Allen and Hulst sts, Long Island City, for James Brown, 44th st and Broadway, Manhattan, owner, from plans by Lord & Anthony, 25 West Broadway, architects. Cost, \$30,000.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—Charles Glen, 280 Madison av, has the general contract for alterations to the 4-sty brick store and loft building at 4 East 30th st, for Mrs. M. A. Pigger, 27 Paden st, Summit, N. J., owner, from plans by Walter Haeffel, 229 West 42d st, architect. Cost, \$15,000. Lessee, Inex Corporation, 840 Seventh av.

MANHATTAN.—Henry J. Pepper & Co., 1777 Broadway, have the general contract for alterations to the 5-sty brick and stone store, office and studio building, 50x52 ft, at 130-132 West 34th st, for Samuel W. Peck, 1140 Broadway, owner, from plans by Robert T. Lyons, Inc., 52 Vanderbilt av, architect. Cost, about \$75,000.

### MISCELLANEOUS.

SPRING LAKE, N. J.—John Scannell, Trenton Junction, Trenton, N. J., has the general contract for a 1-sty reinforced concrete swimming pool, 75x125 ft, and 350 bath houses at Spring Lake, N. J., for the Casino Co., owner, from plans by David M. Ach, 1 Madison av, architect. Cost, about \$60,000.

## STANDARDS AND APPEALS Calendar

### HOURS OF MEETING.

Board of Appeals, Tuesdays, at 10 a. m.  
Call of Clerk's Calendar, Tuesdays, at 2 p. m.  
Special meetings as listed in this Calendar.  
Board of Standards and Appeals, Tuesdays, 2 p. m., or as listed in the Calendar.  
All hearings are held in Room 919, Municipal Building, Manhattan.

### BOOK OF RULES.

The various rules adopted by the Board of Standards and Appeals are published in a volume of 216 pages for the convenience of administrative officials and the public.

This volume contains:  
The laws and decisions defining the powers of the Board of Standards and Appeals and of the Board of Appeals.

The rules of procedure and the forms used in proceedings before this board.  
Building zone regulations, including decisions and general resolutions and the text of the Building Zone Resolution.

Factory building regulations, including several resolutions relating to the labor law.  
General resolutions relating to the Building Code.

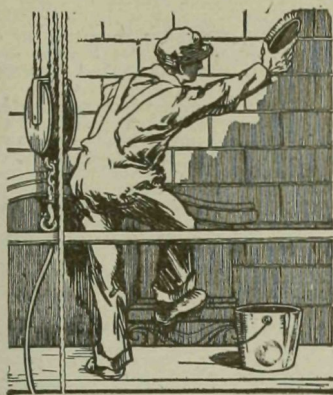
And the following rules:

Fire Alarm.  
Sprinklers.  
Fire Retarding fire escapes.  
Fire Escapes.  
Smoking in Factories.  
Revolving Doors.  
Elevators.  
Fuel Oils.  
Plumbing.

Copies of this Book of Rules are on sale at the office of the Board of Standards and Appeals.

The prices are:  
Cloth bound .....\$1.00  
Paper covers ..... 50  
Those who wish to obtain copies of this Book of Rules may send their checks to the Chief Clerk, Board of Standards and Appeals. If Book of Rules is to be forwarded by mail, ten cents in stamps must be enclosed with the order. Do not include amount of postage in the check.

# A Clean Building



## We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

## Atlantic Terra Cotta Co.

Cleaning Department  
1170 Broadway, New York  
Tel. Madison Square 5740

## SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



## F. J. KLOES

Established 1872  
243 Canal St., New York  
Telephone: Franklin 2216

# POMEROY

## FIRE RETARDANT WINDOWS

Build in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

## S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK  
Phone Melrose 6104

# AMERICAN WHITEWASH CO.

464 West 43d St., New York

Phone: Longacre 394

## WHITEWASHING AND COLD WATER PAINTING

By Brush or Spray System

ALWAYS READY

Special Prices for Builders and Contractors

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

## Bronx.

### DWELLINGS.

BARKER AV, w s, 95.36 n Rosewood, 1-sty fr dwg, 19x43, composition rf; \$3,000; (o) Jacob Schneider, 842 E 228th; (a) Eugene Canara, 826 E 228th (648).

MINNIEFORD AV, w s, 175 n Cross, 2-sty fr dwg, 19½x40.9, asphalt shingle rf; \$8,000; (o) Anna Singer, 565 City Island av; (a) John Brandt, 271 W 125th (651).

MINNIEFORD AV, e s, 200 n Ditmars, 2½-sty fr dwg, 20x30, rubberoid rf; \$7,000; (o) Hulda Seaman, 528 Minnieford av; (a) Lester Suritti, 2594 E 26th, Bklyn (652).

### FACTORIES AND WAREHOUSES.

HONE AV, w s, 125 n Allerton av, 1-sty fr storage, 64x16, tar paper rf; \$500; (o) Emma Bedford Eggett, 2725 Hone av; (a) Anton Pirner, 2069 Westchester av (655).

### STABLES AND GARAGES.

163D ST, s s, 175.78 e Melrose av, 1-sty bk garage, 49.9x98.10, slag rf; \$40,000; (o) S. Calabro Bldg. Co., Inc., S. Calabro, 825 Brook av, Pres.; (a) Di Rose & Cavalieri, 370 E 149th (650).

CLARENCE AV.—w s, 134.59 s Gridley av, 1-sty bk garage, 20x20, shingle rf; \$500; (o) Frank De Micco, 2385 Hoffman av; (a) Anton Pirner, 2069 Westchester av (656).

KEPLER AV, n w c 236th st, 1-sty bk garage, 20x20, rubberoid rf; \$500; (o) John M. Susser & Louisa Susser, prem; (a) Warren G. Faries, 1339 Bristow (653).

MORRIS AV, e s, 94.72 n 196th, 1-sty bk garage, 18x20, shingle rf; \$1,000; (o & a) John D. Ohlssen, 2758 Morris av (657).

### MISCELLANEOUS.

LINCOLN AV, w s, 65 n 136th st, steel hoist guide & track, 12.6x55; \$500; (o & a) Bronx River Iron Works, prem (654).

## Brooklyn.

### DWELLINGS.

HINSDALE ST, 588, w s, 180 s Newport av, 2-sty bk 1 fam dwg, 20x44; \$10,000; (o) Ike Greenberg, 622 Hinsdale; (a) Peter Millman, 1780 Pitkin av (12147).

W 3D ST, 2854-6, w s, 110.8 n Sheepshead Bay rd, 1-sty fr 1 fam dwg, 25x44; \$2,500; (o) Maria Salvia, prem; (a) Abram D. Hinsdale, 17 Hanover pl (12124).

W 15TH ST, 2568, w s, 120 n Av Z, 1-sty fr 1 fam dwg, 16x35; \$4,000; (o) Jos. Zucco, 2565 W 17th; (a) Jos. J. Galzin, 1 Webers walk (12052).

52D ST, 1480, s w c 15th av, 4-sty bk 16 fam dwg, 50x90; \$85,000; (o) T. A. Realty Co., Inc., 215 Montague; (a) Boris W. Dorfman, 26 Court (12136).

E 59TH ST, 1375, e s, 160 n Av N, 2-sty fr 1 fam dwg, 15.6x32; \$5,800; (o) Martha & Chas. Handley, 1585 E 48th; (a) R. T. Schaefer, 1526 Flatbush av (12119).

E 95TH ST, 1469-75, e s, 100 n Av M, 1-sty bk 1 fam dwg, 22x38; \$3,500; (o) Jos. Immel, 1471 Metropolitan av; (a) Henry Holder, 242 Franklin av (12134).

15TH AV, 5210, w s, 50 s 52d st, 4-sty bk 16 fam dwg, 50.2x88; \$80,000; (o) same (12137).

### FACTORIES AND WAREHOUSES.

1ST ST, 92-98, s s, 274.6 e Bond st, 1-sty bk storage, 71.8x100.7; \$36,000; (o) Standard Oil Co., 26 Bway, N Y; (a) C. A. Ellis, 26 Bway, N Y (12055).

16TH AV, 8625, s w c Benson av, 4-sty bk factory, 90x40; \$30,000; (o) Julius Bloom, 2049 65th; (a) Henry Firth, 8515 Bay Parkway (12087).

### STABLES AND GARAGES.

BALTIC ST, 432-4, s s, 125 w Bond st, 1-sty bk garage, 50x100; \$10,000; (o) Virginia Marchisi, 456 Baltic; (a) W. J. Conway, 400 Union (12135).

DEAN ST, 750 64, s s, 140 e Utica av, 1-sty bk garage, 131.10x107.2½; \$28,000; (o) Martha Garage Corp., 1678 President; (a) Bly & Hanson, 551 Nostrand av (12083).

HENDRIX ST, 647, s e c Livonia av, 5-1-sty conc garages; \$2,500; (o) Mari Nicolose, 577 Essex; (a) Wm. C. Winters, 106 Van Siclen av (12163).

S 8TH ST, 194-202, s w c Roebling st, 2-sty bk stores & garage, 110x111.5½; \$75,000; (o) Aaron Segal, 180 S 4th; (a) Springstein & Goldhammer, 32 Union sq (12564).

27TH ST, 180, s s, 160 n 4 av, 2-sty bk garage & 1 fam dwg, 25x64; \$9,000; (o) Saml Demeler, 155 28th; (a) John G. Michel, 323 45th (12161).

CHURCH AV, 71, n s, 17.10½ w West st, 1-sty bk garage, 20½x104.1½; \$8,000; (o) Hopewell Holding Co., 1678 42d; (a) M. A. Cantor, 373 Fulton (12127).

OCEAN PARKWAY, 728-36, s w c Parkville av, 4-1-sty conc garages, 3, 18x18; 1, 10x20; \$3,000; (o) K. J. B. Realty Co., 2106 Atlantic av; (a) M. A. Cantor, 373 Fulton (12175).

ROCKAWAY AV, 794-804, w s, 200 s Riverdale av, 1-sty bk garage, 100x100; \$30,000; (o) Brownsville Assoc., Inc., 1780 Pitkin av; (a) Jas. J. Milliman, 26 Court (12145).

### STORES, OFFICES AND LOFTS.

SOUTH 9TH ST, 205, n w c Roebling st, 2-sty bk stores, 17x25; \$5,000; (o) Miss Rose Levenson, 196 S 9th; (a) Irving M. Femchel, 89 Taylor (12066).

MYRTLE AV, 708-10, s s, 25 e Spencer st, 1-sty bk office & shop, 40x100; \$10,000; (o) John Clarke Est., 840 Bedford av; (a) Henry Holder, 242 Franklin av (12132).

### MISCELLANEOUS.

W 12TH ST, 2857-79, e s, 464 s Neptune av, 4-1-sty fr sheds; \$2,000; (o) Overton Est., 2697 Ocean av; (a) Peter F. Meyer, 414 Av N (12062)

## Queens.

### DWELLINGS.

CORONA.—Junction av, w s, 152 n Hunt, 1½-sty brick dwg, 24x36, shingle roof, 1 fam, gas; \$6,000; (a) Edward Schmitt, Hunt st, Corona; (a) A. Schoeller, Way av, Corona (5059).

ELMHURST.—Horton st, n s, 95 w Justice, 2½-sty fr dwg, 25x40; \$5,000; (a & o) Fred Hoffman, Gleane st, Flushing (5052).

FOREST HILLS.—Livingston st, n s, 100 e Seminole av, 2-sty fr dwg, 29x31, tile roof, 1 fam, gas, steam heat, \$15,000; (a) Cora Meyer Co, Forest Hills, L I; (o) Beach & Hesse, 18 E 4th, N Y (5060).

JAMAICA.—Harrison av, w s, 215 n 1st, 2½-sty fr dwg, 20x38, shingle roof, 1 fam, gas; \$4,000; (o) M. Brandt, 309 Fulton, Jamaica; (a) H T Jeffrey, Jr, Butler Bldg, Jamaica (5051).

### STABLES AND GARAGES.

RIDGEWOOD.—St Nicholas av, n w c Woodbine, 1-sty bk garage, 50x30, slag roof; \$5,000; (o) J G Schneider, 351 St Nich av, Ridgewood; (a) Louis Allmindinger, 20 Palmetto, Ridgewood (5056).

### STORES OFFICES AND LOFTS.

FLUSHING.—Broadway, s s, 521 e Main, 2-sty bk office, 20x60, slag roof, steam heat; \$10,000; (o) Tuohy & Epstein, 98 Main, Flushing; (a) H T Jeffrey, Jr, Butler Bldg, Jamaica (5050).

L. I. CITY.—Jackson av, s s, 33 w Skillman pl, 1-sty bk stores, 75x80, slag roof, steam heat; \$25,000; (o) Chas L Wright, 7 East 42d, N Y; (a) Harold E Paddon, 280 Madison av, N Y (5053).

## Richmond.

### CHURCHES.

PORT RICHMOND.—Morning Star rd, 333-335-337, 174 s Prospect, 3-sty bk church & school, 52x101, slate rf; \$70,000; (o) The Polis R. C. Church of St. Adalbert, 59 John; (a) F. J. Schwartz, Colt Bldg., Paterson, N. J. (1315).

### DWELLINGS.

FT WADSWORTH.—Egbert pl, e s, 120 of Fingerboard rd, 1-sty fr dwg, 23x25, shingle rf; \$5,000; (o) W. Hulnick, Fingerboard rd; (a) W. O. Coburn, 183 Dickee av (1276).

GRANITEVILLE.—N s, 600 w Morning Star rd, 2-sty fr dwg, 19x28, shingle rf; \$4,800; (o) Raymond P. Hoerle, Springville, S. I.; (a) Joe Porto, Graniteville, S. I. (1338).

GRANT CITY.—Tyson Manor, Railroad av, 51 n Prescott av, 2-sty fr dwg, 23x28, composition rf; \$6,300; (o) Wm. F. Behler, 308 Richmond, 280 Linden, Bklyn; (a) Wm. Ossman, 285 Linden, Bklyn (1262).

GRASMERE.—Lake View ter, w s, 390 n Clove av, 2-sty fr dwg, 30x36, shingle rf; \$4,500; (o) C. D. Durkee, Grasmere, Rosebank; (a) W. H. Condit, Grasmere, Rosebank (1348).

GREAT KILLS.—Hillcrest pk, n s, 170 w Lindenwood pl, 2-sty fr dwg, 20x28, shingle rf; \$3,500; (o) Louis Herin, 420 W 48th; (a) Louis Herin, 420 W 48th (1261).

PORT RICHMOND.—Hatfield pl, n s, 125 n Richmond av, 2-2-sty fr dwgs, 30x25, shingle rf; \$7,000; (o) R. D. Jones, Jr., 308 Richmond av, Port Richmond; (a) Wm. F. Behler, 308 Richmond av, Port Richmond (1217).

PORT RICHMOND.—Castleton av, 1287, n e c Clove rd, 1-sty fr dwg, 42x25, rubberoid rf; \$2,000; (o) Louis C. Sinkins, 1289 Castleton av; (a) Orsen Makley, Kugaley av, West Brighton (1321).

PORT RICHMOND.—Cortlandt st, e s, 1,251 s Houghonst, 2-sty fr dwg, 37x150, shingle rf; \$5,500; (o) F. Blafual, 164 Catherine, Port Richmond; (a) J. Furon, Decker av (1331).

ROSEBANK.—Maryland av, n s, 100 w Ver-non av, 1½-sty fr dwg, 21x36, shingle rf; \$3,000; (o) Louis Herin, 420 W 48th; (a) Louis Herin, 420 W 48th (1261).

500; (o) G. Gagliona, 299 1 av, Manhattan; (a) Peter Farina, 187 Virginia rd (1318).

ROSEBANK.—Thompson pl, n s, 150 n Tompkins av, 2½-sty fr dwg, 20x26, shingle rf; \$5,500; (o) John C. Haabestad, 130 Clinton av (1317).

TOMPKINSVILLE.—Sherman av, w s, c Carson av, 2½-sty fr dwg, 23x35, shingle rf; \$5,000; (o) S. Bleiman, Tompkinsville, S. I.; (a) Chas. B. Hewker, Tompkinsville, S. I. (1340).

WEST NEW BRIGHTON.—Scheffeld st, w s, 250 n Delafield av, 2-sty fr dwg, 24x30, shingle rf; \$4,000; (o) Oscar Swanson, 386 Baldwin av; (a) Oscar Swanson, 386 Baldwin av (1339).

WEST BRIGHTON.—Mada av, w s, 250 n De Kay av, 2-sty fr dwg, 23x24, cedar shingle rf; \$4,500; (o) Anna L. Farrell, Britton st; (a) E. J. Luta, 482 Bard av (1265).

WEST BRIGHTON.—Clove rd, w s, 200 n Vilafield av, 2-sty fr dwg, 22x24, shingle rf; \$4,000; (o) Brooks Estate Corp., 49 Watt, Manhattan; (a) Brooks Estate Corp, 49 Watt, Manhattan (1327).

#### MISCELLANEOUS.

CLIFTON.—Edgewater st, e s, 155 n e Sylva la, 1-sty fr shed, 43x72, tar & gravel rf; \$3,000; (o) N. Y. Harbor Dry Dock Corp., 200 Edgewater, Rosebank; (a) F. S. Small, 200 Edgewater, Rosebank (1337).

RICHMOND TER, n s, 220 w Union av, 1-sty fr mfg, 35x70, felt rf; \$7,000; (o) Johnson Shipyard Corp., 2947 Richmond ter, Mariners Harbor; (a) H. Hermansen, 340 Oakland av, West New Brighton (1309).

### PLANS FILED FOR ALTERATIONS

#### Manhattan.

BROAD ST, 105, WATER ST, 22, remove stairs, partitions, windows, str fronts, &c, new partitions, stairways, plumbing fixtures, windows in 5-sty bk str & offices; \$20,000; (o) Royal Holding Corp., 128 Bway; (a) M. Jos. Harrison, 110 E 31 (2974).

HUDSON ST, 627, remove wall, partitions, new girders, partitions, fire-escapes in 4-sty bk str & dwg; \$9,000; (o) Hyman Levine, 200 W 119th; (a) Seelig & Finkelstein, 44 Court, Bklyn (2940).

IRVING PL, 15-19, new partitions, toilets in 5-sty bk str, offices & storage; \$2,000; (o) Kops Realty Co., 21 Irving pl; (a) Geo. Dress, 116 W 39th (2970).

WALKER ST, 93; LAFAYETTE ST, 100, remove doors, partitions, new marquees, closets, toilet, partitions in 8-sty f. p. str & offices; \$9,000; (o) Helen Hartley Jenkins, trustee, care Marcellus Hartley Dodge, 120 Bway; (a) Carrere & Hastings, 52 Vanderbilt av (2909).

WATER ST, 384-386, remove wall, front, rf, new posts, girders, front, rf, stairs in 3-sty bk storage; \$8,000; (o) Anthony Borelli, 384-386 Water; (a) Sam Cohen, 32 Union sq (2933).

WATTS ST, 48-50, new elevator shaft, walls,

pit, skylight, doors, girder, piers in 2-sty f. p. garage; \$7,000; (o) Chas. Burkelman, 107 Montague, Bklyn; (a) Jean Jeauque, 40 Sullivan (2908).

WAVERLY PL, 137, new bath rooms, vents, partitions, closets, doors, plumbing in 3-sty bk apts; \$3,000; (o) Eugene E. Collister, 137 Waverly pl; (a) owner (2895).

WILLIAM ST, 68-70, change stairway, entrance, offices, elevators in 16-sty f. p. bank & offices; \$250,000; (o) Royal Bldg. Corp., 68 William; (a) A. F. Gilbert, 80 Maiden lane (2896).

11TH ST, 208-12 W, new entrance, partitions, plumbing, heating, elec work, painting in 3-3-sty bk dwgs; \$20,000; (o) Edw. Swann, 31 E 26th; (a) Robt. A. Fash, 163 W 20th (2942).

16TH ST, 132 E, remove stoop, partitions, new ext in 4-sty bk library; \$10,000; (o) Am. Irish Historical Assoc., 132 E 16th; (a) Jas. W. O'Connor, 162 E 37th (2946).

20TH ST, 130 W, remove partitions, new plastering, floors, fire-escapes, windows, heating system in 5-sty bk str & lofts; \$3,000; (o) Kinson Realty Co., 316 W 30th; (a) R. A. Almiroty, 46 W 46th (2964).

23D ST, 119 E, remove front, stairs, new elevator, front, stairs, partitions, framing, floors, walls, rf, skylights, shaft, toilet rooms in 5-sty bk str & offices; \$15,000; (o) Jas. D. Black, Johnston, N. J.; (a) R. A. Almiroty, 46 W 46th (2965).

51ST ST, 11-13 W, remove stoops, columns, cornices, wall, partitions, new entrances, vestibule, stairs, openings, doors, windows, partitions, steam heating in 4-sty bk club; \$17,000; (o) The Doherty Club, Inc., 60 Wall; (a) W. B. Chambers, 111 E 40th (2888).

52D ST, 128 W, new add, columns, girders, floors, walls, doors, ext, fire-escape, exit passage in 4-sty bk office & laboratory; \$40,000; (o) Setay Realty & Trading Corp., 749 7 av; (a) King & Campbell, 36 W 40th (2898).

52D ST, 257-9 W, remove stairs, partitions, new stairs, opening, lintels, bathrooms, toilet in 3-sty bk restaurant & dwg; \$3,500; (o) Mrs. Jane C. Long, 257 W 52d; (a) Alexander Deserty, 110 W 34th (2967).

54TH ST, 304 W, remove ext, new partitions, beams, stair, enclosures, elev shaft, floors, ext, walls in 4-sty bk garage & offices; \$8,000; (o) Michael & Louis Schiavone, 304 W 54th; (a) Richard Shutkind, World Bldg., Room 505 (2929).

55TH ST, 77 E, remove partitions, rearrange plbg, new partitions, vent shaft, fixtures, general repairs in 4-sty bk dwg & offices; \$5,000; (o) Walden Pell, 7 Wall; (a) F. Livingston Pell, 122 E 25th (2830).

55TH ST, 18 W, new partitions, bathrooms, window in 5-sty bk dwg; \$5,000; (o) Alfield M. Rau, 505 5 av; (a) Max Miller, 115 Nassau (2941).

57TH ST, 58-64 W, new mezzanine in 7-sty bk stores & apts; \$2,000; (o) Stafford Bros., 23 W 43d; (a) Chas. E. Birge, 29 W 34th (2840).

58TH ST, 512 E, remove stoop, entrance, new plbg, heating, elec work, walls, vent shafts, flooring, fireplaces, window, steps, openings in 3-sty bk dwg; \$15,000; (o) Foster Kennedy, 116 E 63d; (a) H. O. Millich, 4 E 39th (2858).

63D ST, 35 E, change partitions, new bath-rooms, plumbing in 4-sty bk dwg; \$5,000; (o) Chas. T. Gould, Tarrytown, N. Y.; (a) Hyde & Shephard, 501 5 av (2945).

68TH ST, 57 W, remove stoop, rearrange partitions, rooms, new bath rooms, entrance in 4-sty bk dwg; \$12,000; (o) Mrs. Kathryn M. Shary, 614 W 157th; (a) Benj. C. Block & Walter Hesse, 18 E 41st (2975).

72D ST, 43 W, new ext in 5-sty bk studio; \$3,000; (o) Wethie Holden Co., Inc., 43 W 72d; (a) Wm. D. Silverman, 2041 7 av (2875).

72D ST, 120 W, new ext, toilets, skylights, foundations, wall, roof, beams, plbg fixtures, floors in 4-sty bk restaurant & dwg; \$4,000; (o) Waunegan Realty Co., 395 4 av; (a) Jos. Pritzel, 29 W 34th (2837).

72D ST, 245 W, remove wall, stairs, shaft, new beams, stairs, partitions, flooring in 4-sty bk school & offices; \$3,500; (o) Alfred Timen, 1416 Bway; R. Max Carnot, 1416 Bway; (a) Alex. Deserty, Room 1102, 110 W 34th (2859).

74TH ST, 42 E, raise beams, remove partitions, new partitions, ext, front in 4-sty bk dwg; \$15,000; (o) Max Verschleiser, 205 E 67th; (a) J. M. Felson, 1133 Bway (2966).

75TH ST, 182 E, remove shaft, move entrance, change windows, alter partitions, stairs, new exterior, plumbing, heating & electric wiring in 4-sty bk dwg; \$15,000; (o) Robt. LeRoy, 40 Wall; (a) Polhemus, Mackenzie & Coffin, 15 E 40th (2774).

75TH ST, 59 E, remove stoop, &c, new apts, partitions in 4-sty bk offices & dwg; \$12,000; (o) Morris Zucker, 106 E 6th; (a) Sam Cohen, 32 Union sq (2934).

76TH ST, 50 E, change partitions, new vents, toilets, skylight, dumbwaiter, ext in 5-sty bk dwg; \$6,500; (o) Mrs. Ruth L. Alley, Willow Circle, Bronxville, N. Y.; (a) Clark & Adams, 137 E 46th (2768).

78TH ST, 103 E, remove stoop, entrance, new steps, walls, entrance, railing, window, opening,

stairway, partitions in 4-sty bk dwg; \$7,000; (o) Alfred Roelker, 103 E 78th; (a) Davis, McGrath & Kiessling, 220 5 av (2808).

82D ST, 109-11 E, new f p floors & ceilings in 4-sty bk garage; \$6,000; (o) Jno. J. Finnerty 1195 3 av; (a) Chas. B. Meyers, 1 Union sq W (2840).

93D ST, 317 W, rearrange partitions in 7-sty bk apt house; \$3,000; (o) De Peyster Realty Co., 92 Pine; (a) David M. Ach, 1 Madison av (2863).

106TH ST, 402 E, remove columns, girders, partitions, toilets, new columns, girders, partitions, bathrooms, openings, vents, dumbwaiter shaft, elec light in 6-sty bk tnt & str; \$20,000; (o) Mrs. Antonietta Gandolfo, 402 E 106th; (a) Carl B. Cali, 81 E 125th (2968).

150TH ST, 413 W, remove 1-sty, new rf in 2-sty bk garage; \$3,000; (o) Thomas Murray, 500 W 145th; (a) Frank J. Schefek, 4168 Park av (2962).

BROADWAY, 1651-1663; 51ST ST, 215 W; 52D ST, 224 W, remove wall, partitions, new entrance, elevators, ext, columns, girders, openings, doors, toilets, partitions, windows in 5-sty bk str & offices; \$50,000; (o) Girard Trust Co., Broad & Chestnut st, Philadelphia, Pa.; (a) Louis E. Dell, 1133 Bway (2931).

MORNINGSTAR DR, 40-44, 14TH ST, 401-407 W, new dome, interior stone facing in 1-sty f. p. church; \$150,000; (o) Corp. of the Novitiate of the Fathers of Mercy, 120 W 24th; (a) Cross & Cross, 681 5 av (2971).

PARK AV, 1145, new front, ext, bathrooms, move partitions in 3-sty bk dwg; (o) Holburn Realty Co., 119 W 40th; (a) Emery Roth, 119 W 40th (2969).

#### Bronx.

TILDEN ST, n s, 189,40 e Holland av, 1-sty fr ext, 22.4x11.6, new plumbing, new partitions to 2½-sty fr dwg; \$1,500; (o) Cecetia Puzuttiello, 734 Magneta; (a) Jos. Ziccardi, 3360 Cruger av (527).

VINEYARD PL, s w c 176th st, 2-sty fr ext, 25x20, new plumbing, new partitions to 2½-sty bk dwg; \$5,000; (o) Marmon Realty Co., 1520 West Farms road; (a) Chas. Kreymborg, 2534 Marion av (524).

149TH ST, 327, 2 1 & 3-sty bk extns, 25x29.3, 11x3.6, new plumbing, new partitions to 3-sty fr tnt; \$7,000; (o) Bernard Bernstein, 345 E 149th; (a) De Rose & Cavalleri, 370 E 149th (526).

181ST ST, 69 W, 1-sty fr ext, 16.3x20, to 1-sty fr garage; \$500; (o) Jos. Bloom, on prem; (a) Wm. A. Gelsen, 2403 Creston av (528).

FIELDSTONE RD, w s, 112 s Faraday av, 1-sty fr built upon present 1-sty ext of 2½-sty fr dwg; \$200; (o & a) Henry E. Emery, on prem (525).

HOLLAND AV, 2716, 1-sty bk ext, 18x8, to 2-sty bk dwg; \$750; (o) Max Oppenheimer, prem; (a) Chas. Kreymborg, 2534 Marion av (523).

#### Brooklyn.

CONSELYEA ST, 31, n s, 175 w Lorimer st, ext & int alt & plbg to 3-sty fr garage & 2 fam dwg; \$3,500; (o) C. Simonelli, prem; (a) P. Fellem & Son, 103 Park av, N Y (12129).

KOSCIUSKO ST, 242-4, s s, 100 e Tompkins av, ext & int alt & raze bldg of 2-3-sty fr garage & 2 fam dwgs; \$8,000; (o) Sam Stoteer, prem; (a) Glucroft & Glucroft, 729 Flushing av (12115).

VANDERBILT ST, 205, n s, 225 w 20th st, ext & int alt & plbg to 3-sty fr 2 fam dwg; \$1,000; (o) Filippo Cherico, 577 20th; (a) John V. Campesi, 33 Cheever pl (12112).

S 9TH ST, 205, n w c Roebeling st, raise exterior, etc, 4-sty bk stores, offices & 1 fam dwg; \$4,000; (o) Miss Rose Levenson, 196 S 9th; (a) Irving M. Fenchel, 89 Taylor (12067).

W 23D ST, 284-8, w s, 350 n Mermald av, ext to 2-2-sty fr str & 2 fam dwgs; \$3,000; (o) Abe Fishbein, prem; (a) Jos. J. Galizia, 1 Webers walk (12109).

W 33D ST, 2965-71, e s, 93.74 n Surf av, raise ext to 2-sty fr boarding house; \$5,000; (o) Henry D. Shuldner, 1035 E 16th; (a) Jos. J. Galizia, 1 Webers walk (12053).

SAME PREM, ext & int alts to 2-sty fr boarding house; \$2,500; (o & a) same as above (12054).

BEDFORD AV, 1479, e s, 69.1½ s Sterling pl, str front & int alt to 4-sty bk str & 3 fam dwg; \$2,500; (o) Wm. Behnken, prem; (a) John N. Loeser, 371 Fulton (12088).

DEKALB AV, 942-58, s w c Lewis av, int alt in 3-sty storage, stable & loft; \$10,000; (o) Bordens Farm Products Co., Inc., 63 Vesey; (a) Albert Ullrich, 371 Fulton (11971).

DIVISION AV, 37, n s, 67.6 w Wythe av, exterior & int alts to 4-sty bk garage & tnt; \$—; (a) H. Bridgman Smith Co., 473 Kent av; (a) Thos. F. Bowe, 473 Kent av (11760).

DIVISION AV, 39, n s, 45 w Wythe av, int alts to 4-sty bk shop & tnt; \$25,000 total for 3 bldgs; (o & a) same as above (11762).

FLATBUSH AV, 242, s w c 6 av, str fronts, str & 2-fam dwg; \$1,000; (o) Alex. G. Wilson, prem; (a) Brook & Sackheim, 26 Court (11360).

GATES AV, 425-7, n s, 185 e Nostrand av, int alt & plbg to 4-sty bk stores & 2-fam dwg; \$2,500; (o) Jas. Dormant, 797 Marcy av; Abra-

## G. C. & A. E. Wheeler

### CIVIL ENGINEERS AND CITY SURVEYORS

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

### Owners, Builders, Architects, Contractors

702 West 181st St. (at Broadway)  
NEW YORK CITY Phone Wadsworth 886

## JENKINS ELEVATOR CO., Inc.

ELECTRIC ELEVATORS  
REPAIRS  
TO ALL TYPES OF ELEVATORS  
ALTERATIONS  
ENGINEERING SERVICE

221-227 CANAL STREET  
NEW YORK

Phone: Franklin 884

ham Simon, 921 Fulton; (a) Hy M. Entlich, 413 S 5th (11253).

HAMILTON AV, 220 w, 138.3 s Hicks st, int alts to 3-sty bk offices; \$1,000; (o) N. Y. Telephone Co., 15 Dey, N Y; (a) A. W. Allen, 15 Dey (11299).

HAMILTON AV, 218, w s, 113.3 s Hicks st, int alts to 3-sty bk str & 4-fam dwg; \$2,000; (o) same; (a) same (11300).

LEE AV, 41, n w c Wilson, int alts to 4-sty bk str & tnt; \$6,000; (o) Isaac Stang, Danl. Spetger, 65 Av D, Manhattan; (a) M. Jos. Harrison, 110 E 31st, Manhattan (11812).

LEFFERTS AV, 400, s s, 28.2 1/2 w N Y av, ext to 2-sty fr 2 fam dwg; \$2,000; (o) Carmelo Orlando, prem; (a) Fred Obert, 334 Clarendon rd (12150).

LINCOLN RD, 300, s s, 185 w Rogers av, int alt & plbg to 3-sty bk bachelor apts; \$7,000; (o) A. Letto de Remice Conche, 227 Kingsbridge av, N Y; (a) Sterling Arch. Co., 99 Nassau, N. Y. (12082).

LORRAINE AV, 1452-62, e s c Amber st, raise bldg, 2-sty fr 1-fam dwg; \$1,200; (o) T. Lombardo, 146 Montrose av; (a) Chas. H. Pfoff, 673 Eldert Lane (11334).

MANHATTAN AV, 771, n w c Meserole av, str fronts & int alts to stores & 1-fam dwg; \$2,000; (o) Thos. Wolf, prem; (a) Otto C. Infanger, 2634 Atlantic av (11255).

NEW LOTS AV, 422, s s, 40.2 e New Jersey av, str front & int alts to 2-sty fr str & 2 fam dwg; \$1,200; (o) Hyman Nadel, prem; (a) S. Millman & Son, 1780 Pitkin av (11641).

NEW UTRECHT AV, 6426, n w c 65th, ext to garage; \$2,000; (o) Antonio Salerno, prem; (a) Herman A. Weinstein, 375 Fulton (11531).

**Queens.**

L. I. CITY.—Vernon av, n w c . . Jane, int wood frames to be removed and steel framing installed; \$30,000; (o) Robert M. Lease, 481 Vernon av, L. I. City (2414).

L. I. CITY.—William st, 157, int alts to garage & dwg; \$1,000; (o) Julius Lederer, prem; (a) F. Chmelik, 796 2 av, L. I. City (2433).

L. I. CITY.—7th av, s e c Washington av, int alts to dwg; \$1,200; (o) Jos. Wilmek, prem (2397).

L. I. CITY.—Main st, s w c Van Alst av, int alts to str & office; \$1,000; (o) Maty J. Hutchinson, 1925 7 av, Manhattan; (a) Jos. Mitchell, 322 W 24th, Manhattan (2458).

L. I. CITY.—Van Alst av, w s, 75 n Taylor, int alts to dwg; \$2,800; (o) F. Carotino, prem (2447).

L. I. CITY.—18th av, w s, 500 Jamaica av, repairs & int alts to dwg; \$2,800; (o) Robert Willis, prem (2409).

L. I. CITY.—Diagonal st, e s, 115 n Van Dam, int alts to str & office; \$4,000; (o) Jos Foy, prem (2483).

L. I. CITY.—Harris av, n w c Sherman, elevator in factory; \$4,000; (o) The Pathescope Co., 35 W 42d, Manhattan (2498).

MASPETH.—Clermont av, w s, 75 s Hull av, plumbing in dwg; \$100; (o) John Zilanes, prem (2500).

NEPONSET.—Boulevard, n e c Beach 144th, 1-sty fr ext, 10x29, rear dwg, tin rf, int alts; \$2,500; (o) J. W. Fritz, prem (2499).

OZZONE PARK.—Freedom av, e s, 100 n Jerome av, int alts to dwg; \$2,600; (o) Jos. Fiventino, prem (2368).

RIDGEWOOD.—Myrtle av, n s, 38 w Putnam av, 1-sty bk ext, 20x37, rear str & dwg, int alts; \$3,500; (o) Garafolo Bros., 1683 Myrtle av, Bklyn; (a) Jos. MacSweeney, 904 Union, Bklyn (2455).

RIDGEWOOD.—Van Cortlandt av, s s, 175 w Kossuth pl, int alts to pump & well house; \$1,100; (o) Phillip Dietz Co., prem (2362).

RIDGEWOOD.—Cypress av, n e c, L. I. R. R., int alts to dwg; \$1,800; (o) Frank Eiter, prem (2422).

**Richmond.**

FORT WADSWORTH.—Tompkins av, w s, 50 n Wadsworth av, raise bldg, reconstruct 2d floor, new attic, partitions in 1 1/2-sty fr dwg; \$1,500; (o) Angelo Antico, Ft. Wadsworth; (a) Chas. B. Hewker, Tompkinsville (508).

NEW DORP.—2d st, n s, n w c New Dorp la, new add sty, cellar, bath rooms, bath tub, basin, toilet, sinks, range, boiler, roof, columns, rafters, bay window, floor, beams, girders, stair in 2-sty bk ware rooms & apt; \$16,000; (o) And's Kock, Inc. Rose av, New Dorp; (a) Venchitto & Sons, New Dorp (241).

NEW DORP BEACH.—Cedar Grove av, e s, near Garibaldi av, new ext, foundation, walls, floor, rf, rafters in 1-sty bk dwg; \$2,500; (o) St. John's Guild, Seaside Hospital, New Dorp Beach; (b) owner (521).

PRINCE BAY.—Terrace av, n e s, 200 e McGuire rd, new partitions, ceilings, cess pool, foundation in 1-sty frame dwg; \$2,500; (o) Jno. J. Crudder, care J. M. Delaney, Meridan, Conn; (a) F. Chmelik, 796 2 av, Astoria, L I C (464).

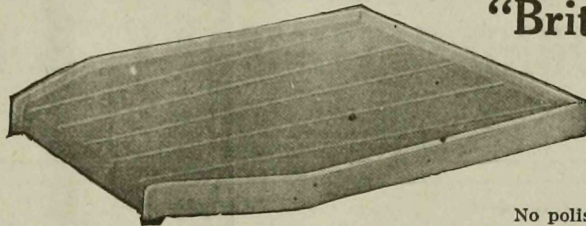
RICHMOND.—s w c Jal and De Valt sts, finish approaches of the Richmond county court house, new walks, walls, foundation, basins; \$55,000; (o) City of N Y; (b) J. M. Knopp, 544 W 43d, N. Y. City (303).

# HECLA IRON WORKS

ESTABLISHED 1876

## Architectural Bronze and Iron Work

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



### "Britin" Metal Drainboard For the Kitchen

Is covered with a bright soft metal not affected by acids. No plating to wear off. No polishing required to keep it clean.

ALL SIZES AND SHAPES MADE

## JOHN TRAGESER STEAM COPPER WORKS

447 WEST 26TH STREET

NEW YORK CITY

# NIENHOUSE BROTHERS, Inc.

## BUILDING CONSTRUCTION

SIEBRAND H. NIENHOUSE, President  
MATHIAS NIENHOUSE, Vice-President  
316-318 EAST 161ST STREET

FRANK E. EDELBOHLS, Treasurer  
CHAS. J. FAHRENKOPF, JR., Secretary  
NEW YORK

PHONE: 2984 ASTORIA

ESTABLISHED 25 YEARS

"RELIABILITY, DURABILITY and EFFICIENCY"

## L. S. Aspromonte & Son, Contracting Plasterers

PLAIN AND ORNAMENTAL—STUCCO AND CEMENT SIDEWALKS

21 CARVER STREET

LONG ISLAND CITY, N. Y.

# WELLS ARCHITECTURAL IRON CO.

## Manufacturers of Ornamental Iron Work

Phone: { 1370  
Mott Haven { 1371

Office and Factory: River Ave. and East 151st St.

# KRASLOW BUILDING COMPANY

ENGINEERS—CONTRACTORS

Furnish designs and specifications and will build, on "COST PLUS" basis, factories, warehouses, mills, office buildings, commercial garages, residences, etc.

190 MONTAGUE STREET, BROOKLYN, N. Y.

TELEPHONE: 4041 MAIN

# CHESLEY STOCK FIRE PROOF DOORS

STANDARD SIZES CARRIED IN STOCK

SEND FOR BOOKLET

A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.

# A. J. CONTRACTING CO., Inc.

## BUILDING CONSTRUCTION

## ALTERATION SPECIALISTS

101 Park Avenue

Tel. Murray Hill 7916-7917

New York

# John P. Kane Company

TROWEL  
PORTLAND CEMENT

MASONS'  
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK  
FOOT WEST 94TH ST., NEW YORK  
148TH ST. AND HARLEM RIVER, NEW YORK  
6TH ST. AND GOWANUS CANAL, BROOKLYN

## EDWARD CORNING COMPANY, BUILDERS

145 EAST 45th STREET, NEW YORK

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

# Empire Brick & Supply Co.

YARDS

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

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

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

## High Grade Watchman's Service HOLMES PATROL

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

Day Tel.: Franklin 6030  
139 CENTRE STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 3030  
66 WEST 39TH STREET

## Builders Brick and Supply Co., Inc.

Mason's  
Building Materials

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



## The Lawrence Cement Company

302 BROADWAY, NEW YORK

## WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Longacre 670

**HENRY MAURER & SON** Manufacturer  
of  
Fireproof Building Materials OF EVERY  
DESCRIPTION  
Hollow Brick made of Clay for Flat Arches,  
Partitions, Furring, Etc., Porous Terra Cotta,  
Fire Brick, Etc.  
Office and Depot, 420 EAST 23RD STREET  
Works: Maurer, N. J. NEW YORK

## BISHOPRIC STUCCO AND SHEATHING BOARD

W. B. ABBEY, Inc.  
Wholesale Distributors

N. Y. OFFICE  
1270 Broadway  
Tel. Penn. 3273

NEWARK OFFICE  
Essex Building  
Tel. Mulberry 2501

# A.B.S.E.E.

## ELECTRIC ELEVATOR COMPANY

220 BROADWAY  
NEW YORK