

# Real Estate Record and Builders Guide

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

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# EDITORIAL

## City Also Victim of Labor Grafters?

A disposition to give a political twist to the building inquiry of the Joint Legislative Investigating Committee has become evident. Mr. Untermeyer, the committee's chief counsel, is credited with opposing this tendency. If that correctly reflects Mr. Untermeyer's position he is taking the right attitude, and Senator Lockwood and the associate members of the committee may well follow the lead of their counsel. While it is true that an important municipal campaign is drawing near, the Lockwood committee has more pressing business at hand than a mere political excursion into the Hylan Administration for the purpose of digging up material for the 1921 campaign. The politicians can take care of the municipal campaign later on.

It is eminently proper, however, for the legislative committee to investigate contracts for the erection of new schools, docks and other municipal enterprises coming legitimately within the scope of the inquiry. Enough already has been brought out to show conclusively that private builders have been made the victims of vicious labor troubles which have cost them thousands on thousands of dollars. It is pertinent to know whether these same practices have been carried on in connection with the numerous large contracts in which the city is interested. If labor dictators have had no more compunction about holding up municipal enterprises than has been the case with private building enterprises it would be well to have that fact clearly established.

Mr. Untermeyer evidently has not yet put on full steam in the inquiry. A good deal of attention has been given to the development of leads in various directions. The expressed willingness of the Federal Department of Justice to cooperate does not seem to be wholly satisfactory to the legislative committee, but the court and grand juries and other state agencies have shown entire willingness to be of whatever service the committee may require from them. Under these circumstances Mr. Untermeyer and the legislators may be expected to proceed with increased activity from now on.

It will be a matter of genuine public disappointment if the committee fails to bring out evidence so strong as to make impossible hereafter a repetition of the hold-ups through which building construction has been made so hazardous here in the metropolis. There can be little wonder, now that some of the facts are known, that building has not gone forward on a larger scale. Amazing almost beyond belief is the revelation that contractors have been compelled to allow for an indefinite amount of labor graft in estimating the cost of proposed new buildings. Investors, as well as contractors, already were beset with difficulties enough in the high cost of labor and materials, and in the lack of adequate transportation facilities. The most surprising thing about the whole business perhaps is that there could have been any building at all under these circumstances. The proposition of having to figure \$1,000 per story extra for labor grafters must have been enough in itself to discourage a good many enterprises.

But however onerous the grafting of labor leaders has been, and however much it has acted as a deterrent to build-

ing operations, the greatest embargo to a revival of construction work on the huge scale necessary to put an end to the housing shortage has been the uncertainty of labor accomplishment, the interruption to continuity of labor, and the ineffectiveness of labor because of its unskillfulness. All these conditions are now seen, by light of the revelations of the Lockwood committee to be indirectly caused by the operations of the grafters. They have resulted in greater actual losses than the aggregate of money paid to the grafters. If the grafting ends it is more than likely that labor will again become more continuous, of greater efficiency and consequently there will be increased production by labor. And this will assure, more than anything else, a revival of construction work.

## An Iniquitous Budget

Comptroller Craig has worked out the figures for the budget as finally passed by the Board of Estimate and places the total at \$345,571,399.77. As the tax levy will be made on an assessment of approximately \$10,000,000,000 of taxable values the tax rate will be \$3.45 per \$100.

The first and most important result of this unprecedented rate is to effectually block all efforts put forth in the last year or so to induce a return of money to the real estate mortgage market. High taxes of previous years and the constantly increasing flood of unfriendly legislation had already driven conservative capital away from realty investments to other fields where the returns are greater and with less uncertainty resulting from attacks of lawmakers instigated by voters who have no concept of property rights or no desire to preserve such rights if they had. Taxes amounting to nearly three and a half per cent. make too big a dent in six per cent. mortgage money to make real estate the prime collateral it formerly was, especially when money commands a very much higher rate in the financial and commercial fields.

Every resident of the city will suffer because of the refusal of city authorities to cut the budget down to figures that would make the tax rate only a little more onerous than that of last year, which was itself a cause for the withdrawal of large sums of money from realty investments. All the professions of city authorities of sympathy with rent-payers became ridiculous when compared with their action in placing this new and huge burden upon the property-owners, action which effectually places an embargo upon the inauguration of a building boom, unless advantage is taken of the law passed at the special session permitting New York to exempt for ten years from local taxation all new construction started within the next two years.

The high tax rate imposed by the budget is not its only iniquitous feature. The Board of Estimate has cut from the appropriation asked by the Board of Education \$32,000,000, for which bonds must be issued later unless the Legislature makes provision for payment out of State funds, which is not likely. The slash into the educational requirements was much more severe than into those of any other department of the municipal government. If some of the other de-



partments had been treated in a like manner the budget might have been cut to dimensions more in keeping with conditions prevailing at this time, instead of retaining their swollen totals. Because the Legislature passed mandatory laws increasing teachers' salaries is no reason why the city should dodge its legal obligations. It could have met the requirements if the exaggerated estimates of department heads, other than the Board of Education, has been slashed

as consistently as was that of the educational department, and still have been within the legal limit.

Passing the buck back to the Legislature will not do any good, and a bond issue will only add to future burdens.

The new budget vitally threatens new building. Its authors, professing to be trying to find a solution of the housing shortage, have raised a new barrier against permanent relief.

## How the Government Can Help Solve the Housing Crisis

(Special to the Record and Guide.)

Cleveland, Nov. 8, 1920.

**H**OUSING conditions in this city, the fifth in population in the United States, were put under close investigation today by the United States Senate Committee on Reconstruction and Production, of which Senator Wm. M. Calder, of New York, is chairman. He was ably assisted in the work by Senator Pomerene, his associate from this State, who made it plain to the crowd of builders, financiers, materialmen and public officials who attended that he was deeply and intelligently interested in the problem.

The hearing was held in the City Hall and was so well prearranged by Mr. Ralph P. Stoddard, chairman of the committee in charge, that no time was lost in getting down to cases. Twelve men, among the many hundreds who are actively interested and concerned with the progress of the building industry, made it plain that Cleveland, like all the other great centers of industry and population is short of housings, chiefly of the kind required by the industrial classes.

The reasons are the same as the committee has found them in Baltimore, Boston, Philadelphia and New York, and begin with the inability of merchant builders to obtain the customary and necessary credits from the mortgage market and continue through the high cost and slow delivery of materials and the inefficiency of labor.

Building Commissioner Summerell testified that the production of tenements and apartments had declined from 505, costing \$6,052,300, in 1915, to 22, costing \$465,000 in 1918, and of private and two-family houses from 3,360, costing \$10,504,050 in 1915, to 1,174, costing \$4,476,200, in 1918. He attributed this sorry showing to the impossibility to get the usual mortgage accommodations, coupled with the slow delivery of materials.

F. W. Robinson, president of the Equity Savings and Loan Co., said the demand for money for building purposes was far greater than the supply and attributed the shortage to Federal taxation. Several witnesses believed that builders were holding out for unjustifiable profits, but this did not apply to houses built for the working classes.

Strikes and slow deliveries had interfered with and delayed for months the completion of houses and so had greatly increased the necessary cost of construction. Asked by Senator Calder if there were any collusive agreements among contractors, material men and trades unions to keep up prices and wages, everybody declared that Cleveland was free from this class of offenses.

It was brought out that of 700 building and loan associations in the State only three were of the co-operative class which prevail in New York, the rest being stock companies; that Ohio has no personal income tax—"not yet," as was testified, and that Cleveland's Savings and Loan Associations had \$40,000,000 invested in first mortgages, and there were other companies which had \$26,000,000 invested in second mortgages paying 6 per cent. with periodical amortization, taken uniformly at 10 per cent. discount from face value. There are no mortgage guaranty companies in Cleveland.

In the evening a banquet was held at the Hollenden, at which Senator Calder was the guest of honor of the 615 enrolled members of the Cleveland Builders Exchange—the largest organized body of builders in the nation. At this function emphasis was made of the need of basic capital for the support of the building industry by Eugene Meyer, Jr., who

explained his plan for the development and extension of the Postal Savings Bank system, whereby he declared a fund of perhaps two and a half billions of money in locations remote from banking centers might be collected and placed at the use of the Government, for redemption of its floating debt; and by John L. Parish, secretary of the Advisory Council of Real Estate Interests of New York, who argued for the Calder-Siegel bill in Congress for the removal of the Federal Income Tax from the income from mortgages.

Senator Calder's speech, which was the feature of the evening was more comprehensive, taking in not only the financial needs of the building industry but the need of co-ordination of effort in transportation, fuel supply, labor and materials of construction as well. The Senator said:

"The Government may remove some of the barriers which keep buyers and sellers apart. In fact, this is an obligation upon the Federal, state and municipal governments, each within its own jurisdiction. As a primary undertaking, the government may insure the regular and cheap delivery of raw materials necessary to reduce the cost of the manufacture of building materials, by bringing about continuity in manufacturing processes and reduction in the cost of fuel. Prompt and cheap delivery of the finished product would enable the contractor to bid by assuring him of stable deliveries and stable prices.

"Through governmental action, organized co-operation may be brought about between our coastwise shipping, our inland waterways, our terminals and our railroads, so that the people may enjoy the full advantage of their entire transportation plant. Through legislation, a curb may be placed upon tax-exempt securities or mortgages for the building industry may be made tax-exempt. Legislation may be passed revising the excess profits tax.

"Governmental consideration may be given to a system of long term banking in which long term deposits may be used for long term loans. Such a system need not in any way compete with the Federal Reserve System, but should supplement it. We have the precedent for such systems in successful operation abroad. The Federal Government could establish a bureau as a clearing house of building methods and standards.

"Finally the Federal Government could enforce anti-profiteering laws against gross offenders, particularly in coal profiteering.

"In answer to the question 'What can be done about the housing crisis?' I would also reply, 'Keep general business healthy'."

**H**ENRY H. CURRAN, President of the Borough of Manhattan, introduced in the Board of Aldermen last Tuesday an amendment to the proposed tax exemption ordinance recently offered by Alderman William T. Collins, Democratic floor leader, for the purpose of encouraging construction of dwellings.

President Curran's amendment, which was referred to the committee on general welfare, provided that until January 1, 1932, new buildings, planned for dwelling purposes exclusively, except hotels, shall be exempt from taxation for local purposes other than for assessments for local improvements. He declared that the purpose of the amendment was to follow the letter to the new State law and to eliminate the possibility of the proposed ordinance being invalidated on a constitutional point.



# REAL ESTATE SECTION

## Active Real Estate Market in the Insurance District

More Changes in Holdings and More New Construction Now in Progress Than Ever Before at One Time

BY CHARLES F. NOYES.

NOT many years ago the prediction was made that the fire insurance district, then centered on William Street from Wall to Cedar and on the side streets from Cedar to Nassau, would move north on William and that the center of this district would be William Street section from Maiden Lane to Fulton. This prediction is now 100 per cent. fulfilled. The changes have come even more rapidly than what was anticipated or predicted. The new section is in such great favor with the insurance fraternity that it is being extended to the east and to the west on John Street and on Maiden Lane and even Fulton Street between Nassau and Gold is now being discussed as the future home for insurance companies. Already a considerable amount of Fulton Street property has been taken over for insurance purposes.

The Noyes Company alone has done more business with fire, liability and casualty insurance interests during the past twelve months than in the previous twelve years. An important transaction is the taking over of the 16-story Hilliard Building at 51-5 John Street on the east corner of Dutch Street by the Travelers Insurance Company in an \$8,000,000 consideration. Possession of practically this entire property, with the exception of the space occupied by the Commercial Union and the Northern Assurance, will be obtained on May 1, next. Already the Travelers have secured through the Noyes Company 8 and 10 Dutch Street adjoining and an addition will be erected on this plottage of 47 x 72 to look out for their increasing requirements.

The magnitude of this transaction is manifest when it is considered that over 15,000 square feet of ground is involved and about 150,000 square feet of rentable space.

The Aetna Life Insurance Company leased through the Noyes Co. six floors in the Woodbridge Building with possession between now and 1921. The Hilliard Agency is moving on May 1, next, to the 12 story Frankel Building at 45 John Street and will have in this building ground floor underwriting space three times as great as that which they use in the Hilliard Building with several additional office floors above. John A. Eckert & Co. has purchased 90 John Street and 23 Platt Street, the block front on Gold, and a 4-story individual building is now being erected on the property by Bernard F. Golden. Hall & Henshaw have taken the ground floor and basement in this building and the Standard Appraisal Company the upper floor, leaving the two intermediate floors for the occupancy of the Eckert business. Adjoining at 21 Platt Street the Underwriters & Credit Bureau has purchased a 5-story office building and have subleased the store and basement to Hall & Henshaw, in connection with their adjoining premises. Franklin Pettit, the well known operator, has bought 96 John Street and 19 Platt Street and negotiations are pending for a resale to insurance interests. Two notable office buildings now in course of construction and both under the management of the Noyes Company are the 10-story building at 83 Maiden Lane and 7 Gold Street on plot of 3,500 square feet and being erected by Willard S. Brown & Co. for the Brown Agency and the Northern Insurance Company, and the new 8-story office building being erected at 96-100 Maiden Lane, on plot of 4,850 square feet,

by the Union Indemnity Company of New Orleans. While foundation work only is progressing at 83 Maiden Lane and the present buildings are being demolished at 96-100 Maiden Lane, yet already the Noyes Company has rented three floors in 83 Maiden Lane and 7 Gold Street to the Royal Exchange Assurance Company and underwriting space in 96-100 Maiden Lane has been rented to the Charles E. Wickham Agency. Both of these new Maiden Lane buildings are from plans of Clinton & Russell.

The architects in both cases have carefully studied the problem of individuality and distinction in design. The 83 Maiden Lane-7 Gold Street building is in harmony with the spirit of the historic thoroughfare. Colonial style architecture was adopted as far as this satisfying style and architecture can be applied to a modern office building. The lower stories of the facade are to be in marble and the entrance featured with Colonial columns. The intermediate stories are of red brick with marble trim and the two top stories are entirely in marble with ornamented pilasters.

The 96-100 Maiden Lane building has an exceptional frontage of 70 feet with a depth of only 80 feet, which allows for exceptional light on all floors. The front is of simple and dignified Italian design executed in stone, brick and terra cotta. Limestone is used for the first two stories, setting on a polished granite base divided in unusually large blocks. The main entrance of simple large scale, is recessed. The stone of the intermediate stories is in brick of a mottled gray tone with coins at either end of terra cotta. The interior trim in this building throughout will be rich mahogany.

Both of these buildings will be equipped with modern electric elevators and the most approved type of electrical fixtures.

The building at 83 Maiden Lane and 7 Gold Street will be free of columns and both buildings have been especially studied for elasticity in office arrangement and layout.

At 90-94 Maiden Lane and 9-11 Cedar Street the London Guarantee & Accident Corporation will reconstruct the 5-story building on plot of 6,500 square feet and occupy the entire building in connection with Kelly & Fuller. At 89-97 Maiden Lane, including 4, 6, 8 and 10 Gold Street, the Federal Reserve Bank is erecting a large office building. The National Surety Company when this building is completed will take over a portion of the ground floor for their Metropolitan Department. 73-79 Maiden Lane and 9-11 Gold Street, a plot of 15,000 feet, is now being improved with an 8-story building for the W. L. Perrin and Mills & Honness insurance interests and this building will be leased to insurance tenants. Bennett Ellison has secured through the Noyes Company 99-101 William Street, a building about 40 x 80 in size and he is to erect a new 6-story building about 40 x 80 in size and he is to erect a new 6-story building on the plot. This building will be ready for May rental. Corroon & Duffey purchased the 12 story Wyllys Building at 92 William St. and the Home Insurance Company are already occupying in part their new 14-story building at 93-7 William Street. The Home in addition to purchase of this property, which was formerly used by the North River Insurance Company, has also

(Continued on page 672)



# Validity of New Rent Laws Attacked in Supreme Court

Former Justice George L. Ingraham Appears as Counsel in Two Actions to Compel Issuance of Dispossess Warrants Against Tenants

**T**HE validity of the new rent laws was questioned this week before Justice Leonard A. Giegerich in the Supreme Court.

George L. Ingraham, former Justice, appeared as counsel in two actions brought for peremptory writs of mandamus to compel Justice Edward B. La Fetra of the City Court to issue dispossess orders against tenants of two apartment houses. The first action was that of the Durham Realty Company against Olga J. Weil, a tenant at 490 West End Avenue; the other action was brought by the Brixton Operating Company against David E. Levey at 120 West Seventieth Street.

Other lawyers interested in the case are Julius Henry Cohen, Alexander C. McNulty, William B. Guthrie, Assistant Corporation Counsel Russell A. Tarbox and Deputy Attorney-General Robert P. Beyer.

Mr. Ingraham said that Chapter 942 of the new rent laws was passed in violation of the Constitution of the United States because it impairs the obligation of contracts. It violates the State Constitution, he said, because it takes possession of private property without due process of law; because it was not on the desks of the members of the Assembly three days before its passage, and because no emergency message calling the attention of the Legislature to the proposed act was sent by the Governor.

By depriving the landlord of the right of summary proceedings, the act, Mr. Ingraham said, took away the common law actions for the recovery of possession of a piece of property. The only remedy the landlord has left, he said, is to break into the place and forcibly throw out the tenant. He

said the new legislation practically appropriates property not for public, but for private use. He contended that the plea that the legislation was passed under the police power of the State would not hold because the law must not be retroactive. He maintained that no legislation could abrogate a contract which already was in existence. He charged that the legislation practically permitted continual trespass upon property.

Equal protection of the law to all persons is denied in the legislation, Mr. Ingraham said, because only the owners of apartment and tenement houses are denied the benefits of summary proceedings which are given to the owners of other forms of real property.

Mr. Cohen reviewed the history of landlord and tenant legislation for three centuries, quoting historians in support of his contention that disregard of the rights of tenants has been a prolific source of rebellion and civil war. He denied the rights of the landlord are taken away by the new legislation. However, the rights of landlords, he said, did not include the right to rent property over a tenant's head simply because there is such a demand for places to live that he can get more for it.

Mr. Guthrie, associated with Mr. Cohen in upholding the laws, contended that the landlord is deprived of nothing except the right to turn out old tenants and rent to new ones because they have more money.

He declared that the State must have powers of regulation in matters affecting the public good. It will be cause for "profound consternation," he said, if the laws are not upheld by the courts of the State.

## Active Real Estate Market in Insurance District

(Continued from page 671)

purchased 57-9 and 61 Maiden Lane adjoining parcels. At 83-99 John Street the Merchants Assurance Corporation has added to its holdings at the northwest corner of Gold and John Streets and now has a plot of 12,000 square feet including 83-89 John Street and 29 and 31 Gold Street. The Squires Agency has leased the building at 81 John Street and T. Y. Brown & Co. will shortly move into 79 John Street. Sigsbee Graham as an investment has purchased nearly the entire frontage on John Street from Pearl to Cliff Street believing that the insurance district will certainly reach this point and eventually absorb his holdings. The United States Fidelity & Casualty Company has purchased the large plotage of about 7,000 feet at the southwest corner of William and Liberty Streets.

While it is readily seen that the activity has been very great on Maiden Lane and John Street and William Street between these two points, yet no block has come in for more attention and is any more popular with insurance interests than the William Street block between John and Fulton Street. The 20-story Crum & Forster Building at 110-116 William Street has just been completed and it is probably the most popular of all buildings with insurance interests. Charles B. Van Valen, its agent, is having more inquiries for space than he can fill. 118 William Street has been improved with a 6-story individual office building for the business of the Charles F. Noyes Company and Starkweather & Shepley; Dwight & Hilles has purchased and are erecting a modern building at 120 William with an "L" to 79 John Street; Elias A. Cohen has just finished a 6-story office building at 122-124 William Street and Darby, Hooper & McDaniel and the Insurance Company of North America have taken a large amount of space in this new building including the ground floor. 128 William Street has been taken over by the Commercial Casualty Company and the National Liberty Insurance Company, and King, Alley & Lawrence are among the

recent insurance tenants that have taken space in the new building at 136 William Street, another property just acquired by Mr. Cohen and his associates. 140 William Street, southeast corner of Fulton Street, is being converted by Mr. Cohen into a modern 6-story office building with possession May 1, next. The Golden Hill Building at the northwest corner of John and William Streets is already too small for the Jamieson and Frelinghuysen interests and these companies are leasing space in outside buildings. The Underwriters Building at 123 William Street is already filled with insurance interests and the 16-story building at the southwest corner of William and Fulton was recently purchased by Bing & Bing and is gradually being converted into a strictly insurance building as the leases expire. Isidor Kahn and the Vulcan Insurance Company have built at 94 Fulton Street; Alfred M. Best and associates are altering the former Wilson Building at 73-79 Fulton Street, the northeast corner of Gold, for a group of insurance interests. 89 Fulton Street has recently been sold and will be used largely for insurance and a number of companies and agencies, including the Sohmer Agency, are now located on Fulton Street between William and Nassau.

The reason why this William Street district in the vicinity of Maiden Lane, John and Fulton Streets is so desirable for fire, casualty and accident insurance companies is because the district is exceptionally convenient and because practically all of the large insurance companies own their own buildings in this limited area. The subway station is at John and William Streets. Then again this is a logical location for insurance interests and insurance executives as it practically adjoins the financial section, which has gradually crept up until today its northerly limit is at Maiden Lane where the Federal Reserve Bank will eventually construct its main banking house for this district on the block bounded by Nassau, Liberty, William and Maiden Lane.



# Review of Real Estate Market for the Current Week

Marked Revival of Activity Was Evident in All the Boroughs—Diversity Characterized the Dealing and Many Vacant Plots Were Sold

**T**HE tide of real estate activity rose perceptibly this week and afforded a strong contrast with the dull condition of last week. Evidently the settlement of the national election had a beneficial effect and operators and investors occupied their minds with action in the real estate field. All classes of dealers in New York City real estate feel that the period between now and next spring is going to witness a stronger real estate market; and this statement applies to the Bronx, Brooklyn and Queens as well.

Last week saved its reputation with the sale of the 12-story building at the northeast corner of Broadway and Maiden Lane. While there was no such large transaction this week there was a wide diversity to and an abundance of dealing. Notable among the sales were those of large, vacant lots in Manhattan, the Bronx and Brooklyn for improvement with apartment houses. It looks as though the speculative builders are beginning to take heart, based on the overwhelming demand for apartments and the prospects of marked decline in prices of building materials. The number of vacant lots bought for improvement during the week is significant. There were numerous plots sold for improvement, with garages throughout the greater city. The situation demonstrates the increasing use of the automobile and it solves the vacant land problem for many owners, especially in some Brooklyn neighborhoods, where vacant land is more available for garage purposes than for any other purpose.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 133, as against 51 last week and 130 a year ago.

The number of sales south of 59th st was 44, as compared with 20 last week and 52 a year ago.

The number of sales north of 59th st was 89, as compared with 31 last week and 78 a year ago.

From the Bronx 41 sales at private contract were reported, as against 16 last week and 47 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 680.

## Brooklyn Real Estate Owners to Meet.

**T**HERE will be a gathering of real estate owners, operators and brokers in the sales-room of the Brooklyn Real Estate Exchange, at 189 Montague street, next Tuesday evening, at eight o'clock, for the purpose of showing the advantage of joining the newly incorporated organization known as the Kings County Taxpayers' Association. It already has a strong membership, but it is desired to increase it so that property owners of every degree in all parts of Brooklyn may join. The association has headquarters at 188 Montague street.

The purposes of the organization are those of owners as distinguished from those of brokers purely. The officers of the Kings County Taxpayers' Association are Col. Sidney Grant, president; Gilbert Elliott, William Roach and James Harrity, vice-presidents; William Small, treasurer, and H. D. Johnson, secretary. There are 15 members of the Board of Governors of the association. The membership fee in the association is \$5 a year.

## Numerous Mortgage Loans.

Harlem Savings Bank loaned to Charles Cory & Son \$200,000 on their property at the southwest corner of Varick and King sts.

Lawrence, Blake & Jewell placed for the 645 Fifth Avenue Corporation a first mortgage of \$1,500,000 on the recently completed 11-story apartment house at the south corner of Fifth av and 66th st, on a plot 50x160. The building loan of William Henry Barnum & Co. will be taken by assignment and extended for 15 years. The apartments have the advantage of light from the south over the house of Vincent Astor which covers the rest of the Fifth av block front between 65th and 66th sts.

Samuel H. Martin procured a first mortgage loan of \$21,000 for Thomas J. McGrath on 605 Amsterdam av and also a second mortgage of \$7,000.

Marking a forward step in the co-operative office building movement was the sale of the Hamilton Building to various printing firms who derive their business from members of the Curb Market and from other financial concerns. This building is close to the site of the new building of the association on Greenwich Street. It means much to this antique part of the city. With the imminent construction of the Curb Market building notable activity in real estate in the neighborhood is anticipated. The building loan for this structure has been arranged.

A strong feature of the market this week was the sale of numerous well improved corners in various parts of town. Our news columns tell the story. A large corner in the negro section of Harlem changed hands, among others. Incident to this sale might be mentioned the sale of ten dwellings on West 130th street, on the edge of the negro section, by the William Astor estate. It is seldom that the Astors part with real estate; and it is likely that the estate foresees the expansion of this section and took a good offer when it came along.

A large block front on upper Park Avenue was leased as the site of a new, large apartment house; and it is near the site of the new projected structure of the Fifth Avenue Baptist Church. The Livingston family sold an old holding in the lower West Side. Numerous medium sized mercantile buildings were bought, some of them by the tenants. Many important leases were effected. Altogether it was a splendid week in real estate.

## Junius H. Stone Incorporates.

By a change of name, effective November 1, 1920, the Junius H. Stone Corporation, succeed to the control and management of the business heretofore conducted under the style of Junius H. Stone. The latter and all of the principals who have been associated with Mr. Stone will retain their status in the family circle of the re-named organization. The personnel remains intact, and it is merely a change in name.

Junius H. Stone is president and treasurer of the new organization and John V. Green, who has been associated with Mr. Stone since he started in business, will be secretary and assistant treasurer. The new firm is incorporated in New York State for \$500,000 and Mr. Stone is the principal stockholder.

In 1892 the firm of Stone & Duryee, of which Mr. Stone was senior member, began producing solid cork blocks from loose granulated cork by pressure and heat, without the use of a foreign binder, so that Mr. Stone can be credited with producing the first commercial sheet of corkboard in this country, and he has been responsible for many of the improvements made since that date. In addition to their business in non-plus ultra pure compressed corkboard, this concern will continue to push their Stonewall corkboard finish, the Bituconcrete, heavy duty mastic floors, light duty mastic floors and no-nois acoustical treatment.

## Will Offer Car Barns Again.

**A**T the offering, at auction, last Tuesday, by Joseph P. Day, of the car barn properties belonging to the New York Railways Co. and situated on the block bounded by Fourth and Lexington avs, 32d and 33d sts, there were no bids at or above the upset price of \$2,500,000. Neither were there any bids on the other car barns on Madison av. from 85th to 86th st.

Both properties will again be offered at auction through the same auctioneer, on the steps of the New York County Court House, on December 7.

## Large Co-operative Purchase.

Notable as the largest co-operative purchase of mercantile property downtown, the Hamilton building at 125 to 131 Greenwich st, at the southeast corner of Thames st, has been bought by ten well known printing firms from the Hamilton Building Co. William A. White & Sons were the brokers.

The building is 10 stories in height and covers a plot 82 7/119.3 1/4 x 79.6 x 106.11 and it immediately adjoins on the north the site of the projected new building of the New York Curb Market Association running from Greenwich st to Trinity pl. Among the new owners of the Hamilton building are Berrian & Douglas, Albert Hepp, Hastings & Baker, McIlroy & Emmet, Appeal Printing Co., Hanover Press,

Wise Printing Co., George G. Aston & Sons, Oakley Chemical Co. and Morris Engel.

All but two of the present tenants participated in its purchase and only one of the buyers is now a tenant. Each of the purchasers will actually own the premises they now occupy, and there will remain approximately 15,000 square feet of space to be rented to other tenants for the mutual benefit of the owners.

The building was erected in 1888 by the Western Electric Co. and it sold the property, when it moved uptown, to the Hamilton Building Co.

## Vanderbilt House Reported Sold.

The report was persistent this week that August Hecksher, prominent realty owner in Manhattan, had bought the stone mansion of the late William K. Vanderbilt, Sr., on the northwest corner of Fifth av and 52d st. The asking price of this property was \$2,500,000. If Mr. Hecksher is the buyer of the property it is probable that he will supplant the Vanderbilt mansion with a modern commercial building.

Mr. Hecksher was prominent in the news of the week as the donor of the vacant block front on Fifth av, between 104th and 105th sts, to the Society for the Prevention of Cruelty to Children, as a site for its new building.

## Livingstons Sell Downtown Corner.

John R. Davidson sold for the Livingston estate to Michael Retzker the northwest corner of Greenwich and Hubert sts, a vacant plot, 53.6x 81.2x53.11x80, for improvement. This property has not changed hands for more than 60 years.

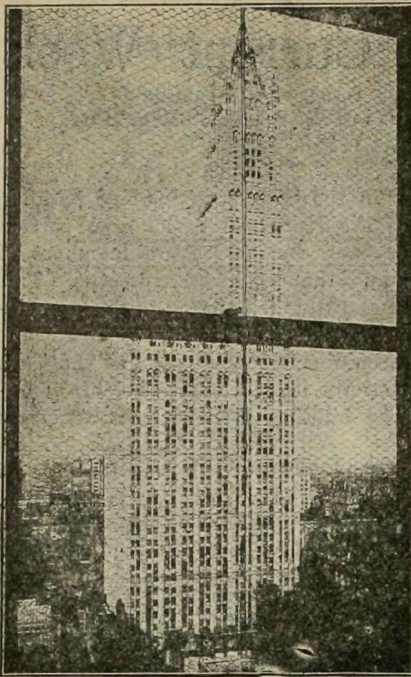
## Buys East Side Parcels.

Joseph P. Day, represented by Douglas Eskell, sold for William Henry Bering and Louis J. Marx 224-226 East 52d st; also 227 East 51st st, which abuts the 52d st property. The premises form three 4-story dwellings, covering a land area of some 7,000 square feet. The purchaser is T. H. Beardsley.

## Big Corner Downtown Sold.

Lebertan Corporation purchased from the D. A. Cushman Realty Co., R. C. Faber, president, the 12-story office building at the northeast corner of Broadway and Maiden la known as 174 Broadway, which was held at \$700,000. The sale has an historic phase, as the direct ancestors of the present owners bought the parcel for 1,000 pounds sterling in the latter part of the 17th century. The present building was erected of particularly heavy construction for the jewelry trade.





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### Harlem Corner Changes Hands.

Sarco Realty & Holding Co. sold through John Robinson to the Roach House Cleaning Co. the northeast corner of Seventh av and 137th st, 100x99.11, on which a 2-sty theatre and store building is in course of construction. The buyers paid \$55,000 for the land. Completion of the building, which is being erected at a cost of \$220,000, is expected next January.

### Storage Company Enlarges Site.

The Manhattan Storage and Warehouse Co., whose building covers the east block front on Seventh av. from 52d to 53d st, has increased its 53d st holdings by the purchase of the six adjoining dwellings, on plot 113.4x100.5, at 140 to 150. The property, which was acquired from George C. Atwater, gives the purchasing company control of a frontage of 305 feet on 53d st.

### Anderson Apartments Resold.

Dormond Realty Co., Inc., and Bendheim Bros., Inc., resold to the Irvington Hall Co., Charles Tannenbaum, president, 102 West 80th st, an 8-sty brick elevator apartment house known as the Anderson, on a plot 60.1x102.2, adjoining the southwest corner of Columbus av.

### Big Purchase in Harlem.

Estate of William Astor sold through Robert Levers to James H. Cruikshank 8 to 26 West 130th st, ten 3-sty and basement brick and frame semi-detached dwellings, each on a lot 25x99.11, between Fifth and Lenox avs. These properties were from 1897 to the time of sale part of a trust fund established by Mr. Astor for certain heirs. It is the first transfer of the properties in many years. The houses will be resold.

### Sells Washington Heights Corner.

Henry L. Goodwin sold to Florence K. Hopkins 90-96 Hamilton pl, northwest corner of 141st st, a 7-sty apartment house, on a plot 119.5x23.9x irregular.

### Good Sales in Dyckman Tract.

William Rankin sold the vacant plot, 100x 100, at the northwest corner of Ninth av and 209th st to the newly formed Ninth Avenue and 209th Street Corporation, which will improve the property. Mr. Rankin has made a building loan of \$40,000 for the undertaking.

A. L. Maurer sold to Morris J. Bohrer the vacant plot, 100x100, on the north side of 218th st, 150 feet east of Tenth av.

### An East Side Landmark Bought.

Ellen Shewan sold to John J. Kelleher the old lumber yard property at the southeast corner of Mangin and Stanton sts, 100x100x200 to Tompkins st x80x irregular.

### Garage Site in Bronx Sold.

Cammann, Voorhees & Floyd sold for Frank Perry, Reginald Perry, Cecil Fox Perry and Langdon Perry the northwest corner of 167th st and Longfellow av, a plot 100x107, to the Klesler Realty Co., who will erect a garage on the site.

### Bronx Plot for Improvement.

Herman Knepper Co., Inc., and Samuel Silverman bought the vacant plot, 215x212, on the west side of Third av, 100 feet north of 174th st, which immediately will be improved with four 50-foot loft buildings.

### Important Brooklyn Sale.

Harry M. Lewis sold for Robert R. Miller and Emma Estelle Miller, of Philadelphia, Pa., and Matilda E. Yapp, of Ramsey, N. J., the five 3-sty frame buildings 35 to 43 Fourth av and 379 Dean st, being the northeast corner of Fourth av and Dean st, Brooklyn.

The entire plot purchased covers an area of 100 square feet, same being the entire half block adjoining the Public Library on the corner of Fourth av and Pacific st. It is within a few feet of Times Plaza subway stations and the platform of the Fourth av subway extends along the entire frontage of said plot.

The purchaser, Deanfourth Improvement Co., Inc., contemplates improvement of said plot on expiration of existing leases in the near future.

### Tenants Buy at Auction.

Sanitary Wet Wash Laundry (Peter Franz), tenant, bought from the New York Railways Co., at auction on November 10, 711 to 717 East 11th st, comprising a 3-sty brick garage and two 2-sty brick buildings used as a laundry, all covering a plot 100x103.3; also bought from the New York Railways Co. 405 to 413 East 10th st, four 3-sty brick buildings and one 2-sty brick building, on a plot 125x94.9½; and bought from John Bentz 415 East 10th st, a 5-sty brick building with a 2-sty brick building in rear, both on a lot 25x80. Mr. Franz also bought from the New York Railways Co. 2 Dry Dock st, between East 10th and East 11th sts, a 3-sty brick building, on a lot 22.1x84. The East 11th st parcels brought a total of \$95,500 and the East 10th and Dry Dock st parcels aggregated \$163,500. New York Railways Co. sold at auction through

Joseph P. Day, on November 10, to Francis Gilbert, the tenant, 13 to 17 Front st, adjoining the southwest corner of Broad st, a 4-sty brick warehouse, on a plot 65x105x73.4x100. The price was \$129,000.

### Land for New Apartments Leased.

Plans for the erection of a 12-sty apartment house in the fine residential colony along Park av, one block south of the new site purchased by John D. Rockefeller for the Fifth Avenue Baptist Church, have been completed. The new building will represent an investment of approximately \$2,000,000 and will be erected by the newly formed A Park Avenue Corporation, Samuel Augenblick, president, at the southeast corner of Park av and 63d st.

The site will include the combined ground area of the 6-sty Hetherington apartment house on the immediate corner, which the building corporation has leased from the Boardman estate, and the 4-sty state garage adjoining at 112 and 114 East 63d st. The combined site fronts 75.3 feet on the avenue and 150 feet on 63d st. The leases, arranged through Horace S. Ely, are for 21 years and carry two renewal privileges. For the first period the rental will be about \$750,000 net. The land has been in the possession of the lessors for about a century.

Work will be started when the present leases on the properties expire next May.

### Manhattan.

#### South of 59th Street.

BECKMAN ST.—William H. Whiting & Co. sold for the estate of Euphemia Whittridge and Katharine Foot the 5-sty building 59 Beekman st, extending through to and including 89 Ann st, on a lot 23.9x109.7, and adjoining the west side of Gold st.

CHARLTON ST.—Mary T. Sinnott sold to Lucy Tomagulo 42 Charlton st, a 3-sty and basement brick dwelling, on a lot 23x100, adjoining on the west the Charlton st M. E. Church.

EAST BROADWAY.—The Wolkovisker Young Men's Benevolent Association bought from Fanny N. B. Adria the 3¼-sty and basement brick dwelling, on a lot 23.8x87.6, at 235 East Broadway.

ESSEX ST.—Joseph Perlbiner sold to Mates & Bervovitz the 5-sty brick and stone tenement house with stores at 100-102 Essex st, on a plot 37.10x75, adjoining the northeast corner of Delancey st.

FERRY ST.—William H. Whiting & Co. sold for the Richland Realty Co. the 5-sty brick building 51 Ferry st, on a lot 22.6x96.6, adjoining the northeast corner of Cliff st. The purchaser is John Schoenegan, who has occupied the premises for many years.

JONES LA.—William H. Whiting & Co. sold for Christiana A. Ely and others to Alkman Ogg 3 Jones la, a 5-sty brick mercantile building, on a lot 19.5x39.7, between South and Front sts.

MERCER ST.—Evelyn Candel sold to Abraham Jarmulowsky 171 Mercer st, a 4-sty brick loft building, on a lot 25x100.

MORTON ST.—Fitle Guarantee and Trust Co., as executor, sold the 4-sty brick flat, on a lot 18.2x100, at 48 Morton st to Gaetano Rossano, who resold the property to Lloyd T. Williams.

PEARL ST.—Estate of Thomas Suffern, Inc., sold to Diedrich Blote 309 Pearl st, southwest corner of Ferry st, a 5-sty brick hotel, on a lot 25.2x90. The buyer was long the lessee.

PRINCE ST.—John Fluck sold for the Havemeyer Real Estate Co. 112-114 Prince st, adjoining the southwest corner of Greene st, a 6-sty stone front loft building, on a lot 40x75.

RIVINGTON ST.—Bertha Allen sold to Isaac Rappaport 314 Rivington st, a 3-sty and basement brick tenement house, on a lot 18.9x100.

SPRUCE ST.—William H. Whiting & Co sold for Oscar and Charles Jeffery the 5-sty brick building, on a lot 24.5x27.1x27x27.5, on the northwest corner of Spruce and Gold sts, and known as 43 Spruce st and 83 Gold st.

WEST ST.—Ratner's Dairy Restaurant sold to Carmello Cannizzaro 175 West st, a 4-sty brick mercantile building, on a lot 26.6x88, adjoining the south corner of Warren st.

7TH ST.—Henrietta Stoll bought from Harry Feitman the 5-sty brick tenement house, with stores, on a lot 25x90.10, at 218 East 7th st.

10TH ST.—Harry Tanzer & Co. bought from Otto Schmidt the 5-sty loft building 81 East 10th st, on a lot 25x94.7, and have resold it to the Avanti Publishing Co., Inc.

17TH ST.—Louisa C. Ott sold to Harry Goldschmidt the 4-sty and basement brownstone dwelling 313 East 17th st, on a lot 26x106.

19TH ST.—Mary J. Lyons sold to Oreste Castagna the 3-sty and basement stone front dwelling 234 East 19th st, on a lot 20.10x84.

22D ST.—The Catholic Protective Society bought from Elizabeth E. Hianson the 4-sty brownstone English basement dwelling 457 West 22d st, on a lot 16.8x98.9.

24TH ST.—E. Sharum bought from Elizabeth C. Brown 131 West 24th st, a 7-sty brick loft



building, on a lot 25x116.4. The leases of all the lots expire Feb. 1, 1921. Maxwell I. Sells and Frank C. O'Donnell were the brokers.

31ST ST.—G. Tuoti & Co. sold for Elmer J. Finley and Edward Hinderson to S. Scorca the 4-sty brick store and loft building 830 East 31st st, on a lot 20x98.9.

31ST ST.—Esther M. Behlmer sold to the Dohm Realty Co., 421 West 31st st, a 5-sty and basement brick flat, on a lot 25x98.9.

33D ST.—Phillip H. Wallenstein sold to Regina A. Klein 165-167 East 33d st, two 4-sty brick flats, each on a lot 20x98.9.

40TH ST.—The Annette Holding Co. sold to Emil Bruch 314 East 40th st, a 5-sty brick tenement house, with stores, on a lot 25x98.9.

41ST ST.—Robert E. Nelly sold for Louis H. Pullman 337 and 339 East 41st st, two 3-sty and basement brownstone dwellings, each on a lot 16.8x98.9, to Mary O'Halloran.

44TH ST.—George B. Clugston and others sold 551 West 44th st, a 4-sty brick tenement house with store, on a lot 25x100.5. The buyer will remodel the structure for his business purposes.

46TH ST.—Charles Janow purchased from Phillip Goldberg the 3-sty and basement brownstone dwelling 369 West 46th st, on a lot 16.6x100.5. The property was acquired by the seller last March at the sale of the Henry Astor estate.

46TH ST.—Herbert T. Wade sold to Margaret L. Livingston the 3-sty and basement brownstone dwelling, on a lot 16.8x100.5, at 149 East 46th st.

50TH ST.—Sarah J. Lynch sold to Della Collins 220 East 50th st, a 3-sty and basement brownstone dwelling, on a lot 15.7½x90.8.

55TH ST.—Columbia Trust Co., trustee for the estate of Mary Maxwell, sold to the Fort Hill Realty Co. the 4-sty and basement brownstone dwelling 44 West 55th st, on a lot 20x100.5. E. A. Zeller was the broker. The buyers will have a city and country department and will also handle insurance.

WEST BROADWAY.—Barrie Realities sold to Samuel T. Munson 423 West Broadway, a 6-sty brick mercantile building, on a lot 25x100.

FIRST AV.—Dwight, Archibald & Perry sold for the Elias Jacobs estate to Samuel Dillman 147 First av and 345-347 East 9th st, being the northwest corner of the two thoroughfares, three 4-sty brick tenement houses, with stores, covering a lot 23.1x100. It is the first sale of the property in 40 years. The buyer will remodel the structure into a building for his own business occupancy.

FIRST AV.—William C. and Elizabeth A. Fuchs sold to Kalman Grossman the 5-sty brick tenement house, with stores, on a lot 20x94, at 94 First av.

THIRD AV.—Benjamin W. Lippman sold to Dora A. Williams the 3-sty brick flat, with store, on a lot 18.10x76, at 784 Third av.

EIGHTH AV.—John J. Hoeckh sold to Herbert Harlem the 4-sty brick tenement house with store at 608 Eighth av, on a lot 24.8x100x irregular.

#### North of 59th Street.

64TH ST.—The De Kaio Co. sold the garage property 229 to 233 West 64th st, on a plot 100x100.5, adjoining the northwest corner of West End av, to the Warren-Nash Motor Corporation.

64TH ST.—The 207 Sands Street, Inc., sold to Salvatore Montemurro 171 West 64th st, a 5-sty brick flat, on a lot 25x100.5.

66TH ST.—Pease & Elliman sold for Dr. Frederick Kammerer the 4-sty and basement stone front dwelling, on a lot 25x100.5, at 11 East 66th st.

73D ST.—Estate of Charles Gulden sold 118 West 73d st, a 4-sty and basement brick dwelling, on a lot 21x102.2.

76TH ST.—Estate of Elizabeth McDonald sold 27 West 76th st, a 4-sty and basement brownstone dwelling, on a lot 20x100. The buyer will make structural alterations and occupy.

83D ST.—E. K. Van Winkle sold for Mrs. Grace Brinsmade to Solomon L. Pakas, who will resell, 302 West 83d st, a 4-sty and basement brick dwelling, on a lot 20x78.6, adjoining the southwest corner of West End av.

83D ST.—Archibald C. Weeks sold through John Finck 166 East 83d st, a 4-sty and basement brownstone dwelling, on a lot 25.7x102.2.

85TH ST.—Ella Wertheimer and others sold to Margaret A. Oldham 343-345 West 85th st, a 6-sty and basement brick apartment house, on a plot 50x102.2.

87TH ST.—Charles Dinger sold to Rose Lowenbeim 126 East 87th st, a 4-sty and basement brownstone dwelling, on a lot 17x100.8½.

90TH ST.—Amelia Schaefer sold to the Alcalde Realty Corporation the 3-sty frame dwelling on a lot 25x100.8 at 152 East 90th st, adjoining the southeast corner of Lexington av.

90TH ST.—Marguerite Krones sold to Louis Schattern 308 East 90th st, a 5-sty brick flat, on a lot 25x100.8.

91ST ST.—Aktisco Holding Co. resold to Josephine A. Meyer the 3-sty and basement brick dwelling 31 West 91st st, on a lot 18.10x100.8.

## 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 or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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

### PROPOSAL

NOTICE TO CONTRACTORS: Sealed proposals for Sanitary Work—Underground Sewer and Water Connections and Underground Electric Service Connections—Girls' Group—Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until 12 o'clock noon on Wednesday, December 1, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contracts within thirty (30) days after official notice of awards of contracts, and in accordance with the terms of Specification No. 3510 and No. 3557. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at Letchworth Village, Thiells, N. Y.; at the office of the Board of Managers, No. 7 Wall Street, New York City; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: November 4, 1920.

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96TH ST.—Canal Securities Co. (H. & A. Jarmulowsky) bought the 5-sty brownstone flat 113 East 96th st, on a lot 25x100.11, from the Calvin Realty Corporation.

97TH ST.—Emma Jacobson sold through McGrath & Warren 217-219 East 97th st, two 5-sty brick tenement houses, each on a lot 24.6x100.11.

101ST ST.—Charles E. Sands, as trustee, sold to Max Pass 129 East 101st st, a 5-sty brick tenement house, on a lot 25x100.11.

102D ST.—Ward Belknap & Son sold for Amelia McEntyre to the Merit Realty Co., Marcus L. Osk, president, the 5-sty tenement house with stores, on a lot 25x100.11, at 223 East 102d st.

105TH ST.—Teresa Ferro sold to Antoinetta Gandolfo the 3-sty brick and frame tenement house 403 East 105th st, on a lot 22x75.7, adjoining the northeast corner of First av.

105TH ST.—James A. Trowbridge, Jr., sold to Mary E. Cowan 28 West 105th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

106TH ST.—D. Kempner & Son sold for Wilhelm Hauptman to Mrs. Annie Flinsky 123 East 106th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

111TH ST.—W. S. Ransom sold 214 East 111th st, a 4-sty brick tenement house, with stores, on a lot 25x100.11.

112TH ST.—Marjorie G. Singer sold to Antonio Pandolphino the 6-sty brick tenement house with stores at 246-249 East 112th st, on a plot 37.6x100.11.

116TH ST.—Horace S. Ely & Co. sold for Mrs. Ethel T. Kellogg 216 and 218 West 116th st, two 5-sty brick flats with stores, the first on a lot 27x100.11 and the second on a lot 21x100.11.

118TH ST.—The James Stokes Society sold to Annie Blitt 18 West 118th st, a 5-sty and basement brick flat, on a lot 25x100.11.

119TH ST.—Loretta I. Gallagher sold to Herman Sherman 26 West 119th st, a 3-sty and basement stone front dwelling, on a lot 15x100.11.

120TH ST.—Ida Garmise sold to Jennie Epstein 74 West 120th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.11.

125TH ST.—The Cruikshank Co. sold for the Central Union Trust Co. to Louise M. Repetti the 4-sty building 46 West 125th st, on a lot 15.7x100.11.

127TH ST.—James H. Cruikshank resold to Louis Smart 124 West 127th st, a 5-sty brick apartment house, on a lot 25x99.11.

127TH ST.—Nehring Bros. sold for Herbert Cracauer to C. W. S. Realty Co. 362 West 127th st, a 5-sty double flat, on a lot 25x100.

127TH ST.—Robert Wasserman sold to Frieda Mukasey 14-16 West 127th st, a 6-sty and basement brick elevator apartment house, known as the Alvena, on a plot 50x99.11.

128TH ST.—The Oak Tree, Inc., sold to Joseph Schwartz the 3-sty and basement brick dwelling, on a lot 20x99.11, at 54 West 128th st.

128TH ST.—The Cruikshank Co. sold for Christopher Carter, as executor, the 3-sty and basement stone front dwelling 219 West 128th st, on a lot 13x99.11.

128TH ST.—Albert Stern sold for W. W. Rutherford and Margaret A. Jackson, as trustees, to Leonard Fermature 158 East 128th st, a 3-sty and basement stone front dwelling, on a lot 18.9x99.11.

129TH ST.—W. J. Dargeon sold his residence at 215 West 129th st and the adjoining parcel at 217, two 3-sty and basement stone front dwellings, on lots 18.3 and 17.2x99.11, respectively.

131ST ST.—Emigrant Industrial Savings Bank sold 14 East 131st st, a 3-sty and basement stone front dwelling, on a lot 18.2x99.11.

131ST ST.—James I. Cruikshank resold 9 East 131st st, a 5-sty brick double flat, on a lot 25x99.11, to Morris Heller.

131ST ST.—Louis L. Mack sold 134 West 131st st, a 3-sty and basement stone front dwelling, on a lot 20x99.11.

132D ST.—James L. Van Ant resold to Mamie J. Whitley 105 West 132d st, a 3-sty and basement stone front dwelling, on a lot 13x99.11.

133D ST.—Melrah Realty Co. sold to the Hudson P. Rose Co. 43 to 47 West 133d st, three 3-sty and basement brick dwellings, each on a lot 16.8x99.11.

136TH ST.—William A. Campbell bought from the Guaranty Trust Co., as executor, 234 West 136th st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11.

136TH ST.—Homer P. Marsh sold to Maurice Shapiro the 3-sty and basement brick dwelling 305 West 136th st, on a lot 16.8x99.11.

137TH ST.—Greenwich Savings Bank sold to Dora W. Wheaton 246 West 137th st, a 3-sty and basement stone front dwelling, on a lot 18x99.11.

139TH ST.—Samuel A. Kelsey sold for the Harry H. Pace Realty Co. 35 A. Branche 317 West 139th st, a 3-sty and basement stone front dwelling, on a lot 17x99.11.

144TH ST.—Realty System, Inc., sold to Henry M. Fertig the 5-sty and basement brick apartment house 617 and 619 West 144th st, on a plot 50x99.11, adjoining the north corner of Riverside dr.

149TH ST.—Moore, Schutte & Co. sold for Mary S. Donnelly 412 West 149th st, a 3-sty and basement stone front dwelling, on a lot 19x99.11.

AV. A.—Frederick Lesser sold to Charles Otten 1684-1686 Av. A, two 4-sty stone front flats with stores, each on a lot 20x80.

AMSTERDAM AV.—Samuel Jumark sold to the Samann Realty Co. the southwest corner of Amsterdam av and 172d st, a 5-sty brick apartment house, with stores, on a plot 47x84.4.

MADISON AV.—J. Harper Skillin sold to I. and S. Hennenfeld 1985 Madison av, a 3-sty and basement brownstone dwelling, on a lot 19x76.

MADISON AV.—George Ehret sold to Curtis Smith 2114 Madison av, a 3-sty and basement brownstone dwelling, on a lot 20x80.

MADISON AV.—The House of Prayer of God in Christ bought from Curtis Smith 2114 Madison av, a 3-sty and basement brownstone dwelling, on a lot 20x80.

MADISON AV.—Morris Berkowitz sold to Isaac Dimond 1738 Madison av, a 5-sty store front apartment house, with store, on a lot 25x100.

MANHATTAN AV.—Roy W. Frank sold to Edwin C. and Frederick G. Collins and William C. Foody the 3-sty and basement brick dwelling 141 Manhattan av, on a lot 16.8x75, adjoining the southwest corner of West 106th st.

MANHATTAN AV.—The Hoffman Homes Corporation sold to Fernando Kaltengell 475 Manhattan av, a 3-sty and basement brick dwelling, on a lot 16.8x82.

MANHATTAN AV.—Gerso Realty Co. sold to the Golden Gate Apartments, Inc., 272 to 278 Manhattan av, a 7-sty elevator apartment house, known as the Golden Gate, on a plot 100.11x100, at the northeast corner of West 111th st.

PARK AV.—Leon S. Altmayer sold for the Phelps Stokes Estates, Inc., the 3-sty and basement brownstone dwelling 1145 Park av, on a lot 16x70. The purchaser, G. Raymond, has resold through Mr. Altmayer to the Holborn Realty Corporation, who have already started reconstructing the same into a white stone American basement dwelling.

PARK AV.—Francis Mayer sold to Philip Wadd 1342 Park av, a 5-sty brick tenement house with stores, on a lot 25x100.

PLEASANT AV.—Louis Doyle sold to Antoinette Reigno 355 Pleasant av, a 3-sty and basement stone front dwelling, on a lot 16.8x75.

ST. NICHOLAS AV.—J. Scott sold for J. White to Mrs. C. Tencocorn, who resold to J. Myers, 761 St. Nicholas av, a 4-sty and basement stone front dwelling, on a lot 20.5x92.5.

ST. NICHOLAS AV.—Thomas F. Burke sold to Charles H. Bunnell 1250 St. Nicholas av, a 3-sty and basement brick building with stores, on a lot 21.9x100, adjoining the southeast corner of 173d st.

WEST END AV.—McGrath & Warren sold for the Arrow Holding Co. 687 West End av, a 5-sty brick American basement dwelling, on a lot 16x85.

FIRST AV.—Bertha Lissauer sold to Louise Ridolfi and Letizia Barbarist 2351 First av, southwest corner of 121st st, a 4-sty stone front tenement house, with stores, on a lot 22x100x25.3.

SECOND AV.—Joseph Peyser sold to Yetta Cohn 2388 Second av, a 4-sty stone front flat with stores, on a lot 20x80.

SECOND AV.—Charles S. Phillips, as executor, sold to Dominick Palazzo the 4-sty stone front flat with stores, on a lot 20x80, at 2336 Second av.

THIRD AV.—Bernard Tabakman sold to the Joyland Realty Co. 2072 to 2080 Third av, adjoining the southwest corner of East 14th st, 2072-2074 being a 1-sty brick store building and 2076 to 2080 being a 2-sty brick moving picture theatre, on a total plot of 75.8x100.

SEVENTH AV.—Equitable Life Assurance Society sold to the Tenor Realty Co. 2350 Seventh av, a 3-sty and basement brick dwelling, on a lot 22x78.6, adjoining the northwest corner of West 137th st.

EIGHTH AV.—Henry S. Cook, executor, sold to the Lubrock Corporation the 3-sty frame store and loft building 2696 Eighth av, on a lot 25x100, adjoining the northeast corner of West 143d st.

EIGHTH AV.—William Gordon sold to Margaret Cameron the southwest corner of Eighth av and 153d st, a 6-sty apartment house, with stores, on a plot 40x100.

EIGHTH AV.—Anna Holstein sold to Mollie Jeleikin 2634 Eighth av, a 5-sty brick tenement house, with stores, on a lot 25x100.

### Bronx.

BRISTOW ST.—Adolph Levy sold to Harry Cohen 1340 Bristow st, a 2-sty and basement frame dwelling, on a lot 25x115.8.

FREEMAN ST.—Meister Builders, Inc., resold 990 Freeman st, a 5-sty and basement brick apartment house, on a plot 29-90.

HOME ST.—Wyandotte Real Estate Co. sold to the 179th St. Building Corporation the vacant plot, 00x100, on the north side of Home st, 290 feet west of Westchester av.

JEFFERSON PL.—Katie Scider sold to Morris Koidgsberg the 2-sty and basement frame dwelling 653 Jefferson pl, on a lot 17.6x80, adjoining the northeast corner of Clinton av.

TIFFANY ST.—Benenson Realty Co. sold the 5-sty and basement brick apartment house 1035 Tiffany st, on a plot 44x100.

133D ST.—Benenson Realty Co. sold to the Hudwill Corporation the 3-sty frame house 688 East 133d st, on a lot 25x100.

147TH ST.—Otterbourg, Steindler & Houston sold the 5-sty and basement brick double flat 619 East 147th st, on a lot 25x100.

136TH ST.—Gustave Fry sold to Albert Mathias the 5-sty and basement brick apartment house, on a lot 27x100, at 548 East 136th st, adjoining the southwest corner of St. Ann av.

136TH ST.—Charles A. Weber sold for Paula Nienaber to Marie Brunner 602 East 136th st, a 4-sty and basement brick flat, on a lot 25x100.

140TH ST.—Charles A. Weber sold for Mrs. E. Bingham to James C. Green 344 East 140th st, a 3-sty and basement frame dwelling, on a lot 14.5x100; and for Mrs. C. Lawrence to Mary L. Wilson 346 East 140th st, a 3-sty and basement frame dwelling, on a lot 14.5x100.

158TH ST.—L. Brunjes sold to Harry Levy and Harry Kirschner 656 East 158th st, a 3-sty and basement frame 3-family house, on a lot 18.5x85.

203D ST.—William W. Niles sold to John T. S. Kellos the 2-sty and basement frame dwelling 213 East 203d st, on a lot 25x127.

ALEXANDER AV.—Hudson P. Rose resold to Mary C. Shanley 159 Alexander av, a 3-sty brick flat, with store, on a lot 16.8x65.8, adjoining the southwest corner of East 135th st.

BATHGATE AV.—Herman Knepper Co., Inc., bought from Jacob Moersfelder and resold to Jacob Linn 1777 Bathgate av, a 2-sty and basement frame 2-family house, on a lot 28x92.

BOSTON RD.—Clara Friedman sold to Aaron Lieblein the 6-sty brick apartment house with stores at 1437 Boston rd, on a lot 26.5x130, adjoining the northeast corner of Prospect av.

BROOK AV.—The Concordia Lutheran Church, located at Oak Terrace and Crimmins av, bought the lot 20x80 at the northeast corner of Brook av and 142d st, opposite St. Francis Hospital. The little church building, being portable, will be easily moved to its new location.

EAGLE AV.—Samuel Jankelvitsh sold to Joseph Steinman the 4-sty brick flat, with store, 729 Eagle av, southwest corner of 156th st, on a lot 20x100.

HULL AV.—Samuel Spika sold to Catherine M. Boak the 2-sty and basement frame dwelling 3149 Hull av, on a lot 20x100.

INWOOD AV.—Pauline Berman sold to Andrew McGinley the 2-sty and basement frame dwelling 1560 Inwood av, on a lot 25x130.

JACKSON AV.—Benenson Realty Co. bought from an estate 1025 to 1029 Jackson av, three 3-sty and basement frame 3-family houses, on a plot 50x85, adjoining the northwest corner of East 165th st.

WASHINGTON AV.—Herman Knepper Co., Inc., bought from Meister Builders 1727 to 1731 Washington av, at the southwest corner of East 174th st, two 2½-sty and basement frame detached dwellings, on a plot 100x90.3, and resold same to Louis Schattner and Morris Schoenholtz. The plot will be re-improved with a synagogue.

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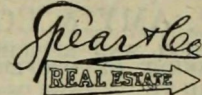
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### Brooklyn.

DAHLGREN PL.—Charles Katz sold to a builder a vacant plot on the west side of Dahlgren pl. north of 92d st. Fort Hamilton.

DEAN ST.—Bulkeley & Horton Co. sold 1091 Dean st. a 3-sty and basement dwelling, on a lot 18x110, for Mrs. J. C. Howlett, of Washington, D. C.

HUMBOLDT ST.—Realty Associates sold to Charles Preuss 317 Humboldt st. a 2-sty frame stable, on a lot 25x100.

HUMBOLDT ST.—Realty Associates sold to John C. Fitzgerald 321-321½ Humboldt st. two dwellings, on a lot 25x70.

MARION ST.—Bulkeley & Horton Co. sold 253 Marion st. a 2-sty frame dwelling, on a lot 20x100, for L. R. Lange.

ST. JOHNS PL.—Helen D. Huntington sold to a buyer for occupancy 610 St. Johns pl. a 2-sty and basement brick 2-family house.

SULLIVAN ST.—Realty Associates sold to Louis H. Clark the new 2-family, semi-detached brick house with garage at 228 Sullivan st. one of a row of 21 recently completed on the south side of Sullivan st. between Rogers and Nostrand avs. This is the 11th house sold in this row.

VISTA PL.—Realty Associates sold to N. Sackal the new brick 2-family house 6802 Vista pl. at the southwest corner of 68th st. on a lot 20x80.

EAST 12TH ST.—Clinton Trading Corporation sold to Andrea Matrone the detached brick dwelling, on a lot 20x50, on the east side of East 12th st. 160 feet north of Av X.

35TH ST.—Realty Associates sold to the Lind-

Lef Realty Corporation the vacant plot, 200x100, on the north side of 35th st, 100 feet west of Fourth av. It will be improved with a 1-sty fireproof garage.

55TH ST.—Tutino & Cenry sold for Henry W. Woodcock to a buyer, for occupancy, the 2-family frame house 130 55th st.

61ST ST.—William P. Jones and Frederick B. Holter sold for Lucia M. Winters to Palo Sammizalo two lots, each 20x100, on the south side of 61st st. 320 feet east of 17th av.

84TH ST.—M. Morgenthau, Jr., Co., sold for the Stability Realty Co. 334 West 84th st. a 3-sty and basement dwelling, on a lot 18x102.2. The purchaser is William L. Carns, who will immediately renovate this dwelling and offer it for resale.

FLATBUSH AV.—Berkshire Realty Co., Inc., Joseph G. Haft, president, resold 607, 611, 615 and 617 Flatbush av. four 4-sty apartment houses, on a plot 128x100.

FT. HAMILTON PARKWAY.—Daniel C. Michel sold the frame 2-family house, on a plot 49x112, at the southwest corner of 95th st and Ft. Hamilton parkway, for J. G. Morton.

LEE AV.—F. N. and L. M. Steffens sold to L. Baron 54 Lee av. a 3-family house.

MEEKER AV.—Tankoos, Smith & Co. sold for a client to Jacob Fatum for improvement the large vacant plot at the northwest corner of Meeker av and Van Dam st.

NOSTRAND AV.—Meister Builders, Inc., sold to buyers for occupancy 1058, 1060 and 1064 Nostrand av. three 3-family brick houses, each on a lot 20x100.

ROCKAWAY AV.—Realty Associates sold to F. & D. Weintraub, Inc., the vacant plot, 287x100, on the west side of Rockaway av. 200 feet south of Riverdale av. with a gore adjoining running through to Chester st.

RUTLAND RD.—Miss Christina Mendel sold to a buyer, for occupancy, 290 Rutland rd. a 2-sty detached brick 2-family house.

ST. MARKS AV.—G. Tuoti & Co. sold for C. O'Brien to Frank Filsa 489-491 St. Marks av. two 4-sty flats.

WASHINGTON AV.—Berkshire Realty Co., Inc., Joseph G. Haft, president, sold through B. Reinbach three 4-sty apartment houses, on a plot 90x120, at 820 and 828 Washington av.

THIRD AV.—Anna Zeterberg sold the vacant plot at the southeast corner of Third av and 99th st, Fort Hamilton.

### Queens.

FAR ROCKAWAY.—Lewis H. May Co. sold for H. Block the Fogarty premises at 1254 Central av. Far Rockaway, to Joseph Rosenberg. The property consists of a 2½-sty dwelling and garage, fronting 50 feet on Central av. running through to 142 feet on John st. The purchaser will remodel and occupy as an all year residence.

LONG ISLAND CITY.—The Lexington Motor Co. of New York purchased for its own occupancy a 3-sty modern service building now being completed on 14th st. Long Island City. The building is 162x100x200, containing 42,000 square feet, and has provisions for two more stores, which the Lexington Co. intend to add to take care of their rapidly expanding business. The property was sold by the Interstate Land Holding Co. through Cross & Brown Co., and was held at \$260,000.

### RECENT LEASES.

ADAMS & CO. leased for Well and Mayer 20,000 square feet in 584 to 590 Broadway to Drew & Lipke, manufacturers of shirts; also, for E. A. Darling, 10,000 square feet in 23 to 25 East 21st st to William Leeming and M. Katcher & Bro.

ADAMS & CO. leased to the New York Mutual Gas Light Co. 15,000 square feet at 117-119 Mercer st.; and for George R. Read & Co. the store and basement in 52 Park pl to A. H. Denny for a term of years.

LEON S. ALTMAYER leased for the Phelps Stokes Estates, Inc., the apartment house with 3 stores at the northeast corner of Park av and 91st st, known as 1141 Park av and 101 East 91st st. The lease is for a straight term of 21 years. The building will be extensively rebuilt and reconstructed immediately. This is the twelfth parcel disposed of by M. Altmayer on this square block as broker.

LEON S. ALTMAYER and Chas. Volzing & Son, Inc., leased for a client the ground floor Maisonette in the reconstructed apartment building 183 East 95th st to Francois Nuclie for a term of years.

AMERICAN REALTY CORPORATION leased to the Interstate Coal & Dock Corporation space in 32 Broadway at an aggregate rental of \$97,500; also to the Standard Oil Company of New Jersey space at an aggregate rental of \$22,750.

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and to the Central Pocahontas Coal Corporation space for \$18,750.

AMES & CO. leased for William H. Hussey & Son the grade store in 162 West 35th st to P. Mulgannon; also, for Kea-Bro Realty Co., the entire second loft in 235 West 27th st to S. & G. Embroidery Works for a term of years.

AMES & CO. leased for 202-206 Spring Street Company, Inc., to Samuel London & Son the store and basement in 103 West 27th st; and for Samuel Greenstein to Stern & Danziger the third loft in 211 West 28th st for a term of years.

JAMES E. BARRY leased for the estate of Thomas Lenane the old buildings on the east side of St. Nicholas av, 45 feet north of 171st st. The lessee will renovate the buildings.

HENRY BRADY leased to the Irving Home Builders Corporation the entire fourth floor in the Brady Building at 139 West 33d st for a term of years.

CROSS & BROWN CO. leased the building 225 and 231 West 49th st to Sally Wiesbader, Inc.; also the building at 615 West 57th st to Graham Bros., Inc. Cross & Brown Co., with Weid & Suydam, also leased space at 601 West 37th st to the New York Talking Machine Co; space at 24 East 42d st to Endfire Extinguisher Co., Inc.; at 100 West 57th st to Minnie S. Clough and to Harry Howard; at 12 and 14 West 37th st to S. W. Spencer; at 9 East 59th st to Helene L. Sweney and to May Stone; at 576 and 578 Fifth av to State Theatre Corporation, and at 5 to 9 Union sq to the Maryland Casualty Co.

CROSS & BROWN CO. leased for the Sidney B. Bowman Auto Co. the building 225 and 231 West 49th st to Sally Wiesbader, Inc.; also for the 615 West 47th St., Inc., the building at 615 West 57th st to Graham Brothers.

CUSHMAN & WAKEFIELD, INC., leased for the Century Holding Co. offices in 25 West 45th st to J. J. Lynch & Co.

CUSHMAN & WAKEFIELD, INC., leased offices in 50 East 42d st to Edwin P. Ansley of Atlanta, Ga., the Forty-second Street Property Owners' Association and the Scandinavian-American Trading Co.

J. ARTHUR FISHER leased for the 135 West 45th Street Realty Co. the 5-sty business building 135 West 45th st for a term of 21 years to a

client in the restaurant business. The premises will be extensively altered; also leased the store and basement in 466 Seventh av for a term of 10 years to Fishman Bros., clothiers; also to the International Cooks League of New York the second loft in 112 West 38th st to be used for their executive offices, and to J. Jureson the second loft in 337 West 38th st for a term of years.

ANNIE W. GOULD and others leased to the Goldberger Mfg. Corporation for a term of more than 21 years the 6-sty loft building 54 West 23d st, 25x8.9, at an annual net rental of from \$8,000 to \$9,000.

HERBERT HECHT-H. C. KOPP CO. leased for the Louis K. Liggett Drug Co. the store formerly occupied by Rollins, the tailor, in the Hotel McAlpin to the Schulte Optical Co. at an aggregate rental of \$300,000.

SAMUEL H. MARTIN leased the store and basement in 691 Columbus av for a term of 10 years for restaurant purposes.

J. ARCHIBALD MURRAY leased to Richard Davis for a term of 21 years the 3-sty building 49 Vesey st, 24.11x81.2, at \$4,000 net a year

CHARLES F. NOYES Co. leased for Adolph and Henry Bloch the inside store in 152-154 William st, southeast corner of Ann st, to Perry Pick, chain store druggist, who will open a high class branch store to serve the neighborhood. The lessors purchased the property for clients some months ago and since they have owned the property they have leased the entire building to three tenants. McKesson & Robbins have taken the three upper office floors and the basement; Schulte Cigar Co. has the corner store and this lease completes the rental of the building. The total aggregate rental of all leases is about \$100,000, and the leases run for 6 years.

CHARLES F. NOYES CO. leased for William D. and Samuel Kilpatrick to the Anchor Saw Mills Co., of Memphis, Tenn., the 3-sty brick building 432 Washington st. The lease carries with it an option to purchase at \$60,000.

CHARLES F. NOYES CO. leased for a term of 21 years from the plans for Bernard Wakefield a floor in the new Cunard Building, 25 Broadway, to Cochrane, Harper & Co., investment bankers of Boston and New York.

ROMAN-CALLMAN CO. leased for the Mer-

chants Holding Co. for a long term of years to the Jewett Machine Co., as a shop for the repairing of heavy truck motors, a brick and steel factory building to be erected on a plot containing 9,000 square feet on the north side of South Washington pl, 92 feet west of Jackson av, Long Island City.

ROMAN-CALLMAN CO. leased for the Long Island City Loft Corporation for a term of years to the Dragon Paper Manufacturing Co., Inc., manufacturers of confectioners' papers, a 1-sty reinforced concrete building having a frontage of 240 feet and located on the east side of Van Alst av, south of Paynter av, Long Island City.

ROMAN-CALLMANN CO. leased for a long term of years for the American Druggists Syndicate to the Ficks Reed Co. of Cincinnati and New York the sprinklered factory building with railroad siding, on a plot 75x180, at the north-east corner of Borden and Van Alst av., Long Island City. After extensive alterations the building will be used for the manufacture of reed and upholstered furniture.

REAL ESTATE NOTES.

KATE BERRY is the purchaser of the 3-sty house at 95 Thompson st.

BROOKLYN BOARD OF REAL ESTATE BROKERS has changed its name to the Brooklyn Real Estate Board.

ARTHUR CUTLER & CO., real estate and insurance brokers of 61-63 Park Row and 280 St. Nicholas av, have moved to their new building, 247 West 34th st. This change was made necessary by their rapidly growing business. The company does a general real estate business and has recently opened a new management department for the care and maintenance of office buildings and apartment houses.

FRANK P. GAILLARD is the buyer of the former William Dean Howells residence 239 West 85th st, sold recently.

SAMUEL KAPLAN has temporarily removed his real estate office to 18 West 34th st from 239 Broadway.

SCHINDLER & LIEBLER were associated with John Finck in the recent sale of the premises 166 East 83d st.

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# REAL ESTATE STATISTICS

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

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

### MANHATTAN. Conveyances.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
Total No. ....	201	220
Assessed Value.....	\$8,312,700	\$12,242,150
No. with consideration	24	26
Consideration.....	\$726,429	\$592,150
Assessed value.....	\$628,700	\$651,450
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
Total No. ....	14,293	8,702
Assessed Value.....	\$902,585,300	\$564,870,900
No. with consideration	1,804	1,334
Consideration.....	\$102,339,156	\$49,392,361
Assessed Value.....	\$86,137,300	\$48,338,650

### Mortgages.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
Total No. ....	157	140
Amount.....	\$2,326,355	\$3,586,879
To Banks & Ins. Co..	24	16
Amount.....	\$411,000	\$579,550
No. at 6%.....	115	76
Amount.....	\$1,470,340	\$1,964,429
No. at 5½%.....	9	21
Amount.....	\$269,000	\$766,900
No. at 5%.....	4	22
Amount.....	\$101,815	\$465,300
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	1
Amount.....	.....	\$10,500
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given ..	29	20
Amount.....	\$485,200	\$379,750
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
Total No. ....	9,708	4,974
Amount.....	\$324,318,427	\$143,266,027
To Banks & Ins. Cos..	1,247	828
Amount.....	\$116,537,028	\$48,672,925

### Mortgage Extensions.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
Total No. ....	52	24
Amount.....	\$3,385,890	\$987,500
To Banks & Ins. Cos..	36	14
Amount.....	\$3,087,900	\$652,500
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
Total No. ....	1,955	1,187
Amount.....	\$128,533,671	\$83,920,913
To Banks & Ins. Cos..	1,236	660
Amount.....	\$104,663,322	\$67,354,943

### Building Permits.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
New Buildings.....	9	3
Cost.....	\$498,400	\$540,000
Alterations.....	\$555,050	\$401,300
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
New Buildings.....	712	325
Cost.....	\$91,757,618	\$60,751,711
Alterations.....	\$41,107,893	\$24,882,245

### BRONX. Conveyances.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
Total No. ....	195	203
No. with consideration	10	16
Consideration.....	\$62,185	\$142,200
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
Total No. ....	10,705	8,059
No. with consideration	1,204	685
Consideration.....	\$8,333,628	\$7,618,159

### Mortgages.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
Total No. ....	128	155
Amount.....	\$701,025	\$1,019,210
To Banks & Ins. Cos..	4	2
Amount.....	\$15,000	\$5,600
No. at 6%.....	102	92
Amount.....	\$522,070	\$693,175
No. at 5½%.....	11	35
Amount.....	\$55,425	\$219,450
No. at 5%.....	7	14
Amount.....	\$68,250	\$64,360
No. at 4½%.....	.....	1
Amount.....	.....	\$775
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given ..	8	13
Amount.....	\$55,280	\$41,450

	1920 Jan. 1 to Nov. 9	1919 Jan. 1 to Nov. 11
Total No. ....	7,452	4,692
Amount.....	\$48,567,903	\$31,539,902
To Banks & Ins. Cos..	298	196
Amount.....	\$6,252,235	\$2,599,642

### Mortgage Extensions.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
Total No. ....	14	21
Amount.....	\$255,125	\$416,250
To Banks & Ins. Cos..	8	3
Amount.....	\$174,750	\$143,000
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
Total No. ....	700	719
Amount.....	\$14,615,302	\$11,537,752
To Banks & Ins. Cos..	346	200
Amount.....	\$9,906,350	\$5,948,600

### Building Permits.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
New Buildings.....	18	24
Cost.....	\$113,950	\$802,300
Alterations.....	\$32,800	\$28,300
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
New Buildings.....	911	796
Cost.....	\$16,879,500	\$17,670,090
Alterations.....	\$2,862,980	\$1,647,271

### BROOKLYN. Conveyances.

	1920 Nov. 1 to Nov. 8	1919 Nov. 6 to Nov. 11
Total No. ....	782	1,774
No. with consideration	39	71
Consideration.....	\$204,184	\$683,040
Jan. 1 to Nov. 8 Jan. 1 to Nov. 11		
Total No. ....	46,299	47,913
No. with consideration	2,244	2,664
Consideration.....	\$26,228,389	\$27,761,462

### Mortgages.

	1920 Nov. 1 to Nov. 8	1919 Nov. 6 to Nov. 11
Total No. ....	620	1,506
Amount.....	\$3,570,443	\$5,675,717
To Banks & Ins. Cos..	52	121
Amount.....	\$1,312,400	\$786,600
No. at 6%.....	551	1,235
Amount.....	\$3,349,523	\$4,339,107
No. at 5½%.....	28	202
Amount.....	\$195,270	\$1,088,260
No. at 5%.....	4	32
Amount.....	\$10,700	\$145,300
Unusual Rates.....	1	4
Amount.....	\$3,200	\$10,850
Interest not given ..	6	33
Amount.....	\$11,750	\$92,200
Jan. 1 to Nov. 8 Jan. 1 to Nov. 11		
Total No. ....	38,201	35,511
Amount.....	\$176,672,220	\$131,023,414
To Banks & Ins. Cos..	3,819	2,980
Amount.....	\$31,778,884	\$19,633,978

### Building Permits.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
New Buildings.....	148	357
Cost.....	\$679,365	\$2,873,300
Alterations.....	\$249,050	\$165,830
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
New Buildings.....	7,071	8,481
Cost.....	\$53,335,038	\$71,997,409
Alterations.....	\$10,937,222	\$8,004,331

### QUEENS.

### Building Permits.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
New Buildings.....	98	172
Cost.....	\$266,205	\$697,582
Alterations.....	\$39,990	.....
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
New Buildings.....	6,076	7,415
Cost.....	\$31,479,564	\$36,440,559
Alterations.....	\$139,215	\$2,946,899

### RICHMOND. Building Permits.

	1920 Nov. 3 to Nov. 9	1919 Nov. 6 to Nov. 11
New Buildings.....	35	47
Cost.....	\$43,250	\$130,110
Alterations.....	\$754,550	\$7,020
Jan. 1 to Nov. 9 Jan. 1 to Nov. 11		
New Buildings.....	1,643	1,696
Cost.....	\$3,213,649	\$3,604,173
Alterations.....	\$1,317,421	\$196,496



# BUILDING SECTION

## Legislative Committee To Investigate City Contracts

### Mayor Hylan Invited to Testify and Preparations Made to Inquire Into Contracts for New School Building and Docks

**T**HE investigation being conducted by the Joint Legislative Committee on Housing gives indications of becoming broadened into a thorough inquiry into all building contracts entered into by the civil authorities since the armistice as well as into the general conditions affecting the housing situation to which it has so far been confined.

Mayor John F. Hylan has been invited by Samuel Untermyer, counsel to the committee, to appear and testify, and John T. Hettrick, author of the "code of practice," who is at his home in New Jersey which is outside the jurisdiction of the committee, has been notified that he is still under subpoena served on him in New York and he has been requested to reappear before the committee.

The letter to Mayor Hylan follows:

November 9, 1920.

Hon. John F. Hylan, Mayor, City of New York, N. Y.

Dear Sir: I gather from your statement as reported in the newspapers of Monday morning and from the endless stream of interviews emitted by your irrepressibly garrulous and publicity-mad Commissioner of Accounts that you regard certain assertions of fact contained in a letter from me to the Controller as unfair to you in the particulars indicated in your statement.

Nothing is further from my wish or intention or that of the committee than to do you or your administration or any other person an injustice. In order to avoid just such a contingency it was announced at the opening of the hearings, at my request, that the policy of the committee would be that whenever a fact is brought to its attention to the prejudice of any person the taking of further testimony must be suspended so as to afford the person so affected instantaneous and full opportunity for explanation.

In view of your public statement the committee is desirous of now invoking that rule in your case and of extending to you the same invitation that has been uniformly offered others. It has accordingly been arranged that when the committee reconvenes on Thursday, the 11th inst., at 10 o'clock, you will be promptly and fully heard. Having regard to the concluding paragraph of your statement, we have the right to assume, and have assumed, that this arrangement will be entirely satisfactory to you.

Perhaps you will be good enough to bring with you from the files of your office any correspondence and other data, if any, that you may have relating to or concerning communications with Messrs. Brindell, Hettrick or others and with any branch or officials of the city government bearing on the making or execution of bids or contracts for the court house, the schools and for other public work during the last two years of your administration.

The committee is satisfied that this will afford the best and most expeditious means of clarifying the situation, and you may rest assured that if any wrong has been done any one it will by this means promptly right itself in the public mind.

I ought perhaps to add that, knowing what I do and what I feel you and your subordinates should have known as to the collusive character of many of the accepted bids for public work, I am personally more than ever satisfied that the contracts based on such bids should not have been made and should now be cancelled and payments withheld; but the committee, as well as myself, will meet the subject with an open mind.

You appreciate, of course, that the inquiry, in so far as it relates to contracts for city work, is germane to the housing problem only in so far as it discloses the general situation concerning all building construction as affected by the pools and combinations with which the entire country is afflicted in almost every line of industry. The committee is confronted with many lines of inquiry, of which that affecting the City of New York is but one factor.

We shall expect you on Thursday morning.

Very truly yours,

SAMUEL UNTERMYER.

This letter followed correspondence between the mayor, Mr. Untermyer, Commissioner David Hirshfield and other relative to delay in giving out the Hettrick letter to the mayor offering him the support of labor if he did not intervene in awarding of the new court house contracts.

From statements made by Comptroller Craig and other city officials all city contracts aggregating \$62,000,000, will become subject of inquiry by the committee, including school buildings to cost \$14,000,000 and the contracts for thirty-one new docks on Staten Island and the North and East Rivers.

No more indictments have been handed down by the additional November Grand Jury, but it is understood that body is ready for such action following the taking of much testimony in the early part of this week.

Testimony taken at the hearings before the Joint Legislative Committee on Housing on Thursday and Friday, November 5 and 6, is as follows:

Henry Hanlein, cutstone contractor, the solitary bidder on the new County Court House, who told of the manner in which the estimate of \$1,840,000 for the limestone work on the new structure was arrived at, admitted that John T. Hettrick, was the clearing house for all bids made by members of the Greater New York Cutstone Contractors' Association and that nine cutstone contractors were involved in an agreement concerning the apportionment of the work on the Court House. He said he did not have the agreement and could not recall what was in it, but asserted that it was drawn up by Hettrick, who had the contractors "buffaloed." He signed the paper because Hettrick told him to sign it and felt he was the "goat" in the transaction.

The eight other contractors who were interested in the Court House contract with him, said Hanlein, were David Miller & Co., Edward Shuttleworth Co., Monahan Cut Stone Contracting Co., H. J. Horber Co., James MacLaren, Rudolph Seus, J. J. Spurr & Son and James Gillie.

Hanlein further testified that Hettrick's fee was to be five-eighths of one per cent., that 11½ per cent. was to go to the "insurance fund" to be divided among his competitors, one-half of one per cent. was to go to the Greater New York Cut Stone Contractors' Association and three-eighths of one per cent. to a man named Hitchinson in Mr. Hettrick's office. The witness said the New York cut stone organization paid \$100 a year to the International Cut Stone Contractors' Association, consisting of cut stone men in every part of the country, and that formerly the local associations paid to the national organization one-eighth of one per cent. of every cubic foot of cut stone handled by them.

Hanlein testified that about twenty men in the Greater New York Cut Stone Contractors' Association were members of the inner clique formed by Hettrick. He described the method used by the cut stone men in submitting bids and estimates to Hettrick, who marked up some bids and returned cards to the members by means of which those who bid lowest got the contract. Mr. Untermyer produced an apportionment sheet showing the amount of business given to each of Hettrick's clients and the amount of business they were entitled to. Hanlein, who was No. 10 on the list, the number instead of a name always being used in the cut stone men's dealings with Hettrick, had a total business of \$591,414 from October, 1919, to June 30, 1920.

The witness admitted that if there had been the usual free-for-all bidding there would have been no necessity of putting aside 3½ per cent. as a rake-off. He said that extra amount was figured in the contract and the city had to pay it, the difference amounting to between \$60,000 and \$70,000. Under the arrangement of the contractors about \$50,000 would have gone to Hettrick, said Hanlein.

Hanlein was questioned at length about the operation of the International Cut Stone Association, with offices in Indianapolis, and he admitted the organization operated "to keep up prices and keep us out of bankruptcy."

The first testimony of the day concerning an actual bribe to Brindell was made by Louis J. Cohen, a house wrecking contractor of 198 Broadway. He first met Brindell at the latter's office, making the visit at the suggestion of Peter Stadtmuller, walking delegate of an "outlaw" House Wreckers' Union organized by Brindell.



At the time Cohen had a contract in a building at Madison Avenue and Forty-first street. This occurred after Stadtmuller had told the Fred F. French Co., general contractors on the structure, that he could not use employes of sub-contractors if the men were members of the Legitimate House Wreckers' Union.

Although Brindell had no experienced men in his union the builders insisted that house wrecking contractors hire only Brindell's men, according to Cohen, under penalty of not having their building put up when they were ready to begin the erection.

A week or so later, he testified, he called on Brindell, who asked him whether he was doing any work. Cohen said he was estimating on a job at Madison avenue and Twenty-third street for John Buckhout, the owner of the six buildings, and John H. Carle, the contractor. After he told Brindell the job was worth \$2,500, the labor leader, according to the witness, said he could get the job for Cohen if he paid the contractor \$1,500 and the labor man \$1,000.

Subsequently he entered into an arrangement agreeing to take half the job for \$1,250 and C. H. Southard, another contractor, took the other half for an equal amount. Two days later he called on Brindell and the latter said, "Cohen, how about our bet?"

"What bet?" asked Cohen. Thereupon Brindell said he made a bet with Cohen to get \$1,500 if the contractor got the job. Cohen could not see why he should pay Brindell \$1,500, and Brindell said sarcastically, "All right Cohen, good day," and opened the door for him.

Some time in July, Stadtmuller called on him and again said the "boss" wanted to see him. Cohen said he promised Stadtmuller to see "the judge," as he called Brindell. Brindell made a demand for the \$1,500 which he said was due him on the "bet." Cohen said he offered him \$500 and that at first Brindell thought it was not enough, but finally decided to accept it, and he gave Brindell the money because he knew that if he did not give it to him he could not go on with any work in New York City. He said Brindell gave him to understand that he was "the boss of New York City in the Building Trades."

Another job on which he had to do business with Brindell, said Cohen, was the Barra job on Rector, West and Washington streets. He got word that Brindell wanted to see him, and he hurried to the labor leader's office at 12 St. Mark's place. He said he paid Brindell \$500, who "took the money without saying a word." For a job at Madison avenue and 66th street, the Fred F. French Company, contractors, he testified he gave Brindell \$250 after the latter had telephoned the Fred F. French Company and told them it was satisfactory for Cohen to get the job.

On August 5, Cohen said he made an agreement with the George A. Fuller Company to demolish the Manhattan Hotel. He produced the contract and said he was to do it on a commission basis, receiving 7½ per cent. on his labor payroll. The job is not completed, he said, and the commissions will amount to about \$10,000. He read from the contract the clause which said that he would be indorsed by the Building to the Fuller Company, and such as would be endorsed by the Building Trades Council. His position under the contract was that if the council failed to furnish him with labor the contract would be cancelled, and this was the fear that actuated all wrecking contractors.

Three weeks later Brindell sent for him and asked how he was getting along on the new work. Cohen said, "What is the matter so soon? What do you want money for now? Give a fellow a chance." Brindell said, "Well, Cohen, I expected to get about \$5,000 out of this job. I ought to get about 50-50."

Cohen pleaded that he had no money, but Joseph Moran, delegate of the council, persuaded him to see Brindell at once. He drew \$3,000 from his bank and went to Brindell's office and gave it to Brindell, who wanted \$5,000. When Cohen protested against paying so much he testified that Brindell said:

"Listen here, Cohen, you know I control the entire situation in New York. I save the builders money and the builders need me."

Cohen produced a check made out to himself which he used in obtaining the \$3,000 from the Corn Exchange Bank, Terminal Branch.

Israel J. Goldstein, of 1039 Tiffany street, the Bronx, a house wrecker, said he paid \$200 to Stadtmuller, walking delegate for Brindell, after a demand for \$500 was made on him. He gave \$175 in cash and a check made out to "bearer" for \$25. The check was produced in evidence, and it bore the endorsement of "Robert P. Brindell."

The payment was the result of a threat made to him that all the building work for the contractors, H. P. Wright & Co., would be stopped if he, Goldstein, failed to give Brindell \$500. Goldstein was then demolishing a building at Greenwich street for the Wright concern. He said he had not paid the additional \$300 to Brindell.

The witness told of losing two jobs because he did not meet the demands of Brindell made through Stadtmuller.

Albert A. Volk testified to making payments to Brindell and his associates. Volk, head of the Albert A. Volk Company, Incorporated, doing a business of \$600,000 a year, said Stadtmuller threatened to call a strike of the men demolishing the building for the Gotham National Bank because he was not using Building Trades Council men in New Jersey on another job. The men he was using were regular union men, members of the House Wreckers' Union, affiliated with the A. F. of L.

The witness said he told Stadtmuller that the men in the old union refused to join the council because they were expected to pay \$2 a month as initiation fee and were to enter as individuals. He defied Stadtmuller and the next thing he knew all his men were on strike. He talked to Brindell on the telephone and agreed to sign a contract with the Council that he would employ only their men. The contract was sent to him and he signed it, he said.

In April Volk went to see Brindell because George Atwell, a competitor, was using men of the old union. Brindell then said that Atwell had paid the initiation fee for 125 men of the old union at the rate of \$25 a man. Volk promised to do likewise. Then Brindell said the initiation fee really was \$50, but he made a concession and charged him only \$25. A day or two later Volk paid \$465, or \$25 for each man and \$6 each for their dues for three months. He made this payment by check to the order of O. J. Olsen, an official of the Dock and Pier Carpenters' Union, Local 1456.

For the payment Volk said he received fifteen slip of paper which were never distributed among the men, who "were not supposed to know they had gone into the new union because they would not work with the Building Trades Council if they did."

Trouble developed on a job at Madison Avenue and Forty-second Street. Mr. Bindermann, of the F. T. Ley Co., the contractors, informed him that he, Volk, was in difficulties with Brindell. He called up Brindell, who accused him of having attempted to form an organization of wreckers and that he was "shooting off his mouth," saying he saw a check on Brindell's desk.

The next day he went to see Brindell, who kept him waiting for a long time and was not very cordial when he did see him. They had a long talk, in which Brindell referred to the fact that a housewrecker named Klompoos was to have paid Brindell \$2,000 if he got the job, and so Volk agreed to pay the same amount.

The witness produced the check he made out at the bank and cashed, receiving \$100 bills in payment. Brindell said he preferred, "hundreds or better." He returned to Brindell's office and said, "I have got \$2,000 for you, Mr. Brindell."

"He left his desk, went over to the window looking out on St. Mark's Place and pulled the curtain half way, came over, took the money and put it in his pocket," the witness added. It was after Brindell had counted the money that he said to Volk, "You have got to play straight with us. You have to



come across clean." He said he made up his mind what "clean" meant.

The next payment he made was \$230 as part of the initiation for twenty-three men in the Rock Men's Union, after Brindell's agent learned that the men were not paying dues into the council. The check was made out to A. L. Olsen, an official of the Dock and Pier Carpenter's Union, and indorsed by him. It was dated May 17, 1920.

On June 5 he said he paid an initiation fee of \$100 for two foremen to Olsen. Two days later he paid another \$50 for initiation of another foreman. Brindell then sent for him to "straighten out" the matter of initiation fees which he had not completed, Volk said. He went over the matter with Brindell and found that he still owed \$677.25 and paid it by check to Olsen.

Leonard Wallstein was questioning the witness and drew Volk's attention to the fact that not only did the check for \$677.25 bear the indorsement of Olsen, but that it also bore that of Brindell. He could not explain how Brindell came to indorse it.

The next money transaction, he said, was on June 24. It concerned a job on the Stock Exchange. He asked Brindell whom he would recommend for the job and Brindell promised to recommend the witness. He said he got the contract for a flat fee of \$15,000, the general contractors, Mark Eidlitz & Son, to be credited with the value of the salvage taken from the wrecked portion of the building. Brindell, he continued, came to him and said: "What about it." After considerable wrangling over the amount he testified he paid Brindell \$2,500 for this job.

H. H. Vought, a builder, testified that Goldstein, one of the previous witnesses told him he was "in bad" with the Building Trades Council and asked permission to interpose on a certain job with Max Mininson, doing business under the name of the Interstate Wrecking Company. After Mininson took sole charge of the work because Goldstein was forced out by Brindell, Vought said Mininson told him he had to pay \$1,500 so that he could use only Brindell's men.

Walter Melton, another housewrecking contractor who was interposed on the Vought contract, denied having anything to do with the \$1,000 paid by Mininson.

Jacob Shapiro, of 1226 Evergreen Avenue, the Bronx, a building contractor, told of subletting the contract for demolition work on a building at Fiftieth Street and Eighth Avenue to the Front Street House Wrecking and Lumber Company, of which Jacob L. Kamen is president. A strike was called. Shapiro learned that the matter could be straightened out for \$1,000, but saw no reason for paying the money. Then he said the estimate was lowered to \$800 and finally to \$500 and gave his check for that amount to Kamen. After the payment was made work was resumed on the building, he added. Kamen said the contract from Shapiro would have called for a profit of about \$2,000 and a demand was made on him for \$1,000, or half of it. He thought of going to the District Attorney, he said, but found that a colleague, Mr. Goldstein, has complained to the District Attorney and had not been able to make any progress. So he turned to Moran and offered him \$500. Moran started figuring and finally agreed to take the money. They went into a room, Kamen said, and he handed Moran the \$500.

Albert L. Volk, who was again on the stand, said he gave Brindell \$2,500 so that a strike might be avoided on a job he had at 100 Broadway. He gave Brindell \$500 in the latter's garage at the rear of the Brindell home on Daly Avenue, when Brindell said he used his influence so that Volk might obtain the wrecking work for the Garment Center Realty Company, building at Broadway and Thirty-eighth Street.

Subsequently he had two small jobs, one for the Hahnemann Hospital, Fifth Avenue and 105th Street, and the other for a job at Broadway and Forty-ninth Street. He testified he paid Brindell \$200 each for these jobs and \$236.75 for another in Brooklyn, making a total of \$636.75. He gave Brindell a check for this amount, and the labor leader called it "penny business" and "small fry." It was in a burst of con-

fidence that Brindell told Volk, according to the witness, that he, Brindell, had received \$10,000 from Atwell on two jobs, \$5,000 for each.

Recalled to the stand Henry Hanlein said that he agreed to pay 5 per cent. into the "insurance fund" maintained in Hettrick's office instead of the usual 4 per cent. on the Cunard Line contract, but that Hettrick was not to get more than his accustomed 1 per cent. The 4 per cent., he said, was to go to the fund which was divided among the fifteen men in Hettrick's group. Hanlein said he was the only bidder on the Cunard job. The contract amounted to \$527,733, he added, and the stone was to be \$5 a cubic foot. He admitted estimating the Court House contract on the basis of \$9 a cubic foot.

Taking up the agreement signed by the nine contractors Hanlein admitted that Charles Hutchinson, Hettrick's employe, told him it was destroyed the day that representatives of the committee and officers of the law invaded Hettrick's office. He said he knew there was a carbon copy in existence and thought it was in the possession of the committee.

Mr. Untermyer took up the Code of Practice of the international association and read from it. One of the rules was that there should be a uniform contract. Another was that there should be filed with the recording secretary a copy of each bid or list of bids made by any member on work of 500 cubic feet or over. The list was to be submitted in a sealed envelope and not to be opened by the recording secretary until the day after the opening of bids. Hanlein said he obeyed the rule locally.

Reading another part of the by-laws Mr. Untermyer asked whether it meant that if a man bid on a job and all the bids were rejected by the architect, the contractor could not bid again.

"I think it works that way," replied Hanlein.

Q.—You know it reads that way, don't you? A.—Yes.  
Q.—And the local associations have the same regulations, haven't they?  
A.—Yes, sir.

Q.—And that is what is called the Code of Practice? A.—Yes, sir.  
Q.—And that means, doesn't it, that if an owner of a building asks two men to estimate on it, and he does not like their estimates, and he throws them out, you cannot get a man in your business to bid again? A.—That is the way it is.

Q.—He has got to take one of those two no matter what he thinks about them? A.—Yes, sir.

Q.—Or not put up his building? A.—Yes.

Hanlein insisted that he estimated on the Court House work alone and not as a result of an agreement with the inner ring of eight contractors in the Hettrick organization, consisting of about fifty contractors.

Walter Melton, in recanting his testimony of the previous day, said he gave Brindell \$2,500. Throughout this testimony he mentioned the name of George Atwell, head of the Northern Wrecking Company, a favorite of Brindell, according to his testimony and that of other house wreckers. He said he paid \$11,250 to George Backer, the builder, for a wrecking job at Fifth Avenue and Fifty-seventh Street, and the job was taken away from him and given to Atwell. Brindell sent for him and asked him to get off the job, as there was a chance for him, Brindell, "to make some money." Brindell told him that Atwell was to have the job.

The witness said he used men from the Building Trades Council, but they were mainly "pugs" or fighters and did little work. Peter Stadtmuller, Brindell's delegate, pulled his men off the job, and he found himself prevented from getting the salvage from an injunction obtained by Backer. Later he made estimates for two jobs for the Standard Concrete and Steel Company, but was told he could not have them if he used men working for the House Wreckers' Union affiliated with the A. F. of L., but had to use Building Trades Council men. He then went to Brindell and gave him \$500. He said he begged Brindell to permit him to remain in business and promised him \$1,000 if he kept his competitors off two jobs that he planned to get. In reference to another job, he said that Max Mininson, his partner, gave \$1,000 to Mr. Klosk, president of the Interborough Brick Company, for Brindell. Brindell was not in, and Stadtmuller took the money from Klosk, he said.



Melton's brother Frank then took the stand and testified to having been present on the occasion when Clompoos, one of the witnesses wanted by the committee, gave Brindell \$1,500. It concerned a job on the Hotel Plaza Annex.

Meyer S. Blumberg, secretary and treasurer of the 305 West End Avenue Corporation, engaged in constructing an apartment hotel in West End Avenue, said he paid \$5,000 so that bricklayers' helpers might resume work after being called out on strike by Pike and Chapman, Brindell's agents. He said he made a check of \$5,700 out to Connolly Brothers, plumbing contractors on the building, of 156 East 102d Street. The extra \$700 was for plumbing work.

Thomas Connolly was next called and admitted that his firm got \$5,000 that it was not entitled to, but refused to say what became of the money. He denied having any knowledge of the destination of the \$5,000.

Testimony concerning a demand by Brindell of \$25,000 on the Gotham National Bank construction work on Fifty-ninth Street, near Columbus Circle, was given by Clarence S. Weller, vice-president; Mr. Volk, the wrecking contractor, and Peter Florence, superintendent of the work. Volk said he asked Brindell "as a favor" not to call a strike on the job. Brindell replied that it was a money favor that was being asked and added, "Suppose \$25,000 was found in the bottom of the excavation." Brindell said he wanted twenty-five "berries," referring to a unit of \$1,000 as a "berry." He said he wanted it on the basis of about \$1,000 a floor. Volk reported to Weller. There was a consultation of the president and the Board of Directors.

Some time after this meeting a strike of hoisting engineers was called on the job. There was another meeting of the directors, and they appeared divided in sentiment as to whether to pay the \$25,000 or not. Weller wavered between going down to see Brindell and sticking to his post. At any rate he could not pay the \$25,000, Volk said he reported to Brindell.

During Volk's next conversation with Brindell the latter asked Volk whether there had been any leak about the "compensation" demanded on the Gotham job and admonished Volk to "act dumb" if he were asked any questions, to keep his mouth shut and not to talk too much on the telephone. He said he would turn the Gotham Bank matter over to Pike.

Volk said the strike was settled without the payment of the money. It was done through the intercession of Mayor Hylan, the Building Trades Association and the District Attorney's office.

Peter F. Florence, construction superintendent on the Gotham structure, said that on Sept. 28, Pike, walking delegate of the Hoisting Engineers, told him trouble was brewing. He saw Pike again after the strike was called, and the delegate said that there were three men in "on the divvy," and he promised to get the job started if \$3,000 were paid. After talking with Vice President Weller, Florence told Pike that it would be all right. The money would be paid if the men went back to work. Pike called off the strike, and the men returned to work, but the money was not paid.

Mr. Weller, the next witness, corroborated Volk's story and said that he "stalled" Brindell through Volk as long as he could. Asked whether he ever had any intention of paying the \$3,000 demanded by Pike, Weller said: "We had the intention of paying it and framing the man who received it. I believe the hearings frightened the man off."

The Insurance Federation of the State of New York is taking an active interest in arousing workmen to a realization of the dangerous elements at work in the nation, and is presenting the subject of Americanization to employees at the noon hour or other convenient time. The Federation is offering the services of its secretary, Stanley L. Otis, as a speaker, without expense, to those who engage him. Mr. Otis's address is 47 Maiden Lane, Albany, N. Y.

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# Fewer New Building Operations Placed Under Contract

Weekly Figures of F. W. Dodge Company Show Reduced Commitments for Construction but Average Number of Projects Being Planned

**A**LTHOUGH the building record for the week of October 30 to November 5, inclusive, shows fewer contracts awarded for new structural operations, the totals representing newly projected building and engineering construction average well with those during the past three or four weeks. The influence of the disclosures of the Legislative investigation have, for the time being at least, halted activity on a number of important building operations that otherwise would have been placed under contract and it is anticipated that just as soon as this investigation is ended these jobs will be figured and contracts awarded soon thereafter.

According to statistics prepared by the F. W. Dodge Company it is shown that during the week of October 30 to November 5, there were in New York State and New Jersey, north of Trenton, a total of 301 building and engineering operations being planned that will involve an expenditure of more than \$12,260,100. During the same period announcements were made of the award of 164 general contracts that will require an outlay of approximately \$7,019,300.

The list of 301 contemplated building and engineering operations is composed of the following general groups: 81 business projects such as stores, offices, lofts, commercial garages, etc., \$2,221,000; 3 educational buildings, \$1,125,000; 6 hospitals and intitution, \$3,398,000; 30 factory and industrial buildings, \$1,605,000; 4 public buildings, \$61,600; 26 public works and public utilities, \$873,000; 4 religious and memorial buildings, \$240,000; 135 residential operations including apartments, flats and tenements and one and two-family dwellings, \$1,500,500, and 12 social and recreational projects, \$1,236,000.

Among the projects placed under contract during the week of October 30 to November 5, inclusive, were 37 business and commercial projects of various types, \$2,152,000; 3 hospitals and institutions, \$73,000; 19 factories and industrial projects, \$736,000; 1 building for the U. S. Navy, \$6,000; 2 public buildings, \$65,600; 16 public works and public utilities, \$2,287,600; 2 religious and memorial projects, \$30,000; 78 residential operations including multi-family dwellings and one and two-family houses, \$1,290,000 and 6 social and recreational jobs, \$397,100.

## PERSONAL AND TRADE NOTES.

**Harry A. Yarish**, architect, is now located at 551 East 4th street, Brooklyn. Catalogues and price lists of building materials and supplies are desired.

**Combustion Engineering Corporation**, 11 Broadway, recently acquired control of the business of the Pulverized Fuel Equipment Corporation, formerly at 30 Church street.

**Harry B. Joyce**, formerly power engineer of the United Electric Light & Power Company, has joined the engineering staff of Johnson & Benham, Inc., consulting engineers, 150 Nassau street.

**W. L. Saunders**, formerly in the engineering department, Concrete Steel Company, New York, was recently transferred to the Washington office as district engineer.

**H. D. Foster** was recently appointed by the Hollow Clay Tile Manufacturers' Association as research associate to work at the United States Bureau of Standards on problems of interest to the membership of the organization.

**Toch Brothers**, waterproofing compounds, contemplate the construction of a new factory building at West avenue and 9th street, Long Island City. Plans for this building have been completed and it is anticipated that a general contract for construction will soon be awarded.

### Patrick J. Gillespie Dies.

Patrick J. Gillespie, acting chief of the Bureau of Fire Prevention, died suddenly of heart failure at his home, 17 Maple street, Dobbs Ferry, N. Y., Friday, November 5. He was 51 years old.

Mr. Gillespie was born in Dobbs Ferry and for many years had been prominent in political activities in Westchester county. In 1915 he was nominated for the Assembly, but declined to campaign for office. In early life he had engaged in the grain and feed business with his brother. Later he became a contractor, and was one of the subcontractors in the construction of the Waldorf-Astoria Hotel.

During the regime of State Fire Marshal Thomas J. Ahern Mr. Gillespie was chief inspector. In 1916 he was transferred to the Fire Prevention Bureau in the New York City Fire Department. He was a member of several fire prevention organizations and regarded as an authority on combustibles.

### Kewanee Boiler Company Expands.

The opening of the million-dollar addition to the plant of the Kewanee Boiler Company, at Kewanee, Ill., and the rounding out of twenty years of successful growth and development of the company, was celebrated recently.

Twenty years ago the buildings of the Kewanee Boiler Company covered an area of less than two acres and yet at that period it was considered one of the important industries of the locality. Today the boiler shop and radiator plant occupies a thirty-two-acre tract and the firm is extensively known throughout the United States and Canada, maintaining fifteen branch offices in the largest cities of this country and sales representatives in hundreds of smaller towns.

When the executives of the Kewanee Boiler Company decided to celebrate the completion of their new boiler plant they determined to make the event one of such magnitude and importance that it would live in the minds of every officer and employee of the firm and also be one of the greatest events in local history. For this purpose the entire executive staff of the firm was gathered together, branch managers and sales representatives from all parts of the country were called to Kewanee, Ill., and a large number of guests were especially invited to be present to mark this important anniversary. The inhabitants of Kewanee were not forgotten and were heartily included in the celebration of the event for which they have been so largely responsible.

According to officials of the company it was estimated that nearly 12,000 people gathered for the program that preceded the official opening of the new boiler plant. To entertain the guests the United States Marine Band was brought on from Washington D. C., and rendered a program of classical and popular numbers. This was followed by addresses by Mr. E. E. Baker, president of the Kewanee Boiler Company, and other officials of the firm, representatives of the plant employees, Mayor James H. Andrews and others who have watched with growing interest the phenomenal development of this great industrial institution. Its history was traced from its start in Kewanee to the present time and many were the predictions that the greatest growth of the organization remains yet to be realized.

With the completion of the new addition the Kewanee Boiler Company takes rank as the largest and most complete plant of its kind. The addition, together with its mechanical equipment, represents an expenditure of approximately \$1,000,000 and will mean that several hundred more men

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

**American Face Brick Association** will hold its annual convention at French Lick Springs, Ind., December 1 to 3 inclusive. Headquarters will be located at the French Lick Hotel.

**New York City General Contractors' Association** will hold its annual dinner at the Biltmore Hotel December 11. The dinner committee reports plans well under way and assures a very interesting program.

**Common Brick Manufacturers' Association of America** will hold its annual convention at the Pennsylvania Hotel, New York City, January 31 to February 4, 1921, inclusive. Programs of interesting papers and addresses are being prepared for each session of this convention.

will be added to the working force of this plant. The main building, which is to be used for the manufacture of boilers, tanks, garbage burners and tobacco heaters, is 746 feet long and 142 feet wide. The south wing is to be used entirely for the storage of plate used in the construction of Kewanee products and is 300 feet across the front. The old boiler shop was 570 feet long and 90 feet wide, with a wing 60x100 feet. The flange room will still be used for that purpose and is 40x375 feet. These buildings have a total working area of about 206,000 square feet to be used for the production of boilers, tanks and other products.

The addition to the grey-iron foundry is 384x80 feet. The old foundry building to which the new one is joined was 480x80 feet, thus making the structure in future to be used as a foundry nearly 900 feet in length. A cupola building 22x32 feet, constructed of brick with steel girders and concrete floors, has been added to the grey-iron foundry.

The new buildings for this plant have been constructed of brick, steel and plate glass, with the exception of a wooden panel running the full length and width of the structure. The roof is supported by steel trusses and a wooden deck roof is used, covered with a composition roofing material. The south, west and north ends of the boiler shop have a great glass area giving ample light at all times.



# CURRENT BUILDING OPERATIONS

UNTIL the doubt that now clouds the local building situation is dispelled there is little possibility of the boom times that have been predicted for a long while. There is a great volume of projected construction, the major part of which is fully matured as to plans, but while material prices continue at uncertain levels and other factors that have an important bearing upon the building situation remain unsettled there is little real progress to be made. Recently there has been a decided drop in the number and value of new operations placed under contract. Prospective builders will not make commitments in a falling market nor while doubt remains as to the integrity of the industry or any of its parts. From all accounts it is likely that the building industry, particularly in the Metropolitan district, will continue to be inactive until the Legislative investigation is ended and the existing doubts removed.

One of the gratifying features of the present building outlook is the increased amount of residential construction that is being planned. Although it is not likely that much of this work will be started until next spring at least, the mere fact that plans for apartments and one- and two-family dwellings are being prepared in great numbers is sufficient in itself to create a more optimistic feeling in the industry.

As a result of the general condition the building material markets are extremely quiet. Sales have dropped to an unusually low ebb during the past week or so and dealers are unable to foresee any immediate increase in buying activity. Building material prices are fairly well sustained under the circumstances, with common brick slightly firmer than it has been. Lumber, however, continues to indicate a downward trend and some few other commodities are also displaying a weakening price tendency.

**Common Brick**—Although the past week in the New York wholesale market for Hudson River common brick was not so active as the week previous, there was a fair volume of business reported and the market is generally considered firm. During the week a total of twenty-five barges arrived from up-river points and the sales numbered twenty-eight boats. Prices are firm at \$16 to \$18 a thousand and it is likely that this level will maintain for a while at least. There is little new inquiry current, but the brick demand is fairly consistent and although some of the barges that have been sold during the past

two weeks are being unloaded at dealers' yards for future requirements, the majority of the brick recently disposed of is going into immediate consumption. There is little of interest to report from the manufacturing district. Producers are for the most part engaged in clearing up their yards after the season's operation and exerting all of their efforts to get the fuel required to burn the brick made during the past months. The fuel supply, while somewhat improved, is still inadequate and common brick manufacturers are considerably worried over the outlook.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, November 11, 1920. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$16 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 25; sales, 28. Distribution: Manhattan, 8; Bronx, 5; Brooklyn, 9; New Jersey points, 3; Outside, 3. Remaining unsold in the New York wholesale market, 8.

**Lumber**—No change of consequence has occurred in this market during the past

## BUILDING COMMODITY PRICES

**CURRENT** prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York.

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

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

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

Hudson River best grades, \$16.00 to \$18.00  
 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 st. 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 .....	\$3.95 per ton
Rebate for bags, 20c. per bag.	

**Plaster**—

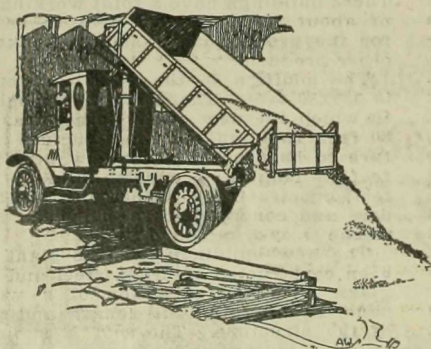
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags .....	29.00 per ton
Lath Mortar, in cloth bags..	20.00 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

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# MATERIALS AND SUPPLIES

week. Orders are light and inquiries indicate dull times ahead. Prices, while firm in some lines, are weaker in others and in general the market is exhibiting a continuation of the downward price trend that has marked the past month or six weeks. The reason for this condition is that retail dealers, who have been fairly well stocked, have been forced to unload in order to take advantage of the lower wholesale prices. Consumers are getting the benefit, but at that they are not taking full advantage of the situation as reduced prices do not increase sales.

**Building Stone**—The market is quiet with demand confined to the relatively small number of large operations now underway in the Metropolitan district. There is considerable new construction in prospect, but it will be some time before these mature to the point where building stone will be required. Prices are advanced by reason of the recent increases in freight rates.

**Structural Steel**—The market for this material is extremely quiet and from all accounts there will be no increase in activity for some months to come as large

building projects, particularly in the Metropolitan district, are likely to be held in abeyance until next spring. Recent tonnage commitments have been few and the orders actually booked do not involve any important operations. Plans for a number of large projects are completed and it is hoped that a number of these will be released for estimates immediately, but for the most part prospective builders are holding off and waiting for the local building situation to be stabilized. Prices are fairly steady and unchanged, but reductions are anticipated because of the low volume of business.

**Cast Iron Pipe**—Little new business has developed the past week or ten days and the demand is far from normal. Manufacturers are watching the declining market for raw materials, particularly pig iron and scrap, and it is possible that lower costs for these products will make possible lower prices for cast iron pipe in the near future. Nothing definite, however, is predicted and it will be some time before prices are materially reduced. Producers are still bothered by the shortage of labor, lack of cars and scarcity of fuel. New York prices remain unchanged at this writing.

**Nails**—Although there has been a decrease in the demand for both cut and wire nails, there is no great improvement in the stocks the dealers have on hand, as deliveries from mills are far behind and there are no promises as to when this situation will be bettered. Prices have not weakened, but they vary considerably according to the demand and ability of the jobbers to fill orders.

**Linseed Oil**—There is a dearth of large orders and what little business is current is coming from small buyers, who are regulating their purchases strictly on the basis of present demand, which is extremely light. Owing to the serious situation caused by the lack of housing and the conflicts over excessive rentals, landlords are only making the most necessary alterations and repairs and have done practically no repainting and decorating this autumn. This has materially reduced the demand for paints, oils and varnishes. Linseed oil prices are steadily dropping.

**Portland Cement**—Conditions in this market remain practically unchanged. The demand is very light and as a consequence dealers are able to get ahead somewhat on their reserve stocks. Deliveries from mills are slow due to continued car shortage. Prices are steady and no change is anticipated.

## IN THE METROPOLITAN MARKETS

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

27x48x $\frac{1}{2}$ in. ....	\$0.45 each
32x36x $\frac{1}{4}$ in. ....	0.35 each
32x36x $\frac{1}{2}$ in. ....	0.36 each
32x36x $\frac{3}{4}$ 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 $\frac{1}{2}$ -in., Manhattan delivery \$4.00 per cu. yd.  
Bronx delivery .... 4.00 per cu. yd.  
 $\frac{3}{4}$ -in., Manhattan delivery 4.00 per cu. yd.  
Bronx delivery ..... 4.00 per cu. yd.

**Building Stone**—  
Indiana limestone, per cu. ft. .... \$1.83  
Kentucky limestone, per cu. ft. .... 2.07  
Briar Hill sandstone, per cu. ft. .... 2.10  
Gray Canyon sandstone, per cu. ft. .... 1.75  
Buff Wakeman, per cu. ft. .... 2.00  
Buff Mountain, per cu. ft. .... 2.10  
North River bluestone, per cu. ft. .... 2.05  
Seam face granite, per sq. ft. .... 1.35  
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 —  
Zeas and tees ..... 2.72 to —  
Steel bars ..... 2.10 to —

**Lumber**—  
Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.:  
2x4 to 14x14, 10 to 20 ft. ... \$55.00 to \$70.00  
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, 6x13, No. 1 Hearts ..... to —  
Cypress shingles, 6x18, No. 1 Prime ..... to —  
Quartered Oak ..... 250.00 to —  
Plain Oak ..... 130.00 to \$190.00

**Flooring**:  
White oak, quart'd sel. .... to \$165.00  
Red oak, quart'd, select. .... to 165.00  
Maple No. 1. .... \$143.00 to —  
Yellow pine No. 1 common flat ..... 61.00 to —  
N. C. pine flooring Norfolk ..... 85.00 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. .... 39%  
Double strength, B quality. .... 82%

**Linseed Oil**—  
City brands, oiled, 5-bbl. lot. .. \$1.03 to \$1.07  
Less than 5 bbls. .... 1.06 to 1.10

**Turpentine**—  
Spot in yard, N. Y., per gal. ... \$1.00 to —

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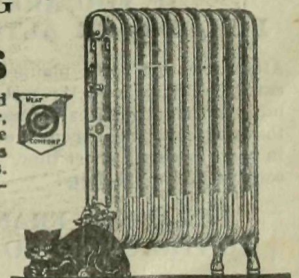
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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

113TH ST.—Louis Kasoff, 1441 Bryant av, has completed plans for alterations to the 6-sty brick and stone tenement, 50x91 ft, at 226 West 113th st for the Greenlieb Corporation, Inc., 145 Sixth av, owner and builder. Cost, about \$7,500.

#### FACTORIES AND WAREHOUSES.

38TH ST.—Ebeling, Magnuson & Kleinert, 52 Vanderbilt av, have prepared plans for a 6-sty brick storage warehouse, 35x100 ft, at 518-520 West 38th st for Hugh Ward & Brother, 540 West 38th st, owners. Cost, \$60,000. Architects will soon call for bids on general contract.

35TH ST.—Jacob Metsch, wholesale grocer, 571 Third av, contemplates remodeling the 4-sty brick and stone warehouse, 45x100 ft, at 232-234 East 35th st. Name of architect and details of construction will be available later.

#### HALLS AND CLUBS.

FIRST AV.—Fred P. Kelly, 477 Fifth av, has completed plans for a 3-sty brick and stone club house, 49x62x71 ft, at 599 First av for the Friendly Aid Society, Alex. J. Hemphill, president, Francis Hackley, secretary, 246 West 34th st, owner. Cost, about \$90,000. Architect will take estimates on general contract.

#### HOSPITALS.

EDGEcombe AV.—Plans have been prepared privately for a 10-sty brick, limestone and terra cotta hospital, 228x144x105 ft, on the west side of Edgcombe av, between 163d and 164th sts, for the Missionary Sisters of the Sacred Heart of Jesus, Fort Washington av and 190th st, owners. Cost, about \$3,000,000. Details will be announced later.

#### STABLES AND GARAGES.

BEDFORD ST.—Ferdinand Savignano, 6005 14th av, Brooklyn, has completed plans for a 2-sty brick and stone garage, 25x194 ft, at 73-77 Bedford st for Clarence S. Nathan, 241 West 37th st, owner. Cost, about \$75,000.

209TH ST.—Nathan Langer, 81 East 125th st, has finished plans for a 1-sty brick garage, 100x99 ft, at the northwest corner of 209th st and Ninth av for Leon Katz, 554 East 167th st, owner. Cost, \$20,000.

157TH ST.—Otto Reissmann, 147 Fourth av, has completed plans for a 1-sty brick and stone garage, 50x25 ft, at 467 West 157th st for Adelaide Loewy, 478 West 159th st, owner. Cost, \$8,000.

#### THEATRES.

BOWERY.—Shampan & Shampan, 50 Court st, Brooklyn, have plans in progress for extensive alterations to the Thalia Theatre, 46-48 Bowery, including enlarged balcony, new boxes, additional exit facilities, new toilets, etc., for the Acierino's Amusement Corporation, owner, care of architects. Details will be announced later.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Irving Margon, 355 East 149th st, has completed plans for a 5-sty brick, limestone and terra cotta apartment, 55x152 ft, on the east side of University av, 107 ft north of 192d st, for Wm. Moore, 2482 University av, owner and builder. Cost, \$150,000.

#### FACTORIES AND WAREHOUSES.

133D ST.—Wm. I. Hobausser, 206 West 42d st, has completed plans for a 1-sty brick factory building, 50x100 ft, in the south side of 133d st, 50 ft east of Willow av, for the Mugler Iron Works, 899 East 134th st, owner. Cost, about \$16,000.

#### STABLES AND GARAGES.

JEROME AV.—Max Kugelman, 2342 Ryer av, has prepared plans for a 2-sty brick garage, 50x100 ft, at the northeast corner of Jerome av and Bedford Park blvd for the Bainbridge Construction Co., A. L. Guidone, 52 Vanderbilt av, owner and builder. Cost, \$80,000.

173D ST.—J. M. Felson, 1133 Broadway, has completed plans for a 1-sty brick garage, 155x100 ft, at the northwest corner of 173d st and West Farms rd for Morris J. Bohrer, 206 West 23d st, owner. Cost, \$30,000.

PARK AV.—De Rose & Cavalieri, 370 East 149th st, have finished plans for a 1-sty brick and concrete garage, 50x212 ft, on the east side of Park av, 97 ft south of Gouverneur pl, for George H. Ashband, 31 Park pl, Brooklyn, owner. Cost, \$25,000.

DITMARS AV.—Dunnigan & Crumley, 394 East 150th st, have completed preliminary plans for a 1-sty brick and terra cotta garage, 150x200 ft, at the northeast corner of Ditmars av and City Island av for Bertram M. Smith, 2527 Hughes av, owner. Cost, \$45,000. Owner will soon take estimates on general contract.

167TH ST.—John DeHart, 1039 Fox st, has completed plans for a 1-sty brick garage, 100x107 ft, at the northwest corner of 167th st and

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Longfellow av for the Kissler Realty Co., Inc., 1790 Marion av, owner and builder. Cost, \$30,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

DEAN ST.—Harry A. Yarish, 551 East 4th st, has completed plans for alterations to two 3-sty brick tenements, 25x50 ft, at 919-921 Dean st for Louis Levinson, owner, care of architect. Total cost, \$12,000. Architect will take bids on separate contracts.

GRAHAM AV.—Murray Klein, 37 Graham av, has plans under way for alterations to the 3-sty frame tenement at 58 Graham av for Isidore Yoskowitz, owner, care of architect. Cost, \$8,000. Owner builds.

#### CHURCHES.

BAY PARKWAY.—Slee & Bryson, 154 Montague st, have plans in progress for a 1-sty brick and limestone synagogue, 60x85 ft, at the southeast corner of Bay parkway and 85th st for the Congregation Beth Sholem, owner, care of architects. Cost, \$100,000. Architects will soon take estimates on general contract.

#### DWELLINGS.

EAST 7TH ST.—Plans have been prepared privately for a 2-sty brick dwelling, 27x53 ft, in the east side of East 7th st, 180 ft south of Av T, for Charles Wolff, 260 Graham av, owner and builder. Cost, about \$9,000. Project includes a 1-sty garage.

BELMONT AV.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for five 2-sty frame dwellings, 19x44 ft, on the north side of Belmont av, 20 ft west of Pine st, for Louis Plaks and Samuel Friedman, 2858 27th st, Brooklyn, owners and builders. Total cost, \$35,000.

26TH ST.—F. A. Norris, 584 East 14th st, Brooklyn, has prepared plans for a 2-sty frame dwelling, 22x37 ft, in the east side of 26th st, 100 ft north of Av L, for the Farragut Construction Co., Inc., 584 East 14th st, owner and builder. Cost, \$5,000.

20TH AV.—Maxwell A. Cantor, 373 Fulton st, has finished plans for six 2-sty brick dwellings, 20x92 and 16x60 ft, with stores, at the southeast corner of 20th av and 78th st for the Matliff Realty Co., 533 Thaford st, owner and builder. Total cost, \$60,000.

BENSON AV.—Harry A. Yarish, 551 East 4th st, has completed preliminary plans for alterations to the 2-sty frame and stucco residence, including a 2-sty extension, 15x20 ft, and a 1-sty garage on Benson av, near 18th av, for George Hersh, owner, care of architect. Cost, \$6,000.

WEST 16TH ST.—Charles P. Cannella, 1163 Herkimer st, has plans in progress for a 2-sty brick dwelling, 20x45 ft, at 2550 West 16th st, 280 ft south of Av O, for Sebastino Alois, 2548 16th st, owner. Cost, \$8,000.

#### FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Bly & Hamann, 551 Nosstrand av, have plans in progress for a 1-sty brick automobile and paint shop, 50x100 ft, on Atlantic av, near Bedford av, for A. G. Dalrymple, owner, care of architects. Cost, \$25,000.

DELEVAN ST.—Koch & Wagner, 32 Court st, have completed plans for a 1-sty brick foundry, 57x96 ft, in the north side of Delevan st, 175 ft west of Richards st, for Randolph Ember, 201 King st, owner. Cost, about \$25,000.

#### STABLES AND GARAGES.

87TH ST.—Charles Goodman, 1399 St. Johns pl, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of 87th st, 93 ft west of Fifth av, for the A. & D. S. Realty Corporation, 1165 Eastern pkway, owner. Cost, \$25,000.



**DE KALB AV.**—Tobias Goldstone, 50 Graham av, has prepared plans for a 1-sty brick garage, 100x150 ft, on the north side of DeKalb av, 125 ft east of Tompkins av, for Barney Clayman, 37 Van Buren st, owner. Cost, \$40,000. Owner will take estimates on separate contracts.

**MOORE ST.**—Murray Klein, 37 Graham av, has plans in progress for a 1-sty brick garage, 40x100 ft, in the north side of Moore st, 125 ft east of Bushwick av, for Ira Krevulin, 136 Moore st, owner and builder. Cost, \$20,000.

**NOSTRAND AV.**—Harry A. Yarish, 551 East 4th st, has completed preliminary plans for a 1-sty brick garage, 50x100 ft, at the northeast corner of Nostrand av and Av D for Louis Levinson, owner, care of architect. Cost, \$15,000.

**KOSCIUSKO ST.**—Murray Klein, 37 Graham av, has plans nearing completion for a 1-sty brick garage, 50x100 ft, in Kosciusko st for Aaron B. Nektutman, 714 Gates av, owner. Cost, about \$15,000. Exact location will be announced later. Owner will take bids.

**ELLERY ST.**—Benjamin Driesler, 153 Remsen st, has plans for a 1-sty brick and stone garage, 50x100 ft, in the north side of Ellery st, 100 ft west of Marcy av, for the Realty Associates, 162 Remsen st, owners and builders. Cost, \$20,000.

**EAST 3D ST.**—Harry Brodsky, 291 Hinsdale st, has plans in progress for a 1-sty brick garage, 24x35 ft, in the east side of East 3d st, 150 ft north of Beverley rd, for Anna Leveton and J. Lasso, 555 Elton st, owners. Cost, \$8,500.

**GRAVESEND AV.**—Herman A. Weinstein, 375 Fulton st, has completed plans for a 1-sty brick garage, 125x180 ft, at the northeast corner of Gravesend av and Albermarle rd for Julius Hochman, 575 Greene av, owner and builder. Cost, about \$60,000.

#### THEATRES.

**AV J.**—Thomas Short, 370 Macon st, has prepared plans for alterations and extensions to the 1-sty brick, limestone and terra cotta moving picture theatre, increasing seating capacity to 1,000, on the north side of Av J, between East 12th and East 13th sts, for the Midwood Theatre, 215 Montague st, owner. Cost, \$10,000. Owner will take bids on separate contracts.

#### Queens.

##### DWELLINGS.

**MIDDLE VILLAGE, L. I.**—Morris Perlstein, 49 Fulton av, Middle Village, has completed plans for a 2-sty frame dwelling, 20x60 ft, with garage, in the south side of Cross st, 60 ft east of Furman av, Middle Village, for Meyer Kraut, Furman av, Middle Village, owner and builder. Cost, \$5,000.

**HOLLIS, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2½-sty frame dwellings, 23x32 ft, on the south side of Foothill av, 350 ft east of Carlton av, Hollis, for J. Hrostoski, 55 North 1st st, Jamaica, owner and builder. Cost, \$8,000 each.

**FLUSHING, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 40x27 ft, in the east side of 19th st, 450 ft north of State st, Flushing, for Edward Antonius, 134 Lefferts av, Richmond Hill, L. I., owner and builder. Cost, \$6,000.

##### FACTORIES AND WAREHOUSES.

**RIDGEWOOD, L. I.**—L. Berger & Co., 1696 Myrtle av, have completed plans for alterations and extensions to the 4-sty brick factory, including an addition, 128x33 ft, at 1007 Buchman av for the Hub Knitting Mills, 1007 Buchman av, Ridgewood, L. I., owner. Cost, about \$50,000. Owner will take bids on general contract.

**LONG ISLAND CITY, L. I.**—McAvoy, Smith & McAvoy, Bridge Plaza, Long Island City, have completed plans for a 1-sty brick factory, 110x143 ft, at the corner of West av and 9th st for Toch Brothers, West av, owners. Cost, \$20,000.

##### HALLS AND CLUBS.

**CORONA, L. I.**—W. S. Worrall, Jr., 132 Fourth av, Long Island City, has prepared plans for a 2-sty brick and stone clubhouse, 40x80 ft, at the northeast corner of Polk av and 48th st for the Sherman Home Realty Co., Corona, owner, and the Knights of Columbus, lessee. Cost, \$40,000. Contracts will soon be awarded.

##### STABLES AND GARAGES.

**RICHMOND HILL, L. I.**—Wm. C. Winters, 106 Van Sicken av, Brooklyn, has prepared plans for a 1-sty brick garage, 103x144 ft, at the northeast corner of Elderts lane and 91st st, Richmond Hill, for L. C. Smith, owner, care of architect. Cost, \$60,000.

##### STORES, OFFICES AND LOFTS.

**ARVERNE, L. I.**—Joseph P. Powers, Arverne, L. I., has completed plans for a 1-sty brick store, 42x76 ft, at the southeast corner of Boulevard and Beach 71st st, Arverne, L. I., for Abraham Miller, Beach 71st st, Arverne, L. I., owner and builder. Cost, \$9,000.

#### Nassau.

##### DWELLINGS.

**OYSTER BAY, L. I.**—Sternier & Wolfe, 9 East 48th st, Manhattan, have prepared plans for alterations and additions to the 2½-sty frame residence, 28x46 ft, at Oyster Bay for Mrs. H. G. McVicker, Oyster Bay, owner. Cost, \$20,000. Details will be available later.

#### HALLS AND CLUBS.

**ROCKVILLE CENTRE, L. I.**—Massapequa Lodge, F. & A. M., John F. Dempsey, in charge, contemplates the construction of a 3-sty brick and limestone Masonic Temple, 50x100 ft, on Park av, near Merrick rd, Rockville Centre, for which name of architect and details of construction will be available later. Cost, about \$100,000.

#### THEATRES.

**VALLEY STREAM, L. I.**—C. B. Brun, 228 West 34th st, Manhattan, has plans in progress for a 1-sty brick theatre, seating 1,200, with stores, at Valley Stream, L. I., for the South Shore Construction Co., Rockville Centre, L. I., owner. Cost, \$150,000.

**FREEPORT, L. I.**—C. B. Brun, 228 West 34th st, Manhattan, has plans nearing completion for a 1-sty brick and limestone theatre, seating 800, with store, at Freeport, L. I., for the South Shore Construction Co., Rockville Centre, L. I., owner. Cost, \$150,000.

#### Westchester.

##### DWELLINGS.

**MAMARONECK, N. Y.**—Gustave Kilthau, 5 Locust av, New Rochelle, N. Y., has prepared plans for two 2½-sty frame dwellings, 21x26 ft, in Brook st, Mamaroneck, N. Y., for owner and builder, to be announced later.

**NEW ROCHELLE, N. Y.**—Gustave Kilthau, 5 Locust av, New Rochelle, has plans under way for two 2½-sty frame and stone residences, 32x46 ft, in Paine Heights, New Rochelle, for owner and builder, to be announced later. Cost, about \$16,000 each.

**NEW ROCHELLE, N. Y.**—Gustave Kilthau, 5 Locust av, New Rochelle, has completed plans

for four 2½-sty frame dwellings, 21x26 ft, in Chauncey st, New Rochelle, for owner and builder, to be announced later. Cost, \$8,000 each.

#### New Jersey.

##### APARTMENTS, FLATS AND TENEMENTS.

**HILTON, N. J.**—Norelli & Scrocco, 185 Market st, Newark, N. J., have prepared preliminary plans for a 3-sty frame flat, 40x68 ft, at 26 Broadview av, Hilton, N. J., for E. W. Haydew, Broadview av, Hilton, owner and builder. Cost, \$25,000.

##### DWELLINGS.

**BELLEVILLE, N. J.**—Herman Fritz, News Building, Passaic, has completed plans for two 2-sty frame dwellings, 23x27 ft, at 623 and 711 John st, Belleville, N. J., for the Soho Park & Land Co., Frank Miller, president, 13 Park Row, Manhattan, owner and builder. Cost, \$7,000 each.

**NEWARK, N. J.**—Plans have been prepared privately for five 2½-sty frame dwellings, 24x32 ft, in the Oakland Terrace tract, Newark, for Donkersloot & Williams, 242 South 12th st, Newark, owners and builders. Cost, \$10,000 each.

**PATERSON, N. J.**—Warren Pattison, Lawyers Building, Paterson, has plans in progress for a 2½-sty frame dwelling, 24x32 ft, on Lakeview av, Paterson, for Wm. Brown, Lakeview av, owner. Cost, about \$7,000.

##### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—N. M. Loney, 120 Broadway, Manhattan, has plans nearing completion for a 5-sty reinforced concrete factory in Elizabeth st, Newark, for the American Can Co., 120 Broadway, Manhattan, owner. Cost, about \$500,000. Plans will be ready for estimates about January 1, 1921.

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## HALLS AND CLUBS.

**MONTCLAIR, N. J.**—H. P. Knowles, 21 West 49th st, Manhattan, has new plans in progress for a 3-sty hollow tile and stucco club house, 50x220 ft, on the links, near Verona, for the Montclair Golf Club, owner. Cost, about \$200,000.

## MUNICIPAL.

**NEWARK, N. J.**—Plans are being prepared privately for a municipal power and lighting plant to be erected on the Newark Meadows for the City of Newark, Department of Streets and Public Improvements, City Hall, Newark, owner. Cost, about \$1,000,000. Project has been voted, but it is not likely that work will be started for some time. Details later.

## SCHOOLS AND COLLEGES.

**JERSEY CITY, N. J.**—Nathan Welitoff, 76 Montgomery st, Jersey City, has plans under way for a 2-sty brick, limestone and terra cotta school building, 45x70 ft, at the corner of Rutgers and Stevens avs, Jersey City, for the Congregation Oheb Shalom, 23 Warner av, Jersey City, owner. Cost, about \$50,000. Architect will soon take bids on general contract.

**PASSAIC, N. J.**—F. J. Schwartz, Colt Building, Paterson, N. J., has plans in progress for alterations and additions to the 3 and 4-sty brick and stone convent and parochial school, 120x60 ft, at Passaic for St. Joseph's Roman Catholic Church, on premises. Cost, about \$25,000.

**SAYERVILLE, N. J.**—F. J. Schwartz, Colt Building, Paterson, N. J., has revised plans in progress for a 2-sty brick, limestone and cast stone convent, 29x32 ft, at Sayerville, N. J., for St. Stanislaus Roman Catholic Church, on premises, owner. Cost, \$25,000. Architect will soon take estimates on general contract.

**MADISON, N. J.**—Gullbert & Betelle, Aldene Building, Newark, N. J., have started preliminary plans for a 3-sty brick and stone high school at Madison, N. J., for the Board of Education of the Borough of Madison, owner. Cost, about \$300,000.

**JERSEY CITY, N. J.**—St. Peter's Roman Catholic College, Rev. Father James F. McDermott, 144 Grand st, Jersey City, president, contemplates the construction of a brick and stone college building in the Hill section of Jersey City at a cost of approximately \$1,000,000. Name of architect and details of construction will be available later.

**PERTH AMBOY, N. J.**—George Brooks, 158 Madison av, Perth Amboy, has plans under way for a 3-sty brick, limestone and terra cotta parochial school, 78x62 ft in Catherine st, Perth Amboy, for the Roman Catholic Church of Our Lady of Hungary, Rev. Father Francis Gross, pastor, owner. Cost, about \$150,000.

## MISCELLANEOUS.

**WEEHAWKEN, N. J.**—Todd, Robertson & Todd Engineering Corporation, 347 Madison av, Manhattan, is preparing plans for a marine freight terminal, including piers and warehouses, at Weehawken, N. J., for the Cunard Steamship Co., Ltd., 21 State st, Manhattan, owner. Cost, about \$30,000,000. Details will be available later.

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## CONTRACTS AWARDED.

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

## APARTMENTS, FLATS AND TENEMENTS.

**MANHATTAN.**—Ray & Zindler, 696 Cauldwell av, have the general contract for alterations to the 5-sty brick and stone apartment, 67x107 ft, at 2686-2688 Broadway, including restaurant and office on the first floor, with small apartments on the upper floors, for Irvin F. Smith, Hotel Gotham, owner, from plans by M. Joseph Harrison, 110 East 31st st, architect. Lessee, Wm. Mishkin, 506 West 114th st. Cost, \$75,000.

**MANHATTAN.**—William J. Yennie & Co., Inc., 25 West 42d st, have the general contract for alterations to the 4-sty brick and stone residence at 32 West 37th st into stores and apartments from plans by William J. Russell, architect. Cost, \$14,500. Project includes all subs.

## BANKS.

**MANHATTAN.**—Newenhou Brothers, Inc., 316 East 161st st, have the general contract for extensive alterations to the banking quarters at 25 Broad st, for the Continental Bank of New York, owners.

## DWELLINGS.

**PATERSON, N. J.**—N. Tanis, 242 East 10th st, Paterson, has the general contract for a 2½-sty brick and limestone residence, 44x75 ft, with garage, on Derrom av, Paterson, for John J. Diskon, Van Houten and Main sts, Paterson, owner, from plans by Wm. T. Fanning, Colt Building, architect. Cost, \$5,000.

**BRONX.**—O. Sandman, 681 Beck st, has the general contract for a 2½-sty brick residence, 26x47 ft, with garage, on the west side of Grand av, 138 ft south of Tremont av for Mrs. Charles Levy, 2. West 42d st, owner, from plans by Moore & Landsiedel, 148th st and Third av, architects. Cost, \$25,000.

**WESTBURY, L. I.**—A. P. Smith, Hempstead, L. I., has the general contract for a 2½-sty frame residence, 40x80 ft, with garage, at Westbury, L. I., for Mrs. Van Rensselaer Kennedy, Hempstead, L. I., owner, from plans by Dwight J. Baum, Waldo av, Riverdale, N. Y., architect.

## FACTORIES AND WAREHOUSES.

**MANHATTAN.**—Cauldwell-Wingate Co., 331 Fourth av, has the general contract for a 9-sty brick warehouse addition, 75x100 ft, at 110-114 LeRoy st for Baker & Williams Co., 126 LeRoy st, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects. Cost, \$100,000.

**GLLENDALE, L. I.**—Levering & Garrigues Co., 552 West 23d st, Manhattan, has the general contract for a 1-sty brick pipe fitting shop, 120x300 ft, on the west side of Van Dine av, 927 ft south of Old rd, Glendale, for the Eastern Engineering & Construction Co., 25 Clark st, Manhattan, owner, from plans by Gilbert & Ashfield, 350 Fulton st, Brooklyn, architects. Cost, \$80,000.

**BROOKLYN.**—Valentine Marcello Construction Co., 427 Columbia st, Brooklyn, has the general contract for a 1-sty brick shop, 25x100 ft, in the north side of Lorraine st, 100 ft west of Smith st, for Brandenberg Brothers, 382 Hamilton av, owners, from plans by H. A. Weinstein, 375 Fulton st, architect. Cost, \$10,000.

**PATERSON, N. J.**—Henry Nightengale, 1055 East 22d st, Paterson, has the general contract for a 1-sty brick and reinforced concrete milk storage house, 30x124 ft, in Main st, Paterson, for the J. J. Bower Milk Co., 637 Main st, owner, from plans by W. F. Gordon, Romaine Building, Paterson, architect. Cost, \$25,000.

## HOSPITALS.

**MANHATTAN.**—Newenhou Brothers, Inc., 315 East 161st st, have the general contract for extensive exterior and interior alterations to St. Vincent's Hospital at Seventh av and 11th st, from plans by I. E. Ditmars, architect.

## SCHOOLS AND COLLEGES.

**GREAT NECK, L. I.**—Mark C. Tredennick, 331 Madison av, Manhattan, has the general contracts for two 2-sty brick and limestone grade schools at Great Neck, L. I., for the Board of Education of Great Neck, L. I., owner, from plans by Wesley S. Bessell, 56 West 45th st, Manhattan, architect, and Frank Goodwillie, associate architect, 56 West 45th st, Manhattan. Total cost, about \$500,000.

## STORES, OFFICES AND LOTS.

**MANHATTAN.**—H. P. Wright, 25 West 42d st, has the general contract for alterations to the 4-sty brick and stone office building, 27x106 ft, at 81 John st for the Squire Co., 87 John st, owner and builder, from plans by Belneix & Snyder, 101 Park av, architects. Cost, \$30,000.

**MANHATTAN.**—Whitney Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone office building, 51x41 ft, at 159 Front st for L. C. Gillespie & Sons, 159 Front st, owners, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, about \$80,000.

**BROOKLYN.**—J. C. Lyons, 2210 Broadway, Manhattan, has the general contract for a 1-sty brick office, 25x40 ft, in the north side of 6th st, 190 ft east of Second av, for the Wyoming

Valley Coal Co., 1181 Grand av, owner, from plans by Frank S. Parker, 44 Court st, architect. Cost, \$6,000.

## THEATRES.

**LONG BEACH, L. I.**—Johnson & Molitor, West End, Long Beach, L. I., have the general contract for a 2-sty brick, limestone and terra cotta moving picture theatre, 87x104 ft, with stores, in West End for the West End Amusement Co., Long Beach, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, architect. Cost, \$33,000.

## 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.

## BOARD OF APPEALS.

Tuesday, November 30, 1920, at 10 a. m.  
Appeals from Administrative Orders.

529-20-A—79-83 Water street, Brooklyn.  
530-20-A—61-65 Water street, Brooklyn.  
532-20-A—41-51 Water street, Brooklyn.  
534-20-A—53-59 Water street, Brooklyn.  
601-20-A—514-524 Cherry street, Manhattan.  
615-20-A—105-117 John street, Brooklyn.  
617-20-A—105-117 John street, Brooklyn.  
619-20-A—67-73 Water street, Brooklyn.  
621-20-A—North side Water street, 56 ft. West of Main street, Empire Store No. 2, Brooklyn.

BOARD OF APPEALS  
SPECIAL MEETING.

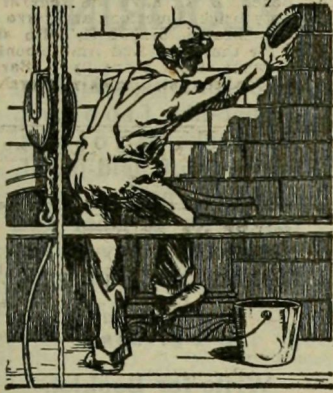
Thursday, December 9, 1920, at 10 a. m.  
The forty pier cases listed herewith were laid over, pending decision of the Supreme Court on a test case.

Appeals from Administrative Orders.  
Pier Cases.

594-19-A—Pier 8, North River, Manhattan.  
595-19-A—Pier 44, East River, Manhattan.  
480-19-A—Piers 4 and 5, North River, Manhattan.  
481-19-A—Old Pier 3, North River, Manhattan.  
877-19-A—Pier 14, North River, Manhattan.  
878-19-A—Pier 15, North River, Manhattan.  
879-19-A—Pier 15, North River, Manhattan.  
880-19-A—Pier 28, East River, Manhattan.  
881-19-A—Pier 1 (Old), North River, Manhattan.  
882-19-A—Pier 27, North River, Manhattan.  
883-19-A—Pier 29, North River, Manhattan.  
884-19-A—Pier 30, North River, Manhattan.  
885-19-A—Pier 78, North River, Manhattan.  
886-19-A—Pier 42, North River, Manhattan.  
937-19-A—Piers 37 and 38, East River, Manhattan.  
948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)  
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)  
950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)  
981-19-A—Piers 22-25, East River, Manhattan.  
1003-19-A—Pier 28, North River, Manhattan.  
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.  
890-19-A—Pier 70, East River, Manhattan.  
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.  
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.  
267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.  
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.  
269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.  
270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.  
271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.  
272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.  
273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.  
318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.  
352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.  
353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.  
383-20-A—Pier 29, East River, Manhattan.  
420-20-A—Pier 5 between Poplar and Middagh streets, Brooklyn.  
421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.  
422-20-A—Pier 29, foot of Harrison street, Brooklyn.  
423-20-A—Pier 32, foot of Degraw street, Brooklyn.  
471-20-A—Pier between North 4th and 5th streets, Brooklyn.



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### Manhattan.

#### ASYLUMS AND HOSPITALS.

144TH ST, 425-427 W, 5-sty bk hospital, 36x66, plastic rf; \$50,000; (o) Lutheran Hospital of Manhattan, 341 Convent av; (a) Francis Averkamp, 600 W 181st (396).

#### DWELLINGS.

RIVERSIDE DR, 863, 3 & 4-sty bk dwg, 25x55, 5-ply tar & gravel rf; \$18,000; (o) William La Hiff, 224 W 47th; (a) John H. Knubel, 305 W 43d (397).

#### STABLES AND GARAGES.

2D ST, 21-27 E, 2-sty bk garage, 80x92x70, plastic cement rf & felt; \$60,000; (o) Johnson Estate, 30 E 42d, Fred Johnson, trustee, Oyster Bay, N. Y.; (a) Alex. Baylies, 66 Bible House (388).

140TH ST, 52 W, 1-sty bk garage, 25x99, plastic slate rf; \$10,000; (o) Frank Hogan, 45 E 135th; (a) Chas. Schafer, Jr., 394 E 150th (391).

159TH ST, 520 W, 1-sty bk garage, 24x32, plastic slate rf; \$3,000; (o) Jos. Cohen, 520 W 159th; (a) Frank Hausle, 81 E 125th (392).

173D ST & BWAY, 1-sty steel garage, 10x20, steel rf; \$400; (o) Thos. S. Walker, 141 Bway; (a) H. R. Cloyd, 154 Nassau (390).

218TH ST W, n s, 150 e Bway, 1-sty bk garage, 100x99, plastic rf; \$20,000; (o) Morris Bohrer, 206 W 23d; (a) Louis A. Sheinart, 194 Bowery (389).

#### MISCELLANEOUS.

RIVINGTON ST, 338-356, 1 & 2-sty bk housing station, 200x122, felt rf; \$155,000; (o) City of N. Y., Plant & Structures Dept; (o) owners (395).

SPRING ST, 336-351, CANAL ST, 543-553, 1-sty bk housing station, 141x150, pitch & felt rf; \$90,000; (o) City of N. Y., Dept. Plant & Structures; (a) owners (394).

17TH ST E, n s, e of Av C, 1 & 2-sty bk housing station, 60x267, pitch & felt rf; \$110,000; (o & a) City N. Y., Dept. Plant & Structures (393).

### Bronx

#### DWELLINGS.

BAY ST, n s, 425 w William, 1-sty fr dwg, 16x30, vulcanite shingle rf; \$1,500; (o) Arthur Pettit, 36 Tier av; (a) Chas. S. Clark, 441 Tremont av (728).

HICKS ST, n e c Corsa av, 1-sty & attic fr dwg, 21x30, asphalt shingle rf; \$5,000; (o) Jos. Karasek, 413 E 81st; (a) Ralph J. Marx, 3520 Eastchester rd (726).

SEXTON PL, e s, 828 s Gun Hill rd, 1½-sty fr dwg, 21x36, shingle rf; \$4,000; (o) Sarah Erickson, 1123 E Tremont av; (a) T. J. Kelly, 707 Morris Park av (744).

BRONXWOOD AV, e s, 225 s Duncan, 2-sty hollow tile dwg, 25x48, plastic slate rf; \$7,000; (o) Frank Brocio, 3610 Barnes av; (a) M. W. Del Gaudio, 158 W 45th (734).

HAIGHT AV, e s, 125 n Pierce av, 2-sty fr dwg, 21x48, rubberoid rf; \$8,000; (o) Ludwig Schmidt, 304 E 124th; (a) T. J. Kelly, 707 Morris Park av (743).

LURTING AV, e s, 225 n Pierce av, 2-sty fr dwg, 19.6x52, slag rf; \$6,000; (o) Fred Klein, Huguenot Park, S. I.; (a) B. Ebeling, 2400 Westchester av (747).

MINNIEFORD AV, e s, 200 n Ditmars, 1-sty fr dwg, 22x34, asbestos shingle rf; \$3,500; (o) Hulda Seaman, 528 Minneford av; (a) Karl F. Seifert, 153 E 40th (719).

PAULDING AV, w s, 150 n Burge av, 1-sty fr dwg, 30x20, asphalt shingle rf; \$2,500; (o) Demetrius Onus, 624 E 216th; (a) Geo. P. Crosier, 687 E 223d (720).

RIVERDALE AV, e s, 234.4 n 256th, 2½-sty fr dwg, 20x36, shingle rf; \$4,500; (o) Richard E. Wortham, 537 Riverdale av; (a) E. Leske, Jr., 748 E 225th (731).

SEYMOUR AV, e s, 50.3 s Burke av, 2-2-sty conc blk dwgs, 18x40, plastic slate rf; \$13,000; (o) Guirdano & Tarello, 2404 Crotona av; (a) M. W. Del Gaudio, 158 W 45th (733).

TREMONT AV, n e c Waterbury av, 1-sty fr dwg, 21.3x43.10, tin rf; \$2,000; (o) Ethel Kronfeld, 653 Cauldwell av; (a) Marim Kronfeld, 653 Cauldwell av (737).

#### FACTORIES AND WAREHOUSES.

133D ST, s s, 50 e Willow av, 1-sty bk factory, 50x100.5, composition rf; \$16,000; (o) Mugler Iron Works, 899 E 134th; (a) Wm. I. Hobauer, 206 W 42d (720).

OLINVILLE AV, w s, 25 n Mace av, 1-sty fr storage, 22x30, rubberoid rf; \$450; (o) Kearns & Fitzpatrick, 1914 Wallace av; (a) M. A. Buckley, 32 Westchester sq (730).

### STABLES AND GARAGES.

HOFFMAN ST, e s, 139.99 s 189th, 1-sty bk garage, 24.6x30, plastic slate rf; \$1,500; (o) Giacomo Paraggio, 2420 Hoffman; (a) M. W. Del Gaudio, 158 W 45th (723).

136TH ST, s s, 294 e Alexander av, 1-sty bk garage, 19x100, plastic slate rf; \$6,000; (o) Albert Gerhardt, 364 E 136th; (a) Frederick Gerber, 131 E 87th (725).

188TH ST, s e c Lorillard pl, 1-sty bk garage, 20x22, slate rf; \$1,650; (o) Amedeo Ruggiero, 2420 Lorillard pl; (a) M. W. Del Gaudio, 158 W 45th (736).

233D ST, n e c Provost av, 1-sty bk garage, 100x30, plastic slate rf; \$7,500; (o) Mt. Vernon Bldg. Supply Co., David S. Crater, 24 S 2 av, Mt. Vernon, Pres.; (a) M. W. Del Gaudio, 158 W 45th (722).

ANDREWS AV, e s, 242.66 s 183d, 1-sty fr garage, 16x18, shingle rf; \$1,200; (o) Rinall Werrenrath, on prem; (a) Outwater, Shurtleff & Noble, Inc., 18 E 41st (738).

FORDHAM RD, s s, 78.3 e Hoffman, 1-sty bk garage, 50x20, plastic slate rf; \$3,500; (o) Jos. Ferro, 580 E Fordham rd; (a) M. W. Del Gaudio, 158 W 45th (724).

HUNT AV, e s, 100 s Morris Park av, 1-sty t. c. garage, 17x22, rubberoid rf; \$1,000; (o) Abraham Perper, 640 Mead; (a) T. J. Kelly, 707 Morris Park av (742).

LONGFELLOW AV, n w c 167th, 1-sty bk garage, 100.3x107.3, prepared rf; \$30,000; (o) Kissler Realty Co., Inc., Philip Wattenberg, 1790 Marion av, Pres.; (a) John De Hart, 1039 Fox (721).

MULINER AV, e s, 140 n Nell av, 1-sty bk garage, 25.6x19, rubberoid rf; \$500; (o) Anthony J. Roth, on prem; (a) Rasmussen, 2265 Crescent av (735).

PARK AV, e s, 58.27 n 159th, 1-sty bk garage, 25x72, slag rf; \$4,500; (o) Wm. P. Schwartz, 3140 Park av; (a) Wm. H. Meyer, 1861 Carter av (727).

POPHAM AV, n s, 86.12 w Montgomery av, 1-sty angle iron garage, 24x18; \$1,000; (o) M. Sheridan, on prem; (a) Euell & Euell, 125 Sherman av (740).

TIEBOUT AV, w s, 138.35 s 187th, 1-sty bk garage, 50x20, rubberoid rf; \$1,500; (o) Harold Stone, 2391 Tiebout av; (a) Thos. Cotter, 2364 Tiebout av (745).

3D AV, e s, 82 n Franklin av, 1-sty bk garage, 123x121.88, plastic slate rf; \$75,000; (o) Ferncliffe Garage, Inc., John Barba, 35 W 39th, Pres.; (a) De Rose & Cavalleri, 370 E 149th (739).

#### STORES, OFFICES AND LOFTS.

BARNES AV, s e c Van Nest av, 1-sty bk str & garage, 35x20, 35x20, slag rf; \$5,000; (o) Michael Lafarri, 802 Van Nest av; (a) Paill Lagana, 2526 Glebe av (732).

#### STORAGES AND WAREHOUSES.

HICKS AV, e s, 123 s Eastchester rd, 1-sty fr storage, 18x30, asphalt slate rf; \$450; (o & a) Ralph J. Marx, 3525 Eastchester rd (741).

3D AV, e s, 26 s 135th, 1-sty bk storage, 26.5x49.2, tin rf; \$1,000; (o) Mogul Realty Co., 256 E 135th; (a) Chas. S. Clark, 441 Tremont av (746).

### Brooklyn.

#### COLLEGES & SCHOOLS.

PENNSYLVANIA AV, 644-6, w s, 94.10 7-8 s New Lots av; 1-2-sty bk school, 35.8x87.5; \$35,000; (o) Hebrew School, New Lots; (a) O. Infanger & Son, 2634 Atlantic av (12292).

#### DWELLINGS.

DELAMERE PL, 1119, e s, 140 s Av K; 1-sty fr 2-fam, 24.8x50; \$10,000; (o) Jos J. Finley, 1648 E 21; (a) Geo Alexander, Jr, 3402 Av K (13325).

GILMORE CT, 1122-26, ss, 100 w E 12; 1-sty fr 1-fam, 16x34.6; \$1,500; (o) Jacob Thorson, 240 Adolph; (a) Jas A Boyle, 367 Fulton (1334).

E 7TH ST, 2085-87, e s, 180 s Av T, 2-sty bk 2 fam dwg, 27x53; \$8,000; (o) Chas. Wolf, 260 Graham av; (a) Ernest Dennis, 241 Schenck av (13108).

W 16TH ST, 2777, e s, 170 n Neptune av; 1-sty fr 1-fam, 20x44; \$3,800; (o) Geovanni Salerno, prem; (a) Jas F Brewster, 2828 Fox (13358).

E 54TH ST, 952-4, w s, 160 s Av G, 1-sty fr 1 fam dwg, 25x30; \$4,000; (o) Giuseppe De Gugliand, 83 McDougal; (a) Salvati & Le Inorink, 369 Fulton (13063).

61ST ST, 1574, n s, 80 w 16 av; 1-sty bk 1-fam, 20x50; \$13,000; (o) Julian Franyam, 6504 14 av; (a) Ferd Savigman, 6005 14 av (13303).

67TH ST, 1454, s s, 440 e 14 av, 2-sty fr 1 fam dwg, 20x30; \$4,000; (o) Giuseppe Patto, prem; (a) Angelo Adamo, 1351 72d (13057).



73D ST, 2047-49, n s, 280 w 21 av; 1-sty fr 1-fam, 20x45.4; \$3,500; (o) Fredk Wahlis, 1859 68; (a) F H Seeler, 1958 67 (13274).

E 89TH ST, 642, w s, 272.6½ n Glenwood rd, 2-sty bk 2 fam dwg, 18.10x36; \$6,000; (o) Jos. Volturo, 640 E 89th; (a) Gilbert I. Prowler, 367 Fulton (13255).

AV U, 5014, s s, 75 w E 51st, 2-sty fr 1 fam dwg, 21x16; \$5,000; (o) Stefano Di Giovanni, 295 Stagg; (a) Frank V. Laspia, 525 Grand (13065).

AV U, 90, s s, 40 e W 10th, 2-sty fr 2 fam dwg, 16x60; \$7,000; (o) John Berbaridi, 139 Av U; (a) S. Gardstein, 26 Court (13120).

ALBANY AV, 1654, w s, 577.6 s Glenwood av, 1-sty fr 1 fam dwg, 16x36; \$3,000; (o) John & Rose S. Spearman, 218 E 28th; (a) R. T. Schaefer, 1226 Flatbush av (13180).

BLAKE AV, 772-80, s s, 19 e Miller av, 4-2-sty bk str & 2 fam dwgs, 19x55; \$36,000; (o) Benj. Rosenstock, 634 Essex; (a) S. Millman & Son, 1780 Pitkin av (13053).

BLAKE AV, 770, s e c Miller av, 2-sty bk str & 2 fam dwg, 19x55; \$10,000; (o & a) same as above (13054).

BLAKE AV, 1428, s s, 40 w Eldert la; 3-sty bk 2-fam, 20x45; \$7,500; (o) Domenick Fallita, 749 Grant av; (a) Chas H Pfoff, 673 Eldart la (13281).

CANAL AV, 3515-17, n s, 80 e W 36th, 3-1-sty fr 1 fam dwgs, 15.3x26.8; \$3,300; (o) Mrs. Clara Henning, 325 S 10th; (a) Geo. H. Suess, 2916 Railroad av (13245).

EMMONS AV, 2926-3004, s s, 395.25 w Leonard av, 8-1-sty fr 1-fam, 20x36; \$20,000; (o) Dann Realty Corp, 44 Court; (a) Geo Alexander, Jr, 3402 Av K (13226).

NOSTRAND AV, 1830, w s, 49.8 n Av D, 1-sty fr 1 fam dwg, 28x24.6; \$3,000; (o) John A. Ternlund, 1826 Nostrand av; (a) A. White Pierce, 26 Court (13152).

OCEAN AV, 2583, e s, 280 s Av U, 2-sty fr 1 fam dwg, 14.6x30; \$3,500; (o) Alexander G. Blakely, 1504 Av U; (a) Chas. E. Anderson, 842 52d (1311).

10TH AV, 8124, n w c 82; 2-sty fr 1-fam, 16.4x26.6; \$6,000; (o) Boyd Realty Co, 724 81; (a) Burke & Olsen, 32 Court (13290).

20TH AV, 7801, s e c 78th, 2-sty bk str & 2 fam dwg, 20x92; \$15,000; (o) Matlip Realty Co, 533 Thatford av; (a) M. A. Cantor, 373 Fulton (13074).

20TH AV, 7803-11, e s, 20 s 78th, 5-2-sty bk str & 1 fam dwgs, 16x60; \$60,000; (o & a) same as above (13075).

#### FACTORIES AND WAREHOUSES.

MANHATTAN AV, 361, w s, 25 n Jackson; 1-sty bk storage, 25x50.6; \$4,000; (o) Pietro Alloca, 448 Humboldt; (a) Salvati & LeMorik, 369 Fulton (13267).

MYRTLE AV, 961, n s, 175 w Throop av, 2-sty bk warehouse, 25x100; \$20,000; (o) Myrtle Pl. Supply Co., 913 Myrtle av; (a) Brook & Sackham, 26 Court (13115).

#### STABLES AND GARAGES.

ELLERY ST, 69-71, n s, 100 w Marcy av, 1-sty bk garage, 50x100; \$20,000; (o) Realty Assoc., 162 Remsen; (a) Benj. Driesler, 153 Remsen (13094).

JACKSON ST, 225, n s, 27.10 3-4 s Old Wood Point rd, 1-sty conc garage, 25x40; \$1,800; (o) Thos F Meagher, 230 Jackson; (a) Dominick Salvati, 369 Fulton (13266).

KOSCIUSKO ST, 78-80, s s, 100 w Nostrand av, 1-sty bk garage, 50x100; \$15,000; (o) Aaron M. Krutman, 714 Gates av; (o) Murray Klein, 37 Graham av (13183).

SANDFORD ST, 173-5, e s, 39.2 n Willoughby av; 1-sty bk garage, 35.10x19.9; \$2,000; (o) Wm De Goode, 215 Montague; (a) Chas M Spindler, 26 Court (13340).

SCHOLES ST, 288-90, s s, 25 e Waterbury av, 2-sty bk offices & garage, 50x25; \$12,000; (o) Pitz & Weber Iron Foundry, Inc., Scholes & Waterbury av; (a) Wm. E. Haugaard, 185 Madison av (13147).

WINTHROP ST, 29-35, n s, 277 e Flatbush av, 2-1-sty conc garages, 20x20; \$3,000; (o) Midwood Associates, 805 Flatbush av; (a) John M. Infanger, 124 Montague (13129).

2D ST, 314-16, s s, 165.9 e 4 av, 1-sty bk garage, 40x50; \$4,000; (o) Luigi Fatato, 336 2d; (o) W. J. Conway, 400 Union (13139).

8TH ST, 354, s s, 240 w 4 av; 1-sty conc garage, 18x45.1; \$1,200; (o) Wm Mohrmann, prem; (a) Burke & Olsen, 3 Court (13291).

43D ST, 244, s s, 300 w 3 av; 1-sty conc stable, 25x21; \$1,200; (o) Luciano Matiasca, 248 43; (a) Fred R Ashfield, 354 Fulton (13335).

5TH ST, 116-38, s s, 120 e 1 av, 1-sty bk storage, 50x100; \$9,000; (o) Abraham Gordon & Nathan Michelgran, prem; (a) H. S. Sylvester, prem (13121).

87TH ST, 449-59, n s, 93.8 w 5 av, 1-sty bk garage, 100x100; \$25,000; (o) A. & D. S. Realty Corp., 1165 Eastern pkway; (a) Chas. Goodman, 1399 St. Johns pl (13141).

AV R, 104-14, s s, 48 w W 9; 8-1-sty conc gagares; \$4,000; (o) John F Church, 70 Av R; (a) Wm C Winters, 106 Van Sicklin av (13259).

BENSON AV, 1833-27, n s, 67.4 e Bay 19; 1-sty conc garage; \$1,500; (o) Bella Hersh, prem; (a) Harry A Yarish, 551 E 4 (13350).

BROOKLYN AV, 312-18, w s, 20 s Union, 3-sty bk garage, 13x19; \$2,400; (a) Chas G Reynolds, 999 Sterling pl; (a) same as above (13371).

CENTRAL AV, 85, n e c Jefferson; 1-sty bk garage, 25x34.6; \$3,000; (o) Irto Puglisi, prem; (a) Chas P Camella, 1163 Herkimer (13284).

DE KALB AV, 779-91, n s, 125 e Tompkins av, 1-sty bk garage, 150x100; \$40,000; (o) Barney Clayman, 37 Van Buren; (a) Tobias Goldstone, 50 Graham av (13049).

DE KALB AV, 876-80, s s, 175 w Sumner av, 1-sty bk garage, 75x100; \$25,000; (o) Grant Imp. Co., prem; (a) Tobias Goldstone, 50 Graham av (13048).

NEW UTRECHT AV, 5109-13, e s, 71.7 s 51st 1-sty conc garage, 40x40; \$3,000; (o) Saml. Lebling, 5107 New Utrecht av; (a) M. A. Cantor, 373 Fulton (13177).

WILLOUGHBY AV, 425, n e c Sandford; 1-sty bk garage, 19.9x39.2; \$2,000; (o) Franklin Macrath, 17 Willow; (a) Chas M Spindler, 26 Court (13339).

7TH AV, 3921, n e c 40; 1-sty bk garage, 22.1x 25.4; \$2,000; (o) John Pregi, prem; (a) Chas Sandblom, 19 W 45 (13323).

8TH AV, 4202-4, s w c 42d, 1-sty bk garage, 40x40.2; \$2,800; (o) Theo P Forwerk, premises; (a) Eric O Holmgren, 371 Fulton (13370).

#### STORES AND DWELLINGS.

CROPSEY AV, 2832, s s, 38.8 e Bay 49th, 2-sty bk str & 2 fam dwg, 19.4x42; \$7,000; (o) Filippo Galvao, 94 Christie; (a) Frank V. Laspia, 525 Grand (13210).

#### STORES, OFFICES AND LOFTS.

HART ST, 1628-38, s e c W 17th, 1-sty bk str, 44x40; \$3,500; (o) Edw Koster, 2981 W 20; (a) Geo H Suess, 291 Railroad av (13352).

6TH ST, 159-67, n s, 190.9 e 2 av, 1-sty bk office, 40x25; \$6,000; (o) Wyoming Valley Coal Co., 1181 Grand; (a) Frank S. Parker, 44 Court (13143).

CONY ISLAND AV, 1781-5, e s, 415 s Av N, 1-sty bk str & offices, 50x100; \$12,000; (o) Flat-bush Bldg. Corp., 1969 E 17th; (a) Chas. G. Wessel, 1399 E 4th (13235).

LIVONIA AV, 385-95, n e c Sackman, 1-sty bk str, 100x100; \$50,000; (o) Jos. Levine, 140 E 92d, Manhattan; (a) Kaufman & Levine, 56 Pine, Manhattan (13216).

#### THEATRES.

BLAKE AV, 830-40, s w c Schenck av, 1-sty bk market & theatre, 100x100; \$30,000; (o) Max Seidman, 1463 St Marks av; (a) Harry Dorf, 614 Kosciusko (13288).

#### MISCELLANEOUS.

LORRAINE ST, 245, n s, 100 w Smith, 1-sty bk shop, 25x100; \$10,000; (o) Branderburg Bros., 382 Hamilton av; (a) Herman A. Weinstein, 375 Fulton (13117).

ATLANTIC AV, 1942-4, s s, 150 e Buffalo av; 1-sty bk shop, 50x100; \$16,000; (o) A G Dal-rumple, 1009 Atlantic av; (a) Bly & Hamann, 551 Nostrand av (13270).

BOWERY, 1110-14, s s, 63 w Jones Wk; 1-sty fr amus device; \$30,000; (o) Wm J Ward (Bank of C I); (a) Peter F Meyer, 414 Av N (13289).

#### Queens.

##### DWELLINGS.

ARVERNE.—Ocean pkway, n s, 74 w Beach 58th, 2-sty fr dwg, 17x35, shingle rf, 1 family, gas; \$4,500; (o) John M. Brihn, Arverne; (a) Jos. H. Cornell, Far Rockaway (5481).

ARVERNE.—Gaston av, w s, 180 n Morris av, 1-sty fr dwg, 12x18, shingle roof, 1-family, gas; \$500; r(o) Arthur W. Meyer, 519 Gaston av, Arverne; (a) Jos. P. Powers Co., Rockaway Beach (5538).

ARVERNE.—Beach 58th st, w s, 90 n Ocean pkway, 9-1-sty fr dwgs, 16x40, shingle rf, gas; \$18,000; (o) J. Brehn, Arverne; (a) J. H. Cornell, Far Rockaway, L. I. (5578 to 5587).

COLLEGE POINT.—13th st, e s, 155 n Av F, fr dwg, 18x28, 1-sty, shingle roof; \$2,500; (o & a) L. A. Helm, College Point (5532).

CORONA, L. I.—45th st, w s, 100 n Jackson av, fr dwg, 18x18, 2-sty, tar & slag roof; \$2,500; (o) John Kazimir, 93 45th st, Corona, L. I.; (a) Alfred DiBlasi, 94 E. Jackson av, Corona, L. I. (5536).

DOUGLAS MANOR.—Park la, n s, 235 e East dr, 1-family fr dwg & garages, 1-sty, 40x35, shingle roof, elec; \$8,000; (o) R. W. Sanial, Douglas Manor, L. I.; (a) Ralph R. Clark, 395 Fort Washington av, N. Y. City (55513).

EDGEEMERE.—Beach 39th st, w s, 145 s Blvd, 3-2-sty fr dwgs, shingle roof, 1-family, gas;

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\$9,000; (o) Queens Land Estates, Inc, Beach 39th st, Edgemere; (a) G. Pisch, 152 Beach 87th st, Rockaway Beach (5551-52-53).

EDGEEMERE.—Camp pl, s e c Waverest av, 4-1-sty fr dwgs, 95x50, slag rf, 1 family, gas; \$4,000; (o) Max. Martey, 1845 Sterling pl, Bklyn; (a) owner (5493).

EDGEEMERE.—Beach 26th st, e s, 200 s Bay av, 4-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$8,000; (o & a) Isaac Zaret, Edgemere (5477-78-79-80).

EDGEEMERE, L. I.—Beach 40th st, e s, 115 s Rockaway Beach Blvd, fr dwg, 18x30, 1 family, shingle rf; \$3,000; (o) Queens Land Estates, Inc., Beach 39th, Edgemere, L. I.; (a) George Piesch, 152 Beach 87th, Rockaway Beach (5555).

EDGEEMERE, L. I.—Beach 40th st, e s, 145 s Rockaway Beach Blvd, 2-sty fr dwg, 18x30, 1 family, shingle rf; \$3,000; (o) Queens Land Estates, Inc., Beach 39th, Edgemere, L. I.; (a) George Piesch, 152 Beach 87th, Rockaway Beach (5556).

EDGEEMERE, L. I.—Beach 40th st, e s, 85 n Rockaway Beach Blvd, fr dwg, 18x30, 1 family, shingle rf; \$3,000; (o) Queens Land Estates, Inc., Beach 39th, Edgemere, L. I.; (a) George Piesch, 152 Beach 87th, Rockaway Beach (5554).

ELMHURST.—Mertz av and 19th, s w c, bk dwg, 1 family, 22x33, shingle roof; \$9,000; (o) Henry Hiffman, c/o F. G. Sayfield, 110 Nott av, L. I. City; (a) Alfred DiBlasi, 94 E. Jackson av, Corona (5537).

FLUSHING.—21st e s, 187 s Sanford av, fr dwg, 25x36, 2-sty, shingle roof; \$5,000; (o) Helm & Rebeck, 12 7 av, Whitestone, L. I.; (a) Wm. E. Helm, College Point, L. I. (5530).

FLUSHING.—21st st, e s, 150 s Sandford av, fr dwg, 25x36, 2-sty, shingle roof; \$5,000; (o) Helm & Rebeck, 12 7 av, Whitestone, L. I.; (a) Wm. E. Helm, College Point, L. I. (5531).

FLUSHING HEIGHTS.—Norwood av, s s, 40 w 26th, 1-sty fr dwg, 22x31, shingle rf, 1 family, gas; \$3,000; (o) Emil Snoboda, 219 25th, Flushing Heights; (a) F. Chmelik, 796 2 av, L. I. City (5482).

FOREST HILLS.—Livingston st, s s, 150 e Seminole av, 1-sty fr dwg, 27x44, shingle roof, 1 family, elec, steam heat; \$8,000; (o) Cord Meyer Dev. Co., Forest Hills; (a) W. S. Worrall, Jr., 132 4th, L. I. City (5543).

GLEN MORRIS, L. I.—Spruce st, w s, 160 n Hawtree av, 2-sty fr dwg, 18x26, shingle rf, gas; \$—; (o) J. P. Jensen, 558 Humboldt, Bklyn; (a) D. Stage, Glen Morris, L. I. (5571).

GLEN MORRIS, L. I.—Lefters av, w s, 50 n Ridge av, 2-sty fr dwg, 20x30, shingle rf, gas; \$6,000; (o) Anna Greenhaven, 1092 Madison, Bklyn; (a) D. Stage, 101-105 109 av, Glen Morris (5570).

HOLLIS.—Foothill av, s s, 300 e Carpenter av, 2-sty fr dwg, 23x28, 1 family, shingle rf; \$5,000; (o) K. Krostoski, 55 N 1st, Jamaica, L. I. (5558).

HOLLIS.—Foothill av, s s, 350 e Carpenter av, 2-sty fr dwg, 23x28, 1 family, shingle rf, steam heat; \$5,000; (o) K. Krostoski, 55 N 1st, Jamaica, L. I. (5559).



HOWARD BEACH.—Remsen st, s s, 100 e Elkhorn, 1-sty fr dwg, 20x30, shingle rf, 1 family, gas; \$1,200; (o & a) R. L. Dunbar, prem (5508).

JAMAICA.—4th st, s s, 190 e Long, 1-sty fr dwg, 20x37, shingle rf, 1 family, gas; \$1,500; (o) Edmund J. Ley, 570 E 72d, Manhattan; (a) H. E. Funk, 29 Cooper, Bklyn (5498).

JAMAICA.—S w c Lathrop av and Maxwell av, 2-sty fr dwg, 23x28, 1 family, shingle rf, steam heat; \$5,000; (o) K. Krostoski, 55 N 1st, Jamaica, L. I. (5560).

JAMAICA.—St. Albans pl, n s, 200 w Warwick blvd, 2-sty fr dwg, 15x38, shingle rf, gas; \$5,000; (o & a) J. D. Geddes, 41 Franklin, Jamaica (5565).

JAMAICA.—New York av, w s, 200 s Higbie av, 1½-sty fr dwg, 24x41, shingle rf, gas; \$7,000; (o) J. Brown, Springfield, L. I.; (a) H. T. Jeffrey, Jr., Jamaica, L. I. (5569).

LINCOLN HEIGHTS.—Nebraska av, w s, 200 n Yukon av, fr dwg, 12x20, shingle roof; \$800; (o & a) Louis Lippl, premises (5546).

LINCOLN HEIGHTS.—Van Wyck av, e s, 60 s Zeldler av, 1-sty fr dwg, 22x34, shingle roof, 1 family, gas; \$3,000; (o) Jos. P. Ryan, 1073 Decatur, Bklyn; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill (5547).

ROCKAWAY BEACH.—Hollywood av, e s, 240 n L. I. R. R., 1-sty fr dwg, 14x30, shingle rf, gas; \$1,500; (o & a) J. Coleman, 142 Beach 96th, Rockaway Beach (5562).

ST. ALBANS.—Farmers av, e s, 100 n St. Marks av, 2-sty fr dwg, 22x28, shingle rf, 1 family, gas, steam heat; \$2,000; (o) Tobine Johnson, Lenox av, Springfield; (a) R. Johnson, Lenox av, Springfield (5483).

ST. ALBANS.—St. Albans pl, n s, 180 w Warwick blvd, 2-sty fr dwg, 15x38, shingle rf, gas; \$5,000; (o & a) J. D. Geddes, 41 Franklin, Jamaica (5564).

WOODHAVEN.—Chichester av, n w c Digby, 2 bk dwgs, 2 family, 40x55, gravel roof, steam heat; \$8,000 each; (o) Jacob Briguglio, 838 Vanderveer av, Woodhaven; (a) John M. Baker & C. L. Koester, 9 Jackson av, L. I. City (5528).

#### FACTORIES AND WAREHOUSES.

ASTORIA.—Grand av, n e c Marc pl, garage, \$1,900; (o & a) Frank Benson, 419 1 av, Astoria (5517).

CORONA.—Birch st, n s, 175 w Way av, fr garage; \$300; (o & a) C. Uhl, premises (5544).

ELMHURST.—Maurice av, n s, 92 w Junction av, fr garage; \$175; (o & a) Mary C. Kehoe, premises (5550).

EVERGREEN.—Cypress av, w s, 25 s Summerfield, bk storage house; \$250; (o & a) Jacob Bock, 526 Prospect av, Ridgewood (5514).

GLENDALE.—Van Dine av, n s, 927 e Old rd, 1-sty bk warehouse, 120x300, slag rf; \$75,000; (o) Almirall Juan Co., 1 Dominick, Manhattan; (a) Levering-Garrigues Co., 552 W 23d, Manhattan (5472).

#### STABLES AND GARAGES.

ARVERNE.—Beach 60th st, e s, 200 s Boulevard, fr garage, shingle rf; \$500; (o) Peter Lindgren, Arverne, L. I. (5577).

ARVERNE.—Beach 63d st, n s, 250 s Larkin, fr garage; \$300; (o) M. Klein, prem (5576).

ARVERNE.—Elizabeth av, s s, 140 e Beach 72d, fr garage; \$250; (o) Emilie A. Borius, prem (5575).

CORONA.—50th st, w s, 102 n Jackson av, conc blk garage; \$400; (o) Angelo Magnoni, 112 50th, Corona (5566).

CORONA.—50th st, e s, 58-60, conc blk garage; \$1,000; (o) Chas. Hansen, prem (5465).

CORONA.—51st st, s e c Nicols, conc garage; \$600; (o) M. Viterale, prem (5456).

CORONA.—Edson st, n s, 175 w Tieman av, fr garage; \$300; (o) Jos. Doyle, prem (5468).

ELMHURST.—Srabury st, s s, 40 e Buskirk pl, conc blk garage; \$600; (o) R. Guilian, 36 Bowne, Elmhurst (5463).

ELMHURST.—Ericson st, w s, 160 s Grand av, conc blk garage; \$450; (o) Max Base, prem (5457).

FLUSHING.—Francenia av, n s, 280 w Murray, fr garage; \$500; (o) J. D. Diouogardi, prem (5467).

FLUSHING.—Mitchell av, 541-543, fr garage; \$700; (o) F. Henzel, prem (5458).

FLUSHING HEIGHTS.—Norwood av, n s, 80 w 29th, fr garage; \$200; (o & a) Marie Novak, premises (5545).

GLEN MORRIS, L. I.—Lefferts av, w s, 50 n Ridge av, fr garage, shingle rf; \$500; (o) D. Stage, 101-5 109 av, Glen Morris, L. I. (5573).

HOWARD BEACH.—Centerville av, e s, 28 s Old South br, fr garage; \$500; (o) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (5568).

JAMAICA.—Fulton st, n e c Homer Lee av, 3 block garages, tar & slag roofs; \$300 each; (o & a) Geo. E. Crane, 8711 114th, Richmond Hill (5516).

JAMAICA.—Prospect st, w s, 160 n State, fr garage; \$350; (o & a) Thos. Sever, premises (5521).

JAMAICA GARDENS.—4th st, n s, 120 e New York av, conc garage; \$400; (o & a) Jas. Cornell, premises (5529).

LONG ISLAND CITY.—9th st, n s, 160 e West av, fr storage house, tar roof; \$450; (o & a) Toch Bros, 9th st, L. I. City (5519).

L. I. CITY.—Halsey st, w s, 100 s Franklin, metal garage; \$250; (o & a) Peter Brady, premises (5549).

L. I. CITY.—Hopkins av, w s, 25 s Elm, garage; \$500; (a & a) Michl Marano, 377 Hopkins av, L. I. City (5527).

L. I. CITY.—Vernon av, s s, 25 w Harris av, bk garage, 39x100; \$7,500; (o) A. H. Buschmann, 65 Bodine, L. I. City; (a) A. E. Richardson, 100 Amity, Flushing (5534).

L. I. CITY.—Grand av, s s, 25 w 1 av, 1-sty conc blk garage, 27x45; \$2,500; (o) S. Baumann, prem (5461).

L. I. CITY.—Woolsey st, w s, 125 n Franklin, bk garage, 20x20; \$2,000; (o) Isaac Baer, prem (5460).

L. I. CITY.—Bodine st, 61, metal garage; \$75; (o) F. Buschman, prem (5455).

OZONE PARK.—Messing av, w s, 150 s Rockaway rd, fr garage; \$360; (o & a) Norman Duy, 26 Messing av, So. Ozone Park (5520).

OZONE PARK.—Van Wicklen pl, s e c Free-land av, conc blk garage; \$1,000; (o & a) Kirker Hamanjan, premises (5541).

OZONE PARK.—Kimball av, s s, 100 — 125th, fr garage; \$300; (o & a) Geo. Gailbraith, 4830 Kimball av, Richmond Hill (5512).

QUEENS.—Hollis ct blvd, 9115, fr garage; \$300; (o & a) W. H. Sampson, premises (5539).

RICHMOND HILL.—107th st, 10342, garage, shingle roof; \$200; (o & a) Benjamin F. Steers, premises (5533).

RICHMOND HILL.—Church st, e s, 80 s Fulton, conc blk garage; \$450; (o & a) Vincenzo Demanio, 42 Shirard av, Woodhaven (5511).

RICHMOND HILL.—Queens blvd, s e c Lefters, fr garage; \$400; (o) J. E. Harms, prem (5471).

RICHMOND HILL.—109th st, 9122, garage; \$200; (o) James A. Mungle, prem (5567).

ROCKAWAY BEACH.—Beach 69th st, e s, 305 s Boulevard, fr garage; \$400; (o) W. McNaught, prem (5469).

ROCKAWAY BEACH.—Beach 75th st, n s, 300

e Boulevard, fr garage; \$300; (o) Geo. L. Hemebe, prem (5470).

ROCKAWAY BEACH.—Newport av, s w c Beach 116th, 1-sty bk garage, 100x100, slag rf; \$35,000; (o) Wm. H. Wood, 216 127th, Rockaway Beach; (a) Chas. B. Meyers, 1 Union sq, Manhattan (5492).

ST. ALBANS.—Queen st, w s, 100 n Central av, garage; \$400; (o) Barbara Weidlein, prem (5572).

UNION COURSE.—5th st, 10, metal garage; \$225; (o) Martha F. Wendell, prem (5466).

WOODHAVEN.—Syosset st, 143, semi-fire proof garage; \$300; (o & a) Wm. G. Beer & Co., 1019 Wyckoff av, Bklyn (5515).

WOODHAVEN.—86th st, s e c 85th drive, fr garage; \$300; (o & a) Carl Schwarz, premises (5548).

WOODSIDE.—Lincoln av, 1, fr barn; \$400; (o) Adele Franz, prem (5459).

#### STORES, OFFICES AND LOFTS.

ARVERNE.—Beach 71st st, s e c Boulevard, 1-sty bk str, 76x42, slag rf; \$9,000; (o) Abraham Miller, Beach 71st, Arverne; (a) Jos. P. Powers Co., Arverne (5474).

L. I. CITY.—Radde st, w s, 125 n Wilbur av, str; \$285; (o & a) Elenore Mills, 113 Radde, L. I. City (5536).

L. I. CITY.—Hopkins av, w s, 25 s Elm, shoe repair store; \$800; (o & a) Michael Marano, 377 Hopkins av, L. I. City (5526).

ROCKAWAY BEACH.—Beach blvd, n s, 20 e Beach 101st, 1-sty fr str, 30x40, gravel rf, gas; \$2,500; (o & a) Wm. Karlos, prem (5561).

#### MISCELLANEOUS.

ELMHURST.—Dewey st, w s, 200 n Queens Blvd, dog kennel; \$200; (o & a) Fr. Parpard, 20 Dewey, Elmhurst, L. I. (5518).

LONG ISLAND CITY.—Welling st, 56, woodshed; \$75; (o) Ernest Hetzler, prem (5563).

#### Richmond.

#### DWELLINGS.

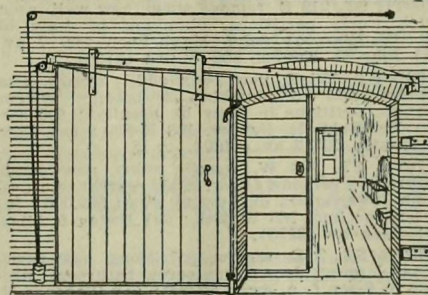
ELTINGVILLE.—Richmond av, n s, 420 w Southfield blvd, 1½-sty fr dwg, 30x36, shingle rf; \$3,500; (o) I. Long, 33 Prospect pl, New Dorp; (a) Chas. B. Heweker, Tompkinsville (1508).

GRASMERE.—Clove rd, n s, 160 w Fingerboard rd, 1½-sty fr dwg, 38x48, shingle rf; \$5,000; (o) C. D. Durkee, Grasmere; (a) W. H. Condit, Stapleton (91).

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GRASEMERE.—Windhammer st, w s, 40 n Fingerboard rd, 1½-sty fr dwg, 30x36, shingle rf; \$4,000; (o) C. D. Durkee, Grasmere; (a) Wm. H. Condit, Grasmere, Rosebank P. O. (1445).

GREAT KILLS.—Margaret st, n s, 90 w Giffords la, 2-sty fr dwg, 28x26, shingle rf; \$4,000; (o) Alan Dehler, 617 Bay st, Stapleton; (a) Chas. Stannard, Great Kills (1430).

LIVINGSTON.—Amelia court, s s, 193 e Bård av, 2½-sty fr dwg, 25x25, shingle rf; \$4,000; (o) L. W. Kaufman, Corn Ex. Bank; (a) owner (1436).

PORT RICHMOND.—Cor Palmer & Sharpe avs, s w c, 2-sty fr dwg, 26x49, shingle rf; \$8,500; (o) Mabel Biggam, 27 W 37th, Bayonne, N. J.; (a) Wm. F. Behler, 308 Richmond av, Port Richmond (1487).

SOUTH BEACH.—Old Town rd, s s, 200 e Doty av, 1½-sty fr dwg, 22x36, rubberoid shingle rf; \$3,500; (o) Anna Nastasi, 206 Cedar av, Rosebank; (a) Jos. Nastasi, 206 Cedar av, Rosebank (1499).

WEST NEW BRIGHTON.—Egbert av, n w s, near Greenleaf av, 2-sty fr dwg, 24x28, shingle rf; \$7,600; (o) John Otten, 19 Winant, Port Richmond; (a) Chas. Pelcher, 19 Winant, Port Richmond (1498).

#### STABLES AND GARAGES.

NEW BRIGHTON.—High View av, e s, 273 n Park pl, 2-sty fr garage, 28x28, shingle rf; \$4,000; (o) Bradford B. Babbirt, 154 York av, Manhattan; (a) Clyde S. Babbirt, 154 York av, Manhattan (1438).

### PLANS FILED FOR ALTERATIONS

#### Manhattan.

BOND ST, 36, 324 n Bowery, new str front, show windows, stairs, toilet, partitions, &c, in 4-sty bk factory; \$4,000; (o) Charles E. Irving, Crown Point, N. Y.; (a) Sam. Carner, 110 W 34th (3167).

BROOME ST, 264, new plastering, windows, f. p. flue, partitions, fire-escapes, ext, stairs in 6-sty bk factory; \$5,000; (o) L. N. L. Realty Corp., 66 Orchard; (a) Max Muller, 115 Nassau (3145).

CHARLES ST, 117, new partitions, skylights, windows in 4-sty bk tnt; \$1,500; (o) Est of Sam W. Herriot, 56 Wall; (a) Chas. M. Strauo, 147 4 av (3155).

CHERRY ST, 484, remove str front, new elevator shaft, stair enclosures, cellar entrance, beams, repair floors, stairs, windows, &c, in 7-sty bk str & lofts; \$10,000; (o) Louis Diamond, 967 Ocean pkway, Bklyn; (a) Sam. Gardstein, 26 Court, Bklyn (3142).

CHERRY ST, 169, MARKET SLIP, 84-90, WATER ST, 434, new boiler flue, dumbwaiter, doors, partitions, studs, beams in 7-sty bk dentists' offices; \$2,000; (o) S. S. White Dental Mfg. Co., 5 Union Sq W; (a) Jardine, Hill & Murdock, 50 E 42d (3183).

DOWNING ST, 29, remove stoop, floor, stoop, new basement floor, openings, ext in 3-sty bk garage & dwg; \$8,000; (o) Matteo Niccomini, 200 Bleecker; (a) Anthony Vandraco, 64 Washington (3163).

EAST BROADWAY, 301-3, SCAMMEL ST, 2-4-6, rearrange partitions, new partitions in 4-sty bk synagogue, school & dormitories; \$15,000; (o) Rabbi Isaac Elchanan Seminary, 9-11 Montgomery; (a) M. Jos. Harrison, 110 E 31st (3141).

FRONT ST, 159, remove partitions, new staircase, f. p. columns, girders, plumbing, heating, sprinkler system, partitions, lower basement floor in 4-sty bk offices; \$80,000; (o) L. C. Gillespie & Sons, 159 Front; (a) Delano & Aldrich, 126 E 38th (3143).

GRAND ST, 609-611, remove stalls, new bk work in 3-sty bk cooperage storage; \$400; (o) Third Av. Railway Co., 2296 3 av; (a) John S. McWhirter, 1119 3 av (3175).

GREAT JONES ST, 48-50-52, new elevat shaft, beams, doors in 7-sty bk offices & storage; \$8,000; (o) Whitaker Paper Co., 75 Spring; (a) Chas. H. Gillespie, 1123 Bway (3173).

HOUSTON ST, 171 E, remove wall, chimney, new columns, beams, piers, str front in 2½-sty fr & bk str, billiard parlor & meeting room; \$1,000; (o) Mrs. Sarah Fay, 336 Madison av; (a) Abraham Fisher, 296 E 3d (3165).

MAIDEN LA, 78-88, CEDAR ST, 13-27, new mezzanine in 25-sty f. p. office bldg; \$7,000; (o) Fire Companies Bldg. Corp., 80 Maiden la; (a) A. F. Gilbert, 80 Maiden la (3157).

MADISON ST, 300, remove partitions, wall, new partitions, windows, opening, beams in 3-sty bk tnt; \$2,500; (o) Max Messenger, 161 Broome; (a) Richard Shutkind, World Bldg, room 505 (3139).

NASSAU ST, 28-40, CEDAR ST, 55-65, LIBERTY ST, 26-32, new mezzanine in 8-sty f. p.

offices; \$1,000; (o) Mutual Life Ins. Co., 32 Nassau; (a) J. Francis Burrowes, 410 W 34th (3134).

SPRING ST, 21, remove columns, new beams, openings, toilets, partitions, windows in 5-sty bk str & tnt; (o) Antonina Montano, 17 Spring; (a) Louis A. Sheinart, 194 Bowery (3180).

SULLIVAN ST, 181, remove wall, excavate yard, new ext, plumbing, &c, in 4-sty bk str, restaurant & dwg; \$5,000; (o) Giuseppe Carbone, 181 Sullivan; (a) Benj. W. Levitan, 7 W 45th (3171).

WALKER ST, 40, new bulkhead, skylight, stairs in 5-sty bk lofts; \$500; (o) Peter R. Weiler, 299 Bway; (a) Bruno W. Berger & Son, 121 Bible House (3162).

WASHINGTON ST, 195, new elevator shaft in 6-sty bk warehouse; \$1,500; (o) Sam. D. Woodruff, 197 Washington; (a) Chas. H. Richter, 95 5 av (3156).

WEST ST, 406, remove chimney, new beams, pier in 4-sty bk str & dwg; \$1,000; (o) Harris Mankin, 1354 55th, Bklyn; (a) Louis A. Sheinart, 194 Bowery (3133).

12TH ST, 301 E, new ext, doors in 5-sty bk restaurant & tnt; \$1,200; (o) Chas. W. Freisner, 404 E 17th; (a) Anthony Vandraco, 64 Washington Sq S (3187).

14TH ST, 149 W, remove partitions, wall, new beams, rf, partitions, ext in 5-sty bk dwg; \$2,000; (o) Radlog Realty Co., 240 Bway; (a) Burke & Olson, 32 Court, Bklyn (3158).

18TH ST, 206 W, remove piers, new walls, beams, floor, alts in 2 & 3-sty bk loft; \$3,500; (o) Euthenia Kennedy, 258 W 24th; (a) Wm. I. Hobauser, 206 W 42d (3150).

42D ST, 327 W, change front of building in 5-sty bk str & dwg; \$7,500; (o) Mosaic Tile Co., Zanesville, Ohio; (a) Clifford F. MacEvoy, 509 Orange st, Newark, N. J. (3148).

42D ST, 330 W, remove partitions, new partitions, alts in 4-sty bk str, offices & factory; \$300; (o) Anna D. Sauer, 2512 University av, Bronx; (a) Elwood Hughes, 210 W 34th (3179).

47TH ST, 165 W, new beams, ext, skylights, rfs in 4-sty bk str & offices; \$1,200; (o) John Freton, 165 W 47th; (a) Morris Whinston, 116 W 39th (3132).

48TH ST, 22 E, remove partitions, new show window in 5-sty bk str & apt; \$3,000; (o) Winfred Watson, 6 E 46th; (a) Geo. & Schonewald, Grand Central Terminal (3146).

48TH ST, 128-130 W, remove walls, new ext in 2-4-sty bk str & dwgs; \$10,000; (o) Chas. Monza, 126 W 43d; (a) Augustus C. Pauli, 331 Madison av (3135).

51ST ST, 361 W, new bath rooms, stairs, hall, partitions in 5-sty bk tnt; \$5,000; (o) Eliz. Sudhop, 1468 St. Nicholas av; (a) Eli Benedict, 352 Convent av (3147).

57TH ST, 313 W, remove stoop, new window in 3-sty bk office & dwg; \$1,000; (o) Thos. Curran, 87 Franklin; (a) Rob. Feickman, 66 Beaver (3164).

57TH ST, 44 W, remove elevator, new partitions, elevator, doors, pent house, skylight, beams in 5-sty bk str, office & apt; \$2,500; (o) Chas. J. Emery, Clayton, N. Y.; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3186).

60TH ST, 219 E, remove stoop, new wall, area, brick work, partitions, plumbing in 4-sty bk tnt; \$5,000; (o) John. Manheimer, 369 7 av; (a) John H. Knubel, 305 W 43d (3168).

62D ST, 153 E, new 2-sty add, elevator, alts, repairs, add to plumbing & heating system, change partitions in 3-sty bk hospital; \$20,000; (o) Dr. Robt. H. Fowler, 153 E 62d; (a) Edw. S. Hewitt, 597 5 av (3160).

70TH ST, 263 W, remove stoop, new porch, bathrooms, window, floor, add, rearrange partitions, lower stairs in 3-sty bk dwg; \$30,000; (o) Peter Anselmo, 165 W 49th; (a) Ewing & Allen, 101 Park av (3170).

75TH ST, 3 E, remove partitions, new partitions, damper, door, terra cotta, bathroom, window in 6-sty f. p. dwg; \$2,000; (o) Clarence H. Mackay, 3 E 75th; (a) L. Alavoine & Co., 712 5 av (3177).

86TH ST, 2 W, new wall in 12-sty f. p. hotel; \$500; (o) 1000 Westchester Av. Corp., 149 Church; (a) Schwartz & Gross, 347 5 av (3159).

95TH ST, 171 W, rearrange partitions, new bathrooms, public halls, elevator enclosure, fire-escapes in 5-sty bk tnt; \$5,000; (o) Marie H. Wilcox, 785 DeKalb av, Bklyn; (a) M. Jos. Harrison, 110 E 31st (3137).

100TH ST, 32-34-36 W, new openings, beams, doors in 3-sty f. p. factory; \$500; (o) Est of Solomon Schinas, Leon Schinas, executor, 1790 Bway; (a) Chas. H. Gillespie, 1123 Bway (312).

104TH ST, 245 E, remove partitions, new add room, bathroom, partitions, toilet, repair rf on 5-sty bk tnt; \$1,000; (o) Benj. Heitner, 245 E 104th; (a) Michael Morasca, 49 Lafayette (3138).

124TH ST, 219 E, remove window frames, new doors, window frames, glazing in 3-sty bk moving picture studio; \$1,000; (o) Eugene Spitz, 209 E 124th; (a) Gronenberg & Leuchtag, 303 5 av (3149).

159TH ST, 553 W, remove stoop, new sidewalk, window, entrance, step, iron rail in 3-sty bk

dwg; (o) Gussie Perlman, 553 W 159th; (a) Chas. Volz, 371 Fulton, Bklyn (3169).

AMSTERDAM AV, 285, new ext, footings, beams, exits in 1-sty fr & bk tea room; \$10,000; (o) Daniel B. Freedman, 57 W 55th; (a) William Deacy, 405 Lexington av (3154).

AMSTERDAM AV, 569, remove str front, new str front, partitions, plumbing, heating, revise partitions in 5-sty bk tnt; \$5,000; (o) Mrs. Charlotte Blumenthal, 348 Central Park West; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3174).

BOWERY, 207, remove partitions, stairways, new partitions, stairways, beams, wall, fire-escapes in 4-sty bk lofts & str; \$9,000; (o) Joseph Wittman, 209 Eldridge; (o) Joseph Fisher, 25 Av A (3166).

BOWERY, 374, remove walls, new walls, ext, beams in 3-sty bk str & dwg; \$6,000; (o) Morris Simon, 374 Bowery; (a) Jacob Fisher, 25 Av A (3182).

BROADWAY, 913, new partitions, alter fire-escapes in 5-sty bk lofts & str; \$5,000; (o) Eldridge T. Gerry, 258 Bway; (a) Jacob Fisher, 25 Av A (3178).

ST. NICHOLAS AV, 841-843, remove stoop, rearrange partitions, new plumbing, openings in 3½-sty bk nursery; \$15,000; (o) Hebrew Kindergarten & Day Nursery, 35 Montgomery; (a) Geo. & Edw. Blum, 505 5 av (3136).

ST. NICHOLAS AV, 1603, remove partitions, toilets in 1-sty bw str; \$100; (o) Peter J. Curry, 116 Nassau; (a) Sam Cohen, 32 Union sq (3185).

WEST END AV, 282, raise ext, change stairways, partitions in 4-sty bk dwg; \$3,500; (o) M. Clara Bryan, 282 West End av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3161).

2D AV, remove show windows, stairs, partitions, new show windows, partitions, door, beams, floor in 4-sty bk str & dwg; \$5,000; (o) Mrs. Freda & M. Otto Loeschner, 391 2 av; (a) Henry Regelmann, 147 4 av (3176).

6TH AV, 257, remove partitions, new partitions in 3-sty bk str & lofts; \$200; (o) Frederick Haims, 214 W 34th; (a) David Bleier, 2306 Webster av (3184).

7TH AV, 253, remove str front, partitions, new str front in 4-sty bk str & dwg; \$250; (o) Noel Ranfaste, 316 8 av; (a) John H. Friend, 148 Alexander av, Bronx (3140).

7TH AV, 725, new opening, beams in 5-sty bk str, loft & dwg; \$4,500; (o) Frank Improvement Co., Inc., 244 W 42d; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3144).

7TH AV, 345, remove ext, partitions, new 1-sty ext, str front in 4-sty bk str & loft; \$12,000; (o) John J. Cavanagh, 258 W 23d; (a) Morgan M. O'Brien, 49 East 90th (3152).

7TH AV, 362-378, new partitions in 16-sty f. p. str & offices; \$8,000; (o) Standard Oil Co. of N. Y.; (a) C. A. Ellis, 26 Bway (3153).

8TH AV, 533, new str front, wall in 4-sty bk str & dwg; \$1,800; (o) Julius, Becker & Dyla, Inc., 525 8 av; (a) S. B. Elsendrath & B. Horwitz, assoc. (3157).

BLACKWELLS ISLAND, opp ft of E 72d, remove walls, floor, new walls, partitions, toilet, offices, doors in 1-sty bk stable, wagon room & garage; \$9,500; (o) City of N. Y., Comm. Pub. Welfare; (a) Chas. B. Meyers, 1 Union Sq W (3181).

#### Bronx.

FORD ST, 386, new partitions to 5-sty bk tnt; \$1,000; (o) Albert L. Lowenstein, 510 Audubon av; (a) Franz Wolfgang, 535 E Tremont av (574).

147TH ST, 834-36, new toilets, partitions to 2-3-sty fr dwgs; \$800; (o) Gennaro Di Donato, 447 Jackson av; (a) Jos. Ziccardi, 3360 Cruger av (575).

CRESTON AV, 2298, new partitions to 5-sty bk tnt; \$500; (o) Aronoh Co., Inc., 2306 Creston av; (a) Chas. Schaefer, Jr., 394 E 150th (572).

CROTONA AV, 2303, new flue, new plumbing to 2-sty fr dwg; \$500; (o) Frank Luzzo, 27 E 21st; (a) M. W. Del Gaudio, 158 W 45th (577).

MORRIS AV, 684, new fireproofing to 1-sty bk shop; \$1,000; (o) Leo Greenberg, 2186 Amsterdam av; (a) M. W. Del Gaudio, 158 W 45th (576).

OGDEN AV, 1190, 2-sty bk ext, 25x28, new plumbing to 2-sty fr dwg; \$7,500; (o) Conforti & Costiglia, 288 W 124th; (a) J. W. Watson, 271 W 125th (573).

#### Brooklyn.

BRIDGE ST, 122, s w c Prospect, int alts to 3-sty str, garage & 2 fam dwg; \$1,500; (o) Jacob Hellemann, prem; (a) Henry J. Nurack, 772 Bway (13351).

CLINTON ST, 418, n w c President, int alts to 4-sty bk 1 fam dwg; \$4,000; (o) Dr. Schlein, 382 Union; (a) M. A. Cantor, 373 Fulton (3176).

COLUMBIA ST, 316-56, w s, Hamilton av, Rapelye, Richards & Seabury sts, vault under walk 1-sty bk factory; \$10,000; (o) J. H. Williams & Co., 150 Hamilton av; (a) Philip Freshman, 318 Columbia (13052).



COURT SQ, w s, 48 n Livingston, coal vault 2-sty bk Hall of Records; \$20,000; (o) City of New York; (a) Jas. J. Bryan, 50 Court (13223).

ERASMUS ST, 64-70, s s, 75 e Lott, ext to 1-sty bk factory; \$8,500; (o) Fredk. Osann Co., 245 7 av, Manhattan; (a) Geo. Alexander, 3402 Av U (13214).

GLENMORE AV, 509, n e s Miller av, ext porch & chimney 2 fam dwg; \$4,000; (o) Annie Refkin, 427 Sackman; (a) same as above (13178).

PULASKI ST, 206-8, s s, 85 w Throop av, add sty, int alts & plumbing to 2-sty bk garage, office & 1 fam dwg; \$1,800; (o) Max Cohen, prem; (a) Henry M. Entlich, 413 S 5th (13353).

ROSS ST, 38, s s, 161.7 e Kent av, steel chutes in warehouse; \$3,000; (o) Josef Recter, prem; (a) S. Gardstein, 26 Court (13321).

ST. JOHNS PL, 1258-62, s w c Troy av, int alts to 1-sty bk bowling alley & str; \$3,000; (o) St. Johns Imp. Corp., 513 Crown; (a) Cohn Bros., 361 Stone av (13361).

WALTON ST, 51-5, n s, 175 e Marcy av, ext to factory; \$2,000; (o) Sarah Krabs, 49 Walton; (a) Hy. M. Entlich, 413 S 5th (13279).

S 9TH ST, 205, n e c Roebing, entrance & int to 4-sty bk str, offices & 2 fam dwg; \$4,000; (o) Miss Rose Levenson, 196 S 9th; (a) Irving M. Tencher, 89 Taylor (13055).

ALBANY AV, 302, w s, 40 s Lincoln pl, oven & int alts to 3-sty bk str & 2 fam dwg; \$5,000; (o) Max Zukor, prem; (a) E. M. Adelsohn, 1771 Pitkin av (13384).

ATLANTIC AV, 2318, s s, 25 w Eastern pkway, ext to str & 1 fam dwg; \$4,000; (o) Marlam Iannatta, prem; (o) Herman A. Weinstein, 375 Fulton (13300).

BEDFORD AV, 1275-7, e s, 102 s Herkimer, ext to 2-3-sty bk str & 1 fam dwg; \$15,000; (o) Nathan Friedman, 1193 Eastern pkway; (a) R. Thos. Short, 370 Macon (13076).

BROADWAY, 295, n s, 234 w Marcy av, int alts & plumbing to 4-sty bk str, offices & 1 fam dwg; \$5,000; (o) Hirsch, Hirschberg & Lobell, prem; (a) Henry S. Fron, 15 E 40th, Manhattan (13302).

DRIGGS AV, 850, w s, 21.5 s Bway, str fronts, int alts & plumbing in 2-3-sty bk str & 2 fam dwgs; \$500; (o) Peter Luger, 178 Bway; (a) Louis Allmendinger, 20 Palmetto (13360).

BROADWAY, 295-7, n w c Marcy av, int alts, plumbing & str fronts to 2-4-sty bk str, offices & 2 fam dwgs; \$9,000; (o) Hirsch, Hirschberg & Fobell, prem; (a) J. Murray Klein, 37 Graham av (13187).

BROADWAY, 1167-9, n w c Kossuth pl, ext, f. e. & int alts to 4-sty bk str, offices & storage; \$5,000; (o) Louis Zoses, prem; (a) Henry J. Nurick, 772 Bway (13233).

HAMILTON AV, 383-99, n w c Smith, int alts to factory; \$12,000; (o) De Voe & Reynolds, prem; (a) Edwin Parkinson, 600 W 138th, Manhattan (13220).

MERMAID AV, 1525-7, n e c W 16th, ext to 2-sty fr str; \$6,000; (o) Wm. Nelkin, prem; (a) Morris Perlstein, 49 Fulton av, Middle Village (13359).

ST. MARKS AV, 1387, n s, 41.8 w Ralph av, ext to 2-sty bk 2 fam dwg; \$2,500; (o) Prosper Implr, prem; (a) Louis Danancher, 328 Fulton, Jamaica (13306).

UNION AV, 271-3, s w c N 10th, raise bldgs, &c, 3-sty str & 2 fam dwg; \$4,000; (o) Vincenza Muono, 280 Devoe; (a) Dominick Salvati, 369 Fulton (13072).

VAN SINDEREN AV, 221-5, e s, 100 s Glenmore av, ext to 1-sty fr laundry; \$3,000; (o) Up to Date West Wash Laundry, prem; (a) Jack Feln, 211 Sinderen av (13308).

4TH AV, 7801, s e c 78th, int alts & plumbing to 2 1/2-sty fr 2 fam dwg; \$2,500; (o) Harry F. Winslow, 204 Brooklyn av; (a) Eric Holmgren, 371 Fulton (13268).

**Queens.**

L. I. CITY.—Steinway av, e s, 425 n Bway, int alts to str & dwg; \$2,500; (o) Sig Stern, prem (2586).

L. I. CITY.—Vernon av, 295, install four elevators in factory; \$26,000; (o) Atlantic Macaroni Co., prem (2587-88-89-90).

WINFIELD.—Roosevelt av, s e c Grove, int alts to factory; \$5,000; (o) B. Schwander, 135 Grove, Winfield; (a) Chas. Hewitt, 613 Academy st, L. I. City (2594).

**Richmond.**

COR HAMILTON AV & ST. MARKS PL (Public School, Curtis High School), new alts in 4-sty bk public school; \$750,000; (o) Board of Education, 500 Park av, Manhattan; (a) C. B. J. Snyder, room 2800, Municipal Bldg. (533).

TOMPKINSVILLE.—Bay st, 356, 100 ft of Grant, excavate cellar, new floor, beams in 2-sty fr dwg; \$1,200; (o) John J. Killian, 356 Bay st; (b) Edw. P. Morrisay, 141 Westervelt av (543).

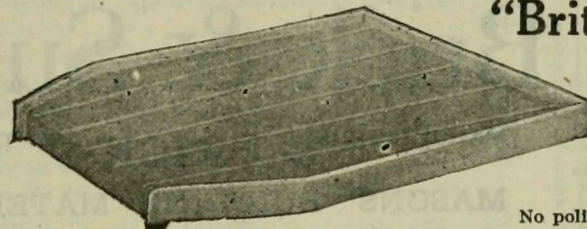
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