

# Real Estate Record and Builders Guide

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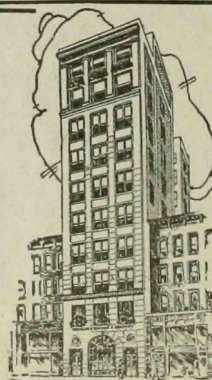
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# E D I T O R I A L

## The Building Situation

It would be idle to deny that the closing of the building season finds the industry in a state of coma. This is due, not to one cause, but to many. There is no doubt that too much stress has been laid on some of these, as for instance, the shortage of mortgage money, while others have been passed over without due consideration of their true effect on construction work. No better evidence of this is needed than that afforded by the early disclosures before the Joint Legislative Committee on Housing with reference to the untoward acts of labor agitators. It has been loudly proclaimed that the great preventative of a huge building program has been the shortage of mortgage money, and more recently the passage of laws inimical to landlords. But builders have known that the uncertainty of having a constant supply of labor and the comparative unproductiveness of labor have had as great if not a greater effect in the unsettlement of construction work than any other cause. It is conceivable that with a stable labor market and the production of a dollar's worth of work for every dollar paid out in wages the record of building performance during 1920 would have been very different from the meagre total for this period.

The Lockwood Committee has, at least, made clear the causes of much of this uncertainty and unproductiveness. It is not humanly possible for the best of artisans to work to advantage when they are distracted by the calling of strikes for causes to them unknown and by demands on them for exorbitant initiation fees and dues to unions with which they are not regularly affiliated. There is no doubt that the disclosures made by the Legislative Committee will do away with the greater part of this source of trouble in the industry. There are signs that other matters affecting construction work are becoming less irksome. It is likely that money will be easier after New Years Day, and with prices on a lower level the next season should be prolific of contracts entered into and carried out.

One thing is certain—what building has been done during the last year has not kept pace with the natural demand, and the shortage resulting from the building embargo during the war is still to be made up. This is not the time to drop all consideration of business, but to plan for greater things than ever this city has known.

## Recent Decisions on New Rent Laws

In such test cases as come before them, the courts continue to sustain the drastic rental laws enacted at the special session of the Legislature last September. Not so much importance has been attached to decisions by minor courts in various cases, but both landlords and tenants are studying with keen interest such decisions as have been handed down by the higher courts.

Most notable of these have been the recent decisions by Justice Wagner and Justice McAvoy of the Supreme Court.

Both of these jurists sustain the new laws, Justice Wagner in particular taking the ground that the Legislature was amply justified in thus exercising its power in an emergency. Justice Wagner declares he cannot subscribe to any doctrine "that hinders or restricts our legislative power from enacting a clear and reasonable law designed to relieve the actual distress of the thousands of tenants in this community who would otherwise be made homeless." Their rights to homes in which to live during an emergency, he declares, "is transcendently paramount to any private rights of property." Justice Wagner regards that as of far greater moment to the welfare of the state than any strict adherence of the individual's private property rights.

In the case passed upon by Justice McAvoy the plaintiff did not challenge the constitutionality of the September laws, but asked the court to aid him in getting rid of a tenant, claiming that without such aid he would suffer injury. Justice McAvoy held that the Legislature had ample power to suspend the action of ejection for a subscribed period in an emergency.

While the drastic laws passed at the special session have stood the test of the courts thus far, the question of their constitutionality must remain in doubt until a decision has been had from the Court of Appeals. It may be, of course, that the highest court in the State will ultimately sustain the decisions of the lower courts, difficult as it is for property-owners to believe that final result possible. At the same time there can be no question that these laws are most unjust to property-owners as a whole and that, instead of helping the housing shortage, the new laws actually have discouraged the only effective remedy for the shortage, namely, the erection of new homes on a large scale.

## Unemployment Still Spreading

Reports from industrial centers North, South and in the Middle West, show a constant increase in unemployment. In Chicago it is stated that the total of unemployed is as great as in 1914. New England cotton mills in many instances are operating only three days a week. Hundreds of thousands who have been enjoying high wages and short hours in a great variety of industries now find that, owing to a gradual readjustment of conditions, there are more workers than places for them.

It is a fortunate fact that in most instances the shut-downs have taken place since election day. If workers had been laid off by scores of thousands before election, one or the other of the political parties undoubtedly would have attributed the developments to political manipulation. There is a very important lesson to be learned from the growth in unemployment and that lesson would have been lost if the changed situation had taken on a political aspect.

The fact of the matter is that conditions existing to-day in the industrial centres are due to causes entirely independent of politics. Manufacturers have made a supply of their products far in excess of the demand. The buying public has been on a strike against high prices, with the result that retailers have been unable to dispose of their stocks, orders



for new stocks amounting to millions of dollars have been cancelled and the wholesalers and manufacturers in many lines already have on hand larger stocks than they can market. Under these circumstances it is inevitable that mills and factories must shut down entirely or curtail their production until such time as the public again begins to buy.

### Indictment of Sixteen Members of Employers' Association

**S**IXTEEN of the twenty members of the Employing Metallic Furring and Lathing Association were arraigned last Tuesday before Judge Mulqueen in General Sessions on indictments handed up by the Additional November Grand Jury.

Each pleaded not guilty and was held in \$1,000 bail. The specific charge in the indictments is violation of section 812 of the Penal Laws, which characterizes the wilful destruction of legal evidence as a misdemeanor punishable by one year's imprisonment in the penitentiary, or by a fine of \$500, or both. Those arraigned are:

Arthur Greenfield, president, No. 204 East 26th street; Frank L. Adams, No. 202 East 38th street; William Burke, No. 17 West 42d street; Robert E. Carrick, No. 44 East 23d street; George W. De Mary, No. 501 East 138th street; Adam H. Laurie, No. 2793 Mosholu avenue, Bronx; Robert G. McCartney, No. 1480 Broadway; Edward McKiever, No. 718 Union avenue, Bronx; Frank White, No. 233 10th avenue; James J. O'Neill, Woodside avenue, Long Island City; William D. Plumb, No. 1574 Commonwealth avenue, Bronx; Charles Drake, No. 609 West 59th street; Francis Slusher, No. 349 East 23d street; Martin Moynahan, No. 724 Eighth avenue;

Because of conditions due to the war labor has just passed through an era of prosperity shared by no other class excepting war profiteers. In the readjustment now under way labor merely finds itself confronted by some of the worries and perplexities which other classes have had to meet right along.

Frank Union, No. 151 East 38th street, and P. A. Bourquin, No. 124 East 32d street.

The indictments allege that on Oct. 25 the accused men met at the Millemeier-Guest Studios and destroyed the minutes of a meeting held by the association April 24 last. The indictment asserts:

"Knowing that certain papers, records and instruments in writing were material and pertinent to the subject matter being inquired into by the Lockwood Legislative Committee, the defendants met and destroyed that instrument which was the minutes of the special meeting of the association held on or about April 24, 1920."

The bill continues that the destruction was accomplished "wilfully and unlawfully with intent thereby to prevent the same being produced before the said Lockwood Committee." Witnesses who testified before the Grand Jury are: Arthur Greenfield, Marie Gaymen, Edward Escher, Frank L. Adams, Samuel B. Donnelly, James E. Trainor and Charles Drake.

The defendants were represented in court by Wolf & Kohn, of No. 277 Broadway; Phillips, Mahoney & Liebell, of No. 51 Chambers street, and Armin Kohn, of No. 80 Wall street. Assistant District Attorney Robert S. Johnstone presented the evidence which was heard by the Lockwood Committee.

### Trial of Builder George S. Backer Begun

**J**UDGE ROSALSKY in General Sessions this week began the trial of George S. Backer, a builder, charged with committing perjury before the Lockwood Committee by misrepresenting his use of \$25,000 paid by Ephraim B. Levy to buy off a strike called by Robert P. Brindell.

Backer was questioned by Special Prosecutor Emory R. Buckner. The defense used every opportunity to make it appear that Backer had been merely somewhat slow of memory and inclined to be facetious in saying he lost the money at the race track.

Among the witnesses called were Senator Charles C. Lockwood, chairman of the Joint Investigating Committee, and employes of the Lockwood Committee.

The testimony before the Lockwood Committee of the defendant and of Ephraim B. Levy, who said that he gave \$25,000 to Backer to bribe Brindell and others to end a strike, was identified by the court reporters who had made the transcript. Judge Rosalsky excluded part of the transcript from the record, after objections by Edmund L. Mooney, chief counsel for Backer, to some of the questions put by Samuel Untermyer before the Lockwood committee. Emory R. Buckner offered

to withdraw the entire record, but Judge Rosalsky ruled that it must stay in evidence.

Mr. Levy admitted that some testimony of his at the trial differed from that which he had given before the Lockwood committee. He said that he had become aware of certain errors in his testimony before the Lockwood committee and had immediately called them to the attention of Samuel Untermyer and other lawyers for the committee.

Levy testified that a Mr. Drew and a Mr. Brooks had discussed with him a possible settlement. He said he, Backer and Mr. Brooks, who is President of the George A. Just Company, had discussed this proposition at length.

Mr. Mooney offered in evidence a copy of a letter sent by Levy to Brindell March 6 last, in which he indirectly threatened legal action over the strike, and pointed out dangerous conditions existing as a result of the walkout.

Senator Lockwood testified regarding his committee and its authority.

Henry Stoehr, office manager for Levy, testified he cashed a check for \$10,000 for his employer July 14 last and gave the cash to Backer.

The trial will be resumed.

### National Housing Conference to Be Held Next Week

**T**HE eighth National Housing Conference will be held at Bridgeport, Conn., December 9 to 11, inclusive, under the auspices of the National Housing Association. The problems of housing the rapidly growing population of this country have become so enormous during the past year or so that some drastic measures must be formulated in order to relieve the acute suffering caused by the housing shortage. The forthcoming conference has been called to devise ways and means of alleviating this shortage and the committee in charge of the program assures interesting and instructive addresses at every session of the conference. The speakers will all be authorities in their respective lines and all will

endeavor to present real constructive ideas to the conference.

The program includes addresses by the following well-known experts in housing subjects: Walter Stabler, controller of the Metropolitan Life Insurance Company; Grosvenor Atterbury, architect of New York City, and designer of the Sage Foundation development at Forest Hills, L. I.; Harold G. Aron, attorney; Lawson Purdy, former chairman of the Board of Taxes and Assessments, New York City; W. H. Ham, manager of the Bridgeport Housing Company; George B. Ford, consulting engineer on city planning; Lawrence Vieller, secretary and director of the National Housing Association, and others of equal prominence.



# REAL ESTATE SECTION

## Board of Estimate Begins Inquiry Into City Contracts

Testimony Shows Bonus Was Paid for Bank Loan on Pier Contract and That Lowest Bidders Did Not Get School Contracts

THE Board of Estimate's investigation of city contracts aggregating \$62,000,000 began last Monday. Comptroller Charles L. Craig and Henry H. Curran, President of Manhattan, refusing to take part in the proceedings. The Comptroller gave no explanation of his position, but Mr. Curran said: "The trouble is, that we don't know what the Lockwood Committee is going to take up tomorrow or the next day or in the future, and unintentionally something might be done here that would interfere with the work of that committee. I am quite well aware of the distinction you draw between a general investigation of the contracts with the city and the investigation of the Lockwood Committee, which is going into the whole situation, including any part that might bear on relations between contractors and the city. That was why I asked last week whether the co-operation would be before the hearing or after the hearing. I understand that the Lockwood Committee knows nothing of what is going on here."

Mr. Curran then moved to adjourn, but the motion was defeated, with only his vote in the affirmative. In explaining his vote, Mr. Curran said:

"I do not think you can possibly divide this whole subject that is before the city, by a wall, saying that one particular portion of it is covered by this board, and the other by the Lockwood Committee. Their powers are complete. They have exercised them in many different directions, and I believe that sooner or later—it may be sooner than we expect, we are going to defeat the proper purposes of that committee by going ahead in this confusion.

After the announcement of the vote, Mr. Curran requested permission to withdraw. He said he still favored an investigation by the city, but said he considered it improper to go ahead at this time.

Mr. Curran then withdrew.

Assistant Corporation Counsel William J. Carswell, who conducted the examination, announced that for the purpose of removing all doubt as to the Board of Estimate's power of subpoena the Commissioner of Accounts, who has that power, had been instructed to conduct a parallel investigation, and that the subpoenas for witnesses would be issued by the Commissioner of Accounts.

Frederick Tench, of Terry and Tench, testified that his firm held the contracts for the construction of six city piers at Stapleton, S. I. Mr. Tench said he had no arrangements with any other bidders. He said that he as well as some of his competitors belonged to the General Contractors' Association, but said there was no advance arrangements on bids between members of that organization.

Mr. Carswell asked Mr. Tench what elements went into his company's bid with respect to financing the operation, and Mr. Tench replied that they had estimated that it would probably cost \$50,000 in addition to the regular interest, and that they would require \$750,000. He said he had taken up the matter of financing the contract with Mr. Baldwin, President of the Hudson Trust Company, and Mr. Bogart of the Twenty-third Ward Bank.

Q.—Why \$50,000 when you are going to pay interest on the operation?  
A.—Because money is worth more at the present time than the legal rate of interest, and just at that time the Federal Reserve Bank had issued instructions to all banks to curtail their loans, and it was difficult to get money.

Q.—Well, if there was money going to be available from a particular bank for the financing operation, the making or a payment in addition to the legal rate of interest was not going to make that money any more available. Wasn't there some other reason why that sum was arrived at?  
A.—No; I arrived at that myself and made the offer.

Q.—Did you subsequently carry through that arrangement with them?  
A.—No, sir.

Q.—Why didn't you? A.—Well, he was unable to put it through. After he had tried at a number of banks to secure the additional money, as their bank could not supply the full amount, he told me that he was unable to do it.

Q.—How do you conceive that they were going to carry this \$50,000 on their books? What would it be for on their books? It would not be 8 per cent. interest, what would it be carried as? A.—I suppose as a bonus.

Q.—Didn't you have any talk with them that made clear who was to be the ultimate recipient of that money? A.—No. He told me that he would have to pay that out in order to secure the money. He said that the Hudson Trust Company never had and would not charge more than 6 per cent., but that in order to get the additional accommodation he would have to pay it out.

Q.—In other words, then, he made clear to you that the \$50,000 was not going to go to the Hudson Trust Company as such? A.—Yes, he did absolutely.

Mr. Tench said the loan was finally obtained from the Financing Corporation of Buffalo at 10 per cent. interest and \$25,000 additional. Asked why Terry & Tench went to Buffalo for the money, Mr. Tench said that Mr. Wagner of their firm, was from Buffalo and had financial connections there.

Mr. Tench testified that his firm had paid Brindell \$7,500 in payments of \$5,000 and \$2,500. Mr. Tench said arrangements for the payments, which he said were the only ones of the kind ever made by his firm, were made through Mr. Sherwin of the firm, but he accepted the responsibility for approving them.

C. B. J. Snyder, Superintendent of School Buildings, testified that contracts for twenty-seven school buildings had been let since January 1, 1918, aggregating \$11,970,865. Bids had been received, he said, from a total of twenty-five contractors.

Mr. Carswell cited School 29, on which the Board of Education estimate was \$398,475, and the award was \$472,000, and Carswell asked the reason for the increase. Mr. Snyder said it was due largely to the increased cost of labor and material. He explained that the estimated cost as computed by the Board of Education, was largely for the purpose of fixing the percentages to be paid contractors when they reached certain points in the construction.

Mr. Snyder then explained the "group" system of awarding school construction contracts, which he said was an experiment.

It was brought out that this method cost the city directly \$12,080 on the grouping of schools 6 and 57 in the Bronx, as the sum of the two lows bids on each school was less by that amount than the lowest aggregate bid for the two schools.

Mr. Carswell pointed out that as a result of this method of awarding contracts, the T. A. Clarke Company, P. J. Brennan and the Nugent Construction Company were each bidders on one of the three group jobs, and each received one of the three awards. Mr. Snyder said it indicated that this scheme of contract letting did not work out well.

Thomas A. Clarke, of the T. A. Clarke Company, one of the school contractors, said that he had made no agreement with any other contractor before submitting bids on school buildings, and denied that he ever had known John T. Hettrick, whom witnesses before the Lockwood Committee have mentioned in connection with school contracts and whose re-

(Continued on page 768)

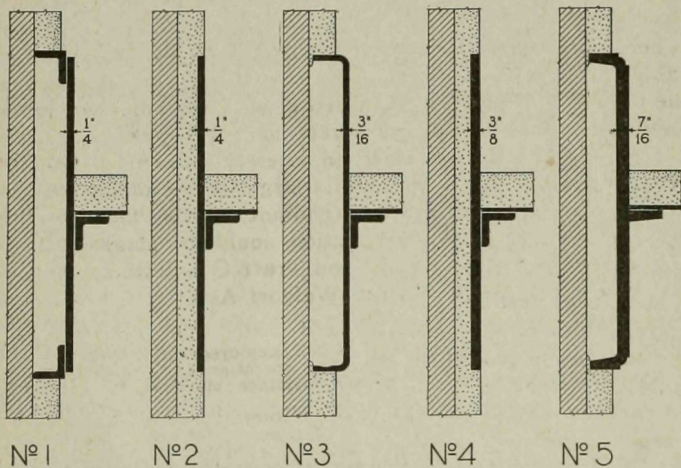


# Corroded Steel Stair Strings a Hazard in Many Buildings

Francis D. Jackson, President of Hecla Iron Works, Points Out Dangers Involved Because Periodical Inspections Are Impossible

**S**ERIOUS accidents occur, many times entailing loss of life or permanent injury to innocent people, because hazards that could be eliminated at relatively slight expense are either neglected or entirely ignored. It often happens that these hazards are cumulative in character, in their early stages only amounting to slight structural defects, but gathering dangerous phases that finally result in terrible accidents. In almost every instance of this kind investigation would show that, had proper precautions been taken or careful surveys made at regular intervals, the hazards could have been removed. Yet it invariably requires a fire with consequent panic or some sudden shock or disturbance to bring the danger to the attention of those responsible for its removal, and then it is frequently too late.

Francis D. Jackson, president of the Hecla Iron Works, calls attention to the dangers involved in the construction of stairways in modern fireproof structures. These hazards are



commonly found in office buildings, factories, loft buildings and structures of a similar nature, and may also appear in theatres, apartment houses and other types of buildings as well, not because of original faulty construction, but by reason of improper protection when the stairs are installed and by the absolute inability of rigid inspection after the building is completed.

It is the general practice to construct the stairways in buildings of the above mentioned types with stringers of so-called commercial steel and treads of steel, slate, marble, etc. It is with the steel strings that this article is concerned, for there lies the hazard.

"Dampness or certain acid fumes," Mr. Jackson says, "will deteriorate metals to a point where they become unsafe and, although shop and field inspections show no flaws or imperfections in the steel stair strings commonly used in modern construction, dampness or fumes shortly corrode them to a point where they become a hazard. The fact that this danger is not apparent is because the corrosion attacks the strings, not on the outside, where they can be inspected and painted

regularly, but at points where they are imbedded in the walls and at the backs of these strings where after erection it is impossible to inspect and correct any deterioration."

The drawings accompanying this article shows types of wall strings for stairways, commonly specified in office, loft buildings, etc., where tread widths up to about four feet are required and for an ordinary twelve-foot story height. Figs. 1, 3 and 5 are permitted by the Building Code of New York City. Fig. 2 is of the type the Hecla Iron Works of Brooklyn made for installation in a building at Hartford, Conn. No. 4 is a suggestion of a tread sufficiently strong and safe for general use in buildings of this type if the back of the steel string is properly coated with a preservative paint or compound.

Stringers in Figs. 1, 2 and 3 are made of ordinary commercial steel, and when delivered at the buildings where they are to be used are painted with a single shop coat. The paint usually employed is a coloring but non-preservative. The surface of strings in Figs. 1 and 3, facing to the wall as a general thing receives no additional coats of paint or preservative before being erected. The material of which they are made is thin and will soon rust away or disintegrate where there is dampness, or in an atmosphere that contains acid fumes or gases. These stringers cannot be inspected as to safety when set and finished painted.

Stringers in Figs. 1 and 3 are used indiscriminately in steel frame buildings of all kinds, tenements, office buildings and in some of the largest hotels of recent construction. As these wall strings are carriers, and frequently in twenty-story heights there is a possibility of a suddenly imposed load or a panic rush, of a breaking or falling stair, which would mean the carrying of many lower flights with it, and stopping its use as an exit.

The string in Fig. 5 is made of cast iron, from which no accident need be feared under any condition, as it will withstand disintegration by corrosion and fire to a certain extent. A string of this type has been in use for upward of forty years, and when removed, in the event of the building being demolished, has frequently been found in as good condition as it was when originally incorporated as part of the structure. It has been the general practice to paint this form of stair string in the same manner as is employed in finishing strings of other types. Cast iron does not rust away or disintegrate as will commercial steel. It will rust, but not sufficiently to affect its strength. This class of stair is conceded to be more costly in initial expense than those those shown in Figs. 1, 2 and 3.

In ordinary practice the steel frame construction of stairways in mill, fabricating shop and during erection, is carefully supervised and the parts properly painted with preservatives before leaving the shops. After the stair strings are incorporated in the building, however, it becomes impossible to protect them further and it is at this time that their deterioration commences if they are subject to dampness or strong acid fumes.

## Board of Estimate Begins Inquiry Into City Contracts

(Continued from page 767)

quest to Mayor Hylan led to the change in the specifications of terra cotta to limestone, or of the "code of practice" devised by Mr. Hettrick.

Asked to explain why he had submitted a bid of \$924,700 for School 61 in the Bronx and then three weeks later submitted another bid of \$873,736 when his first bid was rejected because he was the only bidder, Mr. Clarke said his superintendent had added \$30,000 when he found out the Clarke firm was the only bidder because he knew that the bid

would be rejected, and did not wish competitors to know the firm's actual low figure.

Mayor Hylan asked Mr. Clarke to explain why his bid on the Newtown High School was \$786,000 in October, 1919, and \$986,000, \$200,000 higher, on a reletting in September 1920. Mr. Clarke said this was because of the increased cost of labor and material. He also testified that the contract called originally for granite, but that this specification was changed to limestone because he could not get granite and that he allowed the city \$10,000 in the adjustment.



# Review of Real Estate Market for the Current Week

## Another Sale of Business Property in the Syrian Quarter Again Riveted Attention On That Changing Part of the Metropolis—Market Generally Quiet

**T**HE real estate market was primarily of a humdrum character this week. The dealing was light. The latter part of the week before was characterized by some big transactions that gave tone to the market, but it appears to have changed with the week end. With the holiday season approaching the market is prone to be more or less variable until it passes. Just now the market has moods; one week it is lively and the next it is quiet.

An interesting feature of the week was the sale of a loft building in the Syrian quarter of lower Washington street, where there was much activity last winter. It is hoped that this week's sale is a forerunner of many more before Spring. This property is within the zone of influence established by the new Curb Market Building site on Trinity place, and an expansion of the financial and allied lines of business westward into the Syrian quarter is looked for and predicted. When the building situation improves there will be some notable structural improvements carried out on large plots already acquired in this section close to the Battery.

One or two good sized apartment houses were sold within the week. A large one on Washington Heights changed hands. Just now there is a good selling movement of private dwellings on Washington Heights as well as in the part of Harlem adjacent to the Heights. This is likely to continue. The bulk of the week's business was in dwellings and medium

sized tenement houses. In some cases dwellings were resold for a quick profit.

Several medium sized yet important business parcels south of Union Square changed hands. Some of these parcels will make way for more modern mercantile buildings. The tendency is still prevalent for merchants to remove from suites in office buildings and buy a medium sized building of their own, and it is likely that much such buying will be witnessed between now and next Spring, at which latter date leases will either be renewed in many cases or quarters bought for permanent occupancy. The latter situation is accelerated by the enormously high commercial rents.

The Bronx was more than usually active during the week with dealing in medium sized private dwellings and two-family houses. The northern and northeastern parts of the borough witnessed most of the activity, although there were a few sales in the other parts that were good in a borough that is mostly residential.

There is a rumor in the market that John Jacob Astor had cabled instructions from England to sell the northern half of the old Astor House parcel, together with the adjoining three buildings at 6 to 10 Barclay street, and the abutting properties at 12 to 16 Vesey street, to interests which are said to be contemplating the erection of a large office building. Downtown brokers profess to be ignorant of the facts in the rumored deal and no confirmation could be obtained from officials of the Farmers Loan and Trust Company, agents for the estate of the late William Waldorf Astor.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 101, as against 119 last week and 125 a year ago.

The number of sales south of 59th st was 47, as compared with 49 last week and 40 a year ago.

The number of sales north of 59th st was 54, as compared with 70 last week and 85 a year ago.

From the Bronx 41 sales at private contract were reported, as against 18 last week and 60 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 778.

### Printers' Craft May Be Co-operative.

The 22-story Printers' Craft Building, occupying the block front on the west side of Eighth av, between 33d and 34th sts, was sold at foreclosure Wednesday by Joseph F. Day to Franklin Pettit on one bid of \$232,000 over three prior liens amounting to \$232,000, three prior liens amounting to \$2,425,000 and interest. Mr. Pettit, who is said to hold a mortgage interest in the premises, gives as the name of the buyer the Trepok Realty Co.

The sale was the result of an action brought by the Municipal Mortgage Co. against the 461 Eighth Avenue Co. and others to satisfy a mortgage indebtedness which, with costs and allowances, amounts to about \$129,000. Back taxes, assessments and water charges on the property amount to \$98,000. The property carried a first mortgage of \$1,800,000, a second mortgage of \$375,000 and a third mortgage of \$250,000. The second and third mortgages are also under foreclosure. The property is scheduled to be sold again by Mr. Day next Monday to satisfy a judgment of about \$642,000. The building is assessed at \$3,300,000. The structure was erected by Larkin Bros. six years ago.

A syndicate of tenants is said to have made overtures to buy the property.

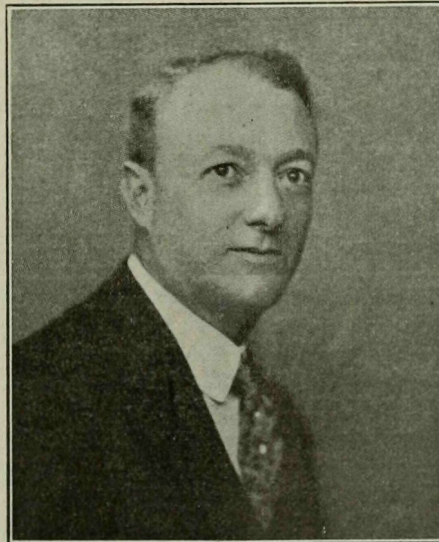
### Opening of Noyes' New Offices.

**C**HARLES F. NOYES, head of the Charles F. Noyes Co., was a happy and proud man last Wednesday, for it was the day when the new home building of the company, at 118 William street, was formally opened. It marked the beginning of another big stride forward in the New York real estate field after 22 years of achievement. The new building, six stories in height, and controlled jointly by the Noyes Company and the fire insurance brokerage firm of Starkweather & Shepley, has been illus-

trated in The Record and Guide. Its facade is strikingly individual which marks it in the mind's eye as the home of Noyes and gives it a permanent advertising value.

The larger part of the main floor is given over to the private office of Mr. Noyes and to the sales and managerial force. Briefly, it is a huge consultation and negotiation room. It is 25x100 feet in size.

The completeness of the Noyes organization



CHARLES F. NOYES

is demonstrated on the second floor which is sub-divided for the bookkeeping, stenographic and general clerical department. One here realizes the extensive equipment of an up-to-date real estate office. In the basement are fireproof rooms conveniently arranged for the housing of records and office stock. On the main floor is a series of steel cases containing the consecutive history of more than 50,000 parcels of New York City real estate.

There is an office force of 50 persons and the business has grown from a total business of \$200,000 done in the initial year of 1898 to \$75,000,000 in 1919. The office staff mentioned is the central organization controlling the

activities of 533 employees whose services are utilized in the operation and maintenance of the various buildings managed by the company.

All office furniture, equipment and devices are new. A dictograph system of interior telephones with an instrument on every desk facilitates inter-office communication, and there is an amply equipped private exchange with ten trunk cables.

The board of control which directs the policies of the company consists of Charles F. Noyes, Lieut. Col. Marcel S. Keene, U. S. A., retired; Frederick B. Lewis, assistant general manager; William B. Falconer, manager of the miscellaneous renting division; Joseph D. Cronan, manager of the selling and appraising division; and Edwin C. Benedict, manager of the mortgage division.

Many brokers and property owners were visitors in the Noyes offices on Wednesday.

### Trust Companies in the United States.

The eighteenth annual edition of "Trust Companies of the United States" has just been issued by the United States Mortgage & Trust Co. of New York.

President John W. Platten, in reviewing the year's record, says: "The fiscal year covered by this edition has again witnessed a marked progressive tendency within the ranks of these institutions. Not only has there been a handsome growth both individually and collectively, but the scope of usefulness of the trust companies is being constantly widened and presages an even more assured recognition than formerly of their value as an integral part of our financial system.

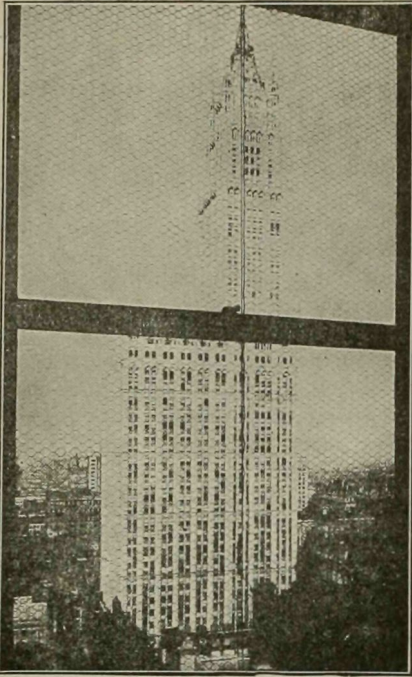
"The figures, when viewed comparatively, testify to the splendid position now occupied by trust companies and furnish eloquent proof that their broad service is being increasingly availed of by the multitude of individuals and corporations whose special needs they so admirably meet.

The total resources of the 2,241 trust companies reporting show the impressive total of over twelve billions, four hundred and fifty-one millions, an increase of a billion, three hundred millions over last year's figures, and six billions, one hundred millions greater than five years ago. In total resources New York State leads with three billions, six hundred millions, or 28 per cent. of the trust company resources of the country."

### Sale on Broadway.

Alfred Stern, of London, England, sold to the Art Metal Construction Co. 369 Broadway, a 5-story loft building, on a plot 25x150, running through to Franklin pl.





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

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### Nassau Apartments Bought.

Bancroft Realty Co. sold through Walter C. Wyckoff 238 Fort Washington av, at the south, east corner of 170th st, a 6-sty and basement brick apartment house with elevators, known as the Nassau, on a plot 102.8½x95x126.1x90.8. It contains 41 apartments of from 4 to 7 rooms and bath each.

### Choice East River Front Sold.

Edward J. Thompson and Isidor & Jacob Kauffman sold for the Bradley Contracting Co., Stephen U. Hopkins, John S. Sheppard and Robert C. Morris receivers, the property at the foot of Stanton st, East River, fronting 200 feet on Stanton st and 200 feet on both Tompkins and Mangin sts, together with about 190 feet of water front, including frame warehouses, to James S. and Daniel L. Reardon, of the P. Reardon Trucking Co. The property adjoins the ferry at East Houston st to Grand st, Williamsburg.

### A Century Old Holding Sold.

P. M. Clear & Co. sold for William T. Innes to Louis and Jennie Greenfield 188 Bowery, at the southwest corner of Spring st, a 5-sty brick loft and store building, on a plot 25.1x101.6x45.6x100, the longer measurement being on Spring st and the shorter one on the Bowery. The plot contains 3,500 square feet. It is the first sale of the property since 1817. The present building was erected in 1890.

This is the second important sale in this section in November, the opposite corner, the northeast corner of the Bowery and Delancey st having changed hands.

### Col. E. H. R. Green Sells Parcel.

The Seaboard National Bank, Samuel G. Bayne, president, bought the 4-sty building 74 Broad st, southwest corner of Marketfield st, on a plot 33.11x100.7x irregular, which the bank intends to use for storage purposes. The site was sold by Col. E. H. R. Green, son of the late Hetty Green, and it had been in the possession of the family for a great many years. It is diagonally opposite the new 10-sty bank and office building the Seaboard Bank is now erecting at the northeast corner of Broad and Beaver sts, on a plot 90x85.

### Tenant Buys Cortlandt St. Building.

Charles W. Wolf, dealer in leather goods, bought from Jane Olcott the 5-sty building, with store, at 58 Cortlandt st, northwest corner of Greenwich st, 26x58x irregular. Mr. Wolf has been a tenant of the building for a number of years. Mrs. Olcott allows a mortgage for \$58,000 to remain on the property for a term of 5 years at 5½ per cent.

### More Buying in the Negro Zone.

Joseph Sweeney resold for the John H. Pierce Realty and Holding Co., John H. Pierce, president, 40-42 West 132d st, two 3-sty and basement stone front dwellings, on a plot 30x100, to Richard H. Weekes, who will convert them into a hotel for negroes. The John H. Pierce Realty and Holding Co. also resold 148 West 132d st, a 3-sty and basement stone front dwelling, on a lot 14.8x99.11, to Harry Harris. Mr. Pierce sold his former residence at 53 West 134th st, a 3-sty and basement stone front dwelling, on a lot 16.8x99.11, to James Payne. He also sold in conjunction with Porter & Co. for the estate of Mary Cooper 223 West 130th st, a 3-sty and basement stone front dwelling, on a lot 18.9x99.11, to Eugene Steadman.

### Varick St. Corner Sold for Improvement.

U. H. Dudley & Co., wholesale grocers, bought through William A. White & Sons from the estate of Joel E. Hyams 94 to 98 Varick st, at the northeast corner of Watt st and 100-102 Varick st, adjoining, from Bartholomew Sbarboro, a vacant plot 43.11x56x42x49.

The new owners have commissioned Trowbridge & Ackerman, architects, to prepare plans for a modern 2-sty mercantile building to occupy the plot, and John Thatcher & Son, of Brooklyn, are the contractors. The buyers have been tenants of the Schepp Building on Duane st for 30 years and their removal to a site north of Canal st is indicative of the strong uptown trend of the wholesale grocery district.

### Scott Estate Sells Old Holding.

William J. Roome & Co. sold for the estate of John B. Scott to Gustave Schaufert, tenant, 56 Ninth av, at its intersection with Hudson st, a 3-sty brick flat, with store, on a lot 17.2x100. The purchaser has a long lease on the building which has 5 years to run. The Scott estate had owned the property 70 years and the sale was for all cash.

### John G. Milburn Sells His Residence.

Pepe & Bro. sold for John G. Milburn, prominent as a lawyer, to M. T. Bevans 16 West 10th st, a 4-sty and basement brick dwelling, on a plot 36.6x92.3, 5 doors west of Fifth av. The buyer will occupy. The property was held at \$75,000.

### Part of Sixth Avenue Parcel Sold.

The South Sixth Avenue Co., Edward J. Crawford, which 3 years ago leased the property 339-353 Sixth av and 107 West 21st st, comprising part of the old O'Neill-Adams store, has purchased the portion at 343 and 345 Sixth av, 42x85x irregular, from the estate of Charles Frederick Hoffman. The part just sold is 52.6 feet north of 21st st.

### Good Sale on Murray Street.

Iron Mountain Realty Co., Isidor Mishkind, president, purchased from Mrs. Josephine Gesner Raul and Herbert E. Gesner the 3-sty brick business building, on a plot 40x92.9, at 103-105 Murray st. It is understood that negotiations are under way for a resale to a wholesale produce firm for occupancy. William J. Russell was the broker.

### Sale of a Good Bronx Corner.

Walter E. Brown sold for the David Mayer Brewing Co. 482 to 488 East 167th st, at the southeast corner of Washington av, old 3-sty frame buildings, on a plot 90x75, the shorter measurement being on the avenue.

### Dwellings Sold for Business Use.

Mrs. Ella A. Gray sold through Louis Wedzler to the Markwin Realty Co., Fred W. Marks, president, 158-160 West 22d st, two 3-sty and basement brick dwellings, on a plot 50x98.9. It is the first sale of the parcels in 39 years. The new owner will remodel the structures for business purposes.

### Good Sale in Battery District.

The Greek & Syrian Co. sold to the 77-79 Washington Street, Inc., the 5-sty brick loft and store building, on a plot 39.7½x72.3. This property is in the heart of the Syrian quarter where property was very active in the early part of the year.

### Takes Quick Profit on Lofts.

Max N. Natanson sold to a client of William S. Baker 57 and 59 East 11th st, a 10½-sty loft and business building, on a plot 54x103.3. The property was held at \$225,000 and was sold for cash. This property was purchased by the sellers less than 2 weeks ago from Morris P. Altman.

### Activity in West End Av. Corners.

Ruth Frackman sold the southwest corner of West End av and 76th st, known as 300 West 76th st, a 4-sty and basement brick dwelling, on a lot 26.7½x100. Negotiations are pending for a resale.

Spear & Co. sold for the estate of Charles A. Stoddard to Daniel F. Farrell, who resold to a buyer, for occupancy, 300 West 72d st, at the southwest corner of West End av, a 4-sty and basement stone front dwelling, on a lot 27.6x45.

### Astor Estate Again Sells.

Estate of William Waldorf Astor sold to David and Alva S. Staples the southeast corner of Twelfth av and 50th st, a vacant plot, 83.10x100. The sale has been recorded. The plot fronts on the North River. The Harlem Savings Bank has just loaned \$30,000 on the parcel.

### Sells a Murray Hill Dwelling.

Robert M. Bush & Co. sold for the estate of Mrs. Peter C. Baker to Ferdinand J. Hopkins, Jr., 39 East 38th st, a 4-sty and basement brownstone dwelling, on a lot 25x98.9, two doors west of Park av, on the north side of the street. The buyer will remodel the building into bachelor apartments and studios to be ready for occupancy about May 1, 1921. This property has been in the seller's family since 1867, representing 54 years of continuous ownership. It was a part of the original Murray Hill farm. The brokers have been appointed agents for the property.

### Completes a West Side Purchase.

William J. Roome & Co. sold for F. Kingsbury Bull to Benjamin B. Davis 46 Dominick st, an old 2½-sty and basement brick dwelling, on a lot 20x85.2. The buyer owns 48-50 Dominick st adjoining and 256 to 262 Hudson st, all forming the southeast corner of the two streets. There is a frontage of 84.4 feet on Hudson st and 130 feet on Dominick st.

### Hall Estate Sells Harlem Property.

Ennis & Sinnott bought through W. J. Huston & Son from the estate of N. Brigham Hall the two 3-sty frame buildings, with stores, 313-315 West 141st st, adjoining the northeast corner of Edgecombe av, on a plot 50x99.11. Mr. Hall in his lifetime was a real estate broker of long standing in the middle Broadway section.

### Sells Large West Side Garage.

New York Taxi Cab Co. sold to the Poertner Motor Car Co. 622 to 640 West 57th st, between Eleventh and Twelfth avs, a 4-sty and base-



ment brick and concrete garage, on a plot 250x144.11. It was long known as the Mason-Seamon garage. The buyer has been occupying the property as a service station for some time. It is one of the largest garages in the city.

#### Buy Four Blocks at Coney Island.

Meister Builders, Inc., purchased four square blocks of property at Coney Island, bounded by Av X and Av Y, East 10th and East 11th sts, the property being located about 2,000 feet from the ocean.

#### Nassau County Estates Sold.

Henry T. Dollard sold the Cook property at Sand Hill rd and East Main st, Oyster Bay, to Chauncey B. Garver, of the law firm of Shearman & Sterling, of 55 Wall st. Mr. Garver is a son of John S. Garver, who owns one of the finest summer estates in the Oyster Bay section. The same broker also sold the property on Mill River rd and North Hempstead turnpike at East Norwich, consisting of 7 acres, for Charles Bailey to Janet McVicker, of this city. Miss McVicker intends improving the property with a handsome summer home.

#### Sale of Jericho Acreage.

Warren Murdoch sold to Skeffington S Norton 30 acres of land and a remodeled farm house at Jericho, L. I. The property adjoins that of Mrs. W. K. Vanderbilt, Jr., and Middleton S. Burrill. It was valued at \$70,000.

#### Big Mortgage Loans.

The Metropolitan Life Insurance Co. loaned through Albert B. Ashforth, Inc., to the Munson Steamship Line \$2,000,000 on the 25-sty office building which the Munson line is erecting at the junction of Wall, Pearl and Beaver sts. The loan is to be amortized annually during the next 20 years. The structure will have a frontage of 28.4 feet on Pearl st, 144 feet on Wall st and 160.3 feet on Beaver st.

The Bank for Savings loaned to the 705 Fifth Avenue Corporation, Woodbury G. Langdon, president, \$300,000 at 6 per cent. for 3 years on the 5-sty stone and brick business building at the northeast corner of Fifth av and 55th st, 30x100.

#### Day Sells in Bridgeport.

JOSEPH P. DAY established a new record in Bridgeport, Conn., Friday night and Saturday afternoon of last week when he sold at absolute auction sale 404 dwellings, 290 lots and 13 acreage plots, located in the section of Bridgeport known as "Remington City." The total obtained was \$1,441,302.50, of which \$1,312,452 was paid for the houses, \$90,000 for the lots and \$38,850 for the acreage.

Homeseekers were by far the largest bidders. It would seem as though they had thoroughly made up their mind what the various properties were worth and they did not hesitate in bidding up to that amount. The largest individual buyer was William Chatlos, a local builder, and next came A. Podoloff & Sons, real estate operators from New Haven.

The three dormitory buildings, located in the west side of Palisade av, 3-sty brick structures, each measuring 159x146x irregular, were purchased by Charles Cohen for \$20,000 each. One-family houses on Remington and Doyer sts brought \$3,000 each, while semi-detached structures of the same kind went from \$2,750 to \$3,200 each. Two-family houses of the semi-detached type in Dover and Bond sts were sold from \$3,500 to \$4,100 each, while bungalows ranged in price from \$1,800 to \$2,100 each.

Charles A. Riccio bought 915 Hallett st, a 3-sty 6-family house for \$20,300; 946 to 952 Hallett st, a 3-sty 5-family house went to John Hentey for \$12,800; 559 to 569 Helen st, corner of Boston av, three 4-family houses, with stores, was purchased by J. C. Ashbabian for \$16,000; 553 Helen st, a 6-family house, went to Herbert H. Cutler for \$10,000; 914 Hallett st, a 3-sty double apartment house, to Isaac Schine for \$10,000; 906 Hallett st, a similar building, was sold to Harry Borkowdy for \$10,100; 1028 to 1044 Boston av, two 3-sty double apartment houses, to Ely Lefshiz for \$11,700, and Mike Pulsesak bought 539 Helen st, a 3-sty double apartment house, for \$10,100.

#### Manhattan.

##### South of 59th Street.

ESSEX ST.—Katherine Chambers sold to Julius Siegel 47 Essex st, a 5-sty and basement brick tenement house, with stores, on a lot 25.4x87.10x24.8.

GROVE ST.—Markham Realty Corporation sold to Matilda A. Daily 17 Grove st, northeast corner of Bedford st, old 2 and 3-sty frame buildings, on a lot 25x62.

SUTTON PL.—Miss Elizabeth Marbury purchased the dwelling 13 Sutton pl, a 3-sty and basement brownstone dwelling, on a lot 16.8x70, to which Miss Marbury expects to make extensive alterations. This is one of the few remaining houses of the group of 18 which surround the private garden known as Sutton Square, overlooking the East River at 57th st.

WALKER ST.—Cortlandt J. Davis bought 21 Walker st, a 5-sty stone front loft and store building, on a lot 25x106.6¼, between West Broadway and Church st. Julia M. Love and others are the sellers.

WATER ST.—Louis Eskwirth sold through Lawrence, Blake & Jewell to the American Trading Co., 245 Water st, a 5-sty brick commercial building, on a plot 37x76.4x36.2.

WAVERLY PL.—R. Telfair Smith sold for Mrs. Amelia Schmersahl 113 Waverly pl, a 3-sty and basement brick dwelling, on a lot 25.2x100, now occupied by the Alpha Kappa Psi Fraternity House of New York University.

WOOSTER ST.—Edith Coventry sold to Herbert C. and Clarence Pell and the United States Trust Co. 63 Wooster st, a 5-sty brick commercial building, on a plot 27.6x200.1, running through to 377 West Broadway, 3 doors north of Broome st.

WEST 12TH ST.—William P. Jones sold for George W. Hunter to John Broschard the three lots, each 20x100, on the east side of West 12th st, 260 feet north of Av S.

22D ST.—James L. Wells & Sons sold for John Botzger, 455 West 22d st, a 4-sty stone front dwelling, on a lot 16.8x98.9.

25TH ST.—Reyam Realty Corporation sold to Gustave Kaff 128 East 25th st, a 3-sty brick loft and store building, on a plot 31x49.4¼, adjoining the southwest corner of Lexington av.

28TH ST.—J. B. English sold for Maria Simpson the 3-sty and basement brick dwelling 336 West 28th st, on a lot 21.5x98.9, to the Valdotaire Mutual Aid Society, for occupancy.

30TH ST.—Elizabeth R. Mooney sold to Frank A. Venter 347 East 30th st, a 5-sty brick flat house, on a lot 25x98.9.

36TH ST.—Ida A. Poth sold to the Ambrose Realty Co., 347 West 36th st, a 4-sty and basement brick dwelling, on a lot 25x98.9.

51ST ST.—Isabella Unger sold 251 East 51st st, a 3-sty and basement stone front dwelling, on a lot 18.4x100.5, adjoining the northwest corner of Second av.

51ST ST.—George W. Maull sold to the A. C. Realty Co. 122-124 East 51st st, two 4-sty English basement brick dwellings, on a plot 50x100.5, adjoining St. Bartholomew's Episcopal Church at the southeast corner of East 51st st and Madison av.

55TH ST.—Anna R. King purchased from Isaac Schiff the 5-sty American basement brick dwelling 18 West 55th st, on lot 20x100.5. The house is between Fifth and Sixth avs and was taken subject to a mortgage of \$52,500.

56TH ST.—Douglas Gibbons & Co. sold for a client 143 East 56th st, a 3-sty and basement brownstone dwelling, on a lot 19x100.5, to Mrs. William Howard Gardiner, who after making extensive alterations will occupy as her New York residence.

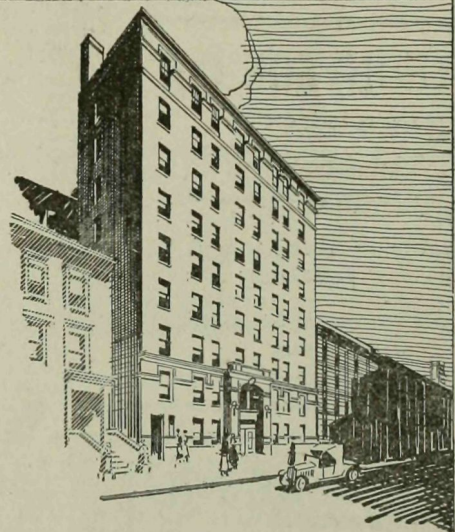
MADISON AV.—Douglas L. Elliman & Co., in conjunction with Dwight, Archibald & Perry, sold for the estate of George H. Jones the 4-sty building at 561 Madison av, on a plot 32x60, adjoining the southeast corner of 56th st. The property was held at \$165,000.

SECOND AV.—Frances M. McKee sold to Nathan Stocker 544 Second av, a 4-sty brick tenement house, with store, on a lot 19x60, adjoining the northeast corner of East 30th st.

TENTH AV.—Ryan & Co. sold for the Wencke estate, of Los Angeles, Cal., 856 Tenth av, a 4-sty brick tenement house, with store, on a lot 20x61.

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### North of 59th Street.

66TH ST.—Philip L. James, the tenant, bought from James Van Alst, Jr., the 3-sty and basement stone front dwelling 164 East 66th st, on a lot 18.6x100.5.

73D ST.—Louise O. T. Boynton sold to Samuel Leo 223 East 73d st, a 5-sty brownstone flat house, on a lot 25x102.2.

75TH ST.—Madeline B. Comstock sold to Edward V. W. Keen 38 West 75th st, a 4-sty and basement stone front dwelling, on a lot 20x102.2.

75TH ST.—Ella A. Gregg sold through Pease & Elliman to Mary Strange 150 West 75th st, a 5-sty American basement dwelling, on a lot 20x102.2.

75TH ST.—L. J. Phillips & Co. sold for Mrs. Clara Gerda to a buyer, for occupancy, 146 West 75th st, a 4-sty and basement dwelling, on a lot 20x102.2.

77TH ST.—F. R. Wood & Co. sold for Helen Bookman 142 West 77th st, a 5-sty American basement dwelling, on a lot 17.6x102.2, remodeled into apartments.

80TH ST.—Addison S. Pratt sold 149 West 80th st, a 4-sty and basement brick dwelling, on a lot 20.3x102.2, near Amsterdam av.

87TH ST.—Edward C. H. Vogler sold for the estate of Albert T. Sanden to Mrs. Adella Ryan 68 West 87th st, a 5-sty American basement stone front dwelling, on a lot 17x100.8½.

90TH ST.—Estelle Rosenberg sold the 4-sty American basement brick dwelling 259 West 90th st, on a lot 18x100.8, adjoining the northwest corner of Broadway, to Clara Hirsch, who reconveyed it to Celia Reis and Rose Henry.

94TH ST.—Coughlan & Chisby sold for the John J. Mahoney estate 51 West 94th st, a 4-sty and basement stone front dwelling, on a lot 20x100.8.

95TH ST.—Henry M. Toch sold through Pease & Elliman to a buyer, for occupancy, 73 West 95th st, a 4-sty and basement stone front dwelling, on a lot 18x100.8½.

104TH ST.—Hillel Freiberg sold to Nathan Applebaum 128 West 104th st, a 3-sty and basement brick dwelling, on a lot 20x100.11.

105TH ST.—Hyman Freund sold the 5-sty stone front American basement dwelling 318 West 105th st, on a lot 22x100.11, to the 318 West 105th Street Corporation.

109TH ST.—M. Kohn sold through the Fischer Realty Co. 64 East 109th st, a 4-sty and basement brownstone dwelling remodeled into apartments, on a lot 17x100.11.

109TH ST.—Fischer Realty Co. sold for M. Kohn 64 East 109th st, a 4-sty and basement stone front flat house, on a lot 17x100.11.

117TH ST.—E. Sharum sold to Joseph G. Abramson 361 West 117th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11. F. William Sohns was the broker.

119TH ST.—Cecilia Cohen sold to John C. Coleman 353 West 119th st, a 4-sty and basement brick dwelling, on a lot 18x100.11, adjoining the northwest corner of Manhattan av.

120TH ST.—Manuel Diamond bought from the Lawyers Mortgage Co. the 3-sty and basement brick dwelling, on a lot 18x100.11, at 15 West 120th st.

121ST ST.—Carrie M. Schmuck sold 334-336 East 121st st, two 6-sty and basement brick tenement houses, each on a lot 25x100.11.

126TH ST.—F. R. Wood & Co., Inc., sold for the estate of Adelia B. Althouse the 4-sty stone front flat, on a lot 20x99.11, at 264 West 126th st.

128TH ST.—Max Marcus sold to the Metropolitan Garage the 2½-sty and basement brick dwelling 212 East 128th st, on a lot 18.9x98.11, facing the Interborough train yards opposite.

129TH ST.—Abraham Beaver sold to Minnie P. Gaffney 49 East 129th st, a 5-sty brick apartment house, on a lot 25x99.11, two doors east of All Saints Catholic Church, at the northeast corner of Madison av.

130TH ST.—F. A. Holly sold for the estate of John S. Bussing to a client of Ernest T. Bower the 3-sty and basement stone front dwelling 121 West 130th st.

131ST ST.—Charles B. Van Valen, Inc., sold for the Excelsior Savings Bank the 7-sty and basement apartment house 142 West 131st st, on a plot 33x99.11. It was purchased by the MacDavitt Corporation, a holding company of Harry B. Davis, the operator.

133D ST.—The Tabernacle Baptist Church bought from the Rhona Realty Co. the two 3-sty and basement stone front dwellings 115-117 West 133d st, on a plot 33.4x99.11.

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.

135TH ST.—The Corinthians Lodge No. 23, Independent United Order Scotch Mechanics, purchased from Marie M. Ehlers 241 West 135th st, a 5-sty brick flat house, on a lot 25x99.11.

144TH ST.—John J. Bottjer sold 529 West 144th st, a 5-sty and basement brick apartment house, on a lot 16.8x99.11.

145TH ST.—Herbert Jacques Morris sold for the estate of Catherine Kerwin the 3-sty and basement brick and stone dwelling, on a lot

16.2½x100, at 485 West 145th st to Emanuel Morris, for occupancy. The property was held at \$14,000 free and clear.

145TH ST.—Estate of Katherine Kerwin sold to Emanuel Morris 485 West 145th st, a 3-sty and basement brick dwelling, on a lot 16.2x99.11.

165TH ST.—George W. Gustus & Co., in conjunction with Butler & Baldwin, sold for the Muller estate to Maria Durso 465 West 165th st, a 3-sty and basement brick and frame dwelling, on a lot 20x60.1, adjoining the northwest corner of Edgecombe av.

AV A.—William Schacht sold for Clara Thurm 1426 Av A, a 4-sty brick tenement house, with store, on a lot 17.1x98, adjoining the southeast corner of East 76th st, to Louis Goldfinger.

LEXINGTON AV.—Geremina Katzenmayer sold to Florence Mertzell the 3-sty and basement brownstone dwelling 1370 Lexington av, on a lot 16.7x88.3, adjoining the southwest corner of East 91st st.

LEXINGTON AV.—Mrs. E. E. B. Froelich sold through Pease & Elliman to Maria C. Jones, of Southampton, L. I., the 3-sty and basement brownstone dwelling 826 Lexington av, on a lot 20x85, a Bekman estate leasehold, adjoining the northwest corner of East 63d st. The parcel is restricted against business and the buyer will occupy it.

MADISON AV.—Ethel Sanford Martin sold to James H. Cruikshank 2048 Madison av, a 3-sty and basement brownstone dwelling, on a lot 16.6x75.

MADISON AV.—Reuben Sadowsky sold to Louis Schlesinger 1746-1748 Madison av, at the southwest corner of East 115th st, two 5-sty brick flat houses, with stores, on a plot 51x75.

THIRD AV.—Albert Winston sold through George Brettell & Son 2176 Third av, adjoining the southwest corner of East 119th st, a 3-sty brick tenement house, with store, on a lot 25.5x83.

THIRD AV.—Shaw & Co. sold for the State Investing Co. to A. Gabriel 1791 Third av, a 5-sty brick triple flat, with store, on a lot 25.2x105.

FIFTH AV.—Edward L. Montgomery sold through Ames & Co. to Harry Whalen 2156 Fifth av, a 4-sty and basement brownstone converted dwelling, with store, on a lot 17x75, adjoining the southwest corner of West 132d st.

### Bronx.

FAILE ST.—Christian J. Dittler sold to Edward Krahe 892 Faile st, a 2-sty and basement frame dwelling, on a lot 25x100.

MINFORD PL.—F. Bulgini sold to Barnet Newman the 2-sty and basement frame dwelling 1436 Minford pl, on a lot 25x100.

WEIHER COURT.—Mrs. Fannie Wich sold to Mrs. V. Fabrizio 5 and 11 Weiher Court, two 2-sty and basement brick dwellings, each on a lot 16.2x43.

135TH ST.—G. Tuoti & Co. sold for George Muhfeld to D. Benvenuto 291 East 135th st, a 4-sty and basement brick flat, on a lot 25x100.

139TH ST.—Belwood Realty Co. sold to Harry Rotman 510 East 139th st, a 6-sty and basement brick apartment house, on a plot 37.5x100, adjoining the southeast corner of Brook av.

143D ST.—Edward C. Betzig sold to Johanna Sullivan 455 East 143d st, a 2-sty and basement frame dwelling, on a lot 16.8x97.5.

146TH ST.—Josephine F. Knack sold to Pietro La Manna 250 to 258 East 146th st, the first two being 3-sty and basement brick dwellings, and the others 2-sty and basement frame dwellings, all on a plot 100x100.

163D ST.—Mrs. Kate Sommers sold to R. Hanners 803 East 163d st, a 3-sty and basement frame dwelling, on a lot 20.5x53.5, adjoining the northwest corner of Union av.

180TH ST.—Sonn Bros. sold 648 to 654 East 180th st, the 2-sty brick apartment house, with stores, at 648 to 654 East 180th st, on a plot 60x100, between Belmont and Hughes avs.

183D ST.—Luthera M. Bolster sold to Joseph Turtoro the 2½-sty basement frame semi-detached dwelling 373 East 183d st, on a lot 18.9x73.

194TH ST.—Josephine Roos sold to Ramon Bonamusa 372-374 East 194th st, at the southwest corner of Decatur av, a 2½-sty and basement frame detached dwelling and a garage, on a plot 40x97.

220TH ST.—George W. Gustus & Co. sold for B. D. Angelo to a buyer, for occupancy, 756 East 220th st, a 2-sty and basement frame 2-family house, on a lot 17x114.

237TH ST.—Mrs. A. C. Clark bought 735 East 237th st, a 2-sty and basement frame detached 2-family house, on a lot 25x98.9.

243D ST.—J. A. Winderling bought 681 East 243d st, a 2-sty and basement frame 2 family house, on a lot 25x95.

ALEXANDER AV.—William Schacht sold for Charles Chatsmaff and the Iron Hill Realty Co. 274 Alexander av, a 5-sty brick flat, with store, on a lot 25x81.5, at the southeast corner of East 139th st.

BRYANT AV.—Joseph Warshaw resold to Mrs. Grazia Ferrigno 1532 Bryant av, a 3-sty and basement brick dwelling, on a lot 20x100.



# 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 Laundry Equipment, Laundry Building, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Wednesday, December 15, 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 contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of Specification No. 3638. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., 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, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilscher, Capitol, Albany, N. Y.

Dated: November 22, 1920.  
E. S. ELWOOD,  
Secretary, State Hospital Commission.

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## WANTS AND OFFERS.

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**BELMONT AV.**—Samuel A. Kelsey sold for Charles R. Faruolo the 5-sty and basement brick apartment house, with stores, known as the New Castle, at 1804 Belmont av, north-east corner of 175th st, on a plot 50x95.6. The buyer is the Denwood Realty Co., Inc.

**CLINTON AV.**—Patrick O'Connor sold to Anthony Berzola 1985 Clinton av, adjoining the northwest corner of East 178th st, a 2-sty and basement frame dwelling, on a lot 25x100.

**CONCORD AV.**—Julius C. Kurzman sold to Alexander A. J. Steinmetz 337 Concord av, a 3-sty brick dwelling, on a lot 16.8x100.

**CONCOURSE.**—Sherman Brokerage Co., in conjunction with Henry T. Kirschner, sold for Anna B. Winterroth 1042 Grand Boulevard and Concourse, a 3-sty frame dwelling, on a lot 26x79.

**CRESTON AV.**—The Picken Building Co. sold to Leon Goldenthal 2657 Creston av, at the northwest corner of 193d st, a 2½-sty and basement frame dwelling, on a lot 25x111.

**CRESTON AV.**—Paul Blumberg sold 2678 Creston av, a 2½-sty detached frame dwelling, on a plot 40x76.

**DECATUR AV.**—Armstrong Bros. sold for the Misses J. and Madeline Ennesser 3254 Decatur av, a 2-sty and basement brick and frame detached 2-family house, on a lot 25x100.

**DECATUR AV.**—Armstrong Bros. sold for A. Sawyer to Miss L. Nathans 2739 Decatur av, a 2½-sty and basement frame detached 2-family house, on a lot 25x59.

**DECATUR AV.**—B. Jacobowitz bought 3079 Decatur av, a 3-sty and basement frame detached 2-family house, on a plot 54x112.

**FIELDSTON.**—Delafield Estate, Inc., sold at Fieldston, in the Riverdale section, the vacant plot 59.9x160.8x irregular, on the west side of Waldo av, 210.7 feet north of Livingston av, to Edward P. Schell.

**FOREST AV.**—Real Estate Holding Corporation sold through Fred Oppenheimer to Isaac Zipper, for occupancy, 991 Forest av, a 3-sty and basement frame 2-family house, on a lot 21x91.

**GRAND AV.**—The Samar Realty Co. sold to Annie Kaplan the dwelling on the east side of Grand av, 176.9 feet south of 190th st, on a lot 24.2x100.

**HARRISON AV.**—Edward Polak, Inc., sold for William Phelan to S. A. Backman 1863 Harrison av, a hollow tile and brick dwelling, on a lot 30x100.

**HOE AV.**—Samuel Kronska, Inc., sold to Nathan Kashden 957 Hoe av, a 5-sty and basement brick apartment house, on a plot 42x120.

**HUNTS POINT RD.**—Lafayette and Manida Corporation sold to the S. S. Building Corporation the southwest corner of Hunts Point and Lafayette av, a 3-sty frame dwelling and stable, on a plot 105.6x181x irregular.

**LA FONTAINE AV.**—Edward Polak, Inc., sold for M. Friedewitzer to G. Kalisky 2122 La Fontaine av, a 3-sty and basement frame 3-family house, on a lot 25x95.

**OGDEN AV.**—Huberth & Huberth sold for Elizabeth V. Mackin to John J. and Edward J. McGinley 1025-1027 Ogden av, two 2½-sty frame semi-detached dwellings, each on a lot 25x90.

**PARK AV.**—The David Mayer Brewing Co. sold to Ludwig Keunster 3946 Park av, a 2-sty and basement frame detached dwelling, on a plot 50x150.

**PERRY AV.**—L. Klopfer bought 3055 Perry av, a 2½-sty and basement frame dwelling, on a lot 25x100.

**PERRY AV.**—Kilpatrick & White, in conjunction with Armstrong Bros., sold for Mrs. H. Haril 3194 Perry av, a 2-sty and basement frame detached 2-family house, on a lot 25x100.11.

**PERRY AV.**—Edward Reilley bought 3272 Perry av, a 2-sty and basement frame 2-family house, on a lot 25x100.

**PERRY AV.**—Elise Ortman sold to Edward Petersen the dwelling 3047 Perry av, on a lot 22.8x100.

**SEDGWICK AV.**—Norman Home Builders sold to August H. Toedter 2809 Sedgwick av, a frame detached dwelling, on a plot 55x116.

**TILTON AV.**—Mrs. J. B. de Jaime bought 1032 Tinton av, a 3-sty and basement frame 2-family house, on a lot 17x74.

**VALENTINE AV.**—Henry Sohn sold to Mary McCauley the 2-sty and basement brick dwelling 2218 Valentine av, on a lot 16x60.5, adjoining the northwest corner of East 182d st.

**VALENTINE AV.**—Armstrong Bros resold for Henry Sahn 2218 Valentine av, a 2-sty and basement brick dwelling, on a lot 16x60.5, adjoining the northwest corner of 182d st.

**WALES AV.**—The Empire Kalsomine Co. bought from Timothy Doorley the plot, 48x100, on the east side of Wales av, 50 feet south of Crane st, abutting the company's plant on Southern Boulevard.

**WALTON AV.**—Armstrong Bros. sold for T. J. Dunn to the Deb Corporation, Leo J. Levinson, president, 2072 Walton av, a 2-sty semi-detached brick 2-family dwelling, on a lot 25x100.

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**WILLIS AV.**—Grace Zeeb sold to David Augustowsky 147 Willis av, a 5-sty brick tenement house, with store, on a lot 25x81.6.

## Brooklyn.

**BERKELEY PL.**—Mrs. Carrie E. Cornell sold to George H. Stege 235 Berkeley pl, a 3-sty and basement dwelling, on a lot 22.6x100.

**DESMOND COURT.**—William P. Jones sold for William H. Seldon to a private investor the

two lots, each 20x100, on the north side of Desmond court, 100 feet west of Coney Island av.

**MONTAGUE ST.**—I. Scherer bought 137 Montague st, a 4-sty brownstone apartment and office building.

**PACIFIC ST.**—Bulkeley & Horton Co. sold 1233 Pacific st, a 3-sty detached frame dwelling, on a plot 50x100, for the rector, church warden and vestrymen of St. Bartholomew's Church to Anna P. Houghton.



**PRESIDENT ST.**—Mrs. Annie Mohr sold 715 President st, a 3-sty and basement dwelling, on a lot 20x100.

**WILSON ST.**—B. F. Knowles Co., sold 91 Wilson st, a 3-sty and basement dwelling, on a lot 20x100, for Jeanette Jones to a Mr. Goldberg.

**EAST 54TH ST.**—William P. Jones and William A. Ashton sold for Howard C. Hellman the vacant lot, 20x100, on the east side of East 54th st, 200 feet south of Linden av.

**57TH ST.**—William P. Jones sold for James S. Ware to Florence L. Hanf the vacant lot, 20x100, on the south side of 57th st, 280 feet west of 21st av.

**AV J.**—William B. Barnes sold to A. Vogel the 2-sty detached dwelling with garage, on a plot 40x100, at 916 Av J.

**AV R.**—John F. Churlo Corporation sold a home, with garage, on Av R and West 11th st to Harry E. Wheeler, of Manchester, N. H.

**GATES AV.**—Estate of John Cassidy sold through the Bulky & Horton Co. 732 Gates av, a 2-sty frame dwelling.

### Queens.

**FLUSHING.**—Ira L. Terry sold the business property at 7 Main st, Flushing, for Mrs. Charles H. R. Burling and her brother, H. Lawrence, who inherited the parcel from the Lawrence estate. It was held at \$35,000.

**LONG ISLAND CITY.**—William D. Bloodgood & Co., Inc., sold for George W. Paynter and others to Lewis Loft the vacant plot, 93x98, extending through from Hunter av to Academy st between Bridge Plaza and Wilbur av, Long Island City. The buyer contemplates erecting a commercial structure on the site.

## RECENT LEASES.

### A Notable Sublease.

The 2-sty building, 84x40, at the southwest corner of Broadway and 89th st, leased for a term of 14 years from last July by Casper C. Trepel to the St. Regis Enterprise Corporation at from \$20,000 to \$23,000 per year, has been subleased to the 250 West Eighty-eighth Street Realty Corporation from December 1 next for the remainder of the term.

### Large Downtown Lease.

Henry L. Nielsen Offices leased the large warehouse building 501-503 Washington st for H. Trenkman to Jos. Loria for a term of 21 years, at an aggregate rental of \$126,000. The same brokers leased for a term of 3 years the store and basement in 240 West 23d st for the Columbia Trust Co. to the Manhattan Book Binding Co.

### New P. O. Station Leased.

Postmaster Patten announces that the Post Office Department has leased quarters in 23 West 43d st, between Fifth and Sixth avs, for a financial station of the New York post office.

### Ex-Judge Cohen Leases Building

Sigmund Menschel leased the three 4-sty English basement stone front dwellings 117-119-121 West 47th st, on a plot 60x100.5, for a long term of years, with possession February 1, 1921, from Wm. N. Cohen. Geo R. Read & Co. were the brokers.

**ADAMS & CO.** leased for the Cary Mfg. Co. a floor in its building at Nassau & Jay sts, Brooklyn, containing 15,000 square feet, to the Quartermaster, United States Marine Corps.

**ADAMS & CO.** leased for the Golip Realty Co. the store and basement containing 10,000 square feet in 155-157 Wooster st to Nathan Lakin, for a term of years; also for Abraham Epstein 5,000 feet in 63-65 West 36th st to Mendelson & Vogel; also lofts in 37 West 17th st to Faber, Rothblum & Perlman and Lightning Cloak & Suit Co.

**AMERICAN TELEPHONE & TELEGRAPH CO.** leased from the owner the entire sixth floor in 187 Broadway, for a term of years.

**AMES & CO.** leased for the 164 Madison Avenue Corporation the second loft in 164 Madison av to the Pall Mall Embroidery Works; also for Joseph H. and Arthur R. Freedlander the entire 4-sty building 227 West 25th st to Mary Brindley; and to Rosemary Penonsole the entire 4-sty building at 229 West 25th st.

**ALBERT B. ASHFORTH, INC.**, leased for a client through the Cruikshank Co. to the International Nickel Co., for a term of 10 years, the ninth and tenth floors in the new Munson Building, at Wall and Pearl sts, at an aggregate rental of \$1,000,000.

**ALBERT B. ASHFORTH, INC.** leased for George A. Helme the 5-sty building 58 West 38th st to Fernand Dreyfus, who will occupy after alterations.

**BASTINE & CO., INC.**, leased for the owners the following space: 5th floor in 42 West 15th st to Davis & Miroff; 4th floor in 114-116 East 13th st to the Zadek-Feldstein Co.; rear building at 53 East 11th st to Benjamin Barshop; and the 2d floor in 1247 Lexington av to David Coisan.

**BASTINE & CO., INC.**, leased for clients the 5th floor in 653 First av to Philip Albert; also the store in 1249 Lexington av to Paul Levin & Co.; also the front building at 53 East 11th st to Joe Birnbaum, and the 5th floor of 814 Broadway to the Art Button Novelty & Mfg. Co.

**HENRY BRADY** leased the third loft at 262 West 23d st to Malasky & Leizman; for William Lippe the store space at 139 West 33d st to Harry Semler; for Broecker & Goldman the store at 243 West 26th st to the Norwin Co., Inc., and for James McGloin the store on the northeast corner of Ninth av and 50th st to Charles Koval.

**BRETT & GOODE CO.** leased the parlor floor store in 7 West 42d st to the Clover Garment Co.; also space in 7-11 West 45th st to George M. Miller; also the parlor store in 53 West 45th st to the Art Craft Fixture & Novelty Co.; and for S. & L. Cohen the third floor in 62 to

70 West 14th st, through to 65-67 West 13th st, to Schenk & Schlichte, Inc., the latter being represented by the Duross Co. The same brokers also leased to the Animated Target Co. the store and basement in 251 West 34th st.

**EUGENE J. BUSHER CO., INC.**, leased for the Haffen Realty Co. the entire fourth loft in the Haffen Building, 2804 to 2808 Third av, to the Travelers Insurance Co. of Hartford for a term of 5½ years, to be occupied as its Bronx office.

**E. H. CLARK REALTY CO.** leased for the owners offices in the following buildings: in 305 Fifth av to H. O. Johansen; in 103 Park av to H. Wiley; in 347 Madison av to Jarvis Marble, and in 522 Fifth av to the Federated Fuel Exporters Corporation.

**JOSEPH COHEN & SONS**, of New York, leased for a term of years the entire fourth floor of the premises 22-24 Prospect st, Newark, N. J. The broker was Louis Schlesinger, Inc., for the Hudson Fur Dyeing Co. The premises will be used for the manufacture of ladies' garments.

**CUSHMAN & WAKEFIELD, INC.**, leased for August Hecksher offices in 50 East 42d st to the Century Consolidated Oil Co. and the National Pressed Steel Co.

**CUSHMAN & WAKEFIELD, INC.**, leased for the Vanderbilt Concourse Corporation offices in 52 Vanderbilt av to Fred. Medart Mfg. Co., of St. Louis, Mo., and Alex. Miller & Bro., Inc.

**DUROSS CO.** leased for William J. Olvany the third loft in 100 Charles st to Carl J. Muhlsgaug, for a term of years; also the store and basement in the Newton Building, corner of 13th and Hudson sts, to William C. Hurley, for a term of years; also a store and basement in the same building to the Glass Products Co. for a term of years; and a loft in the same building, comprising 10,000 square feet, to the Linen Shrinking Co., Inc.

**GEORGE W. GUSTUS & CO.** leased for Philip Werner the first floor in 203 West 31st st to Vincent Lacastro; and for the St. Vincent Holding Co. space in the building 251-253 West 34th st to Reisman & Marks, silk jobbers.

**HAGGSTROM-CALLEN CO.** leased the entire second floor in the Schiller Building, 117 West 63d st, to D. F. Rose, automobile brake linings; and leased for Layman & Ayres the offices and salesroom in 138 West 65th st to Frederick C. Headington, of the Mack Storage Batteries, of Detroit.

**HAGGSTROM-CALLEN CO.** leased for a term of years for Thomas G. Corvan the entire ground floor space in the recently completed building 127-129 West 53d st to the A. A. Auto Service, Inc.

**HEIL & STERN** leased for John Freid the eleventh and twelfth floors in building 44-46 East 25th st to Hartmann Pacific Co., Inc., and the tenth floor in the same building to the Arden Mills, Inc., both leases being for a long term of years at an aggregate rental of \$125,000.

**M. & L. HESS, INC.**, leased for the New York Dock Co. to the United Comb Co., for occupancy, the buildings at Reid, Van Brunt and Conover sts, near Erie Basin, Brooklyn, covering 14,000 square feet, for a term of years, at an aggregate rental of \$75,000.

**HIRSCH & FRIEDMAN** leased 10,000 square feet of space in building 122 to 130 West 27th st to Herman Zaidenberg; also 5,000 square feet in 135 to 139 West 26th st to Rosenthal & Eiger; also 5,000 square feet in 158-160 West 29th st to Hyman Lifschitz; also 4,000 square feet in 118-120 West 27th st to Levine Bros.; also space in 37-39 West 28th st to Cohn & Jacoby; and in 44 to 50 East 32d st to Goldstein & Auer.

**HIRSCH & FRIEDMAN** leased 12,000 square feet of space in building 130-132 West 29th st to Majestic Costume & Dress Co., Alliance Dress Co. and Fox & Pollock. These leases are all for a long term of years at an aggregate rental of about \$100,000.

**EDWARD J. HOGAN** leased for the Amsterdam Building Co. the 4-sty brownstone building 138 East 44th st to Bernard Lepinsky, for a term of years.

**HOUGHTON CO.** leased for Kate E. Kavana to Marie Seifert 38 West 87th st, a 4-sty and basement dwelling, for a term of 5 years.

**HOUGHTON CO.** leased for Robert Beck the 4-sty and basement dwelling 159 West 73d st to Oscar Blanco-Fombona and Francisco Garcia for a term of 5 years.

**HUBERTH & HUBERTH** leased for the Hudson Motor Car Co. the store in 1824 Broadway, in the American Circle Building, to the Crow-Elkhart Co., distributors of the Crow-Elkhart automobiles.

**INTERSTATE BUTTON CO.** leased from the owner a floor in 16-18 West 22d st, through to 15-17 West 21st st. Daniel Birdsall & Co., Inc., was the broker.

**LEWIS H. MAY CO.** leased for Best & Co. space in the northwest corner of 37th st and Eighth av to Alfred Gans for a term of years.

**CHARLES M. NOBLE** leased space in the new Peck & Peck Building, 587 Fifth av, to Mae & Hattie Green, Inc.

**CHARLES F. NOYES CO.**, agents, announce that Sigsbee Graham will on February 1 extensively rebuild and alter 109-111 Leonard st, northeast corner of Benson pl. Mr. Graham

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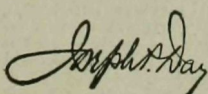
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will convert the building into a 6-sty modern office structure with new stairs, floors, plumbing, modern electric lighting, etc. Through the Noyes Co. Mr. Graham has already leased the ground floor, basement and second floor to the Boorum & Pease Co. The four upper floors will be offered to one tenant and arrangements have been made for private elevator to serve this portion of the building. This property is one of the most desirable in the neighborhood, as it is directly opposite the New York Life Insurance Building. John H. Knubel is the architect. The Noyes Co. also announce that Travelers Insurance Co. is to erect a 5-sty building at 8-10 Dutch st for its sole occupancy. This building is to be used in addition to the 16-sty Hilliard Building at 55 John st and 2 to 6 Dutch st, recently acquired by the Travelers Co. through the Noyes Co.

CHARLES F. NOYES CO., recently appointed agents by the Samuel D. Babcock estate of 29 Great Jones st and 26 Bond st, have renewed leases in the two buildings at approximately \$15,000 per annum as against existing annual rentals of about \$10,000 per annum. This increase shows the scarcity of space in the Lafayette district just south of Astor pl.

CHARLES F. NOYES leased for Everett, Heaney & Co. the first three lofts of 546-548 Broadway through to 80-88 Crosby st, containing 52,000 sq ft, to Sherr Bros., manufacturers of women's waists. Sherr Bros. have heretofore

occupied a part of the premises. This property and four adjoining buildings were sold by the Noyes Co. to Everett, Heaney & Co. for the Vincent Astor office and subsequently the Noyes Co. sold for Mr. Heaney all of the properties except this large unit, which is being held for their business. On May 1, 1921, Everett, Heaney & Co. will occupy the store, basement and top loft of the building for executive and salesroom purposes. The lease with Sherr Bros. aggregated \$100,000.

THOMAS J. O'REILLY leased for Vincent Astor the Auto Ordinance Co. a suite of offices in 302-304 Broadway; and for Frank A. Munsey to Reuter's, Limited, of London, a suite of offices in 280 Broadway.

PEASE & ELLIMAN leased for the Earlington Realty Corporation approximately 20,000 gross square feet, being the 9th and 10th floors, in the Hotel Earlington, now being remodeled into a loft building, at 49-51 West 27th st, to the Internal Revenue Department of the United States; also leased for H. S. Stafford to the League of Women Voters offices in 276 Fifth av; and leased for Mrs. Giles Whitney to Mrs. C. I. Hudson 873 Madison av, a 4-sty and basement dwelling, furnished.

PEASE & ELLIMAN leased for Tiffin Products, Inc., for a term of years, the 4-sty and basement building 105 West 42d st to a client, for occupancy.

PEASE & ELLIMAN leased for a client to Thomas Hewitt & Son the parlor store in 13 West 39th st; and in conjunction with A. Wright Post leased for Charles M. Chapin to Meredith Hare 135 East 62d st, a 4-sty and basement dwelling, adjoining the northwest corner of Lexington av.

PEASE & ELLIMAN leased for Gerard and Edward Holtorf to Caldwell & Co. a loft in 44 Water st.

S. OSGOOD PELL & CO., in conjunction with William B. May Co., leased for the John Emery estate of Philadelphia, represented by the Girard Trust Co., to the Actors' Equity Association the building 227-229 West 51st st, for a term of 10 years.

S. OSGOOD PELL & CO. sub-leased for the Tiffin Products Corporation its store in the Capitol Theatre Building at the southwest corner of 51st st and Broadway to the Rismont Corporation. This store is reputed to contain the most expensive fittings of any confectionery store in New York. The lease runs for a long term of years. The new lessees will conduct this store for the same purpose. The same brokers leased for the Claridge Hotel Corporation the building 150 West 44th st to a firm of manufacturing furriers, for a long term of years. This building will be altered into stores and two room and bath studio apartments.

Z. D. PERRY leased to the Bryant Garage Corporation for a term of 21 years from next February the garage property at 428 West 19th st, 50x92, at \$15,000 per annum.

L. J. PHILLIPS & CO. leased to the Washington Meat Co. the store 1210 St. Nicholas av, a new "taxpayer" now being erected by Ennis & Sinnott.

MAURICE J. PREVOT leased to H. H. Horn-

feck, furrier, the building in course of construction at 41 West 56th st, for a term of 21 years, at a net annual rental of \$12,000.

LOUIS SCHRAG leased for Tower Holding Co. the second loft in 229-231 Seventh av to Abramowitz & Sheinis; also for the Clemons Realty Co. the third loft in 145 West 21st st to Guzio & Shelfo, and for A. Stern the fourth loft in 149 West 21st st to Max Cooper.

HENRY SHAPIRO & CO. leased for the Chain Shirt Shops, for a term of years, to Erwin's Jewelry Shop the store at 1482 Broadway.

THE SHEFFIELD FARMS CO. leased from Marie M. I. de Courval the vacant plot, 125x98.9, at 507 to 515 West 28th st, adjoining the northwest corner of Tenth av, for a term of 21 years at an annual net rental of \$4,500. The lease carries two renewals of similar terms.

SHERMAN BROKERAGE CO., in conjunction with Henry S. Kirschner, leased for John Sovers to Sol Mindlin 87 East 110th st, at the northwest corner of Park av, a 4-sty stone and brick hotel property known as Starr in the Park, on a lot 20x100.11. The lease runs for a term of years at an aggregate rental of \$27,100.

WALTER F. SHERWOOD leased to the Postal Telegraph-Cable Co. the store in 145 Washington st, southeast corner of Cedar st; also the store 910 Seventh av, both for a term of years.

ROBERT E. SIMON leased as a showroom for automobiles a store in 150 West 57th st.

SPEAR & CO. leased to A. Barsa & Bro., large manufacturers of kimono, negligees and tea gowns, a considerable amount of space in the 12-sty building, size 100x100, at 133-141

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West 21st st, for a term of years beginning February 1, 1921.

SPEAR & CO leased for a client to A. Barsa & Bro., manufacturers of negligees, space in the 12sty building, 100x100, at 133 to 141 West 21st st, for a term of years.

CHARLES B. VAN VALEN, INC., leased the 19th floor in 110 William st to the New Zealand Insurance Co., for a term of years at an aggregate rental of \$180,000. The floor contains 9,034 sq ft net.

CHARLES B. VAN VALEN, INC., leased for the Frank S. Allen estate the 5-sty building 189 West Houston st, corner of West Broadway, to Joseph Rucker; also for Mrs. Georgiana Talbot the 3-sty building 394 Water st to Margaret Murphy; also the 3-sty building 100 Roosevelt st and 46 Cherry st to Alex Mauriello; for the estate of John Wilson the 3-sty building 538 West 53d st to John Schneider; also for the Lenox Avenue Union Church 1131 Fulton av, Bronx, to Charles Laurence; and 1133 Fulton av, Bronx, to James Dunne.

H. M. WEILL CO. leased the entire building 246 West 36th st for Rose Pollack to A. Travaglio; also leased in the building 202 West 34th st the store to Petropulos Bros., parlor floor to M. Wasserman and the upper part to M. Donohue; also in the building 204 West 34th st leased store to Schneiderman Co., parlor floor to Universal Service and the upper part to Philip Grill; in the building 206 West 34th st leased store to Henri Luyck, parlor floor to N. Sorino and upper part to F. Fransson; also leased the store at 137 West 33d st for William Lynn to Bennson Cohen; the loft at 225-227 West 36th st for the New Centre Realty Corporation to Wolf & Altmark; the loft at 223 West 33d st for Manheimer Bros. to the Apex Chemical Co.; the loft at 212 West 30th st for Moskowitz & Katzman to the Merchants' Industrial Association, and the loft at 523 5th av for the Willard S. Burrows Co.

WILLIAM A. WHITE & SONS leased, for clients to John C. Horshor offices in 18 Broadway; in 10 Wall st, to the Oil and Gas Production Co.; in 14 and 16 South William st, the second floor to Albert A. Berg; with George F. Coyle,

to the Rockford Table and Desk Co., the store and basement in 8 Greene st.

WHITE-GOODMAN leased for clients the third loft in 37 West 19th st to Uberall, Reiss & Uberall; the third loft in 89 Leonard st to the White Paper Box Co.; the sixth loft in 458 Broadway to J. Robinson & Co.; the store and basement in 110 West 27th st to Moses M. Stoll, all for a term of years.

THE NEWLY FORMED Sixteenth Street Garage Corporation leased the 5-sty and basement brick stable, on plot 100x92, at 335 to 341 West 16th st. The new lessees will remodel the structure into a modern garage with all improvements at an expenditure of \$100,000. The lease is for the term of 21 years at an aggregate rental of \$500,000. Spotts & Starr, Inc.

**REAL ESTATE NOTES.**

HENRY BELAIR is the new owner of 137 West 14th st, which was recently sold.

BUTLER & BALDWIN, INC., have been appointed agents for the following apartment houses: 70 and 72 Lewis st, 98 Park av, 101 Madison av, 19 West 16th st and 403 East 77th st.

EUGENE J. BUSHER CO., INC., have been appointed agents by the Irving National Bank of New York as executors of the estate of the late George H. McGuire of the following Bronx premises: 381 East 138th st, 148 Willis av, 471 East 145th st, 468 East 146th st and 2385 Valentine av.

FRANK P. GAILLARD, who recently acquired the home of the late William Dean Howells at 259 West 85th st, has turned the property over to the Drive Holding Co. It is a 5-sty dwelling, on a lot 16x102.

McDOWELL & BYRNES, real estate and insurance brokers, removed on December 1 to 600 West 181st st from 569 West 207th st.

E. J. MAAS REALTY CO., INC., was the broker in the recent sale of the 6-sty apartment house known as Barney Court, at the northwest

corner of Audubon av and 177th st for Samuel Gelb. It was held at \$185,000.

G. MONTAGUE MABIE has moved his real estate offices from 512 Fifth av to the Aeolian Building, 33 West 42d st, suite 728-729.

PAUL MORFOGAN and another are the buyers of the four buildings at the southeast corner of Eighth av and 14th st, sold recently by Vincent Astor.

WILLIAM PIERRI JOCKIN, real estate broker, has acquired more space for his offices at his present location, 402 Madison av.

LEWIS L. ROSENTHAL, having associated himself with the United Waist League of America, has been appointed general manager of its real estate department. Offices for the transaction of matters pertaining to real estate have been opened at the United Waist League's executive building, 29 East 32d st.

E. K. VAN WINKLE has been appointed agent for the following properties: 206 West 82d st, known as Firenze Court; 418 Central Park West, known as The Brander; 803 Lexington av, 167 West 72d st, 322 West 86th st, 32 West 76th st. Mr. Van Winkle has removed his office from 156 West 72d st to larger quarters in the new building 152 West 72d st, where he will continue to transact a general real estate and insurance business, specializing as in the past in property management.

H. M. WEILL CO., who were the brokers in the recent sale of 39-41 West 32d st, announce that it was a co-operative purchase, the buyers being the Readwear Corporation, Morris Handelsman, president, consisting of the following tenants who now occupy space in the building: Greenberg & Greenberg, Belloc Garment Co., Isador Delloff, Coronet Costume Co., Goldstein Bros., Talbot Co., Simpson Bros., Vassar Dress Co., B. Lipshitz and M. Gordon.

THE LAND MAP REALTY CO. has conveyed to Jane Keenan its holdings on Sixth av, 10th and 11th sts, subject to a mortgage of \$105,000. The properties include 141 to 149 Sixth av, located 9.6 feet south of 11th st, and 1 to 4 Milligan pl, nine buildings and dwellings; also 113 West 10th st, and 1 to 9 and 2 to 10 Patchin pl, eleven 3-sty dwellings.

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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 résumé from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	151	181	151	181
Assessed Value .....	\$10,110,600	\$10,496,100	\$10,110,600	\$10,496,100
No. with consideration .....	21	167	21	167
Consideration .....	\$906,100	\$352,917	\$906,100	\$352,917
Assessed value .....	\$771,700	\$328,800	\$771,700	\$328,800
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
Total No. ....	14,822	9,340	14,822	9,340
Assessed Value .....	\$933,435,050	\$599,876,500	\$933,435,050	\$599,876,500
No. with consideration .....	1,871	1,560	1,871	1,560
Consideration .....	\$105,304,456	\$52,231,949	\$105,304,456	\$52,231,949
Assessed Value .....	\$88,774,600	\$51,252,050	\$88,774,600	\$51,252,050

#### Mortgages.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	126	141	126	141
Amount .....	\$2,809,415	\$3,748,770	\$2,809,415	\$3,748,770
To Banks & Ins. Cos. ....	24	16	24	16
Amount .....	\$1,318,250	\$1,063,175	\$1,318,250	\$1,063,175
No. at 8% .....	98	79	98	79
Amount .....	\$1,494,950	\$1,406,945	\$1,494,950	\$1,406,945
No. at 5½% .....	3	29	3	29
Amount .....	\$118,000	\$1,033,000	\$118,000	\$1,033,000
No. at 5% .....	6	21	6	21
Amount .....	\$178,000	\$1,011,075	\$178,000	\$1,011,075
No. at 4½% .....	1	1	1	1
Amount .....	.....	\$5,000	.....	\$5,000
No. at 4% .....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....
Unusual Rates .....	1	1	1	1
Amount .....	\$150,000	\$65,000	\$150,000	\$65,000
Interest not given .....	18	10	18	10
Amount .....	\$868,465	\$227,750	\$868,465	\$227,750
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
Total No. ....	10,092	5,356	10,092	5,356
Amount .....	\$334,328,578	\$152,196,242	\$334,328,578	\$152,196,242
To Banks & Ins. Cos. ....	1,323	890	1,323	890
Amount .....	\$121,118,528	\$51,667,400	\$121,118,528	\$51,667,400

#### Mortgage Extensions.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	28	24	28	24
Amount .....	\$2,508,050	\$2,352,750	\$2,508,050	\$2,352,750
To Banks & Ins. Cos. ....	19	12	19	12
Amount .....	\$2,361,050	\$1,812,250	\$2,361,050	\$1,812,250
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
Total No. ....	2,053	1,254	2,053	1,254
Amount .....	\$136,823,439	\$87,501,413	\$136,823,439	\$87,501,413
To Banks & Ins. Cos. ....	1,291	691	1,291	691
Amount .....	\$111,781,372	\$69,879,193	\$111,781,372	\$69,879,193

#### Building Permits.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
New Buildings .....	10	8	10	8
Cost .....	\$2,479,300	\$952,000	\$2,479,300	\$952,000
Alterations .....	\$551,600	\$183,150	\$551,600	\$183,150
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
New Buildings .....	734	350	734	350
Cost .....	\$95,838,918	\$63,419,411	\$95,838,918	\$63,419,411
Alterations .....	\$42,165,218	\$26,452,720	\$42,165,218	\$26,452,720

### BRONX.

#### Conveyances.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	250	302	250	302
No. with consideration .....	41	15	41	15
Consideration .....	\$206,900	\$88,425	\$206,900	\$88,425
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
Total No. ....	11,228	9,048	11,228	9,048
No. with consideration .....	1,298	732	1,298	732
Consideration .....	\$8,725,853	\$7,977,859	\$8,725,853	\$7,977,859

#### Mortgages.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	128	267	128	267
Amount .....	\$755,152	\$1,577,893	\$755,152	\$1,577,893
To Banks & Ins. Cos. ....	8	8	8	8
Amount .....	\$132,000	\$130,900	\$132,000	\$130,900
No. at 8% .....	94	98	94	98
Amount .....	\$625,700	\$563,399	\$625,700	\$563,399
No. at 5½% .....	11	33	11	33
Amount .....	\$60,000	\$242,500	\$60,000	\$242,500
No. at 5% .....	6	87	6	87
Amount .....	\$10,662	\$552,835	\$10,662	\$552,835
No. at 4½% .....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....
Unusual Rates .....	3	42	3	42
Amount .....	\$4,200	\$168,892	\$4,200	\$168,892
Interest not given .....	14	7	14	7
Amount .....	\$54,590	\$50,267	\$54,590	\$50,267

### Jan. 1 to Nov. 30 Jan. 1 to Nov. 29

Total No. ....	7,755	5,426
Amount .....	\$50,687,811	\$35,235,749
To Banks & Ins. Cos. ....	316	213
Amount .....	\$6,631,735	\$2,772,742

#### Mortgage Extensions.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	11	9	11	9
Amount .....	\$306,500	\$168,000	\$306,500	\$168,000
To Banks & Ins. Cos. ....	9	2	9	2
Amount .....	\$262,000	\$60,500	\$262,000	\$60,500
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
Total No. ....	730	749	730	749
Amount .....	\$15,405,302	\$12,055,552	\$15,405,302	\$12,055,552
To Banks & Ins. Cos. ....	367	212	367	212
Amount .....	\$10,527,350	\$6,211,600	\$10,527,350	\$6,211,600

#### Building Permits.

	1920		1919	
	Nov. 23 to Nov. 30	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
New Buildings .....	16	13	16	13
Cost .....	\$208,200	\$51,175	\$208,200	\$51,175
Alterations .....	\$24,700	\$90,000	\$24,700	\$90,000
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
New Buildings .....	963	849	963	849
Cost .....	\$17,537,600	\$19,021,265	\$17,537,600	\$19,021,265
Alterations .....	\$2,948,080	\$1,783,421	\$2,948,080	\$1,783,421

### BROOKLYN.

#### Conveyances.

	1920		1919	
	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29	Nov. 23 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	619	964	619	964
No. with consideration .....	33	32	33	32
Consideration .....	\$668,767	\$289,050	\$668,767	\$289,050
<b>Jan. 1 to Nov. 29 Jan. 1 to Nov. 29</b>				
Total No. ....	48,311	51,603	48,311	51,603
No. with consideration .....	2,353	2,795	2,353	2,795
Consideration .....	\$27,474,773	\$29,211,349	\$27,474,773	\$29,211,349

#### Mortgages.

	1920		1919	
	Nov. 22 to Nov. 29	Nov. 25 to Nov. 29	Nov. 22 to Nov. 29	Nov. 25 to Nov. 29
Total No. ....	545	762	545	762
Amount .....	\$2,624,068	\$2,987,187	\$2,624,068	\$2,987,187
To Banks & Ins. Cos. ....	74	88	74	88
Amount .....	\$464,480	\$426,300	\$464,480	\$426,300
No. at 6% .....	506	606	506	606
Amount .....	\$2,144,363	\$2,206,887	\$2,144,363	\$2,206,887
No. at 5½% .....	24	131	24	131
Amount .....	\$447,955	\$550,050	\$447,955	\$550,050
No. at 5% .....	6	13	6	13
Amount .....	\$17,500	\$71,650	\$17,500	\$71,650
Unusual Rates .....	2	1	2	1
Amount .....	\$4,000	\$2,000	\$4,000	\$2,000
Interest not given .....	7	11	7	11
Amount .....	\$10,250	\$156,600	\$10,250	\$156,600
<b>Jan. 1 to Nov. 29 Jan. 1 to Nov. 29</b>				
Total No. ....	39,956	38,508	39,956	38,508
Amount .....	\$184,569,080	\$142,670,060	\$184,569,080	\$142,670,060
To Banks & Ins. Cos. ....	4,033	3,260	4,033	3,260
Amount .....	\$33,118,020	\$21,217,978	\$33,118,020	\$21,217,978

#### Building Permits.

	1920		1919	
	Nov. 21 to Nov. 30	Nov. 25 to Nov. 29	Nov. 21 to Nov. 29	Nov. 25 to Nov. 29
New Buildings .....	104	68	104	68
Cost .....	\$805,225	\$1,559,600	\$805,225	\$1,559,600
Alterations .....	\$1,221,520	\$98,975	\$1,221,520	\$98,975
<b>Jan. 1 to Nov. 30 Jan. 1 to Nov. 29</b>				
New Buildings .....	7,306	8,835	7,306	8,835
Cost .....	\$55,296,373	\$76,407,969	\$55,296,373	\$76,407,969
Alterations .....	\$12,552,992	\$8,310,016	\$12,552,992	\$8,310,016

### QUEENS.

#### Building Permits.

	1920		1919	
	Nov. 21 to Nov. 30	Nov. 25 to Nov. 29	Nov. 21 to Nov. 29	Nov. 25 to Nov. 29
New Buildings .....	157	158	157	158
Cost .....	\$647,391	\$1,293,205	\$647,391	\$1,293,205
Alterations .....</				



# BUILDING SECTION

## Legal Contest Over Admission of Books of Evidence

Officers of Builders Supply Bureau Obey Subpoena to Bring Records Before Lockwood Committee, But Court Proceedings Halt Their Introduction in Evidence

**P**RACTICALLY the whole time of the Joint Legislative Committee at the hearing on Tuesday of this week was taken up by the attempt of Samuel Untermyer, counsel for the committee, to get the books of the Builders' Supply Bureau admitted in evidence. At Mr. Untermyer's suggestion Joseph Penny, chairman of the bureau, volunteered to take the place of Miss Elizabeth O'Dea, the bookkeeper, who had been adjudged in contempt, in the matter of adjudicating the question of contempt.

Mr. Penny said he was secretary of Candee, Smith & Howland Co., dealers in masons' supplies, and gave the following list of the members in the Builders' Supply Bureau: John T. Kane Company, L. Kilcullan, Builders' Brick and Supply Company; Rufus Darrow Company, Empire Brick and Supply Company, Krieder Building and Material Company, Murtha & Schmohl Company, Noonan Building Materials Company, John A. Philbrick Company, Standard Building Supply Company, Theodore A. Wood, Frank E. Wise & Son, John A. McCarthy & Bros., and Candee, Smith & Howland Co.

The witness said the bureau was an unincorporated organization of fourteen members dealing in building materials and supplies. He obeyed the request of Mr. Untermyer to open the bundles of books lying before him on the table, but refused to take the books and tell the committee what they were, standing on his "constitutional rights" that to do so might tend to incriminate or degrade him. He could not say which his answers might tend to do, incriminate or degrade him.

In his testimony he said the bureau was organized in November, 1916.

Mr. Untermyer asked where he got his information, and Penny answered he got it in the minute book of the Builders' Supply Bureau.

"Have you it before you?" asked Mr. Untermyer.

"There is where it is, right here," Penny replied.

Mr. Untermyer offered the book in evidence. This was the first one of the many books and papers brought to court in response to subpoenas that Mr. Untermyer succeeded in getting admitted in evidence.

Finally Mr. Untermyer had Mr. Penny produce the subpoena, which showed that the witness had been directed to produce the books and documents of the bureau. As soon as Mr. Untermyer placed the subpoena in evidence Penny hastened to reconsider his refusal to glance at the books.

Mr. Untermyer placed in evidence three stub check books of the bureau, a ledger, a cash book, nine memorandum books, a petty cash book and a bank pass book, on all of which Penny refused to testify.

When Mr. Untermyer directed the committee to take possession of the books Martin Conboy, counsel to the bureau, objected, and there was a long argument, which ended when the committee formally seized the books.

The books remained in the custody of the committee until Mr. Conboy interrupted the examination of a witness to inform Mr. Untermyer that an order to show cause had been signed by Justice Hotchkiss directing the committee to return the books to Conboy's clients. The order was made returnable Wednesday. It was issued on the assertion of counsel for the bureau that witnesses could refuse to produce books because

they were not their individual possessions and because to do so might tend to incriminate or degrade them.

While on the stand Mr. Penny was adjudged in contempt of the committee thirteen times for refusing to answer questions relating to the bureau or its books.

John A. Philbrick, head of John A. Philbrick & Brother, the next witness, said he dealt in lime, cement, sand, plaster and lath, and did a business of about \$1,250,000 in the last year. He said he was chairman of the Builders' Supply Bureau in 1916, and declined to make any further answers to inquiries concerning the bureau or the association, of which he was also a member.

Philbrick said that after Mr. Untermyer pronounced the association an illegal conspiracy a year and a half ago the by-laws were changed.

Mr. Philbrick said that brick was landed at the dock at the foot of West Fifty-second street, known as "The Market." He denied that any man who was not a member of the association was unable to buy brick at the pier, and said that recently a second-hand brick dealer had bought three to five scowloads. Asked whether he knew "the story of the purchase," the witness said he did not, and counsel remarked significantly that it would "come out later." Mr. Philbrick was declared in contempt five times.

Sidney J. Treat, secretary of the Association of Dealers in Masons' Building Materials, said that his "cost" lists, which Mr. Untermyer said were "price lists," stopped after the examination of Mr. Goss by Mr. Untermyer a year and a half ago. He said he had been ordered to stop sending them out by an officer of the association. Whether it was Goss or another officer he could not tell.

The by-laws of the association in force in June, 1919, were revised June 8, 1920, he said. He produced a copy of the by-laws in force on the date of his examination and Mr. Untermyer had Leonard Wallstein, his associate, read sections from them.

The by-laws showed that membership in the association was divided into Classes A and B. Class A consisted of dealers in masons' building materials selling to retailers, and Class B consisted of firms or individuals manufacturing materials.

Class B had six sections, consisting respectively of manufacturers of brick, of Rosendale cement, Portland cement, lime, lath and plaster.

Article XXI, section 1, stated that dealers, members of Class A, had to agree to buy their materials from members of Class B, the manufacturers. Manufacturers agreed to sell only to the dealers in the association.

The Board of Directors were empowered to fine, expel or suspend any member for violating the rules or by-laws of the association, or "for conducting a business not legitimate as defined in Classes A and B."

Treat could not say in what respect the practices of the association had changed since June, 1919, or whether they had changed at all. The witness said he received \$1,500 a year as secretary of the association. He could not recollect any discussion of prices.

The witness produced a large number of books and documents. Mr. Untermyer limited the books to be placed in evidence to those used since 1914.



Treat produced a savings bank book and a pass book in a deposit account. He was unable to say why the association had a savings bank account. He said that the "cost sheets," listing prices of building material, went out to Class A members, dealers, every month or once in two months. The lists were printed regularly, he said, but he never retained any copies and had none left. He started sending out the lists in 1916 and stopped sending them out in the middle of 1919.

Treat could not tell whether the "cost" lists were the result of the deliberations of the "Committee on Improving the Condition of the Trade."

During the week there were handed down three indictments by the Additional Grand Jury, two against Robert P. Brindell, head of the Building Trades Council, and one against Peter Stadtmuller, one of his delegates, all charging extortion. There are now four indictments against Brindell.

The staff which will operate in connection with the Grand Juries, besides Mr. Perkins and Mr. Train, will comprise Leonard M. Wallstein, counsel to the Citizens' Union; Deputy Attorney General Samuel A. Berger, former Assistant District Attorney Emery R. Buckner, former Assistant District Attorney Stanley Richter, former Assistant District Attorney Kenneth Spence, former Assistant District Attorney William De Ford, and Assistant District Attorneys Robert Johnstone and Albert Unger. All will work under the personal supervision of Mr. Untermyer.

When the hearings of the Joint Legislative Committee were resumed on Wednesday, November 17. Elizabeth O'Dea, secretary of the Builders' Supply Bureau, was examined by Leonard M. Wallstein, of counsel for the Committee. She said the following firms were members of the Builders' Supply Bureau: Bell & Kulcullan, the Darrow Company, the Empire Brick and Supply Company, John T. Cain Company, Krider Building Material Company, Martha and Schmohl Company, Noonan Building Material Company, the Philbrick Company, Standard Brick and Supply Company, Theodore C. Wood, Frank E. Wise & Son, and John A. McCarthy Company.

During Miss O'Dea's examination Mr. Wallstein started to look through one of the books of record of the Bureau. Martin Conboy objected and said that before he permitted an examination of the books privately he would carry the matter to the highest courts. He had no objection to an examination of Miss O'Dea concerning the books. The manner in which the books will be used will be decided between Mr. Conboy and Mr. Untermyer.

Commissioner of Accounts Hirshfield testified that he did not know Hettrick intimately when he practiced in the old Ewen Street Court. He said he has known Mayor Hylan since 1904.

John Ciancini, an interpreter in the Ewen Street Court, testified that he saw Hettrick in the court and that Mayor Hylan came in "now and then." W. A. Weir, Assistant Court Clerk, also said that Mr. Hylan came there occasionally between 1900 and 1904. After Weir's statement Mr. Untermyer produced for the record papers showing that Mayor Hylan was admitted to the bar on October 26, 1897, and that prior to that he had served the required three years in a law office. He said he was submitting the facts in connection with the Mayor's statement that he did not practice in the old Ewen Street Court when Hettrick was there.

Grover Whalen, Commissioner of Plans and Structures, was questioned by Mr. Untermyer concerning the ash removal contract on Broadway below Canal Street. Mr. Whalen said he was formerly connected with the firm of Holland & Co., which had a contract for cleaning between the tracks of the New York Railway Company from Fourteenth Street to the Battery. Replying to questions, Mr. Whalen said he had no personal knowledge of the fact that the city was paying about \$400,000 for having ashes removed from the Court House site after the city once paid to clear it. He thought, however, that the Court House site was a proper dumping ground because the health of the city demanded it, as there was no place to dump ashes below Canal street in the severe winter two years ago.

Mr. Untermyer finally obtained a statement from the witness that the Holland Company, in which he formerly had a half share, also had a contract to remove ashes from Fourteenth street to the Battery. He said the same company that had the railway contract had the city contract.

The witness said that Holland & Co. had only five trucks, and that if they had done the work of placing the ashes in the Court House site it would have taken many months. He said he inherited one-quarter interest in the company from his father, Michael Whalen, who died fourteen years ago, and that with the one-quarter he had at the time he came into a half share of the business. When he decided to go into the 1918 political campaign, he added, he turned back his interest to Holland, but made no papers over to him. The firm, said Whalen, owned a building on West street, "plastered with mortgages," and at one time had fifteen trucks and a quantity of street-cleaning paraphernalia. When he left the company, he said, there was no equity left, as the debts of the concern were very large.

The contract Holland & Co. had with the city, said Whalen, was revocable at two days' notice, but the company kept it, "very foolishly." The income of the company was \$55 a day for cleaning the street and the removal of ashes, and \$12,000 a year from the railroad company. He said the contract was not changed in twenty-five years, although labor and material went up during that time.

Roswell Easton, head of the Easton Fireproofing Construction Company, testified that through affiliation with the Master League of Cement Workers the members of his organization, the Concrete Fireproofers' Association, were members of the Building Trades Employers' Association. The members of the Concrete Fireproofers' Association, according to the witness, are R. E. Carrick, Costello Concrete Construction Company, Easton Fireproofing Corporation, Arthur Greenfield, Inc., Knickerbocker Fireproofing Co., J. Cressy Company, Lehigh Fireproofing Company, Petrowsky & Knopp, Reana Fireproof Company, Smith Concrete Construction Company and the Standard Arch Company.

Monthly meetings were held at the Building Trades Employers' Association, said Easton. The Concrete Fireproofers' Association was formed in 1916, he said, and the Estimating Bureau was formed in June, 1919, with a salaried manager at the head. Easton said he was president of the Concrete Fireproofers' Association. The membership of both organization was identical, he added. Edward Eisenacher is president of the Estimating Bureau.

The "legal architect" of the structure, said the witness, was Joseph A. Byrne, a lawyer of 87 Nassau street, in consultation with Grant C. Fox. There were twelve fireproofers in the association and twenty-two not members of it, he volunteered.

Referring to the meeting on February 6, 1918, Mr. Untermyer asked the witness to read the resolution adopted. Mr. Easton read the following: "It is the sense of this association that in all work contracted for by members of this association on a percentage basis, the following minimum percentages, which include overhead and profit, are to be charged in addition to the actual cost, which consists of the cost of labor, materials, plus insurance. Cost, as above, up to \$500 inclusive, add 35 per cent.; \$500 to \$1,000 inclusive, add 30 per cent.; \$1,000 to \$5,000 inclusive, add 25 per cent. Over \$5,000, percentage to be added at option."

Q.—Go on and read the rest, "in figuring labor"—A.—"It is the sense of this association when its members contract with general contractors, or other sub-contractors, or with owners to furnish only labor on any construction, the minimum charge for supplying this labor is to be computed as follows: Payroll, plus insurance, plus 35 per cent."

Q.—Plus 35 per cent, a pretty stiff charge on labor? A.—No, sir; that is about equal to an original percentage on labor and materials.

Q.—Thirty-five per cent. advance on labor, and that you did not think was an agreement on prices? A.—No sir, so long as it has not been done.

Mr. Easton explained that these regulations were not in force since the Bureau of Estimating had been functioning. The plan for the establishment of the Estimating Bureau was suggested by himself, the witness said, and it was decided to look into the idea at a meeting held April 2, 1919. The reason he thought of an estimating bureau, said Easton, was that the twelve members had twelve estimators getting a total of \$50,-



000 in salaries, and he thought there would be a great saving in cost of the work if estimating for the contractors were done by one central organization.

Minutes of the Executive Committee disclosed that Arthur Greenfield had been fined \$300 "for taking a contract for the theatre in West Forty-second and Forty-third streets below the 10 per cent. limit as set forth in the rules of the association."

Mr. Easton testified this action was taken to protect the members of the association from a member in the association taking a contract for labor, material, insurance on the job, plus 10 per cent. overhead charge.

Q.—You have not understood my question. The intention of that was to discipline Mr. Greenfield for making a contract too low, wasn't it? A.—It was.

Q.—And that you think was perfectly proper? A.—I think it was.

Q.—That is what you call free competition? A.—Yes, I will explain that. Let me explain that.

Q.—Go ahead. Take another chance. A.—There was no penalty attached to it; if he never paid the fine there was no way we could ever collect it.

Q.—How about the bond; what about the bond? A.—The bond is in the association. This is a bureau matter.

Q.—What about the five-thousand-dollar bond from this man? A.—Look on the records, you will see that the bonds were never taken out and rescinded; the contract was changed; no bond was ever put out.

There was read into the record an agreement between the Concrete Fireproofers' Estimating Bureau and the Concrete Fireproofers' Association by which the members of the association agreed to have the bureau do their estimating for 2½ per cent. of the cost of the contract. Articles of the agreement also were read into the record showing that in bids overhead and profit charges should be not less than 10 per cent. of the total cost price, including the 2½ per cent. for estimating; additional work on the same job not in the original contract not to be taken without similar charges; and providing non-competitive bids and for a penalty of not to exceed \$5,000 for non-compliance with the terms of the agreement.

Q.—You still say this is a voluntary estimating bureau do you? A.—I think it is perfectly all right myself.

Q.—Don't you see a member is subject to a \$5,000 fine? A.—Yes, as long as he wants to remain in.

Q.—As long as he is in he has got to take his estimates from the bureau, and if he does not he is subject to a \$5,000 fine? A.—Or get out.

Q.—That is what you call a voluntary estimating bureau? A.—I do.

The by-laws, which were then referred to, showed that the supervisors of the association were to be paid at the end of the year in inverse ratio to their business, but that if any man's share went above \$10,000 the remainder was to be divided among the other supervisors. The bureau estimated on \$5,000,000 in seventeen and a half months, said the witness, and Mr. Untermyer calculated that paying into the bureau at the rate of 2½ per cent. of contracts, \$125,000 was due the bureau. Mr. Easton said the amount paid the bureau was reduced in March, 1919, to a sliding scale of from 2½ to ½ per cent.

Taking up the estimate made for the George A. Fuller Company, on the fireproofing for the annex to the Hotel Plaza, it appeared that the Easton Fireproofing Company's estimate for the work was \$152,250, that the Estimating Bureau made the estimate \$144,690 and that the contract was taken by Mr. Easton for \$134,000.

Max Aronson, a cloak and suit operator, who is erecting a building at 229 to 239 West Thirty-sixth street, told the committee that he paid Brindell \$5,000 after the work was stopped by Richard Pike, delegate of the engineers, who called off the engineer on the job. He said that he offered Brindell \$1,000, and Brindell said that his own price would "stagger" Aronson. Directly the money was paid, Aronson said, Brindell telephoned to Pike and the work was started again. Aronson said he also had to pay \$350 to the bricklayers who demanded that as they were innocent of any desire to stop work, but had to stop because the hoisting engineer left his post, they were entitled to pay for their idle time.

Joseph Paterno, builder of \$100,000,000 worth of apartment houses in the city, told of paying \$3,000 to Chapman, one of Brindell's delegates, in the presence of Jeremiah Murphy, a plumbing contractor. The original demand was for \$10,000. The excuse for stopping two of his jobs, he said, was that he was not using Council men.

On Thursday November 18, Elizabeth O'Dea was adjudged

in contempt because she failed to appear in response to a subpoena. This action followed the failure of Martin Conboy to prevent inspection of the books of the Builders' Supply Bureau by legal proceedings.

Charles G. Cornell, Jr., of Cornell & Underhill, jobbers and dealers in plumbing materials, testified that the dealers and jobbers in pipe all over the country had to buy wrought steel pipe from nine manufacturers who controlled the market and iron pipe from four manufacturers who had control. Cornell said he did a business of \$1,000,000 annually and was a member of the National Pipe and Supply Association and the Plumbers' Supply Association of New York. He testified that eighteen dealers in iron pipe met once a month at luncheon. The list of members of the luncheon parties showed that the plumbing supply companies, and not individuals, were members, and when questioned about this Mr. Cornell said it was true and that the various companies, and not the individuals who attended, paid the dues.

"Do all the members of this luncheon party change their price lists at the same time?" he was asked. "Yes, I suppose they do," he said.

The witness said the members talked about "past business" and "general business," but they never fix prices.

The National Pipe Supply Association, of which Cornell is a member, he said, consists of about two hundred jobbing houses. He said the national organization issued a "circular letter" "as the occasion may require," but that the letters did not speak of the cost of material. Mr. Untermyer asked about the business of manufacturing wrought iron and steel. Mr. Cornell said there were not many concerns in this line, but that those in the business were very big. Some of the great corporations, he said, were the National Tube Company, which is part of the U. S. Steel Corporation; the Youngstown Sheet and Tube Company, the Wrought Iron and Steel Company.

Q.—There is a uniform price charged to you all by the wrought iron and steel pipe people? A.—Usually there is, but this year we have been buying pipe at prices ruling on the day of shipment.

Q.—I understand that, but that price is uniform, too? A.—Usually it is.

Q.—You can't get a quotation ahead? A.—No, if you would like to see them, I have brought these with me.

Cornell handed Mr. Untermyer a batch of quotations from the mill.

The matter of absorption of mills by larger interests was the next subject in the examination. Mr. Untermyer asked Cornell whether it was not true that eighty mills combined. The witness said it was something like eighteen.

Mr. Untermyer asked the witness if the combined capital did not aggregate \$180,000,000. Cornell said he had the information in his "scrapbook."

Q.—They were formed in 1898? A.—I have it in my scrapbook.

Q.—I don't need any scrapbook; I know all about it. That is the same time the tinplate manufacturers were organized? A.—About the same time.

Q.—By Wall Street, the Morgan interests? A.—I think so.

Q.—There is the National Tube Company, the American Steel and Wire Company and the American Tin Plate Company? A.—Yes.

Q.—And then they put them all together into one company? A.—Yes.

Q.—Now, at that time, don't you know that when the National Tube Company was organized there were something like eighty tube works in the country, and most of them were shut down, they were old, and not well adapted to the manufacture— A.—I think you are mistaken as to the number.

Q.—Well, they built one great works? A.—They built two great works; one at Lorain; and rebuilt another one.

Q.—The Lorain works is the largest? A.—I think so, but I am not sure but that the McKeesport plant is larger.

Q.—Well, as it is now, the McKeesport and the Lorain Works today do the bulk of the business of the National Tube Company? A.—Yes, sir.

Q.—And many of the other concerns have been shut down and scrapped? A.—I think so, yes.

Q.—Now, coming to the wrought steel pipe, the bulk of the business in wrought steel pipe is done by three concerns, isn't it? A.—What do you mean? The Youngstown and Republic Company.

Q.—Yes. A.—My last information is that the National Company does about 45 per cent.—

Q.—The National Tube Company? From 45 to 50 per cent., isn't it? A.—Yes.

Q.—Of the business of the country? A.—Yes, and I don't remember the proportion of the other two.

Q.—The prices are absolutely uniform, aren't they? A.—They usually are, yes.

Q.—Do you know how they are fixed? A.—I do not have anything to do with it.

Q.—You would not be in that game, would you? That is too big? A.—That is a little too large. I think they are usually fixed by the National sending out—

Q.—Isn't it a fact that the National sends out the prices and the others follow? A.—That is the usual procedure, although I have known the Youngstown to do it, and the Wheeling follow, and the rest of them—

Q.—But it does not make any difference where you get the steel pipe; it is about the same price? A.—Yes.

Q.—It is absolutely the same price? A.—It has been heretofore; I do not know what position they will take.



Sidney H. Sonn testified that on June 5, 1919, he began the alteration of an apartment house known as the Peter Stuyvesant, at Central Park West and Eighty-sixth street, to a hotel, at a cost of about \$500,000 to \$600,000. The first plumbing contractor, said Sonn, was Joseph Lipkoff of 1322 Third avenue, who contracted to do the work for \$37,500. Lipkoff had paid his initiation fees and dues as a member of the Master Plumbers' Association, but had not received written notice of membership. After the work had been under way several weeks, Chapman, a delegate of the plumbers' union, called on Sonn, and said that Lipkoff was not a member of the Master Plumbers' Association. Sonn insisted that Lipkoff was a member and had been using union men, and was informed by the walking delegate that at a meeting held by the Master Plumbers on the previous evening Lipkoff had been refused admission. Chapman said he would have to call the plumbers off the job, as the plumbers had an agreement which bound them to work only for members of the Master Plumbers' Association. The witness then declared that he, Lipkoff and Henry Mark of Stoddard & Mark, lawyers, went to the District Attorney's office, as Sonn said he felt that the case was plainly in restraint of Lipkoff's free action. They saw Assistant District Attorney Alfred J. Talley, who got the Master Plumbers to write a letter to the union asking that the old men be put back to work. There was no prosecution of any of those involved, he said, and the letter of Talley was all that the District Attorney's office did. But the men did not go back to work.

Sonn engaged another plumber and there was more trouble of the same kind. Then the suggestion was made to Sonn that he use Jarcho Brothers, plumbing contractors, to complete the work. He said he went to see Mr. Knight, an officer of the Master Plumbers' Association, who said that Jarcho would have the "moral support" of the association, and told him to rest assured that Jarcho would complete the work without any difficulty. Sonn thereupon made a contract with Jarcho Brothers to have the work completed. Jarcho's payment called for \$85,783. He had paid Deischel \$17,164 and Lipkoff \$4,831 for

their share of the work. The total amount he paid was \$107,779 on a job for which he had contracted to pay \$37,500. He had a few extras that he had Jarcho Brothers do, but the net result was that he paid \$92,000 for work which he had under contract for \$37,500. Jarcho, said the witness, was one of the original bidders. He was one of the "clique," he said, and all members of the "clique" put in estimates ranging from \$62,000 to \$66,000.

Anthony A. Paterno, of 225 West Seventy-first street, a member of the firm of Paterno Brothers, builders, told of paying \$4,750 to Brindell and his delegates, Pike and Chapman. The money was made in two payments. He said he gave Pike and Chapman, Brindell's agents, \$3,000 in order to prevent the calling of a strike on a building in the course of construction, and gave Brindell \$1,750 after trouble began on another job.

Mr. Paterno said it was arranged that the money was to be paid in the office of Loissette & Murphy the same afternoon.

"And did you have any further strikes or trouble?" asked Mr. Untermyer. "No, sir," replied the witness.

Mr. Paterno told of another transaction, this time with Brindell. It concerned a building at 220 West Seventy-first street. Six hours after work was begun wrecking the old buildings there was trouble. Peter Stadtmuller, delegate for Brindell, informed him, the witness testified, that if he did not use Louis Cohen, a wrecking contractor, on the work he could not go ahead with it and no work would be done on the building which he was planning to erect. Accompanied by Murphy, he said, he went to see Brindell at the latter's office, 12 St. Marks place. Brindell told Paterno that the job was "unfair" and was being done by men who were not members of the council. This meant that Paterno would have to pay \$50 "initiation fee" for each of the thirty-five men at work. Paterno agreed to pay the \$1,750. He called again on Brindell the same afternoon, again in company with Murphy. They were ushered into Brindell's office and Paterno said he placed the money in cash on the desk. Brindell said that everything would be "fixed up" and there would be no more trouble.

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# Marked Increase Noted in Industrial Construction

## Weekly Figures of F. W. Dodge Company Show Greater Activity in Local Factory Projects But Falling Off in Residential Work

**A**LTHOUGH the disclosures of bribery and graft that have been brought out in the hearings before the Lockwood committee have to a great extent reduced the number of new contracts awarded for construction within the boundaries of the Metropolitan district, they have had but a relatively slight effect upon the number of plans for new building operations. Architects and engineers are proceeding with preparations for a vast amount of new building and engineering construction and the feeling is general that by the time these plans are finished and specifications prepared, that building conditions will have materially improved to a point where prospective builders will be able to get their projects under way without undue delay.

The report of the F. W. Dodge Company, for the week of November 20 to 26 inclusive, tabulating the number of newly planned building and engineering operations in New York State and New Jersey, north of Trenton, shows that during the week there were new plans in progress for 223 new projects that will require a capital outlay of approximately \$14,310,400. During the same period the contracts awarded numbered 137 and represented a value of \$7,563,800.

The outstanding feature of these statistics in both contem-

plated construction and contracts actually awarded is the decided increase in the value of industrial construction in the local territory. The figures for the week show that nearly \$6,000,000 will be expended for new industrial construction.

The list of 223 proposed building and engineering operations for the week of November 20 to 26 is sub-divided as follows: 45 business projects such as stores, offices, lofts, commercial garages, etc., \$1,145,500; 9 educational buildings, \$3,558,000; 4 hospitals and institutions, \$276,000; 30 factory and industrial projects, \$5,849,900; 3 public buildings, \$10,000; 14 public works and public utilities, \$1,562,000; 10 religious and memorial buildings, \$274,500; 98 residential operations, such as apartments, flats and tenements and one and two-family dwellings, \$1,449,000, and 10 social and recreational operations, \$185,500.

Among the 137 projects for which contracts were awarded during the week of November 20 to 26 inclusive were 21 business projects of various types, \$731,600; 4 educational buildings, \$363,900; 5 hospitals and institutions, \$96,500; 16 factory and industrial buildings, \$2,659,600; 1 structure for the U. S. Navy, \$50,000; 2 public buildings, \$28,300; 12 public works and public utilities, \$819,500; 3 religious and memorial structures, \$70,000; 68 residential operations of various types, \$1,656,500, and 5 social and recreational projects, \$1,087,900.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**Society of Municipal Engineers of the City of New York** will hold its sixteenth annual dinner at the Hotel McAlpin, December 18.

**Retail Lumber Dealers' Association of the State of New York** will hold its annual convention at Utica, January 26-28, 1921, inclusive.

**Associated General Contractors of America** will meet in annual convention at New Orleans, La., January 25-27, 1921. Plans for this gathering are now being prepared.

**National Association of Builders' Exchanges** will hold its annual convention at Savannah, Ga., early in February, 1921. The program for this meeting is now in preparation.

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

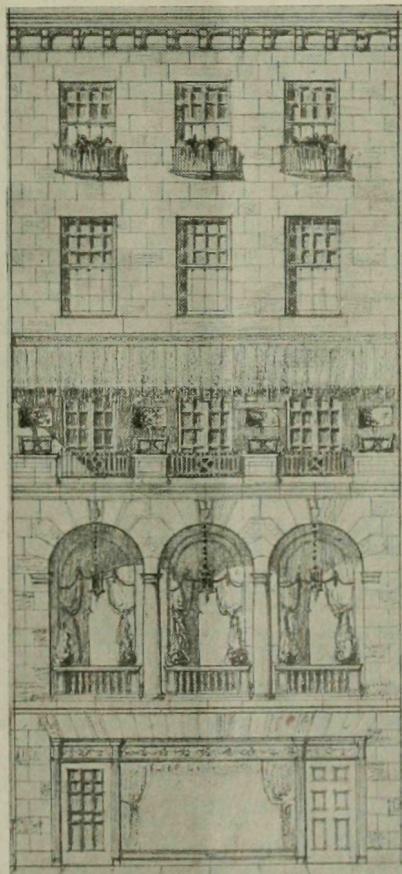
**Common Brick Manufacturers' Association of America** will hold its annual convention at the Pennsylvania Hotel, New York City, January 31 to February 4, 1921, inclusive. Programs of interesting papers and addresses are being prepared for each session of this convention.

**New York State Association of Builders** will hold its twenty-fifth annual convention at Rochester, N. Y., February 1 and 2, 1921. Plans for this convention are now being considered, and according to the preliminary program sessions of great interest and value to the building industry of this state are promised.

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

### Interesting 59th Street Alteration.

**M**ORE than passing interest attaches to the alteration project now under way at 214 West 59th street, not because of the value of the work involved, which is relatively insignificant, but by reason of the clever architectural treatment of



the new facade that will be a part of the operation. The structure undergoing alteration is an old-fashioned four-story private residence, owned by Joseph Snyder, who is changing the character of the building for use as stores on the ground floor and small apartments on the upper

### PERSONAL AND TRADE NOTES.

**Lockwood, Greene & Co.**, engineers, 101 Park avenue, recently established a Philadelphia office under the management of Charles P. Wood.

**Eastern District Iron Works**, 179 Lorimer street, Brooklyn, has leased a building at 223 Indian street and will move to that address about December 15.

**Ralph M. Weinrichter**, landscape architect, has moved his office from the Cutler Building, Rochester, N. Y., to 10 East 43d street, New York City.

**W. T. Chollar**, formerly with the Atlas Portland Cement Company, was recently appointed district manager for the Lake-wood Engineering Co., with headquarters at the New York office.

**A. C. Horn Company**, manufacturer of waterproofing compounds and technical paints, Long Island City, L. I., has opened a Western sales office in the Chamber of Commerce Building, Chicago, Ill., with Howard L. Fisher as sales manager.

**Herbert Hoover**, former Food Administrator and president of the American Institute of Mining and Metallurgical Engineers, has been elected president of the American Engineering Council, the governing body of the Federated American Engineering Societies.

**Albert A. Dowd**, founder and formerly president of the Service Engineering Co., Inc., 25 Church street, has severed his connection with that company and has formed a new organization known as the Albert A. Dowd Engineering Co., with offices at 131 West 39th street.

**Thomas A. Edison**, who was president of the Naval Consulting Board during the war, was the only civilian to be awarded a Distinguished-Service medal by the War Department. The award was made "For exceptionally meritorious and distinguished service in a position of great responsibility as president of the Naval Consulting Board."

Arthur Weiser, 45 West 48th street, is the architect in charge and he has designed a new front, to be constructed of limestone, marble and face brick, that will stand out among the reconstructed buildings of the neighborhood as one of the most artistic and interesting of the group.



# CURRENT BUILDING OPERATIONS

**C**ONTINUED price recessions in important building materials and supplies during the past week have materially improved the tone of the local building situation and many prospective builders are preparing to take advantage of the new prices by starting long-delayed structural operations. This applies largely to relatively small individual projects, however, and not to the important operations that have been planned for many months but held in abeyance because of unsettled conditions and extremely high construction costs. These latter jobs will not likely be commenced until after the conclusion of the Legislative investigation and the building industry is again on a normal basis.

Reports from suburban districts indicate preparations for a vast amount of small house construction during the 1921 building season. Sales of moderate price dwellings erected during the latter part of the past season, while not as lively as they were early in the year, are still indicative of a strong market for one and two-family dwellings and from all accounts speculative builders will be even more active next year than they were during the past season.

**Common Brick**—Business in the New York wholesale market for Hudson River common brick dropped off considerably during the past week. While arrivals of new brick from up-river points were numerous, a total of twenty-five barges having docked since last Thursday, sales were lighter than they have been for nearly a month and inquiry also has been lacking. There has been no change in prices and the range continues from \$15 to \$18 a thousand. The lower figure is for the poorer grades of brick, but very few of these are on the market and the majority of sales are recorded at \$16 and upward. Dealers in Hudson River common brick are of the opinion that market conditions will remain somewhat dull and unsettled until next spring, but are in anticipation of an excellent season in 1921. Manufacturers along the river are now almost entirely concerned with the burning of the brick made last summer. This brick is being burned as rapidly as fuel can be procured and it is now quite certain that practically all of the green brick now in kilns will be burned and ready for the market by the first of the coming year or shortly thereafter.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, December 2, 1920. Con-

dition of market: Demand lighter; prices practically unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 25; sales, 16. Distribution: Manhattan, 7; Bronx, 2; Brooklyn, 6; New Jersey, 1. Remaining unsold in the New York wholesale market, 26.

**Face Brick**—Conditions in this line have not changed during the week. The demand is holding at about the rate maintained for the past month or so, but orders are practically all for projects that were started some time ago and there is but

little business coming from entirely new projects. Inquiry, however, indicates a large amount of new construction to be commenced early next spring. Prices are steady and without change.

**Lumber**—Relatively little change has taken place during the past week or so in the local lumber market. Business is dull in both wholesale and retail branches of trade and dealers do not anticipate much of an improvement until early next spring. At present construction is practically at a standstill in the Metropolitan district owing to the Legislative investi-

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 15 per cent.  
Hudson River best grades. \$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 ..... \$14.00 per 1,000

**Lime**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Finishing Lime (Standard in 300-lb. barrel) ..... \$5.40 per bbl.  
Common Lime (Standard 300-lb. barrel) ..... \$5.20 per bbl.  
Hydrate Finishing, in cloth bags ..... 33.85 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.  
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# MATERIALS AND SUPPLIES

gation now in progress and the disquieting evidence that has been brought out in its sessions. Prospective builders will not go ahead with contemplated operations until the situation is cleared up. According to the plans now being prepared, however, the spring and summer of 1921 will be an extremely active building season and dealers in building materials and supplies are at present marking time. Lumber prices have stabilized to some extent and the market has a firmer tone than it has had for some time past. Supplies are coming in from mill

points in good volume and both wholesale and retail dealers' stocks are fairly complete. It is general trade opinion that the recent price slump is ended and that from now on the price situation will be firm and no one would be surprised if some items advanced somewhat. This depends, however, on the rate of demand during the next month or six weeks.

**Structural Steel**—The local market for fabricated material is extremely dull and new inquiry is also lacking. There is little likelihood of improvement in the demand until there has been a decided change in

the general building situation and this probably will not occur for some time. There has recently been a number of fairly large building projects out for estimates, but as yet no awards have been announced. There is a strong feeling, however, that business will steadily increase after the first of the year and that during the spring and summer months of 1921 the building industry will have about all the work possible to handle with efficiency. Up to the present time the price cut announced by an important independent mill has not generally affected the market, but reductions are anticipated in the near future.

**Reinforcing Bars**—Demand has improved to some extent and a number of important building projects, involving considerable concrete bar tonnage in the aggregate, are now pending. For the most part the plans for these operations are completed and it is likely that contract awards will soon be announced. Prices on reinforcing bars out of stock, New York, now range from 4.38c. to 4.75c., base Pittsburgh. Recently there have been numerous resale offerings of materials originally bought for export, but these prices are approximately the same as current first hand prices.

**Electrical Supplies**—The market for these materials generally is dull, but there has been some slight movement in some items that have kept the demand alive. Sales of wire, cable, conduit, etc., are particularly slow, indicating the almost complete recession of building activity, but fixtures and appliances have been moving to some extent. Prices are steady and no important changes are anticipated until after the first of the year.

**Cast Iron Pipe**—Buyers are lacking and the market is without feature. Reports from municipal engineers indicate activity on plans for quite a large volume of work to be undertaken early next spring and cast iron pipe manufacturers are pinning their hopes on substantial orders from these sources. Plans now being prepared by architects and engineers for private construction indicate considerable new building in prospect, but it is unlikely that much of this will get started before early spring.

**Linseed Oil**—This market continues inactive with large buyers practically out of the market and what little business is current coming from relatively small buying sources. The price trend for linseed oil continues downward.

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**Sand—**  
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Manhattan ...	\$2.75 to	per cu. yd.
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**White Sand—**  
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**Broken Stone—**

1 1/2-in., Manhattan delivery	\$4.00 per cu. yd
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Bronx delivery	4.00 per cu. yd.

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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

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**Lumber—**

Wholesale prices, New York.

Yellow pine, merchantable 1905, f. o. b., N. Y.:	
3x4 to 14x14, 10 to 20 ft. ....	\$55.00 to \$70.00
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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) .....

Wide cargoes .....

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 .....

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Quartered Oak .....

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130.00 to \$190.00

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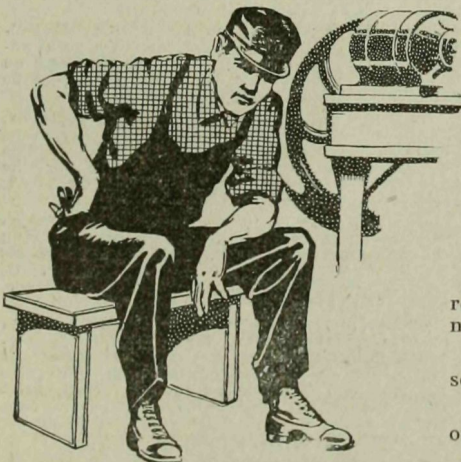
**Linseed Oil—**

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### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
COMMERCE ST.—Philip Goodwin, 4 East 39th st, has plans in progress for a 5-sty brick and limestone apartment, on plot 75x75x41 ft at 27 Commerce st, 65 Barrow st and 76-80 Bedford st for owner, to be announced later. Details not yet available.

#### DWELLINGS.

SUTTON PL.—Francis B. Griswold, Hotel Senton, 35 East 27th st, contemplates extensive alterations to the 4-sty brick and stone residence, 20x56 ft, at 9 Sutton pl, for which name of architect and details of construction will be announced later.

81ST ST.—George Dress, 116 West 39th st, has completed plans for alterations to the 3-sty brick and stone residence, 20x53 ft, at 160 East 81st st for Dr. Theodore Abbott, 113 East 78th st, owner. Cost, about \$5,000.

#### STABLES AND GARAGES.

ST. NICHOLAS AV.—Frank J. Schefcik, 4168 Park av, has revised plans in progress for alterations to the 1-sty brick garage, 137x172 ft, including a 1-sty brick extension, 57x112 ft, at 1016 St. Nicholas av, 35 ft north of Sylvan terrace for the Dorsma Garage Corporation, 1016 St. Nicholas av, owner. Cost, about \$20,000. Owner will take bids on general contract.

#### STORES, OFFICES AND LOFTS.

DELANCEY ST.—Morris Whinston, 116 West 39th st, has prepared plans for alterations to the 3-sty brick and stone dwelling, 22x75 ft, at 154 Delancey st into a store and office building for I. Lefkowitz, 152 Delancey st, owner. Lessee, A. Steinlieb, 877 Intervale av. Cost, about \$35,000. Lessee will take bids on general contract.

LEONARD ST.—John H. Knubel, 305 West 43d st, has plans nearing completion for alterations to the 6-sty brick and stone loft building, 42x81 ft, at 111 Leonard st into offices for Sigbee Graham, 92 William st, owner. Architect will soon be ready for estimates on general contract.

#### Bronx.

#### DWELLINGS.

GUN HILL ROAD.—Carl B. Cali, 81 East 125th st, has plans in progress for a 2-sty frame dwelling, 21x58 ft, in the south side of Gun Hill road, 80 ft west of Ten Broeck av, for Mrs. Anthony Eupemica, 82 Powers st, Brooklyn, owner. Cost, about \$12,000. Owner will take estimates on separate contracts.

HICKS ST.—Ralph J. Marx, 3520 Eastchester road, has prepared plans for a 1½-sty frame dwelling, 21x30 ft, at the northeast corner of Hicks st and Corsa av for Joseph Karasek, 413 East 81st st, owner. Cost, \$5,000.

APPLETON AV.—Charles R. Baxter, 3105 Middletown road, has completed plans for a 1½-sty frame dwelling, 20x40 ft, on the east side of Appleton av, 200 ft south of Morris Park av, for Nicola Falcone, 1879 Appleton av, owner and builder. Cost, \$5,500.

#### SCHOOLS AND COLLEGES.

FOX ST.—J. Edward Birmingham, Yonkers, N. Y., has completed plans for alterations to the 3-sty brick and stone parochial school in the east side of Fox st, 125 ft north of Tiffany st, for St. Anathasius R. C. Church, 887 Tiffany st, owner. Cost, \$8,000.

#### STABLES AND GARAGES.

BURNSIDE AV.—Moore & Landsiedel, 148th st and Third av, have completed plans for a 1-sty brick and stone garage on the north side of Burnside av, 115 ft west of Ryer av, for Laura T. Phelan, 2045 Ryer av, owner and builder. Cost, about \$70,000.

THIRD AV.—De Rose & Cavalieri, 370 East 149th st, have prepared plans for a 1-sty brick garage, 123x122 ft, on the east side of Third av, 582 ft north of Franklin av, for the Ferncliffe Garage, Inc., 35 West 39th st, owner and builder. Cost, \$75,000.

PLIMPTON AV.—Frank J. Schefcik, 4168 Park av, has finished plans for a 2-sty brick extension, 52x91 ft, to the 2-sty garage at 1453 Plimpton av for John J. Conway, 557 West 169th st, owner. Cost, about \$20,000. Owner will take bids on general contract.

#### STORES, OFFICES AND LOFTS.

188TH ST.—Springsteen & Goldhammer, 32 Union sq, have revised plans in progress for 1-sty brick stores, 39x57 ft, at the southwest corner of 188th st and Grand Concourse for the Bagdad Holding Corporation, 135 Broadway, owner. Cost, \$15,000.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.  
WEST 25TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for four 3-sty brick flats, 20x45 ft, in the east side of West 25th st, 180 ft south of Mermaid av, for Guyden Garjulla, 14 Mermaid av, owner and builder. Total cost, \$48,000.

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WEST 5TH ST.—Seelig & Finkelstein, 44 Court st, have plans under way for a 3-sty brick tenement, 50x100 ft, at the corner of West 5th st and Sheepshead Bay road for Joseph Nass, 38 Second av, Manhattan, owner and builder. Cost, about \$75,000.

#### CHURCHES.

53D ST.—Burke & Olsen, 32 Court st, have plans nearing completion for a 1½-sty brick and limestone church, 53x90 ft, in the north side of 53d st, 100 ft east of Fourth av, for the Scandinavian Assembly of God, Rev. Thomas Christensen, 654 40th st, pastor, owner. Cost, about \$30,000. Owner will soon take estimates on general contract.

#### DWELLINGS.

LAKE PL.—J. J. Galizia, 1 Webers walk, has prepared plans for a 1-sty frame dwelling, 16x45 ft, in the south side of Lake pl, 100 ft west of West 8th st, for Pasquale Acunzo, 2862 Stillwell av, owner and builder. Cost, about \$6,000.

45TH ST.—Joseph Ziccardi, 3360 Cruger av, the Bronx, has completed plans for a 3-sty brick dwelling, 20x30 ft, with garage, in the north side of 45th st, 180 ft east of 12th av, for Louise Pizzutiello, 1304 13th av, owner and builder. Cost, \$6,000.

WEST 10TH ST.—Wm. C. Winters, 106 Van Siclen av, has finished plans for a 2½-sty frame dwelling, 17x36 ft, in the west side of West 10th st, 152 ft north of Av R, for John R. Churlo, Kings highway and West 11th st, owner and builder. Cost, \$10,000.

AV Z.—George H. Sues, 2916 Railroad av, has completed plans for a 2-sty frame dwelling, 16x35 ft, on the south side of Av Z, 140 ft west of East 12th st, for Gustave E. Nerdman, 837 42d st, owner and builder. Cost, \$5,000.

SIXTEENTH AV.—James J. Millman, 26 Court st, has plans in progress for five 2-sty brick dwellings, 20x50 ft, with stores, at the southwest corner of Sixteenth av and 50th st for George Schumer, 1542 44th st, owner and builder. Total cost, \$65,000.

#### FACTORIES AND WAREHOUSES.

FLUSHING AV.—Gilbert I. Prowler, 371 Fulton st, has plans in progress for a 1-sty top addition to the 3-sty brick storage building on Flushing av, near Broadway, for owner, to be announced later. Cost, about \$8,000.

SNYDER AV.—Murray Klein, 37 Graham av, has plans under way for a 1-sty brick storage building extension, 40x48 ft, on the south side of Snyder av, east of Flatbush av, for the Flatbush Furniture Co., 1012 Flatbush av, owner. Cost, about \$5,000.

BALTIC ST.—William J. Moyer, 371 Fulton st, has prepared plans for a 4-sty reinforced concrete storage building, 75x100 ft, at 484-488 Baltic st, 100 ft west of Nevins st, for R. G. Dun & Co., 290 Broadway, Manhattan, owner. Cost, about \$150,000.

ATLANTIC AV.—Max L. Reiser, 1613 Pitkin av, has completed plans for a 2-sty brick storage building, 25x64 ft, on the north side of Atlantic av, 50 ft west of Essex st, for Cone Ligner, 3037 Atlantic av, owner. Cost, \$10,000. Owner will take bids on separate contracts.

#### STABLES AND GARAGES.

PARKSIDE AV.—James J. Millman, 26 Court st, has completed plans for a 1-sty brick and stone garage, 117x140 ft, on the south side of Parkside av, between Rogers and Nostrand avs, for the Victory Operating Co., Samuel Halperin, president, 305 Broadway, Manhattan, owner and builder. Cost, \$45,000.

MYRTLE AV.—Dunnigan & Crumley, 394 East 150th st, the Bronx, have prepared preliminary plans for a 1-sty brick garage, 100x75x110 ft, on the south side of Myrtle av, 83 ft



east of Bushwick av, for owner and builder, to be announced later. Cost, about \$40,000.

**PARKSIDE AV.**—Slee & Bryson, 154 Montague st, have prepared plans for a 1-sty brick and stone automobile showroom and gasoline station, 52x125 ft, at the southwest corner of Parkside av and Bedford av, for George Hochschwender, 99 Clarkon av, owner. Cost, about \$50,000. Bids will not be taken for some time.

**DE KALB AV.**—James J. Millman, 26 Court st, has plans in progress for a 1-sty brick garage, 80x100 ft, at the southwest corner of DeKalb av and Skillman st for David Eisenberg, 2002 Douglass st, owner and builder. Cost, about \$25,000.

**KOSCIUSKO ST.**—Murray Klein, 37 Graham av, has finished plans for a 1-sty brick garage, 50x100 ft, in the south side of Kosciusko st, 100 ft west of Nostrand av, for Aaron B. Nekrutman, 714 Gates av, owner. Cost, \$15,000. Owner will take estimates on general contract.

**STONE AV.**—Max L. Reiser, 1613 Pitkin av, has completed plans for a 1-sty brick garage, 29x75x100 ft, at the southwest corner of Stone and Blake avs for Louis Getzoff, 522 Stone av, owner and builder. Cost, \$20,000.

**LAWRENCE AV.**—James J. Millman, 26 Court st, has completed plans for a 1-sty brick garage, 90x100 ft, on the north side of Lawrence av, 101 ft west of Ocean av, for the Garage Property Corporation, T. Harry Glick, president, 44 Court st, owner. Cost, \$30,000.

#### STORES, OFFICES AND LOFTS.

**BUSHWICK AV.**—Murray Klein, 37 Graham av, has plans in progress for a 2-sty brick and stone store and office building, 25x75 ft, on the east side of Bushwick av, 275 ft north of Flushing av, for J. Levto, 441 Bushwick av, owner. Cost, about \$20,000.

**WILLOUGHBY AV.**—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for an 8-sty brick, limestone and terra cotta telephone exchange addition at 65-95 Willoughby av, northeast corner of Bridge st, for the N. Y. Telephone Co., 15 Dey st, Manhattan, owner. Cost, \$1,000,000. Architects will take estimates on general contract.

**EASTERN PARKWAY.**—Ebeling, Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have preliminary plans completed for a 1-sty brick store group, 162x200 ft, at the northwest corner of Eastern parkway and Bedford av for the estate of Joseph Colyer, 851 St. Marks av, owner. Cost, \$150,000.

#### Queens.

##### DWELLINGS.

**RICHMOND HILL, L. I.**—Louis Danancher, 328 Fulton st, Jamaica, has prepared plans for fourteen 2-sty frame dwellings, 16x38 ft, on Roanoke av, Richmond Hill, L. I., for the Ring-Gibson Co., 766 Fresh Pond road, Ridgewood, L. I., owner and builder. Cost, \$5,500 each.

**JAMAICA, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 16x39 ft, on Meyer av, 120 ft east of Farmers av, Jamaica, for James Frederick, Springfield, L. I., owner and builder. Cost, \$5,500.

**RICHMOND HILL, L. I.**—William Debus, 86 Cedar st, Brooklyn, has plans in progress for a 2½-sty frame and stucco dwelling, 20x42 ft, in Forest parkway, near Jamaica av, Richmond Hill, for Andrew Schmitt, 514 Hart st, Brooklyn, owner. Bids will be taken by owner.

**BAYSIDE, L. I.**—G. A. Sheffield, Bayside L. I., has completed plans for a 2½-sty frame dwelling, 26x26 ft, in the east side of 4th st, 150 ft south of Lamartine av, for Sheffield-Anderson, Inc., 3d st, Bayside, owner and builder. Cost, \$7,000.

**RICHMOND HILL, L. I.**—Louis Danancher, 328 Fulton st, Jamaica, has prepared plans for a 2-sty frame dwelling, 20x58 ft, at the corner of Roanoke and Liberty avs, Richmond Hill, for the Ring-Gibson Co., 766 Fresh Pond road, Ridgewood, L. I., owner and builder. Cost, \$9,500.

**RICHMOND HILL, L. I.**—George E. Crane, 615 Stoothoff av, Richmond Hill, has finished plans for a 2-sty frame dwelling, 16x32 ft, in the east side of 108th st, 241 ft north of Atlantic av, for Thomas D. Lafton, owner and builder, on premises. Cost, \$8,500.

**JAMAICA, L. I.**—Plans have been prepared privately for four 2-sty frame dwellings, 16x35 ft, on the east side of Barrett av, 141 ft north of Jamaica av, Jamaica, for Frances A. Biedenkepp, Lefferts av, Jamaica, owner and builder. Total cost, \$22,000.

#### HALLS AND CLUBS.

**HOLLIS, L. I.**—Walter I. Halliday, 28 Unionhall st, Jamaica, has completed plans for extensive alterations to the 2½-sty clubhouse at the northeast corner of Jamaica av and Cherokee av, Hollis, L. I., for the Hollis Field Club, Inc., owner, on premises. Cost, about \$20,000.

**FAR ROCKAWAY, L. I.**—A. J. Bogert, 64 Bayview av, Inwood, L. I., has plans in progress for a 2-sty brick and terra cotta clubhouse, 42x95 ft, on Carnegie av, 200 ft west of Mott av, Far Rockaway, L. I., for the Knights of Columbus, owner. Cost, about \$50,000. Architect will soon take estimates on general contract.

#### STABLES AND GARAGES.

**JAMAICA, L. I.**—Frank J. Schefcik, 4168 Park av, the Bronx, has plans under way for a 1-sty brick and stone garage and automobile showroom, 100x155 ft, on the south side of Hillside av, 232 ft west of Katlan st, Jamaica, L. I., for Anna Hoerning, owner, care of architect. Cost, \$30,000.

#### STORES, OFFICES AND LOFTS.

**LONG ISLAND CITY, L. I.**—John Boese, 280 Broadway, Manhattan, has plans in progress for a 2-sty brick addition to the 3-sty brick office building, 40x50 ft, at the corner of Broadway and Steinway av, Long Island City, for owner, to be announced later. Cost, \$18,000.

#### THEATRES.

**CORONA, L. I.**—Plans have been prepared privately for a 1-sty brick and stone theatre, 50x150 ft, in the west side of 51st st, 45 ft north of Provost st, Corona, L. I., for the Sheer Amusement Enterprise, Corona, owner. Cost, about \$30,000.

#### Richmond.

##### APARTMENTS, FLATS AND TENEMENTS.

**PORT RICHMOND, S. I.**—Harry A. Yarish, 772 Broadway, Brooklyn, has completed plans for alterations to the 3-sty frame and stucco tenement at the southeast corner of Castleton av and Caroline st, Port Richmond, S. I., for L. Levinson, 3512 Clarendon road, Brooklyn, owner. Cost, \$10,000.

#### Nassau.

##### DWELLINGS.

**GREAT NECK, L. I.**—Robert J. Reiley, 477 Fifth av, Manhattan, has plans in progress for a 2½-sty terra cotta block and stucco residence, 25x75 ft, at Great Neck, L. I., for Dr. Otto Pick-

hardt, 19 East 65th st, Manhattan, owner. Project includes a garage. Architect will soon call for estimates on general contract.

#### Westchester.

##### HALLS AND CLUBS.

**WHITE PLAINS, N. Y.**—John C. Moore, Realty Building, White Plains, has started preliminary plans for alterations to the 2½-sty frame residence in Main st into a clubhouse for the White Plains Club, owner. Project includes an addition to present building and general exterior and interior alterations. Cost, approximately \$50,000. Bids will not be considered for some time.

#### New Jersey.

##### APARTMENTS, FLATS AND TENEMENTS.

**IRVINGTON, N. J.**—Alfonso Del Guercio, 156 Market st, Newark, has plans in progress for a 2-sty hollow tile and stucco and brick flat, 32x43 ft, at 84-90 Grace st, Irvington, N. J., for the Lionel Corporation, 605 South 21st st, Irvington, N. J., owner and builder. Cost, \$12,000.

##### CHURCHES.

**NEWARK, N. J.**—The Congregation B'Nai Abraham, Philip Shottland, president, 487 High st, Newark, contemplates the construction of a brick and stone synagogue, containing auditorium, gymnasium, swimming pool, class rooms, to cost about \$250,000. Exact location, name of architect and details of construction will be announced later.

##### DWELLINGS.

**RIVER EDGE, N. J.**—M. Tillack, McFadden Building, Hackensack, N. J., has plans nearing completion for a 2½-sty hollow tile and stucco

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residence, 43x45 ft, with garage, at River Edge, N. J., for Ernest Petrucci, owner, care of architect. Cost, about \$25,000. Owner will build.

SECAUCUS, N. J.—W. J. Gordon, Romaine Building, Paterson, N. J., has prepared plans for a 2½-sty brick and stone dwelling, 25x56 ft., at Secaucus, N. J., for Phillip Lescalzo, 1275 Paterson Plank road, Secaucus, N. J., owner and builder. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

PLAINFIELD, N. J.—Frank C. Kern, 452½ North 12th st, Newark, has plans in progress for a 1-sty brick and stone commercial building, 60x100 ft, on Watchung av, near 4th st, Plainfield, N. J., for the Public Service Gas Co., 80 Park pl, Newark, owner. Cost, \$40,000.

NEWARK, N. J.—Backoff, Jones & Cook, Union Building, Newark, have started preliminary plans for a brick, limestone and terra cotta office building at 47-49 Clinton st for the Union Building Co., owner. Lessee, first floor, National Liberty Insurance Company of America, 762 Broad st, Newark.

SCHOOLS AND COLLEGES.

LYNDHURST, N. J.—Anton Vegliante, 42 Passaic av, Garfield, N. J., has plans nearing completion for a 2-sty brick, limestone and terra cotta school, 90x180 ft, at Lyndhurst, N. J., for the Board of Education of Lyndhurst, Henry Danton, clerk, owner. Cost, \$225,000.

NEWARK, N. J.—Fred A. Phelps, Union Building, Newark, has started sketches for a 1-sty brick and stone building trades school, 75x100 ft, at the southeast corner of Norfolk st and 13th av, Newark, for the Board of Education of the City of Newark, City Hall, Newark, owner. Cost, \$40,000.

PORT READING, N. J.—J. K. Jensen, 335 Maple st, Perth Amboy, N. J., has plans nearing completion for a 2-sty brick and stone school, 50x54 ft, at Port Reading for the Board of Education of the Township of Woodbury, N. J., E. R. Ensign secretary, Port Reading, owner. Cost, about \$70,000. Bids will soon be taken.

PERTH AMBOY, N. J.—George Brooke, 158 Madison av, Perth Amboy, N. J., has revised plans under way for a 3-sty brick 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, Perth Amboy, owner. Cost, about \$150,000.

PHILLIPSBURG, N. J.—Richter & Eiler, 31 North 6th st, Reading, Pa., have plans in progress for a 2-sty brick and stone grade school, containing ten or twelve classrooms, at Phillipsburg, N. J., for the Board of Education of the Phillipsburg School District, owner. Cost, \$150,000. Bids will not be taken until next spring.

PHILLIPSBURG, N. J.—Richter & Eiler, 31 North 6th st, Reading, Pa., have plans in progress for a 2-sty brick, limestone and terra cotta high school, containing auditorium, domestic science department, manual training department and classrooms at Phillipsburg, N. J., for the Board of Education of Phillipsburg, N. J., owner. Cost, about \$300,000. Bids will probably be taken in the near future.

### CONTRACTS AWARDED.

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

DWELLINGS.

SOUTHAMPTON, L. I.—Rogers & Blydenburgh, Carl av, Babylon, L. I., have the general contract for a 2½-sty brick and stone residence at Southampton, L. I., for J. F. Knapp, 52 East 19th st, owner, from plans by John Russell Pope, 527 Fifth av, Manhattan, architect.

HACKENSACK, N. J.—Collins Construction Co., Berry st, Hackensack, N. J., has the general contract for a 2½-sty frame and stucco dwelling, 25x35 ft, at Hackensack, for H. S. Kennedy, 178 West Anderson st, Hackensack, owner, from plans by William Dewnsnap, 334 Fifth av, Manhattan, architect.

SOUTH ORANGE, N. J.—Cornelius Van Ostenbridge, 289 East 18th st, Paterson, N. J., has contract for mason and carpenter work in connection with the 2½-sty frame and brick veneer residence, 28x75 ft, and garage, at Grove road and Irving av, South Orange, N. J., for Gustave F. Herding, owner, from plans by E. V. Warren, Essex Building, Newark, architect. Cost, \$55,000.

JAMAICA, L. I.—J. Hrotoski, Fulton st, Hollis, L. I., has the general contract for a 2½-sty frame and stucco dwelling, 28x39 ft, with garage, at the southwest corner of Aylne and Norwich sts, Jamaica, for Mrs. M. Roth, 153 East 26th st, Manhattan, owner, from plans by H. T. Jeffrey, Butler Building, Jamaica, architect. Cost, \$12,000.

LIBRARIES.

RIDGEWOOD, N. J.—Jacob & Morris Levin, 118 East 28th st, Manhattan, have the general contract for a 1-sty brick and limestone library, 80x80 ft, at the Plaza, Ridgewood, N. J., for the George L. Pease Memorial Library, owner, from plans by Albert M. Bedell and Henry G. Crosby, 125 Ellison st, Paterson, N. J., associate architects. Cost, about \$65,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—M. C. Reynolds Co., 28 East 85th st, has the general contract for alterations to the 5-sty brick warehouse, 24x100 ft, at 153 Spring st for Stone Brothers & Sherwin Wool Stock Co., owners, on premises. Plans were prepared by Schwartz & Gross, 347 Fifth av, architects.

LONG ISLAND CITY, L. I.—G. Genovese & Son, 645 Crescent st, Astoria, L. I., have the general contract for a 2-sty brick factory building at the southeast corner of Hancock st and Webster av, Long Island City, for the Long Island Building Co., 155 Flushing av, Long Island City, owner, from plans by Wm. Sproesser, 283 Freedom av, Long Island City, architect. Cost, \$75,000.

MANHATTAN.—F. W. Hagen, 35 East 169th st, has the general contract for a 1-sty brick storage building, 78x160 ft, at the northwest corner of South st and Peck slip for the City of New York, Department of Plant & Structures, Municipal Building, owner, from plans by Louis A. Sheinart, 194 Bowery, architect. Lessee, U. S. Trucking Co., 393 Canal st. Cost, \$40,000.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—John C. Woodruff, 1 Bridge Plaza, L. I. City, has the general contract for a 1-sty brick garage, 25x100 ft, at the northeast corner of Vernon av and 7th st for Frederick Russell, 51 6th st, Long Island City, owner, from plans by John Boese, 280 Broadway, Manhattan, architect. Cost, \$7,000.

## STANDARDS AND APPEALS Calendar.

BOARD OF APPEALS  
SPECIAL MEETING.

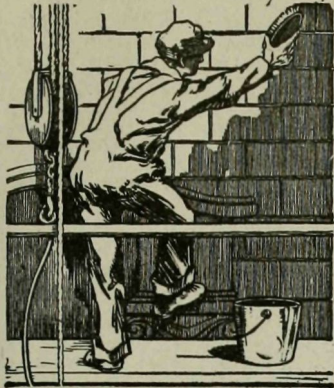
Thursday, December 9, 1920, at 10 a. m.  
The forty pier cases listed herewith were laid over, pending decision of the Supreme Court on a test case.

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.

WEST END AV, 505, 14-sty bk apt house, 102x89, concrete tile finish; \$1,000,000; (o) The 505 West End Ave. Corp., 601 W 115th; (a) Gaitan Ajello, 1 W 34th (416).

### ASYLUMS AND HOSPITALS.

BROAD ST, 127-129, 11-sty f. p. nurses home & hospital, 45x40, tile roof; \$300,000; (o) Broad St. Hospital, 129 Broad; (a) Wm. Nell Smith; 101 Park av (415).

### STABLES AND GARAGES.

HORATIO ST, 100-2-4-6-8, 1-sty bk garage, 121x175, rubberoid rf; \$30,000; (o) Rothbart Garage Operators, Inc., 141 Marcy pl, Bronx; (a) J. M. Felson, 1133 Bway (413).

62D ST, 406-12 E; 1-sty bk garage, 100x93, plastic slate rf; \$25,000; (o) N. Y. Historical Society, 170 Central Park West; (a) Louis A. Sheinart, 194 Bowersy (411).

VERMILYEA AV, n e Dyckman, 1-sty steel str & garage, 23x28x70, steel rf; \$9,300; (o) Chas. E. Diefenthaler, 190 Franklin; (a) Fredk. Mathesius, Jr, 320 5 av (417).

### STORES, OFFICES AND LOFTS.

33D ST, 127-29-31 W, 6-sty bk str & offices, 75x98, slag rf; \$125,000; (o) Gold Theatre Corp., 1457 Bway; (a) Gronenberg & Leuchtag, 303 5 av (418).

37TH ST, 313-21 W, 8-sty bk store, factory & offices, 100x98, slag rf; \$400,000; (o) Herald Square Press Bldg. Corp., 247 W 36th; (a) Schwartz & Goss, 347 5th av (412).

38TH ST, 223-41 W; 2-sty bk sub station, U. S. P. offices, 195x88, Barrett spec tar & gravel rf; \$200,000; (o) Landcourt Realty Corp., 140 Madison av; (a) John T. Dunn, 514 1st av (409).

BROADWAY, 1900-8, 63D ST, 51-3 W, 4-sty bk str, offices & showrooms, 116x116x58, tar, felt & rubberoid rf; \$200,000; (o) Wendell Estate; (a) E. H. & C. N. Whinston, 2 Columbus Circle (414).

### MISCELLANEOUS.

106TH ST, 115-17 E; 4-sty bk settlement house, 50x97, tile rf; \$190,000; (o) Federation Settlement, Inc., 236-38-40 E 105th; (a) W. L. Rouse & L. A. Goldstone, 512 5th av (410).

## Bronx.

### DWELLINGS.

223D ST, n s, 80 w White Plains av, 2½-sty fr dwg, 15.6x28, asphalt shingle rf; \$4,000; (o) Geo. P. & Sadie L. Crosier, 687 E 223d; (a) Geo. P. Crosier, 687 E 223 (779).

232D ST, s s, 300 w Palisade av, 2-sty & attic t. c. dwg, 36x52, shingle rf; \$25,000; (o) Mary M. McKelvey, Palisade av; (a) Julius Gregory, 56 W 45th (783).

CLARENCE AV, e s, 170 n Randall av; 1-sty fr dwg, 16.10x40, shingle rf; \$3,000; (o) John Beresten, 1324 Edwards av; (a) Thos. C. Petersen, 1007 Kearney av (774).

GUN HILL RD, s s, 2685 w Tenbroeck av; 2-sty fr dwg, 20.6x41, tin rf; \$13,000; (o) Croce & Enfania, 82 Powers; (a) Carl B. Call, 81 E 125th (778).

HAIGHT AV, e s, 275 n Morris Park av; 2-sty fr dwg, 19.6x55, slag rf; \$8,000; (o & a) Matthew Morris, 14 W 98th (776).

OTIS AV, s s, 50 e Hollywood av; 2-2-sty fr dwgs, 22x46, shingle rf; \$12,000; (o) John Dickmann, 1416 Balwin av; (a) Thos. C. Petersen, 1007 Kearney av (773).

PARK AV, 4440; 3-sty bk extension, 25x22.10, to 3-sty fr dwg, str & garage; \$1,500; (o) Wm. Meinrub, prem; (a) Wm. Shary, 22 E 17th (600).

SPOFFARD AV, n s, 10.49 e Longfellow av, 3-sty bk dwg & garage, 53x51.10, irreg tar & gravel rf; \$15,000; (o) Jos. Clemente, 1195 Spoffard av; (a) Eugene De Rosa, 110 W 40th (785).

WILLIAMSBRIDGE RD, n w c Allerton av, 2-sty t. c. dwg, 37.31x37.75, tar & gravel rf; \$8,000; (o) Giuseppe Defellicibus, 2466 Hughes av; (a) David Bleier, 2366 Webster av (780).

### STABLES AND GARAGES.

169TH ST, s s, 154.66 e Prospect av; 1-sty T C garage, 21x19, slag rf; \$1,000; (o) Herman Fuhrman, prem; (a) H. F. Oppenheim, 36 8th av (770).

176TH ST, n s, 71 w Marmion av; 1-sty bk garage, 32x19, slag rf; \$1,000; (o) Salvatore Marino, prem; (a) Chas. S. Clark, 441 Tremont av (771).

179TH ST, s s, 97 e Creston av; 1-sty bk garage, 10.6x23, tin rf; \$800; (o) Morris L. Fleishman, prem; (a) David Bleier, 2366 Webster av (777).

261ST ST, n s, 57.34 w Spencer av; 1-sty bk garage, 17.11x20.6, tar & gravel rf; \$800;

(o) Alexander Helfand, 277 W 261st; (a) A. B. Greene, 8 W 64th (775).

BURNSIDE AV, n s, 113.65 w Ryer av, 1-sty bk garage, 104.93x182.67, slag rf; \$75,000; (o) Laura C. Phelan, 2045 Ryer av; (a) Moore & Landsiedel, 3 av & 148th (781).

UNION AV, w s, 50 n 158th, 1-sty bk garage, 50x163.96, slag rf; \$40,000; (o) Leaneore Curry, 115 W 83d; (a) Dunnigan & Crumley, 394 E 150th (784).

VALENTINE AV, e s, 126.46 n 184th, 1-sty bk garage, 20.4x19, tar & felt rf; \$1,000; (o) Bregman Weinrub Realty Co., 4187 3 av; (a) Wm. Shary, 22 E 17th (782).

WEBB AV, e s, 60 s Devoe av; 1-sty T C garage, 18x16, tin rf; \$600; (o) Lillie Staff,

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.  
W 25TH ST, 2923-29, e s, 180 s Mermaid av, 4-3-sty bk 3 fam apts, 19.8x62; \$48,000; (o) Guyden & Gargulia, 14 Mermaid av; (a) Morris Perlestein, 49 Fulton av (13837).

### DWELLINGS.

BERRIMAN ST, 534, w s, 270 s Hegeman av, 2-sty fr 1 fam dwg, 17x31.8; \$2,500; (o) Tessie Turgen, 762 Starley av; (a) W. C. Winters, 106 Van Siclen av (13833).

PINE ST, 851, e s, 120 n Wortman av, 1-sty fr 1 fam dwg, 12x20; \$200; (o) Stephen Restano, 602 8th; (a) Chas. H. Pfaff, 673 Eldert la (13943).

PRESIDENT ST, 1345, n s, 75 e Brooklyn av, 3-sty bk 1 fam dwg, 30.4x54.2; \$35,000; (o) Saml Epstein, 12 W 27th, Manhattan; (a) Jos. C. Schaffler, 11 E 56th, Manhattan (13832).

VAN SICKLEN ST, 36-44, w s, 279.9 s Kings highway, 4-1-sty 1 fam dwgs, 18x30; \$8,000; (o) Claude H. Ronk, 1933 79th; (a) Sterling Arch. Co., 99 Nassau, Manhattan (13842).

W 7TH ST, 2013, e s, 90 s Av T, 1-sty fr 1 fam dwg, 20x50; \$4,000; (o) Chas. Blake, 2269 Gravesend av; (a) Frank V. Laspia, 525 Grand (13844).

W 9TH ST, 2275, e s, 160 n Av W, 1-sty fr 1 fam dwg, 15x32; \$1,500; (o) Saml. Kopel, 2865 W 15th; (a) Geo. H. Suess, 2916 Railroad av (13916).

W 10TH ST, 2053, e s, 300 n Av Q, 1-sty bk 1 fam dwg, 27x38.10; \$2,500; (o) Esther T. Crater, care architect; (a) Jacob Lubroth, 44 Court (13980).

E 23D ST, 1063, e s, 250 n Av K, 2-sty 1 fam dwg, 20x44; \$10,000; (o) Conrad Sasche, 657 E 32d; (a) R. T. Schaeffer, 1525 Flatbush av (13940).

E 38TH ST, 813-15, e s, 295 n Glenwood rd, 2-2½-sty fr 1 fam dwgs, 16x36; \$12,000; (o) Willfred Stewart, 1477 Brooklyn av; (a) R. T. Schaefer, 1526 Flatbush av (13851).

E 38TH ST, 823-5, e s, 215 n Glenwood rd, 2-2½-sty fr 1 fam dwgs, 16x36; \$12,000; o & a same as above (13852).

45TH ST, 1223-25, n s, 180 e 12 av, 2-sty bk 2 fam dwg, 25x61; \$12,000; (o) Louise Pizzaretiello, 1304 13 av; (o) Jos. Zaccardi, 1336 Cruger av, Bronx (13845).

SAME PREM, 3-sty bk garage & 2 fam dwg, 30x20; \$6,000; (o & a) same as above (13846).

E 56TH ST, 1557, 180 n Av O, 2-sty bk 2 fam dwg, 20x50; \$9,000; (o) Jos. Randazzo, 234 Sackett; (a) John V. Campesi, 33 WHAT? (1405).

82D ST, 2266, s s, 120 w 23 av, 2-sty bk 1 fam dwg, 35x45.10; \$20,000; (o) Jacob Volk, Bensonhurst, L. I.; (o) Geo. Bortler, 30 Church, Manhattan (13942).

AV N, 9502-4, s e c E 95th, 2-sty fr 2 fam dwg, 26x35; \$7,000; (o) Jos. G. Mauer, 416 Knickerbocker av; (a) Chas. Infanger & Son, 2634 Atlantic av (13847).

FOSTER AV, 1206, s e c Westminster rd, 2½-sty fr 2 fam dwg, 26.4x53; \$20,000; (o) Geo. N. Seymour, 551 Nostrand av; (a) Bly & Hamann, 551 Nostrand av (14083).

LAFAYETTE AV, 642, s s, 303 w Marcy av, 4-sty bk 8 fam apt, 22x89; \$30,000; (o) Isidor Fedel, 644 Lafayette av; (a) Brook & Sackheim, 26 Court (14057).

SHEFFIELD AV, 673-75, e s, 360 n Hegeman av, 2-sty bk 2 fam dwg, 20x55; \$15,000; (o) Saml. Wohl, 6005 14 av; (o) Ferd Savignano, 6005 14 av (13940).

16TH AV, 5002, s w c 50th, 3-sty bk str & 2 fam dwg, 20x55; \$12,500; (o) R. F. Realty Corp., 1542 44th; (a) Jas. J. Millman, 26 Court (14031).

16TH AV, 5004-12, w s, 29.2 s 50th, 4-2-sty bk str & 1 fam dwg, 20x50; \$32,000; (o & a) same as above (14032).

17TH AV, 6017-23, n e c 61st, 2-2-sty fr 2 fam dwgs, 20x54; \$16,000; (o) Harry Olsen, 1044 57th; (a) Ferd Savignano, 6005 14 av (13941).



20TH AV, 5101, s e c 51st, 2-sty fr 1 fam dwg, 16x84; \$6,000; (o) Land Estates, 135 Bway; (a) Horace S. Luckman, 135 Bway (14112).

20TH AV, 5103-19, e s, 18.2 s 51st, 8-2-sty fr 1 fam dwgs, 16x38.4; \$48,000; (o) Land Estates, Inc., 138 Bway, Manhattan; (a) Horace S. Luckman, 135 Bway, Manhattan (14110).

20TH AV, 5123, n e c 52d, 2-sty fr 1 fam dwg, 16x38.4; \$6,000; (o & a) same as above (14111).

#### FACTORIES AND WAREHOUSES.

BOGART ST, 1-9, n e c Ingraham, 2-sty bk factory, 75x100; \$15,000; (a) Charne Katz, 392 Bushwick av; (a) Murray J. Klein, 37 Graham av (14102).

#### STABLES AND GARAGES.

BERRIMAN ST, 88, s w c Liberty av, 1-sty bk str & garage, 20x100; \$6,000; (o) John Catapano, 770 Liberty av; (a) Louis F. Schilling, 167 Van Siclen av (13865).

HART ST, 678, s s, 70 e Central av, 1-sty bk garage, 30x25; \$1,500; (o) Benj. Weiss, 179 Central av; (a) Murray Klein, 37 Graham av (13900).

PULASKI ST, 359-79, n s, 150 e Lewis av, 1-sty bk garage, 275x100; \$75,000; (o) H. B. Scharmann & Sons, prem; (a) Ebling, Magnusen & Kleinert, 52 Vanderbilt av (14035).

W 17TH ST, 2546, w s, 300.2 n Av Z, 1-sty bk garage, 19.9½x100; \$4,000; (o) Salvatore Guarino, 111 Bay 50th; (a) Chas. P. Cannella, 1163 Herkimer (14104).

59TH ST, 1759-63, n s, 164.6½ w 18 av, 2-1-sty conc garages, 18x18; \$1,600; (o) McAvoy Bldg. & Realty Assoc., 586 E 4th; (a) Robt. A. McAvoy, 586 E 4th (13894).

ARLINGTON AV, 41, n s, 5 w Miller av, 3-1-sty conc garages; \$1,200; (o) Frank Richards, 160 Jamaica av; (a) Wm. C. Winters, 106 Van Siclen av (13898).

DE KALB AV, 496-504, s w c Skillman, 1-sty bk garage, 100x79; \$25,000; (o) David Eisenberg, 2002 Douglass; (a) Jas. J. Millman, 26 Court (13868).

FARRAGUT RD, 3724, s w c E 38th, 1-sty conc garage, 12x18; \$1,200; (o) Kings Realty Co., 302 Bway, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (13951).

FARRAGUT RD, 3722, s s, 22 w E 38th, 1-sty conc garage, 12x18; \$1,200; (o & a) same as above (13952).

ENGERT AV, 154, s w c Humboldt, 1-sty bk garage, 25x25.6; \$1,800; (o) Max Wolf, 227 Eckford; (a) Hy. M. Entlich, 413 S 5th (13881).

NEWKIRK AV, 1921, n s, 60.7½ w Ocean av, 1-sty conc garage, 29x19; \$1,500; (o) W. Gerald Howes, prem; (a) John Davidson, 600 E 17th (13962).

THATFORD AV, 402-22, w s, 90 n Newport av, 1-sty bk garage, 220x100; \$45,000; (o) Turner Bros., Inc., 427 Sneediker av; (a) Jas. J. Millman, 26 Court (14053).

VAN SICLEN AV, 480, w s, 225 s Blake av, 1-sty bk garage, 18x16; \$1,800; (o) Philip Plotkin, 416 Van Siclen av; (a) E. M. Adelsohn, 178 Pitkin av (13924).

VAN SINDEREN AV, 737-45, e s, 140 n Hegeman av, 1-sty bk garage, 130x90; \$30,000; (o) M. C. K. Constn. Co., 1438 Park pl; (a) Jas. J. Millman, 26 Court (14033).

VAN SINDEREN AV, 717-35, e s, 270 n Hegeman av, 1-sty bk garage, 160x90; \$35,000; (o & a) as above (14034).

18TH AV, 8805-17, e s, 100.1½ n Cropsey av, 1-sty bk garage, 120.2½x151.2½; \$55,000; (o) Bay 23d St. Constn. Co., Inc.; (a) Chas. M. Straub, 147 4 av, Manhattan (13950).

#### STORES & DWELLINGS.

EMMONS AV, 3063-73, n e c Brown, 2-sty bk str & 2 fam dwg, 20x100; \$9,000; (o) Darin Realty Corp., 4½ Court; (a) Geo. Alexander, Jr., 3402 E K (13981).

#### STORES, OFFICES AND LOFTS.

ST. JOHNS PL, 1045-51, n s, 276 e Brooklyn av, 1-sty bk str, 68.8x45; \$15,000; (o) Saml. C. Levine, 215 Montague; (a) Thos. Short, 370 Macon (14060).

ST. JOHNS PL, 1025-43, n s, 110 e Brooklyn av, 1-sty bk str, 166.4x45; \$35,000; (o) Saml. C. Levine, 215 Montague; (a) R. Thos. Short, 370 Macon (14059).

WITHERS ST, 96, s w c Leonard, 1-sty bk str, 25x20; \$2,000; (o) Morris Binder, 2 Have-meyer; (a) Frank V. Laspia, 535 Grand (13945).

ROCKAWAY AV, 800-10, w s, 259 s Riverdale av, 1-sty bk office, 22x24; \$3,000; (o) F. & D. Wentraub, Inc., 712 Rockaway av; (a) Jas. J. Millman, 26 Court (13891).

ROCKAWAY AV, 532, w s, 24.9 s Sutter av, 2-sty bk str & storage, 25x100; \$15,000; (o) Saml. Ussach, prem; (a) E. M. Adelsohn, 1778 Pitkin av (14039).

SUTTER AV, 531, n s, 75 w Williams av, 3-sty bk str, office & 2 fam dwg, 25x100; \$15,000; (o) Max Frank, 291 Hindsdale; (a) Harry Brodsky, 291 Hindsdale (14097).

#### MISCELLANEOUS.

60TH ST, 857, n e s, 220 nw 9 av, 1-sty bk shon, 20x50; \$4,000; (o) Nicolini Pessidino, 1072 62d; (a) Geo. H. Suss, 2916 Railroad av (13903).

DE KALB AV, 41-3, n w c Flatbush av ext, 1-sty steel portable lunch wagon; \$6,000; (o) Ann M. Payson, California; (a) Alpha R. Allen, 144 23d, Elmhurst, L. I. (14012).

## Queens.

### APARTMENTS, FIATS AND TENEMENTS.

ELMHURST.—29th st, e s, 100 s Polk av, & 30th st, w s, 100 s Polk av; 8-4-sty bk tnts, 75x48, slag roof, steam heat, elec; \$480,000; (o) Jackson Heights Apartment Corp., Bridge Plaza, L. I. City; (a) G. H. Wells, 21 E 40th; N. Y. (4918-19-20-21).

### DWELLINGS.

COLLEGE POINT.—North Blvd, n s, 100 w 16th, 1-sty fr dwg, 23x35, shingle rf, 1 family, gas; \$3,500; (o & a) Albert Cegner, College Point (5741).

COLLEGE POINT.—Av G, n s, 55 w 17th, 2-sty fr dwg, 24x34, shingle rf, 1 family, gas; \$3,000; (o) B. H. & S. E. Earl, 28 S 14th, College Point; (a) Wm. E. Helm, College Point (5740).

CORONA.—Jackson av, n w c 45th, 2-2-sty bk dwgs, 20x80, slag rf, 2 families, gas; \$20,000; (o) Max J. Bass, Butler st, Elmhurst; (a) Al. L. Marinella, 15 West Jackson av, Corona (5746).

CORONA.—Xenia st, n s, 140 w Orontes; 1-sty bk dwg, 18x32, tin roof, gas, stove heat; \$2,900; (o) Frank Chienco, 29 Walker; Corona; (a) C. L. Vanone, 166 Corona av, Corona, L. I. (4910).

CORONA.—Fillmore av, n s, 90 w 40th; 2-sty fr dwg, 21x41, shingle rf, 1-fam, gas, steam heat; \$3,600; (o & a) Jerome S. Wallace, 100 w Fillmore av, Corona (5707).

CORONA, L. I.—Gunther st, n s, 350 w Pear-tree av, 2-sty bk dwg, 20x40, tin roof, stove heat, gas; \$6,500; (o) Paul Kindschu, 371 14th av, Astoria; (a) C. L. Varone, 166 Corona av, Corona (5765).

EDGEEMERE.—Beach 40th st, w s, 340 n Far Rockaway Blvd; 1-sty fr dwg, 17x44, shingle rf; \$1,300; (o & a) Nellie Levy Realty Co., Far Rockaway, N. Y. (4911).

EDGEEMERE.—Beach 40th st, w s, 340 n Far Rockaway Blvd; 1-sty fr dwg, 17x44, shingle rf, gas; \$1,800; (o) Nellie Levy Realty Co., 204 Far Rockaway Blvd, Far Rockaway; (a) J. H. Cornell, Far Rockaway Blvd, Far Rockaway, N. Y. (4912).

EDGEEMERE.—Beach 42d st, s w c Boulevard; 2-sty fr store & dwg, 15x50, shingle rf, 1-fam, gas; \$8,000; (o) Queens Land Estates Co., 39th st, Edgemere; (a) G. Piesch, 156 Beach 87th st, Rockaway Beach (5722).

ELMHURST.—Lewis st, n s, 180 w Junction av; 2½-sty fr dwg, 22x24, shingle rf, 1-fam, gas, steam heat; \$6,000; (o & a) Henry Prth, 532 E 84th st, N. Y. (4453).

ELMHURST.—Brick pl, s w c Jefferson av; 1-sty fr dwg, 16x24, shingle rf, 1-fam, gas; \$1,200; (o) H. Herzog, prem (4903).

ELMHURST.—Remsen av, n s, 100 e Jefferson, 2-sty fr dwg, 20x42, shingle rf, 1 family, gas; \$5,000; (o) John Helinek, 35 Remsen, Elmhurst; (a) H. Spinken, Jamaica (5739).

FLUSHING, L. I.—Brewster av, 101 s Mitchell av; 2-sty fr dwg, 18x32, shingle rf, steam heat; \$4,000; (o & a) Wm. R. Mager, 72 Washington st, Flushing, L. I. (5247).

FLUSHING.—16th st, e s, 120 s Laburnam av; 2½-sty fr dwg, 22x32, shingle rf, 1-fam, gas; \$4,000; (o) Geo. Goefinger, 18 Washington st, Winfield; (a) D. T. Kennedy, 110 Murray st, Flushing (5302).

FLUSHING.—Corcheron av, s w c 24th, 2-sty bk dwg, 20x55, gravel rf, 2 families, gas, steam heat; \$18,000; (o & a) William Rogers, Flushing, L. I. (5758).

FLUSHING.—23d st, w s, 150 n Cypress av, 2-sty fr dwg, 18x30, shingle roof, steam heat, gas; \$4,500; (o) Joseph Busch, 11 S. Railroad av, Corona; (a) C. L. Vanone, 166 Corona av, Corona, L. I. (5764).

GLENDALE.—Martin av, e s, 225 s Myrtle av; 2-sty fr dwg, 18x32, slag rf, furnace heat, gas; \$4,500; (o) Chas. Gebert, 75 Hill St, Bklyn; (a) Chas. H. Pfaff, 673 Eldert la, Bklyn, N. Y. (5110).

NEWTOWN.—23d st, w s, 77 s Patterson av; 1-sty bk dwg, 21x52, slag roof, 1-fam, gas; \$3,500; (o) Ernest Muller, 307 Flushing av, L. I. City; (a) Chas. Lehning, 889 Steinway av, L. I. City (4448).

NEWTOWN.—Shurz av, n e c 25th, 1-sty fr dwg, 18x22, shingle rf, 1 family, gas; \$2,000; (o) Oscar Wieman, L. I. City; (a) Chas. Lehning, 889 10 av, L. I. City (5733).

NEPONSET.—Beach 145th st, w s, 180 n Newport av; 1-sty fr dwg, 20x49, shingle rf; \$3,000; (o) J. C. Judge, 44 Court st, Bklyn; (a) A. H. Knoll, Jr., Rockaway Beach, N. Y. (4916).

NEPONSET.—Newport av, s s, 80 e 147th; 1-sty fr dwg, 20x49, shingle rf; \$3,000; (o) J. C. Judge, 44 Court st, Bklyn; (a) A. H. Knoll, Jr., Rockaway Beach, N. Y. (4917).

RICHMOND HILL.—Baker av, w s, 140 s Warburton av; 1-sty fr dwg, 20x32, shingle rf, stove heat, gas; \$4,500; (o) Chas. J. Kraft, 151 St Nicholas av, Bklyn, N. Y.; (o) C. W. Van derbeck, 463 Elm st, Richmond Hill (4897).

RICHMOND HILL.—108th st, e s, 241 n Atlantic av; 2-sty fr dwg, 16x39, shingle rf, 1-fam, gas, steam heat; \$8,500; (o) Thos. D. Lafton, prem; (a) Geo. E. Crane, Richmond Hill (3279).

## FACTORIES AND WAREHOUSES.

WOODHAVEN.—Digby st and 102d rd, n w c; 1-sty bk factory, 110x97, tar and gravel rf, steam heat; \$15,000; (o & a) John Mereogiano, 3888 Jerome av, Woodhaven (4607).

### STABLES AND GARAGES.

COLLEGE POINT.—14th st, e s, 200 n 8th av; fr garage; \$400; (o) Henry Wegmann, prem (5174).

COLLEGE POINT.—10th st, e s, 200 s 6th av; fr garage; \$1,500; (o) D. S. Johnston, prem (5718).

CORONA.—48th st, w s, 120 n Jackson av; bk garage; \$500; (o) I. Lipshitz, prem (4904).

CORONA.—Boyle pl, n s, 40 e Newins; fr garage; \$500; (o) Michael Labriola, prem (4905).

CORONA.—Darvell st, 43; fr garage; \$250; (o) R. Fleury, prem (5699).

CORONA, L. I.—Dowall st, n s, 350 e 51st st, 2-sty garage and living rooms, 20x24, shingle roof, stove heat, gas; \$1,500; (o) Victor Swanson, 5 Banta st, Elmhurst; (a) C. L. Vanone, 166 Corona av, Corona, L. I. (5766).

ELMHURST.—37th st, w s, 60 n Junction av; conc bk garage; \$600; (o) W. R. Gibson, prem (5708).

ELMHURST.—37th st, w s, 60 n Junction av, conc blk garage; \$600; (o) W. R. Gibson, prem (5708).

ELMHURST.—30th st, 9; fr garage; \$150; (o) W. R. Shanks, prem (5710).

FLUSHING.—Bayside av, s s, 160 w Brewster av; fr garage; \$600; (o) W. V. Scott, prem (5245).

FLUSHING.—Brewster av, s e c Myrtle av; fr garage; \$275; (o) Mrs. W. Bauer, prem (5702).

FLUSHING.—Pine st, s s, 125 e Collins pl, 1-sty bk garage, 45x21, period roofing; \$1,500; (o) William Collins, Pine st, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing, L. I. (5772).

FOREST HILLS.—77th av, s s, 40 e 144th; fr garage; \$200; (o) Grace E. Duval, 77th av and High rd, East Forest Hills, L. I. (4914).

GLENDALE.—Bertha pl, 4713; fr garage; \$150; (o) Jos. Powell (4893).

JAMAICA.—Globe av, w s, 215 n State; fr garage; \$350; (o) F. C. Pieters, prem (5451).

JAMAICA.—Smith st, n w c Puntine; conc bk garage; \$1,000; (o) Jos. J. Heribauer, prem (5269).

JAMAICA.—New York av, w s, 200 s Atlantic; fr garage; \$450; (o) Victor Ahola, prem (4306).

JAMAICA.—Hillside av, s s, 232 w Kaplan, 1-sty bk garage and show rooms, 155x100, steam heat, slag rf; \$30,000; (o) Anna Hoerning, 2394 Jamaica av, Richmond Hill; (a) Frank J. Scheifeik, 4168 Park av, Bronx, N. Y. City (5780).

KEW GARDENS.—Richmond Hill av, s s, 190 e Beverly rd, 1-sty bk garage, 27x18, slag rf; \$2,500; (o) Fred H. Van Damm, 145 Waterbury, Bklyn; (a) Louis Allmindinger, 20 Palm-etto, Bklyn (4533).

KEW GARDENS.—Onslow pl, s w c Austin; 2-sty bk garage & dwg, 20x24, tile rf, 1-fam, elec, steam heat; \$5,000; (o & a) Geo. Yepsen, prem (4136).

L. I. CITY.—1st av, n w c Elm; bk garage; \$700; (o) Mary A. Knepp, prem (5717).

## PLANS FILED FOR ALTERATIONS

### Manhattan.

BROAD ST, 127-129, rearrange rooms in 7-sty bk nurses home & hospital; \$10,000; (o) Broad St. Hospital, 129 Broad; (a) Wm. Neil Smith, 101 Park av (3298).

CANAL ST, 268-270, new fire retarding material to enclose stairways in 6-sty bk str & lofts; \$5,000; (o) Theresa D. Browning, 16 Cooper sq; (a) Geo. M. McCabe, 96 5 av (3256).

DELANCEY ST, 150, new partitions, stairway, plumbing in 5-sty bk bank & office bldg; \$5,000; (o) 150 Delancey St. Corp., 150 Delancey; (a) Kunzi & Waillant, 394 Graham av, Bklyn (3277).

GREENWICH ST, 547-549, new fire escapes, windows, steps in 6-sty bk factory; \$1,500; (o) Dunklin Realty Corp., 547-549 Greenwich; (a) Jos. Vervier, 829 Greenwich (3292).

HORATIO ST, 110-112, close openings, new elevator shaft, ext, partitions in 6-sty bk warehouse; \$8,000; (o) Amalgamated Warehouse, Inc., 165 Bway; (a) Max J. Conrady, 474 Greenwich (3283).

IRVING PL, 81-83, new fire-escapes in 4-sty bk dwg; \$600; (o) Dr. Clarence Rice, 81 Irving pl; (a) Chas. C. May, 15 E 40th (3269).

JOHN ST, 36-38-40, new add stls, columns, girders, stairs, elevator, front, plumbing, heating in 4-sty bk str & offices; \$50,000; (o) Ethel & Francis H. Zabriske, 120 Liberty; (a) David S. Lang, 110 W 34th (3270).



LISPENARD ST, 42, remove partitions, stairs, skylights, beam, shaft, new elevator shaft, stairs, partitions, boiler room in 5-sty bk storage & lofts; \$35,000; (o) Geo. A. & H. B. Legg, 40 W 32d; (a) Chas. B. Meyers, 1 Union Sq W (3308).

PECK SLIP, 36-38, new opening, lintels in 5-sty bk str, lofts & dwg; \$100; (o) Aaron Radin Co., 36-38 Peck slip; (a) Frank Hausle, 81 E 125th (3253).

WASHINGTON SQ, 103, remove beams, walls, stairs, new wall, stairs, ladder, post, girder in 5-sty bk church & dwg; \$7,500; (o) Geo. Bardwil, 153 5 av; (a) W. B. Wills, 1153 Myrtle av, Bklyn (3306).

WATER ST, 670-672, new openings, doors, beams, floor, stairs, partitions, fire escapes, ceiling in 2 & 3-sty bk garage, offices & storage; \$4,500; (o) Robt. N. Noble, 672 Water; (a) Jno. N. Friend, 148 Alex av (3295).

WOOSTER ST, 116-118, new self-supporting sprinkler tank equipment on 6-sty bk light mfg; \$5,700; (o) United Brush Mfg. Co., 203 Lafayette; (a) Royal J. Mansfield, 135 William (3305).

2D ST, 138-140 E, remove partitions, change hospital to school 3-sty bk bldg; \$500; (o) Mizrahi Central Bureau, 138 E 2d; (a) Sommerfeld & Steckler, 31 Union sq (3274).

5TH ST, 220-222 E, remove wall, partitions, raise 1 sty front, new entrance, openings, bathrooms, shower rooms in 3-sty bk nursery, synagogue & dwg; \$8,000; (o) Daughters of Isreal Day Nursery, Inc.; (a) Sam Rosenblum, 51 Chambers (3303).

18TH ST, 205-209 E, 3D AV, 205-223, remove stairs, partitions, new shaft, stairs, partitions, openings, floors, walls, ceiling, doors, windows, toilet, rooms, passageway, repair gutters, leaders, rfs, skylights, &c, in 3-sty bk str & dwg; \$9,000; (o) Eimer & Amend, Inc., 205 3 av; (a) Wm. N. Ludwig, 801 Eastern parkway, Bronx (3286).

**Bronx.**

HOFFMAN ST, 2464, 2-sty fr ext, 25.6x10, new plumbing, partitions to 2-sty fr dwg; \$1,200; (o) Graconio Paraggio, on prem; (a) M. W. Del Gaudio, 158 W 45th (599).

TIFFANY ST, 1133, new f. p. doors to 2-sty bk storage; \$500; (o) Herman Fuhrman, 1135 Tiffany; (a) H. F. Oppenheim, 36 8 av (598).

VICTOR ST, 1847, new bk front, bk piers & new steel beams to 2-sty fr garage; \$2,000; (o) Jomas Weiser, prem; (a) Wm. Freed, 508 Amsterdam av (601).

133D ST, 676-78, 1-sty bk ext, 25x60, to 2-sty bk garage; \$9,000; (o) John Leinkan, on prem; (a) Rudolph Kovats, 673 E 133d (604).

161ST ST, 708, new plumbing, partitions to 2-sty fr dwg; \$2,000; (o) Bronx Nat Realty Co., 882 Prospect av; (a) Irving Mayon, 355 E 149th (602).

SOUTHERN BLVD, 1811-23, new cols, new lally cols to 1-sty bk garage; \$1,500; (o) M. & M. N. Corp., New Rochelle, N. Y.; (a) Laspia & Samenfeld, 52 Grand, Bklyn (608).

UNIVERSITY AV, 1940, 2-sty fr ext, 16x35, to 2 1/2-sty fr dwg; \$4,000; (o) Rev. John D. Roach, on prem; (a) Chas. S. Clark, 441 Tremont av (607).

VERIO AV, 4354, 2-sty bk ext, 28x11, to 2 1/2-sty fr dwg; \$100; (o & a) V. H. Grauth, on prem (603).

WHITE PLAINS AV, 3956, 1-sty bk ext, 21.10x 30, to 2-sty fr dwg, str & storage; \$1,500; (o & a) Belville Tomkins, on prem (609).

**Brooklyn.**

BERGEN ST, 1975, n s, 260 w Hopkinson av; porch, 2-fam dwg; \$1,500; (o) Jos. Hecht, prem; (a) E. M. Adelson, 1778 Pitkin av (13931).

BARBEY ST, 524, w s, 200 n Blake av, ext to 2 fam dwg; \$1,500; (o) J. Morris Minsky, prem; (a) Jack Fein, 211 Snedeker av (14001).

ELTON ST, 609, e s, 70 s New Lots rd; move bldg, 2-sty bk garage & 1-fam; \$1,200; (o) Chas. Hohlan, 788 New Lots rd; (a) Louis F. Schellinger, 167 Van Sicklin av (13864).

GARDEN ST, 16, w s, 130.7 1/2 s Flushing av; rem ext, etc, 3-sty fr 6-fam; \$2,000; (o) Saml. Farb, 276 E 3d, N. Y.; (a) Chas. M. Straub, 147 4th av, N. Y. (13836).

PROSPECT PL, 1747, n s, 260 e Howard av; str fronts & int 3-sty bk str & 5-fam; (o) Harry Rubin, 317 Bradford; (a) S. Millman & Son, 1780 Pitkin av (13863).

REMSEN ST, 122, s s, 225 e Henry, int alts & plumbing to 4-sty bk offices, fd rooms & 1 fam dwg; \$10,000; (a) Lester E. Evans, 154 Montague; (a) Slee & Bryson, 154 Montague (14093).

WILLOUGHBY ST, 65-95, n e c Bridge, ext to 8-sty bk telephone exchange; \$1,050,000; (o) N. Y. Telephone Co., 15 Dey; (a) McKenzie, Voorhees & Gmelln, 1123 Bway, Manhattan (14028).

S 3D ST, 389, n s, 171 w Hewes; imp pl 2-sty bk 2-fam; \$1,500; (o) Barnett Wartelsky, 200 Floyd; (a) Morris Klein, 37 Graham av (13898).

BAY 13TH ST, 34, w s, 255 s 86th; ext 2-fam dwg; \$2,500; (o) Vincent Marchime, 32 Bay 13th; Fred Savagram 6005 14th av (13936).

W 16TH ST, 2846-48, w s, 240 n Mermaid av; raise building, etc, 2-sty fr 2-fam; \$3,000; (o) Jennie Vastola, prem; (a) Jos. J. Galizia, 1 Webers walk (13825).

E 25TH ST, 466, w s, 104.5 3-8 n Foster av; int pl, etc, 2-sty fr 2-fam; \$1,500; (o) Alice B. Ritter, prem; (a) A. White Pierce, 26 Court (13966).

41ST ST, 1302-4, s e c 13 av, ext, int alts & plumbing in 3-sty bk str & offices; \$12,000; (o) Esther Kornblum, 1354 49th; (a) S. Gardstein, 26 Court (13996).

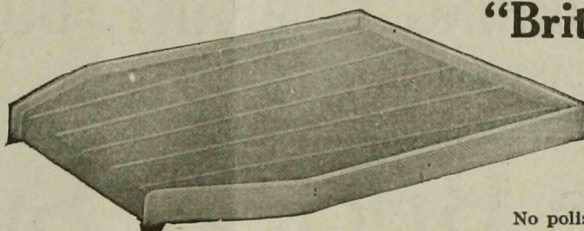
81ST ST, 1269, n s, 100 w 13 av, ext to 2 1/2-sty fr 2 fam dwg; \$2,000; (o) Pasquale Pul-

vinor, prem; (a) Angelo Adamo, 1351 72d (13994).

AV. J, 1424, s w c E 15th; str fronts, int pl, 4-sty bk str & 6-fam; \$2,000; (o) Maude B. Halterman, 19 Lake Av; (a) L. E. Denslow, 44 W 18, N. Y. (13911).

BROADWAY, 799, e s, 25 s Fayette st; int 3-sty bk store, factory & 1-fam; \$3,000; (o) Isidore Miller, prem; (a) Tobias Goldstone, 50 Graham av (13959).

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