

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District  
Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1920, by The Record and Guide Company

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

VOL. CVI  
NO. 25 (2753)

NEW YORK, DECEMBER 18, 1920

25c. A COPY  
\$12.00 A YEAR

## Advertising Index

	Page
A B See Electric Elevator, 4th Cover	
Ackerly, Orville B., & Son...	841
Adler, Ernest N. ....	841
Altmayer, Leon S. ....	839
American Bureau of R. E. ....	841
American Whitewash Co. ....	853
Ames & Co. ....	839
Amy & Co., A. V. ....	839
Anderson & Co., James S. ....	828
Armstrong & Armstrong ....	841
Aspromonte & Son, L. S. ....	855
Automatic Fire Alarm Co. ....	850
Bauer, Milbank & Molloy. ....	836
Bechmann, A. G. ....	840
Beale Co., Inc., H. S. ....	840
Birdsall, Daniel & Co., Front Cover	
Boyd, James J. ....	2d Cover
Boylan, John J. ....	839
Brown, Frederick ....	838
Brown Co., J. Romaine, Front Cover	
Builders' Brick & Supply Co., 4th Cover	
Bulkley & Horton Co. ....	840
Busher Co., Eugene J. ....	839
Butler & Baldwin ....	839
Cammann, Voorhees & Floyd. ....	839
Carpenter, Leonard J. ....	839
Chauncey Real Estate Co. ....	839
Cheney & Co. ....	848
City Investing Co. ....	828
Classified Advertisements ....	837
Coburn, Alfred P. ....	841
Cogley, Peter F. ....	841
Corning Co., Edward ....	4th Cover
Coutoucas, Nicholas ....	838
Cross & Brown. ....	Front Cover
Cruikshank Co. ....	Front Cover
Cruikshank's Sons, Wm., Front Cover	
Cudner R. E. Co. ....	839
Cushman & Wakefield. ....	Front Cover
Cutler & Co., Arthur. ....	841
Cutner, Harry B. ....	839
Davies, J. Clarence. ....	842
Day, Joseph P. ....	839
Dean & Co., W. E. ....	838
Dike, O. D., & H. V. ....	840
Dowd, James A. ....	841
Duross Co. ....	839
Dwight, Archibald & Perry. ....	839
Ellman & Co., Douglas L. ....	828
Ely & Co., Horace S. ....	Front Cover
Empire Brick & Supply Co., 4th Cover	
Engliser, J. B. ....	839
Feuerbach, F. J. ....	840
Finch & Co., Chas. H. ....	848
Finegan, Austin ....	839
Fischer, J. Arthur ....	839
Fogarty, T. A. & J. J. ....	841
Fox & Co., Fredk. ....	841
Frank & Frank ....	850
Frank & Goldenberg ....	853
Fuller Co., Geo. A. ....	850
Gates, Elmer C. ....	839
Goodstein, Harry ....	Title Page
Goodwin & Goodwin ....	839
Hecla Iron Works ....	855

## TABLE OF CONTENTS

Editorials .....	829
John T. Hettrick Held for Conspiracy in Re- straint of Trade.....	830
Recommendations of Special Committee on Reconstruction .....	830
Use of Life Insurance Funds for Increased Housing .....	831
Review of Real Estate Market for the Current Week .....	833
Private Sales of the Week.....	833
Leases .....	837
Statistical Table of the Week.....	842
Get No Competitive Bids on Building Materials	843
General Contractors Demand Payment for School Work .....	846
Many New Plans in Preparation But Contracts Fall Off .....	847
Personal and Trade Notes.....	847
Trade and Technical Society Events.....	847
Building Material Markets.....	848
Current Building Operations.....	848
Contemplated Construction.....	850
Plans Filed for New Construction.....	853

## Advertising Index

	Page
Niles & Johnson.....	837
Noyes & Co., Chas. F. ....	Front Cover
Ogden & Clarkson Corp. ....	839
O'Hara Bros. ....	840
O'Hare, Geo. L. ....	840
O'Reilly & Dahn ....	839
Orr & Co., John C. ....	855
Payton, Jr., Co., Phillip A. ....	842
Pease & Elliman ....	Front Cover
Petersen & Fennell, Inc. ....	841
Pflomm, F. & G. ....	Front Cover
Polak Brokerage Co., E. A. ....	841
Pomeroy Co., Inc., S. H. ....	4th Cover
Porter & Co., I. H. ....	837
Porter & Co. ....	Front Cover
Premier Paper Co. ....	834
Purdy & Co. ....	852
Quell & Quell .....	840
Rafalsky Co., Mark ..	Front Cover
Read & Co., Geo. R. ....	Front Cover
Realty Associates .....	842
Realty Associates Investment Corp. ....	2d Cover
Realty Company of America ..	828
Riker & Sanders .....	840
Ritch, Inc., Wm. T. ....	850
Ruland & Whiting ....	Front Cover
Runk, George S. ....	839
Ryan, George J. ....	839
Sasse, Geo. W. ....	841
Schindler & Liebler .....	841
Schweibert, Henry .....	840
Scobie, Richard H. ....	840
Sherman Brokerage Co. ....	842
Smith Co., Inc., E. C. ....	846
Smith, Malcolm E. ....	841
Smith Co., Inc., E. C. ....	846
South Ferry Realty Co. ....	836
Spear & Co. ....	840
Spotts & Starr .....	839
Steinmetz, John A. ....	840
Stone, Junius H. ....	849
Straus & Co., S. W. ....	853
Tabolt, Jacob J. ....	841
Title Guarantee & Trust Co. ....	828
Tragers Steam Copper Works John .....	855
Tucker, Speyers & Co. ....	839
Tyng & Co., Stephen H., Jr. ....	828
Ullman .....	840
United Elec. Light & Power Co. ....	835
Uris Iron & Steel Corp., Abe. ....	853
Van Valen, Chas. B. ....	2d Cover
Vorndrans' Sons, Christian ..	834
Wells Architectural Iron Co. ....	855
Wells Sons, James N. ....	839
Welsch, S. Sons .....	840
Wheeler, G. C. & A. E. ....	852
Wheeler Realty Corp. ....	840
White & Sons, W. A. ....	828
Whiting & Co., Wm. H. ....	Front Cover
Williams-Dexter Co. ....	841
Wilson Ronting Co., Mrs. ....	841
Winter, Benjamin .....	836
Wood-Dolson Co. ....	Front Cover
Wyckoff, Walter C. ....	839
Zittel & Sons, Fredk. ....	839

## Page

Hess, M. & L., Inc. ....	Front Cover
Holmes Elec. Protective. ....	4th Cover
Hubbard C. Bertram .....	841
Improved Office Par. Co. ....	2d Cover
Jackson, Daniel H. ....	Title Page
Jenkins Elevator Co. ....	850
Kane Co., John P. ....	4th Cover
Keller, Charles G. ....	840
Kilpatrick, Wm. D. ....	828
Kloes, F. J. ....	848
Kohler, Chas. S., Inc. ....	828
Kraslow Construction Co. ....	855
Lackman, Otto .....	840
Lawrence Cement Co. ....	4th Cover
Lawrence, Blake & Jewell. ....	828
Lawyers' Title & Trust Co. ....	835
Leacycraft & Co., J. Edgar Front Cover	
Leist, Henry G. ....	840
Leo, John P., Jr. ....	840
Levers, Robert .....	841
Levin, Inc., Jacob & Morris. ....	842

## Page

Losere, L. G. ....	840
Manning & Trunk .....	839
Martin, Samuel H. ....	839
Maurer & Son, Henry .....	4th Cover
Maxwell, J. S. ....	839
May Co., Lewis H. ....	839
McMahon, Joseph T. ....	836
Mississippi Wire Glass Co. ....	834
Monell, F. Bronson .....	839
Moore's Sons, Inc., Morris. ....	839
Moors, J. K. ....	839
Morgenthau, Jr., Co., M. ....	2d Cover
Moxley & Co., H. L. ....	840
Murray & Co., Inc., Jos. ....	848
Nail & Parker .....	828
Nason Realty Co. ....	Title Page
National Electrical Lab. Co. ....	838
Nehring Bros. ....	839
Newins, Harvey B. ....	836
New York Edison Co., The. ....	871
New York Title & Mortgage Co. ....	828
Niewenhaus Realty Corp. ....	837

## TO BROKERS

18 EAST 18TH STREET

24.6 x 70

Near Fifth Avenue; three-story store and business building, with two flats above suitable for one firm. Possession February 1, 1921. Offered at a very attractive price. Will lease to one tenant. Free and clear; full commission paid.

**Daniel H. Jackson**

135 BROADWAY

Suite 911

Phone: Rector 3569

## TO LEASE

At \$20,000 per Year NET RENTAL

Immediate Possession

Nos. 470-472 Seventh Ave.

40.8½ x 100—Two Three-Story Buildings

BROKERS PROTECTED

Further particulars from

**NASON REALTY CO.**

170 BROADWAY

Phone 915-919

Corlanti 7637-7638

## Choice Plot of Bronx Lots For Sale

MAPES AVENUE

NEAR 180TH STREET

88 x 145

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

See owner: HARRY GOODSTEIN

261 Broadway, N. Y.

Phone 1922 Barclay

**To the REAL ESTATE OWNER**

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

**To the BROKER**

Protection in Placing Loans; Quick Service.

**To the INVESTOR**

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

**New York Title and Mortgage Company**

**OFFICES**

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

Established 1857

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

**Broker and Manager of Estates**

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

**James S. Anderson & Co.**

Member Real Estate Board N. Y.

**REAL ESTATE**

**Management—Leasing  
Rentals—Insurance**

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

**Offices: 82-84 Nassau Street**  
John 79

**William D. Kilpatrick**

**REAL ESTATE OPERATOR**

**149 BROADWAY**

**SAMUEL KILPATRICK**

**Wm. A. White & Sons**

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

**46 Cedar Street**  
Established 1868

**WELD AND SUYDAM**

Incorporated

Member of Real Estate Board, N. Y.

**SPECIALISTS IN**

**Real Estate of Highest Class**

**For Sale For Lease  
For Investment**

**Fifth Avenue Guaranty Building**

**522 Fifth Avenue**

Phone: Vanderbilt 634-635

**Specialists in Harlem and Colored Tenement Properties**

**NAIL & PARKER REAL ESTATE**

**145 West 135th Street  
New York City**

**JOHN E. NAIL  
HENRY C. PARKER**

Telephone { 7682  
Morningside { 7683

**Lawrence, Blake & Jewell**

Member Real Estate Board, N. Y.

**Mortgage Loans  
Sales and Rentals**

**115 Broadway**

Tel. Rector 4080

STEPHEN H. TYNG H. OAKLEY HALL

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

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE**

**MANAGEMENT OF BUSINESS PROPERTY**

**41 Union Square West**

**22 EAST 17TH STREET**

Telephone: Stuyvesant 4000

**New Quarters**

Our Trust Department in our New York Office has been provided with new quarters on the Broadway front of the Third Floor.

There are private rooms for consultation with clients wishing advice in trust matters.

Our Trust Officers are available at all times during business hours and are anxious to help you solve your problems.

There is no Company better qualified to render efficient service of a trust or estate nature.

**TITLE GUARANTEE & TRUST CO**

Capital \$6,000,000

Surplus \$11,000,000

176 Broadway, New York  
175 Remsen St., 196 Montague St., Brooklyn  
350 Fulton St., Jamaica 67 Jackson Ave., L. I. City

**The Realty Company of America**

**FRANKLIN PETTIT**  
President

**TRANSACTS A GENERAL BUSINESS IN THE PURCHASE AND SALE OF NEW YORK CITY REAL ESTATE**

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

**Douglas L. Elliman & Co.**

REAL ESTATE and INSURANCE

*Now in Their New Building*

**15 East 49th Street**

**Tel. Plaza 9200**



**City Investing Company**

**61 Broadway, New York**

Telephone: Bowling Green 8630

Capital, \$5,000,000

**ROBERT E. DOWLING, President**

# E D I T O R I A L

## The Building Industry

Just as this moment when the whole business world is under extreme tension and the building industry especially is being subjected to a thorough overhauling, it is well for those who, under normal conditions, have any part in construction work to keep in mind some of the basic principles governing a business which is always one of the most important in this country. It must not be forgotten, for instance, whatever disclosures are made at the hearings of the Joint Legislative Committee on Housing, that these are either sporadic or temporary and are largely the outcropping of conditions due to the war and to the necessities of the post-armistice period. Fixing of prices, for one thing, and for another the co-operation of all members of any given industry for the benefit of each and the nation are conditions which were forced upon manufacturers and workmen alike for the duration of the war and afterwards. At least it can be said in all fairness to business men that the Government itself had set the example for many of the practices which now are being held up to criticism as not conducive to the best interests of people.

Much good will probably result from the legislative inquiry, especially if what is legal and what is interdict in business practice can be clearly drawn. In a period when so much confusion exists in the business world, it will be particularly helpful if there shall result from the legislative inquiry increased clarity as to the construction of the anti-trust laws, among other things.

It is noteworthy that even while the building industry is under the probe of a legislative inquiry, it still commands the attention which it naturally deserves as one of the great factors in the re-establishment of a normal world. Among those taking this view are the officials of the National City Bank, who in a review of economic conditions on December 1, make the following comment:

"Construction work has always led the way in recovery from business depression. The difference between good times is largely in the amount of construction work going on, and the strongest factor in the present situation is the amount of such work needing to be done. The country by all reports is underbuilt. None of the deficit of the war time has been made good, but last year and this year the country has fallen farther behind, because there is no confidence that present wage rates for mechanics or prices for material will be sustained in face of general business conditions. With great numbers of people out of employment, and the demand for office space and factory additions falling off, investors are not wanting to put their money into building operations at costs which they believe can be very much lowered a year or so later. But if wages and prices come down so that building investments look to be safe against later competition there is a vast amount of work to go forward. There is no industry that holds such possibilities of help for the situation as house-building, for the materials required would give employment in a great variety of industries."

As is well known in building circles, the conditions

pointed out by the National City Bank as necessary to a revival of construction work on a large scale are surely, if somewhat slowly, approaching more nearly to the basis on which may be found assurance of safety in entering on new contracts. As the chief drawback to the flow of money into investment in new buildings has been the uncertainty as to the returns that might be expected from such commitments, the more this uncertainty is minimized the greater inducement there will be for undertakings of this character by individuals of wealth and by financial institutions. There is reason to believe the Lockwood inquiry has done much to settle labor unrest, and, as prices of building material are gradually coming down, two of the greatest factors making for uncertainty are becoming less potent every day.

## Need Here for Desirable Immigrants

The House of Representatives at Washington has passed, by a vote of 293 to 41, the Johnson bill to suspend immigration for one year, the act to take effect two months after its passage. This measure represents the view of a good many timid citizens who fear a radical invasion of the United States, as well as of labor leaders who are suspected of trying to ward off relief to the unsatisfactory labor market in this country.

The Johnson bill now goes to the Senate, where, according to reports from the national capitol, a large block of Senators favor its passage. It is evident, however, that the upper branch of Congress will act with greater deliberation than was displayed in the House. This is well, because the matter is altogether too important to be disposed of in haste.

What is needed is not a suspension of immigration, but the exercise of more discretion as to the immigrants admitted to this country. If it be true, as reported, that thousands of sober, industrious Scotch, Irish, Italians, Scandinavians and others want to come to this country to help themselves by helping our people do the work which is to be done here, especially on the farms, they should be encouraged to come rather than forbidden to enter American ports. It is a notorious fact that if existing laws had been faithfully enforced, most of the undesirable aliens who are causing trouble in this country never would have been allowed to enter. The fact that they are here is not the fault of the laws, but is due to lax enforcement of those laws.

Every observer at all familiar with the situation knows that the farmers of this country need the services of tens of thousands more men if production is to be brought up to the nation's requirements. So, too, it is well known that the housewives of the land need as they never have before many thousands of women for domestic services. To shut off all immigration, as Representative Johnson proposes, would hinder most seriously the solution of these as well as other important phases of the labor problem in the United States.

Instead of suspending immigration, even temporarily,

this Government should have its agents abroad to assist desirable immigrants in their efforts to come to the United States and to proceed to specific points where they could

make themselves most useful. It is encouraging to note that this view of the immigration problem is receiving the serious consideration of Senate leaders.

## John T. Hettrick Held for Conspiracy in Restraint of Trade

**J**OHAN T. HETTRICK and thirty members of the Cut Stone Contractors' Association were indicted by the Extraordinary Grand Jury on Friday, December 10, for violating the Donnelly Anti-Trust law by conspiring to restrain trade. Those in addition to Hettrick named in the indictment are:

Edwin Shuttleworth Company, Edwin Shuttleworth, Rudolph Sues, James Gillies & Son, Inc.; John Gillies, H. J. Horner & Son, Pierre J. Horner, Barr, Thaw & Fraser Company, George G. Barr, Monahan Stone Company, John F. Monahan, William Bradley & Son, E. J. Kelly, B. A. & G. N. Williams, Inc.; Herbert D. Brown, George Brown & Co., Gilbert C. Brown, James McLaren & Sons, James McLaren, J. J. Spurr & Sons, Edwin R. Spurr, Henry Hanlein, Durie & Davidson, John Davidson, the younger; David Miller Company, John E. Miller, John R. Smith's Sons, Inc.; Clarence P. Smith, Nelson Brothers Company, James Nelson.

The indictment says the defendants competed up to Oct. 1, 1919, then agreed that no member should bid on cut stone work and close no contract till Hettrick approved, and should pay 4 per cent. of the gross price to the association, 1 per cent. for Hettrick. The indictment also charges a scheme to bid in bad faith to deceive builders.

Nine of the men indicted are implicated in the "Court House ring" conspiracy.

Hettrick made his appearance on Tuesday of this week before Justice John V. McAvoy, in the Extraordinary Term of the Supreme Court, who fixed bail at \$100,000. It was furnished by a surety company. Robert Elder, his attorney, sought to have Hettrick's bail fixed at \$5,000, but Samuel Untermyer, counsel to the Lockwood Committee, asked the larger amount. Mr. Untermyer read affidavits made by Deputy Attorney Generals Samuel A. Berger and Kenneth M. Spence.

The other indicted men who were named appeared in court before Supreme Court Justice McAvoy Friday, Dec. 10, and were released in bail of \$5,000 each.

Justice McAvoy, at the request of Mr. Berger, signed an order transferring the building graft cases from General Sessions to the Extraordinary Term of the Supreme Court. This means that the cases will be tried before Justice McAvoy.

On last Tuesday five other men involved in building trade operations appeared to plead on indictments, three before Justice McAvoy, and two before Judge Mulqueen in General Sessions. Edward J. Kelley, president of William J. Bradley & Sons, indicted jointly with Hettrick and the stone contractors of the New York Cut Stone Contractors' Association, was admitted to \$5,000 bail. William J. Doran, president of Plumbers' Union No. 43, and William H. Chapman, lieutenant of Robert P. Brindell, were held in \$5,000 bail each on the charge of coercing plumbing employers to join Hettrick's "Code of Practice." Peter Stadtmuller and Joseph Moran, Brindell's aides, were charged with extortion and coercion.

Stadtmuller was already under \$100,000 bail and Moran under \$50,000 bail, and these bonds were continued. All entered pleas of not guilty.

The November Additional Grand Jury returned six indictments on last Tuesday. Only the names of Moran and Stadtmuller were given out.

Robert P. Brindell, president of the Building Trades Council, pleaded not guilty before Judge Mulqueen in General Sessions on Friday, Dec. 10, to a fifth indictment charging extortion. The indictments alleges that Brindell extorted \$5,000 from Max Aronson, of Aronson Brothers, manufacturers, 6-10 East Thirty-second street, on Sept. 29, by threatening to call a strike on the building being erected by the firm at 235 West Thirty-sixth street.

The Court did not increase the bail of \$100,000 on which Brindell had been released on the other indictments, although additional bail was suggested by Assistant District Attorney Unger.

Joseph Moran, member of the Dock Builders' Union, and Peter Stadtmuller, of the House Wreckers' Union, were arraigned before Judge Mulqueen in General Sessions on last Thursday, Dec. 9, on an indictment charging the extortion of \$500 from Jacob L. Kaman, president of the Front Street Housewrecking & Lumber Company, to call off a strike on a job the firm had at 303 West Fiftieth street. This is the second indictment against Stadtmuller. He was released on the previous bail, amounting to \$100,000. Moran was required to give \$50,000 bail.

## Recommendations of Special Committee on Reconstruction

(Special to The Record and Guide.)

Washington, Dec. 15, 1920.

**T**HE Special Committee on Reconstruction and Production, of which Senator William M. Calder, of New York, is chairman, has made a report which deals with coal, housing, labor, transportation, finance and taxation.

The report states that the housing shortage is not confined to large cities, but is to be found in small communities, even in the Far West and South. A house that four years ago cost a workman \$3,000 now costs him \$6,000, while rentals have increased from 25 to 150 per cent.

The report charges that "coal speculation has been permitted to monopolize the transportation facilities of the country, retarding necessary construction and increasing the basic cost of the manufacture and distribution of commodities in general."

The report refers to the building trades scandal now being investigated by the Lockwood Committee in New York. It says:

"The misdirection and exploitation of some groups of organized labor, through grafting leadership, has been revealed in New York and is reported in some of the other larger cities. This has spread to combinations of employers, who, working

together with such grafting labor leaders, have combined to force unduly high prices. These conditions are called to the attention of the Department of Justice and that department is urged to prosecute the wrongdoers whenever they are found to have violated the Federal statutes.

"The committee recommends abandonment of cost-plus contracts by the Government, states and municipalities and by private individuals in order that competition may be encouraged and labor efficiency stimulated."

The committee recommends a Federal bureau that shall serve as a clearing house of the best knowledge and practices in construction work.

The report recommends:

"That all coal operators, wholesalers, jobbers and retailers be compelled by statute to file at regular and frequent periods with some Federal agency, reports on the total tonnage produced or handled, the size and quality thereof, the amount of tonnage contracted for, the amount sold on contract and at spot sale, to whom, together with the prices made or received under such contracts or sales; that producers and distributors make regular reports sufficient to determine their costs and profits and the corporate inter-relations or the communities of interest, if any, between companies producing and distributing coal.

# REAL ESTATE SECTION

## Use of Life Insurance Funds for Increased Housing

President Haley Fiske of the Metropolitan Company Points Out Considerations Which Must Govern Investment of Policyholders' Moneys

**I**N view of the suggestion that life insurance companies should be required by law to greatly extend their loans to promote housing, widespread interest is being shown in the address which Mr. Haley Fiske, president of the Metropolitan Life Insurance Company, delivered before the fourteenth annual meeting of the Association of Life Insurance Presidents at the Hotel Astor on December 9.

"The subject of investments of life insurance funds," Mr. Fiske said, "has been a very live one for some years, and especially of late the discussion has reached an acute stage. It is interesting for three reasons: First, because of the immense amount of the funds of the companies; second, because of the need of capital in various directions, and third, because of the enormous number of people who are interested as life insurance policy-holders. Two-fifths of the entire population of the United States are insured in what are called "Old Line" companies—that is, in companies issuing policies on the level premium plan. This plan requires great accumulations to provide for the maturity of the insurance. The plan is familiar enough to you, but I doubt if people generally understand the function of the reserves which by their size attract a great deal of attention, sometimes of prejudice, because of the power involved in the possession and care of huge sums of money, and occasionally of temptation to legislatures in the matter of taxation.

"These reserves in 39 companies whose assets are nearly 91 per cent. of the combined assets of 266 level premium companies operating in the United States, amounted at the end of 1919 to about five billions of dollars. Many people look upon these five billions as free assets and do not know they are also liabilities. The public ought to understand this. The level premium plan of insurance was designed, as the name indicates, to issue policies the premiums upon which are the same during the life of the policies. It is certain that the cost of insurance increases each year after age 10 because the rate of mortality increases. More people out of each thousand die every year with increasing age. The 'natural insurance' plan of assessment companies therefore involves increased premiums with advancing age. It is obvious that as the period of life approaches the less productive age the premium becomes more of a burden and finally becomes almost prohibitive. The level premium plan takes the cost of insurance through life and divides it so that the premium will be the same as that charged upon the issue of the policy. It follows that at the beginning the holder pays more than the premium necessary to carry the mortality cost for the year. The excess premium is the reserve. This reserve takes care of the deficit in the premium when the age has advanced so that the premium charged is less than the mortality cost of the year. The companies must invest the reserve at a rate of interest that, added to the reserves themselves and future premiums, will produce the full amount of the insurance when it becomes due. Of course you cannot apply this formula in individual cases because many people do not live out their expectancy; but mortality tables are constructed to apply to thousands of lives, and on the whole mass the reserves do provide the funds to pay the insurance. Thus the reserves become a liability and are a capital."

Declaring that it is "hard to get this simple and obvious fact into the heads of legislators," Mr. Fiske continued:

When they propose to levy a tax on reserves they are levying a tax on capital; they are confiscating a part of the consideration received by the companies for the contracts the companies have issued; they are taking away the money the companies need to fulfill their obligations; they are robbing the policy-holders of the deposits the policy-holders have made, out of which their policies are to be paid. It is one thing to tax premiums, for in that case the companies can add the tax to the premium, and all that is done by that is to tax savings. And it is one thing to tax corporate incomes, for that is to take away a part of the excess interest earned. The objections to these forms of taxes are objections based upon the inadvisability of taxing thrift, of penalizing savings for widows and orphans. But it is quite another thing to tax reserves, for that is confiscation of capital.

The necessity of earning interest on the reserves is clear, for interest enters into the calculation of the premiums. The statute fixes the rate of interest which is assumed in the calculation. It is the excess interest earned and the saving, if any, on the rate of mortality assumed, that create surplus. The surplus of all the American companies is stated by the Year Book to be \$316,800,000, though due to the variation in the way certain companies make up their statements, it is impossible to say this is accurate. But taking the figures as reported it is, you see, only about 6% of the reserves and a little over 5% of the assets—surely a margin small enough to prove that the companies have been as liberal as possible in paying dividends to policy-holders. That a reasonable surplus must be kept is evident not only on the general principle of safeguarding investments against fluctuations in values, but also to provide against possible epidemics which upset mortality assumptions. The surplus is accumulated out of an excess of interest over the assumed rate and out of savings in mortality, if any, and of course, out of savings in assumed expenses; which last matter is outside of the subject given to me to discuss.

Outlining the principles governing investments Mr. Fiske said:

The management of the companies has the responsibility of taking such care of the assets as will produce an excess of interest over the rate assumed. This responsibility is great. The sum of the assets of the 39 companies mentioned above is prodigious. At the end of 1919 it was \$6,158,697,723.07. What are the principles which should govern investments? The most important is safety and the statutes on that principle limit the companies to certain classes of investments. Within these limits what principles apply?

First, naturally, those investments which, while safe, pay the highest return. But in the application of this there should be other principles borne in mind. One is, the needs of the public. Another, the needs of the localities in which the policy-holders reside. Another, the necessities of Government, Federal and local. Another, the needs of the policy-holders themselves as individual capitalists. Let us, in taking up discussion of these principles, mention the last first.

Emphasizing the suggestion that policy-holders are capitalists, Mr. Fiske continued:

It is a comforting thing to consider the holder of a policy a capitalist *ipso facto*, because of the enormous number of policy-holders. I have said that it is about two-fifths of the population. The number of policies in force in the 39 companies whose assets, as I have said, are about 91% of the combined assets of the 266 companies named in the reports, was at the end of 1919 fifty-eight millions. Many are insured in more than one company. We have made calculations, based upon the claimants' statements of thousands of death claims, which convince us that the number of individual lives insured is forty millions. In these days when capital is assailed it is well to bring home to the people that they themselves are capitalists. They forget it. The industrial insurance companies had at the end of 1919 about forty-four millions of industrial policies in force, insuring about thirty-three millions of individual workmen and women and their children. In their Ordinary departments these companies had millions more working people insured who could afford to pay their premiums annually, semi-annually, or quarterly instead of weekly. These people own the assets back of these policies.

I remember, addressing some agents who represented the east side population of New York City, pointing out to them as a fact they should bring home to their people, that these people should have no envy of capitalists. When they peer through the windows of the restaurant of a big hotel and see the diners gorging themselves, let them say not words of jealousy, but of encouragement—"Go on, eat, spend your money; what you are doing is to help the hotel company pay the interest on our eight million dollar mortgage on the hotel property." It is important to teach the working people that they are the capitalists, and that attack on capital investments is an attack upon themselves. Over-taxation, confiscation, failure to help public utilities by refusing to permit adequate rates, is robbing them, not the rich. It is important that legislators and members of public commissions should realize this elemental fact. And they should remember that injustice done or permitted by them is injustice not to the wealthy, but to their own constituents who put them in office. It is not the rich who own the steam

railroads, the trolley lines, the public buildings, the telephones, the water supply, the sewerage systems; it is the poor and the people of moderate means whose savings are invested in these enterprises. The insurance companies' investments belong to these in a mass.

After referring to the importance and necessity of insurance companies making loans on policies and pointing out that the thirty-nine companies referred to had invested, at the end of 1919, more than \$732,000,000 in notes and loans to policy holders, or nearly 12 per cent. of the entire assets, Mr. Fiske took up the necessities of government as another principle on which investments should be made. He declared:

At the end of 1919 the 39 companies owned nearly a billion and a quarter of Federal, State, County and Municipal bonds—nearly 20% of the entire amount of their assets. We were at war so short a time that the recollection of everybody is very vivid as to the urgent necessity of borrowing money by the Federal Government. Life insurance companies were the first to be appealed to and they were urged even to borrow money to invest in the Liberty and Victory loans. They responded nobly and owned over seven hundred millions of United States bonds at the end of 1919. In this case you will observe that what we have named as the primary principle of investment—to get as high a rate of interest as possible from safe securities—was modified by the other principle we have named. Some of the bonds bought carried interest down to the rate assumed in the calculation of premiums, and nearly all of the bonds subscribed left little excess interest for surplus.

It seems to me there should be another principle governing investments, namely public needs. It would seem to be selfish, and to be ignoring the fact that by reason of the large proportion of the population which is insured it owes a certain regard for the needs of the people as a whole for a management to be governed entirely by the rate of interest, or by the investments it prefers as in its experience it knows most about or is in a way associated with. In what channels can the management put its funds for public benefit provided these channels are safe? It would seem that insurance companies as a whole have consistently followed this principle. Take public transportation. If we go back over the financial history of the country we find that thirty or forty years ago what the country most needed was facility of communication. The linking together of far distant communities; the opening up of the West to agriculture; the bringing of products to the seaboard, the furnishing of necessities from manufacturing centers to the farms, the development of mines and transportation of metals and coal, the building up of cities near the newly opened land, the consequent organization of commerce, all indicated the use of capital for building railroads and equipment.

Taking up the subject of real estate mortgages, Mr. Fiske said:

Next take the public need of cultivated farms and city dwellings, store houses, shops, office buildings. Mortgage loans have generally formed the largest percentage of life insurance investments. Here is a need which just at present attracts the most public attention. Criticism has been insistent that the companies have not done their duty. They have been blamed because of the shortage of housing. It is unthinking criticism. It has even been claimed that mortgages should be, if not almost the sole, yet the very greatly predominating form of investment. This criticism overlooks several facts. First, investments must be to some extent liquid. One company was called upon to pay twenty-four millions of dollars in a year on influenza claims over and above its normal mortality—about 50%. Second, if all the companies undertook mortgage loans almost exclusively the rate of interest would fall to a point very detrimental to the interest of policy-holders. Third, if such a rule were established by statute the supply would exceed the demand and there would be a large amount of uninvested assets. And lastly, and as important as any, and really fundamental, is the fact that the housing situation would have been just as bad if the policy now suggested had been the rule of the companies. During the war there was no unsatisfied demand for mortgage loans on good securities. Building stopped. Parenthetically we may remark if the rule desired had been statutory the United States Government would have been seriously hampered in the prosecution of the war by lack of funds, and the statutes probably would have been repealed. One reason building stopped was that there was no great demand and little capital which was available to back up the mortgage loans, which, of course, are only half the building costs. Besides which it will be remembered that the Federal Government put great restrictions on building construction, and that permits to build and even to make improvements or alterations in existing buildings had to be obtained.

After the war, when real estate began to be active and it was realized that years of quiescence had caused a shortage of all kinds of buildings, several obstacles were found in the search for loans. The surtaxes on income caused estates and individuals to call existing mortgages for payment for the purpose of reinvesting the funds in tax-exempt securities or those yielding a high return and to refuse to make new mortgage loans. Seekers for loans on new construction met with the competition of borrowers whose loans were called who were looking for new lenders. The high cost of labor and material has deferred builders, and on this high cost, the proportion heretofore regarded as safe to loan has been diminished; because the mortgages are permanent loans and the investor must look far ahead for ultimate real estate values when he determines how much to lend. It is significant, however, that the insurance company which is the largest investor in New York City mortgages (the Metropolitan) has not refused here or elsewhere a single application with adequate security on housing enterprises, and has loaned this year, and agreed to loan on mortgages, eighty millions of dollars. Its loans and engagements of the year cover 107 apartments and 2,024 dwellings, accommodating 5,038 families, besides nine hotels. Of these, 620 loans are in New York City and 1,511 elsewhere. The dwellings are not expensive ones, the loans running from \$2,000 to \$5,000. The fact that it has refused none indicates that other companies and institutions must be lending. And can anybody say that the life insurance companies should be the only lenders on bond and mortgage? It is not their fault that the tax laws have cut out of the market the private investor and the managers of estates; nor that there are in the market huge amounts of tax-exempt investments of

local government bodies. Safety of all the funds of life insurance companies would seem to call for diversity of investments within the limits of existing laws.

And there is the matter of farm loans. Dwellers in cities have had direct benefit in the matter of lower food costs and would suffer if agricultural development were curtailed. The life companies are called upon for these loans and have over a billion dollars so invested—15% of their assets; although in this field they have to submit to the competition of the Federal Government, which exempts mortgages made under its system from taxation. The history of farm loans is very creditable to the life companies.

As to the total mortgage investments, back in 1870 nearly 40% of the assets of the 39 companies was on bond and mortgage; in 1875, 58%; from 1880 to 1895, about 40%, and last year they were over 30%. The end of this year will probably see this percentage increased; for the increase of mortgage loans by the 39 companies in 1920 to the end of October amounts to \$232,729,386.70, of which \$151,348,902.23 were on farms, \$78,875,359.47 in cities, and two and a half millions not separated in the figures furnished to us by the companies. Thus to-day the companies have the enormous sum of \$2,082,836,848.46 invested on bond and mortgage, about equally divided between farms and cities, and have made commitments for many millions more—one company alone having promised nearly fifty millions in loans not yet closed.

Now, during this period of expansion of mortgage loans by the life companies, the companies have put aside to a large extent offers of railroad bonds, equipment and public service securities all perfectly sound, which would have netted 6½, 7, 7½, 8 and even higher rates of interest. Here again we observe the principle of obtaining the highest rate of interest consistent with soundness modified by the principle of meeting public necessities.

Mr. Fiske further declared it to be a false policy to undertake to compel insurance companies to invest a fixed part of their funds in localities where policy-holders reside. One state passed such a law, he said, and the consequence was that the most important companies withdrew from the state and have never returned. Another consequence was the rise in the rate of interest on mortgages in the state because of the withdrawal of the company loans. Continuing, he said:

The agitation for that kind of legislation has never ceased, and even in the enlightened State of New York something along that line has been proposed: as, for instance, compelling loans on bond and mortgage in some proportion to the assets. Much can be forgiven people who have the responsibility of meeting acute housing deficiency. But they must think things out. The fact is that the life insurance companies doing business in this state have about 60% of their New York reserves invested in New York real estate mortgages and real estate. Such a law passed in New York would lead to retaliatory legislation. The ultimate result would be the diminution instead of the increase of mortgage loans in the state.

The fact is that there is no obligation upon the companies to the various states in matter of investments. The right to do business is purchased by the payment of taxes and license fees and the subjection to state supervision. The obligation of the companies is to their policy-holders in their respective states. The way to conduct an insurance company is to meet the reasonable, intelligent, informed desires of its policy-holders. In regard to this subject, what is the real interest of the policy-holder? It is to get the best returns out of safe investments. Safety first, income next. Wherever the return are highest on sound securities there should the investment be made irrespective of locality. But, given securities of equal value and return, it is right that policy-holders should have their localities benefited. This is, I think, according to the investment plan of the companies. It is dictated by self-interest. Any attempt to dictate by legislation is sure to defeat its object.

"What the companies have done," Mr. Fiske added, "has been to invest their funds throughout the country where funds were needed, as indicated in part by the rate of interest obtainable. Two things were accomplished thereby which benefit policy-holders: First, a better rate of interest was obtained, and second, the partially undeveloped parts of the country were helped along in their progress."

**A**PPPLICATION has been made to the Board of Estimate by John H. Delaney, Transit Construction Commissioner, for an issue of city bonds of \$25,901,000 to carry on construction upon the city owned rapid transit lines next year. The application was referred to the Committee on Finance and Budget.

Commissioner Delaney asked the board to set aside \$11,053,500 for construction on routes operated by the Interborough Rapid Transit Company under terms of Contract No. 3, and \$14,103,500 for work on the lines of the New York Municipal Railway, a subsidiary of the Brooklyn Rapid Transit Company, under Contract No. 4. He also asked an allowance of \$825,000 for additions to the original subway, operated by the Interborough.

According to the schedules filed by Commissioner Delaney the work to be done on Interborough lines includes the extension of the so-called Steinway tunnel route from Queens, which now ends at Lexington avenue and Forty-second street, to Forty-first street west of Seventh avenue.

# Review of Real Estate Market for the Current Week

## The Downtown Part of the City Witnessed the Larger Transactions of a Light Market, While There Was Varied Dealing Elsewhere

**W**HILE the volume of dealing in real estate this week was not extensive it was a week significant in the character of its sales. Some very good transactions in medium sized commercial buildings took place and several large business buildings also were sold. Most notable of the larger structures was that of the Borden Condensed Milk Company, at Hudson and Franklin streets. Frederick Brown, operator, bought it, and before another issue of The Record and Guide appears it will probably be resold. The estate of Clarence W. Seamans sold a six-story double loft building on Bleecker street. Mr. Seamans in his lifetime was a member of the typewriter manufacturing firm of Wyckoff, Seamans & Benedict and interested in the Remington Arms Company. It is understood that his estate took a substantial profit on the sale of the parcel. There was a short block front on the south side of Fulton street sold as a site for a modern office building. A Seventh avenue extension plot was bought for improvement with a modern commercial structure. There was a big corner sale in the insurance zone. There was active buying of buildings by tenants, not so much on the co-operative plan as by individual firms who desire to assure their permanency in given neighborhoods. Most of this kind of buying is caused by the tremendous increase of commercial rentals.

The best part of the big dealing of the week was south of Fourteenth street. Our news columns report the trading in detail. There were some good sized sales, too, in apartment houses in Harlem, while the sale of private dwellings, some for occupancy by investors, took place here and there, mostly north of Fifty-ninth street. A few old types of tenement houses were bought.

There were some good sized leases negotiated throughout the city, some of them on Broadway and in its vicinity. A notable instance of increase of store rental power was afforded in the renewal of the lease of the store in the Columbus Circle section of Broadway to the Franklin Motor Car Company. Five years ago it paid an annual rental of \$6,000 for a store; within six months it added a store at \$7,500 a year; later it leased a store at \$15,000 a year, and its latest lease is for a store at \$25,000 per annum. Probably nothing more forcibly illustrates the growing strength of the Columbus Circle district as an automobile market.

The week gave every indication of a market with a strong undertone. It is expected that before long operators will be found busy buying and selling in the lower west side as a result of the building of the vehicular tunnel under the North River. There were some signs of activity there this week which it is believed the tunnel has induced.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded, in Manhattan this week, was 95, as against 117 last week and 180 a year ago. The number of sales south of 59th st was 40, as compared with 47 last week and 16 a year ago.

The number of sales north of 59th st was 55, as compared with 75 last week and 106 a year ago.

From the Bronx 17 sales at private contract were reported, as against 33 last week and 68 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 842.

### Federal Reserve Declines to Buy.

Because it considers the price asked for the Montauk building too high, the Federal Reserve Bank has declined to buy the property as part of its site for a \$5,000,000 banking house it contemplates erecting on the block bounded by Nassau, William and Liberty sts. and Maiden la. The Montauk building is a modern 8-story office building on the east end of the new banking house site or on the west side of William st. from Liberty st. to Maiden la. It covers a plot 77x44, and is owned by the Ormond Realty Corporation, of which Alfred M. Bedell is president. The total assessed valuation of the property is \$400,000. The selling price was \$1,500,000.

It is understood that the Federal Reserve Bank has gone ahead with the preparation of plans for its new building, excluding the William st. frontage occupied by the Montauk building.

An official of the Federal Reserve Bank stated that there were no negotiations on for the purchase of the Montauk property and that plans for the new bank as they existed at the present time did not include the William st. front.

There is no power in the Federal Government, so far as is known, to condemn the Montauk building and site. The owners of the property state they will add four stories to the Montauk building.

### A Vanderbilt Legacy.

Estate of the late William K. Vanderbilt conveyed to Harold S. Vanderbilt and Malcolm D. Sloane the 5-story dwelling at 647 Fifth av., adjoining the former home of Morton F. Plant, at the southeast corner of 52d st., now occupied by Cartier, jeweler. A record of the transfer was recorded on Wednesday.

The house stands on a plot 37.6x100, and was transferred subject to a mortgage for \$250,000. This and the house adjoining on the south were erected several years ago by the Vanderbilts. They are next to the Union Club.

### Big Trinity Plot Bought.

Another lower west side holding of Trinity Church Corporation is about to pass to new hands as is indicated by the formation at Albany of the 233 Spring Street Holding Co., hav-

ing a capital of \$50,000, with M. Rothbart, M. J. Bohrer and P. E. Uhr, as directors. At this location Trinity owns all of the land extending from 233 Spring st, alongside the Butterick Building over to 257, at the northeast corner of Varick st, mostly 2½-sty and 3-sty and basement old frame and brick dwellings. The immediate Varick st corner is vacant, with a 3-story brick stable adjoining. The total plot is 273.10 x113.9. Mr. Rothbart has been identified with the erection of several garages in this district.

### Printers' Craft Buyers Organized

Another step in the plan of a group of tenants to take over the 22-story Printers' Craft building on Eighth av, between 33d and 34th sts, is indicated by the incorporation of the Printers' Craft Realty Co. at Albany, with a capital of \$2,500,000, and having as directors Charles C. Pearce, Wallace T. Stock and Clyde B. Santee, attorneys, all of 120 Broadway. The property was recently taken over by the Trepok Realty Corporation through Franklin Pettit, who bid it in at foreclosure, and this week there were recorded in the Register's office two mortgages revealing a refinancing of the property. There are mortgages totaling \$3,050,000 now on the property.

### Sale on Seventh Av. Extension.

The John Wyeth Chemical Co. of Philadelphia bought a site along the extension of Seventh av, diagonally across from the Greenwich Village Theatre, where it will erect new executive offices in this city. The plot is at the southeast corner of Seventh av and West 10th st, an irregularly shaped parcel, caused by the cutting through of the thoroughfare, and is to be improved with a 4-story granite structure.

Harris and Maurice Mandelbaum and Frederick H. Comstock were the sellers of the property. Mr. Comstock disposed of the immediate corner and the Messrs. Mandelbaum sold the parcel fronting 93.1 feet on Seventh av. The two properties comprise a site fronting 135 feet on Seventh av and 16.9 feet on West 10th st, with an easterly dimension of 93.6 feet and an irregular south line. Arthur J. Roberson was the broker in the transaction.

### Seamans Estate Sells Parcel.

L. Tanenbaum, Strauss & Co. sold for the estate of Clarence W. Seamans to Robert Cuming, of the hat block manufacturing firm of M. A. Cuming & Co., the present tenant, 43 to 49 Bleecker st, a 6-story brick loft building, on a plot 85x100x63.6, adjoining the southeast corner of Lafayette st, with the rear fronting on Shinbone alley.

### Notable Sale in Insurance Zone.

Charles F. Noyes Co. sold for B. T. Bush, president of the Antoine Chirle Co., to Harry Aronson, 14 to 20 Platt st, and 12 to 16 Gold st, forming the southwest corner of the two streets, five old 4-story brick mercantile buildings, covering a plot 84x90.7xirregular, the longer frontage being on Gold st.

The deal is said to have represented an investment of \$500,000, including reconstruction

of the buildings. Greene & Hurd were attorneys for the seller, and Lurie & Feinberg represented the buyer.

Negotiations are pending for the resale of 18-20 Platt st, the immediate corner.

### Operator Buys Borden Building.

Charles F. Noyes Co. sold to Frederick Brown for all cash the "Borden Building," at 106 to 110 Hudson st, northeast corner of Franklin st, covering plot 65.11x75.2. The building is 10 stories high, with two elevators and every modern improvement. Mr. Brown buys the building with full possession on or before October 1, 1921, and will offer the property for rental or resale. The building was erected in 1904, and cost \$550,000. The sellers are erecting a new 23-story building at the southwest corner of Madison av and 45th st, and will occupy a large portion of the new building by consolidating all of its departments.

### Tenants Buy Business Building.

Tenants have arranged to take over the 5-story store and loft building 96 to 102 Grand st, and have formed the 100 Grand Street Corporation for the purpose of holding the property, which is owned by the Grand Street Realty Co. John E. Cowdin, president. The directors of the new company are Walter Eveleth, of the Eveleth-Brown Co., lithographers, and M. S. Breakstone, both tenants, and J. Hirsch. The structure stands on a plot 100x100, irregular, adjoining the northwest corner of Mercer st. L. Tanenbaum, Strauss & Co. were the brokers.

### Sells an East Side Landmark.

Albert B. Ashforth, Inc., sold for the Russian Church Relief Corporation, to a client, the 4-story and basement brick building 231-235 East 17th st, on a plot 74x104. This was formerly owned and used by the Episcopal School of St. John the Baptist.

### Gas Company Sells Plot.

Joseph P. Day sold for the Consolidated Gas Co. of New York the vacant plot on the southwest corner of 116th st and Lexington av to the Denwood Realty Co., represented by M. Salmon. The buyers will erect a 1-story brick building on the property, to contain 10 or 12 stores. The plots front 80 feet on the street and 100.11 feet on the avenue.

### An Old Broadway Corner Sold.

Manhattan College has sold the vacant plot opposite the college grounds at the southeast corner of Old Broadway and 133d st, which it had owned for several years. The property fronts 104.5 feet on Old Broadway and 134.9 feet on 133d st, with easterly and southerly dimensions of 99.11 and 107 feet respectively.

### Old Holdings Change Hands

Dunlap & Lloyd, Inc., sold for the Kean estate 176 to 182 Waverly pl, four 3-story and basement brick dwellings, on a plot 67.6x85.6, adjoining

the southwest corner of West 10th st. It is the first time the parcels have changed hands since 1850.

#### Sales of Fine Dwellings.

Estate of Mary C. Kahl sold through William A. White & Sons to William E. Wheelock, for occupancy, 147 East 63d st., a 3-sty and basement stone front dwelling, on a lot 16x100.5. The buyer now resides at 45 West 51st st.

Julia C. Bourne sold 37 West 54th st., a 4-sty and basement brownstone dwelling, on a lot 20x100.5. This house is on the same block with the homes of John D. Rockefeller and Chauncey M. Depew. The buyer will occupy.

#### Large Apartment Houses Sold.

Louis Block and Benjamin Lachowsky sold for Liepold Weiss the two 7-sty elevator apartment houses 522 to 530 West 136th st, known as the Sunderland and Norman courts. The structures occupy a plot 200x100, and are situated 175 feet east of Broadway and face the grounds of the Hebrew Orphan Asylum. They were held at \$500,000, and were purchased by an out of town investor.

#### Priests Buy Bronx Plot.

The Passionist Fathers have purchased property in the Bronx, where they will eventually establish a large monastery and conduct a theological seminary. The property comprises about 4 acres at Sedgwick and Reservoir avs. On one acre is the Eames house on the Clafin estate, where the priests will live temporarily. The property was obtained from purchasers at the Clafin auction through Joseph P. Day. It extends from Sedgwick av through the proposed Webb av and Clafin av to University av, and overlooks Jerome Avenue Reservoir and Van Cortlandt Park.

#### Buys Big Warehouse Site.

The Princess Construction Co. purchased from the Realty Associates, the plot, 150x100.2, on the north side of 31st st, 200 feet east of Third av, adjoining the plot 100x100.2, recently purchased by them from this company. The entire plot, 250x100.2, is to be improved with a 1-sty warehouse and mezzanine office on the central 50 feet, the entire building, when completed, to be similar to the warehouse built within the past year by the Princess Construction Co., on the north side of 30th st, 100 feet east of Third av. The advantages and facilities of property in the Bush Terminal section of Brooklyn are pushing rapidly ahead, making this section one of the finest industrial and shipping centers of the entire United States.

#### Mortgage Loans of Interest.

Thomas J. O'Reilly has negotiated mortgage loans aggregating over \$1,500,000, among which are the following: For Dora Antin on 424 West 136th st, \$20,000; for the Pittsburgh-Allegheny Coal Co. on northeast corner of Lexington av and 73d st, \$85,000; for Nathan Roggen, on 39-41 East Broadway, \$54,000; for H. & A. Cohen Corporation, on 59 West 115th st, \$26,000; for August Schroeder, on 205-207 East 74th st, \$11,000; for Mary J. Lyons, on 150 East 50th st, \$18,000; for Sarah Block, on 86-88 Hester st, \$40,000; for A. & L. Rubenstone, on southwest corner of 175th st & Lenox av, \$85,000; on 450-452 East 175th st, \$27,000; (second mortgage) on 605 Fifth av, \$100,000; on 19 West 16th st, \$22,000, and on 539 West 112th st, \$144,000.

Charles B. Van Valen, Inc., obtained for the McDavitt Corporation, H. B. Davis, president, a blanket mortgage of \$165,000 at 6 per cent. per annum for 5 years on 154-156 East 91st st and on 158-160 East 91st st. Each property is 50x100.816, and is improved with 5-sty and basement elevator apartment houses. Sixty apartments in the houses rent for \$7,500. On the other side of town, the Van Valen Co. obtained for Mrs. Frieda Thomas a loan of \$10,000 on the 4-sty and basement dwelling 50 West 97th st, occupied by her.

Charles B. Van Valen, Inc., placed for the Naimin Corporation, C. Bertram Hubbard, agent, a loan of \$87,000 on 973-975 Third av, northeast corner of 58th st. The plot, 50.234x105, is improved with a 6-sty apartment with stores, renting for \$26,514.00.

Charles F. Noves Co. secured for the Warren-Broadway Corporation (Max Marx and associates) a savings bank loan of \$70,000 on property at 56x58 Warren st.

#### Manhattan.

##### South of 59th Street.

ATTORNEY ST.—Joseph P. Day sold for Wolf Goldberg 33 Attorney st, a 5-sty brick tenement house with store, on a lot 25x100.

CHRYSSTIE ST.—Leon Rosenfeld bought from Benjamin R. Silver 182 Chrystie st, a 5-sty and basement brick tenement house, with stores, on a lot 25x100, adjoining the northwest corner of Rivington st.

ESSEX ST.—Louis Klein sold to Hlman Fischer 107 Essex st, a 5-sty brick tenement, with store, on a lot 25x88.1.

GREENE ST.—Joseph P. Day sold for the

Straus estate the 5-sty brick loft building, on a plot 50.4x100, at 159-161 Greene st, to Henry J. Hemmens.

HENRY ST.—Breinchen Wallach, as executor, sold to John Hellmann 294 Henry st, a 5-sty brick tenement house, with stores, on a lot 24x96.5.

HENRY ST.—Lawyers Mortgage Co. sold 320 Henry st, a 5-sty and basement brick tenement house with store, on a lot 25.1x95.2.

LUDLOW ST.—Helen C. Mostyn sold 169 Ludlow st, a 3-sty frame stable, on a lot 25x87.6.

MADISON ST.—The 29 Scammel Street Corporation sold to Annie Silber the 5-sty brick tenement house with store at 357 Madison st, on a lot 23.9x95.10.

PEARL ST.—Margaret A. Becker sold to Leopold Weiss 320-322 Pearl st, a 5-sty brick building, on a plot 43.3x97xirregular.

PITT ST.—Rudolph Stehle, trustee, sold to Morris Pelenberg 98 Pitt st, a 5-sty brownstone tenement house, with stores, on a lot 25x100.

5TH ST.—Harry Tanzer & Co. sold for Mrs. Eliza Roettinger 232 East 5th st, a 4-sty and basement brick tenement house, on a lot 21x96.2. Signor Conte is the buyer.

19TH ST.—James N. Wells Sons sold for a client to Amos R. Cahoon, the tenant, 515 West 19th st, a 3-sty brick building, on a lot 18.9x92, one-half block from the North river.

21ST ST.—Assemblyman Thomas F. Burchill bought through James N. Wells' Sons, for occupancy, 347 West 21st st, a 4-sty and basement brick dwelling, on a lot 21x98.9.

22D ST.—James N. Wells' Sons sold for a client to Frederick J. Liscombe, for occupancy, 455 West 22d st, a 4-sty brownstone dwelling, on a lot 16.8x98.9.

38TH ST.—Columbus Holding Co. sold through A. A. Hageman to William Keller 55 West 38th st, a 4-sty stone front business building, on a lot 17x98.9.

46TH ST.—John J. Hoeckb, Inc., in conjunction with Frank Lombardi, sold for a client to G. Vercelli 366 West 46th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.5, for occupancy.

49TH ST.—W. R. Peters, who purchased the residence 6 East 69th st last February, has sold his former home at 33 West 49th st, a 4-sty and basement brownstone dwelling, on a lot 22x100.5, a Columbia College leasehold, through Douglas L. Elliman & Co.

55TH ST.—N. A. Berwin & Co., Inc., sold to a Mrs. O'Kane for Alfred M. Rau the 5½-sty American basement dwelling 16 West 55th st, on a lot 20x100.5. Mrs. O'Kane is altering the house into small apartments.

57TH ST.—Dr. Franklyn A. Dorman sold 133-135 East 57th st, two 3-sty and basement brick dwellings, each on a lot 16x50.5, adjoining the northwest corner of Lexington av.

EIGHTH AV.—Columbus Holding Co. (Jackson & Stern) resold to Marlon Weinberg 613 to 617 Eighth av, southwest corner of 40th st, a 4-sty building, with a frontage of stores, known as Drury Lane Theatre, on a plot 59.7x100.

EIGHTH AV.—Edward W. White sold to J. Robinson 227 Eighth av, a 3-sty brick flat house with store, on a lot 22.6x100.

EIGHTH AV.—Daniel B. Freedman resold through the Ludlow-Day Realty Co. the 4-sty building with store at 936 Eighth av, on a lot 18.10x62.6, located 69 feet north of 55th st. Mr. Freedman recently bought the property from the Gamble estate.

#### North of 59th Street.

62D ST.—James H. Gilman sold to Bernard E. Van Glahn 138 West 62d st, a 5-sty brick tenement house, with store, on a lot 25x100.5.

64TH ST.—Flora N. Brown and another sold to Joseph Tohlin 420 to 424 East 64th st, 1 and 2-sty brick garage and storage yard, on a plot 75x100.5.

68TH ST.—Mary D. Williams and others sold to Harry W. Biggs 230-232 West 68th st, a 5-sty brick garage, on a plot 50x100.5.

71ST ST.—Edward E. Yoshill bought from John Slater 345 West 71st st, a 4-sty brick American basement dwelling, on a lot 18.9x102.2.

72D ST.—Allen M. Rogers sold to the H. C. M. Realty Corporation 14 West 72d st, a 4-sty and basement stone front dwelling, on a lot 25x102.2.

73D ST.—Wilhelmina Ochs sold to Adolph Lastig the 4-sty stone front tenement house 212 East 73d st, on a lot 25x102.2.

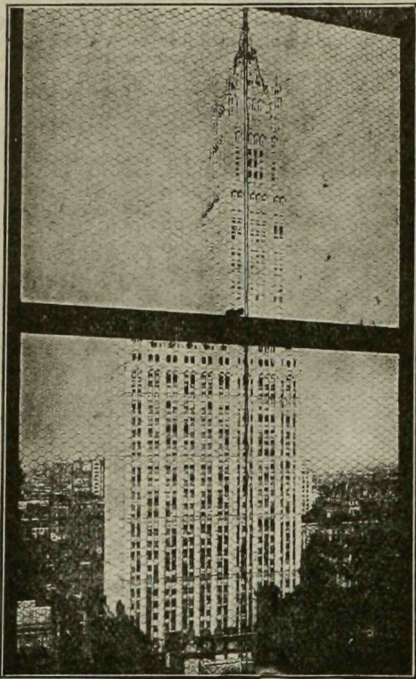
73D ST.—Clark estate sold 36 West 73d st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

74TH ST.—Edwin Bendheim sold 137 West 74th st, a 4-sty and basement brownstone dwelling, on a lot 22x102.2.

74TH ST.—M. Morgenthau, Jr., Co., resold for Dr. Jacob Goldey to the Chiropractic College (George M. Masterson and Willard Carver) 16 West 74th st, a 4-sty and basement brick dwelling, on a lot 25x102.2.

76TH ST.—Marie G. Kuerzi sold to Ralph and Max Schweblish 512 East 76th st, a 2-sty brick building, on a lot 25x87.11.

76TH ST.—Froman & Taubert sold for the



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

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

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

Write for Catalogue and Samples.

**MISSISSIPPI  
WIRE GLASS CO.**

Room 1712

220 Fifth Ave., New York City

**HOUSE MOVERS and SHORERS**

House Moving, Shoring and Jobbing Promptly Attended to

**Christian Vorndrans Sons**

412 E. 147th St., Bronx Tel. Melrose 456

WE SPECIALIZE IN

**TOILET PAPER  
PAPER TOWELS**

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

Also FIXTURES

**PREMIER PAPER COMPANY**

260 West Broadway New York City

Call 1138 Canal



Emigrant Industrial Savings Bank to a client 236 East 76th st, a 5-sty brick tenement house, on a lot 25x102.2.

78TH ST.—Auguste M. Thlery sold to Marie Morrison the 3-sty and basement stone front dwelling, on a lot 18.9x102.2, at 150 East 78th st.

78TH ST.—Nora C. Aitken sold to Minnie E. Harris the 5-sty brick American basement dwelling 312 West 78th st, on a lot 16x102.2.

82D ST.—Marie C. Shepard sold through Coughlin & Clisby 144 West 82d st, a 4-sty brick and stone dwelling, on a lot 18.9x102.2, to John A. Barnes, for occupancy.

83D ST.—Tuscan Realty Co. sold to Sophia Reese 11 West 83d st, a 4-sty and basement stone front dwelling, on a lot 20x102.2.

84TH ST.—Leopold Loeb bought from the estate of Sarah J. Brown 421 East 84th st, a 5-sty brownstone tenement house, on a lot 20x102.2.

85TH ST.—Clark estate sold 49 West 85th st, a 4-sty and basement brick dwelling, on a lot 18.4x102.2.

85TH ST.—Coughlin & Clisby sold for Walter C. Flanders 49 West 85th st, a 4-sty and basement brick dwelling, on a lot 18.4x102.2.

89TH ST.—Coughlin & Clisby sold for the estate of Adolph Platky the 4-sty and basement dwelling, on a lot 20x100.8, at 330 West 89th st, to Frank R. Allen, for occupancy.

90TH ST.—James Fay sold 242 East 90th st, a 5-sty brick tenement house, on a lot 25x100.8½.

91ST ST.—Bernhard Greeff sold the 4-sty and basement brick dwelling 24 West 91st st, on a lot 18x100.8½.

92D ST.—Edward L. Brady sold to Frederic Rider 134 West 92d st, a 3-sty and basement stone front dwelling, on a lot 20x100.8½.

93D ST.—Ludwig C. Traube sold for Ella C. Augustine 157 East 93d st, a 3-sty and basement brick dwelling, on a lot 16x61.5, adjoining the northeast corner of Lexington av.

95TH ST.—Pease & Elliman sold for Henry M. Toch a 4-sty and basement brick dwelling, on a lot 19.7x101.2, at 75 West 95th st.

96TH ST.—Mary H. Carr sold to William H. Taylor the 4-sty and basement stone front dwelling 18 West 96th st, on a lot 20x100.8½, facing the First Church of Christ Scientist, on the Central Park West corner.

97TH ST.—Emily Keller sold to E. Gregory Fernandez 25 West 97th st, a 3-sty and basement brick dwelling, on a lot 19x100.11.

97TH ST.—Virginia Gamble sold to Concerta Cano the 4-sty brownstone tenement house with store at 212 East 97th st, on a lot 27x100.11.

99TH ST.—Abraham Saffir purchased from Leopold Weiss, through Louis Block, 222 East 99th st, a 5-sty tenement house, on a lot 25x100.

102D ST.—I. Townsend sold 225 East 102d st, a 5-sty brick tenement house with store, on a lot 25x100.11, adjoining Public School 121.

102D ST.—Theresa Wolfsohn sold to the Koplek Realty Co. the 5-sty and basement dwelling 244 West 102d st, on a lot 20x98.7xirregular, adjoining the southwest corner of Broadway.

104TH ST.—Emilio Piergiorgi sold to Annie Rochmes 54 East 104th st, a 5-sty stone front tenement house, on a lot 25x100.11.

105TH ST.—Meister Builders, Inc., bought 336-338 East 105th st, a 6-sty brick apartment house with stores, on a plot 37.6x100.11, two doors east of Public School 168. It contains 30 apartments.

107TH ST.—Charles Cohen sold to Frank Lore 77 East 107th st, a 3-sty and basement brick dwelling, on a lot 16x100.11.

107TH ST.—M. M. Hayward & Co. sold for the Robwig Realty Holding Co. 306 West 107th st, a 5-sty brick business building, on a lot 19x100.11.

109TH ST.—Edward N. Crosby & Co. sold for Mrs. Rosie Otto the 5-sty brownstone double tenement house 162 East 109th st, on a lot 25x100.11, to Maurice Rosen.

109TH ST.—Morris Kohn resold to Gaetano Anle 64 East 109th st, a 4-sty and basement brownstone dwelling, on a lot 17x100.11.

114TH ST.—Giovanni Rizzo sold to Carolina Fumo 349 East 114th st, a 3-sty brick tenement house with store, on a lot 25x100.11.

115TH ST.—Sineval Realities Corporation sold through Sidney I. Warsawer to the Schutter Homes, Inc., 318 to 322 West 115th st, three 3-sty and basement brick dwellings, each on a lot 16.8x100.11, close to the southeast corner of Manhattan av.

116TH ST.—Daniel H. Jackson sold to Philip Steinman 305 West 116th st, a 5-sty brick tenement house, on a lot 20x100.11. The buyer will install stores in the first floor and will use one for his real estate office.

116TH ST.—Edward C. Vogler sold for a client to Louis Lubitz, on operator, 309-311 West 116th st, two 5-sty apartment houses with stores, on a plot 50x100.11.

117TH ST.—Joseph J. Slocum, executor, sold to Nicholas Sentmiklossy 115 West 117th st, a 5-sty American basement brick dwelling, on a lot 19x100.11.

117TH ST.—Mary M. Kearney sold to Mary Peyse 330 East 117th st, a 4-sty brick tenement house, on a lot 25x100.11.

119TH ST.—Domenico Stigliani bought from James W. Conlon the 4-sty brick tenement house, on a lot 20x100.11, at 329 East 119th st.

119TH ST.—Samuel Gray sold 279 West 119th st, adjoining the northeast corner of Eighth av, a 5-sty and basement brick tenement house, on a lot 25x50.5½.

120TH ST.—David Lion & S. Soraci purchased the 4-sty stone front flat, on a lot 20.10x100.11,

at 112 East 120th st, and immediately resold same to Joseph Ferro. Lewis H. May Co. was broker.

121ST ST.—Samuel L. Meltzer sold to Wolf Mellis 13 West 121st st, a 4-sty and basement stone front dwelling, on a lot 19x100.11.

122D ST.—Mary L. Howlett sold to Isidor Lask the 5-sty brownstone flat 66 East 122d st, on a lot 20x100.11.

## STILL THEY COME

Some are born in New York, some acquire New York residence, some have New York thrust upon them. For one reason or another they continue to come, crowding apartments and raising rents and prices. Take advantage of the increasing values of city houses and apartments by lending on them at 5½% net through our Guaranteed Mortgages.

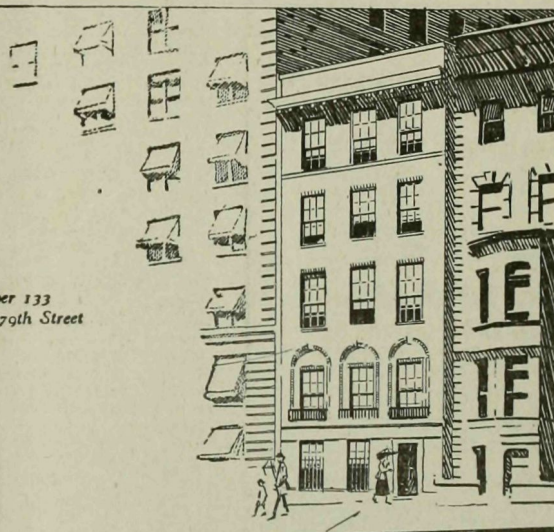
## Lawyers Title and Trust Company

160 Broadway, New York  
188 Montague St., Brooklyn  
44 Court St., Brooklyn

367 Fulton St., Jamaica, N. Y.  
383 E. 149th St., New York  
1354 Broadway, Brooklyn

160 Main St., White Plains, N. Y.

### Supplied with United Electric Service



A very creditable alteration project indicating the practicability of converting existing old residences into high class apartments.

The Tero Realty Corporation is the owner of this property. Messrs. Springsteen & Goldhammer were the architects, The Landes-Siegel Company, the electrical contractors, and Messrs. Weprin & Glaser, the builders.

*for you—a Commercial Department of competent engineers who will be pleased to consult with you or render advice, without cost or obligation, on all matters of electric light, heat and power service.*

**The United Electric  
Light and Power Co.**

130 East 15th St., New York.

Branch Offices

89th St. & Broadway

146th St. & Broadway

## FOR LEASE ON LONG TERM

Four-Story Building, on Lot 26x100.  
Desirable location, near Custom House.  
Suitable for altering for business.

APPLY TO

**South Ferry Realty Co.**

Clarke G. Dalley, President

115 Broadway, New York City

## BENJAMIN WINTER

IN THE MARKET FOR  
WELL-LOCATED INCOME-  
PRODUCING PROPERTIES

**BROKERS**

INVITED TO SUBMIT PROPOSITIONS  
QUICK DECISION GIVEN

Landing Building

**2299 BROADWAY**

At 42nd Street

Suite 6 Phone: Schuyler 2897

## CORNER LOFT 135 MADISON AVENUE

13,000 Square Feet—Sixth Floor

Light manufacturing allowed.  
Possession February 1, 1921;  
possibly earlier.

**BAUER, MILBANK &  
MOLLOY, Inc.**

51 EAST 42ND STREET

Murray Hill 1936

Member Brooklyn Real Estate Board

**Money to Loan on First Mortgage**

**Joseph T. McMahon**

**REAL ESTATE and  
MORTGAGE LOANS**

188 and 190 MONTAGUE STREET

BROOKLYN

Main 834

**SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES**

## HARVEY B. NEWINS

INCORPORATED

Members of Real Estate Board, N. Y.

**REAL ESTATE**

**CHOICE INVESTMENTS  
MANAGEMENT OF PROPERTY  
SALES, RENTALS AND  
MORTGAGE LOANS**

**522 FIFTH AVE.  
NEW YORK**

PHONE:  
Vanderbilt 2962-2963-2964-2965

123D ST.—Henrietta Senner sold to John J. Comerford 348 West 123d st, a 3-sty and basement stone front dwelling, on a lot 16x100.11.

126TH ST.—Mary E. Galvin sold to Callaghan McCarthy, Jr., 29 West 126th st, a 3-sty and basement stone front dwelling, on a lot 17.6x99.11.

128TH ST.—William Goldstone and Simon Myers sold through Ernest T. Bowers to the Ethel Holding Co. the six 4-sty and basement brick and stone dwellings 102 to 112 West 128th st, adjoining the southwest corner of Lenox av, each on a lot 12.6x99.11. These are the westerly houses of a row of 12 at this point recently purchased by the sellers from the Brush estate.

129TH ST.—The Antillean Beneficial League of America purchased 30 West 129th st, a 3-sty and basement brick dwelling on a lot 21.6x99.11.

129TH ST.—Elizabeth A. Brady sold to Thomas M. Healy 70 East 129th st, a 3-sty and basement brownstone dwelling, on a lot 17.3x99.11, adjoining the southwest corner of Park av.

130TH ST.—John H. Pierce sold for Emilie M. Streat and others 221 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x99.11.

131ST ST.—F. D'Onofrio, Inc., sold to Rose Di Canio 53 West 131st st, a 5-sty and basement brick double tenement house, on a lot 25x99.11.

131ST ST.—J. Anthony Minott resold for Rose de Canio 53 West 131st st, a 5-sty and basement brick flat, on a lot 25x99.11.

131ST ST.—Gertrude Dempsey sold to Melkel Nering 635 West 131st st, a vacant lot, 25x99.11.

131ST ST.—A. G. Thompson Co. sold for the Merit Realty Co. to Anna J. Lee 253 West 131st st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11.

132D ST.—Rosa Davis sold 106 West 132d st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

136TH ST.—A. G. Thompson Co. sold for Virginia M. Kelley to Hetty C. Johnson 215 West 136th st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11.

137TH ST.—Elizabeth L. Herbert sold to Clara Mayers the 5-sty and basement brownstone flat house 124 West 137th st, on a lot 25x99.11.

137TH ST.—Nosnibor Operating Co. sold to Gomez E. Whitfield the 5-sty American basement brick dwelling 257 West 137th st, on a lot 18x99.11.

156TH ST.—Slawson & Hobbs sold for the Mechanics Leasing Co. 537 West 156th st, a 5-sty and basement brick apartment house, on a lot 39.3x99.11.

173D ST.—Rosetta P. L. B. Gengenbach sold to Sarah Culligan the 3-sty and basement brick dwelling 505 West 173d st, on a lot 18x100.

184TH ST.—James Meade and others sold to the J. & M. Co. the 3-sty and basement brick flat 647 West 184th st, on a lot 25x99.11.

AMSTERDAM AV.—Bessie Parsons sold to Henry and John Ederle 112 Amsterdam av, adjoining the southwest corner of 65th st, a 3-sty frame tenement house with store, on a lot 25x75.

AUDUBON AV.—The 1-sty taxpayer, with stores, at the northeast corner of Audubon av and 184th st, on a lot 100x20, has been sold by the Varian Holding Co. to Garo Zadigian.

COLUMBUS AV.—Crown Realty Co. sold to Herman W. Hoops the 5-sty brick flat, with store, on a lot 25x75, at 943 Columbus av, adjoining the northeast corner of West 106th st.

MADISON AV.—Franklin B. Ware sold to Josephine Eisenhauer 1285 Madison av, a 4-sty and basement brick dwelling, on a lot 20x62.2.

MADISON AV.—Samuel Stone sold to Morris Benedon 1439 Madison av, a 5-sty brick apartment house with store, on a lot 27x100.

MADISON AV.—Mrs. Giles Whiting sold 873 Madison av, a 4-sty and basement brownstone dwelling, on a lot 23x63, adjoining the southeast corner of East 73d st, to a client of Ruland & Whiting-Benjamin Corporation.

MANHATTAN AV.—Amelia Tschinkel resold to John F. Hobbs the 3-sty and basement brick dwelling 471 Manhattan av, on a lot 16.8x82.

PARK AV.—Estate of Israel Isaacs sold to Meyer Berney 1613 Park av, a 5-sty brick tenement house with store, on a lot 25x80.

ST. NICHOLAS AV.—Lawrence Davis sold to Philip Suffin 921 St. Nicholas av, at the northwest corner of 156th st, a 5-sty brick apartment house, on a lot 25.10½x99.9.

ST. NICHOLAS AV.—Herzig Holding Co. sold 53 St. Nicholas av, a 5-sty brick apartment house, on a plot 31.7x107.8xirregular, adjoining the southwest corner of 113th st.

FIRST AV.—Thomas Suffern sold 1937-1939 First av, a 6-sty brick tenement house with stores, on a plot 40x100, adjoining the northwest corner of 99th st.

FIRST AV.—James Di Mattio sold to the Aera Realty Co. the 4-sty brick tenement house with stores, at 2292 First av, 18.10x10.75, adjoining the southeast corner of 118th st.

**Bronx.**

FOX ST.—N. Norton Chasan sold to Philip Weintraub the 5-sty apartment house 667 Fox st, on a plot 40.7x125.

175TH ST.—J. Clarence Davies sold for Bridget Lemphear 491 East 175th st, on a lot Bridget Lemphear 491 East 175th st, a 3-sty and basement 3-family frame house, on a lot 18.5x102.

175TH ST.—Byrne & Bowman sold for Harry Cann to Margaret E. Gargon the 2½-sty and basement frame dwelling 241 East 175th st, on a lot 25x101.

179TH ST.—Thomas J. O'Reilly, in conjunction with George S. Runk sold for the Ming Toy Holding Co. 201 East 179th st, at the northeast corner of Grand Boulevard and Concourse, a 5-sty and basement brick apartment house, on a plot 46.5x88.

187TH ST.—The Evangelical Lutheran Christ Church bought the property on the north side of 187th st, 100 feet east of Valentine av, a 1-sty and basement brick church edifice, on a plot 35x100.

FIELDSTON.—George J. Puckhafer purchased from the Delafield estate through George Howe, a building site in Fieldston, facing 245th st, about 300 feet east of Waldo av. This plot consists of approximately 3½ city lots, and was chosen because of its being ideally adapted for the location of a Colonial residence. The buyer intends to proceed immediately with the construction of a house of this type.

FIELDSTON.—George Howe sold for the B. & C. Building Co. to Miss Ella M. Murphy, a dwelling on Grosvenor av, Fieldston, Riverdale-on-the-Hudson.

FRANKLIN AV.—Walter E. Brown sold for Imogene L. Van Voorhees 1199 Franklin av, a 2½-sty and basement frame dwelling, on a lot 29x93xirregular.

GUN HILL RD.—W. Bruce Cobb sold to Geo. V. Mullan the plot, 107x100xirregular, at the southwest corner of Gun Hill rd and Hull av.

MARION AV.—Klyde Holding Corporation sold to Owen S. M. Tierney 2683 Marion av, a 2½-sty and basement frame dwelling, on a lot 23.6x178.

OLMSTEAD AV.—Estate of Julius Heiderman sold to Edward A. Acker the vacant plot, 103x89, at the southwest corner of Olmstead and Haviland avs, Unionport.

SOUTHERN BOULEVARD.—Benenson Realty Co. sold to an investing client of John B. Pine, attorney, 982 Southern Boulevard, a 5-sty brick flat with stores, on a plot 42x105, adjoining the southeast corner of Aldus av. David Chenkin was the broker.

STEBBINS AV.—James F. Fay sold 965 Stebbins av, a 2-sty frame 2-family house, on a lot 20x120.

TINTON AV.—Fannie Sobel sold to Emma Bochdam the 2½-sty and basement frame detached dwelling 1146 Tinton av, on a plot 50x100, adjoining the southwest corner of Home st.

VYSE AV.—Alexander Selkin sold for A. Glazeroff the 3-sty and basement brick dwelling, on a lot 25x100.

WOODYCREST AV.—Ernesto J. Cuozzo resold for Frederick W. Minicus to Dr. Charles P. Turner, for occupancy, 1081 Woodycrest av, a 2-sty and basement frame dwelling, on a lot 17x93.

**Brooklyn.**

EAST 5TH ST.—Clinton Trading Corporation sold to Thomas McColgan and John J. Starr the vacant plot, 87x100, on the west side of East 5th st, 52 feet south of Av P.

68TH ST.—William P. Jones and Frederick B. Holter sold for Edward Wilson to Salvatore Tomasino the vacant plot, 80x100, on the south side of 68th st, 318 feet east of Eighteenth av.

AV J.—Lerner Associates, Inc., sold to Miller-Bergs Construction Co. the southwest corner of Av J and East 13th st, a plot 100x100. The parcel will immediately be improved with stores.

AV M.—Clinton Trading Corporation sold to Alice McAlliston 309 Av M, a detached dwelling and a garage.

AV M.—Clinton Trading Corporation sold to James J. Kelly the new dwelling and garage at 317 Avenue M.

BEDFORD AV.—McInerney-Klinck Realty Co. sold for Mary V. White the 3-sty brick and limestone automobile show room, on a plot 39x91, on the east side of Bedford av, 20 feet south of St. Marks av.

BLAKE AV.—Kriger & Aaron sold for a client of B. M. Turkat the theatre and store in course of construction at Blake and Schenck avs, 61x100, to Morris Goldman and Sidney Rother.

CLARENDON RD.—McInerney-Klinck Realty Co. sold for a client the detached 2-family house at the northwest corner of Clarendon rd and East 32d st, on a plot 60x100.

LAWRENCE AV.—William Liss, Inc., sold for Herman Salit to the Garage Building Corporation the vacant plot, 100x100, on the north side of Lawrence av, 100 feet west of Ocean Parkway, for a garage.

OCEAN PARKWAY.—Berkshire Realty Co., Joseph G. Haft, president, bought from Ralph Sloane 1809 Ocean parkway, a 2½-sty detached dwelling and a garage, on a plot 150x100.

OCEAN PARKWAY.—Berkshire Realty Co.,

Inc., Joseph G. Haft, pres., resold a dwelling, recently purchased by them, located at 1809 Ocean Parkway, to the Prospect Park West Construction Co.

**RIDGE BOULEVARD.**—Bulkley & Horton Co. sold for a client 7805 Ridge boulevard, a 3-sty semi-detached dwelling, on a plot 34x109, to E. T. Donnelly.

**Queens.**

**EDGEMERE.**—Lewis H. May Co. sold for S. Schildkraut 7 lots in Block T, fronting on Beach 35th st, near Jamaica Bay, Edgemere, to Albert Hounen, who will immediately improve with 2-sty dwellings.

**FLUSHING.**—Halleran Agency sold for the Mary Lever estate 1 Franklin pl, Flushing, a dwelling with 12 rooms and baths, on a plot 75 x185, including a two car garage, to the Rev. Charles Belden of Flushing.

**JAMAICA.**—F. W. Scutt & Co. sold to a Manhattan investor the Jamaica library on Fulton st, Jamaica, on a plot 92x238. The buyer will improve the property. It is a large 2-sty frame structure with Corinthian columns, and was long known as Colonial Hall. It is on the south side of Fulton st, in the busy section.

**LONG ISLAND CITY.**—Cross & Brown Co. sold for the estate of Margaret Hammer the property on the west side of Fourth av, 142 feet south of Washington av, Long Island City, to John G. Seifert.

**RECENT LEASES.**

**Schulte Makes a Big Lease.**

Tankos, Smith & Co. leased to the Schulte Cigar Stores Co. for a term of 21 years, at a rental aggregating approximately \$1,000,000, the property owned by the Hudson & Manhattan Railroad, adjoining the Hudson Terminal building, and consisting of the properties known as 46 to 50 Cortlandt st, 173 to 187 Greenwich st, the entire block front on Greenwich st, with a frontage of 225 feet, and on Dey st a frontage of 77 feet, a total area of 16,221 square feet. This lease is one of the largest downtown transactions consummated for several months and gives the Schulte Cigar Stores Co. an additional important acquisition to their extensive real estate holdings. The ground floor of the corner building will be extensively altered and the corner portion occupied by the Schulte Cigar Stores Co. for a branch establishment of its cigar business. The remainder of this ground floor space has been subleased by the Schulte Co. for a long term of years at a rental aggregating \$275,000 to the Rival Shoe Co. The remaining properties are being negotiated for individually on long term leases, which will result in the various buildings being modernized and occupied by the respective lessees.

**Long Lease on Fulton St.**

William H. Whiting & Co. leased for Minnie S. Pegram the block front, 68.10x59.9xirregular, on the south side of Fulton st, between Gold st and Ryder's Alley, for a term of 21 years at an aggregate rental of about \$300,000. The lessee is the Alf Realty Co., of which Harry Aronson is the president. A new building will probably be erected on the site at the termination of the present leases. An old 4-sty brick building now covers the site.

**Twenty-one-Year Lease on 42d Street.**

The Tyson Co. leased for a term of 21 years the building 208 West 42d st from the H. D. B. Realty Co., at an aggregate rental of \$400,000. The lessees will use this building as a central distributing point for their theatre ticket business. Moore & Sparks were the brokers.

**Another Knickerbocker Lease.**

Whitehouse & Hardy, retailers of men's shoes, now at 40th st and Broadway, leased for a term of years from the Astor Estate a store on the 42d st side of the Knickerbocker building, formerly the Knickerbocker Hotel.

Harry N. Moore & Harlo J. Sparks negotiated the lease.

**ALBERT B. ASHFORTH** leased for the Munson Steamship Line to the Consolidation Coal Co. the 18th floor in the new 25-sty building of the lessor at Wall and Pearl sts, for a term of years at an aggregate rental of \$500,000.

**AMES & CO.** leased for Samuel Greenstein the second loft in 211 West 28th st to Morin & Cooper; also for Terminal Realty Co. the first loft in 121 West 28th st to Bernstein & Schultz; and for Milbrook Realty Co. the first loft in 17 East 31st st to King Davidson.

**BASTINE & CO., INC.** leased, for clients, the seventh floor in 31-33 West 21st st to Parisian Dress Co.; the fourth floor in 31-33 West 21st st to the Modern Yarn Co., Inc.; and the sixth floor in 48 West 15th st to Wechsler & Steinberg. This completes the renting of this building.

**JOHN N. BOOTH** leased for a client to the Merrick Restaurant & Realty Co. the 3-sty building at the northwest corner of Fulton and Washington st, Jamaica, Queens Borough, for a term of 30 years. It is in the busiest part of Jamaica.

**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 (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.**

**TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 8, 1920.**—SEALED PROPOSALS will be received at this office until 3 p. m., December 30, 1920, and then opened, for remodeling post office screen at the United States Post Office and Court House, Elmira, N. Y., in accordance with drawing No. MC-115 and this specification, copies of which may be had at the office of the Custodian or at this office in the discretion of the Supervising Architect. **JAS. A. WETMORE** Acting Supervising Architect.

**SITUATIONS WANTED.**

**STENOGRAPHER, Secretary, high school graduate, thoroughly experienced in real estate, conscientious, willing worker, desires position; salary \$28-30. Box 745, Record and Guide.**

**MANAGER** of large real estate concern who thoroughly understands management, property values and brokerage, wishes connections where he can manage property for an estate or individual. Box 746, Record and Guide.

**REAL ESTATE MAN, age 35, New York experience, specializing management large properties, desires connection with estate, broker or individual; also insurance income; thorough knowledge; unquestionable references. Box 747, Record and Guide.**

**SITUATION WANTED**

**BUILDING MANAGEMENT.** DESIRE to locate in Building Management Department of established real estate firm; experience; best references and can furnish bond. Box 748, Record & Guide.

**SITUATIONS OPEN**

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

**AN ESTABLISHED and well known, wide awake real estate firm wants an active man for renting or selling. Box 742, Record and Guide.**

We represent the owners of one of the finest properties in the Bronx, fronting on Mosholu Parkway at the terminus of Grand Boulevard and the Concourse. Before putting same up for sale at auction would like to hear from builders, investors and brokers.

**NILES & JOHNSON**

Attorneys and Counsellors  
299 MADISON AVE. AT 41ST ST.  
NEW YORK CITY

**A MANUFACTURED COAL WHICH WILL REVOLUTIONIZE THE FUEL INDUSTRY! COCO COAL**

Controlled by the **UNITED HOLDING CORPORATION**

A smokeless fuel that burns without leaving ash, cinders or clinders. It gives 10% greater heat and lasts twice as long as the present hard coal. Shares are on the market at \$10 each. This is an exceptional investment for landlords and conservative investors. Apply for stock to-day.

**I. H. PORTER & COMPANY, Investment Brokers**

2306 SEVENTH AVENUE  
Ask for Booklet U.H.CO.

NEW YORK CITY  
Phone: Morningdale 9765

**Niewenhou's Realty Corporation**

Capital Stock \$500,000

**SIEBRAND H. NIEWENHOUS, President**

This company is organized for and specializes in the financing of legitimate building operations.

Now is the time to negotiate your financial arrangements.

**316-318 East 161st Street - New York City**

Telephone: Melrose 1694-1695

**HENRY BRADY** leased to Cosmany & Farber the fourth loft, containing 4,500 square feet, in the new building, 134 and 136 West 32d st, for the 134 West Thirty-second Street, Inc., at an aggregate rental of \$75,000; also for the same owner, fifth loft to John Logan at an aggregate rental of \$75,000. This is the plot leased recently through Henry Brady for the Farmers Loan and Trust Co., trustees to the Midwood Holding Co., for a term of 21 years. Also leased the top loft in 282 Seventh av to Ackerman & Schein, and the westerly first loft in 135 West 33d st to the Griffiths Sales Co., Inc.; also to the Begley Mechanical Corporation space for executive offices in 34 Park Row for the Hanover Lunch Co.

**BRETT & GOODE CO.** leased in 105 West 28th st the parlor floor store to Greenberg & Leibovitz; also the fourth floor to Rubenstein & Protas, Inc., for a term of years; also in 7-11 West 45th st the entire second floor to Michael J. Kilmartin, for a long term; and in 109 West 28th st the parlor floor store to the Pacific Ladies Garment Co. for a term of years.

**BRETT & GOODE CO.** leased to Abraham and David Walter the third floor in 111-113 West

28th st, and the fourth floor in the same building to Joseph Koch; also, in 7 to 11 West 45th st office space to Hudson P. Rose Co., Benjamin W. Levitan and Engeldrum & Zimmer Co. for a term of years; also, in 62-70 West 14th st the fifth loft and the sub-basement to the Carrie Gyroscopic Corporation.

**CORD MEYER REAL ESTATE CO.** leased, for a long term of years, the entire fifth floor in 62-64 William st, southeast corner of Cedar st. The Cord Meyer interests have occupied part of this floor for many years.

**CROSS & BROWN CO.** leased space in the C. E. Sheppard Co. building at Long Island City to Sykes Manufacturing Co.

**CROSS & BROWN CO.** leased space in 335 Broadway to Meyer Rosenthal; in 229 West 58th st to the Fulton Lamp and Shade Co., Inc.; in 144 West 5th st to Eugene Blazzo; in 122 to 126 Spring st to Bendet & Goldsholl; in 74 and 76 Fifth av to Frederick Payne; with F. Southack & Co. space in 469 Broadway to Salmen & Schlusser.

**CUSHMAN & WAKEFIELD, INC.** leased for the Guaranty Trust Co. offices in their new Fifth av building to the Atlantic Oil Terminal, Inc.

Founded - 1910 - By R. J. Geddes

**ARE YOUR**



### Electric Meters Accurate

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

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

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

We are a long established, absolutely independent organization.

**NATIONAL ELECTRICAL LABORATORIES**

107 Front St., New York City

Telephone: Bowling Green 9670-9671

**FREDERICK BROWN**

**Real Estate Operator**

217 BROADWAY

Telephone Barclay 4932

**OUT OF TOWN REAL ESTATE**

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

**Nicholas Coutoucas**

307 TIMES BUILDING

Tel. Bryant 6795 NEW YORK

**W. E. DEAN & CO.**

Member Real Estate Board, N. Y.

Specialists in Lower Manhattan

**REAL ESTATE**

3 COENTIES SLIP

NEW YORK

Tel. Broad 2582

CUSHMAN & WAKEFIELD, INC., leased for the Vanderbilt Concourse Corporation offices in 52 Vanderbilt av to the Eagle Paper Co.

JOSEPH P. DAY leased for the New Jersey Marconi Co. the plant at Cliffwood, N. J., to the Erdman Color Co. The property consists of a 2-sty brick mill building and several additional buildings, on a plot 200x200.

DUROSS CO. leased for William S. Rogers the 3-sty building 8 Christopher st, which was recently damaged by fire, to Don Dickerman and Cecilia L. A. Kempner, who have been conducting the Pirate's Den on the premises for several years. The lessees will make alterations and improvements in rebuilding the Pirate's Den.

DUROSS CO. leased the second loft in 62-70 West 14th st, at the southeast corner of Sixth av, for Brett & Goode to Schenk & Schlichte, Inc.

JOSEPH L. FEIBLEMANN & Co., of Newark, N. J., leased the 4-sty brick factory building recently built for the American Grocers Society, on Westside av and Carbon pl, Jersey City, for a term of 10 years at an aggregate rental of approximately \$300,000 to the Barnes Manufacturing Co., of Jersey City, manufacturers of sash, door and trim.

J. ARTHUR FISCHER leased for C. E. Horton to J. W. Bonwit a loft in 683 Sixth av, for a term of years; and leased for Charles Monza stores in 128 West 48th st to S. Perlman, for a ladies' tailoring business.

GEORGE W. GUSTUS & CO. sold for Herman Hirsch his lease on the store 50 West 33d st to William Bloom.

A. A. HAGEMAN leased for the Unionall Realty Corporation the second loft in 23 West 35th st to Howard Scott; and leased the basement store in 67 West 36th st to Sussman & Koses.

HEIL & STERN leased for Israel Unterberg the fourteenth floor in 352 Fourth av to Anathan & Co., for a long term of years, at a total rental of \$75,000.

M. & L. HESS, INC., leased for a client to the Frisbie & Stansfield Knitting Co., Inc., one of the largest knit goods manufacturing concerns in the country, space on the sixteenth floor of 354 Fourth av. The premises will be occupied by the tenant after Feb. 1, 1921, as their New York sales office. These brokers have also leased space in the same building to the Southern Export Co., importers and exporters.

M. & L. HESS, INC., leased the fourth floor in 75-77 Grand st to the Duplex Electric Co., who will use the premises for the assembling of burglar alarm and other protective devices for banking institutions. The same brokers also leased the entire tenth floor in 151-153 West 19th st to Wexler Bros., manufacturers of cloaks and suits, and the second floor in 34 to 38 West 27th st to A. Cohen for use as an office and salesroom for ladies wearing apparel.

HIRSCH & FRIEDMAN leased floors in the building 24-26 West 25th st to M. Kittenplan and Isaacson & Cherches, and in 31-3 East 32d st to Kleinberg Waist Co.

HUBERTH & HUBERTH leased for the Hotel Woodward a store at the southwest corner of Seventh av and 55th st to the Lee Tire & Rubber Co.

HUBERTH & HUBERTH leased for a client stores at 1826-1828 Broadway and 3-4 Central Park West to the Franklin Motor Car Company, Glen A. Tisdale, president, for a long term of years at the annual rental of \$25,000.

D. KEMPNER & SON leased store in 2617 Broadway to H. D. Mark of California, Chinese art store; a loft to the Welrose Dress Co. in 36 and 38 West 25th st; the building at 180 Third av to Mrs. Mary Finnegan and store in 257 Ninth av to William Wieckhorst; also store in 259 Ninth av to Gus Leukus.

GEORGE V. McNALLY leased for the Osborne Holding Corporation, Walter J. Salmon, president, four stores in the Osborne building, northwest corner of 57th st and Seventh av, for a term of years, to Hope Motors, Inc., sole concessionaires in United States and Cuba for Panhard Levassor, Inc., Paris, France, makers of Panhard motor cars.

MacDOWELL & BYRNES and L. J. Phillips & Co. leased for clients to Max Kavern, haberdasher, the store in 1210 St. Nicholas av, in a new building being completed by Ennis & Sinnott.

MANUFACTURERS SALE STORE CO. leased through Dwight, Archibald & Perry, Inc., the entire store at 108-10 West 24th st, and will open a general dry goods and department store. This lease is for a term of 10 years, at an aggregate rental of over \$100,000.

G. MONTAGUE MABIE leased for a client for a term of years the garage 209 West 95th st, adjoining the northeast corner of Broadway, for the Ninety-fifth Street Garage to the De Lamater Motor Corporation.

J. K. MOORS leased the store in 337 West 57th st to the Abels-Lewit Co., dealers in automobile hardware, for a term of years.

CHARLES F. NOYES CO. leased for Bennett Ellison the second floor of the new Ellison Building 99-101 William st, at an aggregate rental of about \$50,000; also, a floor in 113 Nassau st to Howard J. Ballson, and a floor in

18 Burling slip for Elias A. Cohen to the Scalemen's Local 935 of the American Federation of Labor.

CHARLES F. NOYES CO. leased for C. S. Sherrill, agent, the store in 11 Cortlandt st, to Long's Hat Stores at an aggregate rental of \$60,000.

CHARLES F. NOYES CO. leased the westerly portion of the 9th floor of the Varick building, 34 to 44 Hubert st, to Eppelsheimer & Co. for a term of 5 years, from May 1, at an aggregate rental of about \$50,000.

CHARLES F. NOYES CO. leased for the Lawyers Realty Co. the 9th floor of 4-6 Liberty pl to the Steel Producers Export Corporation for a term of five years, from May 1, 1921, at an aggregate rental of \$60,000. The Steel Producers Export Corporation is now located in the Equitable Building.

PEPE & BRO. leased for a term of years to Mrs. Minnie Hawkes the 4-sty and basement brick dwelling 41 West 12th st.

L. J. PHILLIPS & CO. leased for a client stores in 4029 Broadway, a new building at the southwest corner of 170th st, to J. Erda, dyer and cleaner.

F. & G. PFLOMM leased for Victor C. Gates the store at 239 West 35th st to Harvey Brett; also leased the first loft at 127 East 23d st to the K. & B. Electrical Equipment Co. for a term of 5 years; also the first and second lofts in the building 279 Fifth av for a term of 5 years to Harry Rosenberg.

JULIUS ROSENBERG leased, for clients, the sixth loft in the building 109 to 115 West 26th st to Korman & Leshefsky; also the second loft in 510-512 Sixth av to Mayers & Narins; also the 4th loft in 165-167 West 26th st to Grasso & Shulman; also the top loft in 29 West 26th st to Gwertsman & Finkel; and the first loft in 158-160 West 26th st to the Charles Garment Co. All these leases are for a term of years.

LEWIS L. ROSENTHAL CO. leased for Walter J. Salomon to the United Jewelers, Inc., the store in the northwest corner of Broadway and 47th st; also, to Samuel Brill the store in 1574 Broadway; both for a term of years. Also leased for the S. & H. Tarr Corporation to Beatrice Bromberg the store in 2615 Broadway for a term of 5 years, and for the 806 Amsterdam Realty and Construction Co. the store and basement at the southeast corner of 104th st and Amsterdam av for a long term of years to Dr. M. Paul Gordon. After extensive alterations, the store will be occupied as another link in the Gordon Drugstore Corporation's chain.

LOUIS SCHRAG leased for A. Hazarian the store and basement in 266 Seventh av for a term of 6 years to Philip Krebs and Nicholas Collias.

LOUIS SCHRAG leased for Cohen & Shor the third loft in 214 West 30th st to Neadel & Rosenstein; also, for the Sitroux Importing Co. the first loft in 144 West 21st st to Harrison & Schutman; and for J. & M. Slutsky the second loft in 58 West 25th st to Trystman, Blansky & Hamburger.

RICHARD H. SCOBIE leased for the United Cigar Stores Co. a store in the building at the northwest corner of Fordham rd and Webster av to Tony Laigos and Peter Aliferis, for a term of years.

JOSEPH SOLOMON, publisher of "The American Milliner," has leased a large suite of offices in 15-17 West 38th st, where the various departments of the periodical will be centralized.

SAUL L. SOLOMON & BRO., wholesalers in jewelers supplies, leased from the Romax Realty Co., John H. Schefer, president, office space in the new Romax Building, 245 West 47th st, for a term of years beginning January 1, 1921. The firm will continue its Maiden la offices as well.

SPEAR & CO. leased the eighth floor in 33-35 West Seventeenth st to the Advance Cloak and Suit Co.; the seventh floor at the same address to Diamond & Jacobson; also leased the fifth floor in 43-47 East 10th st to Isaac Goldberg; the seventh floor in 7 Great Jones st to Karp Bros., Inc.; the fourth floor in 19 Waverly pl to the Globe Ladies' Hat Co.; the inside store and basement in 92-96 Bleeker st to the American Cap Front Manufacturing Co.; also the rooms 610-612 in 684 Broadway to the Dr. Anderson Shoe Co.; the sixth loft at 140-142 West 22d st to the United Basket and Nursery Manufacturing Co.; the 9th loft at 150-54 West 17th st to the Herald Novelty Co.; the twelfth floor at 136-140 West 21st st to Miller & Gelb. The third floor at 629-633 East 16th st to Fein & Glass.

L. TANENBAUM, STRAUSS & CO. leased for Cammann, Voorhees & Floyd, representing the estate of Frederick W. MacLanathan, for a term of 10 years, the entire 4-sty loft building 25 West 23d st to Herbert & Neuwirth, manufacturers of lamp shades and cut glass, now located at 8 West 23d st; and leased for Morris Asinoff the store, basement, first and second lofts in 43 to 47 East 10th st, for a term of 10 years, to William R. Noe & Sons, manufacturers of electric lamps, shades and glassware.

UNITED RETAIL CANDY STORES, INC., leased the corner store in the Hamilton Theatre, at the corner of Broadway and 146th st, from the Bradhurst Amusement Corporation, B. S. Moss, president. Harvey B. Newins, Inc., and George C. Ponter, Inc., were associate brokers.

# MEMBERS REAL ESTATE BOARD OF NEW YORK

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

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

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

**JOHN J. BOYLAN**  
 Real Estate Agent, Broker and Appraiser  
 493 WEST 51ST STREET - - - Columbus 1970  
 877 BROADWAY - - - - - Worth 1823

**EUGENE J. BUSHER CO.**  
 INCORPORATED  
 Real Estate—Insurance  
 Mortgages, Appraising, Management  
 N. W. Cor. East 149th St. and Courtlandt  
 Ave., Bronx  
 Phone: Mott Haven 1210 Established 1895

**BUTLER & BALDWIN**  
 INCORPORATED  
 REAL ESTATE and INSURANCE  
 SPECIALIZING IN THE  
 MANAGEMENT OF PROPERTY  
 15 EAST 47TH STREET  
 Phone: Murray Hill 6632

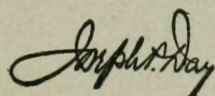
**CAMMANN, VOORHEES  
 & FLOYD**  
 MANAGEMENT OF ESTATES  
 84 WILLIAM STREET NEW YORK  
 BROKERS, APPRAISERS, AGENTS

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

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

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

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

  
 Auctioneer  
 67 LIBERTY STREET

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**O'REILLY & DAHN**  
 Real Estate—Management  
 YORKVILLE SECTION  
 124 EAST 86TH ST. Phone: Lenox 3901

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

**GEO. J. RYAN**  
 Queens Borough Real Estate  
 AGENT BROKER APPRAISER  
 Member Real Estate Board of New York  
 46 Jackson Avenue, Long Island City  
 Telephone: Hunters Point 3451-2

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

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

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

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

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

**FRED'K ZITTEL & SONS**  
 Real Estate and Insurance  
 BROADWAY at 79TH STREET  
 THE APTHORP  
 Schuyler 9700 Established 1868

# MEMBERS REAL ESTATE BOARD OF NEW YORK

## H. S. BEALE CO., INC.

REAL ESTATE  
SALES - RENTALS  
Tel. Vanderbilt 247 595 FIFTH AVE., N. Y.

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

Real Estate Specialists

Management of  
Improved Real Estate Exclusively  
CANDLER BUILDING  
220 WEST 42ND STREET  
BRANCH—271 WEST 23RD STREET

## F. J. FEUERBACH

Incorporated  
Management of Estates and other  
Properties my Specialty.  
Manager of the Knickerbocker  
Fire Insurance Co.

Lenox 2940 207 EAST 84TH ST.

## CHARLES G. KELLER

Real Estate and Insurance  
109 WEST 23RD STREET  
Watkins 5336

## HENRY G. LEIST

REAL ESTATE—INSURANCE  
APPRAISER—ESTATES MANAGED

204 East 86th Street Established 1887  
Phone: Lenox 1981

## JOHN P. LEO, JR.

### Real Estate

IN THE WASHINGTON HEIGHTS  
SECTION  
1099 ST. NICHOLAS AVE., AT 165TH ST.  
Phone: Wadsworth 37

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

## H. L. MOXLEY & CO.

Management, Sale and Leasing of  
Business Property a Specialty  
320 BROADWAY  
Phone: Franklin 0507

## GEORGE L. O'HARE

Member Real Estate Board N. Y.

### REAL ESTATE

SALES . RENTALS . MANAGEMENT  
489 FIFTH AVENUE NEW YORK  
Tel. Vanderbilt 5092-6441

## RICHARD H. SCOBIE

### REAL ESTATE

Specializing in the Buying, Selling, and  
Exchanging in the Fordham Section

WEBSTER AVENUE AND FORDHAM ROAD  
Phone: Fordham 471

## O'HARA BROTHERS

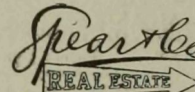
Real Estate and Appraisers  
BRONX PROPERTY  
Tel. Fordham 615 WEBSTER AVE. & 200TH ST.

## RIKER & SANDERS

Real Estate—Management  
15 PARK ROW Suite 1814  
Phone: Barclay 8180

## MANAGEMENT OF COMMERCIAL PROPERTY

Sales—Appraisals—Insurance



840 BROADWAY NEW YORK  
Stuyvesant 627

## JOHN A. STEINMETZ

Real Estate—Insurance  
1005 E. 180TH ST. Phone: Fordham 3566

## WHEELER REALTY CORP.

REAL ESTATE  
BROKERAGE—MANAGEMENT  
NINE EAST FIFTY-SEVENTH STREET  
Phone: Plaza 9468

CHARLES B. VAN VALEN, INC., leased to the China, Japan & South American Trading Co. additional space on the tenth floor of 110 William st. for a term of 5 years, at an annual rental of \$10,000. This company now occupies the entire fourteenth floor, which, with the additional space, will give them about 11,000 square feet, at an aggregate rental of about \$175,000.

E. K. VAN WINKLE leased the stores in 167 West 72d st to Miss I. Turner and Mrs. M. R. Husik; in 1531 Amsterdam av to A. P. Chooljian in 343 Columbus av to Trager & Roskin; in 341 Columbus av to Henry Ripin, and in 167 West 72d st an office to Temple Scott.

JAMES N. WELLS' SONS, in co-operation with John W. Paris & Son, Inc., leased the 11th floor, comprising 20,000 sq. ft. in the modern fireproof building 406-426 West 31st st, to the Lent & Graff Co., printers, for a long term of years.

MAURICE WERTHEIM leased for Annie Connor and others the 4-sty dwelling 135 East 43d st to Arthur S. Lewis for a term of years. The lessee will make extensive alterations for business purposes; and leased the 5-sty building at the northwest corner of Lexington av and 51st st to Frank N. Brown, for a term of 9 years.

## Brooklyn Brokers

Don't "Shop" for Real Estate  
It doesn't pay. When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get what you want, at the right price, conveniently.

### BULKLEY & HORTON CO.

Member Real Estate Board of New York  
G. S. HORTON 585 Nostrand Ave., near Dean St.  
Pres. 414 Myrtle Ave., near Clinton Ave.  
A. J. HORTON 7520 Third Ave., near 75th St.  
Secy. 1214 Flatbush Ave., near Ditmas Ave.

## QUELL & QUELL

REAL ESTATE INVESTMENTS  
MANAGEMENT

818 Flatbush Avenue Brooklyn, N. Y.  
Telephone: Decatur 4981

## S. WELSCH SONS

REAL ESTATE

Management of Property

Member Brooklyn Real Estate Board  
201 MONTAGUE STREET Main 2738-9  
Established 1889

MAURICE WERTHEIM leased for Margaret Currier the store in 439 Lexington av to Theodore Gonzales, for a term of years; and leased to Dominick Abbate the 6-sty dwelling 134 East 55th st, on a lot 17x20, adjoining the southeast corner of Lexington av, for a term of years.

WILLIAM A. WHITE & SONS leased, for a long term, on a net rental basis, 13 East 9th st, a 4-sty and basement dwelling, 25x53x92.3, for Mrs. George A. Crocker to a client of J. deS. Trenholm.

WILLIAM A. WHITE & SONS leased in 16 and 18 Exchange pl offices to De Wett & Reiley, Julian C. Harrison, Louis G. Bergen, Commonwealth Commerce Corporation, Hamilton Adler & Co., and space in the same building to Chubb & Sons; in 100 Hudson st offices to Elkan B. Marks and in 89 Fulton st a floor to R. Hillier's Son Co.

RICHARD T. WILSON leased to William R. Hearst, with an option of purchase, 15 East 57th st, a 5-sty stone front American basement dwelling, on a plot 43x100.5, for a term of 21 years. The house was built in 1906. If the option is exercised it will establish a new record price for inside lots on this street. Norman L. Zeno represented the lessor. It is one of the specimens of architecture in the pure Adam style by Hopkin, Koen & Huntington. The present tenant is Henry Clay Pierce, president of the Pierce Oil Co.

WHITE-GOODMAN leased for clients at 20 West 17th st the 6th loft to Rubin, Klinger & Co. and the top loft to the Rivoli Rubber & Novelty Co., also, the store and basement in 17 West 20th st to Tichner Bros; also the 6th loft at 7-9 East 20th st to Enterprise Mfg. Co. The above leases were for a term of years.

ISRAEL ZIMETBAUM leased from Max N. Natanson the sixth floor in the Arena Building, 38 and 40 West 32d st. Mr. Natanson also leased in the same building the tenth floor to Julius Pollack for a term of 5 years at a total rental of about \$100,000; space in 315 Fourth av to Robert H. Ingersoll & Bro. the top loft for 5 years at an aggregate rental of \$100,000; in 8 to 14 West 30th st the eighth floor to the Lurie Co.; in 79 Fifth av to the Miltin Simpson Co., Moe Kronberg, the Cloakart Model Co., Salvatore Radicella, Mark Gersten, Regina Feuerman, George F. Rabinowitz and the New York Edison Co.; in 432 Fourth av space to the Millsco Agency; the S. Kan Sons Co., the United States Silk Corporation, Samuel Kutchner and Louis Slutsky; in 693 Broadway space to the Atlas Dress Co.; in 20 West Seventeenth st the seventh loft to Rubin, Klinger & Co.; in 315 Fourth av space to the Lyons Lace Syndicate and stores in the building at 157th st and Amsterdam av to Samuel Castem, Adolph Packard and J. H. Lochans.

FREDERICK ZITTEL & SONS leased for the Iona Home Construction Co. 121 West 79th st, a 5-sty house altered into apartments, for a term of 10 years, at an aggregate rental of \$110,000. The same brokers also leased, in conjunction

with the Vreeland-Ord Realty Co., the northwest corner of West End av and 88th st, a 5-sty dwelling, to a builder for alteration, for a term of years.

SIXTY-THREE WALL STREET CORPORATION leased to the Credito Italiano of Italy the second floor in 63 Wall st, part of which is now occupied by the Merchants Bank of Canada.

THE 210 WEST FIFTY-SIXTH STREET CO. (L. and A. Pincus and Joseph L. Graf) has secured a 10-year lease on the 9-sty elevator apartment house, on plot 66.8x100.5, at 226 West 70th st, from December 1, 1920. The lessor, the 226 West Seventieth Street Corporation, will receive an annual net rental of from \$27,500 to \$30,000.

## REAL ESTATE NOTES.

ADAMS & CO. have been appointed agents for the 7-sty building 37 West 17th st, and the 8-sty building 133 Mercer st.

A. V. AMY & CO. have been appointed managing agents for the new 6-sty office and apartment building 135 West 72d st by the 135 West 72d Street Corporation; also renting agents for the newly converted elevator apartment building 310 West 75th st by the Ettore Holding Co.

MARGARET A. BECKER is the buyer of 522-524 West 136th st, two 7-sty apartment houses, reported sold last week.

## Bronx Brokers

### A. G. BECHMANN

Real Estate and Insurance  
Tel. Intervale 556 1065 SO. BOULEVARD  
One block from Simpson Street Subway Station

### OTTO LACKMAN

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

### L. G. LOSERE

REAL ESTATE  
Entire Charge Taken of Property  
871 Brook Ave., at 161st St. Established 1898

### HENRY SCHWIEBERT

Real Estate—Insurance  
261 EAST FORDHAM ROAD  
Near Valentine Avenue Fordham 9645

Tel. 36 Olinville ULLMAN Burke St. Sub. Station  
Real Estate in All Branches  
3221 White Plains Ave., at Burke St. (207th St.)

E. H. CLARK REALTY CO., Inc., has been appointed agents of 44 East 60th st, and 127 East 61st st.

JOSEPH P. DAY will sell in foreclosure, on January 3, 1921, the 16-sty store and loft building at the southwest corner of Fifth av and 14th st, one of the pioneer mercantile structures along lower Fifth av, as the result of a mortgage judgment of \$851,000, obtained by the Albany Savings Bank against the Van Schaick Realty Co. and others. The building is known as 80-82 Fifth av and stands on a site fronting 73.3 feet on the avenue and 107 feet on the street. The structure was erected 13 years ago from plans by Buchman & Fox. The Title Guarantee and Trust Co. advanced \$700,000 to the Van Schaick Realty Co. for the product.

FREDERICK E. AND HELEN S. DAYTON are the buyers of the dwelling 259 West Eleventh st, recently sold.

JULIA AND ENRIQUE DE GOICOCHEA are the buyers of the 6-sty apartment house at the northwest corner of Audubon av and 177th st, sold recently.

DOUGLAS L. ELLIMAN & CO. were the brokers in the recent sale of 164 East 66th st to Phillip M. James. It is a new 5-sty American basement house, 18.6x100.5, forming part of the Hewitt Garden Development, running through to 65th st.

SAMUEL ERMAN is the buyer of the dwelling 687 West End av, sold recently.

JOSEPHINE FOODY is the purchaser of the apartment house 33 Morningside Av East, sold recently.

ANNA J. GOLDEY is the buyer of the dwelling at 16 West 74th st, sold by Mrs. F. Weinberg.

M. M. HAYWARD & CO. have been appointed agents of the Broadway Central Building, a 7-sty loft and store building covering the entire block on the north side of 51st st, from Broadway to Seventh av, on a plot of 16,000 square feet.

K. KELLEHER is the buyer of 300 West 76th st, at the southwest corner of West End av, sold last week. It is a 4-sty and basement dwelling and will be remodeled into non-housekeeping apartments.

MALANDRE BROS. are the buyers of the

dwelling at the southwest corner of West End av and 72d st.

MIDDLEBROOK & BORLAND leased from the owners the entire eleventh floor in the new 15-sty building 5-7 Dey st, for a long term of years.

M. MORGENTHAU, JR., CO. leased for the Stability Realty Co. to William Horowitz, D. D. S., the ground floor office and apartment of the new apartment building 846 Lexington av, adjoining the northwest corner of 64th st.

BELLE L. MOSKOWITZ is the purchaser of the dwelling 147 West 94th st, sold recently.

CHARLES F. NOYES CO. has been appointed managing agent of the property 502 East 84th st and the office building 91 Front st.

PAREPA REALTY CO. is the buyer of 166 East 83d st, sold recently by Archibald C. Weeks.

PATERNO BROS. have obtained from the City Mortgage Co. a building loan of \$100,000 on the 13-sty apartment house in course of construction at the south corner of Riverside dr and 105th st.

PEASE & ELLIMAN have been appointed by the corporation which is erecting the new apartment house at 30 West 59th st, possession of which will be given about March 1, 1921, managers of the property. The architect is J. E. R. Carpenter, who has designed the majority of the fine apartment houses in the fashionable East Side of New York.

ADELAIDE M. A. PYLE is the buyer of the dwelling at 216 East 61st st, sold recently.

STONEMOR REALTY CO. and the Fremont Realty Corporation are the buyers of the building 112-114 Prince st, sold by the Havemeyer Real Estate Co.

MRS. J. J. WORDEN, the tenant, is the buyer of the residence 45 East 51st st, sold through Douglas L. Elliman & Co.

THE C. H. YOUNG PUBLISHING CO., of 112 East 19th st, is the buyer of the 8-sty Livingston building 55-57 West 3d st, northeast corner of West Broadway.

APPLICATION has been made to the Supreme Court for permission to sell the Rogers Building, a 6-sty office structure at 106 Wall st, northeast corner of Front st, by the Rogers

family. The heirs of the estate are willing to sell the property to the Czarnikow Rionda Co. for \$510,000. As the property measures 56.8x53.6, this price would make more than \$168 per square foot, which is said to be the highest paid for Wall st realty east of Pearl st.

THE 3-STY and basement dwelling 143 East 56th st, owner by Sidney S. Breese and others, as trustees, is to be taken over by the 143 East Fifty-sixth Street Corporation, having for directors W. H. Gardner, L. E. McBurney and B. Underwood.

THE 4-STY and basement brownstone dwelling 164 East 61st st, on a lot 20x100.5, is to be taken over by a company composed of G. M. and E. B. Parker and S. C. Whitbeck.

THE 5-STY BUILDING, with a 3-sty extension, at 36 West 57th st, 27x100.5, has been taken over by the 36 West 57th Street Co., having G. W. and R. Greene and R. Rosenberg as directors. Title is held by the Isabella Reinsberg estate.

TITLE to the 11-sty loft building 99-101 Fifth av, on a plot 59x100, has passed to Charles Jolenski from the United States Life Insurance Co. The property is near 17th st. It was conveyed subject to a mortgage of \$455,000 for 10 years at 5 per cent. a year for the first 2 years and 5½ per cent. per annum thereafter.

THE 5-STY apartment house 1181 Bryant av, Bronx, on a plot 50x112, is to be taken over by the 1181 Bryant Avenue Realty Co., incorporated at Albany. The new company has for its directors J. and T. Fine and J. J. Levine. It is capitalized at \$20,000.

THE NEWLY ORGANIZED 57-59 East Eleventh Street Corporation, M. Solomon, J. S. Tannebaum and H. Lakner directors, is the new owner of the 10½-sty loft and business building 57 and 59 East 11th st. The building was sold recently by Max N. Natanson.

RETREAT FOR LADIES AND FOR HOMELESS GIRLS is the buyer of the dwelling at 203 East 71st st. This society also owns two adjoining houses at 205 and 207 and now controls a street frontage of 56.3 feet.

THE REAL ESTATE BOARD OF NEW YORK has on hand a number of the September Rent Laws. These may be had free in reasonable quantity by any person on application to the Board, 217 Broadway.

## MANHATTAN BROKERS

**ORVILLE B. ACKERLY & SON**  
Appraisers of Long Island Property  
Phone: Longacre 2280  
243 West 34th Street, New York City  
and  
Ronkonkoma, Long Island

**ERNEST N. ADLER**

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhinelander 6125

Telephone: Pennsylvania 396-397

**AMERICAN BUREAU OF REAL ESTATE**

All About Real Estate Everything—Everywhere

MODERN "A. B. R. E." SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

**ARMSTRONG & ARMSTRONG**

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE., Near Eighth Ave. and 121st St.

Phone: Morningside 1874

**ALFRED P. COBURN**

REAL ESTATE

APPRAISALS—INSURANCE

Management of Estates a Specialty

159 WEST 72nd STREET

Phone: Columbus 4356

**PETER F. COGLEY**

Real Estate—Insurance

Management of Estates  
a Specialty

165 BROADWAY

Phone Cortlandt 4641

**ARTHUR CUTLER & CO.**

Real Estate—Management

247 WEST 34TH STREET

Longacre 0585

**JAMES A. DOWD**

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

**T. A. & J. J. FOGARTY**

Real Estate—Insurance

PENNSYLVANIA ZONE

147-149 W. 33RD ST.

Fitzroy 2244-2245

**C. BERTRAM HUBBARD**

Incorporated

(Successor to HUBBARD & PEIXOTTO, Inc.)

REAL ESTATE

Selling—Renting—Building Management

489 FIFTH AVENUE, NEW YORK

Tel. Murray Hill 3339

**ROBERT LEVERS**

Real Estate—Insurance

376 LENOX AVE., cor. 129TH ST.

Harlem 2675

**E. A. POLAK**

BROKERAGE CO.

Real Estate For Sale  
Everywhere

63 PARK ROW

WE ARE GARAGE SPECIALISTS. List yours with us, and get quick results.

**PETERSEN & FENNELL, Inc.**

145 WEST 45TH STREET

Phones: Bryant 2696, 5203

**GEO. W. SASSE**

REAL ESTATE—INSURANCE

2096 EIGHTH AVE., NEAR 114TH ST.

Phone: Cathedral 8447

**SCHINDLER & LIEBLER**

Real Estate and Insurance

Rhineland 6122 1393 THIRD AVE., at 79th St.

**MALCOLM E. SMITH, INC.**

Formerly

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

REAL ESTATE AGENTS

AND BROKERS

CAMERON BUILDING 185 MADISON AVE.

**JACOB J. TABOLT**

REAL ESTATE

558 EIGHTH AVE.

Above 37th St.

Phone:

Fitz Roy 1366

**WILLIAMS-DEXTER CO., INC.**

Greenwich Village Real Estate

Insurance

72 GREENWICH AVE.

Watkins 7434

**MRS. WILSON'S**

RENTING CO.

REAL ESTATE

Phone:

6585 Plaza  
4269 Plaza

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

# MAKE A FRIEND

of your client by selling him one of our

**New 1 or 2 Family Houses With Garages**

\$1,500 to \$2,500 below the market

40 nearly ready in Bay Ridge:  
68th Street and Sixth Avenue

**\$13,750—\$2,000 Cash**

Full of Desirable Features

**Realty Associates, Owners**

Builders of 600 Easy Housekeeping Homes

162 REMSEN STREET BROOKLYN

# SHERMAN BROKERAGE CO.

**REAL ESTATE INSURANCE**

54 EAST 109th STREET

NEW YORK

Telephone: Harlem 5863-9928

# J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES

32 Nassau St. 51 East 42nd St.

Phone Connections

# Philip A. Payton, Jr., Company

**REAL ESTATE AGENTS AND BROKERS**

New York's Pioneer Negro Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues

Telephone: Audubon 945

# JACOB & MORRIS

# LEVIN

Incorporated

**BUILDERS**

NEW BUILDINGS

ALTERATIONS

Phone Madison Square 6977

118 East 28th Street New York

# 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
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
Total No. ....	121	433
Assessed Value.....	\$8,019,450	\$32,667,600
No. with consideration ..	20	64
Consideration.....	\$444,725	\$3,558,850
Assessed Value.....	\$410,900	\$3,115,000
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
Total No. ....	15,194	10,126
Assessed Value .....	\$951,268,600	\$654,455,100
No. with consideration ..	1,921	1,655
Consideration.....	\$106,745,081	\$56,746,787
Assessed Value.....	\$90,061,100	\$55,286,550

### Mortgages.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
Total No. ....	103	298
Amount.....	\$2,832,602	\$8,954,710
To Banks & Ins. Co..	20	44
Amount.....	\$1,007,900	\$1,585,750
No. at 6% .....	76	157
Amount.....	\$1,601,762	\$4,074,535
No. at 5½% .....	8	55
Amount.....	\$162,000	\$2,556,760
No. at 5% .....	.....	46
Amount.....	.....	\$1,487,150
No. at 4½% .....	.....	.....
Amount.....	.....	.....
No. at 4% .....	1	.....
Amount.....	\$3,000	.....
Unusual Rates.....	.....	2
Amount.....	.....	34,500
Interest not given .....	18	38
Amount.....	\$1,065,840	\$801,765
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
Total No. ....	10,360	5,874
Amount.....	\$339,847,000	\$167,767,747
To Banks & Ins. Cos..	1,367	965
Amount.....	\$122,632,428	\$56,379,200

### Mortgage Extensions.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
Total No. ....	50	31
Amount.....	\$2,370,900	\$2,384,250
To Banks & Ins. Cos..	35	19
Amount .....	\$1,943,400	\$1,815,250
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
Total No. ....	2,147	1,308
Amount.....	\$141,043,839	\$91,809,663
To Banks & Ins. Cos..	1,347	723
Amount.....	\$115,087,272	\$73,113,943

### Building Permits.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
New Buildings.....	11	6
Cost.....	\$265,800	\$300,000
Alterations.....	\$612,590	\$589,300
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
New Buildings.....	754	360
Cost.....	\$96,952,125	\$63,619,411
Alterations.....	\$43,079,008	\$27,519,870

## BRONX.

### Conveyances.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
Total No. ....	235	428
No. with consideration ..	20	47
Consideration.....	\$60,225	\$563,375
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
Total No. ....	11,738	9,779
No. with consideration ..	1,443	790
Consideration.....	\$9,018,156	\$8,758,459

### Mortgages.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
Total No. ....	177	291
Amount.....	\$686,025	\$1,788,800
To Banks & Ins. Cos..	16	23
Amount.....	\$271,500	\$185,200
No. at 6% .....	76	164
Amount.....	\$468,423	\$1,063,840
No. at 5½% .....	2	39
Amount.....	\$32,000	\$431,825
No. at 5% .....	4	17
Amount.....	\$28,450	\$138,365
No. at 4½% .....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	7
Amount.....	.....	\$22,875
Interest not given .....	95	54
Amount.....	\$157,147	\$131,895

### Jan. 1 to Dec. 14 Jan. 1 to Dec. 16

Total No. ....	8,218	5,935
Amount.....	\$52,478,924	\$38,500,047
To Banks & Ins. Cos..	395	240
Amount.....	\$7,129,029	\$3,053,692

### Mortgage Extensions.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
Total No. ....	10	17
Amount.....	\$293,500	\$536,100
To Banks & Ins. Coa..	6	7
Amount.....	\$161,500	\$361,000
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
Total No. ....	756	782
Amount.....	\$16,347,522	\$12,891,652
To Banks & Ins. Cos..	382	224
Amount.....	\$11,268,350	\$6,706,600

### Building Permits.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 6 to Dec. 16
New Buildings.....	12	73
Cost.....	\$139,000	\$302,000
Alterations.....	\$7,300	\$26,000
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
New Buildings.....	985	938
Cost.....	\$18,269,600	\$19,773,965
Alterations.....	\$2,973,380	\$1,854,771

## BROOKLYN.

### Conveyances.

	1920	1919
	Dec. 7 to Dec. 13	Dec. 10 to Dec. 15
Total No. ....	510	953
No. with consideration ..	28	20
Consideration.....	\$200,600	\$665,145
<b>Jan. 1 to Dec. 13 Jan. 1 to Dec. 15</b>		
Total No. ....	49,602	54,905
No. with consideration ..	2,428	2,893
Consideration.....	\$28,020,373	\$31,017,382

### Mortgages.

	1920	1919
	Dec. 7 to Dec. 13	Dec. 10 to Dec. 15
Total No. ....	438	847
Amount.....	\$2,184,006	\$3,656,409
To Banks & Ins. Cos..	51	134
Amount.....	\$472,800	\$764,700
No. at 6% .....	413	699
Amount.....	\$2,041,474	\$2,771,751
No. at 5½% .....	15	120
Amount.....	\$62,300	\$767,063
No. at 5% .....	6	15
Amount.....	\$20,550	\$85,425
Unusual Rates.....	1	2
Amount.....	\$40,000	\$12,000
Interest not given .....	3	11
Amount.....	\$19,682	\$20,170
<b>Jan. 1 to Dec. 13 Jan. 1 to Dec. 16</b>		
Total No. ....	41,022	41,906
Amount.....	\$189,531,124	\$155,000,768
To Banks & Ins. Cos..	4,159	3,583
Amount.....	\$34,090,718	\$22,985,628

### Building Permits.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 10 to Dec. 16
New Buildings.....	118	155
Cost.....	\$1,074,960	\$1,312,000
Alterations.....	\$235,065	\$83,845
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
New Buildings.....	7,497	9,141
Cost.....	\$57,060,333	\$80,054,319
Alterations.....	\$12,984,277	\$9,217,766

## QUEENS.

### Building Permits.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 10 to Dec. 16
New Buildings.....	87	150
Cost.....	\$362,119	\$1,667,438
Alterations.....	\$185,517	\$30,715
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
New Buildings.....	6,508	8,269
Cost.....	\$33,063,396	\$43,067,391
Alterations.....	\$750,792	\$3,159,341

## RICHMOND.

### Building Permits.

	1920	1919
	Dec. 8 to Dec. 14	Dec. 10 to Dec. 16
New Buildings.....	17	.....
Co t.....	\$34,775	.....
Alterations.....	\$23,546	.....
<b>Jan. 1 to Dec. 14 Jan. 1 to Dec. 16</b>		
New Buildings.....	1,813	1,830
Cost.....	\$3,586,325	\$3,887,615
Alterations.....	\$1,374,602	\$290,358



# BUILDING SECTION

## Got No Competitive Figures on Building Materials

Witnesses Before Joint Legislative Committee Testify to Further Difficulties Encountered in Construction Work

WHEN the Joint Legislative Committee on Housing resumed its hearings on Wednesday, December 8, Louis Horowitz, president of the Thompson-Starrett Company, one of the largest building concerns in the country, doing a business annually of \$60,000,000, was examined. Until the Lockwood Committee's investigation began, said Mr. Horowitz, it had been impossible to get competitive figures in plumbing, limestone, marble, common brick, cement, lime, fireproofing and lumber.

There was an agreement, he testified, between boss carpenters and the carpenters' union, under which it was impossible to put trim on buildings made outside the city by non-union men. This limited competition to a few concerns making trim. He said that at the present time builders in New York were not permitted to put up their own steel work, but that they could erect structural steel work on their jobs outside the city.

Mr. Horowitz testified that the great steel manufacturers had an arrangement with the Iron Erectors' League whereby the structural steel was sold to the iron erector employers only if they did the work under open-shop conditions. He thought the term "open shop" was merely a blind to defeat union labor.

Mr. Horowitz testified he did not ask for estimates on limestone work for the 300 Park avenue building because he knew it was futile. He described how he went to the quarries in Indiana, had limestone cut to his order and then shipped to the place where it was to be used. The cost amounted to \$5.25 a cubic foot against \$9, which Hanlein wanted to charge to the city on the court house, and which it agreed to pay.

Since the investigation prices of building materials have gone down, according to Mr. Horowitz and the other contractors. He estimated that marble was being sold at 30 to 40 per cent. below former prices, the dealers having "skimmed off the cream," yet present prices include a legitimate and fair profit.

Brick tile for fireproofing purposes, he declared, was practically in the control of the National Fireproofing Company. To offset the high prices demanded by the National, he said, he bought tile in Ohio, shipped it here and saved \$19,000 on a \$29,418 order. The National's price was \$48,893, and its yards are in Perth Amboy.

James A. Mears, of the Fred T. Ley Company, building contractors, doing a business of about \$20,000,000 annually, testified that he received three estimates on brick on a contract his company had for the erection of an office building at 73 Maiden Lane. All were uniform, asking "market price at time of delivery." The prices on broken stone were uniform, \$3.50 a yard. Cement was bid for at \$3.40 a barrel, a uniform price being asked by three bidders. The same concerns bid on lime, each asking \$19.50 a ton. Each of the three bidders on sand asked \$2.50 a yard when the bids were turned in last April.

Bids for material to be used on an apartment house at 200 Park avenue showed great uniformity. Five bids for brick and gravel were uniform. Of five bids for sand three asked \$3.25, one \$2.75 and another \$3.15. Five bidders on cement asked \$3.40 a barrel.

Alfred R. Whiting, Jr., of the A. Whiting Company, doing an annual construction business of \$5,000,000, obtained estimates for materials to be used on the Bowling Green Building. He obtained the contract on Nov. 10, 1919. Four bidders on brick asked \$22.40. Four bidders on cement asked \$3.40, and four on lime asked \$18.50 a ton. There were two bidders each on sand, gravel and broken stone. The prices were uniform, he testified. There were similar results on bids put in for materials to be used by Mr. Whiting on the Hanover National Bank Building.

With only two exceptions the prices for materials used by Mr. Whiting on the Borden residence, 48 East Sixty-eighth street, were uniform. Six estimates for material used in the Atlantic & Pacific Steamship Company's building were identical. All the bids for material on the home of William Ziegler, Jr., were alike.

Edward B. Handy, dealer in broken stone, sand and gravel, at 205th street and Harlem River, one of six men who organized the Sand and Gravel Board of Trade said, it was incorporated in June, 1919. He was invited to join by Peter Gallagher, of Goodwin-Gallagher, who told him he could do "better business and make more money" if he joined.

Mr. Handy testified that the control of the sand and gravel business in New York was in the hands of three concerns, Goodwin-Gallagher, O'Brien Bros. and Henry Steers, and that prices for the product were uniform.

The members of the Sand and Gravel Board of Trade, he testified, agreed to have their books examined by accountants so that the board might know how much yardage each man's business amounted to and the price he was getting. James M. Ames, of the James M. Ames Building and Material Corporation, was "invited to resign" because he refused to permit an examination of his books. Dues of \$100 a month, he said, were paid to Eugene P. Clark, executive secretary of the board, who, it was understood, represented the Goodwin-Gallagher Company. The members of the board followed Clark's directions as to price, he said. Gallagher had two other representatives in the board, his brother-in-law, Frank E. Rousey, of the Manhattan Sand and Gravel Company, and William S. Mahoney, of the Lenox Sand and Gravel Company, two subsidiaries of Goodwin-Gallagher.

It was a few weeks after the board was formed, the testimony showed, that the price of sand was fixed and made uniform. An agreement was also entered into between the members of the board and the New York Trap Rock Corporation by which the price of trap rock was fixed. In one year and five months the board increased the price of sand from \$1.80 to \$2.75. He said Clark always brought up the new price and the members knew that anything they said "over Clark's head" would go back to Goodwin-Gallagher.

Handy testified that dealers in sand also had membership in the Contractors' Protective Association, which had a Sand Committee. This organization also took in truckmen who hauled sand. Asked what the arrangement was between Steers and Goodwin-Gallagher, he thought that it was a "gentlemen's agreement," and that Goodwin-Gallagher had the output and sold some of it to Steers and some to O'Brien Bros.

Peter Gallagher, treasurer of the Goodwin-Gallagher Sand and Gravel Company, testified that Gallagher Bros. consolidated with the Goodwin Sand and Gravel Company and absorbed the Manhattan Sand and Gravel Company, the Crescent Company, the Lenox Sand and Gravel Company, and the J. L. Keating Company. The president of the Goodwin-Gallagher Sand and Gravel Company is Mr. Dupuy, of Pittsburgh, who owns half the stock. Gallagher said that his brother-in-law, Rousey, general manager of the Manhattan Sand Company, was at Atlantic City.

Gallagher testified his company did an annual business of about \$700,000 in sand alone and that O'Brien Bros. was one of his competitors. He admitted that the sand sold by O'Brien Bros. was bought by them from the Goodwin-Gallagher Sand and Gravel Company, at 50 cents a yard. Both his concern

and O'Brien Bros. sold it to sand dealers for \$1.25 a yard, he said, and the dealers charged the builders \$2.75. Gallagher finally admitted his corporation had a contract with O'Brien Bros. whereby the latter organization agreed to take about 300,000 yards a year. He refused to answer questions concerning the price fixing on sand at the meeting of the Sand and Gravel Board of Trade.

After several arguments between Mr. Untermyer and former Senator Edgar T. Brackett of Saratoga, of counsel for officers and employees of the Sand and Gravel Board of Trade, Mrs. Helen MacDonald, a clerk, produced the books of the organization. Mr. Brackett objected to the committee's seizure of the books and said he would have them replevined.

On Thursday, December 9, Louis K. Berman, secretary of the New York Automatic Sprinkler Association, and vice-president of the Raisler Sprinkler Company, of 129 Amsterdam avenue, testified that the association was formed two years ago. He said the following manufacturers were members: The Grinnell Company, Rockwood Sprinkler Company, Globe Automatic Sprinkler Company, the Automatic Sprinkler Company of America, the H. G. Vogel Company and the Independent Aetna Sprinkler Company. The licensees who were members were the Cornell Company, Lazette & Murphy and the Raisler Sprinkler Company. The manufacturers were also members of the National Automatic Sprinkler Company. Mr. Berman testified that the objects of the association included the developing of a system of accounting so that members "might act intelligently as to prices," and "to standardize forms of contracts, estimate sheets and practices and conditions generally, so that competition among the members may not be limited by inequalities. This included giving members and others interested "information regarding sales and prices made by members."

The constitution and by-laws, from which Mr. Untermyer read further provided that the secretary should prepare "uniform forms to be used as reports of bids made and reports of contracts closed so that open bidding and competition may be observed, and so that the association may also acquire proper statistical information." The bids, according to the by-laws, were to be filed with the secretary so that they might be open to inspection by members who made bids for the same work. Each member was free to change his bid after making an inspection of his competitor's bid. The machinery by which the system of filing estimates was conducted was the standardized estimate form, which went into minute detail as to all items that comprise sprinkler equipment.

Berman said that the change on Sept. 30, 1920, in the association's practice was made because last April one of the members brought up the question whether an "open price association" was legal or not.

The witness testified that all the fire sprinkler concerns in the association obtained information and data for estimate from the Fire Prevention Survey Bureau, of which C. H. Parker, former secretary of the local association, is head. He was asked whether the fact that all his competitors had to get information from the same central source was another feature of "open competition."

"I think it tends toward uniformity of our estimating," he answered.

Berman said that sprinkler apparatus had gone up about 150 per cent. in price in the last two or three years.

Bert L. Fenner, of McKim, Mead & White, president of the New York Chapter of the American Institute of Architects, said its membership comprised 250 architects. Mr. Untermyer read the following from the code of ethics of the National Institute:

"The architect's professional services consist of necessary conferences, preparation of preliminary studies, etc., for which, except as herein mentioned, the minimum charge based upon the total cost of the work complete, is 6 per cent."

The witness testified the local chapter declared specifically that the 6 per cent. was not binding. Mr. Untermyer read another statement from the institute's document which said that on residential work it was "proper to make a higher charge." This was necessary, Mr. Fenner testified, in order to keep architects out of the poorhouse. Another statement said that the architect was entitled to compensation for articles

purchased under his direction, though not designed by him. The document was revised in December, 1908, said Fenner, cost for the first six months of this year was \$11.25 and the documents read by Mr. Untermyer were rules. He said that his own firm, McKim, Mead & White, has for years done work for less than 6 per cent., and no charge of unprofessional conduct had been brought against them.

Mrs. Helen MacDonald, clerk for the Sand and Gravel Board of Trade, testified she did not know what had become of the quotation cards she had been asked to bring. Hiram C. Todd, of counsel for the board, protested against the seizure by the committee of the board's books.

Emanuel Engel, accountant of the Sand and Gravel Board of Trade, said he made monthly audits of the books of the members for Eugene Clark, the board's secretary. He declined to produce them without permission from Clark and was adjudged in contempt. When asked where Clark was he replied, "Atlantic City."

After examination of the books of the Empire Brick and Supply Company, of which Wright D. Goss is president, Marvin Scudder, accountant for the committee, declared that the net profit on brick by the company was 89.26 per cent. in 1919 and 155½ per cent. for the first six months of this year, using figures supplied by the company without dispute. The cost of brick to the company in 1919 was \$11.22 7-10 a thousand and the selling price \$21.25 a thousand, according to Scudder. The cost for the first six months of this year was \$11.25 and the selling price \$28.75, he said.

When the Joint Legislative Committee reconvened on Friday, December 10, Samuel Untermyer, counsel to the Committee, announced that he had received a letter from the Masons' Supply Bureau of Brooklyn in which J. Morton Halstead of the bureau stated that at a meeting attended by eleven of the fourteen members it had been decided to disband the organization.

Morris H. Petigor, a soda fountain manufacturer of 216 East Forty-second Street, also controlling the Oceanic Marble Company and the Howden Tile and Manufacturing Company, testified that his tile and marble business had been ruined by the Marble Industry Employers' Association in conjunction with the three marble trade unions. When he had a contract for marble work at Fifth Avenue and Seventy-fourth Street, a delegate of one of the unions suggested that he join the employers' organization. He demurred to paying an initiation fee of \$500 and dues of \$45 a month, but testified that he changed his mind when he was visited by Patrick Crowley, Joseph Lazanofsky and a delegate named Dunphrey, representing the three marble workers' unions. They told him he would have to join the employers' association and that they would not permit him to have union men if he refused.

Petigor said he sent his check to the association, but received no reply. On May 2, 1917, his check was returned. Later he learned that it was because he had made a bid for a contract lower than a member of the association. The union referred his request for an explanation of their failure to supply him with workers to the national organization at Indianapolis from which he received the following reply:

The Bricklayers, Masons and Plasterers' International Union of America.

Indianapolis, Ind., May 17, 1917.

Mr. Harry Marcus, Secretary, Oceanic Marble Co., Brooklyn:  
Dear Sir—Replying to yours of May 10, asking for a reply to your request to be permitted to use marble cutters and setters of our organization, I wish to say that our Executive Board, after due consideration, feels that it would not be doing its duty to other employers of our men if we permitted your firm to use members of our union. Therefore you must transact your business in whatever way you feel disposed, independent of any assistance or association from us.

J. WILLIAM DOBSON, Secretary.

The witness said he had to sublet the contract to a member of The Employers Association at an advance of over 45 per cent. above his original bid. He again applied for membership but his check was again returned. He said he had similar experiences on a contract for the Nameloc Company, 43-51 West 36th St. He had to sublet to Haick & Co. He took another contract for the marble work on the Holland

Building, Fifth Avenue and Thirtieth Street. Work for which he contracted to charge \$2,500 he was forced to sublet for \$4,500. His fifth experience was on the Beth Moses Hospital in Brooklyn. As he could not get men to do the work he sublet it to the Eastern Marble Co. for \$6,000. His own price was \$3,500.

It was on the contract for the marble work on the Hebrew Guardian and Sheltering Society, 425 Lafayette Street, said Petigor, that a union delegate threatened to drive him out of business if he did not give up the contract to the firm of Di Paolo & Kelly of 229 West Twenty-ninth Street. Thomas J. Kelly is Chairman of the Executive Committee of the Building Trades Employers' Association. This contract was for terrazzo work worth \$30,000. Soon after he took the job the union of mosaic workers notified him that it had adopted a resolution forbidding work on the building under penalty of \$500 fine. No reason was given, the witness testified, but he gave the "reason" as Kelly. The union men demanded that he rescind his contract and permit Kelly to do it.

Q.—What did you do about it? A.—I told them I would not do it, and they said, "If you don't do it we will put you out of the tile business, the same as we put you out of the marble business," and he says, "You know that my word goes; when I say it I do it; I did it with the Oceanic and I will do it with the Howden Tile."

Q.—Who said this? A.—Mr. Price, the representative of the International.

Q.—The International Union? A.—Yes, sir, the same as—

Q.—Plasterers, masons— A.—Yes; and to my surprise—he was a man of his word, he immediately ordered a special meeting to be called by the President of the Mantle Association and he summoned Mr. Howden and they wanted to take his labor away with the tile work.

Q.—Go on. A.—But Mr. Howden is too long in the business, and he knows his ground pretty well.

Q.—Yes? A.—And he said he cannot understand why Mr. Price is here at this meeting. He said, "I understand that Mr. Price represents the labor; he cannot represent both. I refuse to answer any questions."

Q.—Yes. And the meeting was then adjourned, or they dismissed the complaint.

Q.—What happened to you? A.—We could get no labor, and we have tried all we could with the union, reasoned with the delegate, and we could not get it.

Q.—What effect has all this had upon your marble and your tile and your mosaic business? A.—It ruined me.

Joseph G. Siegel, a builder, of 59 Livingston Street, Brooklyn, said that he received three bids for the marble work on the Earlington Hotel, 49 West Twenty-seventh Street, which he was converting into an office building. Two members of the Marble Employers' Association bid \$97,000 and \$99,000, respectively, and an outsider, Daniel M. Rader, whom he came upon accidentally, bid \$57,000. Rader got the job, but a week later David Danahy, of the Marble Cutters' Union, and one Price of the Plasterers' informed him Rader was a "scab" and that if he continued having the work done by Rader all the employes in the other trades would walk off the building. a monument on your hands instead of a building."

The witness testified that Danahy pulled the job two days later. Because of the trouble the owners of the building decided to omit all marble work and use only plaster. The marble work that had been erected was ripped out, and Siegel asked Danahy to permit the other workers to continue on the job. Danahy replied: "You intended to put marble on this job, and you are going to put it on, otherwise you will have a monument on your hands instead of a building."

Siegel made haste to give the contract to the C. M. Gray Marble Works, as was Brindell's intention, he said. He asked permission of Danahy to go on with the other work on the building, and Danahy said the work could continue if Mr. Rosenbaum of the Gray concern was satisfied. The next day the trades which struck returned to work.

William K. Fertig, secretary-treasurer of the Marble Industry Employers' Association, consisting of thirty-six members, told the committee that the association paid gratuities to high officials of unions amounting to about \$5,000. Specific payments totaling \$2,600 were read into the records from the minutes of the association. Mr. Fertig said the payments were made to have the officers of the Brick Masons and Plasterers International Union come to New York from Indianapolis in order to "confer" with the employers. There was no basis for computing the expenses of the labor men, but an arbitrary sum was fixed.

Fertig testified that the money went to William J. Bowen, president of the Brick Masons and Plasterers' International Union; Thomas C. Preece, first vice president and J. William Dobson, secretary. The witness declared that in order to disguise the payments to the labor leaders the payments were entered on the records of the employers as "extraordinary expenses," "special expenses," "advice and information" and "campaign expenses."

Fertig said his salary from the Marble Industry Employers' Association was \$10,000 a year. He gave the standard rates adopted on May 1, 1920, showing the rate of labor charged builders for day's work by the thirty-six members of the Marble Industrial Employers' Association and the union scale as follows:

	Union Scale May 1, 1920.	Charge to Employers.
Building foreman (setter).....	\$10.00	\$16.25
Building foreman (polisher).....	10.00	15.35
Setter and helper .....	16.00	25.75
Cutter or setter .....	9.00	14.50
Polisher .....	8.50	13.75
Helper .....	7.00	11.25

Ten per cent. was added for supervision.

Fertig testified that the organizations were governed by Codes of Practice, one of the rules being that a contractor could not throw out bids, but had to accept one of the original bids. If he thought the bids had been matched and were too high he had no recourse. The owner, according to one of the rules, was not permitted to dicker for a figure lower than the lowest named to him. The Code of Practice was binding, said Fertig, who declared that the national association's code was similar.

August R. Zicha, of the Cork & Zicha Marble Company, Long Island City, testified that he was invited by the P. J. Carlin Construction Company to bid on the marble construction work on the Queens County Court House in June, 1916. His bid was for \$62,500 and was accepted. Subsequently he was commanded to appear before the Executive Committee of the marble men's organization and, he testified, was informed he could not do the work, as he was not the original bidder, that Mr. Carlin had received other bids on the work previously. He told the committee he felt entitled to the work because the Carlin Company was submitting a revised bid. He was found guilty, he said, of violating the Code of Practice and was not permitted to do the work. He was not expelled, because he promised not to violate the rules again.

THE Real Estate Board Diary, just issued, contains a rule for Avenue Numbers—Street Destinations.

This is an arrangement by Lewis Phillips, aided by R. W. Phillips, had from the records and equipment in the office of L. J. Phillips & Company.

Throughout Manhattan—Fifth avenue (which was destined for a wider house than elsewhere) alone excepted—the city has arranged ten house numbers from street to street to each side of an avenue front.

Therefore to find a street destination, divide the house number by ten on such avenues as face a park or river (say Central Park West or Riverside Drive), and by twenty when such avenue is faced with buildings on both sides. In any instance add to this the figure to correspond with that at which such avenue starts, fifty-nine, for instance, to be added at Columbus, Amsterdam or West End avenues, because each starts at Fifty-ninth street.

Broadway is computable north from Twenty-fourth street only, and here by dividing by twenty, deducting therefrom thirty-one (this deduction is necessary because of the numerous named streets).

Madison avenue is a bad performer. This is due because it is interspersed with Madison Square numberings, and needs to have twenty-eight added.

No rule is applicable to Fifth avenue above Fifty-ninth street. The computation on this avenue is to be made by dividing by fourteen, adding to which seven, the street at which Fifth avenue practically starts.

# General Contractors Demand Payment for School Work

Notify Board of Estimate They Will Suspend Operations Unless Installments Due on Contracts Are Settled Promptly

**G**ENERAL contractors having contracts on school buildings notified the Board of Estimate at its meeting last Monday they would stop work unless \$616,000 in installment payments due them were paid. The demand was made in a letter addressed both to the Board of Estimate and Board of Education, and was signed by Thomas A. Clark, of the T. A. Clark Company; James MacArthur, of the James MacArthur Company; H. P. Hutchings, of the Emerson Building Company; P. J. Brennan & Son, Peter Carey and W. J. Hanna, of the Frymier & Hanna Company. The letter was referred to the Corporation Counsel.

The Board of Estimate referred to the Board of Education, with a request for immediate action, the recommendation of the Corporation Counsel that a progress payment of \$31,081.50 to Daniel Rice, on the contract for heating and ventilating Public School No. 182, Brooklyn, should not be paid, and that the contract should be cancelled. "Other investigations into this contract have shown that the contractor was guilty of collusion with other bidders and of fraud in the making of the contract with the Board of Education," said Mr. O'Brien.

Much of the testimony concerned the heating contract in School No. 100, in Brooklyn, which Samuel Untermyer, counsel of the Lockwood Committee, had suggested should be investigated. Joseph G. Geoghegan, of Gillies & Geoghegan, testified that he had increased his bid for the installation of a heating system in that school from \$97,770 to \$101,000 after Hettrick, to whom he had submitted the bid, had told him his first estimate was too low. The result, as shown by the testimony, was that William J. Olvany obtained the contract with a bid of \$94,000. Mr. Geoghegan denied that there had been any collusion in the bids or that there had been any arrange-

ments for contracts to come to him in "rotation" under the Hettrick system.

It was developed by Mr. Olvany's testimony that "Mr. McCann," whom he described as the Chief of the Heating Division of the Board of Education, had specified Hart & Kraus boilers for the heating system in School No. 100, but that apparently Mr. McCann felt that they would not meet the tests.

Olvany testified subsequently that the boiler he finally put in cost approximately \$3,000 less than the Hart & Kraus. The boiler also figured in the increase in Geoghegan's bid, for he testified that he had been informed by Hettrick that there would have to be a steel instead of a cast iron boiler in this contract despite the specifications.

Mr. Geoghegan testified that he entered the Hettrick "system" in September, 1919, and submitted bids to him. He denied that he ever received any information concerning a bid of a competitor, but was merely told whether his estimates were "correct."

Juan A. Almirall, brother of Raymond F. Almirall, foreman of the Extraordinary Grand Jury, testified that he had had an arrangement with John T. Hettrick, but had severed relations with him. He said he first went to see Hettrick after a man in his own line of business, that of a heating contractor, had suggested that Hettrick might help him materially in the labor situation. Mr. Almirall said he was "No. 1" in the Hettrick "Code of Practice," but said he had stopped the arrangement the first week in October.

Mr. Almirall said he paid Hettrick \$250 as a "retainer," and that he was to pay 1 per cent. of the contract price on each contract awarded to him.

## BUY LUMBER NOW

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

### PRICE CONCESSION

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

*Concrete Form Lumber a Specialty*

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

*Complete Milling Facilities*

**E. C. SMITH CO., Inc.**

(Established Fifty Years)

OAKLAND AND BOX STREETS  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

# Many New Plans in Preparation But Contracts Fall Off

## Weekly Statistics of F. W. Dodge Company Indicate Considerable Building Accumulating Against a Structural Revival During the Coming Year

**A**RCHITECTS and engineers throughout the local territory are piling up plans for new building and engineering projects despite the existing upset conditions in the building industry. Reports from all centers in New York State and New Jersey, north of Trenton, indicate a vast amount of projected construction accumulating, and if even a relatively small part of this actually gets started during the coming building season the building interests will have all they are able to accomplish.

Figures compiled by the F. W. Dodge Company, covering proposed new construction and contracts actually awarded during the week of December 4 to 10 inclusive, show that in New York State and Northern New Jersey architects and engineers started work on new plans for 237 operations that will require an expenditure of approximately \$13,962,900. During the same week there were contracts placed in this territory for 139 new building and engineering projects that will call for an outlay of about \$5,597,000.

The list of 237 new jobs being planned comprised 50 business buildings, such as stores, offices, lofts, commercial garages, etc., \$1,243,500; 1 educational project, \$250,000; 4 hospitals and institutions, \$30,500; 5 industrial buildings, including factories, shops, warehouses, etc., \$1,184,000; 16 public works and public utilities, \$5,493,700; 8 religious and memorial buildings, \$146,000; 138 residential projects, including apartments, flats and tenements and one and two-family dwellings, \$2,375,200, and 15 social and recreational building projects, \$3,240,000.

Among the 139 operations for which contracts were reported during the week of December 4 to 10 inclusive were 25 business operations of various types, \$657,500; 3 educational projects, \$59,900; 2 hospitals and institutions, \$56,100; 10 factory and other industrial buildings, \$3,426,000; 10 public works and public utilities, \$125,800; 3 religious and memorial projects, \$57,000; 82 residential operations, including multi-family dwellings and one and two-family houses, \$1,105,700, and 4 social and recreational projects, \$109,000.

### PERSONAL AND TRADE NOTES.

**C. E. Alden** recently joined the technical department of the Permutt Company, 440 Fourth avenue.

**H. H. Oddie, Inc.**, general contracting, announces the removal of their offices to their own building at 130 East 44th street.

**George M. Landsman**, architect, recently moved his office from the Bowery Bank Building to 105 West 40th street.

**Edward Fanning**, architect, has become associated with Goodwin & Woolsey, 4 East 39th street.

**Charle Volz**, architect, announces that he has established new offices at 371 Fulton street, Brooklyn.

**Murray Klein**, architect, recently at 116 Grove street, is now located at 37 Graham avenue, Brooklyn.

**Thomas Crimmins Contracting Company** announces the removal of its offices from 624 Madison avenue to the Crimmins Building, 126 East 59th street.

**Peter Guthy, Inc.**, general contracting, announces removal from 926 Broadway to the Shubert Building, 852 Monroe street, Brooklyn.

**Joseph A. McCarroll**, architect, has moved his office from 32 Clinton street to the Shubert Building, 852 Monroe street, Brooklyn.

**J. B. Wahlquist**, architect, formerly at 24 East 43d street, Manhattan, has moved his office to 52 Beechwood Terrace, Yonkers, N. Y.

**C. E. Halback & Co.**, contractor for ornamental iron and steel work, recently moved their offices from 23 East 26th street, New York City, to their new factory at 189-193 Banker street, Brooklyn.

**Metal & Thermit Corporation**, 120 Broadway, New York City, recently established a branch office at 141 Milk street, Boston, Mass., under the direction of Robert L. Browne, manager of the New England district.

**James W. Cheever**, formerly a superintendent with the Thompson-Starrett Company, has joined the organization of Dwight P. Robinson & Co., as superintendent on the construction of a large power station at Seward, Pa., for the Penn Public Service Corporation, Johnstown, Pa.

The Land Bank, 115 Broadway, New York City, representing forty-seven savings and loan associations, notified Mayor Hylan and the city Sinking Fund Commission that the proceeds of 5 per cent.

bonds which they have would be loaned out to small investors for the purchase of homes within the city limits. The bond issue is expected to total \$1,000,000.

**Emile G. Perrot**, formerly of the firm of Ballinger & Perrot, 1328 Broadway, architects and engineers, announces the openings of offices in the Woolworth Building, 233 Broadway, and the Parkway Building, Philadelphia, Pa. Mr. Perrot has been associated as architect and engineer with the erection of industrial structures for twenty-five years and he announces the continuation of his professional activities under his personal direction in the designing and construction of industrial plants and institutions.

**Walter F. Ballinger** and Emile G. Perrot, of Philadelphia, Pa., practicing under the firm name of Ballinger & Perrot, have dissolved partnership. The business will be succeeded to and continued by Walter F. Ballinger, practicing as the Ballinger Company. All accounts owing to the partnership will be collected by Mr. Ballinger except as otherwise notified, and all accounts owing by the late firm will be paid by Mr. Ballinger at the offices, 329 South Broadway street, that city, or 1328 Broadway, New York City.

### Small House Competition.

The Small House Competition in connection with the First Annual "Own Your Home" Exposition in Chicago and the third in New York has been released through Henry K. Holsman, President of the Illinois Chapter of the American Institute of Architects and the Chairman of the Architectural Committee of the First Annual "Own Your Home" Exposition in Chicago. The competition is open to all architects in the United States and full page advertisements of the competition will appear in the architectural publication for December. Further details of the competition may be obtained from Henry K. Holsman, architect, at 175 West Jackson Boulevard, Chicago, Illinois. The prize winning designs will be exhibited at both expositions.

### Pressure of Concrete on Forms Measured.

In recent measurements of the hydrostatic pressure of concrete by the Bureau of Standards it was found that maximum pressure was caused by the head of concrete existing at the end of about 40 min. from the time of beginning pouring. After that time the pressure decreased, although the head of concrete on the gage increased. The maximum pressure was found to be equivalent to that of a liquid weighing 124 lb. per cubic foot. The tests were made by W. A. Slater and A. T. Goldbeck.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

**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.

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

**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 23 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.

### Daylight Saving for Eastern Zone.

Commercial organizations throughout the Eastern time zone are being urged by the Merchants' Association of New York City to join in an effort to secure the passage by Congress of a daylight-saving bill for that zone for the five months from the end of April to the end of September. There are now pending before Congress three daylight-saving bills—the Edge bill before the Senate, an identical bill introduced by Representative Ackerman in the House and a similar bill in the House introduced by Representative Dallinger.



# MATERIALS AND SUPPLIES

**Lumber**—Demand for this material has improved to some extent during the past week, but as yet it is far from normal and market conditions are not likely to change materially for some weeks to come. There has been considerable new inquiry in the wholesale market lately, but as yet no definite sales have been reported as a result. Building is backward and lumber interests are practically marking time until the building industry gets back upon its feet and then it is felt certain the demand for this material will be extremely heavy. The strength now apparent in the

lumber situation is due largely to the fact that mills are closing down or materially reducing output. With a steady decline in production on this account and the period of wholesale liquidation practically ended prospective buyers are apparently more willing to place orders for their immediate requirements and in a number of instances have even been purchasing for stock. Lumber prices are relatively firm when compared with the market for the past month or so and it is quite likely that as spring approaches there will be a gradual upward trend to prices, but there is no

possibility, however, of a return to the excessively high levels that have marked the past two years.

**Portland Cement**—Manufacturers are shipping more freely than of late and local dealers are getting stocks ahead to some extent. There is no great reserve, however, as the majority of the cement coming in now is being immediately delivered to the large operations that have been in need of this material for some time. The recent reduction in price has not stimulated buying in general to any extent, but inquiries lead to the belief that by next spring there will be a very heavy demand for this and all other building materials as well.

**Hollow Tile**—The market is weak with demand lacking and no brilliant prospects for the future. Manufacturers have been hampered by the fuel scarcity, but this factor is now working out to the satisfaction of the producers. Although there have been no reported reductions in price announced by manufacturers of hollow tile it is thought that some concessions from the existing price levels could be obtained on large orders as the manufacturers would welcome some new business.

**Structural Steel**—The majority of the Eastern mills have met the price of the United States Steel Corporation and in at least one instance the price has been shaded on a special tonnage inquiry to 2.35c. Pittsburgh. Up to the present time, however, these price concessions have not resulted in a great volume of new business, but it is anticipated that considerable tonnage will be attracted because of the possibility of better deliveries. During the past week or so there have been some inquiries for what at this time involves a heavy tonnage, but which in ordinary times, when building is going ahead under full head, would hardly be considered. Recent bookings, while not numerous, call for a fair tonnage of shapes for building operations and plans now being prepared by architects and engineers indicate a greatly improved demand during the early part of the coming year.

**Electrical Supplies**—There is a fair volume of new business in this line and both manufacturers and jobbers are optimistic. During the past week or so demand has picked up considerably, as there is quite some new alteration and repair work being undertaken that will require wire, conduit and fixtures to a considerable amount.

## IN THE METROPOLITAN MARKETS

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

7'x48x $\frac{1}{2}$ in. ....	\$0.45 each
12'x16x $\frac{1}{2}$ in. ....	0.35 each
12'x16x $\frac{3}{4}$ in. ....	0.36 each
12'x16x $\frac{1}{2}$ in. ....	0.43 each

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

Delivered at job in  
Bronx ..... 2.75 to — per cu. yd.

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

**Broken Stone**—  
1 $\frac{1}{2}$ -in. Manhattan delivery \$4.00 per cu. yd  
Bronx delivery .... 4.00 per cu. yd.  
 $\frac{1}{2}$ -in. Manhattan delivery 4.00 per cu. yd.  
Bronx delivery ..... 4.00 per cu. yd.

**Building Stone**—  
Indiana limestone, per cu. ft. .... \$1.83  
Kentucky limestone, per cu. ft. .... 2.07  
Briar Hill sandstone, per cu. ft. .... 2.10  
Gray Canyon sandstone, per cu. ft. .... 1.75  
Buff Wakeman, per cu. ft. .... 2.00  
Buff Mountain, per cu. ft. .... 2.10  
North River bluestone, per cu. ft. .... 2.05  
Seam face granite, per sq. ft. .... 1.35  
South Dover marble (promiscuous mill block), per cu. ft. .... 2.25  
White Vermont marble (sawed) New York, per cu. ft. .... 3.00

**Structural Steel**—  
Plain material at tidewater; cents per pound:

Beams and channels up to 14 in. ....	2.72 to —
Beams and channels over 14-in. ....	2.72 to —
Angles, 3x2 to 6x3. ....	2.72 to —
Zees and tees ....	2.72 to —
Steel bars ....	2.10 to —

**Lumber**—  
Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.:  
3x4 to 14x14, 10 to 20 ft. .... \$55.00 to \$68.90  
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. .... 57.00 to —  
Hemlock, W. Va., base price, per M. .... 57.00 to —

(To mixed cargo price add freight, \$1.50).  
Spruce, Eastern, random cargoes, narrow (delivered) .... — to —  
Wide cargoes .... — to —

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

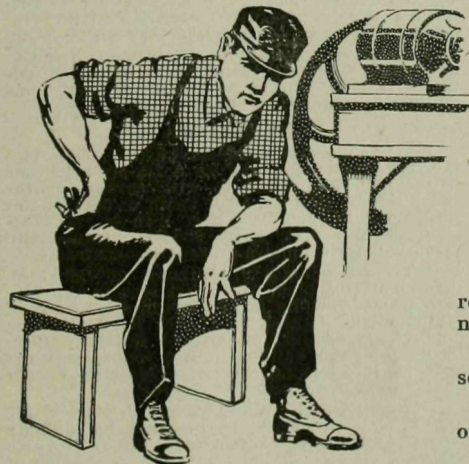
Cypress Lumber (by car, f. o. b., N. Y.):  
First and seconds, 1-in. \$140.00 to —  
Cypress shingles, 6x13, No. 1 Hearts ..... — to —  
Cypress shingles, 6x18, No. 1 Prime ..... — to —  
Quartered Oak ..... 250.00 to —  
Plain Oak ..... 130.00 to \$190.00

**Flooring:**  
White oak, quart'd sel. .... — to \$137.50  
Red oak, quart'd select. .... — to 137.50  
Maple No. 1. .... \$117.00 to 125.00  
Yellow pine No. 1 common flat ..... 61.00 to —  
N. C. pine flooring Norfolk ..... 72.00 to —

**Window Glass**—  
Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets ..... 79%  
B grade, single strength, first three brackets ..... 79%  
Grades A and B, larger than the first three brackets, single thick. .... 78%  
Double strength, A quality. .... 30%  
Double strength, B quality. .... 82%

**Linseed Oil**—  
City brands, oiled, 5-bbl. lot. .... \$0.88 to —  
Less than 5 bbls. .... 0.91 to —

**Turpentine**—  
Spot in yard, N. Y., per gal. .... \$0.99 to —



## Increased Comfort Means Increased Efficiency

Has it occurred to you that there's a distinct wear and tear on the nervous system in standing and walking on a hard, unyielding surface—a lessening of reserve vitality, therefore a lowering of efficiency?

# MASTIC FLOORING

resembles rubber in its resiliency. There's no draft on the nervous forces, no fatigue, no shock when Mastic Flooring is used.

It is as durable as the building, non-slip, water and acid proof. It forms a continuous, seamless sheet, washable and supremely sanitary.

In point of neatness, economy, durability and health it is an ideal flooring for office or factory (where heavy trucking or oils and greases are not used).

Write To-day for Free Booklet.

## JUNIUS H. STONE

1400 BROADWAY, NEW YORK CITY

Phone: Fitzroy 2973

# Geo. A. Fuller Company

Building and  
Industrial Construction



New York  
Philadelphia  
Boston  
Baltimore  
Detroit  
Washington  
Montreal

Chicago  
St. Louis  
Cleveland  
Pittsburgh  
Buffalo  
New Orleans  
Kansas City

SHIPYARD:  
WILMINGTON, N. C.

## William T. Ritch

—INC.—

Fire Accident  
Compensation Automobile  
Liability Marine

### INSURANCE

29 WEST 34th STREET  
Phone: Fitz Roy 6794

## JENKINS ELEVATOR CO., Inc.

ELECTRIC ELEVATORS  
REPAIRS  
TO ALL TYPES OF ELEVATORS  
ALTERATIONS  
ENGINEERING SERVICE  
221-227 CANAL STREET  
NEW YORK  
Phone: Franklin 884

### IF YOU ARE BUILDING OR ALTERING

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

FRANK & FRANK  
CONTRACTING CO., Inc.  
Builders and General Contractors

244 W. 42nd St. Phone: Bryant 1417

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### APARTMENTS, FLATS AND TENEMENTS.

LEXINGTON AV.—Maynicke & Franke, 25 East 26th st, have been retained to prepare plans for a 10-sty brick, limestone and terra cotta apartment, 100x145 ft, at the corner of Lexington av and 90th st, for the Rhinelander Real Estate Co., 31 Nassau st, owner. Cost, approximately, \$600,000. Architects will take estimates on general contract when plans are finished. Details will be available later.

BROADWAY.—Bruno W. Berger & Son, 121 Bible House, have prepared plans for alterations to the 5-sty brick and stone tenement, 25x90 ft, at 1936 Broadway, for Diederick Niemeyer, 1936 Broadway, owner. Cost, \$3,500.

FIFTH AV.—A. W. Kalden, 624 Madison av, has prepared plans for alterations to the 4-sty brick and stone store and loft building, 25x100 ft, at 61 Fifth av, southwest corner of 13th st, into stores and studio apartments, for the Glaser Engineering & Construction Co., 620 Madison av, lessee and builder. Cost, \$50,000.

EAST HOUSTON ST.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 5-sty brick tenement, 17x48 ft, at 194 Houston st, for Barney Ershowsky, 95 First av, owner. Cost, about \$4,000.

FORSYTHE ST.—Louis A. Sheinart, 194 Bowery, has plans in progress for alterations to the 5-sty brick and stone tenement, 27x85 ft, at 138 Forsythe st, for the Tucker Realty Corporation, 60 Wall st, owner. Cost, \$10,000.

##### DWELLINGS.

SUTTON PL.—Wm. F. Dominick, 27 East 40th st, and Mott B. Schmidt, 14 East 46th st, have plans in progress for alterations to the 4-sty brick and brownstone residence, 20x60 ft, at 9 Sutton pl, for Francis B. Griswold, 35 East 27th st, owner. Cost, \$15,000. Bids will be taken later on general contract.

##### FACTORIES AND WAREHOUSES.

WEST ST.—Walter H. Volckening, 53 West 39th st, has been selected to prepare plans for alterations to the 5-sty brick warehouse and office, 43x90 ft, at 30-31 West st, for the Seaboard Trading Co., 12 Water st, owner. Details later.

MERCER ST.—Samuel Cohen, 32 Union sq, has completed plans for alterations to the 5-sty brick factory building, 25x99 ft, at 45 Mercer st, for the Ozonated Beverage Corporation, 487 Broadway, owner. Cost, about \$15,000.

##### STABLES AND GARAGES.

DYCKMAN ST.—M. Joseph Harrison, 63 Park Row, has prepared preliminary plans for a 2-sty brick garage, 50x180 ft, at 168-170 Dyckman st, for Michael A. Hoffman, 435 East 93d st, owner. Cost, \$20,000.

##### STORES, OFFICES AND LOFTS.

54TH ST.—Mott B. Schmidt, 14 East 46th st, has plans in progress for alterations to the 5-sty brick and stone residence, 41x100 ft, at 19 East 54th st, into showrooms, for Lady Duff Gordon (Lucille, Ltd.), 39 West 57th st, lessee. Cost, \$15,000. Architect will take bids on general contract.

14TH ST.—Victor C. Farrar, 4 East 39th st, has prepared plans for a 3-sty brick and limestone loft building, 25x100 ft, at 137 West 14th st, for David Belais, 13 Dutch st, owner. Cost, \$30,000. Architects will soon call for estimates on general contract.

LEXINGTON AV.—Hugo Tausig, 237 East 72d st, has prepared plans for alterations to the 4-sty brick and stone store and office building, 20x40 ft, at 345 Lexington av, for the Consul Realty Corporation, 171 Madison av, owner. Cost \$10,000. Architect will take estimates on separate contracts about January 1, 1921.

LEXINGTON AV.—David S. Lang, 110 West 34th st, has started plans for a group of 1-sty brick stores, 160x100 ft, at the southwest corner of 116th st and Lexington av for a syndicate of M. Salmon, 63 Park Row, owner and builder. Details will be available later.

#### Bronx.

##### DWELLINGS.

BURKE AV.—Carl B. Call, 81 East 125th st, has completed plans for a 2½-sty brick and frame dwelling, 23x54 ft, on the north side of Burke av, 75 ft east of Paulding av, for the Wm. Pike, owner, care of architect. Cost, \$12,000. Bids will be taken on separate contracts.

QUIMBY AV.—Anton Pirner, 2069 Westchester av, has finished plans for a 1½-sty frame dwelling, 18x50 ft, on the south side of Quimby av, 280 ft west of Castle Hill av, for Frank & Mariantonia, 1869 McGraw av, owners and builders. Cost, \$5,000.

EDGEWATER TERRACE.—Michael A. Cardo, 160 West 45th st, has finished plans for two 1½-sty frame dwellings, 20x25 ft, on the west side of Edgewater terrace, 252 ft south of Barkley av, for James H. Farley, 95 Fifth av, owner and builder. Cost, \$6,000.

#### SPRINKLER

SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM  
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE

Automatic Fire Alarm Co.  
416 Broadway New York City

CANAL 5188

#### FACTORIES AND WAREHOUSES.

167TH ST.—Charles S. Clark, 441 Tremont av, has completed plans for a 1-sty brick shop, 40x140 ft, in the north side of 167th st, 109 ft east of Park av, for Alex Sussman, 448 East 167th st, owner. Cost, about \$10,000.

#### SCHOOLS AND COLLEGES.

SPUYTEN DUYVIL PARKWAY.—Manhattan College, Broadway and 131st st, contemplates the construction of a group of eleven brick and stone college buildings on Spuyten Duyvil Parkway, opposite Van Cortlandt Park, for which name of architect and details of construction will be announced later. It is likely that only four buildings of this group will be included in the first contract.

#### STABLES AND GARAGES.

FORDHAM ROAD.—Eugene DeRosa, 110 West 40th st, has completed preliminary plans for a 2-sty brick and stone garage, 171x226 ft, in the south side of Fordham road, 100 ft east of Third av, for Harry Williamson, care of Sol. Bloom, 1451 Broadway, owner. Cost, about \$150,000.

SHERMAN AV.—George Nordheim, 18 West 34th st, has completed plans for alterations to the 2-sty brick garage, 25x144 ft, at 104-110 Sherman av, owned by Jeffrey Brothers, 106 Sherman av, owners. Cost, \$30,000. Architect will soon take estimates on general contract.

#### Brooklyn.

##### APARTMENTS, FLATS AND TENEMENTS.

ST. JOHNS PL.—Cohn Brothers, 361 Stone av, have plans in progress for a 4-sty brick and limestone apartment, 80x100 ft, at the corner of St. Johns pl and Underhill av for David I. Sackowitz, 1367 President st, owner and builder. Cost, \$150,000.

PROSPECT PARK SECTION.—Charles In-fanger & Son, 2634 Atlantic av, have plans in progress for a 6-sty brick, limestone and terra cotta apartment, 50x200 ft, to cost approximately \$250,000. Exact location, name of owner and details of construction will be available later.

DEAN ST.—Harry Brodsky, 291 Hinsdale st, has plans in progress for alterations to the 3-sty frame tenement, including an extension, 20x 24 ft, at 1700 Dean st for I. Kramer, owner and builder, on premises. Cost, \$9,000.

##### DWELLINGS.

18TH AV.—Ferdinand Savignano, 6005 14th av, has plans under way for a 2½-sty brick and stone residence, 40x90 ft, with garage, on the west side of 18th av, 80 ft south of 56th st, for Salvatore Ragona, 230 East 24th st, Manhattan, owner. Cost, about \$30,000. Owner will soon call for estimates on separate contracts.

13TH AV.—James J. Millman, 26 Court st, has completed plans for alterations to the 2½-sty frame dwelling at the southwest corner of 13th av and 46th st for the N. R. Realty Co., Inc., 1438 52d st, owner and builder. Cost, \$8,000. Moving building to new foundations and general interior and exterior alterations. Owner will take bids on separate contracts.

EASTERN PARKWAY.—Henry J. Nurick, 772 Broadway, has plans in progress for a 3-sty brick and limestone residence, 35x80 ft, with garage, on plot 40x120 ft, on the north side of Eastern parkway, 150 ft east of Utica av, for I. D. Moskowitz, owner, care of architect. Cost, about, \$40,000. Architects will take estimates on general contract.

BROWN ST.—George Alexander, 3402 Av K, has finished plans for twenty-eight 1½-sty frame bungalows, 20x37 ft, in the west side of Brown st, 294 ft north of Emmons av, for the Dann Realty Co., 44 Court st, owner and builder. Total cost, \$56,000.



78TH ST.—Jos. J. Farrell, 230 86th st, has completed plans for four 2½-sty frame dwellings, 16x35 ft, in the north side of 178th st, 205 ft west of Ridge boulevard, for the Gough-Braun Realty Corporation, Major Gough, president, 8001 Third av, owner and builder. Total cost, \$32,000.

#### HALLS AND CLUBS.

BROADWAY.—Shampan & Shampan, 50 Court st, have plans nearing completion for a 2-sty brick and limestone clubhouse, including auditorium and gymnasium, 35x60 ft, at the corner of Broadway and South 9th st for the Young Men's Hebrew Association, owner, on premises. Cost, \$35,000. Owner will soon take bids on general and separate contracts.

#### HOMES AND ASYLUMS.

BUSHWICK AV.—Morris Whinston, 116 West 39th st, Manhattan, has plans under way for alterations and additions to the 3 and 4-sty brick and stone buildings, including the construction of additional wings, at the southeast corner of Bushwick av and Himrod st for the Jewish Home for the Aged and Infirm. Dr. P. Siegemstein, president, 44 East 7th st, Manhattan, owner. Architect will take bids.

#### STABLES AND GARAGES.

MYRTLE AV.—Murray Klein, 37 Graham av, has started preliminary plans for a 1-sty brick garage, 100x195 ft, on the south side of Myrtle av, 191 ft west of Broadway, for Wm. Ulmer Brewery Co., 31 Belvidere st, owner. Cost, \$75,000.

GRAND ST.—Clarence L. Sefert, 206 West 76th st, Manhattan, has plans about finished for a 1-sty brick and terra cotta garage, 100x175 ft, in Grand st, through to Mauler st, near Morgan av, for S. A. Wertheim, owner, care of architect. Cost, \$75,000.

PACIFIC ST.—Dunnigan & Crumley, 394 East 150th st, the Bronx, have plans in progress for a 1-sty brick garage, 231x245 ft, in the south side of Pacific st, 145 ft west of Schenectady av, for Joseph T. Aaron, 936 St. Marks av, owner and builder. Cost, \$50,000.

KOSCIUSKO ST.—Benjamin Driesler, 153 Remsen st, has completed plans for a 1-sty brick garage, 50x100 ft, in the north side of Kosciusko st, 175 ft east of Spencer st, for the B. A. Realty Co., Inc., 7812 18th av, owner and builder. Cost, \$20,000.

MYRTLE AV.—Murray Klein, 37 Graham av, has plans in progress for a 1-sty brick and stone garage, 100x200 ft, on the south side of Myrtle av, between Lewis av and Broadway, for Samuel Ageloff, 126 Reid av, owner and builder. Cost, approximately \$100,000.

SIEGEL ST.—Murray Klein, 37 Graham av, has prepared plans for a 1-sty brick garage, 72x100 ft, in the north side of Siegel st, 100 ft west of Bushwick av, for Samuel Ageloff, 126 Reid av, owner and builder. Cost, \$25,000.

13TH ST.—Charles Goodman, 375 Fulton st, has plans in progress for a 1-sty brick and stone garage, 100x100 ft, at the southwest corner of 13th st and Third av for the A. D. & S. Realty Co., 1165 Eastern parkway, owner and builder. Cost, \$35,000.

#### STORES, OFFICES AND LOFTS.

KINGS HIGHWAY.—Jacob Lubroth, 44 Court st, has plans in progress for 1-sty brick stores, 109x39 ft, at the northwest corner of Kings highway and East 18th st for the Kingsway Realty Co., James P. Kelly, president, 1817 Kings highway, owner and builder.

LIVONIA AV.—Edward M. Adelson, 1778 Pitkin av, has completed plans for a group of 1-sty brick stores, 100x100 ft, at the northwest corner of Livonia and Georgia avs for the Georgia Market Construction Co., 2251 East 15th st, Brooklyn, owner. Cost, about \$40,000.

FLATBUSH AV.—Philip Calpan, 16 Court st, has prepared plans for seven 1-sty brick stores, 55x120 ft, on the east side of Flatbush av, 23 ft north of Newkirk av, for Morris Schnittman, 753 East 5th st, owner and builder. Total cost, \$50,000.

#### THEATRES.

WASHINGTON AV.—Charles A. Sandblom, 19 West 45th st, Manhattan, has presented plans for a 1-sty brick and stone moving picture theatre, 80x137 ft, with stores, on the west side of Washington av, 32 ft south of Prospect pl, for Rosenthal & Moshowitz, 1381 Pacific st, owners. Cost, \$12,500.

#### Queens.

##### DWELLINGS.

FLUSHING, L. I.—Bay City Co., Bridge Plaza, Long Island City, has completed plans for a 2½-sty frame dwelling, 26x48 ft, at the southwest corner of Parsons av and Oak st, Flushing, L. I., for the Island Lumber Co., Long Island City, owner and builder. Cost, \$10,000.

UNION COURSE, L. I.—L. J. Frank, 549 Autumn av, Brooklyn, has finished plans for two 2-sty frame dwellings, 16x45 ft, on the east side of Thrall av, 222 ft north of Fulton st, Union Course, for George N. Forbell, 581 Grant av, Brooklyn, owner and builder. Cost, \$8,000 each.

RICHMOND HILL, L. I.—L. J. Frank, 549 Autumn av, Brooklyn, has prepared plans for a 2-sty frame dwelling, 22x45 ft, in the east side of 133d st, 206 ft south of Jamaica av, Richmond Hill, for Herman Erbacher, 1464 Myrtle av, Brooklyn, owner and builder. Cost, \$8,000.

QUEENS, L. I.—Plans have been prepared pri-

vately for a 2½-sty frame dwelling, 16x32 ft, on Monroe av, 225 ft north of Jericho turnpike, Queens, L. I., for the Land Estates Co., Queens, L. I., owner and builder. Cost, \$6,000. Seven houses will be built.

CORONA, L. I.—Frank Chmelik, 796 Second av, Long Island City, L. I., has prepared plans for a 2-sty frame dwelling, 22x38 ft, on Siegel av, southeast corner of 22d st, for Roman Sanker, 979 Second av, Long Island City, owner and builder. Cost, \$6,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for a 2½-sty brick dwelling, 33x26 ft, at the northeast corner of Orange st and Rockaway Hill rd, Queens, L. I., for J. O'Reilly, Queens, L. I., owner and builder. Cost, \$8,000.

HOWARD BEACH, L. I.—Plans have been prepared privately for a 1½-sty frame dwelling, 24x36 ft, on the south side of Lamertson av, 40 ft east of Thadford av, Howard Beach, L. I., for J. C. McCulloch, Howard Beach, owner and builder. Cost, \$4,000.

BAYSIDE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x35 ft, at the southeast corner of 7th st and Montauk av for T. G. Clarke, 7th st, Bayside, L. I., owner. Cost, about \$10,000.

WOODHAVEN, L. I.—G. E. Crane, 615 Stoothoff av, Richmond Hill, L. I., has prepared plans for a 2-sty frame dwelling, 18x42 ft, on the west side of Thrall av, 98 ft north of Atlantic av, Woodhaven, for the Gascoyne Realty Co., 1246 Jamaica av, Woodhaven, owner and builder. Cost, \$8,500.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has finished plans for

a 2½-sty frame dwelling, 22x34 ft, in the west side of 82d st, 320 ft north of State st, Flushing, for James Callan, 219 Cypress av, Flushing, owner and builder. Cost, \$8,500.

HOWARD BEACH, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 26x36 ft, on the west side of Hawtree av, 300 ft south of Horstman av, Howard Beach, for Clarence H. Blood, 143 Liberty st, Manhattan, owner. Cost, \$4,000.

#### STABLES AND GARAGES.

JAMAICA, L. I.—James J. Millman, 26 Court st, Brooklyn, has completed plans for a 1-sty brick garage, 80x100 ft, on the west side of Queens boulevard, 126 ft north of Hillside av, Jamaica, for Wm. B. Fecher, 48 Union av, Jamaica, L. I., owner. Cost, about \$24,000.

#### STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has plans in progress for twelve 1-sty brick stores, 125x75 ft, in the south side of Fulton st, 50 ft east of Puntine st, Jamaica, for owner and builder, to be announced later. Total cost, \$20,000.

#### Westchester.

##### HALLS AND CLUBS.

YONKERS, N. Y.—B. G. Werner, 211 South Broadway, Yonkers, has plan under way for a 3-sty brick and limestone clubhouse and community building, 60x110 ft, at the corner of South Broadway and St. Mary's st, Yonkers, for the Knights of Columbus, care of L. M. Welch, chairman Building Committee, 107 South Broadway, Yonkers, N. Y., owner. Cost, about \$300,000. Plans will be ready for estimates on general contract about February 1, 1921.

## Another New Building

Building operations are under way for a fourteen-story manufacturing loft and show room building at 213-233 West 35th Street. This building, which is being erected by the S & G Realty Company, when completed will be a notable addition to the group of new structures in the needle trades district

An installation of 5,000 lamps will illuminate the building while 350 horsepower will supply the five elevators and the housepumps

Electricity is an essential factor in modern industry. Central Station Service is economical and reliable. We shall be glad to assist you, without obligation, in planning your electrical installation, whether it is to be for a whole building or a loft or machine shop. Telephone or drop us a card

## The New York Edison Company

*At Your Service*

General Offices

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



## New Jersey.

## APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has prepared plans for a 3-story brick and limestone apartment, 51x75 ft, at the northwest corner of Park av and Clinton st, East Orange, for Mrs. Yetta Kaplan, North Grove st, corner Springdale av, East Orange, owner. Cost, \$45,000.

## DWELLINGS.

NORTH BRANCH, N. J.—Alexander Merchant, 363 George st, New Brunswick, N. J., has plans nearing completion for a 2½-story frame residence, 35x62 ft, at North Branch, N. J., for Arnold Bosman, 4th st and Railroad av, Harrison, N. J., owner and builder. Cost, \$20,000.

## CONTRACTS AWARDED.

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

MANHATTAN.—John K. Turton, 101 Park av, has the general contract for alterations to the 4-story brick and stone residence, 18x55 ft, at 263 West 70th st into apartments for Peter Anselme, 165 West 49th st, owner, from plans by Ewing & Allen, 101 Park av, architects. Cost, about \$30,000.

## DWELLINGS.

NEW ROCHELLE, N. Y.—George Herkowitz, 504 West 142d st, Manhattan, has the general contract for a 2½-story brick residence, 20x40 ft, at 65 Forest av, New Rochelle, N. Y., for Libert Marcus, 560 West 165th st, Manhattan, owner, from plans by McCarthy & Kelly, 16 Court st, Brooklyn, architects. Cost, about \$14,000.

RIDGEWOOD, N. J.—Wm. L. Platt Construction Co., 152 Market st, Paterson, N. J., has the general contract for a 2½-story frame and brick veneer dwelling, 24x34 ft, at Ridgewood, N. J., for Edwin Platt, 152 Market st, Paterson, owner, from plans by Herman Fritz, News Building, Passaic, architect. Cost, \$10,000.

## FACTORIES AND WAREHOUSES.

RIDGEFIELD, N. J.—Gretch Engineering Corporation, 103 Park av, Manhattan, has the general contract for a 2-story brick and reinforced concrete factory building, 100x250 ft, at the corner of Grand av and Hall st, Ridgewood, N. J., for the Continental Folding Paper Box Co., 122 Washington av, Brooklyn, owner, from plans by W. B. Wills, 1153 Myrtle av, Brooklyn, architect and engineer. Cost, about \$400,000.

BAYONNE, N. J.—Schaefer Construction Co., 5 West 31st st, Manhattan, has the general contract for a 5-story brick and terra cotta block factory, 30x50 and 14x28 ft, at the northwest corner of Hudson County boulevard and West 2d st, Bayonne, N. J., for J. M. Huber, 65 West Houston st, Manhattan, owner, from plans by Brutus Gundlach, 150 Nassau st, Manhattan, architect and engineer. Cost, \$35,000.

BROOKLYN, N. Y.—Weldon Construction Co., 106 Van Siclen av, has the general contract for a 2-story rear extension to factory, 26x45 ft, at 2923 Atlantic av for the Novocal Chemical Co., owner, on premises, from plans by Wm. C. Winters, 106 Van Siclen av, architect. Cost, \$12,000.

BRONX.—U. S. Construction Co., 841 Broad-

## FINANCING OF HOUSE CONSTRUCTION DISCUSSED AT BRIDGEPORT MEETING

The eighth National Conference on Housing in America was held at the Hotel Stratfield, Bridgeport, Conn., Thursday, Friday and Saturday of last week. Although former conferences usually attracted only those who were interested in the purely altruistic side of the housing problem, the Bridgeport meeting, owing to the urgent demand for additional living accommodations in every large center of population in this country, brought together more than one hundred bankers, architects, landscape engineers and town planners, builders, representatives of building and loan associations and others who at this time are especially concerned with the practical side of the housing problem. The success of the convention was largely due to the discussions led by these practical interests.

Lawrence Veller, secretary of the National Housing Association, under whose auspices the conference was held, in co-operation with the Bridgeport Chamber of Commerce and other local bodies which acted as hosts of the convention, prepared a program of three sessions daily, at which many men prominently identified with various phases of planning, construction and financing delivered addresses. Much of the interest of these sessions centered in the open discussions which followed the presentation of papers and in the opportunity given to ask questions pertinent to the subjects discussed.

Among those who delivered addresses at the conference were Harold G. Aron, of New York, who discussed the rent situation in this city; E. G. Sammis, counsel to the Housing Committee of the New York Legislature; Seward B. Price, secretary of the Bridgeport Chamber of Commerce; Lawson Purdy, former chairman of the Department of Taxes and Assessments; Mr. Veller, who spoke of the investigation he made of the plans formulated by England to build all the houses required even at a great annual loss to the taxpayers, and George B. Ford, who described the efforts now being made by the French Government to construct additional housing required by its people, and also the plans for the reconstruction of the devastated towns and villages along modern town planning lines.

Other speakers were Walter Stabler, Comptroller of the Metropolitan Life Insurance Company; Edward A. MacDougall, president of the Queensboro Corporation; Edmund S. Wolfe, a prominent Bridgeport banker; Charles O'Connor Hennessy, of the United States League of Building and Loan Associations; Dr. George Woodward of Philadelphia, and W. H. Ham, manager of the Bridgeport Housing Company.

Mr. Purdy, in his address, discussed the possibility of stimulating new residential construction by means of exemption from taxation and other subsidies.

"Various forms of subsidies have been suggested," Mr. Purdy said, "usually in the form of loans at less than economic interest. As a rule, states and cities cannot use their credit for such a purpose without special constitutional changes. I believe that ordinarily it is an unprofitable thing for any Government to compete with private citizens. If the Government enters any field of competitive business it must take over the whole business or keep out of it. When Government enters any field it underbids and so discourages all private enterprise. The effect, therefore, of the building of houses by the state on any considerable scale, or the lending of money by the state, or the guaranteeing of loans by the state, will be almost certain to discourage builders and lenders to such a degree that the net result will be fewer houses and less money available.

"If the tax on new buildings is remitted for a term of years," he also declared, "a substantial inducement is offered to builders. How substantial that inducement is few people realize. Let us assume that a building costs \$10,000. Before the war a builder could have obtained a loan of two-thirds of the cost of the building plus the value of the land; frequently more.

Today the builder is lucky if he can obtain a loan of fifty per cent. of the cost of the building. With an exemption from taxation the builder could afford to pay off a loan more rapidly than if he had no such exemption. He could be asked to make payments on the principal of the loan equal to the entire saving of taxes.

"Under these circumstances let us suppose a lender lent \$7,500 on a \$10,000 house at 8 per cent. interest and the tax rate is 2½ per cent. (in the city of New York and many other places it is more than 2½ per cent.) The borrower might be required to pay \$250 plus interest annually. The interest at 6 per cent. on \$7,500 is \$450. The total payment annually would be \$700. If these payments were continued for seventeen and one-half years at the rate of \$700 per year the whole mortgage of \$7,500 would be repaid; in fifteen years 80 per cent. of the mortgage would be paid; in ten years 45 per cent. would be paid. It is in the last years that the payments rapidly cut down the principal. I favor an exemption of at least fifteen years. I think the present emergency warrants such an exemption."

In discussing the methods by which England is trying to solve the housing problem Mr. Veller gave a description of the plan whereby it is proposed to build at least half a million dwellings at an estimated cost of more than one hundred million dollars to the taxpayers each year for a period of sixty years. Mr. Veller said that while it was recognized by England that the scheme was basically unsound it is held to be a moral obligation to the men who fought in the World War and so justified. He said the result will afford a gigantic object lesson of the advantages and disadvantages of government-built houses.

George B. Ford, who recently spent considerable time in France at the request of the French government, said that while France has not done much as yet, city planning along modern, scientific lines was going on there and in time the results will be seen. He stated that money shortage in France was holding back building, as in all other countries, and that the government is now planning to build half a million dwellings during the next ten years and pay outright the cost of these houses, with the other half to be raised by local bureaus. He also gave a short resume of the reconstruction of the city of Rheims and other cities in the devastated areas.

The working of the income tax so that it struck at money derived from mortgages and thus drove investors from that field into tax exempt securities and left the building field short of funds was the subject treated by Mr. Stabler in his address. He advised strongly that some action be taken without delay to urge upon Congress the necessity of exempting all mortgages from income taxation. He said the income tax law is too drastic and is driving money away from that field.

"Real estate mortgages are the safest investment for the average man," said Mr. Stabler, "and money that should logically go into this form of investment is now being diverted into wildcat schemes and tax-exempt securities. With money not available building is stagnant and the housing shortage becomes greater."

Edmund S. Wolfe, president of the Bridgeport First National Bank, said that at the recent auction sale of a number of dwellings built in Bridgeport during the war not a single bank in the city was asked for financial help, these sales, in every instance, being made to individuals for investment. He said that money is generally forthcoming if it is solicited in the right way.

Mr. Wolfe called attention to the manner in which national banks in various cities of New England and in the South have been of assistance in providing funds for local house-building and home-owning projects and said that national banks in every city of the country could make similar arrangements.

## LIBERTY BONDS

## BOUGHT and SOLD

All Issues and Denominations Bought and Sold for Cash at Stock Exchange quotations and full interest to date.

Call or send by registered mail.

## PURDY &amp; CO.

## LIBERTY BOND SPECIALISTS

Tel. { 3174  
3175  
3176  
3177 } John 34 Pine St.  
New York

G. C. & A. E. Wheeler  
CIVIL ENGINEERS  
AND CITY SURVEYORS

Surveys and estimates, inspection, supervision, town-planning; specialists in subdivision and street development; analysis of assessments and reports on City Improvements for

Owners, Builders,  
Architects, Contractors

702 West 181st Street (at Broadway)  
NEW YORK CITY Phone: Wadsworth 886

way, has the contract for a brick and stone power house at 134th st and East River for the United Electric Light & Power Co., 130 East 15th st, owner, from plans by Thos. E. Murray, Inc., 55 Duane st, architect and engineer. Cost, \$3,000,000. Structural steel, Post & McCord, 101 Park av.

BROOKLYN, N. Y.—Isidore Polivnick, 267 Barrett st, has the general contract for a 1-story brick storage building, 20x100 ft, on the east side of Howard av, 62 ft north of St. James pl, for Rubel Brothers, Inc., Glenmore av and Junius st, owners, from plans by E. M. Adelson, 1778 Pitkin av, architect. Cost, \$5,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—Max Schlesinger, 749 East 6th st, has the contract for alterations to the store and office building at 23 Washington st for Guttis Faris, on premises, owner, from plans by M. Joseph Harrison, 63 Park Row, architect. Cost, \$30,000.

MANHATTAN.—G. B. Beaumont Co., 286 Fifth av, has the general contract for alterations to

the 11-story brick and stone office building at 160 Broadway for the Lawyers Realty Co., 160 Broadway, owner, from plans by Clinton & Russell, 32 Nassau st, architects. Cost, \$6,000.

MANHATTAN.—Ruggles & Robinson, 331 Madison av, have the general contract for a 6-story reinforced concrete loft building, 44x100 ft, at 318-320 West 46th st for Arthur W. Tams, 1600 Broadway, owner, from plans by John E. Nitchie, 63 Park Row, architect. Cost, \$150,000.

MANHATTAN.—Gartner Co., 401 East 23d st, has the general contract for alterations to the 3-story brick and stone dwelling, 22x75 ft, at 154 Delancey st into a store and office building for I. Lefkowitz, 152 Delancey st, owner, from plans by Morris Whinston, 116 West 39th st, architect. Cost, about \$35,000.

MANHATTAN.—Ledy & Moore, 105 West 40th st, have the general contract for alterations and additions to the department store building at 5-7 West 37th st for Franklin Simon & Co., Fifth av, owners, from plans by Maynicke & Franke, 25 East 26th st, architects.

# The Straus Plan

For thirty-eight years the *Straus Plan* of financing has furnished capital to borrowers with sound and legitimate building projects and provided investors with safe first mortgage investments yielding a just interest rate. Write for our booklet, "Safety and 6%," which explains our Plan in full.

**S.W. STRAUS & CO.**  
ESTABLISHED 1882 INCORPORATED

150 Broadway, New York

Offices in Fifteen Principal Cities

Thirty-eight Years Without  
Loss to Any Investor

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

## FRANK & GOLDENBERG

ACCOUNTANTS, AUDITORS,  
SYSTEMATIZERS AND  
INCOME TAX CONSULTANTS.

### BILL OF PARTICULARS

UNDER NEW LAW PREPARED

Tel. Worth 3314 305 Broadway, N. Y.

## ABE URIS

### Iron and Steel Corp.

Besides Our Regular Line

we have in stock about twenty tons of number 18 Galvanized Corrugated Sheets, second hand, in good condition, at a very reasonable price.

42 South 8th Street, Brooklyn

Phone: Williamsburg 5300

## AMERICAN WHITEWASH CO.

464 West 43d St., New York

Phone: Longacre 394

WHITENING

AND

COLD WATER PAINTING

By Brush or Spray System

ALWAYS READY

Special Prices for Builders and Contractors

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

### Manhattan.

**FACTORIES AND WAREHOUSES.**  
96TH ST, 235 E; also 2D AV, 1865, 1-sty bk storage, 15x20, tar & gravel rf; \$800; (o) N. Y. Plumbing Specialty Co., Inc., 1865 2 av; (a) Jos. P. McFarlan, 213 St. Anns av (430).

**STABLES AND GARAGES.**  
219TH ST W, n s, 147 e Bway, 1-sty bk garage, 100x100, tar, felt & slag rf; \$40,000; (o) Bismark Realty Co., 890 Bway, Bklyn; (a) Tobias Goldstone, 50 Graham av, Bklyn (428).

34TH ST, 547-555 W, 1-sty bk garage, 125x98, slag roof; \$30,000; (o) Hoster Realty Co., 31 Nassau; (a) Geo. S. Streeton, 115 E. 34th (433).

41ST ST, 130-132 E, 4-sty bk garage, 33x98, slag roof; \$40,000; (o) Marie C. Heine, 230th & Spuyten Duyvil Parkway; (a) Herbt. Lippmann, 126 E. 59th (435).

SOUTH ST, 239; also PIKE SLIP, 80-92; also WATER ST, 463, 1-sty bk garage, 160xirregular, cinder fill, tra & gravel roof; \$40,000; (o) City N. Y., City Hall, Chas. L. Craig, Comptroller; (a) Jas. S. Maher, 431 W 14th (438).

**STORES AND DWELLINGS.**  
46TH ST, 373 W, 4-sty bk store & dwg, 18x39, tar & gravel roof; \$8,000; (o) Sam Linker, 611 9 av; (a) Jno. H. Knubel, 305 W. 43 (432).

BLEECKER ST, 303, 2-1-sty steel str, 10x46, steel rf; \$2,000; (o) Frank F. Mascia, 16 E 8th; (a) Ferdinand Savignano, 6005 14 av, Bklyn (429).

FRANKLIN ST, 137, 3-sty bk stores & offices, 24x91, slag roof; \$40,000; (o) Merchants Holding Co., 44 Court, Bklyn; (a) M. A. Cantor, 373 Fulton, Bklyn (431).

### MISCELLANEOUS.

1ST AV, 528, 1-sty bk market, 24x50, 5-ply tar & gravel roof; \$8,000; (o) Chas. Pecoraro, 6005 14 av, Bklyn; (a) Ferdinand Savignano, 6005 14 av, Bklyn (434).

120TH ST, 521-529 E, 1-sty bk housing station, 100x100, 3 ply pitch & felt roof; \$56,000; (o) City N. Y., Dept. Plant & Structures; (a) Jos. O. Echersley, Room 1814, Municipal Bldg (436).

BROADWAY, 2249, 1-sty bk ice plant, 8x9, tar, felt & rubberoid roof; \$1,000; (o) Geo. Ehret, 3 East 93d; (a) B. H. & C. N. Whinston, 2 Columbus Circle (437).

### Bronx.

### DWELLINGS.

QUIMBY AV, s s, 280.10 w Castle Hill av, 1-sty bk dwg, 18x50, slag rf; \$5,000; (o) Frank & Mariantonia Martini, 1869 McGraw av; (a) Anton Pirner, 2069 Westchester av (796).

EDGEWATER TERRACE, w s, 252.8 s Barkley av, two 1-sty fr dwgs, 25x20, shingle rf; \$6,000; (o) Jas. H. Farley, 95 5 av; (a) Michl A. Cardo, 160 W 45th (799).

TREMONT AV, n s, 75 e Waterbury av, 1-sty fr dwg, 11½x25½, metal rf; \$1,500; (o) Ethel Kronfeld, 653 Cauldwell av; (a) Maxim Kronfeld, 653 Cauldwell av (801).

3D AV, w s, 90.11 s 179th st, 2-sty concrete dwg, 16.6x23.6, slag rf; \$2,500; (o) John Ocell, 4299 3 av; (a) Chas. S. Clark, 441 Tremont av (800).

ELLISON AV, w s, 75 n Waterbury av, 2-sty fr dwg, 18x35, shingle rf; \$5,000; (o) Geo. W. Buck, 1321 Ellison av; (a) Sterling Architectural Co., 99 Nassau (807).

### FACTORIES AND WAREHOUSES.

WHITLOCK AV, e s, 297 s Longwood av, 1-sty bk factory & garage, 112x24.8, asbestos rf; \$30,000; (o) Est. of Geo. F. Johnson, Fredk. Johnson, 30 E 42d, trustee; (a) John De Hart, 1039 Fox (802).

### STABLES AND GARAGES.

CRESTON AV, e s, 238.56 s 196th st, 1-sty bk garage, 9x18, rubberoid rf; \$1,000; (o) Edw. A. Kearney, prem; (a) Irving Margon, 355 E 149 (805).

INWOOD AV, e s, 170 s 170th st, 2-sty bk garage, 75x225, slag rf; \$60,000; (o) The Shaskin Realty Co., Gus Shaskin, 220 Bway, pres; (a) Dunning & Crumley, 394 E 150 (803).

MARMION AV, n w c 175th st, 1-sty bk garage, 38x46.6, tar & gravel rf; \$4,500; (o) Jacob S. Waxinan, 875 E 175; (a) Paul Lagana, 2526 Glebe av (798).

COLLEGE AV, e s, 50 s 143d, 1-sty bk garage, 27.1x50, slag rf; \$3,500; (o) J. T. Cuggy, 478 E 138th; (a) Wm. Koppe, 935 Intervale av (806).

### MISCELLANEOUS.

167TH ST E, n s, 109 e Park av, 1-sty bk shop, 40.5x140, rubberoid rf; \$10,000; (o) Alex Sussman, 448 E 167th; (a) Chas. S. Clark, 441 Tremont av (797).

177TH ST, n s, from river to R R tracks, 1-sty concrete boiler house, 34½x34½, concrete slab rf; \$10,000; (o) Consol Ship Bldg. Co., Clarence Amovr, prem, sec; (a) Post & McCord, 101 Park av (804).

### Brooklyn.

### CHURCHES.

BAY PKWAY, 8501-11, s e c 85th, 1-sty bk church, 62.8x86.8; \$85,000; (o) Beth Shalom Peoples Temple, 100 Bay 29th; (a) Slee & Bryson, 154 Montague (14322).

BEVERLY RD, 715-29, n w c E 8th st, 1-sty bk church, 30x54; \$22,000; (o) Borough Park Pres. Church, prem; (a) Helmle & Corbett, 190 Montague (14501).

### DWELLINGS.

BROWN ST, 2784-2810, w s, 294.2 n Emmons av, 28-1-sty fr 1 fam dwgs, 20x37; \$56,000; (o) Dann Realty Corp., 44 Court; (a) Geo. Alexander, Jr., 3402 Av K (14310).

W 10TH ST, 1822-26, w s, 152 s Av R, 2-2-sty fr 1 fam dwgs, 18x30; \$16,000; (o) John F. Churlo, 70 Av R; (a) Wm. C. Winter, 106 Van Sien av (14399).

AV Y, 1220-22, s s, 140 e E 12th st, 1-sty fr 1 fam dwg, 30x24; \$4,500; (o) Mrs. Minnie Spitzer, 1 Stock pl; (a) Geo. H. Suess, 2916 R. R. av (14424).

ASHFORD ST, 836-46, w s, 125 n Stanley av, 1-sty fr 2 family dwg, 20x30; \$4,000; (o) David Rockfield, 851 Stone av; (a) Jack Fein, 211 Snediker av (14532).

HENRY ST, 2720, w s, 300 n Neptune av, 3-1-sty fr 1 fam dwgs, 179x35; \$6,000; (o) Saml Bronowitz, prem; (a) Harry Brodsky, 291 Hinsdale (14519).

W 16TH ST, 2563, e s, 160 n Av Z, 2-sty fr 2 fam dwg, 17x46; \$6,000; (o) Alfred Ippoleto & Mrs. Marianno Ordo, 130 Bay 50th; (a) Frank V. Laspia, 125 Grand (14157).

W 19TH ST, 2866-70, w s, 170 n Mermaid av, 2-2½-sty bk 2 fam dwgs; \$14,000; (o) Jacob Vogelfanger, 2874 W 19th; (a) Morris Badler, 44 Court (14568).

W 33D ST, 297, e s, 93.74 n Surf av, 2-sty fr 2 fam dwg; \$9,000; (o) Henry D. Shuldiner, 1035 E 11th; (a) Jos. J. Galizia, 1 Webers wk (14572).

NEPTUNE AV, 3507-23, n s, 37.62 w W 35th st, 8-sty bk str & 2 fam dwg, 20x60; \$72,000; (o) Frank P. Scavillo, 2838 W 25th; (a) Ferd Savignano, 6005 14 av (14598).

SNYDER AV, 4421, n w c E 45th st, 2½-sty fr 1 fam dwg, 22x32.4; \$10,000; (o) Harris Yetter, 670 49th; (a) Jos. P. Farrell, 230 86th (14567).

### STABLES AND GARAGES.

MYRTLE AV, 1192-96, s s, 83.2 e Bushwick av, 1-sty bk garage, 101.1x95; \$30,000; (o) Est Wm. Ulmer, 680 Bushwick av; (a) Dunning & Crumley, 394 E 150th (14394).

MYRTLE AV, 1102-14, s s, 191.5 w Bway, 1-sty bk garage, 195.8x100; \$70,000; (o) Wm. Ulmer Brewing Co., 31 Belvidere; (a) Murray Klein, 37 Graham av (14426).

ALBERMARLE RD, 2202-14, s s, 293½ e Flatbush av, 1-sty bk garage, 142.7x137.3 1-8; \$50,000; (o) Rell Realty Co., Inc., 93 Columbia; (a) Max Hirsch, 26 Court (14577).

### STORES AND DWELLINGS.

86TH ST, 2222-4, s w c Bay 31st, 2-sty bk str & 2 fam dwg, 20x95; \$18,000; (o) Argonne Constn. Co., 121 Bay 26th; (a) Isaac Kallich, 7922 21 av (14320).

86TH ST, 2210-20, s s, 30.4 w Bay 31st, 5-2-sty bk str & 1 fam dwg, 20x60; \$50,000; (o & a) same as above (14321).

5TH AV, 6739, s e c Senator, 3-sty bk str & 2 fam dwg, 20x83; \$15,000; (o) March Realty Co., Inc., 1534 43d; (a) Jas. J. Millman, 26 Court (14369).

HEGEMAN AV, 425, n s, 20 e Louisiana av, 2-sty bk str & 2 fam dwg, 20x57; \$9,000; (o) H. D. M. Bldg. Corp., 119 Louisiana av; (a) S. Millman & Son, 1780 Pitkin av (14316).

HEGEMAN AV, 423, n e c Louisiana av, 2-sty bk 2 fam dwg, 20x57; \$10,000; (o & a) same as above (14317).

W 16TH ST, 2522-24, w s, 160 s Av Y, 1-sty bk store & 1 fam dwg, 26x60; \$3,500; (o) Carlo Rewols, 2526 W 16th; (a) Frank V. Laspia, 525 Grand (14442).

BRIGHTON BEACH AV, 229-33, n w c Ocean pl, 2-sty bk str & 2 fam dwg, 20x62; \$12,000; (o) Fisher Rosenberg, 12 Bay 35th; (a) Morris Perlstein, 49 Fulton av (14574).

### STORES, OFFICES AND LOFTS.

LIVONIA AV, 565-75, n w c Georgia av, 1-sty bk store, 100x100; \$40,000; (o) Georgia Nat. Const. Co., Inc., 2251 E 15th; (a) E. M. Adelsohn, 1778 Pitkin av (14451).

SACKMAN ST, 579-81, s e c Livonia av, 2-sty bk stores & offices, 34x50; \$20,000; (o) N. R. Realty Co., 1438 52d; (a) Jas. J. Millman, 26 Court (14601).

SACKMAN ST, 583-9, e s, 34 s Livonia av, 2-2-sty bk stores & 2 fam dwg, 33x41; \$30,000; (o) same (14602).

FLATBUSH AV, 1245-55, e s, 23.6 n Newkirk av, 1-sty bk stores, 120x55; \$50,000; (o) Morris Schmittman, 753 E 5th; (a) Philip Caplan, 10 Court (14528).

#### STORES AND TENEMENTS.

HENDRIX ST, 168-70, n w c Fulton, 4-sty bk str & 13 fam dwg, 35x100; \$40,000; (o) Groschard Realty Co., 191 Hendrix; (a) Tobias Goldstone, 50 Graham av (14353).

#### THEATRES.

WYCKOFF AV, 110-12, n w c Stockholm st, 2-sty bk theatre, 50.1x108; \$25,000; (o) Asen & Gordon Realty Corp., 431 Bway; (a) Louis A. Shelnart, 194 Bowery, N. Y. (14535).

#### MISCELLANEOUS.

ATLANTIC AV, 1760-66, s s; also PACIFIC ST, n s, 242 e Schenectady av, 2-sty bk housing station, 75x200; \$75,000; (o & a) City of New York (14570).

WYTHE AV, 408-24, s w c S 5th st, 2-sty bk housing station; \$105,000; (o & a) City of New York (14571).

#### Queens.

##### DWELLINGS.

BAYSIDE.—7th st, s e c Montauk av, 2½-sty fr dwg, 25x35, shingle roof, 1 family, elec, steam heat; \$10,000; (o & a) T. G. Clarke, 7th, Bayside (5896).

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 16x35 ft, on the north side of Maurice av, 63 ft west of Corona av, Elmhurst, L. I., for Julius Draye, Maspeth, L. I., owner and builder. Cost, \$10,000.

FAR ROCKAWAY, L. I.—Plans have been prepared privately for sixteen 2-sty frame dwellings, 18x30 ft, in the Wave Crest section of Far Rockaway, L. I., for the Queens Land Estates, Inc., Beach 39th st, Edgemere, L. I., owner. Cost, \$3,500 each.

FAR ROCKAWAY, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 23x34 ft, in the east side of Virginia pl, 100 ft south of Crescent st, Far Rockaway, L. I., for Walter Verity, Inwood, L. I., owner and builder. Cost, \$8,000.

FLUSHING, L. I.—Plans are being prepared privately for a 2½-sty brick dwelling, 20x55 ft, at the southwest corner of Cocheran av and 24th st, Flushing, for William Rogers, Flushing, L. I., owner and builder. Cost, \$18,000.

RICHMOND HILLS, L. I.—C. W. Vanderbeck, 463 Elm st, Richmond Hill, L. I., has finished plans for a 1-sty brick dwelling, 28x64 ft, with store, on the south side of Jamaica av, west of 108th st, Richmond Hill, for the S. J. & S. Realty Corporation, 2608 Jamaica av, Richmond Hill, owner and builder. Cost, \$8,000.

SOUTH OZONE PARK.—Nebraska av, e s, 390 n Yukon av; 2-sty fr dwg, 16x36, shingle rf, gas; \$3,000; (o) Valentine Guthy, 3205 Fulton, Bklyn (5225).

SPRINGFIELD.—211th st, w s, 114 n Cherry av; 1½-sty fr dwg, 20x22, shingle rf, gas; \$2,500; (o & a) Geo. Franz, Myrtle av, Glendale, L. I. (5224).

SPRINGFIELD.—Springfield Blvd, w s, 100 s Williamson av; 1-sty fr dwg, 16x40, shingle rf, stove heat, gas; \$4,500; (o) M. J. Bartell, prem; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill, L. I. (4896).

UNION COURSE.—Thrall av, e s, 222 n Fulton st, 2-2-sty fr dwgs, 16x45, shingle roof, 1 family, gas; \$8,000; (o) Geo. N. Forbell, 561 Grant av, Bklyn; (a) L. J. Frank, 549 Autumn av, Bklyn (5831).

#### FACTORIES AND WAREHOUSES.

JAMAICA.—Archer pl, n s, 65 e Kissam pl, 1-sty bk factory, 35x60, slag roof, steam heat; \$7,250; (o) Cook Faucet Works, Archer pl, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (5873).

#### STABLES AND GARAGES.

MASPETH.—Broad st, w s, 25 s Herbert; 1-sty bk garage, 25x107, slag rf; \$4,000; (o) Geo. Schaefer, prem; (a) Albert H. Stines, 300 Grand, Maspeth (5703).

MASPETH.—Clinton av, 54; fr garage; \$150; (o) K. Lucas, prem (5712).

RICHMOND HILL.—Roanoke av and 111th st, n w c; conc bk garage; \$450; (o) S. Stenberg, 10424 111th, Richmond Hill (5257).

RICHMOND HILL.—109th st, e s, 100 n Fitchester av; conc bk garage; \$800; (o) F. Reincking, prem (5258).

RICHMOND HILL.—113th st, s w c St. Anns av; fr garage; \$500; (o) Chester A. Haf, 8558 113th, Richmond Hill (4706).

RICHMOND HILL.—115th st, w s, 300 s Jamaica av; fr garage; \$450; (o) Hebray Goldsmith, prem (4233).

#### STORES AND DWELLINGS.

CORONA.—Ferguson st, s e c Alburts av, 3-sty bk store & dwg, 20x54, slag roof, 2 families, gas, steam heat; \$18,000; (o) G. Marino, 18 Alburts av, Corona; (a) A. Magnoin, 112 50th, Corona (5881).

QUEENS.—Jericho Tpke, n w c Springfield Boulevard, 2-sty fr store & dwg, 20x95, gravel rf, 1 family, gas, steam heat; \$10,500; also JERICHO TURNPIKE, n s, 20 w Springfield Boulevard, 2-sty fr store & dwg, 20x52, gravel rf, 1 family, gas; \$7,000; (o) Mrs. D. E. Fogarty, 427 Manor av, Woodhaven; (a) Maxmilian Jaeger, Jr., 318 Linden, Bklyn (5930-31).

#### STORES, OFFICES AND LOFTS.

JAMAICA.—Hillside av, n w c Maple, 1-sty bk str, 60x65, slag rf, steam heat; \$7,500; (o) Ward H. Goodenough, 51 Hardenbrook av, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (5859).

#### Richmond.

##### DWELLINGS.

PORT RICHMOND.—Lexington av, e s, 225 s Catherine, 2-sty fr dwg, 22x24, shingle rf; \$3,000; (o) Peter Evenson, 237 Elm, West New Brighton; (a) Ole Jensen, 136 Decker av, Port Richmond (1553).

TOTTENVILLE.—Amboy rd, n s, w c of Wood av & Amboy rd, 1½-sty fr dwg, 28x64, rubberoid rf; \$9,000; (o) Mrs. Emma K. Eckof, Tottenville; (a) Wm. Campbell, Tottenville (1574).

WEST BRIGHTON.—Pelton av, e s, 1,623 n of Henderson av, 2½-sty fr dwg, 20x28, shingle rf; \$5,000; (o) The Odegard Bldg. Corp., 183 Thorpe av; (a) O. O. Odegard, 183 Thorpe av (1432).

WEST BURLINGTON.—Relley av, s e c Clove rd, 1½-sty fr dwg, 37x58, shingle rf; \$6,500; (o & b) M. W. Allen, 692 Delafield av (1453).

WEST BRIGHTON.—Castleton av, s s, 175 e Clove rd, 1-sty fr dwg, 28x50, rubberoid rf; \$2,600; (o) A. G. Wesslock, 66 Decker av, Port Richmond; (a) John C. Harobstead, 130 Clinton av, Port Richmond (1494).

BURGHIER FARM.—Raritan av, n s, 275 e Wilson st, 1-sty frame & stucco dwg, 24x32, rubberoid roof; \$2,000; (o) Pietro Lore, 165 Raritan av, Dongan Hills; (b) Jaspas Raja, 281 Delaware av, Dongan Hills (1657).

DONGAN HILLS.—Alter av, w s, 75 n Jefferson st, 2-sty frame dwg, 24x24, shingle roof; \$3,000; (o) St. Mathews Church, Dongan Hills; (a) Chas. A. Dunker, 130 Sea View av, Dongan Hills (1657).

NEW DORP.—Mill road, s s, 372 w Ebbitts av, 1-sty frame dwg, 26x40, shingle roof; \$6,000; (o) Carlo Tiabbi, 220 Mill rd, New Dorp; (a) Eymart Scroll, Richmond, S. I. (1665).

STAPLETON.—Calvin pl, s s, 26 e Murray pl, 2-sty frame dwg, 22x36, tin roof; \$2,800; (o & b) Michael Bohan, 31 Pearl, Stapleton (1664).

### PLANS FILED FOR ALTERATIONS

#### Manhattan.

BAXTER ST, 7, new ext in 5-sty bk store & tnt; \$2,000; (o) John Mollenelli, 24 City Hall pl; (a) Sam Cohen, 32 Union sq (3374).

BROAD ST, 25, remove partitions, new partitions, vault, etc., screens in 20-sty f. p. offices & banking; \$35,000; (o) Broad Exchange Co., 25 Broad; (a) Paul Revere Henkel, 316-18 E 161st (3367).

DELANCEY ST, 36-38; also FORSYTH ST, 138, remove wall, partitions, show window, new beams, wall, show window in 6-sty bk str & tnt; \$1,000; (o) Finker Realty Corp., 60 Wall; (a) Louis A. Sheinart, 194 Bowery (3414).

DEY ST, 24, n e c Church st, new stairs, beams in 5-sty bk stores & restaurant; \$400; (o) Wm. Vincent Astor, 23 W 26th; (a) Law. J. Frank, 44 W 18th (3378).

FULTON ST, 218, new floor, entrances, columns, girders, stores, toilet, wash room, fire escapes, ladder, brown stone in 4-sty bk stores & offices; \$50,000; (o) The Holm Realty Co., 35 Nassau; (a) Meyer & Mathien, 357 Flatbush av, Bklyn (3366).

WASHINGTON ST, 599, LEROY ST, 129-137, new oil operator to be installed in 1 & 2-sty bk garage; \$3,000; (o) Max Wolins, 214 Fulton; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3341).

WASHINGTON ST, 131, s e c Albany, remove elevator shaft, stairway, front, & new elevator shaft, toilets, partitions, front, & c, in 5-sty bk str & office; \$5,000; (o) Markham Realty Corp., 31 Nassau; (a) Kunzi & Waillant, 394 Graham av, Bklyn (3411).

WILLIAM ST, 81-83; also MAIDEN LANE, 62; also LIBERTY ST, 19, new 4-sty add, doors, floors, extend stairs, elevators, stand pipes, plumbing, bracings in 8-sty office bldg; \$100,000; (o) Ormond Realty Corp., 206 Bway; (a) Sam M. Polis, 115 Broad (3407).

14TH ST, 34-42 W; also 13TH ST, 33-41 W, new steel structure & tank on 5-sty bk store; \$500; (o) Rothenberg & Co., 32-42 W 14th; (a) Geo. & Henry Boehm, 7 W 42d (3370).

16TH ST, 410-416 W, new openings, doors, bridges in 6-sty warehouse; \$1,500; (o) National Biscuit Co., 40 W 15th; (a) John G. Stumpf, 709 W 17th (3415).

16TH ST, 335 W, remove partitions, ramps, new flooring, ceiling, stairs, elevator, openings in 5-sty bk garage; \$20,000; (o) 16th St. Garage Corp., 334 W 56th; (a) Chas. Kreymborg, 2534 Marlon av, Bronx (3350).

17TH ST, 62 W, remove tanks, new tanks on 4-sty bk str & dwg; \$1,000; (o) John Jacob Astor, 23 W 26th; (a) Steel Structures Co., 103 Park av (3343).

24TH ST, 29 E, new show windows in 3-sty bk

restaurant & lofts; \$1,000; (o) Jos. Epstein, 330 4 av; (a) Block & Hesse, 18 E 41st (3398).

27TH ST, 360 W, remove beams, ext, new driveway, posts & girders in 3-sty bk storage, garage & dwg; \$2,500; (o) Hugh Getty, 359 W 26th; (a) Hugh Getty, 359 W 26th (3375).

28TH ST, 30 E, remove str front, new str front, ext, plbg, beams in 4-sty bk store & offices; \$5,000; (o) Louis L. Burdett, 49 W 44th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3400).

38TH ST, 58 W, remove partitions, new ext, fire escapes, toilets, repairs, fire retarding material in 4-sty bk lofts & stores; \$6,000; (o) Geo. Helme, 170 5 av; (a) I. G. Hamburger, 722 Union av (3391).

39TH ST, 52 W, window, show window; \$1,000; (o) Edwin W. Glascoe, 484 Van Cortland av, Yonkers; (a) Jos. F. Hughes, 107 W 38th (3413).

45TH ST, 158-160 W, remove partitions, new partitions, doors, toilets, store room in 6-sty bk stores & offices; \$1,000; (o) Richard S. Coe, 347 Madison av; (a) M. W. Del Gaudio, 158-160 W 45th (3385).

46TH ST, 203-217 W; also BROADWAY, 1555, move seats, new seats, flooring in 5-sty f. p. theatre; \$2,000; (o) Chas. B. Dillingham, Globe Theatre, 1555 Bway; (a) Carrere & Hastings, 52 Vanderbilt av (3388).

47TH ST, 236 W, new fire-escapes in 8-sty warehouse; \$1,000; (o) Arthur Morgan, 232-236 W 47th; (a) Dietrich Wortman, 116 Lexington av (3410).

56TH ST, 143 E, remove wall, new partitions, girders, beams, window, dumbwaiter, walls in 3-sty bk dwg; \$10,000; (o) Douglas Gibbons, 6 E 45th; (a) J. Acker Hays, 204 Amsterdam av (3288).

79TH ST, 2 E, new alt, add, partitions, doors, skylights, walk, window, elev shaft, ext. room, steel beams, entrance floor in 5-sty f. p. dwg; \$40,000; (o) Henry F. Sinclair, 907 5 av; (a) Chas. P. W. Gilbert, 1 Madison av (3396).

90TH ST, 69 E, remove stoop, new stairs in 4-sty bk dwg; \$4,000; (o) Alcalde Realty Corp., 54 Wall; (a) Edw. Jackson, 8 Herriman av, Jamaica (321 E).

93D ST, 31 E, new ext in 3-sty bk dwg; \$800; (o) Lucille Pugh, 31 E 93d; (a) Wm. H. Eiler, 331 Madison av (3257).

99TH ST, 158 W, new doors in 3-sty bk dwg; \$500; (o) Katie P. Doelling, 158 W 99th; (a) Karl Schulz, 150 W 99th (3304).

106TH ST, 119 E, remove partitions, stairway, new openings, partitions, bath room in 3-sty bk dwg; \$10,000; (o) Federation Settlement, Inc., 240 E 105th; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (3264).

BRADHURST AV, 28, remove roof, new plbg, roof, partitions, windows, doors, stairs in 3-sty frame dwg; \$3,000; (o) Lanning & Sutherland, 64 Bradhurst av; (a) Eli Benedict, 352 Convent av (3390).

BROADWAY, 3549, remove stairs, new stairs, opening in 1-sty bk store; \$1,000; (o) Wm. Haigh, 412 W 147th; (a) Sam Carner, 110 W 34th (3373).

BROADWAY, 600-602, new balcony in 6-sty bk str & lofts; \$300; (o) Spencer Aldrich, 29 Bway; (a) Sam Cohen, 32 Union sq (3260).

BROADWAY, 2598, new openings, windows in 12-sty f. p. tnt; (o) Sam Borchardt, 2598 Bway; (a) Gronenberg & Leuchtag, 303 5 av (3262).

BROADWAY, 204-210, s e c Fulton, new add, plumbing, pent house, stairs, fire-escapes, f. p. doors, roof tank, floors, roof, columns, girders in 11-sty offices; \$20,000; (o) 206 Bway Corp., 206 Bway; (a) Sam N. Polis, 115 Broad (3408).

7TH AV, 528-26; also 39TH ST, 200-14 W, new mezzanine ext in 10-sty bk printing & binding shops; \$4,000; (o) Pictorial Review Co., 216 W 39th; (a) Wm. G. Armstrong, 222 W 39th (3390).

8TH AV, 2165-67, new ext, floor, ceiling, skylight in 2-sty bk store & dance hall; \$1,000; (o) Mrs. Inez K. Cushman, 2165 8 av; (a) Carl P. Johnson, 30 E 42d (3392).

8TH AV, 784, remove partitions, rearrange partitions, new partitions in 5-sty bk dwg, office & str; \$9,500; (o) Anton Weinig, 137 W 84th; (a) Gronenberg & Leuchtag, 303 5 av (3346).

9TH AV, 478, remove walls, new add, ext, girders, floors in 2-3-sty bk str & dwgs; \$9,000; (o) Jacob Swedlow, 478 9 av; (a) Dietrich Wortman, 116 Lexington av (3412).

11TH AV, 665-673, n w c 48th st, new skylight, stair enclosure in 3-sty f. p. storage house; \$1,000; (o) J. Wm. Schwiers, 90 West; (a) Otto Reissmann, 147 4 av (3376).

#### Bronx.

151ST ST, 243, new fire escapes to 3-sty bk shop & storage; \$800; (o) Rosa Esposito, 262 E 142d; (a) De Rose & Cavalieri, 370 E 149th (621).

BEDFORD PARK BOULEVARD, 413, new roof, new plbg, new partitions to 2½-sty fr dwg; \$1,500; (o) Thos. Byrnes, Webster av; (a) Wm. Hopkins, 2600 Decatur av (622).

MATTHEWS AV, 1861, 2-sty fr ext, 18x10, new partitions & move 2-sty fr dwg; \$5,000; (o) Maria Meyer, 1843 Mulliner av; (a) Dunigan & Crumley, 394 E 150th (620).

RANDALLS ISLAND, opp. ft of E 125th st, remove posts, girders, partitions, windows, doors, new partitions, windows, doors, stairs, studs in 8-sty bk dwg; \$48,000; (o) City of N. Y., Dept. Pub. Welfare; (a) Chas. B. Meyers, 1 Union Sq W (3394).

RANDALLS ISLAND, opp. ft of E 123d st, remove posts, girders, partitions, stairs, new partitions, windows, doors, stairs, studs in 3-sty bk dwg; \$48,000; (o) City of N. Y., Dept. of Pub. Welfare; (a) Chas. B. Meyers, 1 Union sq W (3395).

**Brooklyn.**

KOSCIUSKO ST, 242, s s, 100 e Tompkins av, ext & int alt to 3-sty fr garage & 2 fam dwg; \$2,500; (o) Sam Slotler, prem; (a) Glucroft & Glucroft, 729 Flushing av (14581).

STOCKTON ST, 140-44, s s, 124 w Tompkins av, int alt to 3-sty bk factory; \$3,000; (o) Ignatz Sameth, 240 Varet; (a) Jacob Fisher, 25 Ave A, N. Y. (14576).

WARREN ST, 44-66, s s, 198 w Columbia st, int alt to warehouse; \$5,000; (o) N. Y. Dock Co., 44 Whitehall, N. Y.; (a) M. J. Weigand, 1020 E 38th (14538).

WINTHROP ST, 444-66, s s, 465 e N. Y. av, steel supports to hospital; \$3,000; (o) City of New York; (a) Helmie & Corbett, 190 Tompkins (14503).

SOUTH 2D ST, 394, s s, 225 w Hewes st, add 1-sty, int alt & plbg to 5-sty bk factory; \$8,000; (o) Israel Leiberbaum, prem; (a) Leon & Berger, 395 S 2d (14467).

W 23D ST, 2813-15, e s, 95 s Neptune av, move bldg, 1-sty fr 2 fam dwg; \$3,500; (o) Frank Savignano, prem; (a) Jos. J. Gallizia, 1 Webers Wik (14573).

34TH ST, 147, n s, 280 e 3 av, ext to 2-sty fr 2 fam dwg; \$2,000; (o) Giovanni Quintalino, prem; (a) Frank V. Laspla, 525 Grand (14558).

49TH ST, 1664, s s, 230 w 17 av, ext to 1 fam dwg; \$2,000; (o) M. Siegel, prem; (a) M. A. Cantor, 373 Fulton (14496).

55TH ST, 1318, s s, 59.2 e New Utrecht av, int alt & plbg in 3-sty bk 3 fam dwg; \$2,000; (o) Jacob B. Grassman, prem; (a) Jack Fein 211 Snediker av (14561).

CLASSON AV, 148-56, w s, 201.1 s Park av; ext 1-sty bk shop; \$1,800; (o) Chas. Ross & Son Co., prem; (a) Henry Holder, 242 Frank- lin av (13904).

FLATBUSH AV, 1124-26, w s, 328.9 s Cortel- you rd; str front in str & 2-fam dwg; \$1,500; (o) Henry J. Aherns, prem; (a) Louis All- mandinger, 20 Palmetto (13953).

GLENMORE AV, 293, n e c Williams av, ext to 3-sty fr str, storage & 2 fam dwg; \$6,000; (o) Rubel Bros., Inc., Glenmore av & Junius st (a) same as above (14042).

GRAHAM AV, 562, e s, 202 n Broome st, low- er bldgs to 3-sty fr str & 2 fam dwg; \$2,000; (o) Angelo Lass, prem; (a) same as above (14484).

HAMILTON AV, 74-8, w s, 11.5 n Imlay, int alts & fire-escapes to 3-4-sty bk str & 3 fam dwgs; \$15,000; (o) Andetore Bldg. & Impt. Co., 22 Beaver, Manhattan; (a) Burke & Olsen, 32 Court (13984).

LIBERTY AV, 535, n e c Hendrix, ext 3-sty bk factory; \$3,500; (o) Rose Jaffe & Fannie Kuselman, prem; (a) W. C. Winter, 100 Van Scklin av (13838).

METROPOLITAN AV, 151, n w c Berry; str fronts, etc, str & 6-fam; \$5,000; (o) Frank A. Urban, 173 Metropolitan av; (a) W. J. Madden, 525 5th (13834).

MORGAN AV, 133-5, n w c Montrose av; ext storage & office; \$2,000; (o) Moses Parschelsky, prem; (a) Louis Allmandinger, 20 Palmetto (13829).

MYRTLE AV, 675-7, n s, 25 w Bedford av, ext, str fronts, etc, to 2-sty fr stores & 2 fam dwg; \$17,000; (o) Geo. J. Lokos, 679 Myrtle av; (a) Irving Brooks, 26 Court (14305).

NEPTUNE AV, 3006-10, s s, 40 n w 30th; move bldg 1-sty fr 1-fam; \$6,000; (o) Lillian E. English, 22 Scovilles Wk; (a) Jos. J. Gallizia, 1 Webers Wik (13821).

NEPTUNE AV, 3602, s w c W 36th st, ext to 3-sty bk store & 2 fam dwg; \$4,000; (o) Harry Yackl, prem; (a) Morris Perlestein, 49 Fulton av (14216).

NORMAN AV, 86, s w c Manhattan av, str fronts, int alt & fire escapes to 3-sty str & 1 fam dwg; \$2,000; (o) Jos. Wolf, prem; (a) Kunzl & Maellant, 394 Graham av (14445).

ST. MARKS AV, 1653, n s, 225 w Rockaway av, ext to 2-sty fr 1 fam dwg; \$2,500; (o) Aaron Kramer, prem; (a) Brooks & Sackheim, 26 Court 14511).

THROOP AV, 24, w s, 100 s Middleton st, int alt & plbg to 3-sty fr str & 2 fam dwg; \$5,000; (o) Abe Trachter, 142 1/2 Stanton, N. Y.; (a) Murray Klein, 37 Graham av (14482).

THROOP AV, 184, w s, 50 s Ellery st, int alt & raise bldg, 2-sty fr shop & 1 fam dwg; \$8,000; (o) Iena Goldstein, prem; (a) John De Hart, 1039 Fox, Bronx (14232).

1ST AV, 5492-24, n w c 55th st, ext to 2-sty bk factory; \$58,000; (o) Kings Lighting Co., 4802 New Utrecht av; (a) Phila. (14448).

5TH AV, 534-6, s w c 14th st, ext & int alt &

plbg to 4-sty bk store; \$50,000; (o) Cohn Bros. Furn. Co., prem; (a) Chas. F. Garlich, 600 Jefferson av (14578).

5TH AV, 207-9, s e c Union st, int alt in bank; \$5,500; (o) Montauk Bank, prem; (a) Chas. Werner, 67 Berkeley pl (14200).

8TH AV, 30, n s, 73 n Berkeley pl; ext int 4-sty fr office & 1-fam; \$4,000; (o) Thos. H. Bremann, 63 1st pl; (a) P. Thos. Short, 370 Macon (13920).

15TH AV, 4912-15, e s, 60 n 50th st, move bldg, 2 1/2-sty fr 2 fam dwg; \$10,000; (o) Jos. Supnick, 1270 44th; (a) S. Gardstein, 28 Court (14244).

18TH AV, 6002-12, s w c 60th; ext 1-sty bk str & garage; \$4,000; (o) Trotter Bros, prem; (a) John C. Mandell Co., 8525 4th av (13861).

**Queens.**

BAYSIDE.—Bell av, e s, 75 s Lamartine av, repairs to dwg & barn; \$4,000; (o) Jos. Millang, Bell av, Bayside; (a) C. Easton, Bayside (2853-54).

CORONA.—Jackson av, n s, 40 e 48th, int alts to office; \$150; (o) S. I. Bellon, prem (2669).

DOUGLASTON.—Main st, s s, 200 e L. I. R.

R., repairs to dwg; \$600; (o) Mado Corporation, prem (2700).

FAR ROCKAWAY.—Central av, 716, int alt to store; \$450; (o & a) P. A. Wagner, prem (2026)

FLUSHING.—S 17th st, e s, 100 e Cypress av, int alts to dwg; \$100; (o) Jos. C. Mannix, prem (2859).

L. I. CITY.—6th st, n s, 105 w Van Alst av, elevator in factory; \$6,000; (o) Stein Davies Co., prem (2765).

L. I. CITY.—Bodine st, s w c Hancock, int alts to factory; \$1,000; (o) A. C. Horn, prem (2703).

L. I. CITY.—Hancock st, s w c Bodine, int alts to factory; \$4,000; (o) A. C. Horn, prem (3028).

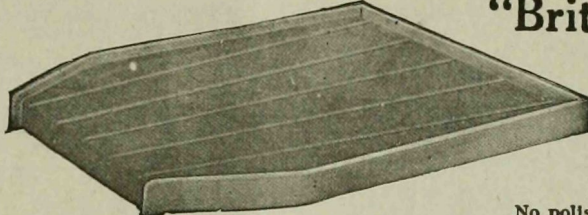
RICHMOND HILL.—92d av, n s, 250 e Ox- ford av; plumbing in dwg; \$100; (o) Jas. Killgallon, prem (2914).

RICHMOND HILL.—Oxford av, e s, 35 n Maple; plumbing in dwg; \$150; (o) E. Hed- berry, prem (2915).

RIDGEWOOD.—Myrtle av, s s, 100 e Wyckoff av; general int alt in brewery; \$5,000; (o) Welz & Zerweck Brewing Co., 1562 Myrtle av, Ridgewood; (a) Th. Engelhardt, 905 Bway, Bklyn (2808).

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

**"Britin" Metal**  
**Drainboard**  
**For the Kitchen**



Is covered with a bright soft metal not affected by acids.  
 No plating to wear off.  
 No polishing required to keep it clean.

ALL SIZES AND SHAPES MADE

**JOHN TRAGESER STEAM COPPER WORKS**  
 447 WEST 26TH STREET  
 NEW YORK CITY

**HECLA IRON WORKS**  
 ESTABLISHED 1876  
**Architectural Bronze and Iron Work**  
 Office, 118 No th 11th Street  
 BROOKLYN, N. Y.

**WELLS ARCHITECTURAL IRON CO.**  
 Manufacturers of Ornamental Iron Work  
 Office and Factory: River Ave. and East 151st St.

Phone: { 1370  
 Mott Haven { 1371

PHONE: 2984 ASTORIA  
 ESTABLISHED 35 YEARS  
**"RELIABILITY, DURABILITY and EFFICIENCY"**  
**L. S. Aspromonte & Son, Contracting Plasterers**  
 PLAIN AND ORNAMENTAL—STUCCO AND CEMENT SIDEWALKS  
 21 CARVER STREET                      ::                      ::                      LONG ISLAND CITY, N. Y.

**KRASLOW CONSTRUCTION COMPANY**  
 ENGINEERS—CONTRACTORS  
 Furnish designs and specifications and will build, on "COST PLUS" basis, factories, warehouses, mills, office buildings, commercial garages, residences, etc.  
 190 MONTAGUE STREET, BROOKLYN, N. Y.  
 TELEPHONE: 4641 MAIR

# John P. Kane Company

TROWEL  
PORTLAND CEMENT

MASONS'  
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK  
FOOT WEST 96TH ST., NEW YORK  
146TH ST. AND HARLEM RIVER, NEW YORK  
6TH ST. AND GOWANUS CANAL, BROOKLYN

## EDWARD CORNING COMPANY, BUILDERS

145 EAST 45th STREET, NEW YORK

Edward Corning  
President  
Charles F. Berger, C.E.  
Vice-President  
Edward P. Corning  
Treasurer  
Clinton L. Prohisher  
Secretary

# Empire Brick & Supply Co.

YARDS

12th Ave., 47th to 48th Sts., Manhattan  
138th and Exterior Sts., Bronx  
Morgan Avenue and Newtown Creek  
(near Stagg St.), Brooklyn

MANUFACTURERS  
OF BRICK AND DEALERS  
IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

WORKS  
STOCKPORT, N. Y.  
GLASCO, N. Y.

A Service Record  
of 45 Years

## HOLMES PATROL

Carefully Selected, Trained, Reliable  
and Efficient Men, Adequately Super-  
vised, Insure High Grade Patrol Service.

Day Tel.: Franklin 6030  
139 CENTRE STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 3030  
66 WEST 39TH STREET

## Builders Brick and Supply Co., Inc.

Mason's  
Building Materials

172d St. and West Farms Road  
Telephone: Intervals 100



## The Lawrence Cement Company

302 BROADWAY, NEW YORK

## WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Longacre 670

**HENRY MAURER & SON** Manufacturer  
of  
Fireproof Building Materials OF EVERY  
DESCRIPTION  
Hollow Brick made of Clay for Flat Arches,  
Partitions, Furring, Etc., Porous Terra Cotta,  
Fire Brick, Etc.  
Office and Depot, 420 EAST 23RD STREET  
Works: Maurer, N. J. NEW YORK

## POMEROY FIRE RETARDANT WINDOWS

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

**S. H. POMEROY CO., Inc.**  
282-96 East 134th Street NEW YORK  
Phone Melrose 6104

# A.B.S.E.E.

## ELECTRIC ELEVATOR COMPANY

220 BROADWAY  
NEW YORK