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Advertising Index

Page

A B See Electric Elevator..4th Cover
Abbey, Inc., W. B.....4th Cover
Ackerly, Orville B., & Son.....112
Acme Service Corp.....109
A. J. Contracting Co.....125
Adler, Ernest N.....112
Altmayer, Ernest N.....111
American Bureau of R. E.....112
American Whitewash Co.....124
Ames & Co.....111
Amy & Co., A. V.....111
Anderson & Co., James S.....100
Armstrong, John.....112
Aspromonte & Son, L. S.....127
Automatic Fire Alarm Co.....120

Bauer, Millbank & Molloy..2d Cover
Beale Co., Harry S.....113
Bechman Co., A. G.....112
Benzign Co., Jos. H.....126
Birdsall, Daniel, & Co—Front Cover
Boyd, James.....2d Cover
Boylan, John J.....111
Brown, Frederick.....2d Cover
Brown Co., J. Romaine..Front Cover
Bulky & Horton Co.....112
Builders' Brick & Supply Co.
4th Cover
Busher Co., Eugene J.....111
Butler & Baldwin.....1

C. H. Motors Co.....118
Cammann, Voorhees & Floyd..11
Carpenter, Leonard J.....111
Chauncey R. E. Co.....111
Chesley Co., Inc., A. C.....125
City Investing Co.....100
Classified Advertisements.....113
Cogley, Peter F.....112
Corning Co., Edward.....4th Cover
Corwith Brothers.....114
Coutoucas, Nicholas.....2d Cover
Cross & Brown.....Front Cover
Cruikshank Co.....Front Cover
Cruikshank's Sons, Wm.Front Cover
Cudner R. E. Co.....111
Cushman & Wakefield..Front Cover
Cutler & Co., Arthur.....112
Cutner, Harry B.....111
Davies, J. Clarence.....114
Day, Joseph P.....111
Dike, O. D. & H. V.....112
Dowd, James A.....112
Duffy Co., J. P.....124
Duross Co.....111
Dwight, Archibald & Perry.....111

Electro Sun Co.....108
Elliman & Co., Douglas L.....100
Ely & Co., Horace S.—Front Cover
Empire Brick & Supply..4th Cover
English, J. B.....111

Feldbelt & O'Donnell.....127
Feuerbach, F. J.....112
Finch & Co., Chas. H.....125
Finegan, Austin.....111
Fischer, J. Arthur.....111
Fogarty, T. A. & J. J.....112
Fox & Co., Fredk.....126

TABLE OF CONTENTS.

Editorials	101
Referendum by Chamber of Commerce on Labor Questions	102
Question of Extra Session Before Lockwood Committee	103
Some Advantages of Tenant-Ownership Explained	104
Tenant-Ownership Analyzed by Commissioner Mann	105
Real Estate Review for the Current Week.....	107
Private Sales of the Week.....	107
Real Estate Notes.....	113
Statistical Table of the Week.....	114
Zoning Resolution Does Not Constitute Defect in Title	115
Work Rapidly Progressing on New Brooklyn Synagogue	116
Increase Noted in Totals for Proposed Local Building	117
Personal and Trade Notes.....	117
Trade and Technical Society Events.....	117
Building Material Markets.....	118
Current Building Operations.....	118
Contemplated Construction.....	120
Plans Filed for New Construction.....	123

Page	Page
Frank & Frank.....126	Lawrence, Blake & Jewell.....100
Fuller Co., Geo. A.....120	Lawyers' Title & Trust Co..2d Cover
Gallin & Son, John.....124	Leaycraft & Co., J. Edgar, Front Cove.
Gates, Elmer.....111	Leist, Henry G.....112
Gold, Louis.....110	Livers, Robert.....112
Goodstein, Harry.....Title Page	Levin, Inc., Jacob & Morris.....126
Goodwin & Goodwin.....111	Losere, L. G.....112
Hecla Iron Works.....127	Mack Co., James.....122
Hess, M. & L., Inc.....Front Cover	Manning & Trunk.....111
Holmes Elec. Protective..4th Cover	Martin, Samuel H.....111
Jackson, Daniel H.....Title Page	Maurer & Son, Henry.....4th Cover
Kane Co., John P.....4th Cover	Maxwell, J. S.....111
Kelly, Albert E.....114	May Co., Lewis H.....111
Kerns Co., James F.....112	McLaughlin, Thomas F.....112
Kilpatrick, Wm. D.....100	McMahon, Joseph T.....108
Kinnear Mfg. Co.....120	Miller & Co., A. W.....111
Kloes, F. J.....126	Mississippi Wire Glass Co.....108
Knap & Wasson Co.....111	Moors, J. K.....111
Kohler, Chas. S., Inc.....106	Morgenthau, Jr., & Co., M.....113
Lackman, Otto.....112	Mural Floor Covering Co.....125
Lawrence Cement Co.....4th Cover	Nail & Parker.....100
	Nason Realty Co.....Title Page

Advertising Index

Page

National Electrical Lab. Co.....110
Nehring Bros.....111
Newins, Harvey B.....2d Cover
New York Edison Co., The.....121
New York Title & Mortgage Co.....100
Niewenhous Bros., Inc.....127
Noyes Co., Chas F.....Front Cover

Ogden & Clarkson Corp.....111
O'Hara Bros.....112
O'Reilly & Dahn.....111
Orr & Co., John C.....125
Payton, Jr., Co., Philip A..2d Cover
Pease & Elliman.....Front Cover
Pflomm, F. & G.....Front Cover
Pomeroy Co., Inc., S. H.....122
Porter & Co.....Front Cover
Premier Paper Co.....110
Purdy & Co.....2d Cover

Rafalsky Co., Mark.....Front Cover
Read & Co., Geo. R.....Front Cover
Realty Associates.....114
Realty Company of America.....100
Richardson & Boynton Co.....123
Ritch, Wm. T.....120
Roman-Callman Co.....113
Ruland & Whiting.....Front Cover
Runk, George S.....111
Ryan, George J.....111

Sasse, Geo. W.....112
Schindler & Lieber.....112
Schwiebert, Henry.....112
Scobie.....111
See, A. B.....4th Cover
Smith Co., Inc., E. C.....116
Smith, Malcolm E., Inc.....112
South Ferry Realty Co.....100
Spear & Co.....100
Spotts & Starr.....112
Steinmetz, John A.....112
Stone, Junius H.....122
Structural Waterproofing Co.....115

Taholt, Jacob J.....112
Thompson Co., A. G.....114
Title Guarantee & Trust Co.2d Cover
Tragers Steam Copper Works, John.....127
Tucker, Speyers & Co.....111
Tyng & Co., Stephen H., Jr.....100

Ullman.....112
Uris Iron Works, Inc., Harris H..122
Van Valen, Inc., Chas. B.....2d Cover

Walsh, J. Irving.....111
Watson Elevator Co., Inc.4th Cover
Weld & Suydam.....100
Wells Architectural Iron Co.....127
Wells Sons, James N.....111
Welsch, S. Sons.....112
Wheeler, G. C. & A. E.....126
Wheeler Realty Corp.....112
White & Sons, Wm. A.....100
Whiting & Co., Wm. F..Front Cover
Winter, Benjamin.....2d Cover
Wood-Dolson Co.....Front Cover
Wyckoff, Walter C.....111
Zicha Marble Co., A. R.....127
Zittel & Sons, Fredk.....111

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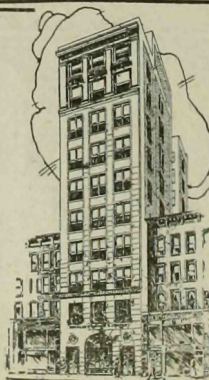
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EDITORIAL

High Wages and Low Efficiency

It is instructing, as well as interesting, to recall that shortly prior to the war the total cost of maintaining and operating the railroads in the United States was about \$3,000,000,000 annually. Owing to the sky-rocketing of wages the railroads of the country now have a payroll which in itself totals about \$4,000,000,000 a year.

These figures become highly impressive in view of the disappointment which labor leaders express over the latest award of \$600,000,000 in increased wages to the railroad workers of the country. This award, it should be kept in mind, is retroactive, and gives the men more than \$100,000,000 additional in back pay. The railroad men, if their sentiments are reflected accurately by some of the labor leaders, are still so greatly dissatisfied as to be considering a general strike in protest.

The railroads, in order to meet this staggering payroll of \$4,000,000,000 a year, will have to make another large increase in freight and passenger rates. Thus another heavy burden will be placed upon the shoulders of the general public. If another strike comes from these latest developments in the railroad situation, a strike by the general public would seem to be the only one which could be based on logic.

It has been an open secret for a long time that the railroad payrolls of the country were loaded down with inefficient employes, for which reason it is not surprising to read that one of the great railroad systems, the Pennsylvania, is preparing to discharge 12,000 employes. It seems amazing, however, that a single system could find itself saddled with such a large number of inefficient. The repeated increasing of railroad wages may prove not without its blessings if because of it the railroad executives are driven to every possible effort to cope with the new situation. Idling on the job, inefficiency and indifference on the part of employes, is one of the most serious drawbacks of the reconstruction period. Separating this worthless class of employes from the payroll should prove the helpful lesson, not only to the 12,000 persons directly affected, but to employes in all other lines of industry and business, that loafing on the job no longer will be tolerated.

Up to date there has been a general disposition to acquiesce in wage increases all along the line, even though in many instances the increases have seemed out of proportion to the just demands of the situation. But the time must soon come, if indeed it is not already here, when employers in all lines must insist on getting a fair day's work for the greatly increased wages which have been put into effect.

Little Hope in Present Legislature

Upon his return from the San Francisco Convention, Governor Smith finds himself confronted with several requests that he call a special session of the State Legislature. Mayor Hylan wants some new laws

which will enable him to expand his municipal bus lines. Borough President Curran wants a special session so that the city may get authority to advance funds for house building. From other sources the Governor has received requests for a special session in the hope that through some sort of legislation the housing crisis may be relieved.

No serious demand for legislation to extend the Hylan bus system is discernible, and it is highly improbable that Governor Smith will call a special session for that purpose. Since the adjournment of the regular session, however, the fact that the so-called "rent-profiteering" laws would not solve the housing shortage has come to be appreciated by a good many who did not have sufficient vision to grasp that fact last spring. It is now quite generally recognized that the only way to relieve housing shortage is to build more houses and to do it quickly. This can only be done by the passage of laws under which it will be possible for capital to flow freely into building enterprises.

A special session of the legislature would be more than justified if the Albany statesmen could be persuaded to enact some housing legislation of real importance. This, unfortunately, they indicated no desire to do while in regular session. It may be doubted whether enough of them have since seen the light to justify expectation of any real helpful legislation at a special session if Governor Smith should call one.

The housing problem is so big and its solution requires such vision and boldness of action that many serious students of the situation despair of real help from Albany.

Bond Issues to Aid Housing Situation

Announcement that one of the country's strong financial institutions has perfected measures for bond issues to industrial corporations for the construction of houses for employes, marks another step in the direction of satisfying the legitimate demands of labor and of aiding the general housing situation. The policy of S. W. Straus & Company in making loans in the form of first mortgage serial amortized bond issues in amounts of \$500,000 and upwards to industrial corporations of established reliability in the production of essential commodities, deserves the fullest recognition as a move of great importance from many standpoints.

Additional housing is one of the greatest needs of the hour and any project that will turn capital into moderate priced buildings for the accommodation of those engaged in useful occupations is of prime importance. The stipulations safeguarding the proposed bond issues are such as to make them investments of the first class, but they also assure production under favorable conditions of articles of commerce of which the country and the whole world is in so great need. Investors in these proposed bond issues will not only secure for themselves a conservative investment, but they will

have the added satisfaction of having a hand in helping to bring about an increase in the construction of living quarters for steady workmen, which in turn will have

a favorable effect on the general housing situation and also tend to lower the other costs of living which are influenced as production rises or falls.

Referendum By Chamber of Commerce on Labor Questions

ORGANIZATION members of the Chamber of Commerce of the United States have been asked to vote on two recommendations submitted by the Chamber's Committee on Public Utilities. Those recommendations are that:

Strikes by employes of all public service corporations, performing public service essential to the lives, health, well-being and comfort of the people, should be explicitly prohibited by law.

Suitable tribunals should be created by the law to adjudicate differences between employes of public service corporations and their employers, and the decisions of such tribunals should be final and binding upon both parties.

The subject came before the Chamber from the Merchants' Association of New York, and the presidents of the principal business organizations of New York City.

The communication from the presidents of the New York business organizations said, in part:

"For several weeks past the economic and social life of this nation has been crippled and in part paralyzed by the enforced cessation of the function of transportation.

"Whatever may be said regarding the rights of the employes in ordinary industrial operation, we are strongly of the conviction that the arbitrary cessation of labor by the employes of public utilities is a wrongful attack on the rights of the entire people, and that such arbitrary cessation should be made impossible by the enactment of proper restrictive laws.

"The undersigned chief executive officials of the principal business organizations of the city of New York, respectfully request that the Chamber of Commerce of the United States give immediate consideration to this subject with a view to formulating and declaring the rights of the public and to promoting legislation suitable to protect the public and to prevent further destructive invasion of its rights."

The communication was signed by Alfred E. Marling, president of the Chamber of Commerce of the State of New York; William Fellows Morgan, president, and Lewis E. Pierson, vice-president, of the Merchants' Association; J. Sherlock Davis, president of the Brooklyn Chamber of Commerce; H. Rushae Williams, president of the Chamber of Commerce of Queens, and James Breckenbridge, president of the Bronx Board of Trade.

In recommending the proposals for a referendum, the committee expressed its belief in the following set of principles:

"No corporation or person, individually or collectively, may lawfully or rightfully obstruct or impede the performance of any duty or obligation of the state or of any agency created by the state for the performance service.

"The state is sovereign. Its will is expressed through the government created by it. That will cannot be given effect if the servants of the government refuse to obey its behests. Therefore, no servant of the government has either moral or legal right to obstruct the lawful processes of the government. If such assumed right were successfully asserted, the will of the servant would override the will of the people, the government would be subverted and the servants would become the masters.

"It is the obligation of the state to protect the lives, health, security, rights and property of all its people.

"These depend upon the uninterrupted operation of the agencies which provide transportation, water, light, heat, power and means of communication. It is therefore the right of the people that such uninterrupted operation be guaranteed by the power of the state.

"These agencies are created by the state for the performance of services of a public character; they are devoted exclusively to the service of the public; they operate by virtue

of public powers delegated to them by the state, and they are thereby public agencies by the state to perform public services indispensable to the well-being, comfort, security, and often to the health and lives of all the people. The state is, therefore, bound so to exert its powers as to enable these agencies and instrumentalities fully and effectively to perform the public purposes which have been delegated to them.

"The immediate result of a strike is to compel the suspension of the industry against which the strike is directed. When directed against a public utility it is an invasion of that which is indispensable to the community.

"The effect of a strike against a public utility is to inflict great harm upon the community. It often entails widespread suffering, seriously endangers the public health, deprives large populations of a sufficiency of food, fuel and other necessities of life. It deprives the people of the instrumentality of commerce, thereby causing widespread suspension of industry, and taking from many the means of livelihood, and in many ways inflicts great distress upon all.

"We believe it is the duty of the state, by suitable legislation, to protect the people against these dire consequences. Strikes by employes of public service corporations should be prohibited by law as conspiracies against the paramount rights of the public. It is obvious, however, that the great class of employes thus deprived of the power of self-protection by means of the strike should be otherwise protected against unjust relations with their employers through suitable tribunals empowered equitably to adjust differences, whose findings should be final, and supported by due provision for enforcement.

"The recently pending Cummins bills against regulating railroad transportation contained a provision (adopted by the Senate but discarded by the House) which made it unlawful for any two or more persons, being employed of any common carriers or carriers, 'to enter into any combination or agreement with the intent substantially to hinder, restrain or prevent the operation of trains or other facilities of transportation for the movement of commodities, or persons in interstate commerce, or, in pursuance of any such combination or agreement and with like purpose, substantially to hinder, restrain or prevent the operation of trains or other facilities of transportation,' etc., under penalty of a fine of \$500 or six months' imprisonment, or both. A similar inhibition was laid against aiding abetting or procuring such interferences. The Cummins bill also contained a provision whereby the employes were protected against imposition of unjust conditions of labor.

"The purpose of these provisions was to prevent the interruption of service by strikes and compel resort by both parties to settlement by the legal boards proposed for that purpose.

"We believe that these, or similar provisions should be made law, not only as to railroads, but as to all public utilities."

Grading of lumber is done under a multiplicity of grading rules. H. S. Betts, engineer in forest products, Forest Service, U. S. Department of Agriculture, tells how lumber is graded in a 40-page, 6x9-in. pamphlet, Bulletin 64, on the subject. Woods are graded largely according to rules prepared by lumber associations, the members of which handle lumber of one or more species that grow in a certain region or are naturally grouped together, with the exception of the hardwoods, which are all graded according to the rules laid down by the National Hardwood Lumber Association, having headquarters in Chicago. Soft woods, on the other hand, are graded according to rules promulgated by more than 16 associations.

REAL ESTATE SECTION

Question of Extra Session Before Lockwood Committee

Joint Legislative Body on Housing Hears Testimony as to Effect of New Landlord and Tenant Laws and Need of More Legislation

THE Lockwood Joint Legislative Committee on Housing has resumed hearings at City Hall, and considerable attention was given at the two sessions this week to the question of the necessity of a special session of the Legislature to act on remedial propositions. The laws passed at the regular session came in for criticism and praise.

Chairman A. J. Hilly of the Mayor's Committee on Rent Profiteering said property owners have been notifying tenants that their leases would not be renewed. On the assumption that this act terminated the tenancy, the landlords then offered the same apartment to the tenant in possession and to others as well, as a new offer. He felt that the new laws covered this situation and protected the tenant.

The so-called 25 per cent. law has put the idea into the minds of some people that the landlord has a right to increase the rent 25 per cent. every year, continued Mr. Hilly, so that in four years the rent would be doubled.

"That impression ought to be corrected," he said. "There is nothing in the present statute that will permit the rent to be increased 100 per cent. in four years, or 50 per cent. in two years, and a defense can be interposed at any time, even now, to an increase of 25 per cent. if that increase is unjust and unfair. The tenant, if he desires to avail himself of the opportunity, can consult the Mayor's committee, and we will endeavor to get for him the facts that are necessary to establish his defense that an increase of 5, 10, 15 or 20 per cent. is unfair, unjust and unreasonable."

Mr. Hilly saw no reason for a special session of the State Legislature to deal with the situation expected in October. The present laws, he said, would amply cover that situation. He opposed municipal housing as "socialistic and paternalistic."

F. H. LaGuardia, President of the Board of Aldermen, urged that if an extra session of the Legislature were called nothing be done to repeal or weaken the rent laws. He contended that it was the duty of the city to provide proper dwelling accommodations, and he advocated a bill authorizing the city to issue bonds and invest the proceeds in houses.

Henry H. Curran, Borough President of Manhattan, praised the rent laws and urged the calling of a special session of the Legislature to consider an amendment to the Constitution making it possible for municipalities to engage in housing projects.

Municipal Court Justice M. J. Scanlon of the Second Bronx District said the rent laws stopped the "leasters" and checked rent profiteering, and should not be tampered with.

Municipal Court Justice Jacob S. Strahl of the Fourth District, Brooklyn, declared that the court orders made the Municipal Court Justice powerless to act and that landlords availed themselves of this situation to throw tenants into the streets. This meant, he added, that when the writ came up for argument in the Supreme Court, "there is nothing to argue about because the tenant has already been evicted."

"That practice has been made possible because some of our Judges granted a month or six weeks' time to the tenant within which to move," Justice Strahl told the committee. "The tenant, unable to find an apartment within that period, applies to the Municipal Court Justice for further time. I know it is the intent of the Justice presiding to grant that further time but when the motion comes up a writ of prohibition or mandamus obtained by the landlord stays him and he cannot grant the extension of time, with the result that the tenant

is thrown into the street at the expiration of the month or six weeks.

"My suggestion is to amend the holdover proceedings so there can be no more tenants dispossessed at the termination of a lease and that all that the landlord can do is to ask for an increased rental and then the Judges should determine the rent."

Edward P. Doyle said: "The Real Estate Board of New York believes that the present housing shortage in this city would have remedied itself through the exercise of natural laws. In the life of all cities there are periods of over building and housing shortage. From 1907 to 1914 New York City was over built. Tenants were in control and demanded and secured in many instances free rent for certain periods as a condition precedent to becoming tenants. Multi-family apartment houses were unprofitable, foreclosures were in frequent occurrence and building fell off.

"Then came the war and building stopped. Thousands of people, lured by high wages paid organized labor in cities, and easier and more attractive living conditions, left comfortable homes in the country and came to the cities. Through the competition of tenants rents began to be increased sometimes unnecessarily, as landlords tried to make excessive profits or to recoup the losses sustained from 1907 to 1914.

"Building was resumed in 1919 and today is more than normal as far as commercial buildings are concerned and in one and two-family houses. There are today more one and two-family houses under construction in Greater New York than at any time since 1910. On July 1, 1920, 5,067 single family houses and 1,669 two-family houses were under construction in New York and 6,000,000 square feet of floor space in commercial buildings were under construction in the Grand Central section alone.

"Building of multi-family houses, now profitable, would also have been resumed but for unfortunate circumstances.

"1. Ill considered and hasty legislation.
"2. The discrimination in the income tax law, both state and federal, which taxes the income from mortgages but does not tax the income from certain classes of municipal, state and federal obligations.

"3. The shortage of labor.
"4. The shortage of building materials.

"The main reason, however, for the complete cessation of building for sale or for investment of multi-family houses was, however, the enactment of laws which practically deprived owners of the control of their properties and placed such control in the hands of judges of the Municipal Court. The growth in building of one and two-family houses and of commercial buildings shows that the other obstacles are not insurmountable as long as a profit can be obtained or private control continued.

"The Real Estate Board therefore recommends first that immediate legislation be secured repealing that portion of the so-called rent laws giving Municipal Court judges the power to grant indefinite stays on ex parte testimony. The legislature should then exempt the income from mortgages from the income tax and there is no doubt but that Congress would follow the example of the state legislature.

"As the state's revenues were \$31,000,000 in excess of its requirements last year no harm could result to state finances by such exemption."

Some Advantages of Tenant-Ownership Explained

Actuary Works Out Basis Upon Which Corporations with Large Rentals May Effect Big Saving in Period of Years

ADDITIONAL information as to the financing of co-operative ownership of office buildings is made public in the report of Henry Moir, second vice-president and actuary of the Home Life Insurance Company of New York and former president of the Actuarial Society of America, to the Weaver-Crawford Corporation, builders of the thirty-one-story Park-Madison building in the Grand Central zone. The report says that a corporation paying \$50,000 a year for office rent through the co-operative ownership plan can save \$1,116,606 in rent waste in twenty years, in addition to acquiring a proprietary lease for sixty-three years of the office space occupied.

A corporation paying \$50,000 a year for office rent can amortize its investment in space under the co-operative ownership plan in nine and a half years and then save \$766,066 in rent waste over the balance of a twenty-year period.

This same corporation over a period of twenty years, charging interest and amortizing the original investment under the co-operative plan, will be paying \$1.81 a square foot for office space in the proposed largest building in the new uptown zone.

Mr. Moir's report follows:

"The following examples are given to afford a comparison of the many advantages of purchasing space in the Park-Madison building as against renting.

"Space can be purchased in this building for seven times the yearly rental which has been conservatively priced at \$3 to \$4 per square foot per annum.

"Examples I, II and III are based on space renting for \$50,000 per annum which can be purchased for \$350,000, the equivalent of seven years' rent.

EXAMPLE I.

Rental value of space.....	\$50,000
Interest on investment (6% on \$350,000).....	21,000

Annual saving	\$29,000
---------------------	----------

"If this saving were accumulated at 5% interest per annum, figured monthly, the total amount accumulated in twenty years would be \$1,116,606.

"In addition to this saving at the end of twenty years of \$1,116,606, the purchaser owns his stock with proprietary lease.

EXAMPLE II.

Rental value of space.....	\$50,000
Interest on Investment (6% on \$350,000).....	21,000

Annual saving	\$29,000
---------------------	----------

"If this saving of \$29,000 per year be applied to a sinking fund with interest at 6% to repay the original investment, it would be completely amortized in nine years and thirty-seven days.

"Therefore, after about nine and one-twelfth years the purchaser would have received back his original investment with interest and in addition have his stock holdings and proprietary leases without cost, with rent free thereafter.

"After about nine and one-twelfth years the total rent of \$50,000 per year would be saved, and if this were accumulated for the balance of the twenty-year period (about ten and eleven-twelfths years) at 6% interest per annum, figured monthly, the total amount accumulated would be \$766,066.

EXAMPLE III.

Rental value of space.....	\$50,000
Interest on investment (6% on \$350,000).....	21,000

Annual saving	\$29,000
---------------------	----------

"Considering the transaction as one spread over a period of twenty years, charging interest and figuring that the original investment of \$350,000 will be completely amortized at

6% during this period, the purchaser is actually paying an Annual rental of.....	\$30,090
Yearly saving of	19,910

"This method of figuring makes the annual rental \$1.81 per square foot.

"If the yearly saving of \$19,910 were accumulated at 6% interest per annum, figured monthly, the total amount accumulated in twenty years would be \$766,066. In addition to this saving the purchaser will have received back his original investment with interest and have his stock holdings and proprietary lease without cost and free rent thereafter.

EXAMPLE IV.

"Space priced at

	Per Sq. Ft.
Rental per annum.....	\$3.00
Can be purchased for \$21, which equals seven years' rent.	
Interest on investment (6% on \$21).....	1.26
Annual net savings to purchaser.....	1.74

The officers of the Weaver-Crawford Corporation are: S. Fullerton Weaver, president; Edward H. Everett, vice-president; William Crawford, treasurer, and Walter Russell, secretary.

Fourteen of the leading real estate firms in New York are associated with Douglas L. Elliman & Company, Inc., the managing agents, in carrying through this project of erecting one of the largest office buildings in the world on a plan of co-operative ownership and management.

Several inquiries have come to the Weaver-Crawford Corporation this week as to how, in view of prevailing building costs, it is possible to offer for sale office space in the contemplated Park-Madison building at prices which, allowing for 6% on the investment and 2% for amortization, will be as low as \$1.68 to \$2.24 a square foot.

William Crawford, treasurer of the Weaver-Crawford Corporation, has prepared the following statement:

"From a building point of view, it is the very magnitude of the Park-Madison project that makes it possible to offer to subscribers office space at a purchase price approximating one-third of the prevailing rental rates in the uptown business and financial zone. The Park-Madison building is to be one of the largest office buildings in the world, thirty-one stories high, covering two city blocks from Park to Madison avenues, between Forty-sixth and Forty-seventh streets, and containing 1,100,000 square feet of floor space.

"It naturally follows that for the erection of this great structure we shall be able to purchase materials at a much lower price than would otherwise be possible. The purchase of huge quantities of steel, stone, brick, cement and all other materials will result in our being able to produce this building at a much lower cost than would be possible ordinarily. Under the Park-Madison plan of co-operative ownership, these economies in the construction cost are reflected in the purchase price for space quoted to subscribers.

"The high character of the Park-Madison building to be erected in accordance with drawings prepared by Warren & Wetmore, the architects, and approved by the engineers of the New York Central Railroad, insures a most substantial and first class structure. The result will be that the cost of maintenance for an appreciable number of years will be infinitesimal."

The study of fire prevention has been added to the curriculum of the New York public schools. Fire prevention has been a compulsory course for some time in Kentucky. New Jersey has a law, recently passed, which provides for the teaching of fire prevention.

Tenant-Ownership Analyzed by Commissioner Mann

Head of Tenement House Department Outlines Conditions Under Which Buildings May Be Bought Profitably

IN reponse to a resolution introduced recently in the Board of Aldermen by Alderman William F. Quinn, calling on Tenement House Commissioner Frank Mann to investigate the co-operative plan of buying apartments, Mr. Mann has embodied his ideas on the subject of tenement ownership in a letter to Edward A. MacDougall, chairman of the Subcommittee on Builders of the Mayor's Housing Conference Committee:

"As chairman of the Mayor's Housing Conference Committee, I deprecate any attempt to discourage home ownership," says Mr. Mann. "I have called attention to the fact that out of 6,000,000 people in New York more than 5,700,000 have no interest in homes. This is lamentable and the principle of home owning should be encouraged.

"There is nothing inherently wrong in selling multi-family houses on the co-operative plan. There is no defect or disadvantage in purchasing on the same plan. There are no more dangers in the pathway of co-operative ownership than in individual ownership of one and two-family houses. The danger of a purchaser losing his equity by reason of inability to comply with the terms is just as manifest. As a matter of fact, there is less danger in losing one's equity in purchasing on the co-operative plan if proper care is exercised in examining into the character of the sellers and the character of the financing of their operation.

"Were I to purchase an apartment on the co-operative plan I would demand the following requirements:

"Full Co-operation—The plan should be surely co-operative—every tenant in the building should participate in the plan.

"Location—As co-operative housing is for residence uses, the utmost care must be used to purchase only buildings in firmly established residential neighborhoods, with a careful selection of the co-operators.

"Price—The price at which the building is purchased should be the fair market value of same. If it is a new building the value of the land should be ascertained and the cost of construction added, plus a reasonable profit. If it is an old building the value of the land, plus the present replacement value of the building, less a liberal allowance for depreciation, depending upon the length of time the building has existed.

"Title—Care should be taken as to the examination of title by the employment of a title company or a reputable lawyer to see that the title offered is marketable, or that it is free and clear from all incumbrances, excepting such as shall be definitely agreed upon.

"Mortgage—If the property is purchased subject to a mortgage, the mortgage should be either for a long term with an amortization plan or a savings bank mortgage, which is reasonably certain of permanency, and in no case should the mortgage be for more than 60 per cent. of the market value of the property. The plan should include the setting aside of a certain amount annually for the retirement of the mortgage.

"Incorporation—Title to the land and building should be conveyed to and held by a corporation made up of the tenant owners, the charter of which should limit the corporation to the ownership and operation of the building, in order to provide against possible speculation in other enterprises by action of a majority of directors and to insure the proper distribution of the proceeds of the sale of the building should a sale be effected.

"Management—It is not practical or desirable for a group of tenants to manage the details of the property. This should be delegated to a reputable and competent individual or firm in that line of business.

"Leases and Tenancy—The share of the ownership in the building should be separated from the tenancy. A schedule of rents adopted for each apartment which, in total, would

provide an income sufficient to pay the expenses of operation and fixed charges, including taxes, etc., a fixed amount to be set aside for the amortization of the mortgage and a balance sufficient to pay a reasonable return on the investment in the form of dividends. Leases should be entered into between the tenant-owners and their corporation, providing for annually renewable leases, containing proper restrictions and the provision that same cannot be terminated except for failure to perform or upon notice from the tenant to the landlord on the first day of July, terminating the lease on the first day of October following, in which event the apartment can be relet for the benefit of the tenant-ownership corporation. Or, a plan should be adopted which should include in the rentals paid by the tenant-owners an income sufficient to meet all fixed charges and amortization, and in addition a sum to meet contingencies.

"Collective or co-operative ownership has many advantages in these days of high living cost, because it reduces the rent of each apartment to its share of the actual cost of maintenance and operation of the building.

"I agree that collective or co-operative ownership as it is particularly applied to the ownership of a home in the city of New York, where the majority of our population must for economic and other practical reasons reside in apartments instead of individual homes, in addition to securing a home where one will not have to move, brings down the rent and affords a safe and profitable investment, when the plan of ownership requires the payment by the tenant-owners of a sufficient income to meet all fixed charges and amortization, and an additional sum to meet contingencies.

"I emphasize this particular feature for the reason that the average family are not certain as to how long they may be able or desire to remain in one location, and they should be free under the terms of their purchase to vacate the premises, and if they so desire, retain their investment.

"Under the tenant-ownership plan the tenant is protected against increase of rents and is assured a permanent home, and is afforded a safe and profitable investment. There is no better asset to a community than for its citizens to be interested in home ownership."

Plans for Snow Removal Next Winter

PLANS to avoid a repetition of the impassible condition of the streets of the city which occurred during the heavy snowfall of last winter were explained by Elmer Goodwin, engineer of the Department of Street Cleaning, at a recent joint meeting of the Fifth Avenue Association, Merchants' Association, Broadway Association, Central Mercantile Association, Murray Hill Association and the Citizens' Union, held at the Hotel Biltmore.

The plan applies to all of Manhattan, the Bronx and parts of Brooklyn and Queens. Especially does it apply south of 59th street in Manhattan, where traffic of all kinds is the most dense and where snow is the greatest hindrance to the transaction of the city's business.

Added to the gangs of snow shovelers and equipment at hand will be an automobile equipment comprising 300 big bodies trucks with flushers, to cost \$2,022,000; snow plows (push and drag), to cost \$175,000; traction plows, to cost \$360,000; flushing machines, to cost \$200,000; 22 municipal garages, to be built in various parts of the city on city owned property, at a cost of \$1,000,000, and one repair shop, to cost \$370,000.

Various recommendations were made to Engineer Goodwin by the commercial bodies present, which he will take into consideration. A more detailed plan of the city's purposes regarding snow removal will be made later.

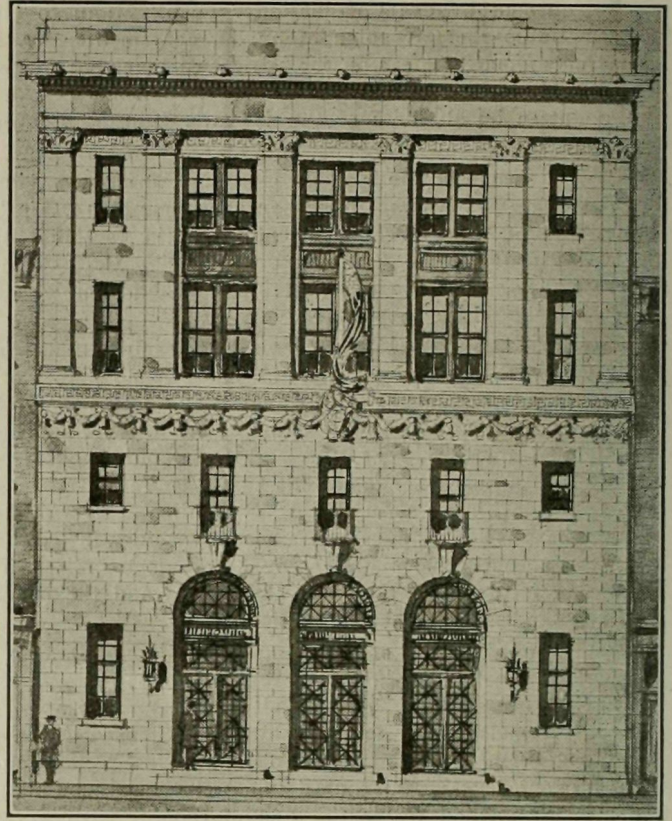
Union Headquarters Planned for Mid-Town Section

Auditorium and Office Building in West 25th Street Will House Teamsters' and Chauffeurs' Union

A PROPOSED building operation of more than ordinary interest, scheduled for erection in the mid-town section of Manhattan, was disclosed recently through the announcement from the offices of Slee & Bryson, prominent Brooklyn architects, who are now at work on the final plans. The structure involved will be a modern clubhouse and office building combined that will be used as the headquarters for the Teamsters' and Chauffeurs' Union. The building will be owned by a syndicate known as the Auditorium Association, Inc., which is composed of well known union officials.

This building will occupy a plot having dimensions of 50x100 feet which was recently purchased at 250 to 252 West 25th street, and it is proposed to commence active construction work just as soon as the architects are able to complete the working plans and award the necessary contracts. Unless the present schedule miscarrys the building will be commenced this autumn and will be finished and ready for occupancy early next summer.

The plans for this project call for a structure six stories in height, with basement and to be erected at a cost not exceeding \$300,000. The frontage will be 50 feet in 25th street and the structure will have a mean depth of about 90 feet. The facade has been designed in the Renaissance style of architecture and in its construction, granite, Indiana limestone and face brick will be the materials employed. Throughout the construction will be strictly fireproof and the building will embody a number of unusual features in both planning and equipment. The basement and a part of the first floor will be utilized as an auditorium that will have a seating capacity of approximately one thousand people. Union mass meetings and other gatherings will be held in this auditorium. The upper floors will be devoted to executive offices, general offices for the union and private meeting rooms. An apartment for the caretaker will also be included.



Slee & Bryson, Architects.

PROPOSED OFFICE AND CLUBHOUSE IN 25TH STREET.

How Zoning Law Keeps Stores Out of Residence Blocks

BY EDWARD M. BASSETT.

NEW store and factory buildings are prevented in residential districts under the Zoning Law because the Building Department of each borough refuses to file plans and issue permits for any building except those allowed in residential districts. It sometimes happens, however, that residences, especially block residences, alter their lower floor or project their front so as to use it for store purposes. Sometimes a restaurant or other business will move into a block house residence in a residential district and begin to operate a business without making any change whatever in the building. Sometimes a store in a business street will be altered into a factory, or without any alterations will have a dyeing establishment or garment making factory move in. Where alterations are made, the change is usually stopped by the Building Department because the Building Department of each borough must issue a permit for structural alterations of every building, and if the Building Superintendent discovers from the plans that the new use is not allowed in that district, he refuses to issue the permit. In all the above cases the question arises how the surrounding property owner can prevent the new use which is injurious to them and which is prohibited by the Zoning Law.

The Zoning Law makes it the duty of the Fire Department to stop these unlawful changes of use in existing buildings. The proper procedure is for the surrounding property owners to hold a meeting and prepare a complaint to the Fire Department specifying the former use of the building, the new use to which it has been changed, and the date of the change. This should be signed by as many as possible of the neighboring property owners, who should give their addresses.

The Fire Department will, on the receipt of this complaint, notify the person who has made the unlawful change that he must discontinue it. If this notice is not obeyed, the Fire Department transmits the complaint, with all of the facts in the case, to the Corporation Counsel, who will send a notice commanding the unlawful user to desist on pain of penalty or imprisonment. If this order is not obeyed, the Corporation Counsel will summons the law-breaker before one of the City Magistrates, who has the power to fine or imprison.

It sometimes happens that the person who puts the old building to an unlawful use claims that it was so used prior to the Zoning Act of July 25, 1916. As the Zoning Law is not retroactive, he can, if he can prove his contention, continue the non-conforming use. If the case has any of these features the Fire Department will expect the surrounding property owners to submit affidavits showing what the building was used for prior to July 25, 1916, and what change has been made in its use. The Zoning Law also prohibits the enlargement of a business or factory use in a residential district, or of a factory use in a business district, if structural alterations are made. The purpose of this provision is to prevent the gradual enlargement of injurious uses in residential or business districts, and to eliminate them gradually without serious loss to property owners by making the passage of time and the consequent alterations and rebuilding bring about a gradual improvement of the neighborhood.

Timber cut from dead trees is of as good quality as if cut from live trees.

Review of Real Estate Market for the Current Week

Great Variety of Selling Was the Pronounced Feature, and the Sale of Large Buildings Was the Climax of Big Business

THERE was plenty of diversity to the real estate market this week. Every sort of a building from an old frame landmark to an office building figured in the dealing. A few vacant plats were sold for improvement sooner or later. Some of the transactions were of the million-dollar variety; others approached that figure, while the sale of medium-sized apartment houses and private dwellings were frequent. In several cases tenants bought commercial buildings. The latter circumstance, which has transpired often of late, would seem to warrant permanency of given business districts, and it speaks well for those districts.

Vincent Astor sold a strategic Grand street corner to the tenant, who occupies the entire building, a six-story one. This extensive owner of gilt-edged New York real estate does not, as a rule, sell property; therefore the sale must have been really worth while to buyer and seller, and it shows market strength. Another notable sale was that of half a block on William street, between Liberty and Cedar streets, by the Mutual Life Insurance Company to a tenant who had been in the Mutual Life Building for twenty odd years. The buyer is another insurance company, and the sale shows the further intrenchment of the insurance interests in William street. This means a further strengthening of values there. There was, too, a good-sized sale in the Battery neighborhood. A lower West street corner also was bought for improvement. It is on the rim of the Syrian quarter which has

figured so prominently in the market this year. A Centre street corner loomed conspicuous in the dealing. The bulk of the selling downtown this week was south of Canal street to the Battery.

A number of dwellings were sold for the purpose of altering them into small apartments, for which there is now a strong demand, largely on account of the abnormal rents obtained for larger apartments and, too, because it is cheaper to remodel old dwellings that are suitable for the purpose than it is to build new apartment houses with small suites. A large number of dwellings figure in the total of this kind of work.

Crowning the dealing of the week was the sale of the Hotel Wentworth, the Life building and the Tontine building, the latter in Wall street. Claus Spreckels, who is at the head of the Federal Sugar Refining Company, was the buyer of the Tontine and the estate of Joseph J. O'Donohue was the seller. Mr. O'Donohue, in his lifetime, was prominent in the wholesale coffee trade in and near lower Wall street, he was City Chamberlain and he was long active in the affairs of the East River ferry companies when they were big money makers.

Staten Island revealed activity along new lines this week by the sale of two large stretches of valuable water front. This means the retention of two large industries by New York state as against the attractions of the New Jersey shore.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 140, as against 125 last week and 100 a year ago.

The number of sales south of 59th street was 45, as compared with 55 last week and 44 a year ago.

The number of sales north of 59th street was 95, as compared with 70 last week and 65 a year ago.

From the Bronx 3 sales at private contract were reported, as against 32 last week and 45 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 114.

Receiver for Standish Arms.

Action to have a receiver appointed for the Standard Arms Realty Co., Edward T. Gray, president, former owners of the Standish Arms apartment hotel on Columbia Heights, Brooklyn, has been bought in the City Court of Manhattan by Arthur H. Myers, former lessee and manager of the hotel. Mr. Myers has a judgment against the company for \$1,469.49, and when he tried to collect it the company claimed to be judgment proof. Mr. Myers's response was the action to have a receiver appointed. Stanhope Foster, of 59 Wall st, was appointed.

The hotel was sold by the Standish Arms Realty Co. last December to the De Kalb Co., of 162 Remsen st, Brooklyn.

Charles H. Easton.

FOR a long time in the real estate business at 110 West 42d street, Charles H. Easton died last Sunday at his home in Mount Vernon, N. Y., aged 55 years. He was identified with the erection of numerous apartment houses and hotels in the middle section of Manhattan, as well as acting as broker in many transactions in the 42d street district.

Mr. Easton was a perpetual deacon of Trinity Church, Mount Vernon, and was a member of several lodges, the Clinton Hook and Ladder Company and the Beta Kappa Epsilon fraternity of the College of the City of New York. He is survived by his mother, his wife and a son.

Wentworth Changes Hands.

The Hotel Wentworth, a 13-story fireproof structure, occupying a plot 55x100.5 at 59-61 West 46th st, has been sold by the West Forty-sixth Street Realty Co., Henry Rowley, president, to a syndicate of investors from Philadelphia. Arrangements are being made to take over the lease of the property, which is held by the Hubbard Hotel Co., and has about 13 years yet to run. The property is between 5th and 6th avs.

The new owners plan to make extensive alterations to the structure and convert it into a professional building for physicians and dentists, embodying many unusual features. The total investment involved in the transaction will run close to \$1,000,000.

Brett & Goode Co. negotiated the sale and will be the managing agents of the new building.

Ward Estate Sells a Corner.

N. A. Berwin & Co. sold for the estate of T. Edwin Ward the southeast corner of Broadway and 84th st, a 5-story apartment house with stores, on a plot fronting 101.8 feet on Broadway and 37.5 feet on the street.

This completes the sale of the entire block front from 83d to 84th st, by the same brokers, who recently sold the 83d st corner to Marcus Loew, who is erecting a moving picture theatre on the site.

Buys Terrace Court Apartments.

Charles Galewski bought from the 202 Riverside Drive Corporation 202 Riverside dr, at the south corner of 93d st, a 9-story elevator apartment house known as Terrace Court, on a plot 145x116. The property was held at \$800,000.

Federal Sugar Buys Wall Street Corner.

Tontine Estates Corporation, which is the estate of the late Joseph J. O'Donohue, sold to the Federal Sugar Refining Co., Claus A. Spreckels, president, 82 to 86 Wall st, at the northwest corner of Water st, a 12-story office building, on a plot fronting 92.3 feet in Wall and 50.9 feet in Water st. It covers two-thirds of the Wall st block front between Water and Pearl sts. The Charles F. Noyes Co. was the broker.

The Federal Company is now located in the 8-story building at 91 Wall st. Upon the expiration of that lease it will occupy a large portion of the Tontine Building.

Tenant Buys Greenwich Street Parcel.

Charles Rothfeld, the tenant of 291 Greenwich st, adjoining the northeast corner of Warren st, bought the property from the Markham Realty Corporation; Clarence W. Eckhardt, president. The building is three stories, on a lot 26.6x97, and the new owner is a wholesale dealer in butter and eggs.

Life Building Sold.

The Life Publishing Co. sold its property at 17 to 23 West 31st st, a 4-story building, which it now occupies at 17; a 9-story apartment house at 19 and 21, known as the Life Building, and a 5-story structure at 23, making a combined plot of 100 feet by 98.9 feet, between 5th av and Broadway. The apartment house was erected for the sellers 20 years ago from plans by Carrere & Hastings.

This is the first change of ownership in the

property in more than 20 years. The apartment house is of high type construction and considered to be one of the best built structures of its kind in the city. The Life Publishing Co. will retain its present quarters and has taken a lease from the new owners. Extensive alterations are contemplated.

East Side Loft Deal.

E. A. Polak Realty Co. sold for H. Baum to a Mr. Brinberg the 7-story loft building at the northeast corner of Delancey and Willet st, on a lot 25x65. The buyer gave in part payment the Harmon property at Monmouth Beach, N. J., consisting of a 15-room residence on a plot 100 x200.

Centre Street Corner Bought.

Thet Hauschild Corporation sold to Joseph J. Smith 112 Centre st and 14 Franklin st, forming the northeast corner of the two streets, the first being a 3-story loft and store building, on a lot 23x74.6, and the second a 4-story store and loft building, on a lot 22.10x100.

Completion of a Plot.

Mrs. Wesley C. Mitchell bought through William A. White & Sons and the Duross Co., from the Campion estate, 144 West 13th st, a 3-story and basement brick dwelling, on a lot 23.9x103.3.

This is the sixth house that Mrs. Mitchell has purchased in this street and 12th st, abutting, within the last six months. She now controls three houses on 12th st and three on 13th st. These will be remodeled and used as a school for children.

Lower West Street Corner Sold.

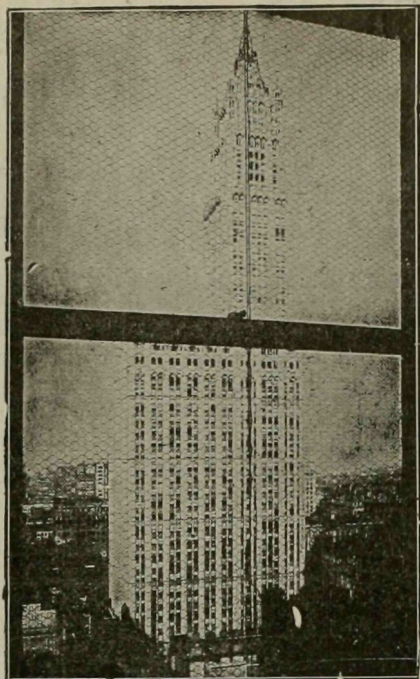
The Wall Street Corporation sold through William Cruikshank's Sons and F. J. Whiton to the Union Sulphur Co. 56 West st, at the south corner of Rector st, a 4-story loft and store building, on a lot 31x89.2. The buyer will occupy the property. It is immediately opposite the large plot on Rector, West and Washington sts, on which the Barrett Mfg. Co. is now erecting a 17-story office building.

Lunch Company Buys a Corner.

John McClenahan sold to the C. & L. Lunch Co. 340 Amsterdam av, at the northwest corner of West 76th st, a 5-story business building, on a lot 18.8½x55.2.

Sell Wadleigh Apartments.

Morgenstern Bros.' Syndicate sold to Klar Bros. 1884 to 1888 7th av, at the northwest corner of West 114th st, a 6-story elevator apartment house, known as the Wadleigh, on a plot 100.11x100.



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More Co-operative Apartments.

The 138 East Thirty-Eighth Street Co., William Braden, president, sold to the Lownsberry-Gage Co., Inc., who will resell to tenants, the 9-sty elevator apartment house known as the Kingscote, at 419-421 West 119th st, on a plot 150x61.10. It contains 81 apartments and adjoins the north corner of Morningside dr.

For a similar operation the Lownsberry-Gage Co. bought from Katherine C. Budd the 5-sty remodelled dwelling, 26.8x92, at 10 Gramercy Park.

114TH ST.—The 520 West 114th Street Co., composing a syndicate headed by Prof. Schuyler, of New York University, bought the 8-sty elevator apartment house at the address indicated in the above corporate name, on a plot 75x100.11. It overlooks the South Field of Columbia University. The owner of record was Sadie V. Spille, to whom it was conveyed by the 885 West End Avenue Corporation, Charles V. Paterno, president. The new owners will occupy the major part of the building, running it on the co-operative plan.

The Seventy-fifth Street Co., James C. McGuire, president, and Lawrence B. Elliman, vice-president, sold to the tenants, on the co-operative plant, 103 to 109 East 75th st, a 9-sty and basement apartment house, on a plot 96.4x102.2, adjoining the northeast corner of 75th st, a 9-sty and basement apartment house, on a plot 96.4x102.2, adjoining the northeast corner of Park av. The sale was negotiated by Pease & Elliman. Stoddard & Mark, attorneys, represented the tenants, who have a capital fund of \$300,000 with which to acquire the property.

Mutual Life Sells a Corner.

The United States Fidelity & Guaranty Co. bought from the Mutual Life Insurance Co. 73 to 77 William street, at the southwest corner of Liberty street, three 5-story brick office buildings, on a plot 139.9x81.11. The properties abut the home building of the Mutual Life. The purchasing company has been a tenant of the Mutual Life building for 23 years. After present leases in the William street buildings expire the buyer will convert them into a single modern office building for its own occupancy.

Astor Sells to a Tenant.

Charles F. Noyes & Co. sold for Vincent Astor to the tenant—the Globe-Wernicke Co.—134 to 140 Grand street, at the northeast corner of Crosby street, a 6-story stone mercantile building, on a plot 100x125.3. The property was valued at \$350,000 and the transaction was a cash deal. The building contains nearly 100,000 sq. ft. of space and was reconstructed for the special use of the tenant a few years ago, and in addition to 100 per cent. automatic sprinkler system and extra large furniture elevator. It contains all modern improvements and is used by the present purchasers as their main distributing warehouse for the Metropolitan business.

Front-Water St. Sale.

Percy Douglas, an insurance broker, bought from the Merchants Exchange Realty Corporation 7 to 11 Water street and 8 to 12 Front street, comprising the easterly block front on Moore street. The property consists of four and five story buildings, fronting 72.7 feet on Water street and 63 feet on Front street and 139.9 feet on Moore street.

Garage Site Acquired.

As a site for a 2-story garage to cost \$225,000 the Exide Battery Depots, Inc., bought the vacant plot, 115x125, at the southeast corner of Spring and Clark streets. The sellers are Lauritz C. Rasmussen and the 202-206 Spring Street Co. The Cross & Brown Co. was the broker.

Staten Island Waterfront Sold.

St. Luke's Hospital sold to the Merritt-Chapman Wrecking & Derrick Co. the water front of the White estate at Rosebank, Staten Island.

The property has a 350-ft. water front with a depth of 1,000 ft. It is at present used as a ship repair plant. This property had been in the White family for several generations.

William H. White was a forty-niner and was born on this property.

Harrison S. Colburn Co. sold for the Crabtree estate its waterfront at New Brighton, S. I., to the New Brighton Coal Corporation. This property fronts 153 feet on Kill Von Kull and extends from the Government pierhead line southerly to the tracks of the Baltimore & Ohio Railroad. It is located between the J. B. King plaster mill and the Burlington & Quincy coal pockets, and is just opposite the plants of the Standard Oil and the International Nickel Works on the New Jersey shore. For several years this property has been leased to the Patrick H. Cassidy Coal Co., and it is understood that the purchaser will conduct both a retail and wholesale coal business.

Westinghouse Buys Large Plot.

To provide for the enlargement of its plant the Westinghouse Lamp Co. bought from Lehn & Fink, wholesale druggists, a tract of vacant

land on Arlington av, east of Watsessing av, Bloomfield, N. J. The plot has a frontage of almost 600 feet on Arlington av and comprises a total of 2.6 acres. The plot purchased is directly opposite the Watsessing branch of the Westinghouse Lamp Co. The present plans do not provide for any immediate improvement, but it is expected that an addition to the present plant will be built in the near future.

Manhattan.

South of 59th Street.

BLEECKER ST.—Sarah B. Crowell and others sold to William R. Walker 101 Bleecker st, a 5-sty stone front loft building, on a lot 25x125.

BROOME ST.—Combined Industries bought from George W. Levett the 5-sty stone front business building, on a plot 62.4x96x85.9, at 489 to 493 Broome st.

DUANE ST.—Richard S. Elliott sold through the Charles F. Noyes Co. to V. A. Stewart & Co. 207 Duane st, a 5-sty brick mercantile building, on a lot 26.9x58.4, between Washington and Caroline st. The buyer will occupy the property.

GREENWICH ST.—William H. Whiting & Co. sold for Morris Schneider and Samuel Berlin to J. Brounstein 74 Greenwich st, a 5-sty mercantile building, on a lot 23.6x108x23.8. The buyer will occupy part of the premises for his own business.

GREENWICH ST.—Harry H. Morton sold to August Bach 63 Greenwich st, running through to 24 Trinity pl, a 4-sty mercantile building, on a lot 22.4½x67.2½x22.6. It is one door north of Edgar st.

HUBERT ST.—The Italian Vineyard Co., the tenant, bought from Sarah Moller, as executrix, 11 and 13 Hubert st, at the southwest corner of Collister st, a 6-sty warehouse, on plot 50.4x99.3.

READE ST.—Norman S. Riesenfeld bought from Henry Lesinsky 62 Reade st, a 5-sty loft building in the boot and shoe district, on a lot 25.8x61.4. This property is 150 feet from Broadway. The brokers were Hall J. How & Co. and Charles Moore.

WASHINGTON ST.—William A. White & Sons sold for Nicola Dibs 117 Washington st, an old 4-sty brick building, on a lot 20.2x47.8. The purchaser will use this piece in connection with the adjoining property at 111 to 115 Washington st, which he purchased through the same brokers last January.

11TH ST.—Gottlob F. Jaissle bought from Edward F. Hayes and others, as trustees, 531 East 11th st, a 5-sty flat, on a lot 25x103.3.

18TH ST.—Adolph D. Bendheim sold to Louis Cuneo the 2-sty stable and 4-sty building at 153 and 155 West 18th st, on a plot 39x90.9.

25TH ST.—James J. Phelan Co. sold to Samuel Ottinger 438-440 West 25th st, two 4-sty and basement brick dwellings, each on a lot 20x98.9.

31ST ST.—Bryan L. Kennelly resold for a client to S. Logerfo 316 East 31st st, a 4-sty tenement house, on a lot 22.6x98.9. The buyer will remodel.

43D ST.—Ellen T. Blake sold to Herman Hassell 440 West 43d st, a 3-sty and basement brick dwelling, on a lot 16.8x100.5.

48TH ST.—The Societe Cullinaire Philanthropique, now located at 112 West 48th st, bought for its new headquarters the 3-sty and basement brownstone dwelling, on a lot 20x92.5, at 132 West 48th st. Title to the property was held by James J. Martin.

48TH ST.—William A. White & Sons sold for Mrs. Sarah Shea and Mrs. Sophia Noper 630-632 West 48th st, the first a 3-sty frame business building, on a lot 25x100.5, and the second a 1-sty brick building, on a lot 25x100.5. They are close to the foot of the street.

48TH ST.—Isaac Untermyer and others sold to John W. Nathan 308 to 316 East 48th st, adjoining the southeast corner of 2d av, the 4-sty property known as the Lee Lash Studios, for moving pictures, on a plot 125x100.5.

48TH ST.—Gertrude Westbrook sold to Armistead C. Crump 213 East 48th st, a 3-sty and basement brownstone dwelling, on a lot 16.3x100.5.

52D ST.—Douglas L. Elliman & Co. sold for Mrs. Arthur H. Hahlo 48 East 52d st, a 5-sty American basement dwelling, on a lot 19x100.5, to Dr. George Gray Ward, Jr., for occupancy. This house, which is in a restricted block, was held at \$125,000.

53D ST.—Harry Aronson, Inc., sold to George A. Molleson the 4-sty dwelling at 159 East 53d st, on a lot 27.7x100.5.

57TH ST.—John J. Morris bought from A. A. Meyerhoff the 5-sty business building, on a lot 25x50.5, at 503 West 57th st, adjoining the northwest corner of 10th av.

58TH ST.—Henry Mandel bought through Horace S. Ely & Co the three 4-sty and basement stone front dwellings at 118 to 122 West 58th st, on a plot 50.4x122x irregular. The buildings are north of Calvary Baptist Church.

LXINGTON AV.—Dr. James A. McCreery sold to Robert Ensko 682 Lexington av, a 3-sty and basement brick dwelling, on a lot 16.8x58. The buyer will alter the structure into small apartments and a store.

PARK ROW.—Robert L. Gerry, as executor, sold to Charles Salomone 178 Park Row, a 5-sty brick building, on a lot 30.7x85x30.8x82.5, between Mulberry and Baxter sts.

1ST AV.—William Ile sold to the Hemco Mfg. Co., for factory purposes, 699 1st av, at the southwest corner of East 40th st, a 5-sty building, on a lot 24.10x75.

8TH AV.—Frances L. Stewart and others sold to Katherine Gleason 493 8th av, a 4-sty brick flat with store, on a lot 18.6x62, two doors south of West 35th st.

8TH AV.—Charles A. Belden, as trustee, sold 879 8th av, a 4-sty stone front flat with store, on a lot 22x80.

9TH AV.—The estates of Isaac Lowenfeld and Nathan Kempner sold 736 9th av, a 3-sty frame flat with store, on a lot 22.2x80, adjoining the southeast corner of West 50th st.

11TH AV.—R. H. Macy & Co., who last May acquired the property at 418 to 426 11th av, northeast corner of 35th st, have increased their holdings on the avenue to 173 feet by the purchase of the two 4-sty tenement houses and 2-sty buildings at 428 to 432 11th av, from Charles Shortmeier and others. They also bought the 4-sty tenement house, on a lot 25x98.9, adjoining a similar building at the southeast corner of 11th av, not under the ownership of R. H. Macy & Co. The property will be altered for manufacturing and warehouse purposes.

North of 59th Street.

63D ST.—Charles R. Purdy sold to L. A. Moran, 143 West 63d st, a 4-sty and basement brick dwelling, on a lot 18.6x100.5.

63D ST.—Caroline W. Fraser sold to Clement del Clark 231 East 63d st, a 2-sty brick building, on a lot 25x100.5, adjoining the northwest corner of 2d av.

65TH ST.—Haggstrom-Callen Co. sold for Charles E. Carey to the Whittemore-Sim Co. 246 West 65th st, a 5-sty loft and store building, on a lot 25x100.5. The buyer will make extensive alterations.

70TH ST.—Albert Smidt bought from Mary Walsh 401½ East 70th st, adjoining the northeast corner of 1st av, a 5-sty brick business building, on a lot 26x55.5.

71ST ST.—John Bilt Realty Co. sold to Mary A. Ollinger 342 to 346 West 71st st, a 7-sty elevator apartment house, on a plot 103.6x125.10, known as the Westview. It is next to the last house on the south side of West 71st st.

74TH ST.—Harris and Maurice Mandelbaum sold to the tenant 159 East 74th st, a 4-sty and basement dwelling, on a lot 16.3x102.2.

75TH ST.—Stephen Baker sold through Pease

& Elliman to Hugo S. Joseph 8 East 75th st, a 5-sty American basement dwelling, on a lot 25x102.2.

75TH ST.—The Seventy-Fifth Street Syndicate sold 182 East 75th st, a 4-sty brownstone flat, on a lot 18x102.2.

78TH ST.—Pease & Elliman sold for Hugo Joseph to a buyer, for occupancy, 148 East 78th st, adjoining the southeast corner of Lexington av, a 3-sty and basement stone front dwelling, on a lot 18.9x80.2.

78TH ST.—Elizabeth Spannake sold to Edward A. Bielefeld, 237 East 78th st, a 3-sty and basement brick dwelling, on a lot 13.10x102.2.

78TH ST.—Pease & Elliman sold for R. B. Bowler to a buyer for occupancy, 159 East 78th st, a 2-sty and basement brick dwelling, on a lot 18x102.2.

82D ST.—Stephen C. Clark sold to Mrs. Merriweather Post Close 107 East 82d st, a 3-sty brick garage, on a lot 25x102, adjoining the northeast corner of Park av.

82D ST.—Joseph S. Ward, president of the Thomas Ward Coal Co., bought from Ennis & Sinnott the two 3-sty and basement brick dwellings, on a plot 33.6x102.2, at 224 and 226 West 82d st.

82D ST.—Myrta E. Wilkins and Katherine Weisman resold to a buyer, for occupancy, 112 West 82d st, a 4-sty and basement stone front dwelling, on a lot 17x102.2.

84TH ST.—Nathan Perlman sold to Emil and Abraham Mittelman 313 East 84th st, a 4-sty brownstone flat, on a lot 25x102.2.

84TH ST.—Harris & Maurice Mandelbaum sold to the present tenant the 3-sty and basement dwelling at 350 East 84th st, on a lot 20x102.2.

84TH ST.—Alice M. McCann sold to Sarah E. Paris 52 West 84th st, a 3-sty and basement stone front dwelling, on a lot 16.8x102.2.

85TH ST.—Joseph S. Ward bought from Mrs. Isabelle De F Colbron 164 West 85th st, a 3-sty and basement brick dwelling, on a lot 18.9x102.2.

85TH ST.—Isac Lowenfeld and William Prager have sold to Harry B. James the Lancashire, an 8-sty apartment house at 353 West 85th st, on a plot 75x103.3, adjoining the north corner of Riverside dr.

88TH ST.—Frederick Zittel & Sons sold to a buyer, for occupancy, 44 West 88th st, a 4-sty and basement stone front dwelling, on a lot 22x100.8½.

92D ST.—Charles Wynne & Louis H. Low resold 50 West 92d st, a 4-sty and basement stone front dwelling, on a lot 18x100.8½.

94TH ST.—E. S. Horan, tenant, bought from Harris and Maurice Mandelbaum 41 West 94th st, a 3-sty and basement brick dwelling, on a lot 17.9x100.8½.

97TH ST.—Sebastian Marti sold to Sadie B. Tillotson 46 West 97th st, a 4-sty and basement brick dwelling, on a lot 20x100.

97TH ST.—Wood-Dolson Co. sold for Miss Mary Butler to Harry Bailey 139 West 97th st, a 4-sty and basement brick dwelling, on a lot 16x100.11.

97TH ST.—Edward C. H. Vogler sold for Primo Gallotti to Thomas Dunn 159 West 97th st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11.

97TH ST.—Norma Winch sold 51 West 97th st, a 3-sty and basement brick dwelling, on a lot 18x100.11.

97TH ST.—Mary H. Daly sold to Irene E. Hendrick 64 West 97th st, a 4-sty and basement brick dwelling, on a lot 19x100.11.

99TH ST.—Midwout Holding Corporation (S. Marion and M. A. Vogel), sold to Rev. Aaron Rolnik and Bessie Rapaport 63 East 99th st, a 5-sty brick triple apartment house, on a lot 25x100.11.

99TH ST.—Frederick Pfomm sold to Sarah Lehman 247 West 99th st, a 3-sty and basement stone front dwelling, on a lot 18x100.11.

100TH ST.—Rudin Sadowsky sold to the Rene Realty Corporation 318 to 322 East 100th st, two 6-sty tenement houses, each on a plot 49.4x100.11.

102D ST.—Dorothea B. Kahrs estate sold 78 West 102d st, adjoining the southeast corner of Columbus av, a 5-sty stone front single flat, on a lot 20x100.11. It is the first sale of the property since 1890.

103D ST.—A. Silverman sold to the I. O. Realty Co. 60 East 103d st, a 6-sty apartment house, on a plot 40x100.11.

104TH ST.—Alexander Werner sold to Harry Freeman, 57-59 East 104th st, two 5-sty brownstone flats, each on a lot 25x100.11.

105TH ST.—Elizabeth A. Haman, as executrix, sold to Henry D. Williams 308 West 105th st, a 5-sty American basement stone front dwelling, on a lot 19x100.11.

106TH ST.—Morris Byk resold to Gertrude Borish 129 East 106th st, a 5-sty flat, on a lot 25x100.11.

109TH ST.—Amelia Riggs sold to the C. D. R. Holding Corporation 240-242 East 109th st, adjoining the southwest corner of 2d av, two 5-sty flats, each on a lot 25x100.11.

110TH ST.—Frank Ianaldie sold 202 East 110th st, adjoining the southeast corner of 3d

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av, a 3-sty and basement brick dwelling, on a lot 15x100.11.

111TH ST.—E. A. Polak Realty Co. sold for a client to Samuel Teskin 309 West 111th st, a 5-sty and basement apartment house, on a plot

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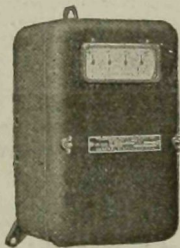
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33.4x100.11. The daily papers reported this sale as being in West 11th st, which was incorrect.

112TH ST.—Porter & Co. sold for Robert F. Hubbard to Johanna Herrstadt 208 West 112th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

114TH ST.—Lena Friedlander sold to Henry Laubheimer the 5-sty flat at 117 West 114th st, on a lot 26.3x100.11.

117TH ST.—Harriet L. Hornung sold to Abraham Wertheim 38 West 117th st, a 5-sty flat, on a lot 25x100.11.

117TH ST.—William G. Shaw and others sold to E. Sharum 361 West 117th st, a 3-sty and basement dwelling, on a lot 16.8x100.11.

120TH ST.—Monroe J. Cahn sold to Mary Sullivan 229 West 120th st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11.

121ST ST.—Shaw & Co. sold for Margaret Widing and Joseph Loeb to Rose Greenstein, for occupancy, 214 West 121st st, a 3-sty and basement dwelling, on a lot 15x100.

122D ST.—Miss Betty Collamore sold through Ernest T. Bower 435 East 122d st, a 5-sty flat, on a lot 25x100.11.

122D ST.—Mary Mockler bought through the A. Kane Co. from the Schutter Homes, Inc., 143 West 122d st, a 3½-sty and basement brick dwelling, on a lot 16.8x100.11.

123D ST.—The New Church Board of Publication sold through Porter & Co. to a buyer, for occupancy, 204 West 123d st, a 3-sty and basement brownstone dwelling, on a lot 16x100.11.

124TH ST.—Junita Realty Corporation bought from Isidor Gersten 218 to 228 East 124th st, three 6-sty apartment houses with store, each on a plot 38.8x100.11.

125TH ST.—Porter & Co. sold for Frederick L. Bingham the 4-sty stone front tenement house 402 East 125th st, on a lot 25x100.11, adjoining the southeast corner of 1st av.

125TH ST.—Frederick L. Bingham sold through Porter & Co. 402 East 125th st, a 4-sty tenement house, on a lot 25x100.11, adjoining the southeast corner of 1st av.

127TH ST.—Ella Kelsch resold to Joseph Kristenberg 5-7 West 127th st, a 3-sty frame detached dwelling, on a plot 40x99.11, adjoining the northwest corner of 5th av.

128TH ST.—Shaw & Co. sold for James L. Sant to Arthur A. Goldstein 132 West 128th st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

128TH ST.—Adelbert S. Nichols sold to Eva May 105 to 111 East 128th st, adjoining the northeast corner of Park av, and running through to 104 to 110 East 129th st, a 6-sty factory building, on a plot 100x199.10. It was formerly occupied by the Biddle Piano Co.

129TH ST.—Central Union Trust Co., as trustee, sold 224 West 129th st, a 3-sty and basement stone front dwelling, on a lot 17x 99.11.

131ST ST.—Amy A. Garvey sold to the Direct Leasing Corporation 125 West 131st st, a 3-sty and basement stone front dwelling, on a lot 17x99.11.

131ST ST.—Val P. Mitchem bought from Moritz Feistner 147 West 131st st, a 3-sty and basement dwelling, on a lot 20x99.11.

131ST ST.—John S. Brown, Jr., sold to Ella Herb 225 West 131st st, a 3-sty and basement dwelling, on a lot 17x99.11.

132D ST.—Mark Ansonge sold to the tenant 102 West 132d st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11, adjoining the southwest corner of Lenox av.

133D ST.—Rhona Realty Co. resold 111 West 133d st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

133D ST.—Barnett Waskovitz sold to Mattie Williams, 127 West 133d st, a 5-sty flat, on a plot 33.2x99.11.

134TH ST.—Montrose Farms, Inc., sold 515 West 134th st, a 5-sty apartment house, on a plot 39.11x100.

136TH ST.—Ettrell Holding Corporation sold 25 West 136th st, a 6-sty flat with stores, on a plot 37.6x99.11, two doors from the Harlem Hospital.

136TH ST.—James H. Cruikshank bought 248 West 136th st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11. It is the first sale of the parcel since 1901.

137TH ST.—Samuel Grossman sold to Isidor D. Brokaw 11 West 137th st, a 6-sty tenement house on a plot 36.3x99.11.

138TH ST.—Everett M. Seixas Co. sold for Grace D. H. Rice to George P. Novak, for occupancy, 614 West 138th st, a 5-sty American basement dwelling, on a lot 16x99.11.

141ST ST.—O'Reilly & Dahn sold for Alice Van Wagenan to a buyer, for occupancy, 470 West 141st st, a 4-sty American basement dwelling, on a lot 18x99.11.

144TH ST.—Arthur Lyon sold to J. Thomas Phillips 262-264 West 144th st, two 5-sty apartment houses, the first on a lot 29.6x99.11, and the second on a lot 30x99.11.

148TH ST.—Ruth Senter bought from Catherine Courtney 455 West 148th st, a 3-sty and

basement stone front dwelling, on a lot 18.6x 99.11, 2 doors west of Convent av.

148TH ST.—W. D. Morgan sold for Jennie Korber to Ennis & Sinnott 620 West 148th st, a 3-sty and basement brick dwelling, on a lot 15x99.11, adjoining the south corner of River-side dr.

150TH ST.—George D. Sherman sold #13-415 West 150th st, a 3-sty storage warehouse, on a plot 50x99.11.

178TH ST.—The 586 West 178th Street Corporation bought 586 to 590 West 178th st, a 5-sty apartment house, on a plot 75x94.11, adjoining the southwest corner of Audubon av.

183D ST.—Jules Nehring, Inc., resold for the Elberic Trading Co., Eric L. Boetzel, president, 553 West 182d st, a 3-sty and basement brick dwelling, on a lot 16x74.11, adjoining the northwest corner of Audubon av. The buyer, Robert Ortuist, will occupy the property.

AMSTERDAM AV.—Carrie S. Weiss sold to Ella B. Kraus 1873 Amsterdam av, a 3-sty converted dwelling with store, on a lot 19.6x100.

AMSTERDAM AV.—Charles A. Collard sold 2496 Amsterdam av, a 2-sty store building, on a lot 22.11x100.

AUDUBON AV.—Koeble & Schuyler sold for the West 184th Street Construction Co. the 2-sty business building at 369 Audubon av, on a lot 20.7x70.

CONVENT AV.—Maria L. Aldrich sold to the Bernard School for Girls 421 Convent av, at the northwest corner of West 148th st, a 3-sty and basement brick and stone dwelling, on a lot 18x85.

EAST END AV.—Henrietta Gage sold to Carl Schmitt 116 East End av, adjoining the southwest corner of East 85th st.

LEXINGTON AV.—The Machzickai Torah De Harlem bought from the Young Women's Hebrew Association 1578 to 1582 Lexington av, three 3-sty brick dwellings, on a plot 48.6x75.5.

LEXINGTON AV.—Benjamin M. Gruenstein sold to Dora Kessler the 6-sty tenement house, on a plot 50.11x95, at the northeast corner of Lexington av and 100th st.

LEXINGTON AV.—Harlem Eye and Ear Hospital has added to its site at the southeast corner of Lexington av and 127th st by the purchase of the 3-sty dwelling, on a lot 16.2x99, at 148 East 127th st, from P. J. McLiney. The hospital's frontage on the street is increased from 53.3 feet to 69.3 feet by the purchase.

RIVERSIDE DR.—Slawson & Hobbs sold for the estate of Emma S. Chamberlain to a client for occupancy the 4-sty and basement brick and stone dwelling at 322 Riverside dr, on a lot 25x 100.

ST. NICHOLAS AV.—Porter & Co. sold for the Equitable Life Assurance Society to Frederick C. Davis the 3-sty and basement stone front dwelling, with garage, at 392 St. Nicholas av, 18 x125, with an entrance to the garage through a right of way from each of the intersecting streets.

WADSWORTH AV.—Potential Realty Corporation resold to the H. & E. Realty Co. the southwest corner of Wadsworth av and 177th st, two 5-sty apartment houses, on a plot 99.11x100.

1ST AV.—Merit Realty Corporation, Marcus L. Osk, president, bought 1847 1st av, a 5-sty brick flat with stores, on a lot 25x80.

7TH AV.—The 6-sty apartment house, on plot 25x100, at 2473 and 2475 7th av, adjoining the southeast corner of 144th st, has been sold by Morris Alkus to Capitola Gibbs.

Bronx

BECK ST.—Street Realty Co. sold 886 Beck st, a 6-sty apartment house, on a plot 53x100.

CLERMONT PARKWAY.—M. L. & C. Ernst sold 447 Clermont Parkway, a 6-sty apartment house with stores, on a plot 43.5x100, arranged for five families on a floor, to M. Manassa.

CLINTON PL.—Caroline Seit sold to Martin Kortjohn 52 Clinton pl, a dwelling.

JENNINGS ST.—George S. Leiner sold to Carmine Cioffi 744-746 Jennings st, two 2-sty and basement frame dwellings, the first on a lot 20x 114 and the second on a lot 19x107, adjoining the southeast corner of Union av.

148TH ST.—J. Clarence Davies sold for the estate of Philippine Rothermel to Patrick Murphy 421 East 148th st, a 5-sty flat, on a plot 27x152.

165TH ST.—Kiseler Realty Co. sold 763 East 165th st, a 3-sty brick and frame flat, with store, on a lot 19.8x121.

181ST ST.—Leware Realty Co. bought from Morgenstern Bros.' Syndicate 945 East 181st st, a 5-sty apartment house, on a plot 62x115.

183D ST.—Amelia Realty Corporation sold to Ida Siegel 710 East 183d st, a 3-sty frame flat and store, on a lot 30x95, adjoining the southwest corner of Crotona av.

198TH ST.—T. A. Richmond sold to F. J. Fairclough 391 East 198th st, a 3-sty and basement frame 3-family house, on a lot 25x98.2, adjoining the northeast corner of Webster av.

BRIGGS AV.—Richard H. Scobie sold for a client to James M. Leon 2821 Briggs av, at the northeast corner of East 197th st, a 5-sty and

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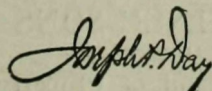
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basement brick dwelling and stone apartment house, on a plot 90x76. It contains 32 apartments.

CLAY AV.—Samuel Rubin sold 1139 Clay av. adjoining the southwest corner of East 167th st, a 5-sty and basement apartment house, on a plot 50x106.4. It is one of a half block built in 1916 by A. J. Schwarzler.

CONCOURSE.—Frederick Brown sold to the Institution of Mercy the vacant plot at the southeast corner of Grand Concourse and 199th st, consisting of six lots with a frontage on the Concourse of 132 feet and a depth on 199th st of 100 feet. The institution will erect a 5-sty modern building for use as a home for working girls.

GUN HILL RD.—J. Clarence Davies sold for Alexander Minsky to William D. Recknal the vacant plot, 50x125, on the north side of Gun Hill rd, 100 feet west of Paulding av. The seller purchased it at the recent auction sale of the Burke Relief Foundation.

JACKSON AV.—J. Clarence Davies sold for Caroline W. Downs to Frank Read 324 Jackson av, a 2-sty dwelling, on a lot 20x80.

TINTON AV.—L. & B. Lask sold to H. & L. Kurth, 776 Tinton av, a 2-sty and basement frame dwelling, on a lot 16.8x100.

VALENTINE AV.—Cahn & Cahn sold to Anna Eck and Clement McDermott, 2108 Valentine av, a 2-sty and basement frame dwelling, on a lot 18.7x93.4.

VYSE AV.—Morgenstern Bros. sold to the Rande Realty Corporation the northeast corner of Vyse av and 181st st, a 5-sty apartment house, on a plot 73x100.

Brooklyn.

ADAMS ST.—Kings & Westchester Land Co. sold to Collision & Klingman, Inc., 301-303 Adams st, a 6-sty business building, on a plot 48x102.9. The buyers will occupy the building.

BERGEN ST.—Harold E. Wittman resold to Miss Isabella A. Boulton, for occupancy, 1074 Bergen st, a 3-sty and basement brick and stone dwelling. Bulkley & Horton were the brokers.

DEAN ST.—Brooklyn Trust Co., as trustee, sold through the Bulkley & Horton Co. to a buyer, for occupancy,, 1302 Dean st, a 3-sty and basement brick and stone dwelling, on a lot 20x114.

LIVINGSTON ST.—John B. Hoecker, Jr., sold to Lillian M. Provencher the 3-sty business building at 326 Livingston st.

MCDONOUGH ST.—Frances A. Miller sold through the Henry L. Nielsen Offices to Jennie Eisenstein and Fannie Lipshitz 407 McDonough st, a 2-sty and basement redstone dwelling.

MADISON ST.—Henry L. Nielson offices sold for Margaret Purdy to C. Hofman 369½ Madi-

son st, a 2-sty and basement brick and stone 2-family house.

MONROE ST.—Bulkley & Horton Co. sold for Rose E. Eckhoff to a buyer, for occupancy, 517 Monroe st, a 3-sty and basement brick dwelling, on a lot 19.6x100.

REMSEN ST.—Paul Hadden sold to Alma E. Rice 69 Remsen st, a 4-sty and basement brownstone dwelling. The buyer has resold the property to Dr. Sylvester R. Leahy.

SCHERMERHORN ST.—Realty Associates sold to Frederick J. Francki 234 Schermerhorn st, a 2½-sty and basement frame dwelling.

SOUTH 6TH ST.—G. Abrams sold to S. Jacobs, for occupancy, 61 South 6th st, Williamsburg, a 3-sty and basement dwelling.

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49TH ST.—Realty Associates sold to Albert Haseloff 221 49th st, a 4-sty brick double flat.

FLATBUSH AV.—Realty Associates sold to William J. McComb a 3-sty brick flat with stores, at 291 Flatbush av. The buyer will use the store for his business.

GARFIELD PL.—F. M. Leavitt bought 308 Garfield pl, a 4-sty and basement brick and stone dwelling, on a lot 20.6x100.

LAFAYETTE AV.—Bulkeley & Horton Co. sold for James C. Hanlon 213 Lafayette av, a 4-sty and basement dwelling, on a lot 22x100.

PUTNAM AV.—Realty Associates sold to William C. Edwards 953 to 957 Putnam av, a 2-sty and basement detached frame dwelling, on a plot 60x100.

ROCKAWAY AV.—Henry L. Nielsen Offices sold for B. Shoenfelt to Phillips, Weil & Norton, 88 Rockaway av, a 4-sty factory building, on a plot 90x100. The buyers will occupy the property. It was held at \$100,000.

ST. MARKS AV.—The 520 St. Marks Avenue Corporation sold 508 to 520 St. Marks av, the garage and service station occupied by the Hudson Motor Co. The property has a frontage of 175 feet on St. Marks av and a uniform depth of 150 feet. It was held at \$175,000.

Queens.

FAR ROCKAWAY.—The Lewis H. May Co. sold for H. Bloch 2263 Mott av, Far Rockaway, a 2½-sty stucco dwelling, to Max Brown, for occupancy.

LONG ISLAND CITY.—Roman-Callman Co. sold for Rose Klein to the R. M. Chemical Mfg. Co. the new factory building at the northwest corner of Hamilton st. and Freeman av, Long Island City. The building covers a plot 100x100 and is of brick and steel construction. The purchasers will use same for the manufacture of a patented metal cement.

RECENT LEASES.

San Remo Hotel Leased.

The San Remo apartment hotel, a 10-sty structure occupying the entire Central Park West block front between 74th and 75th sts, was leased for a term of 10 years by the Brennan estate to Eli de Puy, who conducts the Hotel Margaret in Brooklyn. The rental for the term will aggregate about \$1,385,000. Mr. de Puy has an option to purchase the property within three years for \$1,500,000. The cost of proposed alterations, including new furnishings, has been placed at close to \$600,000. The deal was negotiated by the hotel brokerage department of Campbell & Boland.

Long Lease by Lane Bryant.

The 6-sty and basement warehouse building 232 to 236 East 59th street, owned by the Arcade Realty Co., and until recently occupied by Bloomingdale Bros., is now being remodeled into a modern loft and office building, and has been leased for a long term of years to Lane Bryant, Inc., the stout-wear and maternity specialists of 23 West 38th street, covering a total rental of \$500,000. It is the mail-order business of Lane Bryant that is to occupy the 59th street premises. L. Tanenbaum, Strauss & Co. were the brokers.

Big Building Leased on Plans.

Edward Raymond and another have leased the projected 16-story office building at 58 to 64 West 40th street from the 58-64 Fortieth Street Corporation for a term of 21 years, from May 1, 1921, with the privilege of a renewal for a similar term. The lessee is to pay a net yearly rental of \$95,000, or \$1,995,000 during the first 21 years.

Daly's Theatre Is No More.

Schefflin estate leased through E. A. Turner and Carstein & Linniken to the Phillips-Jones Co., chain shirt shops, 1215 to 1225 Broadway, adjoining the southwest corner of West 30th street, the building known as Daly's Theatre, famous for two generations in theatrical annals. It fronts, 85.7 feet on Broadway and ranges in depth from 112.3 feet on the south line to 171.8 feet on the north line, with a rear width of 58.4 feet.

On the site the lessees will erect an 8-story store and office building to house their big offices and salesrooms. The ground floor will be devoted to stores; above, offices and showrooms. A freight and passenger elevator will be installed.

Long Lease in Pine Street.

Sydney J. Colford and others leased to Harris and Maurice Mandelbaum and Fisher and Irving J. Lewine 71 Pine st, a 5-sty and basement brick building, on a lot 22.7x68.10, between William and Pearl sts. The term of the lease is 63 years. The property adjoins the low Post Office Building on the east and the low building occupied by the Exchange Buffet on the west, which is part of the 60 Wall Street Building and kept low for light protection to 60 Wall st. It is the intention of Mandelbaum & Lewine to entirely renovate the building so that it can be used for office purposes for lawyers or stock

brokers. The building opposite on Pine st. has just been acquired by Feiner & Maas, attorneys, who now occupy the premises for their own use. Mandelbaum & Lewine have been active on Pine st, having purchased 30 Pine st and sold it to the Guaranty Trust Co., and repurchased it from them and have just sold it to Goldman Sachs & Co.

ADAMS & CO. leased to the Remington & Sherman Co., manufacturers of safes, the store and basement and sub-basement in the building 17 Warren st, for a term of years, at an aggregate rental of \$50,000.

VASA K. BRACHER leased for Mary E. Muir the 4-sty dwelling, on a lot 21.6x100, at 17 W. 86th st, to Erwin Strauss for a term of years.

HENRY BRADY leased to Hom Lee the second floor of 608 6th av; also the store in 139 West 33d st to William Lippe; the third floor of 139 West 33d st to the Standard-Concrete Corporation; to Ryan & Guilfoye a store in 243 West 27th st.

CROSS & BROWN CO. leased the buildings 15 to 19 East 59th st to Saul Sharp; space in 503 Broadway to Newport Manufacturing Co., Madison Mills, Inc., and the Star Clothing Manufacturing Co.; also in 228 West 58th st to J. H. Johnson; in 1746 Broadway to Houston Motors Corporation; in the northeast corner of 55th st and Twelfth av to Rishel Bros. Co., Inc., and in 7 West 61st st to Graham Bros. Sales Co., of New York.

DUROSS CO. leased for Thomas McCarthy 131-135 Barrow st, a 2-sty brick building, to Louis Fink; for P. F. Collier & Son store at 430 West 13th st to H. M. Noe & Co.; top floor in 441-443 West 16th st, to Lash's Bitters Co., Inc.; store at 207 West 27th st to S. Bader & Son, and fifth floor, 400 West 14th st for Conron Bros. Co. to Collins-Wagner Manufacturing Co. for a term of 5 years.

CHARLES GALEWSKI leased to S. N. Beck, Inc., & Co., the twelfth floor in 40 to 46 West

20th st at an aggregate rental of \$65,000 for a term of 5 years; also eighth floor to Sachs Bros. & Jalkut for a similar term at an aggregate rental of \$60,000.

C. ROYCE HUBERT leased for Hannah G. Romaine the two 4-sty dwellings at 290 and 292 West End av to Kathryn B. Duggan for a term of years. The houses are directly opposite the residence of Charles M. Schwab.

KNICKERBOCKER ICE CO. leased through J. Sterling Drake to Watson Bros. a group of buildings, on a plot 200x150, at a corner of Ferris and Dikeman sts, near Erie Basin, South Brooklyn, for a term of years.

CHARLES F. NOYES CO. leased the fifth floor of 541-547 Pearl st to Oberly & Newell; the second floor of 117 John st to William Lovell, and the store and basement of 97 Spring st to Joseph Sobel, the latter for restaurant purposes.

O'ROURKE ESTATE leased to a tenant, for a term of 10 years, 8 West 50th st, a 5-sty dwelling, Columbia University leasehold. It will be remodeled for business uses.

REAL ESTATE NOTES.

PROPERTY on the east side of Broadway, between 44th and 45th sts, is worth \$13,713 a front foot, according to a report filed in the Supreme Court in behalf of the minority stockholders of the New York Theatre Corporation. When the property was sold to the Famous Players-Lasky Corporation last October for \$3,200,000, Abraham L. Erlanger and the estates of William Harris and Samuel F. Nirdlinger, the minority stockholders, petitioned the court for an appraisalment of value. After hearings lasting more than six months, Carlisle Norwood, Phoenix Ingraham and Bryan L. Kennelly, the appraisers, have reported the property to be worth \$3,425,250.

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REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

Table with columns for 1920 (July 15 to July 21) and 1919 (July 16 to July 21). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

Mortgages.

Table with columns for 1920 (July 15 to July 21) and 1919 (July 16 to July 21). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual Rates, and Interest not given.

Mortgage Extensions.

Table with columns for 1920 (July 15 to July 21) and 1919 (July 16 to July 21). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1920 (July 15 to July 21) and 1919 (July 18 to July 21). Rows include New Buildings, Cost, and Alterations.

BRONX Conveyances.

Table with columns for 1920 (July 14 to July 20) and 1919 (July 16 to July 21). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1920 (July 14 to July 20) and 1919 (July 16 to July 21). Rows include Total No., Amount, To Bank & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, Unusual Rates, Interest not given, and Amount.

Summary table for Manhattan with columns for Jan. 1 to July 20 and Jan. 1 to July 21. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Mortgage Extensions.

Table with columns for 1920 (July 14 to July 20) and 1919 (July 16 to July 21). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Building Permits.

Table with columns for 1920 (July 15 to July 21) and 1919 (July 17 to July 23). Rows include New Buildings, Cost, Alterations, and Amount.

BROOKLYN Conveyances

Table with columns for 1920 (July 14 to July 20) and 1919 (July 13 to July 19). Rows include Total No., No. with consideration, Consideration, and Amount.

Mortgages.

Table with columns for 1920 (July 14 to July 20) and 1919 (July 13 to July 19). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Building Permits.

Table with columns for 1920 (July 14 to July 21) and 1919 (July 16 to July 21). Rows include New Buildings, Cost, Alterations, and Amount.

QUEENS.

Table with columns for 1920 (July 14 to July 21) and 1919 (July 16 to July 21). Rows include New Buildings, Cost, Alterations, and Amount.

RICHMOND. Building Permits.

Table with columns for 1920 (July 14 to July 20) and 1919 (July 16 to July 21). Rows include New Buildings, Cost, Alterations, and Amount.

BUILDING SECTION

Zoning Resolution Does Not Constitute Defect in Title

Court of Appeals Hands Down Decision Affirming Validity of Measure and Reversing Findings of Lower Courts

THE Court of Appeals has just rendered an important decision which holds that the New York zoning ordinance does not constitute a defect justifying the refusal to consummate a sale on account of defect in title. An action was brought by the Lincoln Trust Company for the performance of contract for the purchase of property at 140th street and St. Nicholas avenue.

The Lincoln Trust Company appealed from a judgment of the Appellate Division, First Department, reversing, two of the Justices dissenting, a judgment of the Special Term directing specific performance of the contract.

In his opinion, Judge McLaughlin says: "This action is brought by a vendor against a vendee to procure a judgment directing specific performance of a contract for the purchase and sale of real estate in the City of New York.

"The answer did not put in issue the material allegations of the complaint, but alleged that the contract provided the property was to be conveyed 'free from all incumbrances,' except certain ones specified, and that it was, in fact, subject to an incumbrance by virtue of a resolution of the Board of Estimate and Apportionment of the City of New York, called the Zoning Resolution, which justified defendant in refusing to accept title.

"No evidence was offered tending to show that the resolution affected in any way the value of the property contracted to be conveyed, or that by reason thereof, if defendant took the title, it would sustain any damage. (Riggs v. Purcell, 66 N. Y. 193, 203.) The trial sustained the plaintiff's contention. The Appellate Division reversed and sustained the defendant's contention.

"The resolution divided the real estate into three districts, 'residence district,' 'business district' and 'unrestricted district.' The land which the defendant contracted to purchase was in the residence district. The question presented is whether the resolution constituted an incumbrance which would relieve the purchaser from its obligation to complete the purchase as provided in the contract.

"In a great metropolis like New York, in which the public health, welfare, convenience and common good are to be considered, I am of the opinion that the resolution was not an incumbrance, since it was a proper exercise of the police power. The exercise of such power, within constitutional limitations, depends largely upon the discretion and good judgment of the municipal authorities, with which the courts are reluctant to interfere. The conduct of an individual and the use of his property may be regulated.

"The resolution in question simply regulates the use of property in the districts affected. It does not discriminate between owners. It is applicable to all alike. Therefore the general and well-nigh universal rule should be applied, viz.: That where a person agrees to purchase real estate, which at the time is restricted by laws or ordinances, he will be deemed to have entered into the contract subject to the same. He cannot thereafter be heard to object to taking the title because of such restrictions. (Bennett v. Buchan, 76 N. Y. 386.)

"The contract was deliberately entered into. It is not claimed that defendant was misled, deceived or improperly influenced in making it. The situation, so far as the resolution in question is concerned, was precisely the same when the

deed was to be delivered as when the contract was executed. Defendant was not buying the property for a particular purpose. This case is clearly distinguishable from Anderson v. Steinway & Sons (178 App. Div. 507; affd. 221 N. Y. 639). There the land contracted to be purchased was for a specific use, known to both parties, and the contract was executed prior to the passage of the so-called zone resolution.

"Under such circumstances the court held it would not, in the exercise of its discretion, decree specific performance. No such situation is here presented. It may be, as the Appellate Division found, that the defendant, at the time the contract was signed, did not have actual knowledge of the existence of the resolution.

"But this was something which it was presumed to have.

"I am of the opinion that the resolution in question is a valid one; that it does not constitute an incumbrance upon the property which defendant agreed to purchase, and that it should be required to specifically perform the contract.

"Since this opinion was written an opinion of the Justices of the Supreme Judicial Court of Massachusetts (127 N. E. Rep. 525) has been published, which sustains the conclusion above expressed.

"The judgment of the Appellate Division should be reversed and that of the Special Term affirmed, with costs in this court and in the Appellate Division."

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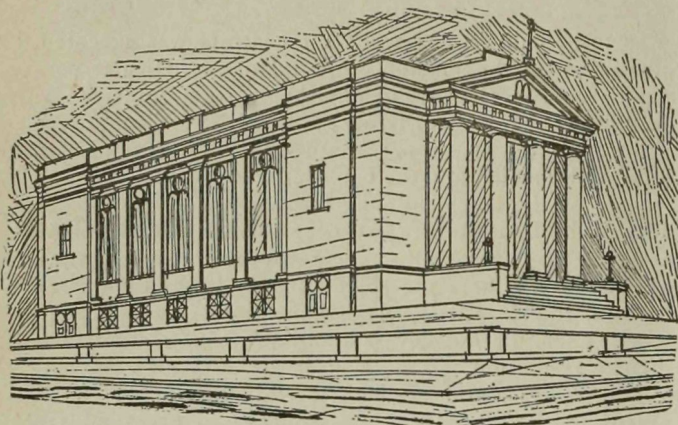
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Work Rapidly Progressing on New Brooklyn Synagogue

Handsome Building at Arlington Avenue and Bradford Street for Temple Sinai Will Cost \$100,000

UNLESS all present plans miscarry Jewish worshipers of the East New York section of Brooklyn will be able to hold their holiday services next September in the new Temple Sinai, now under construction at the southwest corner of Arlington avenue and Bradford street. This handsome edifice, being erected at a cost of more than \$100,000



TEMPLE SINAI ON ARLINGTON AVENUE.

exclusive of the value of the land, will be numbered among the notable religious structures of the Borough that for many years has been prominent for its numerous beautiful places of worship. The new temple will surely be looked upon with pride not only by the immediate congregation but by Jewish people throughout the city as well.

The Temple Sinai is to be the house of worship of the Congregation Bikur Cholum, of which M. S. Rosenblatt is president and J. H. Cohen, prominently identified in building circles in the Metropolitan district as the treasurer and general manager of the E. C. Smith Company, lumber dealers, and also of the Forest Box and Lumber Company, is treasurer. The structure is being erected from plans and specifications prepared by Edward M. Adelson. No general contract was awarded, the congregation officials and the architect have entire charge of construction and are awarding separate contracts for the various branches of the work as the job proceeds. Estimates will soon be taken for interior finish.

The new edifice is a two-story structure, with basement, and has ground dimensions of 50x100 feet. The entrance frontage is on Arlington avenue and the structure runs back 100 feet in Bradford street. The facades have been designed in strict classic style, with the Doric order as the predominating architectural feature. These facades are being constructed of a smooth buff pressed face brick, with columns, cornices and belt courses of architectural terra cotta. The architectural treatment of the interior of the edifice will follow and harmonize closely with that of the exterior and the decorations and furnishings will contribute to make the Temple Sinai one of the most artistic and beautiful houses of worship for the Jewish faith in the borough.

Considerable credit for the realization of the hopes of the congregation is due to the Ladies' Auxiliary of the Temple Sinai, who have worked earnestly in co-operation with the building committee in raising the funds required to make this handsome structure possible.

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Increase Noted in Totals for Proposed Local Building

Figures of F. W. Dodge Company Denote Greater Activity Among Architects, Engineers and Contractors During Past Week

REPORTS of newly proposed building and engineering construction scheduled for New York State and New Jersey, north of Trenton, for the week of July 10 to 16 inclusive, indicates a marked increase of activity in the offices of local architects and engineers over that of the previous week. One week ago the totals suddenly dropped off for both contemplated construction and new work actually placed under contract. It was stated at that time, however, that the decrease in the totals was largely due to the holiday interruption and not to a general recession of planning activity in this territory. Although building conditions are anything but satisfactory and the building material market in a chaotic state owing to the railroad freight congestion, embargoes, etc., the building industry is looking forward to the autumn months with anticipations of a tremendous building movement that will put all previous local booms in the background.

According to the reports of the F. W. Dodge Company for this territory a total of 318 new building and engineering operations was announced during the week of July 10 to 16 inclusive. This work will involve an outlay of approximately

\$11,729,900. During the same period 192 contracts for new construction were awarded that will require an expenditure of \$7,818,600.

The list of 319 projected building and engineering operations comprised 64 business projects such as stores, offices, lofts, commercial garages, etc., \$2,760,000; 13 educational buildings, \$240,000; 5 hospitals and institutions, \$68,000; 21 factory and industrial buildings, \$919,500; 2 military and naval structures, \$17,000; 5 public buildings, \$52,000; 45 public works and public utilities, \$3,437,500; 9 religious and memorial structures, \$308,000; 146 residential projects such as apartments, flats and tenements and one and two-family dwellings, \$3,396,900; 7 social and recreational projects, \$530,000 and 1 miscellaneous operation, \$1,000.

Among the 192 contracts placed during the week were included 39 business and commercial projects, \$1,124,700; 7 educational buildings, \$187,800; 3 hospitals and institutions, \$158,200; 15 factory and industrial buildings, \$1,972,500; 1 building for the U. S. Army, \$12,000; 2 public buildings, \$8,000; 22 public works and public utilities, \$1,889,900; 5 religious and memorial structures, \$119,000; 93 residential projects of various types, \$1,661,500 and 5 social and recreational projects, \$685,000.

PERSONAL AND TRADE NOTES.

John A. Hamilton, architect, for a number of years located at 32 Broadway, has recently moved to 126 Liberty street.

John P. Leo, chairman of the Board of Standards and Appeals, has been appointed by Mayor Hylan to succeed himself for a term of three years.

A. Pierson Hoover, formerly lieutenant-colonel, Construction Division, U. S. Army, has been elected a vice-president of Holbrook, Cabot & Rollins Corporation, contractors, Boston and New York.

Robert M. Watson, assistant to the Secretary of Labor, has been appointed president of the United States Housing Corporation, to succeed Leroy K. Sherman, who has resigned to take up private work in Chicago.

Brigadier-General R. C. Marshall, Jr., former Chief of the Construction Division of the Army, has been appointed general manager of the Associated General Contractors, and will take charge of the board program adopted by that organization at a recent meeting. General Marshall is widely known among general contractors, engineers and the labor of the country, as he had twenty years of service in the army, beginning in 1898 as captain of volunteers during the Spanish-American War. During the recent war he was responsible for all building construction by the War Department of the United States and insular possessions, involving an expenditure of more than \$800,000,000 in various projects.

Herbert Post Green has opened an office in New York City, as the president of Herbert Post Green and Associates, Inc., architects, engineers and cost engineers. Mr. Green has associated with him, as vice-president, E. B. Black, of Black & Veatch, consulting engineers, Kansas City, and John C. Prior, of Braun, Fleming, Knollman & Prior, consulting engineers, Columbus, Ohio. Branch offices of the company will be in each of the two latter cities. There is also in the concern Austin W. Lord, of the architectural firm of Lord & Hewlett, New York City, and W. S. Manning, a landscape architect of many years' experience. The company will not only be engaged in regular design, construction and appraisal engineering, but

is to offer a new service known as cost engineering service, to be rendered as professional service to the architect or engineer, the owner and the contractor. The company will act as an arbiter in the interests of the owner and of the contractor, so that the benefits of their service inure to both. Mr. Green and Mr. Prior were connected with the cost engineering end of the U. S. Housing Corporation.

Cooperation of Employers Needed.

As the season advances, building conditions throughout the United States are growing more acute, and we cannot hope for complete and permanent economic stabilization until the nation's housing problem has been solved. Not only must there be ample housing facilities, but home ownership must be given immediate and substantial encouragement, according to S. W. Straus.

In effecting the minimum of labor turnover and in fostering a broad spirit of loyalty, cooperation and contentment among the workers, the industrial corporations of the country will find that the development of home owning practices among their employes will do more practical good than any other expedient. When a man acquires his own home he feels, as never before, a sense of responsibility in the preservation of the orderly processes of business, and realizes with keen enthusiasm the stabilizing value of thrift and product habits of life.

There are many indications that we are coming into a new order of life in America, which will mean radical innovations in industrial financing. Large employers of labor will be prompted more and more in their desires to cooperate with employes in building homes which shall be owned eventually by the workers. This new spirit will manifest itself in a tremendous amount of home building in all the large industrial centers of the country during the ensuing few years.

In harmony with these developments, and in order also to lend all possible encouragement to the nation's necessary building program, S. W. Straus & Co. have arranged to make loans in the form of first mortgage bond issues in amounts of \$500,000 and upward, to responsible firmly established industrial corporations engaged in the production of essential commodities, the proceeds to be devoted to the construction of dwellings for employes. We hope and believe other large lending

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

National Association of Stationary Engineers will hold its annual convention at the Milwaukee Auditorium, September 13 to 17, inclusive.

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.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y. Details of this convention are not yet formulated and will be announced later.

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

American Ceramic Society will hold its regular annual summer meeting at the La Salle Hotel, Chicago, Ill., August 16 to 18 inclusive. An interesting program of events has been scheduled for this meeting, in which will be included a number of trips to large ceramic plants in the vicinity, where modern production methods will be studied.

institutions will offer the encouragement of their resources and prestige in advancing a great national industrial housing movement. It is our opinion that all possible steps should be taken both by extensive employers of labor and by financial institutions to the end that there shall be developed, as speedily as possible, a widespread homebuilding program, which will accomplish more than any other one feature toward the development of thrift, happiness and prosperity among the American people.

CURRENT BUILDING OPERATIONS

NO change of moment has occurred in the local building situation during the week. The material situation is acute and although some improvement in the supply of Portland cement was noted, there is increased scarcity of lime and dealers are extremely doubtful as to the future. Builders are also severely handicapped by the difficulty of obtaining mortgage money and where it is available it is subject to a bonus that is almost prohibitive. Building interests as a class are not optimistic and all claim that many radical changes must take place before it will be possible to proceed with the work already under contract.

Common Brick.—Buying activity in the wholesale market for Hudson River common brick was slightly heavier during the week than it has been for the past month or so and dealers are more hopeful for the future as a result. Inquiries also were more numerous and although these were for the greater part for future deliveries a vast amount of new construction is indicated as being ready to start just as soon as material supply conditions are again near normal. Manufacturers along the Hudson River report conditions quiet, with labor scarce and fuel uncertain. Prices are firm and no change is anticipated from the level that has now maintained for many weeks.

Summary.—Transactions in the North River common brick market for the week ending Friday, July 23, 1920. Condition of market: Demand improved; prices, firm and unchanged. Quotations: Hudson Rivers, \$24 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 21; sales, 22. Distribution: Manhattan, 6; Bronx, 2; Brooklyn, 7; New Jersey points, 5; outside, 2. Remaining unsold, 18.

Portland Cement.—Although this material has arrived in better volume during the past week, so that dealers have been able to satisfy some of their orders, it is generally considered that the relief is but temporary and that the supply situation will be acute again before the elapse of many days. Recent shipments of Portland cement have come through from the mills on gondola cars which have been covered in transit. Now the Interstate Commerce Commission has called for the return of all of these cars to the coal companies for the transportation of fuel and as no box cars are available there is grave doubt as to the ability of the cement producers to find shipping mediums. Portland cement prices are ex-

pected to advance any moment owing to the continued increase in fuel prices and other advancing production costs.

Lumber.—But slight change in the local lumber market has been noted during the past week. Trade is relatively light, and, although there is considerable promise of a large volume of new business from building sources, owners and builders are waiting for a general improvement in the building material supply situation before starting work on their proposed operations. The recent decline in lumber prices has ended and levels are now stabilized,

and, according to the statement of leading dealers, no further price recession is anticipated at present, and, with a strong increase in demand, it is likely that advances would be noted. Recent reports from producing centers indicate that the output is keeping well up to the rate of one year ago. This does not mean, however, that the mills are getting ahead with stock to any extent, as shipments are still going forward in good volume and old orders are slowly being cleared up. The present mill conditions, however, may result in a more stable market when build-

BUILDING COMMODITY PRICES

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

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

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

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

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

Face Brick—Delivered on job in New York:

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

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl. \$5.10
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
Bronx deliveries..... 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries..... 4.25

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

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

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

2x12x12 split furring..... \$0.25 per sq. ft.
3x12x12 0.25 per sq. ft.
4x12x12 0.28 per sq. ft.
5x12x12 0.37 per sq. ft.

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

Lath—

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

Lime—

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

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

Plaster—

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

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

Plaster Blocks—

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

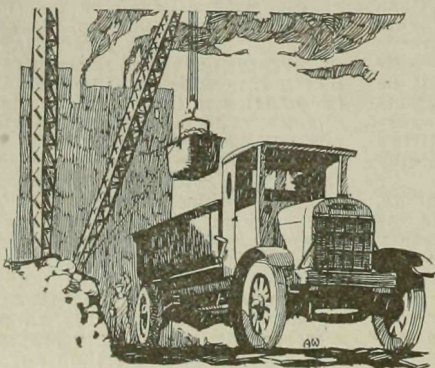
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MATERIALS AND SUPPLIES

ing activity is again resumed on a large scale.

Structural Steel.—Difficulties attendant upon transportation continue to be the chief deterrent in the market for structural steel and from the reports of the past week but little improvement is promised for the immediate future. Mills are loaded with orders for fabricated material that have been on the books for many weeks, but which are being held up on account of the intolerable shipping conditions. Local contractors are practically booked solid with orders for large build-

ing operations that cannot be started until there has been a general readjustment of railroad freight conditions and all lines of structural materials are available in sufficient quantity to assure projects a continuous supply after they are once started. As a result of this condition architects and engineers who have planned new building and engineering projects have postponed taking bids for the time being and this has largely been responsible for the absence of buying activity noted in the market for fabricated material during the past week or so. At the

present writing the railroads are the principal factor in the demand for steel and their bookings are quite heavy. The steel mills of the country are being materially affected by the railroad freight conditions. According to the report of the Bridge Builders and Structural Society for the month of June, 1920, it is shown that 90,400 tons of fabricated structural steel were contracted for throughout the United States during the month. This tonnage is equivalent to fifty per cent. of the entire capacity of the bridge and structural shops of the country. During the first six months of the current year the total tonnage contracted for was 779,200 tons, equivalent to seventy-two per cent. of capacity.

Nails.—The nail famine remains just as acute as it has been during the past three or four months and from all accounts no relief is in sight. Jobbers' stocks are cleaned out, and although some scattering shipments from the mills are coming in, the quantity is only sufficient to aggravate those in need of nails for important building operations. Mills are booked up solid with orders for heavy steel products and will not turn their attention to the production of nails until these orders for heavy steel items are out of the way. Nail prices vary extensively and are altogether contingent upon the ability of the jobber to fill orders. The range in price in New York is between \$7 and \$10, base per keg for wire nails, and from \$8.25 to \$12 base for cut nails.

Window Glass.—The situation has not changed to any extent and the outlook is not promising. Jobbers have practically nothing in stock and what they are able to get is eagerly snapped up by customers who have been waiting for some time. Building operations throughout the metropolitan district are being held up in great numbers because of the inability of builders to get the window glass required to complete these projects. The mills are clean of reserve stocks and unable to promise better conditions for many months to come.

Linseed Oil.—The market for this commodity is practically inactive, but the prospects for the autumn season are considered good. Prices are unchanged and as a rule dealers are of the opinion that the existing levels will stand for some time to come. Transportation difficulties are in a large measure responsible for the surplus stocks of oil at some points while there is a scarcity, almost amounting to a famine at others.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
27x48x½ in. \$0.45 each
32x36x¼ in. 0.35 each
32x36x⅜ in. 0.36 each
32x36x½ 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—
1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

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

Structural Steel—
Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 2.72 to —
Beams and channels over 14-in. 2.72 to —
Angles, 3x2 to 6x3. 2.72 to —
Zees and tees. 2.72 to —
Steel bars 2.10 to —

Lumber—
Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:
3x4 to 14x14, 10 to 20 ft.. \$60.00 to \$74.00
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered). — to —
Wide cargoes..... — to —
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.
Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts — to —
Cypress shingles, 6x18, No. 1 Prime — to —
Quartered Oak 315.00 to —
Plain Oak 236.00 to —

Flooring:
White oak, quart'd, select. — to \$210.00
Red Oak, quart'd, select. — to 205.00
Maple No. 1 \$180.00 to —
Yellow pine, No. 1, common flat 110.00 to —
N. C. pine, flooring, Norfolk 120.25 to —

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

Linseed Oil—
City brands, oiled, 5-bbl. lot. \$1.55 to \$1.66
Less than 5 bbls. 1.58 to 1.69

Turpentine—
Spot in yard, N. Y., per gal. \$2.62½ to —
Prices are fluctuating somewhat.

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No. 4

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
94TH ST.—P. J. Murray, 141 East 40th st, has prepared plans for alterations to the 5-sty brick tenement, 20x78 ft, at 77 West 94th st, for Morris Mezel, 19 West 112th st, owner. Cost, about \$9,000.

BROADWAY.—Samuel Houdin, 384 Broadway, has prepared plans for alterations to the 4-sty brick, limestone and terra cotta apartment, 204x107 ft, at 2343-2345 Broadway, for the Euclid Holding Co., 352 Broadway, owner. Cost, \$75,000.

WEST END AV.—Warren & Wetmore, 16 East 47th st, are preparing plans for a 13-sty brick, stone and terra cotta apartment, California type, on plot 60x100 ft, at 584-588 West End av, for a syndicate care of the Pandora Realty Corporation, J. G. Stickey, president, 6 East 39th st, owner. Cost, \$450,000. Details will be available later.

DWELLINGS.

48TH ST.—Dwight J. Baum, Riverdale, N. Y., has finished plans for alterations to the 4-sty brick and stone residence, 18x46 ft, at 242 East 48th st, for Mrs. Clayton C. Cooper, owner, on premises. Cost, about \$5,000.

62D ST.—Walker & Gillette, 120 East 37th st, have completed plans for alterations to the 3-sty brick and stone residence, 18x50 ft, at 209 East 62d st, for Charles Harding, 320 Broadway, owner. Cost, about \$20,000.

74TH ST.—Louis S. Weeks, 101 Park av, has prepared plans for alterations to the 3-sty brick residence, 18x45 ft, at 134 East 74th st, for Miss M. Kalisher, 2 West 89th st, owner. Cost, \$15,000. General contract will probably be awarded without competition.

FACTORIES AND WAREHOUSES.

155TH ST.—Otto Reissmann, 147 Fourth av, has prepared plans for a 1-sty brick storage warehouse, 48x99 ft, at 465-467 West 155th st, for John Whalen, 1913 Amsterdam av, owner. Cost, \$15,000.

HALLS AND CLUBS.

108TH ST.—W. E. Anthony, 2 West 47th st, has prepared plans for alterations to the 4-sty brick and stone parish house, 65x100 ft, at 12 West 108th st, for the Church of the Ascension, owner. Cost, about \$50,000.

STABLES AND GARAGES.

218TH ST.—George McCabe, 96 5th av, has prepared plans for a 1-sty brick garage, 200x100 ft, at 401 West 218th st and 400 West 219th st for Michael J. Ryan, 4259 Broadway, owner. Cost, \$50,000.

50TH ST.—Wm. J. Conway, 400 Union st, Brooklyn, has completed plans for a 2-sty brick garage, 85x100 ft, at 661-665 West 50th st for the Shamrock Towing Co., 776 West 50th st, owner. Cost, about \$25,000.

STORES, OFFICES AND LOFTS.

36TH ST.—W. H. Birkmire's Sons, 1133 Broadway, have completed plans for alterations to the 5-sty brick and show room building, 25x87 ft, at 12 West 36th st for the West 36th Street Realty Corporation, 682 Broadway, owner. Cost, about \$30,000.

Bronx

DWELLINGS.

BECK ST.—George W. Kibitz, 800 East 175th st, has completed plans for a 2½-sty frame dwelling, 18x34 ft, with garage, at the southwest corner of Beck st and Morris Park av for Frida Eckendahl, 2335 Powell av, owner. Cost, \$5,500.

CLARENCE AV.—Anton Pinner, 2069 Westchester av, has prepared plans for a 2½-sty frame dwelling, 22x28 ft, on the west side of Clarence av, 134 ft south of Gridley av, for Frank De Mico, 2385 Hoffman st, owner and builder. Cost, \$6,000.

THEATRES.

TREMONT AV.—Eugene De Rosa, 110 West 40th st, has new plans in progress for a 2 and 3-sty brick, limestone and terra cotta moving picture theatre, stores and offices, 110x225 ft, with auditorium, seating not decided, on the plot bounded by Tremont av, Webster av, Carter av and 176th st for B. S. Moss, 1441 Broadway, owner. Cost, approximately \$750,000. Owner builds and awards separate contracts.

Brooklyn.

DWELLINGS.

EAST 54TH ST.—Henry J. Nurick, 772 Broadway, has prepared plans for a 2-sty frame dwelling, 16x32 ft, in the east side of East 54th st, 340 ft north of Snyder av, for Henry Jensen, 37 Cooper st, owner and builder. Cost, about \$6,000.

EAST 94TH ST.—Louis Schillinger, 167 Van Siclen av, has plans in progress for eleven 2-sty frame dwellings, 16x28 ft, in the west side of East 94th st, 97 ft south of Foster av, for Edward Lewis, 9502 Farragut rd, owner and builder. Total cost, \$44,000.

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STABLES AND GARAGES.

TROY AV.—H. A. Weinstein, 375 Fulton st, has completed plans for a 1-sty brick garage, 120x140 ft, at the southeast corner of Troy av and Carroll st for the Interboro Iron & Steel Co., 1627 Union st, owner. Cost, about \$50,000.

LOMBARDY ST.—Gustave Erda, 728 Manhattan av, has prepared plans for a 1-sty brick garage, 90x138 ft, in the south side of Lombardy st, 75 ft west of Morgan av, for Grescenco Simonelli, 28 Conselyea st, owner. Cost, \$25,000.

MOORE ST.—Philip Steigman, 690 Broadway, has finished plans for a 1-sty brick garage, 100x100 ft, at the southeast corner of Moore and White sts for Joseph Schkelnick, 37 Van Buren st, owner and builder. Cost, \$60,000.

CRESCENT ST.—Philip Steigman, 690 Broadway, has prepared plans for a 1-sty brick garage, 100x160 ft, at 150 Crescent st for the Brownsville Assets Corporation, owner, care of architect. Cost, \$50,000. Architect will superintend and award all contracts.

LOGAN ST.—Edward M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 100x150 ft, in the west side of Logan st, 142 ft north of Atlantic av, for the Logan Garage, Inc., Jacob Klein, president, 773 Howard av, owner and builder. Cost, \$45,000.

Queens.

DWELLINGS.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 26x55 ft, in the east side of 26th st, 80 ft south of State st, for Carl Schneeweiss, 1039 Boulevard, Long Island City, owner. Cost, about \$18,000.

LONG ISLAND CITY, L. I.—Philip Resnyk, 131 West 39th st, Manhattan, has prepared plans for ten 2-sty brick dwellings, 20x45 ft, on the west side of 7th av, 100 ft south of Grand av, for the Rickert-Brown Realty Co., 52 Vanderbilt av, Manhattan, owner and builder. Total cost, \$100,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 22x40 ft, in the north side of Greene st, 50 ft east of Lawrence av, for Mrs. Charles Meuras, 535 East 135th st, Manhattan, owner. Cost, \$7,000.

QUEENS, L. I.—A. L. Kehoe, 150 Nassau st, Manhattan, has completed plans for a 2-sty frame dwelling, 40x30 ft, in the west side of Springfield rd, 800 ft south of Hollis av, for George Braun, Springfield rd, Queens, owner. Cost, \$6,000.

ST. ALBANS, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans for a 2-sty frame dwelling, 24x25 ft, in the south side of Granville st, 115 ft east of Everet pl, St. Albans, for B. Langshore, 225 5th av, Manhattan, owner. Cost, \$6,500.

WHITESTONE, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x30 ft, in the north side of 8th st, 200 ft east of 7th av, for Stephen Tichawsky, 161 14th st, Manhattan, owner. Cost, \$6,000.

SPRINGFIELD, L. I.—Roy H. Bennett, North Tonawanda, N. Y., has completed plans for a 2½-sty frame dwelling, 26x28 ft, on the east side of Southgate av, 510 ft east of Kortland Blvd, for Frank H. Ives, Rosedale, L. I., owner. Cost, \$7,000.

BEECHURST, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x34 ft, in the west side of Washington ter, 230 ft north of Cryders lane, Beechurst, for Hermine Pease, 243 West 34th st, Manhattan, owner. Cost, \$7,000.

ST. ALBANS, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has prepared plans for a 2½-sty frame dwelling, 24x26 ft, at the north-west corner of Farmers av and 116th st for John P. Leary, Morris av, St. Albans, owner. Cost, \$6,500.

RICHMOND HILL, L. I.—George W. Flagg, 2742 Chester av, Bronx, has completed plans for two 2½-sty frame dwellings, 16x37 ft, on the west side of Lefferts av, 275 ft south of Metropolitan av, for Albert Beswick, 729 Decatur st, Brooklyn, owner. Cost, \$8,000 each.

STABLES AND GARAGES.
UNION COURSE, L. I.—Philip Steigman, 690 Broadway, Brooklyn, has prepared plans for a 1-sty brick garage, 100x100 ft, at the southwest corner of Atlantic av and 1st st, Union Course, for the Norman Holding Co., 690 Broadway, Brooklyn, owner. Cost, \$45,000.

Nassau.

DWELLINGS.

DOUGLSTON, L. I.—Plans have been prepared privately for a 2½-sty brick residence, 34x38 ft, at the southeast corner of Ardsley and Forest roads, Douglaston, L. I., for Edward Murray, Douglaston, L. I., owner. Cost, \$15,000.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—Wm. Stanwood Phillips, 103 Park av, Manhattan, has plans in progress for extensive alterations to the 2½-sty frame residence at Scarsdale, N. Y., for L. Hass, owner, care of architect. Cost, about \$50,000. Architect builds. Details later.

BRONXVILLE, N. Y.—W. S. Moore, 52 Vanderbilt av, Manhattan, has completed plans for a 2½-sty brick and stone residence at Bronxville, N. Y., for Mrs. S. W. Chambers, Bronxville, N. Y., owner. Cost, \$60,000. Architect is ready for bids on general contract.

THEATRES.

NEW ROCHELLE, N. Y.—R. Thomas Short, 370 Macon st, Brooklyn, has plans under way for a 1-sty brick, limestone and terra cotta moving picture theatre, 75x150 ft, seating about 1,600, at the corner of Center and Main sts, New Rochelle, for the Fox Holding Corporation, 10th av and 55th st, Manhattan, owner. Cost, approximately \$200,000. Bids will probably not be taken for some time.

Richmond.

DWELLINGS.

OAKWOOD, S. I.—Charles B. Heweker, Tompkinsville, S. I., has completed plans for a 2½-sty frame dwelling, 23x28 ft, with 1-sty frame garage, 16x20 ft, at the northwest corner of Guyon av and 15th st, Oakwood, S. I., for Annie E. Sargent, 223 Guyon av, Oakwood, owner and builder. Cost, \$10,500.

New Jersey.

CHURCHES.

WEST NEW YORK, N. J.—Fred H. Klie, 9 Oak st, Weehawken, N. J., has preliminary plans in progress for a brick and stone church and parish house at the corner of 14th st and Pallsade av, West New York, for the Swedish Lutheran Church, Rev. G. Lindstrom, pastor, 313 16th st, West New York, N. J., owner. Details will be available later.

DWELLINGS.

MONTCLAIR, N. J.—H. Messinger Fisher and Hamel, 460 Bloomfield av, Montclair, have plans in progress for a 2½-sty frame dwelling, 30x34 ft, on Montclair av for Zetterson & Swanson, 209 North Fullerton av, Montclair, owners and builders. Cost, \$12,000.

GLEN RIDGE, N. J.—Edward P. Mellon, 52 Vanderbilt av, Manhattan, has plans under way for a 2½-sty frame dwelling, 75x56 ft, on Ridgewood av, Glen Ridge, N. J., for Halph Scheffey, 61 Broadway, Manhattan, owner. Project includes a 1½-sty frame garage. Details will be available later.

ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame residence, 36x45 ft, with garage, at the corner of Berkeley and Hillside avs, Orange, N. J., for Charles R. Piper, Montrose av, South Orange, owner and builder. Cost, about \$15,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for three 2½-sty frame dwellings, 27x49 ft, at 215-223 Renner av, Newark, for Levy, Charin & Adelman, 675 10th st, Newark, owners and builders. Cost, \$12,000 each.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty tapestry brick residence, 41x28 ft, at 717 Sanford av, Newark, for Hans Baer, 840 South 19th st, Newark, owner and builder. Cost, \$12,500.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x34 ft, at 1155 Bergen st, Newark, for the American Realty & Development Co., 614 Essex Building, Newark, owner and builder. Cost, \$9,000.

ELIZABETH, N. J.—Heyl & McClaymount, 15 West 38th st, Manhattan, have completed plans for two 2½-sty frame dwellings, 45x30

ft, at Elizabeth, N. J., for E. J. Grassman, owner and builder, care of architect. Cost, \$18,000 each.

MONTCLAIR, N. J.—Plans have been prepared privately for four 2½-sty frame dwellings, 28x30 ft, at Montclair, N. J., for Hoatson & Hinck, 20 Clinton st, Newark, owners and builders. Cost, \$10,000 each.

MONTCLAIR, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x25 ft, on Bellevue av, Montclair, N. J., for Bert Paxton, Richfield, N. J., owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

WEST WEEHAWKEN, N. J.—Andrews, Towers & Lavelle, Springfield, Mass., have prepared plans for a 4-sty reinforced concrete factory building, 80-220 ft, at West Weehawken, N. J., for the American Chocolate Products Co., 206 Broadway, Manhattan, owner. Cost, about \$350,000. Engineers will soon be ready for estimates on general contract.

PATERSON, N. J.—The McCormick Co., 41 Park Row, Manhattan, has plans in progress for a 2-sty brick bakery addition, 100x140 ft., and alterations to the existing building at 116 Getty av, Paterson, N. J., for the Sunburst Bake owner, on premises. Cost, about \$100,000. Architects will soon call for estimates on general contract.

HALLS AND CLUBS.

BLOOMFIELD, N. J.—Bloomfield Lodge, F. and A. M., care of G. Butterworth, 45 Grace st, Bloomfield, contemplates the construction of a 2-sty brick and stone Masonic Temple at Bloomfield, to cost approximately \$100,000. Name of architect and details of construction will be available later.

HOSPITALS.

SCOTCH PLAINS, N. J.—Oakley & Sons, 1259 Clinton pl, Elizabeth, N. J., have completed revised plans for a 2½-sty hollow tile and stucco residence for doctors, 27x38 ft, at Scotch Plains, for the Bonnie Burn Sanitarium, Union County, owner. Owner will soon advertise for bids on general contract.

SCHOOLS AND COLLEGES.

GARFIELD, N. J.—A. L. Vegillante, 42 Passaic av, Garfield, N. J., has completed plans for a 2-sty brick and stone grade school, 170x85 ft, at Garfield, N. J., for the Board of Education of Garfield, Jacob Newborg, president, owner. Cost, \$200,000. Owner will soon advertise for bids on general contract.

NEWARK, N. J.—The Roman Catholic Church of St. Francis Xavier, Rev. Father C. Loponto, pastor, 245 Arlington av, Newark, contemplates the construction of a 2-sty brick parish school, to cost about \$15,000. Name of architect and details of construction will be announced later.

STABLES AND GARAGES.

JERSEY CITY, N. J.—George A. Flagg, Spingarn Building, Jersey City, has plans nearing completion for a 2 and 3-sty brick and reinforced concrete service station, garage and automobile showroom, 125x125 ft, on Communipaw av and Hudson bld for Frank Cowan, 80 Fairview av, Jersey City, owner. Architect will take bids on general contract.

MISCELLANEOUS.

KEARNY, N. J.—Plans have been prepared privately for a dry dock, 425 ft long, with steel wing walls and wood pontoons, capacity 10,000 tons, at Kearny, N. J., for the Federal Ship Building Co., C. W. Bryant, chief engineer, on premises. Cost, about \$1,500,000. Owner builds.

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CONTRACTS AWARDED.

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

CHURCHES.

JAMAICA, L. I.—Charles Bierschenk, Victoria st and Amherst av, Jamaica, has the general contract for a 1-sty frame synagogue, 68x65 ft., on the north side of Hillside av, 200 ft west of Union Hall st, Jamaica, for the Congregation Temple Israel, Rev. G. Lipkind, rabbi, Palo Alto av, Hollis, L. I., owner. Cost, \$30,000. Plans were prepared by Wm. Von Felde, 2188 Metropolitan av, Middle Village, L. I.

DWELLINGS.

MANHATTAN.—John J. Burns Construction Co., 344 West 45th st, has the general contract for alterations to the 4-sty brick and stone residence, 20x86 ft., at 402 West 15th st for the Manhattan Life Insurance Co., 66 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$15,000.

EAST ORANGE, N. J.—M. J. Irwin & Son, 19 Hulst st, Hunters Point, L. I., have the general contract for a 2½-sty hollow tile and stucco residence and garage on the north side of Whitman av, near North Grove st, East Orange, for Mrs. Maranda F. Hough, 102 North 22d st, owner, from plans by John M. Baker, 9 Jackson av, Long Island City, L. I., architect. Cost, \$20,000.

MANHATTAN.—Caldwell-Wingate Co., 381 4th av, has the general contract for extensive alterations to two 3-sty brick residences, 22x40 ft., at 170 Sullivan st for the Hearth & Home Co., 575 5th av, owner, from plans by F. Y. Johannes, 52 Vanderbilt av, architect.

BROOKLYN, N. Y.—Story & Flickinger, 5 Great Jones st, Manhattan, have the general contract for alterations to the 4-sty brick and stone residence, 25x70 ft., at 202 Columbia Heights for Charles H. Chebwood, 25 Park av, Brooklyn, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, architect. Cost, about \$15,000.

PELHAM MANOR, N. Y.—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, N. Y., has the general contract for a 2½-sty frame and stucco residence, 53x30 ft, with garage, in Winwood rd, Pelham Manor, for Mrs. C. Lange, 321 North High st, Mt. Vernon, owner, from privately prepared plans. Cost, \$23,000.

BELLEVILLE, N. J.—Robert H. Williams, 271 Bloomfield av, Bloomfield, N. J., has the general contract for a 2½-sty frame dwelling, 22x28 ft., at 29 Union Hill, Belleville, N. J., for H. S. Carson, owner, from plans by H. Messinger Fisher, 483 Bloomfield av, Montclair, N. J., architect. Cost, \$8,000.

CALDWELL, N. J.—Galgano & Son, Caldwell, N. J., have the general contract for a 2½-sty frame dwelling, 28x32 ft, in Knollwood ter, Caldwell, for Richard W. Coleman, Elizabeth av, Caldwell, owner, from privately prepared plans. Cost, \$8,000.

GARDEN CITY, L. I.—The Lithgow Co., 79 King st, Manhattan, has the general contract for a 2½-sty frame residence at Garden City, L. I., for Frederick D. Underwood, 50 Church st, Manhattan, owner, from privately prepared plans. Cost, approximately \$75,000. Details of construction will be available later.

FACTORIES AND WAREHOUSES.

BRONX.—Niewenhou Brothers, 316 East 161st st, have the general contract for a 2-sty brick factory building to be erected on the west side of Southern Blvd, south of 145th st, for the Haffen Realty Co., owner.

BRONX.—Niewenhou Brothers, 316 East 161st st, have the general contract for the brick and stone bakery building to be erected at the corner of Park av and 165th st for the Hill-Ware Baking Co., owner, from plans by the McCormick Co., Inc., 41 Park Row, architects and engineers.

JERSEY CITY, N. J.—A. C. Windsor, 226 Washington st, Newark, N. J., has the general contract for a 1-sty brick factory building, 62x200 ft, at Jersey City for E. Cardnell, owner, care of William Bartlett, 738 Broad st, Newark, N. J., architect. Cost, about \$75,000.

SCHOOLS AND COLLEGES.

JAMAICA, L. I.—L. T. Rubsamen, Union Course, L. I., has the general contract for a 2-sty brick and terra cotta business school, 50x90 ft, at the southwest corner of Fulton st and Kizam pl, Jamaica, for Browne's Jamaica Business School, owner, from plans by H. T. Jeffrey, Jr., Butler Building, Jamaica, architect. Cost, \$75,000.

STABLES AND GARAGES.

MARINERS HARBOR, S. I.—John Milnes Co., Port Richmond, S. I., has the general contract for a 1-sty brick garage, 60x100 ft, in the south side of Richmond Terrace, corner of Andrews av, for the Mariners Harbor Motor & Supply Co., owner, on premises.

MANHATTAN.—A. Ciccarone, 2659 Bainbridge av, the Bronx, has the general contract for a 2-sty reinforced concrete garage, 100x100 ft, at the southwest corner of West End av and 65th st, for the One Eleven West End Corporation,

115 Broadway, owner, from plans by Frederick Meister, 534 West 56th st, architect. Cost about \$100,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, have the general contract for an 8-sty brick, limestone and terra cotta store and office building, 86x105 ft, at 1223 Broadway, for the estate of H. N. Schiefelin, 149 Broadway, owner, from plans by Louis Allen Abramson, 46 West 46th st, architect. Lessee, Phillip Jones Corporation, 829 East 134th st. Cost, about \$500,000.

MANHATTAN.—Jacob S. Kahn, 600 West 181st st, has the general contract for a 1-sty brick store, 75x55 ft, at 1208-1212 St. Nicholas av for Ennis & Sinnott, 7 East 42d st, owners, from plans by Charles Schaefer, Jr., 2853 3d av, architect. Cost, about \$18,000.

MANHATTAN.—Marcus Contracting Co., 309 Broadway, has the contract for the excavation for the brick and stone store and office building to be erected at the corner of 4th av and 21st st for Herring Bros., owners, from plans by George and Edward Blum, 505 5th av, architects.

MANHATTAN.—Marcus Contracting Co., 309 Broadway, has the contract for excavation for the brick and stone store and loft building at the southeast corner of Gold and Frankfort sts, for which Thompson & Binger, 280 Madison av, are the general contractors.

THEATRES.

BROOKLYN.—G. Genovese & Son, 645 Crescent st, Long Island City, have the general contract for a 1-sty brick and terra cotta moving picture theatre, 50x100 ft, seating about 800, on the south side of Nassau av, 75 ft east of Manhattan av, for Max Miller, 1065 Manhattan av, owner, from plans by Kunzi & Waillant, 394 Graham av, architects. Cost, \$40,000.

MISCELLANEOUS.

BROOKLYN.—Macaday Building Corporation, 15 Maiden lane, Manhattan, has the general contract for a 1-sty reinforced concrete administration building, laundry, office and stores, 108x111 ft, on Oriental Boulevard and Ocean av, Manhattan Beach, for the Manhattan Beach Bathing Co., owner, on premises, from plans by N. K. Vanderbeck, 15 Maiden lane, architect and engineer. Cost, about \$60,000.

STANDARDS AND APPEALS Calendar

CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution, and its object is to give interested property owners opportunity to file objections, if any, and will be called in Room 919, on Tuesday, July 27, 1920, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, August 3, 1920, at 2 o'clock.

The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

HOURS OF MEETINGS.

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

BOARD OF APPEALS.

Tuesday, July 27, 1920, at 10 a. m.
Appeals from Administrative Orders.
426-20-A—252 West 91st st, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, July 27, 1920, at 2 p. m.
Petitions for Variations.

328-20-S—102 Nassau st, Manhattan.
386-20-S—18 Wooster st, Manhattan.
446-19-S—214 Fulton st, Manhattan.
204-20-S—363 Snediker av, Brooklyn.

Appliances Submitted for Approval.

246-20-S—"Pressure Tite" Connection.
351-20-S—Interior Fire Alarm Signal System.

Proposed Amendments.

152-20-S—Amendment to Plumbing Rules.
396-20-S—Amendment to Plumbing Rules.

Activity in Mortgage Loans

Metropolitan Life Insurance Co. filed with County Clerk William F. Schneider a building loan contract which calls for a loan of \$7,500,000 by the Metropolitan Life Insurance Co. to the New York Stock Exchange Building Co. on the property at the southeast corner of Wall and New sts, extending irregularly to the west side of Broad st. The plot has a frontage of 69.8 feet in Wall st, 218.4 feet in New st and 137.9 feet in Broad st. A 22-story building is to be constructed to be used as offices in connection with the Stock Exchange. It is to be ready for occupancy by October 1, 1922. The loan bears interest at the rate of 5½ per cent. to May 1, 1925.



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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
51ST ST, 122-124 E, 11-sty bk apts, 50x94, tile & slag rf; \$275,000; (o) A. C. C. Realty Co., 90 Worth st; (a) Oswald C. Henry & Douglas Fitch, 8 W 33d (248).

PARK AV, n w s, 48th to 49th sts, 17-sty bk apt house, 200x124; \$2,500,000; (o) N. Y. Harlem R. R. Co. & N. Y. Central R. R. Co., Grand Central Terminal Co.; (a) Warren & Wetmore, 16 East 47th (253).

DWELLINGS.

73D ST, 12 E, 5-sty bk & limestone residence, 22x70, tar & gravel rf; \$120,000; (o) Bolton Realty & Constn. Corpn., 685 Madison av; (a) Harry Allan Jacobs, 320 5 av (250).

STABLES AND GARAGES.

127TH ST, 5-7 W, 1-sty f. p. garage, steel rf, 36x18; \$1,100; (o) Jos. Hirzlinger, 337 E 123d; (a) Belmont Metal Ceiling Co., 2502 Webster av (256).

STORES, OFFICES AND LOFTS.

MANHATTAN ST, 154-6, 1-sty bk str & storage bldg, 127x115; \$25,000; (o) Louvain Constn. Corpn., 71 Bway; (a) Frank A. Rooke, 15 E 40th, Manhattan (254).

THEATRES.

PARK ROW, 29, 3-sty bk & t. c. moving picture theatre & billiard room, 25x108; \$65,000; (o) N. Y. Security Trust Co., 26 Broad; (a) Nathan Harris, 738 Broad, Newark, N. J. (252).

MISCELLANEOUS.

59TH & 60TH STS, 1ST AV & AV A, 1-sty bk poultry market, 24x77, slag & cement rf; \$6,500; (o) City of N. Y.; (a) A. Benton Greene, 8 W 64th (249).

ST. NICHOLAS AV, 227, 1-sty f. p. auto repair shop, 20x45, plastic slate rf; \$500; (o) Thos. Stokes, 636 W 30th; (a) John Brandt, 271 W 125th (255).

2D AV, 126TH ST, 301-33 E, 127TH ST, 300-34 E, 1-sty cement bldg, 9x12, plastic rf; \$500; (o) Geo. L. Ingraham, 14 Wall; (l) International Film Service Co., Inc, 2460 2d av (251).

Bronx.

CHURCHES.

ARTHUR AV, e s, 75.59 s 180th, 1-sty stn synagogue, 50x96, tin rf; \$30,000; (o) Cong. Benj Isreal Anshi; Samuel Meyerson, 2183 Washington av (442).

DWELLINGS.

BRONXWOOD AV, e s, 225 n Burke av, 1-sty fr dwg, 21x22, rubberoid rf; \$400; (o) Americo Gentile, 2119 Honeywell av; (a) Jos. Ziccardi, 3360 Cruger av (443).

PERRY AV, n w c 205th, 2-2-sty fr dwgs, 21x34, 22.6x39.6, slag rf; \$22,000; (o) Wm. C. Bergen, 130 W 180th; (a) Chas. S. Clark, 441 Tremont av (447).

FACTORIES AND WAREHOUSES.

SPUYTEN DUYVIL RD, e s, 129.11 n 230th, 1-sty fr storage, 40x20, rubberoid rf; \$200; (o) John T. McCarthy, 230 st; (a) R. F. Knockenhauer, 603 E Tremont av (441).

STABLES AND GARAGES.

TINTON AV, s w c 163d, 1-sty bk garage, 18x31, plastic slate rf; \$2,000; (o) Wm. Neimeyer, 931 Tinton av; (a) L. A. Sheinart, 194 Bowery (446).

VILLA AV, e s, 451.96 n Bedford Park blvd, 1-sty cement block garage, 17x20, tar paper rf; \$1,500; (o) Lillian Wiggins, 308+ Villa av; (a) Henry F. Seitz, 107 Morningside av (444).

MISCELLANEOUS.

COLLEGE AV, w s, 51.37 s 143d, 1-sty bk shop, 25x18.7½, plastic slate rf; \$3,000; (o) Otto Haussman, 379 College av; (a) De Rose & Cavalieri, 370 E 149th (445).

Brooklyn.

DWELLINGS.

CARROLL ST, 1052-58, s s, 64 w Albany av, 4-sty bk 27 fam apt, 72x108.8; \$200,000; (o) Chas. Goell Constn. Co., 1418 Carroll; (a) Shampam & Shampam, 50 Court (8912).

CARROLL ST, 1060-64, s w c Albany av, 4-sty bk 28 fam apt, 64x113.3½; \$200,000; (o) same; (a) same (8913).

MAPLE ST, 81-109, n s, 25 w Bedford av, 2-sty bk 1 fam dwg, 45x41; \$45,000; (o) Wm. H. Todd, 95 Maple; (o) Gordon M. Trantschold, Flushing, N. Y. (8965).

11TH ST, 634, s s, 109 w 9 av, 3-sty bk 2 fam dwg, 25x100; \$15,000; (o) Louis A. Rosenstein, 50 Court; (a) M. A. Cantor, 373 Fulton (9056).

E 23D ST, 1076, w s, 150 n Av K, 2½-sty fr 1 fam dwg, 22.2x40; \$14,000; (o) Louis Paulsen, 1147 Lincoln pl; (a) R. T. Schaefer, 1526 Flatbush av (8907).

E 23D ST, 1082, w s, 100 n Av K, 2½-sty fr 1 fam dwg, 22.2x40; \$14,000; (o) same; (a) same (8908).

41ST ST, 1639-45, n e, 320 e 16 av, 2-2-sty fr 1 fam dwgs, 91.8x82.7, 34.10x60; \$12,000; (o) Andrew Johnson, 1600 44th; (a) Burke & Olsen, 32 Court (9028).

16TH AV, 8501-11, s e c 85th, 5-2-sty fr 1 fam dwgs, 16x37; \$25,000; (o) Cropsey & Mitchell, Cropsey av & Bay 35th; (a) Jas. A. McDonald, 1630 Surf av (8951).

STABLES AND GARAGES.

FULTON ST, 2618-22, s e c Sheffield av, 1-sty bk garage, 100x100; \$25,000; (o) Barnett Wiener, 496 Hopkins av; (a) Seelig & Finkelstein, 26 Court (8929).

CHESTNUT AV, 1604-8, s s, 17.7¼ e 16th, 1-sty conc garage, 50x100; \$25,000; (o) Pompey Montalbine, 1611 Cedar; (a) Shampam & Shampam, 50 Court (9007).

MONTROSE AV, 73-81, n w c Leonard, 1-sty bk garage, 100x100; \$20,000; Charne Katz, 392 Bushwick av; (a) Murray Klein, 116 Grove (8888).

SHEFFIELD AV, 90-96, n s, 250 n Liberty av, 1-sty bk garage, 75x200; \$50,000; (o) 59th St. Bldg. Corpn., 44 Court; (a) Boris W. Dorfman, 26 Court (8972).

MISCELLANEOUS.

FRONT ST, 366-70, s s, 100 e Morgan av, 1-sty bk shop, 50x100; \$12,000; (o) Giuseppe Morena, 450 Graham av; (a) Frank V. Laspia, 525 Grand (9000).

Queens.

CHURCHES.

JAMAICA.—Dubroff av, w s, 95 s South, 1-sty fr church, 20x48, slag rf, steam heat; \$4,000; (o) Relibione Christina, 12 Dubroff av, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (3656).

DWELLINGS.

EAST ELMHURST.—Curtis st, e s, 100 s Grand av, 2-sty fr dwg, 29x52, shingle rf, 1 family, gas, steam heat; \$5,000; (o & a) Anna Honig, East Elmhurst (3680).

FLUSHING.—Elm st, s s, 170 w Murray, 2-sty fr dwg, 18x34, shingle rf, 1 family, gas; \$8,000; (o & a) Jos. Graziano, 17th, Flushing (3665).

FLUSHING.—Smart av, e s, 400 s Forest av, 2½-sty fr dwg, 19x32, shingle rf, 1 family, gas, steam heat; \$5,200; (o) Mrs. A. Smith, 376 Jamaica av, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (3673).

JAMAICA.—Norwich av, s s, 420 e Flushing av, 2-2½-sty fr dwgs, 23x26, shingle rf, 1 family, gas; \$10,000; (o) Spartan Realty Co., 66 Orange, Bklyn; (a) Wm. Helm, College Point (3652-53).

JAMAICA.—Richberg st, e s, 260 s Cumberland, 2-sty fr dwg, 18x34, shingle rf, 1 family, gas, steam heat; \$3,000; (o) Augustus L. Stewart, 135 W 132d, Manhattan; (a) E. R. Williams, 1 W 133d, Manhattan (3629).

JAMAICA.—Henly rd, s s, 150 e Kingston rd, 1½-sty fr dwg, 34x42, shingle rf, 1 family, gas, hot water heat; \$9,150; (o) Geo. W. Watson, 11 Bway, Manhattan; (a) P. Jay Herter, 5000 Bway, Manhattan (3658).

L. I. CITY.—Lawrence st, w s, 100 s Ditmars av, 4-2-sty bk dwgs, 20x20, gravel rf, steam heat, elec; \$48,000; (o) Rickert Brown Realty Co., 52 Vanderbilt av, Manhattan; (a) Phillip Resnyk, 131 W 39th, Manhattan (3672).

LITTLE NECK.—Bayview av, w s, 200 n Cutter av, fr dwg, 23x29, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Geo. W. Weiss, Floral Park; (a) I. P. Robinson, Little Neck (3693).

MASPETH.—Perry av, s s, 300 e Clermont av, 2-sty fr dwg, 20x40, slag rf, 2 families, gas; \$5,000; (o) Victoria Gliwzinski, 67 Perry av, Maspeth; (a) S. H. Stines, 300 Grand, Maspeth (3627).

MASPETH.—Weston av, n e c Johnson av, 2-sty fr dwg, 21x52, tin rf, 2 families, gas; \$5,000; (o) Wm. Thom, 19 Lenox av, Maspeth; (a) Maximilina Jaefar, Jr., 18 Jefferson av, Maspeth (3690).

MORRIS PARK.—112th st, w s, 100 n Brandon av, 1½-sty bk dwg, 26x40, shingle rf, 1 family, gas, steam heat; \$7,500; (o) Emil Ludecker, 1 Horton, Jamaica; (a) Louis Dan-nacher, 328 Fulton, Jamaica (3668).

OZONE PARK.—Ocean av, e s, 126 n Liberty av, 1-sty fr dwg, 21x32, slag rf, 1 family, gas; \$4,000; (o) Maria Fontano, 1320 Lawn av, Ozone Park; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (3657).

QUEENS.—Hendrickson st, e s, 250 n Jericho tpke, 1½-sty fr dwg, 22x28, shingle rf, 1 family, gas; \$3,200; (o) Jacob Odenwald, Queens (3587).

QUEENS.—Hendrickson st, e s, 300 n Jericho tpke, 3-1½-sty fr dwgs, 22x28, shingle rf, 1 family, gas; \$9,600; (o & a) Jacob Odenwald, Queens (3674-75-76).

pent, new plumbing, renovating in 5-sty bk res, 30x90; \$20,000; (o) E. Drexel Godfrey, 4 E 64th; (a) Paul R. Allen, 70 E 45th (2253).

70TH ST, 155 E, new chimneys, fireplaces, windows, partitions, extend front to 4th floor to bldg line in 5-sty bk dwg, 19x75; \$30,000; (o) Mrs. Jos. H. Russell, 155 E 70th; (a) Chas. A. Platt, 101 Park av (2272).

72D ST, 228 W, remove partitions, stairs, new partitions, stairs, elec, plumbing, heating in 5-sty bk dwg; \$9,800; (o) Isidor Hershheim, West End, N. J.; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2239).

81ST ST, 27 W, new bathroom, vent & ext, new elevator in 4-sty bk dwg, 25x101; \$40,000; (o) Bud B. Mandell, 90 West (a) Wesley S. Bissell, 56 W 45th (2261).

82D ST, 6 E, new front, ext, walls, partitions, elevator shaft in 5-sty bk dwg, 21x76; \$25,000; (o) Jas. H. Kidder, 6 E 82d; (a) Jas. E. Casale, 128 E 58th (2286).

88TH ST, 1 W, remove bk walls, new pier & girder, floors, extend scullery in 4-sty f. p. club, 92x75; \$8,000; (o) Progress Club, 1 W 88th; (a) Chas. B. Meyers, 1 Union Sq W (2287).

94TH ST, 65 W, remove partitions, new partitions, bathrooms in 3-sty bk res, 18x55; \$5,000; (o) Wm. H. Black, 233 Bway, & Dan J. Theopilatos, 165 E 72d; (a) F. A. Hunt, 1 W 34th (2255).

100TH ST, 215 W, new partitions, fire escapes, opening in 6-sty bk apts; \$5,000; (o) Royal Atlantic Realty Corp., 215 W 100th; (a) Carl B. Cali, 81 E 125th (2231).

104TH ST, 314 W, remove steps, partitions, new stairs, ext in 3-sty bk dwg; \$4,000; (o) John Schreiner, 272 W 90th; (a) J. M. Felson, 1133 Bway (2227).

105TH ST, 118 E, 175 e Park av, remove partitions, new partitions in 3-sty dwg, 18x40; \$2,000; (o) Hebrew Home for Aged, 118 E 105th; (a) Maurice Deutch, 50 Church (2249).

115TH ST, 38 W, remove walls, partitions, new beams, partitions, toilets in 3-sty bk dwg; \$3,500; (o) Harlem Hebrew Day Nursery, 38 W 115th; (a) Nathan Langer, 81 E 125th (2232).

160TH ST, 502 W, convert coal pockets to garage, 2d sty from fr to bk in 2-sty coal pockets, 50x99; \$15,000; \$15,000; (o) Wright Gillies, 544 W 160th; (a) Frank J. Scheffik, 4168 Park av (2264).

BOWERY, 246, remove rf, new ext, stairs, front, fire escapes, cellar in 3-sty bk str & lofts; \$15,000; (o) Jacob Mandell, 246 Bowery; (a) Brook & Sackheim, 26 Court, Bklyn (2247).

BROADWAY, 1607-11, remove partitions, stairs, girders, hangers, &c, new partitions, stairs, girders, hangers, columns, skylight, f. p. doors, toilet in 3-sty bk str, rest & show room, 77x159; \$15,000; (o) Churchill's, Inc., 1611 Bway; (a) Geo. Rieger, 148 E 33d (2266).

MADISON AV, 559, remove sidewalk, new sidewalk, entrance in 4-sty bk dwg; \$3,500; (o) Nina Rhoades, 559 Madison av; (a) Davis, McGrath & Kiessling, 220 5 av (2234).

OLD BROADWAY, 66, remove partitions, new ext, stair enclosure in 3-sty bk bakery & dwg; \$7,000; (o) Paul Polischek, 206 W 42d; (a) Wm. J. Hobauser, 206 W 42d (2228).

PARK AV, 98, remove partitions, new partitions, bathrooms, windows in 4-sty bk dwg, 16x 80; \$6,000; (o) Alexander Wilson, 98 Park av; (a) Adolph E. Nast, 56 W 45th (2263).

RIVERSIDE DR, s e c 77h, remove stairs, partitions, new stairs, partitions in 4-sty bk dwg, 59x35; \$8,000; (o) Sterling Realty Co., 71 Bway; (a) Bethlehem Engineer Corp, 527 5 av (2251).

ST. NICHOLAS AV, 1016, enlarge 1-sty bk garage from 57x112 to 137x172; \$20,000; (o) Dorsma Garage Corp., 1016 St. Nicholas av; (a) Frank J. Scheffik, 4168 Park av (2265).

1ST AV, 1454, new piers, columns, girders, str front, cornice in 4-sty bk str & tint; \$2,500; (o) Fredk. Kubovitz, 1454 1 av; (a) Sidney F. Oppenheim, 36 8 av (2240).

2D AV, s w c 50th, remove stoop, partitions, show windows, new partitions, walls, show window in 4-sty bk tint & str bldg, 44x45; \$1,500; (o) Auguste Knopke, 777 West End av; (a) Louis A. Sheinart, 194 Bowery (2285).

4TH AV, 416, remove walls, raise beams, new partitions, evts, show windows, walls in 4-sty bk str & mfg; \$6,000; (o) Muriel Realty Co., 416 4 av; (a) Louis A. Sheinart, 194 Bowery (2238).

7TH AV, 458, remove front, walls, new front, walls, toilets, stairs in 4-sty bk str, 24x42; \$8,000; (o) Geo. Fox, 226 W 37th, & Saml. Lefkowitz, 259 W 35th; (a) Selig & Finkelstein, 26 Court, Bklyn (2267).

7TH AV, bet 11th & 12th, remove plumbing, news, rooms, plumbing, partition in 4-sty bk hospital, 215x50; \$10,000; (o) St. Vincent's Hospital, 7th av, bet 11th & 12th; (a) Isaac E. Ditmars, 111 5 av (2250).

8TH AV, 306, remove balcony, new partitions, 1-sty add, wall, stairway, toilets in 1-sty bk str & offices; \$15,000; (o) Harry Herr, 306 8 av; (a) M. Jos. Harrison, 110 E 31st (2243).

Bronx.

137TH ST, s e c Rider av, new concreting, new partitions to 3-sty bk stable; \$2,500; (o)

Stephens Fuel Co., 220 E 138th; (a) John H. Friend, 148 Alexander av (382).

148TH ST, 325 —, 2-sty fr ext, 25x5.6, to 3-sty fr tint; \$1,200; (o) Julia Hecht, 622 W 136th; (a) De Rose & Cavaleiri, 370 E 149th (79).

214TH ST, 712-14-16, 3-2-sty fr exts, 17.4x6, to 3-2-sty fr str & dwgs; \$5,000; (o) Filomena Peperitonio, 718 E 214th; (a) Robt. F. Sheil, 929 E 214th (380).

BROOK AV, 1254, new doors, new partitions to 3-sty fr str & tint; \$600; (o) Geo. S. Lerner, 1252 Brook av; (a) Moore & Landsiedel, 3 av & 148th (378).

CARPENTER AV, 4045, 2-sty fr ext, 21.3x21.3, new plumbing, new partitions to 2 1/2-sty fr dwg; \$3,000; (o) Jas. Sgretta, prem; (a) Geo. P. Crosier, 223d & White Plains av (381).

FRISBY AV, 2501, 1-sty fr ext, 9.9x22.6, new piazza, 12x12, new str front, new plumbing & partitions to 3-sty fr str & dwg; \$5,000; (o) Rosie Lasany, prem; (a) E. L. Capel, 416 Locust av, Mt. Vernon (376).

VAN NEST AV, 539, new partitions to 2-2-sty fr dwgs; \$2,000; (o) Serafino Billotti, 540 Van Nest av; (a) Nathan Langer, 81 W 125th (384).

WEBSTER AV, 2510-12, 2-1-sty fr exts, 25x 15.10, 25x14.4, to 2-2-sty fr str & dwgs; \$2,500; (o) Francis Rogers & Sons, 3 av & 143d; (a) Townsend, Steidle & Haskell, 1328 Bway (377).

WEBSTER AV, w s, 80.6 s 233d, 2-sty stn & t. c. ext, 22.8x16.2, to 2-sty stn office; \$15,000; (o) Woodlawn Cemetery Corp., 20 E 43d; (a) H. Edwards Ficken, 22 E 17th (383).

Brooklyn.

ADAMS ST, 228-34, w s, 216 s Concord, int alts to 3-4-sty bk loft & 1 fam; \$8,000; (o) Theo. Schwartzman, 232 Adams; (a) Brook & Sackheim, 26 Court (9018).

BERGEN ST, 1097, n s, 74.8 e Nostrand av, int alts to 1-sty bk str; \$1,000; (o) Jos. Fleck, 613 Nostrand av; (a) Bly & Hamann, 551 Nostrand av (9045).

CLYMER ST, 128, s s, 159.6 w Bedford av, int alts to 3-sty 2 fam dwg; \$5,000; (o) Jacob Hurwitz, 270 Grand, Manhattan; (a) Harry Hurwitz, 230 Grand (9055).

CRANBERRY ST, 79, n e c Henry, int alts to 4-sty bk str & 6 fam; \$1,000; (o) Jos.

Pasqua, 141 Pearl; (a) Pasquale Gagliardi, 239 Navy (9083).

HENDRIX ST, 390-4, w s, 143 s Pitkin av, ext to 2-sty fr nursery; \$25,000; (o) Avas Chased Day Nursery, 390 Hendrix; (o) S. Millman & Son, 26 Court (8941).

RODNEY ST, 238, s s, 60 w Marcy av, int alts to 3 fam dwg; \$1,000; (o) Bessie Blum, 210 Rodney; (a) Harry Brodsky, 291 Hinsdale (8958).

VAN BRUNT ST, 178-86, n w c Bowne, oil tanks in shop; \$2,000; (o) John A. Shields, Pres., Ft. Solanga, L. I.; (a) Chas. Werner, 67 Berkeley pl (8906).

W 29TH ST, 2939-41, e s, 320 s Mermaid av, raise bldg & int alts to 1-sty fr 1 fam dwg; \$4,000; (o) Meyer Rosen & Isidor Sperba, 2957 W 33d; (a) Geo. H. Suess, 2916 Railroad av (8979).

E 86TH ST, 756, w s, 155.12 n Flatlands av, ext to 2-sty fr 1 fam dwg; \$1,000; (o) Salvatore Moscarello, 746 E 86th; (a) Chas. P. Cannella, 1163 Herkimer (8884).

ATLANTIC AV, 2084, s s, 200 e Howard av, int alts to 3-sty fr 6 fam dwg; \$1,000; (o) Ermius Biazzo, 2084 Atlantic av; (a) Peter Millman, 1780 Pitkin av (9033).

BEDFORD AV, 1236, e s, 120 s Hancock, int alts to 4-sty bk str & 3 fam; \$8,000; (o) Jos. Liben, 261 W 54th, Manhattan; (a) Berube Organization, 480 Lexington av, Manhattan (8963).

BUSHWICK AV, 444, n w c Debevoise, int alts to 3-sty fr str & 4 fam; \$8,000; (o) Simon Berg, 232A Putnam av; (a) Murray Klein, 116 Grove (8948).

BROADWAY, 1710, s s, 20 w Rockaway av, int alts to 4-sty bk str, rest & 2 fam; \$2,000; (o) Julius Schwartz, 1710 Bway; (a) Chas. P. Cannella, 1163 Herkimer (9066).

BROADWAY, 1712, s w c Rockaway av, remove front wall 4-sty bk str, lodge rooms & rest; \$5,000; (o) Jessie Moore, 585 Bainbridge; (a) Chas. P. Cannella, 1163 Herkimer (9067).

CHESTNUT AV, 1602-6, s e c E 16th, ext to 2-sty bk garage & shop; \$7,500; (o) Fred Weber, prem; (a) R. T. Schaefer, 1526 Flatbush av (8903).

CHESTER AV, 48, w s, 307.7 n Pitkin av, ext to 2-sty fr 1 fam dwg; \$1,000; (o) Beckie

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Zuckerman, 48 Chester; (a) Peter Millman, 1780 Pitkin av (9034).

EASTERN PKWAY, 1534-38, s w c Saratoga av, int alts to 4-sty bk str & 6 fam; \$10,000; (o) Libley Sobel, 66 Ft. Washington av, Manhattan; (a) Peter Millman, 1780 Pitkin av (9035).

GREENE AV, 820, s s, 269.10 e Lewis av, int alts to 2-fam dwg; \$2,000; (o) Hyman Vladofsky, 820 Greene av; (a) Arnold Lederer, 25 Sumner av (9031).

GREENE AV, 1052-54, s s, 51.8 1/2 w Bway, add sty & int alts to 2-sty bk telephone exchange; \$30,000; (o) N. Y. Telephone Co., 15 Dey; (a) McKenzie, Voorhees & Gmelin, 1123 Bway, Manhattan (8923).

HARWAY AV, 2427-51, n e c Bay 38th, move bldgs, &c, 5-2-sty fr 1 fam; \$4,000; (o) Mrs. Jas. Coakley, Croysey av & Bay 38th; (a) Harry N. Case, 214 Bay 35th (8959).

JEFFERSON AV, 349, n s, 42 e Tompkins av, int alts to 2 fam dwg; \$2,000; (o) Jacob Weiss, prem; (a) Arnold Lederer, 25 Sumner av (8957).

LAFAYETTE AV, 663, n s, 60 e Marcy av, int alts to 3-sty bk int; \$1,500; (o) Jacob Litwak, prem; (a) Henry M. Entlich, 413 S 5th (8985).

LIBERTY AV, 292, s e c Alabama av, int alts to 2-sty fr str & 1 fam; \$4,500; (o) Masha Kotehman, 76 Liberty av; (a) S. Millman & Son, 1780 Pitkin av (8922).

NEPTUNE AV, 1411, n s, 137.7 1/2 e W 15th, move bldg & int alts to 1-sty fr 1 fam; \$1,500; (o) Antonio Mecces, prem; (a) Abram D. Hinsdale, 17 Hanover pl (8949).

NOSTRAND AV, 798, w s, 61.7 s St. Johns pl, remove str front 3-sty bk 2 fam dwg; \$1,200; (o) Michael C. O'Brien, 163 Eastern pkway; (a) Clarence S. Siefert, 206 W 76th, Manhattan (9037).

PITKIN AV, 1597, n e c Amboy, int alts to str, office & 1 fam; \$1,700; (o) G. Mickelbank, 1597 Pitkin av; (a) owner (8960).

PITKIN AV, 2298, s e c Barbey, ext & str front on str; \$1,500; (o) Ida Rosenblum, prem; (a) Harry Finkelstein, 20 Court (9085).

PUTNAM AV, 484, n s, 170.5 w Throop av, int alts to 3-sty bk 2 fam dwg; \$1,000; (o) Kalmen Braunstein, 598 Marcy av; (a) Henry M. Entlich, 413 S 5th (8988).

SNYDER AV, 16-20, s s, 146.11 e Flatbush av, int alts to 3-sty bk telephone exchange; \$60,000; (o) N. Y. Telephone Co., 15 Dey; (a) Edw. A. Minger, 104 Broad, Manhattan (8944).

STONE AV, 348-54, w s, 73 n Pitkin av, int alts to 2-4-sty bk str & 16 fam; \$60,000; (o) Stone Av. Corp., 350 Stone av; (a) Cohn Bros., 361 Stone av (9090).

UNION AV, 81-83, n w c S 2d, replace str front 3-sty bk 2 str & 2 fam; \$2,500; (o) A. L. G. Realty Corp., 434 Bway; (a) Levy & Berger, 395 S 2d (8980).

WASHINGTON AV, 304, s w c DeKalb av, int alts to 3-sty bk 1 fam dwg; \$6,500; (o) Wm. Miller, prem; (a) Abraham Farber, 1746 Pitkin av (6461).

WASHINGTON AV, 434, w s, 236.8 s Greene av, ext to 3-sty bk 1 fam dwg; \$12,000; (o) Wallace F. Jones, premises; (a) G. A. Palcanis, Fanwood, N J (8663).

WILLIAMS AV, 17-23, e s, 79 n Atlantic av, int alts to 2-2-sty bk factory; \$10,100; (o) David E. Kennedy, Inc., 62 W 14th, Manhattan; (a) Francis Y. Joannes, 52 Vanderbilt av (6545).

3D AV, 5511, e s, 80 s 55th, store front to 3-sty fr str & 2 fam dwg; \$1,000; (o) Isadore Kampf, 7416 3 av; (a) Francis W. Stork, 7416 3 av (7849).

3D AV, 5724-26, n w c 58th, int alts to 4-sty bk bldg; \$3,000; (o) Micklis Constantine, 5813 3 av; (a) Fred H. Theime, 619 81st (8180).

4TH AV, 224, s w c Union, int alts to 4-sty str & 3 fam dwg; \$1,200; (o) Joseph Sessa, 131 Union; (a) John Burke, 32 Court (7912).

4TH AV, 211, n e c Union, remove front wall 4-sty bk str & 6 fam; \$3,000; (o) Joseph Sessa, 131 Union; (a) Burke & Olsen, 32 Court (9089).

5TH AV, 500, s e c 51st, str front on str & 2 fam dwg; \$1,000; (o) Henry Meyer, 527 54th; (a) Willard Parker, 342 E 32d (7907).

5TH AV, 5422, w s, 50.2 n 55th st, int alt to 3-sty bk str & 2-fam dwg; \$2,000; (o) Chas. J. A. Smyth, 5th av & 55th; (a) Thos. Bennett, 7826 5th av (6476).

5TH AV, 689, n e c 21st, ext & int alt to 3-sty bk str & 2 fam; \$8,000; (o) Chas. Salomone, 64 1/2 Bowery, N Y; (a) Michael A. Cardo, 158-60 W 45 (8578).

13TH AV, 5002-24, w s, 50 to 51st sts, ext to 2-sty fr club house; \$75,000; (o) Hebrew Institute of Borough Park, 4521 14 av; (a) Louis A. Abramson, 46 W 46th, Manhattan (9002).

14TH AV, 4902-10, s w c 49th, ext to 2-sty fr temple; \$30,000; (o) Temple Emanuel, prem; (a) S. L. Malkind, 16 Court (8121).

15TH AV, 6622, n e c 67th, int alts to 2-sty 2 fam dwg; \$10,000; (o) Antonio Grossi, 176 Worth, Manhattan; (a) Geo. J. Casarso, 1133 Bway, Manhattan (4914).

16TH AV, 8730-42, n s, 220 e Bath av, ext to 1 fam dwg; \$1,000; (o) Guiseppi Melanconico, 16 av; (a) Chas. P. Cannella, 1163 Herkimer (8883).

Queens.

ASTORIA.—Steinway av, n s, 262.6 e Grand av, 2-sty bk ext, 37x54, front & side str & dwg, int alts, gravel rf; \$6,000; (o) P. Daufkirch, North Beach; (a) A. Magnoin, 112 50th, Corona (1852).

COLLEGE POINT.—3d av, s s, 32 w 26th, 2-sty & basement ext, 17.2x17.2x18, side, fr, shingle rf; \$3,000; (o) John J. Evans, 1260 3 av, College Point; (a) Rudolf Ludwig, 316 W 56th, Manhattan (1886).

EVERGREEN.—Marshall pl, s s, 250 w Cypress av, ext, 5x7, dwg, rear, int alts; \$2,500; (o) John Uttermark, 44 Marshall pl, Evergreen; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1795).

EVERGREEN.—Forest av, 1055, rear ext to be alt into private garage, int alts, plumbing; \$1,400; (o) Michael Hoffmann, 1055 Forest av, Evergreen; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1902).

EVERGREEN.—Weirfield st, w s, 277 s Cypress av, int alts to stable & loft; \$1,200; (o) Michael Berger, 1661 Weirfield, Evergreen; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1794).

FLUSHING.—State st, s e c Parsons av, plumbing in dwg; \$1,200; (o) Mrs. M. A. Eadel, prem (1819).

FLUSHING.—Lawrence st, w s, bet West Grove & Old Amity sts, ext, 10x21, to factory, side, int alts; \$15,000; (o) Remington Typewriter Co., Flushing, L. I.; (a) Horn & Dodge Co., 405 Lexington av, Manhattan (1772).

L. I. CITY.—Freeman av, n e c 5 av, install elevator; \$5,200; (o) Harrold Motor Car Co., 233 W 54th, Manhattan (1780).

L. I. CITY.—Vernon av, 62, remove and replace portion brick wall, beams & columns & old str fronts, plumbing; \$3,500; (o) Lorenzo Landisi, 20 Sherman, L. I. City; (a) L. E. Denslow, 44 W 18th, Manhattan (1888).

L. I. CITY.—Steinway av, n s, 50 n Vander-venter av, remove & install new olive oil tank; \$2,000; (o) Charles L. Koester, 9 Jackson av, L. I. City (1896).

L. I. CITY.—Boulevard, e s, 320 n Pierce av, ext, 14x16, dwg, front, increase 2 stys; \$1,500; (o) Benedetto Serzo, prem; (a) Chas. W. Hewitt, 613 Academy, L. I. City (1807).

L. I. CITY.—8th av, s e c Flushing av, ext, 9x16, club house & dwg, rear; \$3,000; (o) First Hebrew School of Astoria, Steinway av, L. I. City; (a) Frank Chmelik, 796 2 av, L. I. City (1815).

L. I. CITY.—Washington av, n w c 7 av, int alts to bakery; \$2,000; (o) The F. L. Bradbury Co., prem (1834).

L. I. CITY.—7th av, e s, 92 n Washington av, electric switch to be installed; \$6,300; (o) Otis Elevator Co., 250 11 av, Manhattan (1862).

L. I. CITY.—Young st, s e c Starr av, int alts to foundry; \$2,500; (o) Franklin Brass Foundry, 100 Young, L. I. City; (a) P. Tillion & Sons, 103 Park av, Manhattan (1790).

RICHMOND HILL.—Myrtle av, n w c Jamaica av, int alts to str, restaurant & dwg; \$12,000; (o) William Ulmer Brewery, Inc., 31 Belvidere, Bklyn; (a) Koch & Wagner, 32 Court, Bklyn (1831).

RIDGEWOOD.—St. Nicholas av, 297, int alts in dwg, plumbing; \$1,200; (o) Emma F. Weimann, 297 St. Nicholas av, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1901).

RIDGEWOOD.—Fresh Pond rd, w s, 129 s Putnam av, ext, 13x17, str, front & rear; \$3,500; (o) Peter Stavracos, 812 Fresh Pond rd, Ridgewood; (a) A. Catsanos, 101 Park av, Manhattan (1769).

RIDGEWOOD.—Vincent st, w s, 100 s Metropolitan av, int alts to fr dwg, plumbing; \$1,000; (o) Richard M. Krause, 37 Compton ter, Jamaica; (a) Morris Perlstein, 49 Fulton, Middle Village (1893).

RIDGEWOOD.—Bleecker st, 2317, 2-sty fr ext in rear, 25x25x12, int alts, plumbing; \$1,500; (o) Fannie Phillips, 127 Steuben, Middle Village; (a) Morris Perlstein, 49 Fulton av, Middle Village (1894).

ROCKAWAY BEACH.—Boulevard, n s, 100 w Maple pl, int alts to str & dwg; \$3,000; (o) H. Maskin, 534 Boulevard, Rockaway Beach; (a) Philip Caplan, 16 Court, Bklyn (1796).

WOODSIDE.—Cameron ter, 100 n Woodside av, fr ext to dwg, both sides, plumbing; \$3,000; (o) Carlo Garbarini, 666 8 av, Manhattan; (a) Inserro & Kirschbaum, 74 Havemeyer, Corona (1880).

Richmond.

CONCORD.—Hanover av, 370, w s, s w c Steubben, new partitions, wall, beams, stairs, halls, door in 3-sty fr dwg; \$600; (o) Katherine Schenkel, 370 Hanover av, Concord (298).

GRANTEVILLE.—Villa av, 486, 200 n Rich. av, new ext, beams, rafters, roof, foundations, wall, floor, chimney, internal repairs in 1 1/2-sty fr dwg; \$1,500; (o) Jos. Tortora, on premises (296).

GRANITEVILLE.—Sumner av, n s, 300 w Watchogue rd, new floor, beams, roof, rafters, shingles, gables, ceilings, windows, painting in 2-sty fr dwg; \$1,600; (o) Nicholo Teoles Co., 69 Sumner av; (b) F. H. Skerritt, Box 324 Port Richmond (279).

MARINERS HARBOR.—Harbor rd, 298, w s, 150 n Zeluff av, new ext, foundation, wall, posts, beams, roof, rafters in 2-sty bk dwg; \$850; (o) Est. of Jas. E. Merrill, on prem.; (a) Ruanes & Bush, Summerfield pl, Mariners Harbor (251).

MIDLAND BEACH.—Midland av, 533, e s, 120 s 6th, new ext, beams, rf, remodel front porch in 2-sty fr dwg; \$500; (o) M. J. Messina, 1039 West Side av, Jersey City; (b) S. Cucchi, 76 Logan av, Jersey City (87).

MIDLAND BEACH.—172 8th st, n s, 100 e Franklin av, raise rf, new ext, beams, rafters, stairs, flue in 1-sty fr bungalow; \$1,500; (o) Paul P. Rao, 415 E 75th, N Y C; (b) M. A. Bilese, 185 8th (119).

MIDLAND BEACH.—4th st, n s, 120 e Elm av, move dwg from 120 2d st to 4th st, near Elm av, 1-sty fr dwg; \$500; (o) Hellin Bucklay, 420 E 77th, Manhattan (225).

OAKWOOD.—Guyan av, 303, new 1-sty ext, wall, beams, roofing, bay window ext in 2-sty fr dwg; \$2,000; (o) Arthur Lake, 303 Guyan av; (b) J. S. Bolunan, 105 9th, New Dorp Beach (144).

OAKWOOD.—Guyon av, 303, n s, new ext, beams, roof on 2-sty fr dwg; \$2,000; (o) Arthur Lake, 303 Guyon av; (a) J. S. Colunan, 105 9th, New Dorp, S I (144).

PLEASANT PLAINS.—Woodvale av, e s, 1½ miles of Huguenot av, new ext, cesspool, plumbing, elec, foundation, floor, posts, beams, girders in 2-sty fr dwg; \$2,400; (o) Ernst Ledermann, 984 Buchman av, Bklyn; (b) Juhl & Peterson, Prince Bay P. O., S. I. (160).

PORT RICHMOND.—Grove av, n s, 31 n Maple av, new ext, repairs, posts, beams, rafters, girders, roofing in 2-sty fr dwg; \$2,000; (o) F. Peatkowski, 53 Grove av; (a) G Odegaard, 222 Treadwell av (150).

PORT IVORY.—Rich terrace, near Western av, remodel engine room, remove engine, raise floor in 1-sty steel & conc stores; \$1,600; (o) & b) Proctor & Gamble Co., Mariners Harbor, S I (314).

PRINCE BAY.—Private rd, s w c Johnston Terrace, new ext, washroom, toilets, roof, floor in 1-sty bk foundry; \$6,000; (o) S. S. White Dental Mfg. Co., Prince Bay; (a) company's engineers (116).

RICHMOND TURNPIKE.—s s, e c Rossville av, new ext, posts, beams, rafters in 2-sty fr dwg; \$1,100; (o) Jos. Dyilsky, Rich Turnpike; (b) Larsen & Guborsen, 112 Lex av, Port Rich (310).

RICHMOND TURNPIKE.—St. Marks pl, 444, w s, new ext, walls, ceiling, partitions in 3-sty f. p. telephone central office; \$67,000; (o) N Y Telephone Co., 15 Dey; (a) Edw. A. Munger, 104 Broad (316).

ROSEBANK.—Virginia av, s s, 100 w Fox Hill terrace, repair fire damages, new rafters, roof, stairway in 1-sty frame dwg; \$1,300; (o) V. Gagliardo, 198 Virginia av; (b) Antuony Coppolo, 193 Chestnut av, Rosebank (312).

ROSSVILLE.—Arthur Kill rd, s s, 20 e Swains la, new ext, ceiling, beams, rf, stoop in 1-sty fr dwg; \$700; (o) Ann E La Forge, 2000 Arthur Kill rd, Rossville; (b) Daggett & Olson, Princes Bay (259).

SO. BEACH.—Seaside Boulevard, s s, 150 e Surf av, new ext, flooring, toilets in 1-sty restaurant building; \$2,000; (o) Thos. W. Nunley, 424 Vaverbilt av, Stapleton, S. I.; (b) Thos. J. Cummings, 60 Metcalf, Stapleton, S. I. (83).

SOUTH BEACH.—Sand Lane, e s, 180 s, Richmond av, new shed, fountain piers, girders, beams, corner ports, rafters, wall in 1-sty frame bungalow; \$300; (o) Leone Bros., 137 Sand lane; (a) Frank Marino, 242 Maryland av (111).

SOUTH BEACH.—Old Town rd, s s, convert garage into bungalow, new partitions, ext, posts, rf, rafters, chimney, flue, foundation, floor, vault in 1-sty fr garage; \$1,000; (o) Anthony Licata & Calagira Maniscalco, 340 Old Town rd; (b) Andrewson Addam, Old Town rd (219).

SOUTH BEACH.—Appleby av, w s, 600 s Old Town rd, new cellar, wall in 1-sty fr dwg; \$600; (o & b) Jno. Horvath, 416 E 77th, Manhattan (255).

STAPLETON.—Osgood av, 103 N, 375 ft of Gordon, new ext, found, beams, plastering in 2-sty frame dwg; \$2,000; (o & b) John Zimmer, 101 Osgood av (191).

STAPLETON.—Canal st, 55, 300 e Bay, new ext, rf, flooring, fire escape in 4-sty bk tnt; \$1,000; (o) Joseph Cohen, 32 Quinn, Stapleton; (b) Wm. J. Keeley & Sons, Rosebank, S. I. (90).

STAPLETON.—Targee st, 273, e s, 100 n Laurell av, new ext, foundation, porch, stucco in 2-sty fr dwg; \$1,000; (o) Richard Spigelberg, 273 Targee; (b) Selmer Jensen, 294 Decker av, Port Richmond (256).

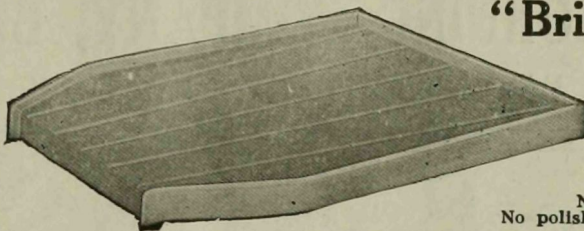
TOMPKINSVILLE.—Montgomery av, e s, 68 n Rich Pike, new flooring, partitions, vent duct, remove partitions in 2-2-sty bk str & dwg; \$6,000; (o) Jno. Verardi, 70 Sand, Stapleton, S. I.; (a) Daniel Santoro, 70 Sand, Stapleton, S. I. (91).

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