

Real Estate Record and Builders Guide

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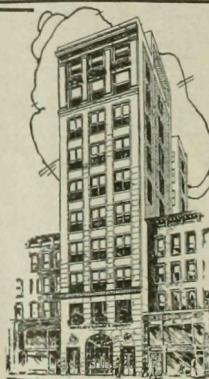
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EDITORIAL

Definite Program Needed at Albany

Governor Smith's action in calling a special session of the Legislature to consider the housing problem is drawing from many quarters suggestions as to what should be done when the legislators meet in Albany next month. It is recognized on all sides that little of consequence can be accomplished unless some comprehensive plan is prepared for the Legislature to act upon. Governor Smith himself is credited with the idea of bringing into conference the legislative leaders of both parties, hoping thereby to reach an agreement on some specific program which will relieve the housing shortage at the earliest possible time.

Already some evidences of a desire by political leaders to make campaign capital out of the special session are discernable, but the Record and Guide earnestly hopes that neither the Republican Legislature nor the Democratic Governor will be swayed by partisan considerations in this genuine crisis. Governor Smith's suggested conference should furnish the ideal medium through which to make the special session a real benefit. The Albany leaders of all parties should keep in mind the fact that the very best way to play politics in this situation is to not play politics at all.

As is explained in the Record and Guide correspondence from Albany, elsewhere in this issue, nothing can be expected at the special session involving changes in the Constitution. This means that no immediate relief can be found through the issuance of State or Municipal bonds to relieve the housing shortage. Other remedies, therefore, must be found if the situation is to become no worse. There is evident an increase in sentiment favorable to exempting from state income tax the income on real estate mortgages up to \$40,000. This proper suggestion was defeated at the regular session, but may attract sufficient support to insure its adoption at the special session.

Each passing week, however, makes clear the fact that even this exemption would be wholly inadequate to attract sufficient capital to relieve the situation. The Legislature must go much farther than that. It ought, under the circumstances, to consider most seriously the idea of exempting from local taxation for a limited number of years all mortgage investments in new housing construction. The Mayor's Housing Conference Committee recently made the recommendation that all new houses be exempted from local taxes for a limited period of time. Mr. Frank Mann, Tenement House Commissioner and chairman of the Mayor's Committee on Housing, strongly upholds this suggestion, despite his belief that if the Federal and State government would exempt real estate mortgages from all income taxes that action in itself would immediately attract large mortgage investing capital from private individuals and trust estates. Some added inducement, he contends, should be provided, taking the form of an indirect subsidy.

In this connection, Commissioner Mann points out that direct subsidies are practiced in Europe, builders in Eng-

land being given a subsidy of about \$350 for each room constructed, while in Germany more than 2,000,000,000 marks have been given by national, state and municipal government to stimulate building. The Commissioner doubts the advisability of such a plan here, as well he may. Some other method of accomplishing the result must be found.

The Albany legislators should profit by their experience at the regular session last spring. They should realize that drastic laws against landlords will not build houses. The subject demands treatment along broader lines.

Economic Factors and Wage Scales

Many statistics on many subjects come out of Washington, and from one of the recent bulletins issued at the national capitol it appears that labor is threatened with a drop in wages. Recent reports to Government departments reveal economic factors that will tend to deflate the present high wage scale which resulted from a labor shortage and from the great increase in the cost of living.

Even the mere suggestion that wages have reached the limit, let alone that they will be lowered through natural causes, is novel, coming in a Washington report. For several years past all of the information gathered by the Government statisticians reflected a constant rise in wage scales, and in each instance higher wages kept pace with the Government's forecasts. If the latest Washington information proves as true an index to conditions as the earlier ones were, labor must prepare itself for a downward slide in its wage scale.

But, despite the many increases which labor has received during the last three or four years, to the vindication of the Government Statisticians, it probably would be well not to place too much reliance in the forecast from the same sources of a coming drop in wages. The chances are that there will be no substantial reduction in wage scales for some time to come, but it also is reasonable to suppose that little ground exists for anticipating increases over the present scales.

Since the armistice most increases in labor's wages have been justified by the continual increase in the cost of living. If high cost of living made higher wages necessary, it follows in logical sequence that when the cost of living comes down wages should come down with it. Facts gathered by the Washington statisticians indicate an approaching drop in living costs, particularly in foodstuffs. The crop prospects in all parts of the United States are so good that somewhat lower prices of foodstuffs are predicted by an unofficial authority, Mr. A. W. Douglas, chairman of the Committee of Statistics and Standards of the Chamber of Commerce of the United States. Mr. Douglas declares there is no longer any question as to an abounding harvest in all agricultural products, and reports to the Agricultural Department show big supplies of fresh meats in storage and that stocks of many raw commodities are increasing daily. When the cost of living

is brought down substantially, either by natural process or by Governmental action, or both, a proportional reduction

in the wage scales of labor may be anticipated, but not before.

Many Plans Proposed to Relieve Housing Shortage

SENATOR CHARLES C. LOCKWOOD, Chairman of the Joint Legislative Committee which has been holding public hearings to find a solution of the housing shortage, is preparing recommendations for legislation to be considered by the Special Session called by Governor Smith for September 20.

Senator Lockwood believes that the rent laws are working about as well as could be expected and do not need amendment. He will urge several measures to furnish "more money, more men and more material for home building purposes."

Among his proposals will be the exemption of mortgages from income tax, a measure which failed of passage at the last regular session by a small margin, and a bill to exempt all building improvements for dwelling purposes from taxation for a period of ten years also is under consideration.

Legislation which would discourage general commercial building in favor of construction of dwellings until the emergency is passed is looked upon as a possible means of diverting labor into the business of building dwellings.

Henry H. Curran, President of the Borough of Manhattan, proposes an amendment to the Constitution which would permit the city to go into the business of building and renting dwelling built with city money on city owned land.

F. H. La Guardia, president of the Board of Aldermen, favors a similar arrangement, but does not believe that an amendment is necessary to give the city the authority. Other measures suggested are that both the city and the State be authorized to lend money to builders and that bonds be issued for that purpose if necessary.

The State Banking Department will suggest a bill placing the bonds of State Land Banks under the head of "State in-

strumentalities," which automatically exempts them from income taxation, thus offering a special inducement for the investment of capital in mortgages.

This proposal is advocated by Charles O'Connor Hennessy, President of the Franklin Society, former President of the National League of Co-operative Savings Associations and a director of the Land Bank of New York.

Mr. Hennessy suggests "that at the coming extraordinary session of the Legislature a declaration be made that, in view of the present public emergency, bonds of the Land Bank of the State of New York, when properly secured by dwelling house mortgages deposited with the State Comptroller, be regarded as instrumentalities of the Government of the State issues for a public purpose.

"This declaration will, it is believed by competent legal authorities have the effect of exempting the bonds from the Federal income tax. In addition to this, it will be urged that the Legislature authorize the direct investment of State funds by the Comptroller in the purchase of Land Bank bonds, whenever these bonds are issued in response to the mortgage money and loan associations of the State. These bonds would be issued only up to \$20,000,000.

"The effect of this legislation undoubtedly would be a great and immediate outflow of savings and loan association funds for the accommodation of home seekers who are now turned away."

Frank Mann, Tenement House Commissioner, favors the exemption of mortgages from income taxation and the exemption of new construction from local taxation for a limited period, as indirect subsidies to builders, so that money will be induced to enter the mortgage market.

Last Link in Complete Interborough Subway to Be Opened

EASTERN PARKWAY and Nostrand avenue subway routes of the Interborough system will be opened tomorrow morning. These extensions to the Interborough system in Brooklyn total about seventeen miles of single track. With these extensions running, the only uncompleted part of the Interborough system will be the extension of the Queensborough subway line from Grand Central west to Times Square.

Train schedules for the extension provide a seven-minute service from the terminal at Flatbush and Nostrand avenues and from Utica avenue and Eastern Parkway and a nine-minute service from President street and Nostrand avenue. The running time between the Utica and Atlantic avenue stations, a distance of 3.90 miles, will be nine minutes, and the 4.67 miles between Flatbush and Atlantic avenues will be covered in fifteen minutes. The running time from the terminal at Utica avenue to Van Cortlandt Park and 242d street in the Bronx will be one hour and eleven minutes.—Transit Construction Commissioner.

All the stations on the extensions will not be ready when the trains begin running, and no attempt will be made to use the unfinished stations until they have advanced far enough toward completion to make them safe for the heavy traffic expected.

The first station stop after Atlantic avenue will be at Franklin avenue. Other stops on the Eastern Parkway extension will be at Nostrand, Kingston and Utica avenues. On the Nostrand avenue extension the stops will be at President, Sterling and Winthrop streets, and Church, Newkirk and Flatbush avenues.

A statement by Frank Hedley, president of the Interborough Company, said, in part:

"Trains will enter Manhattan through the Clark street terminal and go northerly over the West Side route, touching

stations at Wall street, Park place, Chambers street, 14th street, 34th street (Pennsylvania Station), Times Square and the theatre district, 72d street, from which point part of the trains continue north through Washington Heights to Van Cortlandt Park and part turn to proceed to the Bronx and Bronx Park.

The transfer point in Brooklyn for Brooklyn passengers desiring to go to the East Side lines in Manhattan, to Bowling Green, Wall street, City Hall, Brooklyn Bridge, 14th street, Grand Central Station, Lexington avenue points, Jerome avenue or the Bronx or Queens is at the Nevins street station in Brooklyn.

"At the Nevins street station there is an 'island' platform and passengers wishing to go on the East Side lines in Manhattan have only to step across the platform from the new West Side trains to the East Side trains."

THE U. S. Geological Survey reports coal production and transportation as follows:

Despite a decrease in production of 1,523,000 tons as compared with the previous week, due to the strikes of mine laborers in Illinois and Indiana, the end of July found bituminous production since the beginning of the year to have reached 302,727,000 tons, an increase of 44,500,000 tons over the amount mined up to July 31 last year.

Anthracite production also compares favorably with 1919, having reached 50,575,000 tons on July 31, as compared with 47,307,000 tons at the end of July of 1919.

Tidewater shipments during the week of July 31 established what the survey believes to be a new record for coal handled over tidewater piers in a single week. The total tidewater dumpings amounted to 27,461 cars, an increase of 1,771 cars over the previous week. A total of 104,826 cars for the month of July was divided among the various ports.

REAL ESTATE SECTION

No Constitutional Amendments at Special Session

Bills for Relief of Housing Shortage Must Be Drawn So This Is Not Necessary
—Governor Smith Calls Preliminary Conference on Program

(Special to the Record and Guide)

Albany, August 20, 1920.

ANY legislation affecting the present housing situation to be introduced at the extra session called by Governor Smith must take the form of statutory enactments. Constitutional amendments cannot be initiated at this extra session. This is the best judgment at the State Capitol.

The State Constitution, Article XIV, creates this situation. This article requires the publication of notice of the adoption of a constitutional amendment three months before the senatorial body which will pass upon the amendment the second time. Thus, it will be seen that it would be impossible for the present Legislature to initiate a constitutional amendment process. Nothing in the way of time could be gained by adopting any constitutional amendments at the extra session.

The importance of this constitutional difficulty is reflected in the fact that Governor Smith's housing program at the last session involved several constitutional amendments. The feature proposal was the adoption of a plan for the extension of state credit on a large scale and at low rates to aid in the construction of moderate-priced homes. Another was the vestment of municipalities with powers to buy and sell lands for housing purposes.

In view of the fact that constitutional amendments will be tabooed there is every likelihood that the other proposals suggested by the Governor will be passed. These are not as radical as the changes that could be accomplished by the fundamental law amendments. They include the creation of a central state housing agency which will cooperate with local housing boards appointed in all communities with a population of 10,000 or over. The functions of these housing agencies, state and local, will be to aid the localities in meeting the immediate present need for sufficient homes; collection and distribution of information relating to housing and planning; the preparation of housing and zoning laws, regulations and codes, and development generally of a better housing scheme.

Legislation designed to exempt the bonds of the State Land Bank from state taxation will also be introduced.

In addition Governor Smith recently indicated that he had a plan which would operate to suspend the drastic building regulations in New York City with a view to permitting the improvement and betterment of old law tenements and the conversion of old-time one-family residences into habitable quarters. This plan is similar in many respects to the general tenement house law amendment introduced at the regular session which would permit the remodeling of thousands of tenement houses in Greater New York and the conversion of unused three-story one-family houses into modern flat houses.

The views of the Governor's reconstruction commission in one respect conform to the ideas expressed at the last session by the New York City Real Estate Board and the representatives of the large financial institutions appearing in support of the mortgage-income tax-exemption bill. The Governor recently indicated that he adheres to this view which the commission expressed in this language:

"The crux of the building situation is the loan or mortgage market. With adequate loans obtainable on reason-

able terms, the general housing situation would tend rapidly to adjust itself, as the law of supply and demand would be in free operation.

"A majority of this commission finds itself in entire sympathy with the proposition temporarily to relieve from taxation in whole or part real estate mortgages up to the proposed amount of \$40,000, particularly if such exemption be confined to loans on houses or residential properties."

In view of this specific recommendation by the Governor's commission there is a movement on foot to introduce at the extra session the bill permitted to die at the first session which would exempt real estate mortgages not exceeding \$40,000 from the operation of the state income tax. It is a matter of common knowledge that the returns from the state income tax are greater than the legislature anticipated when it was enacted, a factor which should operate to give the mortgage exemption bill a better chance of enactment.

When the Governor made his first announcement of the extra session there was a disposition in Albany to discount the accomplishments of such a session, but in the past week there has been a decided change in sentiment. There is every evidence that the necessity of enacting legislation which will improve the housing situation is forcing itself home to the legislators.

The Governor has called a conference next week of officials dealing with the housing situation and the Republican and Democratic leaders of the Senate and Assembly for the purpose of putting into shape a definite program of legislation in order that the special session will not have to deal separately with the hundreds of housing bills which individuals and committees are prepared to offer.

Senator Lockwood, Tenement Commissionre Frank Mann, Chairman Abram I. Elkus of the State Reconstruction Commission, Secretary Edward P. Doyle and other officials of the Mayor's Committee on Housing will be among those invited.

The State Conference of Mayors is bringing pressure upon the Governor to widen the scope of his recommendations to the extra session by including the Gibbs-Slacer bill of the last session in the program. This bill would give the public service commission power to suspend telephone rates pending investigation to determine their reasonableness. The recent rate increases has had the effect of stirring the up-State communities into action and it is likely that the petition of the mayors will be supported by the smaller communities which enjoy telephone service.

The act of the Governor in calling special elections in the districts represented at the regular session by the five Socialists who were ousted soon after taking their seats is a potential difficulty. The Republican majority in the Assembly and a large number of Democrats who voted for the ouster of the Socialists feel that the re-election of the Socialists will not constitute a vindication. The general notion is that the unfitness of these men is a continuing disqualification, and that if they were unqualified to serve at the regular session they are still unqualified. The up-State newspapers which supported the Assembly's action in the first instance are already advocating their ouster a second time, if they are re-elected.

Railroads Will Give Building Materials Preference

Shipments for Housing Jobs and Public Works to Be Classed as Emergency and Given Right of Way

RELIEF is in sight for those whose buildings and homes are being delayed because lumber, cement and other materials are held up by the railroads. Daniel Willard, president of the Baltimore & Ohio, and also chairman of the Advisory Council of Railway Executives, stated at a hearing of the Senate Committee on Reconstruction, of which Senator William M. Calder is chairman, that the railroads would co-operate with the builders and necessary building material would be shipped without delay. The hearings in this city continued from last week took up the matter of priority orders issued by the Interstate Commerce Commission. In effect, these orders give shipments of coal the preference of railway service and they have seriously hindered shipments of building material.

While defending the priority orders, Mr. Willard declared that he realized the importance of building homes and other necessary buildings. It was his opinion that the completion of repair of apartments, houses, roads and streets and other similar examples should be classed as an emergency and so far as the railroads were concerned, treated as such.

The practical workings of the plan proposed is as follows: Committee representing the construction industry have been appointed in various districts. In cases brought to their attention, where building material is being delayed, the construction committee will pass upon the necessity for the building, and upon the construction committee's recommendation, a committee of railroad officials will see that the material arrives. W. H. Truesdale, president of the Delaware, Lackawanna and Western Railroad, will be in charge of all the railroad committees.

The construction interests will be represented in New York by J. T. Duryea, Pierce, Butler & Pierce Mfg. Corp., New York, heating appliances; C. A. Crane, Constructors' Association, 57 Chambers street, New York; F. L. Cranford, 149 Remsen street, Brooklyn, Contractor; C. J. Curtis, Farnum-Cheshire Lime Co., 39 Cortlandt street, New York; J. S. Davis, Cross Austin & Ireland Lumber Co., Brooklyn; James E. Ewing, Goodwin-Gallagher Sand and Gravel Co., New York; Otto Eidlitz, Marc Eidlitz & Son, Inc., 30 E. 42d street, New York; T. N. Gilmore, Dwight P. Robinson & Co., 125 E. 46th street, New York, power plant contractors; Calvin Tomkins, Tomkins Cove Coal Co., 30 Church street, New York, limestone.

Otto H. Kahn, banker, gave the Senate Committee his views on our present taxing system, characterizing it as the reason for many of our economic ailments. He said:

"Most of the causes contributory to the existing era of economic disturbance and high prices, such as the effects of the devastation of war and of diminished production during the conflict, the workings of monetary inflation, etc., are so manifest and have been so frequently and exhaustively discussed, that they are well understood by the people. But the influences of faulty taxation are more subtle, less easily discerned and are generally avoided by the public speaker as a topic of discussion, because to elucidate them means to make oneself the vehicle for pronouncing some unpopular truths.

"I am convinced that the effect of the faultiness of our system of taxation is all pervasive, that you find it as a basic influence wherever you look for the true causes of our economic troubles, including lack of transportation facilities, insufficient housing accommodation, retardation or other abnormalities of production and distribution, high rents, high prices and extravagance. I believe that it is as harmful, if not more so, as any other single factor now at work in affecting the prosperity and well-being of the people and especially the people of small and moderate means.

"The cure for inflation and certain other after-effects of the

war, which afflict us, is a slow process. But the cure for the evils flowing from the errors of our taxation system can be effected at once. The remedy can be applied, and the resulting relief to the people obtained, as soon as it pleases Congress and the Administration to take appropriate action.

"I am convinced no remedy for the very serious situation for which your committee is seeking a cure can be effective which does not include a wise and courageous revision of our existing taxation system. Such a revision is not really a task of great difficulty. For a country as immensely rich and intrinsically as little burdened, relatively speaking, as ours, it is not a very hard problem to raise by taxation, the sum which the economical administration of our government requires without causing the sinister effects that our present taxation has brought about, indeed without causing any serious economic disturbance whatever. And that should be feasible without in any way impairing the fortunate and desirable circumstance that in our country those of small or moderate means are taxed far less, both in direct and indirect taxation, than they are in any other of the leading countries.

"I will confine myself to indicating a few suggestions which I believe to be worthy of consideration:

"The excess profits tax should be abolished or essentially modified and some other method devised to tax corporate profits." At the same time the extreme scale of surtaxes, which actually defeats its own purpose, should be revised downward.

"The principle of a progressive individual income tax and of a tax on corporate profits should be retained, but it should be applied not vindictively or recklessly, but according to the rule of reason and experience. Surtaxes must not be so extreme that they cripple production, discourage or prevent normal enterprise and preclude that accumulation of business and investment funds which is an indispensable prerequisite for material progress and prosperity. And in fixing the scale of surtaxes account must be taken of the fact that billions of tax-free securities are available and cannot be abolished, and that, therefore, the scale of supertaxation must be kept at a level which will not drive capital to seek the refuge of tax-exempt securities. The point to which supertaxation can go without creating that wholly undesirable and harmful sequence is fairly well established by a comparison of existing values.

"Another consideration not to be lost sight of is that the abolition of the generally condemned excess profits tax would not accomplish the general purpose in view, unless at the same time individual surtaxes are revised downward. Moreover, to do the former without doing the latter would mean that corporations would be given an enormous advantage over individuals engaged in business, because corporate earnings are, of course, free from supertaxes.

"As near as possible, corporations and individual firms should be taxed to equal effect.

"Careful investigation should be made of the question whether means should not and could not be found to prevent further issues of tax-exempt securities, or, at least, to limit such exemption, say, for instance, to the normal Federal tax and state taxes. (Of course, the right should remain in the Federal Government to issue, upon Congressional authority, bonds free from all taxes in case of war.)

"Much can be said for a small tax on sales, say one dollar for each hundred dollars. Whether that should be a tax on commodities only or whether it should include other objects and also services, whether it should be a tax on gross turnover, and, correspondingly, where that is not applicable, on gross income, or whether it should be a tax confined to

(Continued on page 250)

Rapid Progress of 7th Avenue Buildings for Needle Trades

Contracts Practically All Awarded and Many Floors Already Spoken for by Prominent Clothing Manufacturing Firms

THE first fruits of the "Save New York" movement, which had as its object the removal of the garment-making trade from Fifth avenue, is shown in the accompanying picture of the Co-operative Garment Center Buildings, which are now being erected in the west side of Seventh avenue between 36th and 38th streets. At least seventy of the largest manufacturers of women's garments are interested in the project, and by the time the buildings are completely occupied the co-operative tenants, according to Mack Kanner, a garment maker himself and the moving spirit of the venture, will be getting their rent for about 50 cents a square foot. The buildings, with the land investment included, will cost about \$15,000,000. It is estimated that they will turn out annually about \$200,000,000 worth of manufactured goods.

The building shown at the left, at 494 Seventh avenue, which forms an "L" around the Hotel York, at the northwest corner of 36th street, will be twenty-four stories high, including two upper floors for a clubhouse, restaurant and gymnasium. The northern building, at 500 Seventh avenue, which will form an "L" around the Hotel Navarre, will be seventeen stories high. Together they will furnish about 1,500,000 square feet of floor space.

The street floor will be rented to outsiders for stores and display rooms. Each building will have an arcade opening off Seventh avenue, which will furnish small stores for outsiders. The second, third and fourth floors will also be rented for offices and showrooms. The entire space in each

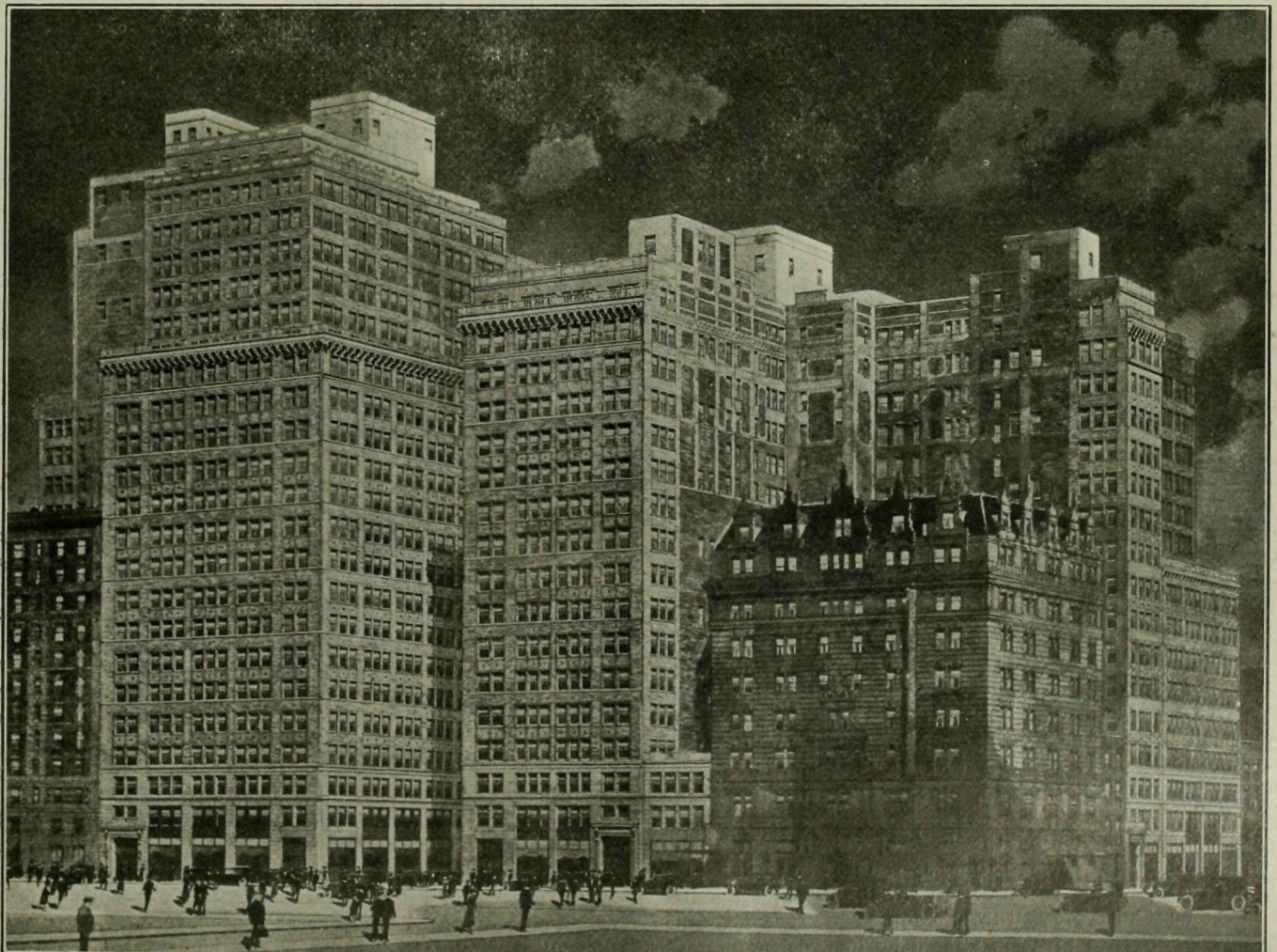
building from the fifth floor to the roofs, with the exception of the clubhouse, gymnasium and restaurant in the south structure, will be utilized by the co-operative tenants.

Next to the Equitable Building, at 120 Broadway, these twin buildings will furnish the largest units of floor space in the world. The heat and power plant for the structures will be in the basement of the northerly building, consisting of four high pressure water tubular boilers equipped with automatic stokers. There will be a smaller auxiliary plant in the basement of the southerly building, with service conduits under 37th street. The coal bunkers will accommodate 800 tons.

In the rear of each building at the westernmost end will be a wide ramp running from the street to the storage basement, with a shipping platform on either side. Another parallel ramp will run to the first floor for the employes, who will not be permitted to use the Seventh avenue arcade entrances. There will be thirty-eight high speed electric elevators in the building and four spiral chutes for the delivery of goods and four chutes for delivering rubbish to the basement. Each floor will be equipped with vacuum cleaners.

Each co-operative tenant in reality takes a permanent lease, according to Mr. Kanner, because the stock agreement binds him to remain a tenant or be compelled to sell his stock to the space applicant who stands at the head of the line.

The buildings were designed by Walter M. Mason, and Isaac Menline is the chief consulting engineer.



Walter M. Mason, Architect.

BUILDINGS FOR THE CO-OPERATIVE GARMENT CENTER REALTY COMPANY.

New Heckscher Building On 5th Ave. To Cost \$10,000,000

Monumental Structure, from Designs by Warren & Wetmore, Will Become a Mid-Town Commercial Landmark

WRECKING contractors are now demolishing the old buildings at the southwest corner of Fifth avenue and 57th street, upon which a monumental office and showroom building will soon be erected. This new operation will be known as the Heckscher Building and is being built by the George Backer Construction Company at a cost of

approximately \$10,000,000, which includes the value of the land. Warren & Wetmore, architects for a number of the prominent commercial structures in the mid-town section of Manhattan, prepared the plans for this project, and the structural engineer is H. G. Balcom.

This structure will comprise a main part, occupying frontages on both Fifth avenue and 57th street, which will rise through a series of setbacks, as required by the zoning law, to a height of twenty-five stories. Connected to the main structure will be a wing, six stories in height, that will have its frontage in 56th street. The plot on which this structure will be built measures 100x162 feet at the corner of Fifth avenue and 57th street, and the 56th street wing will have dimensions of 100x100 feet.

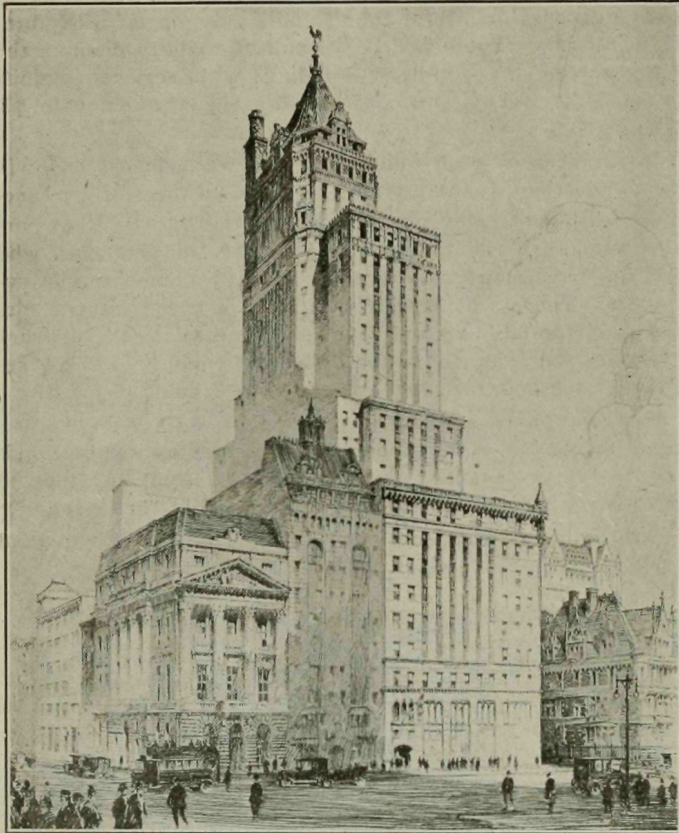
The owners of this building plan to cater to tenants of the highest type and will make their offering of space to exporters and importers of wide reputation who for some time have been seeking rentable space in the highly desirable 57th street section. There will be about 300,000 square feet of net rentable area in the entire building.

In addition to containing a number of large stores, the ground floor will have a series of small shops bordering either side of the arcade planned to extend through the building from 56th to 57th street.

The style of architecture as decided upon by the architects is that of Francis I, and it was particularly adaptable because of the surrounding handsome residences, for which it will provide a beautiful background. It is claimed that this new office building will be one of the finest examples of commercial architecture in this country.

The first nine stories of the main portion and the entire facade of the 56th street wing will be constructed of Indiana limestone. The remaining parts of the Fifth avenue and 57th street facades will be of a light-colored face brick ornamented with architectural terra cotta.

Because of the exceptionally high ceilings and an ornamented tower the distance from the curb to the highest point of the building is 417 feet. The building will be served by a battery of ten high speed electric elevators of the latest type and all other equipment will be of the best obtainable.



Geo. Backer Const. Co., Builders. Warren & Wetmore, Architects.
FIFTH AVENUE HECKSCHER BUILDING.

Railroads Will Give Building Materials Preference

(Continued from page 248)

sales to the ultimate consumer, in which case it might well be made progressive according to the value of the article purchased, or in what other form it should be imposed, is a debatable question on which I am not yet prepared to express a fixed opinion.

But I do believe the result of a tax in the nature of a sales tax would not only involve no burden on the people, but, on the contrary, there would ensue—provided there is enacted at the same time a revision of our excessive schedule of surtaxes and of the excess profits tax—a great reduction in the cumulative percentages with which prices are now “loaded” to meet taxation. Altogether, I feel certain that the enactment of reasonable instead of obnoxious and oppressive taxes would lead to a lowering of prices all round. Competition would see to that. If, contrary to expectation and precedent, competition should not do so, other agencies are available which will.

“Inheritance taxation by the Federal Government should be made to cease, it seems to me, as soon as conditions permit, and that source of revenue left for the use of the states, which are now hard pressed to find sources of revenue. Incidentally, inheritance taxation should be imposed not on the estate but on the individual recipient. Under the present Federal system an estate bequeathed to one descendant is

taxed at the same rate as an estate divided among, say, six descendants. That is manifestly unfair and socially undesirable.

“Consideration should be given to the question whether there should not be a revision of the theory of taxation, in the sense of basing it not merely on income but also on the social use made of income. If a man has an income of, say, \$200,000 and spends \$50,000 for his own and his family living and other expenses, and saves, i. e., directly or indirectly, uses constructively, the remaining \$150,000, he ought to be subject to a lesser tax than the man equally in possession of an income of \$200,000 who spends the whole or larger part of that sum on extravagant living. It seems to me worthy of careful thought whether a sharply marked distinction should not be made between such portion of a person’s income as is used constructively in savings, investments or enterprises and such portion as is spent on his scale of living.”

The historic West Point foundry in Cold Spring, N. Y., which was operated for several years by the J. B. & J. M. Cornell Iron Works, was recently acquired by a silk mill. The wood-burning DeWitt Clinton, the first locomotive, it is believed, to haul a train in New York State, was built there.

Review of Real Estate Market for the Current Week

Market for Small Properties Continues Active for Mid-Summer and Tenants Are Still Buying for Occupancy

TRANSACTIONS in real estate during the last week have been notably without magnitude, so far as individual items were concerned, but the aggregate of small deals continues about the average for the season. There seems to be no let-up in the demand for small properties for both business and residential purposes. This class of business has been well distributed over every part of the city and brokers have in many instances given up the idea of taking a vacation because of the widespread activity of the market.

Naturally there has been much speculation as to the bearing the special session of the Legislature may have upon the rental question and upon building. It is generally considered certain that whatever action is taken under the guidance of Governor Smith there is little chance that the real

estate market will be upset. It is going to take more than a year or two for building to catch up with the demand for office space and housing, even if the Legislature finds a solution of the mortgage money question and of some of the other knotty points the lawmakers will be asked to untie. Consequently rentals are likely to remain high even if some of the other realty conditions are not so favorable as might be wished for.

One of the most interesting deals of the week was the sale to seven different tenant-buyers of a block of private houses. This is a variation of the co-operative movement which is extremely interesting and capable of extension. There was continuation of the buying on a co-operative basis, but the deals were not so impressive as have marked other weeks since the movement began last spring.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 185, as against 171 last week and 87 a year ago.

The number of sales south of 59th street was 71, as compared with 72 last week and 32 a year ago.

The number of sales north of 59th street was 114, as compared with 99 last week and 50 a year ago.

From the Bronx 57 sales at private contract were reported, as against 62 last week and 31 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 258.

Paterno Buys Riverside Plot.

Duff & Brown Co. sold to Joseph Paterno and Michael Campania the northeast corner of Riverside drive and 148th street, a vacant plot, 85x100. John Brown is the seller of the plot 35x100 on the drive and the estate of Thomas H. O'Connor is the seller of the adjoining parcel, 50x100. This is the fourth Riverside drive corner sold to the same buyers this year. The south 146th street corner is improved with an apartment and fully tenanted, and the 146th and 147th street corner apartments will be completed October 1, but are about 90 per cent. rented now. Pease & Elliman were associated brokers in the sale of the O'Connor estate.

Motion Picture Studio Building.

The Bacon-Backer studios at 230 and 232 West 38th street have been purchased from Emanuel Arnstein and others by the Harry Levey Service Corporation, motion picture producers, according to announcement made yesterday by the buyers. Two weeks ago it was announced that the property had been leased by the Harry Levey Service Corporation. The new Times Square Post Office to be erected by A. E. Lefcourt will be opposite the property, which fronts 40 feet in 38th street and has a depth of 100 feet.

Anderson Building Resold.

Charles Galewski has purchased from Frederick Brown the 15-story fireproof Anderson Building, at the southwest corner of Broadway and 12th street. The structure was built about twenty years ago. Its tenants are now chiefly clothing concerns. Practically all leases expire next February. The building occupies an irregular plot, fronting 42 feet on Broadway and 132 feet on 12th street. It brings in a rental of \$100,000 a year. J. Mockowitz negotiated the sale. Joseph E. Greenberg represented the purchaser and J. Zelsner represented the seller. Mr. Brown's recent purchase of the Anderson Building from the Anderson estate was announced on August 5.

New Building for Fiftieth Street.

A new 4-story building is to be erected on West 50th street, between Eighth and Ninth avenues. It will be occupied by Kliegel Brothers, manufacturers of stage lighting effects, who have acquired from Fannie Reisch, who had previously bought it from Margaret E. Green and John Cunningham, the 3-story dwelling at 321 West 50th street, on a lot 19x100, and held at \$25,000. J. B. English negotiated the deal.

Kliegel Brothers purchased in 1913, through the same broker, the two adjoining houses at 323 and 325 and now control a plot 57.6x100, which will provide the site for the new structure. It will be built from plans by A. E. Nast, architect. Actual work on the building will begin about

September 1, when possession will be taken of two of the dwellings and their demolition started.

Addition to Hotel Algonquin.

Frank Case, proprietor of the Hotel Algonquin, in West 44th street, has purchased the 4-story building adjoining the hotel on the west, known as 69 West 44th street. The street floor of the house just acquired will be used for additional dining space for the hotel. It will accommodate about 250 diners and will be connected with the lobby of the hotel. The upper floors of the building will be rented for business purposes.

Old Cedar Street Landmarks Go.

A 5-story brick and tile building will replace the two old brick buildings now standing at 131-133 Cedar street. It will be built for the Rockport Company, now of 2 Rector street. Plans were filed by A. F. Gilbert, architect. The present buildings are two old landmarks that have stood for more than half a century. The new building, which will be occupied entirely by the Rockport Company, will cost, it is estimated, about \$150,000. The plot is 36.3x54 feet, and is 126.1 from the corner of Washington street. The Rockport Company acquired the property in March of this year.

Ackerman Homestead Sold.

The Lewis H. May Co. has sold for the Ackerman estate, Edward G. Ackerman, trustee, the Ackerman Homestead, at Far Rockaway, L. I., to James N. Rosenberg. The property fronts on Read's lane and consists of the old homestead and outbuildings on a plot of over three acres. After remodeling and extensive alterations the purchaser will sub-divide the property for resale. The property has remained in the Ackerman family for 25 years and was held at \$50,000.

Telephone Company Adds to Exchange.

McKenzie, Voorhees & Gmelin, architects, have filed plans for making extensive alterations to the 3-sty exchange building of the New York Telephone Company at the northwest corner of Convent av and 146th st. The alterations, in the main, consist of adding 1-sty and building a 4-sty rear extension, at an estimated cost, of \$600,000.

New \$1,500,000 School Building.

Plans and specifications for a new elementary school to be erected at the corner of Dawson st and Rogers pl, the Bronx, have been approved by the Board of Education. C. B. J. Snyder, superintendent of school buildings, has prepared plans for the new structure, to cost \$1,500,000. The building will accommodate 3,000 children, having forty-eight classrooms, and will contain a playground and gymnasium. The auditorium will seat 900 persons, and will be one of the largest in the Bronx.

Periodical Adds to Holdings.

Pictorial Review has added another parcel to its holdings on West Thirty-ninth st, west of Seventh av, having acquired in the name of Herman B. Goodstein, who has acted for the concern in previous realty deals, from Margaret Orton and others, the three-story building at 228 West 39th st, 20.7x98.9. It adjoins the older Pictorial Review Building at 216 to 226 West 39th st. The new structure of the Review is on the Seventh av and 39th st southwest corner.

High Building for Gold Street.

A 16-sty reinforced concrete building is to be constructed at 98 to 102 Gold st and 49 to 53 Frankfort st, southeast corner, by the Hide and Leather Realty Company, Louis J. Robertson,

president, which has awarded the general contract to Thompson Binger, Inc. It will cover an irregular plot of 69.10x74.5 feet, and will be 189 feet high. The cost has been estimated at \$525,000.

The first six floors will be used for office purposes, and the sixth to fifteenth floors will be used for lofts and offices. The Hide and Leather Club will take over the sixteenth floor for clubrooms.

Seven Private Houses in Deal.

Seven private houses grouped at the southeast corner of Lexington avenue and 118th st were bought by tenants. The Greenwich Savings bank was the seller of the Harlem group. Each house on the Lexington av frontage is three stories in height and covers a lot 1C.8x 67.9. Dr. Francis Johnson bought 1885, Peter Spengler, 1887; Nellie Clancy, 1889, and Dr. John A. Beuermann, 1891. The same buyer also purchased the abutting dwelling at 152 East 118th st, also three stories in height and covering a lot 25x100.11.

"Albany Flats" Change Hands.

The Albany flats, on the westerly block front on Broadway, between 51st and 52d sts, are to be taken over by the 1657 Broadway Corporation, T. L. Cunningham, president, formed at Albany this week with a capitalization of \$12,500. The other two directors are A. L. and F. L. Cook. The property consists of a 5-sty structure with stores, on a plot fronting 201 feet on Broadway and 108 feet on each st. Last January the Melville Shoe Corporation, under the title of the R-W Realty Corporation, secured a lease of the property from the Emery estate for twenty-one years, with the privilege of renewals, the aggregate rental approximating several millions.

Manhattan.

South of 59th Street.

CHURCH ST.—Messrs. Fred'k Southack & Alwyn Ball, Jr., report that they have sold for Philip L. Seasongood et al., executors, the 5-sty and basement building at 236 Church st to Th. Michau Co., a French dress goods concern, who will occupy the premises for their own business.

COLUMBIA ST.—Ellen Lamm sold to the Carlhoff Realty Co. the 5-sty tenement, with store, at 80 Columbia st, 30x25.

FRONT ST.—Charles L. Meehan sold to Daniel M. Enright the 5-sty building at 98 Front st, 22.7x76.4.

FULTON ST.—Nason Manufacturing Co. tenants, bought 71 Fulton st from Edith N. Buckingham. The property adjoins the Wilson Building, at the northeast corner of Gold and Fulton streets, and consists of a 3-sty building, on lot 15.9x124x irreg.

MERCER ST.—Daniel W. Hammond sold to the United States Trust Co. of New York 173 Mercer st, a 5-sty building, 37x25.

RIDGE ST.—R. Angell resold for a client of E. Fixman, attorney to Samuel Horowitz, the 5-sty front and 4-sty rear tenements, 25x100, at 50 Ridge st, near Delancey st. The buyer will modernize the property. The seller recently acquired the property from Amelia M. Bauble.

TOMPKINS ST.—Isidor and Jacob Kaufman bought from Frank P. Schmidt and others the 4-sty building, 22x60, at 54 Tompkins st, adjoining the southwest corner of Livingston st. They resold the realty to Hyman Haber.

WATER ST.—Mary R. Goelet and others sold to Rosamond A. Schneider and Rebecca M. Poucher the 5-sty building, with store, at 252 Water st, 12.3x49.10x irreg., near Peck slip.

6TH ST.—Joseph Hamerslag bought from D. Glaser the 5-sty tenement 626 East 6th st, 24.9x90.10.

10TH ST.—George Ehret sold 404 East 10th st, a 5-sty tenement with stores, on a lot 25x92.3, near Avenue C.

12TH ST.—Valentine Watral bought from Emma C. Stuart the 5-sty tenement at 525 East 12th st, 25x103.3.

16TH ST.—The 5-sty stable at 335 to 341 West 16th st, 100x92, has been sold by Edward H. Landon to the 335 West Sixteenth Street Corporation.

23D ST.—The two 5-sty buildings at 149 and 151 West 23d st, 40x98.9, have been sold by the Roberts Co. to the Sallie Realty Corporation.

27TH ST.—J. Diamond sold to the Keabor Realty Co. the 5-sty tenement, with store, at 235 West 27th st, 24.1x98.9.

27TH ST.—Henrietta Kahn sold to Albert Strunsky the 5-sty tenement with stores at 454 West 27th st, 25x98.9.

28TH ST.—Louis Schrag has sold for Peter and Katherine G. Malone 332 West 28th st, a 5-sty building, on lot 25x100.

30TH ST.—Union News Co., with a branch at 257 West 30th st, bought from J. W. Silleck 249, on the same block, consisting of a 5-sty front building and a rear 3-sty building, 25x98.9.

30TH ST.—Maris S. Simpson sold to Antonio Pagano the 3-sty dwelling 359 West 30th st, 18x98.9.

34TH ST.—Charles Wynne and Louis H. Low bought from the Mary C. Brown estate, United States Mortgage and Trust Co., trustee, 140 East 34th st, a 5-sty studio apartment, 25x135. Folsom Bros., Inc., were the brokers. This is the first sale of this property in twenty years.

38TH ST.—Jacob Metsch sold to William H. Brew the 4-sty building, with store, at 204 East 38th st, 21x84.

43D ST.—John J. Hoekkh, Inc., have sold for William Daniels, the 3-sty and basement brownstone private house at 441 W 43d st, to be occupied by the buyer, Dr. J. Kessler; also, in conjunction with Frank Lombardi, the 3-sty and basement brownstone private house at 365 W 46th st, for Samuel Brown, same to be occupied by the buyer.

47TH ST.—Rothbart Garage Operators bought from Henry H. Jackson and another, executors, the 4 and 5-sty tenements at 335 and 337 East 47th st, 50x100.5.

48TH ST.—James Kyle & Sons have sold the following 3-sty dwellings for occupancy: 252 East 48th st, 212 East 53d st, 243 East 57th st, 202 and 230 East 58th st, 220 East 60th st and 33 Sutton pl.

50TH ST.—J. B. English has sold for Margaret E. Green and John Cunningham to Fannie Reisch the 3-sty dwelling 321 West 50th st, on plot 19x100, and has resold for Fannie Reisch to Kliegel Bros., who owned the adjoining properties, Nos. 323-325. Kliegel Bros. will erect a building for their own occupancy on the plot, plans for which are now being prepared.

50TH ST.—The Haggstrom-Callen Co. has sold for Elizabeth A. Viau 313 West 50th st, a 3-sty and basement dwelling, 19x100, to a client for occupancy.

51ST ST.—John Finck has sold for Commodore E. C. Benedict his residence situated 10 West 51st st, consisting of a 5-sty dwelling, 25x100.5. The commodore has owned and occupied the property since 1867. The purchaser contemplates remodeling the premises.

51ST ST.—J. W. Brett sold the 4-sty dwelling at 16 East 51st st, 21.6x100.5, Columbia College leasehold, located between 5th and 6th avs.

51ST ST.—Auto Pneumatic Action Co. bought the property adjoining its plant at 626 to 630 West 51st st, extending through to 631 to 635 West 50th st, comprising a 6-sty factory and 3-sty stables. The sale was made by the Farmers Loan and Trust Co.

52D ST.—H. A. Rubenstein sold to Lillis Piper the 4-sty dwelling at 64 West 52d st, 20x100.5.

52D ST.—Dormond Realty Co., Simon Myers, president, resold through Hall J. How & Co. to the Setag Realty and Trading Co. the 2-sty business building at 128 West 52d st, 25x100.5. The sellers recently acquired the property from the Columbia Trust Co.

56TH ST.—Dr. Thomas Mafsey, the tenant, bought from John T. Fenlon, the 4-sty dwelling at 359 West 56th st, 17.10x100.5.

58TH ST.—M. H. Gallard & Co. sold for the Witherbee Real Estate and Improvement Co., Arthur C. Frances, president, the 4-sty dwelling at 30 West 58th st, 21x100.

MADISON AV.—Pease & Elliman have resold for the Ellen O'Kane Co. the house at 222 Madison av, which they recently sold to Mrs. O'Kane. It is a 4-sty and basement house, on a lot 25x95, between 36th and 37th sts. The buyer is the well known woman lawyer, Miss Grace Humiston, and it is understood that it will be used as a girl's club. It was held at \$200,000.

SHERMAN AV.—Heller & Sussman resold to Charles Wolf the 5-sty apartment house 168 Sherman av, on a plot 50x150.

WEST END AV.—Thomas Fallon sold the 5-sty garage at 215 West End av, 25x100, adjoining the southwest corner of 70th st. Recently the White Motor garage, adjoining on the south, was sold to a syndicate represented by Louis Rosenberg, attorney.

1ST AV.—Anna L. Fuldner sold to Joseph Krejci the 5-sty stone front tenement house, with stores, at 1371 1st av, on a lot 25.6x100.

SECOND AV.—Levi S. Tenney, as trustee, sold to Vincent Lanza 2203 Second av, a 5-sty tenement house with stores, on a lot 25x100, adjoining the northwest corner of East 113th st.

2D AV.—Rachel Lowenthal sold to David Solomon 2001 2d av, at the northwest corner of East 103d st, a 4-sty brick tenement house, with stores, on a lot 25.5x75.

2D AV.—Susanna Hoffmann and Susanna Reinle bought from George Brogile the 5-sty tenement at 1571 2d av, 25.5x100.

2D AV.—Theresa Heidelbach sold to Joseph Abramowitz the 4-sty tenement at 1078 2d av, 25x65.

3D AV.—Fischer Realty Co. sold for Tipaldi Bros. 1999 Third av, a 4-sty brick flat with store, on a lot 20x85, adjoining the southeast corner of East 110th st.

3D AV.—Hyman Pullman bought 2009 3d av, a 3-sty brick tenement house, with store, on a lot 25.1x110.

5TH AV.—Favorite Realty Co. sold to the 164 Fifth Avenue Corporation the 6-sty loft building at 164 5th av, 26x120, between 21st and 22d sts.

5TH AV.—The 6-sty elevator building, 26x120, at 164 5th av, near 21st st, has been sold by the Favorite Realty Co. to the 164 Fifth Avenue, Inc.

7TH AV.—Joseph S. Marshall sold to Elmer D. Coulter the vacant plot, 199.10x75, on the west side of 7th av, from 149th to 150th st.

7TH AV.—Equitable Life Assurance Society sold to Coleman W. Anderson the 4-sty and basement dwelling at the southwest corner of 7th av and 139th st, on a lot 20x77.8.

8TH AV.—Carl H. Richardson sold 2161 Eighth av, a 5-sty flat with store, on a lot 20x90.

9TH AV.—Sarah H. Shotts sold to the Korker Realty and Construction Co. the vacant plot 89.11x100 at the northeast corner of 9th av and 207th st.

10TH AV.—Elizabeth Ockenmuss sold 325 10th av, a 3-sty building, with store, 24.8x100, adjoining the southwest corner of 29th st.

North of 59th Street.

HENDERSON PLACE.—J. Edgar Leaycraft & Co. have sold for A. J. Outerbridge to the Misericordia Hospital the two 3-sty dwellings 11 and 13 Henderson place.

64TH ST.—The Everett M. Seixas Co. have sold for Mrs. Annie N. Hoes the Beekman estate, property located at 136 East 64th st, 3-sty and basement private dwelling, on the southeast corner of Lexington av, plot 20x100, to Mrs. Mary Paxton Hamlin, who will occupy as her own residence.

71ST ST.—Carl F. W. G. Uppmann sold to Henry C. Turner, trustee, the 4-sty dwelling at 59 West 71st st, 17.6x102.2.

75TH ST.—Samuel Flato, of Freedrick Zittel & Sons, has sold for I. Flato premises 26 West 75th st, a 4-sty high stoop dwelling, on lot 20x95, to a client for occupancy.

82D ST.—L. J. Phillips & Co. have sold the 5 1/2-sty American basement dwelling, on lot 17x100.8 1/2, at 314 West 82d st for John Meade Howells, executor.

84TH ST.—Gertrude Mendelson sold the 4-sty dwelling at 10 West 84th st, 21x102.2, to David Kamsler, who resold it to the H. M. Holding Co.

84TH ST.—Douglas L. Elliman & Co. have sold for Francis C. Bishop 9 East 84th st, a 5-sty fireproof English basement house, on a lot 25x100, to a prominent resident of a city in the Middle West, who is coming to New York to live. This house, with No. 11, was built a few years ago from plans of Warren & Wetmore.

84TH ST.—George and Anna Fischer bought from Adolph Bloch and another the 4-sty dwelling at 523 East 84th st, 25x102.2.

86TH ST.—Slawson & Hobbs sold for George A. Le View 24 West 88th st, a 4-sty dwelling, 20x60x100.8.

86TH ST.—James G. Moses sold to Elsie B. Smith the 4-sty dwelling at 134 West 86th st, 20x106.10.

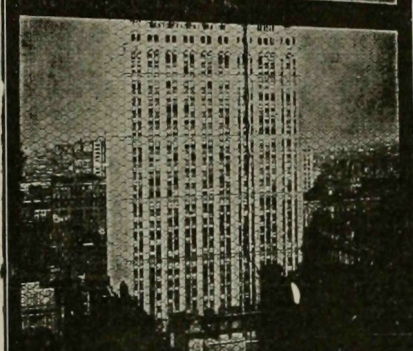
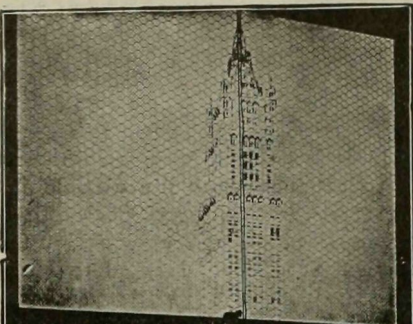
88TH ST.—Slawson & Hobbs have sold for George A. La Vie 24 West 88th st, 4-sty high stoop dwelling, on lot 20x100.8 1/2, to a client for occupancy.

89TH ST.—Coughland & Clisby sold for the estate of John C. Rodgers the 3-sty dwelling, 20x100.8, at 303 West 89th st.

92D ST.—Charles Wynne and Louis H. Low resold to an investing client of M. H. Gallard & Co. 48 West 92d st, a 4-sty dwelling, 18x100. This property was held at \$30,000.

92D ST.—Henrietta J. Bruno sold for Emily Loewy 57 West 92d st, a 3-sty dwelling, 20x100, to A. Glick.

96TH ST.—John Finck has sold for Lillian L.



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Amoureux the 5-sty apartment situated 134 West 96th st, size 25x100.

97TH ST.—Louis Dumas bought the 3-sty dwelling at 60 West 97th st, 20x100.

101ST ST.—M. L. & C. Ernst sold 75 West 101st st, a 5-sty flat, 25x100, to H. M. and M. Fromberg. Leitner, Brener & Leitner were the brokers.

103D ST.—Charles S. Kohler, Inc., has sold a 3-sty private dwelling, 16.6x100.11, at 139 West 103d st for Dr. A. Edwin Kelgwin.

103D ST.—Libby Sobel sold to Morris and Bessie Utkowitz the 6-sty tenement with stores at 205 East 103d st, 37.6x100.11.

105TH ST.—Adolph Weiss purchased from Arthur W. Oppenheimer 62 East 105th st, a 5-sty double flat, 25x100. L. J. Phillips & Co. were the brokers.

105TH ST.—Murrell Realty Corp. bought from Jemie Adler the 6-sty tenements with stores at 336 and 338 East 105th st, 37.6x100.

108TH ST.—Alfred S. Katzenstein sold for the estate of Mary Hanrahan to Antonio and Angiolina Scarpatti the 5-sty single flat 178 East 108th st, 17x100. W. S. & A. S. Katzenstein, attorneys, represented the sellers.

114TH ST.—The Congregation Chebra B'nai Schlome Anshel Semel purchased from Max Beringer the 3-sty dwelling, 17.6x100.11, at 34 West 114th st, near 5th av.

115TH ST.—Morris Florea sold for the Rev. Joseph Shestokas to a client the 4-sty tenement 460 East 115th st, on lot 20x100.11.

118TH ST.—Goodwin & Goodwin sold for Henry Danziger the 3-sty dwelling, 16x100, at 110 West 118th st to M. Ternor.

118TH ST.—The Wardmin Realty Co. bought from Albert Dubois 21 West 118th st, near 5th av, a 5-sty flat, 25x100.11.

119TH ST.—Goodwin & Goodwin, Inc., have sold for Joseph G. Abramson to a client for occupancy October 1 the 3-sty and basement brownstone dwelling at 140 West 119th st, size 20x100.

120TH ST.—Dora Weisinger sold to Nady Brody the 3-sty dwelling 128 West 120th st, 19x100.11.

120TH ST.—A. D. Rockwell, Jr., sold for Louis S. Barnard the dwelling at 512 East 120th st to Gaetano Squillant.

120TH ST.—Ryan & Co. have sold for a client of Jacobs & Livingston, the S. W. L. Realty Co., Inc., the 5-sty tenement at 232 West 120th st, held at \$35,000. The buyer was Dr. Isidor Perez Martinez, of Havana, Cuba.

124TH ST.—D. H. Scully & Co. sold for Nora M. McCafferty the 3-sty dwelling 316 East 124th st, 17x100. This is the first sale of the property in fifty years.

124TH ST.—Della P. Felman sold to Joseph Giaguinto the 3-sty dwelling at 322 East 124th st, 21x100.11.

124TH ST.—A. Katherine Wolf sold to Julius W. Kruger the two 3-sty dwellings 229-231 East 124th st, 40x100.

127TH ST.—Shaw & Co. sold for Irving Miller 12 East 127th st, a 3-sty and basement dwelling, 20x50x99.11.

127TH ST.—Aurora Operation Co. sold to the David Simon Corporation the 4-sty single flat at 308 West 127th st, near 8th av.

129TH ST.—Porter & Co. have sold for Herman H. Rippe to Joseph Carney the 3-sty brownstone dwelling located at 140 West 129th st.

130TH ST.—John H. Pierce sold for Miss Teresa Moriarty 39 West 130th st, a 4-sty dwelling, on a lot 20x100, to Mrs. Fannie Herzog for occupancy. The house has been held at \$15,000. This is the first sale since 1887.

130TH ST.—Leonard Weill sold to Eliza Checkley the 3-sty dwelling at 206 West 130th st, 15x90.11.

131ST ST.—F. W. Margerum, executor, sold to D. L. Northrup the 3-sty dwelling at 120 West 131st st, 18.9x99.11.

132D ST.—Porter & Co. have sold for Lillie M. Knapp to Laura E. Walker the 3-sty brownstone dwelling located 224 West 132d st.

132D ST.—Emmett J. Carter bought from James L. Van Sant the 3-sty dwelling at 105 West 132d st, 13x100.

134TH ST.—The 5-sty flat, 25x99.11, at 313 West 134th st, near St. Nicholas av, has been purchased by Lena Schmertz from Sarah M. Churchill.

134TH ST.—H. T. Wood sold for the Bovina Realty Co. a 5-sty apartment house, 48x100, at 519 West 134th st.

138TH ST.—Morris S. Clark sold to Artemas Green the 3-sty dwelling at 261 West 138th st, 17x99.11.

138TH ST.—Fitz Howell resold for Ford T. Dabney 231 & 235 West 138th st, a 2-3-sty and basement King Model Dwellings, on a plot 17x99.11, with facilities for garage in the rear to clients, for occupancy. They were held at \$13,000 each.

139TH ST.—B. W. Smith, Inc., sold for the Tener Co. to Arthur Green for occupancy the 3-sty and basement dwelling at 302 West 139th st, 16.4x99.11.

143D ST.—Edward N. Crosby & Co. sold the 6-sty apartment house 208-210 West 143d st, on plot 50x100, for Max Tancilevitz and another to the Walker Memorial Profit Sharing Corporation. It is to be converted into a co-operative apartment house.

158TH ST.—Ryan & Co. sold for John P. Martin, of Yonkers, N. Y., the 3-sty dwelling, 18.9x100, at 628 West 158th st, to Mrs. E. Krull.

163D ST.—Eugene J. Buhers Co., Inc., sold for Harry Cahn 729 East 163d st, a 4-sty flat, on plot 25x86, to Edward Muller.

178TH ST.—Ray Strep bought from Gustave Halpern the 5-sty apartment at 503 and 505 West 178th st, 57x100.

184TH ST.—W. J. Huston & Son sold for Ennis & Sinnott to a client of Henry Schumacher's Sons 560 West 184th st, a 5-sty apartment house 37.6x75.

18TH ST.—Andrew Guidone bought from Lizzie Van Boskerck the two 3-sty dwellings at 661-663 West 18th st, 33.4x94.11.

228TH ST.—Tankoos, Smith & Co. have sold for the Canal Securities Corp. three 6-sty apartment houses located at 151 to 161 West 228th st to a client for investment. The property was held at \$150,000, and brings in a rent return of approximately \$24,000 per annum.

LEXINGTON AV.—Lancelot W. Armstrong sold to Charles A. James the 4-sty dwelling at 975 Lexington av, 16x69, near 71st st.

LEXINGTON AV.—Bastine & Co., Inc., as agents, sold for the Greenwich Savings Bank the southeast corner of Lexington av and 118th st, plot approximately 100x100. The purchasers were the tenants.

LEXINGTON AV.—Harry Reniscow sold to Clara S. Blocksberg the 5-sty flat with stores at 1653 Lexington av, 16.8x70.

MANHATTAN AV.—Meister Builders, Inc., have sold the 1-family dwelling at 469 Manhattan av, on a plot 16.8x82 to Mr. Joseph Gratring for occupancy.

ST. NICHOLAS AV.—Eugene H. Hicox bought from Erastus B. Treat the 3-sty dwelling at 948 St. Nicholas av, 16.7x59.

WADSWORTH AV.—Edward N. Crosby & Co. sold for the Esther Realty Co., Max Cohen, president, the 5-sty apartment house, 50x115, at 248 Wadsworth av to the Systell Holding Co.

MT. MORRIS PARK WEST.—Shaw & Co. have sold for Julia E. Cameron the southwest corner of Mt. Morris Park West and 121st st, known as 2 West 121st st, a 4-sty and basement dwelling, 20.11x65x100. This is the first sale of this property since 1899.

Bronx.

GARFIELD ST.—Laura Freese bought 1620 Garfield st, a 2-sty frame 2-family house.

GLOVER ST.—Kalman Jeurlier sold 1420 to 1424 Glover st, three 2-sty and basement brick dwellings, each on a lot 25x125.

HOME ST.—M. M. Ringler sold for Jacob Benjamin and associates to H. Ulrich and I. Mazur 8-4 Howe st, adjoining the corner of Prospect av, a 5-sty apartment.

OAKLAND PL.—Wallace W. Thorn sold to Adele Pollak the 2-sty dwelling at 742 Oakland pl, 23.7x100.

RITTER PL.—Abraham Isenverg sold to the Iron Hill Realty Co. the 5-sty apartment at 511 Ritter pl, 50x102.

ROGERS PL.—M. Berney bought from Harry Bickler, for occupancy, 986 Rogers pl, a 2-sty frame detached dwelling, on a plot 30x74x24, adjoining the southeast corner of East 165th st.

136TH ST.—Patrick Holland sold to W. Johnson the dwelling at 313 East 136th st.

142D ST.—Margaret Von Dwingelo bought from Henry T. Gustaveson the 3-sty dwelling at 311 East 142d st, 14.6x100.

160TH ST.—Kelly & Brown sold for a client to Anthony Gillespie 320 East 160th st, a 4-sty brick flat, on a lot 25x99, adjoining the southwest corner of Courtlandt av.

160TH ST.—Ely Maran and Sager & Shapiro sold to a client of Murphy, Crowley & Co., 699 East 160th st, northwest corner of Melrose av, a 6-sty apartment house with stores, on a plot 45x100.

160TH ST.—Elizabeth Dorer sold to Anthony Gillespie the 4-sty flat at 320 East 160th st, on a lot 25x99.

162D ST.—Alexander Selkin and Carl Jaffe sold for Julius H. Brand the 2-sty and basement frame 1-family dwelling of seven rooms, on plot 22x85, at 881 East 162d st.

163D ST.—Harry Cahn purchased from William Sieling the 4-sty 9-family house 729 East 163 st through Edward Dressler.

163D ST.—Eugene J. Busher Co., Inc., sold for Harry Cahn 729 East 163d st, a 4-sty flat, 25x86, to Edward Muller.

164TH ST.—B. Sampson sold to Thomas B. Brady 292 East 164th st, a 3-sty and basement frame dwelling, on a lot 18.3x106; and Junita Sheridan bought 294 East 164th st, a similar dwelling to the first mentioned.

165TH ST.—George Kean and Louis Zucker purchased the 5-sty apartment, 73x63, at the southeast corner of Sherman av and 165th st, known as 225 East 165th st, from the Adesea Realty Corporation.

165TH ST.—Terese Avitable sold to Mrs. T. Spinetti 732 East 165th st, a 3-sty brick and frame 3-family house, on a lot 19.5x100.

167TH ST.—Walter E. Brown sold for A. J. Schwarzler Co. to an investor, who paid all cash for the property, located at the northwest corner of Clayton av and 167th st, a 5-sty apartment, with stores, 89.91x74.63x irreg. The house was built about five years ago and was held at \$75,000.

169TH ST.—Catherine W. Bulthaupt bought from Edith R. Parod 272 East 169th st, a 2-sty dwelling, 20x95.

183D ST.—Cornelius Lanzendoen bought through Kelly & Brown 17 West 183d st, a 2-sty and basement frame semi-detached 2 family house, on a plot 40x100, at the northeast corner of Davidson av.

ALEXANDER AV.—The Payne estate sold to Peter Quartararo the 3-sty dwelling 161 Alexander av, southwest corner of 135th st, 16.8x66.8.

ARTHUR AV.—Henry Elias Brewing Co. sold to Lucy Meritiella 2388 Arthur av, a 5-sty brick tenement house, on a plot 37.5x84.7, together

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with 2390 Arthur av, adjoining, a 3-sty brick flat with store, on a lot 25x87.

BAILEY AV.—Frank Huebner bought from Robert E. Bergman the 3-sty dwelling at 2554 Bailey av, 20.1x83.8xirregular.

BASSFORD AV.—Robert Hirschfield sold through Ernest N. Adler 2244 Bassford av, a 2-sty and basement frame 2-family house, on a lot 19x76.

BRYANT AV.—Max Appelbaum bought the dwelling at 817 Bryant av, 25x100, from Louis Grodsky.

CAULDWELL AV.—Dr. Arthur Johnan sold to Paul Arfanis & Bros. 875 Cauldwell av, a 3-sty and basement brick 3-family house, on a lot 18x100, adjoining the northwest corner of East 161st st.

CEDAR AV.—J. Clarence Davies sold for the estate of Cornelia Kneeland to Frank Read 1886 Cedar av, a 2-sty and basement brick dwelling, on a lot 18.6x125.

CEDAR AV.—Ida Bammann sold to Henry Schaefer the 2-sty dwelling at 1822 Cedar av, 35x irreg.

CONCORD AV.—M. L. & C. Ernst sold to Otto Michalowski 327 Concord av, a 3-sty brick dwelling, on a lot 20x80.

CROTONA AV.—Anna Altman sold to Samuel Klein 1899 Crotona av, a 2-sty and basement frame detached 2-family house, on a plot 50 x116.

DALY AV.—Minnie Berger bought from Louis Anshen the 3-sty dwelling at 2081 Daly av, 24.11x112.9.

GRAND AV.—Ennis & Sinnott resold 2527 Grand av, a 2½-sty frame detached dwelling with garage, on a plot 75x106, to Alfred U. Keedwell.

GRAND AV.—Samar Realty Co. sold to Henrietta Nathanson and another the 2-sty and basement brick dwelling, on a lot 28.4x100, on the east side of Grand av, 261 feet south of 190th st.

HEATH AV.—Heath Construction Co. sold to James Graham 2781 Heath av, a dwelling.

HOE AV.—Hyman Boagansky sold to John D. Kroog the 3-sty dwelling at 1467 Hoe av, 25x100.

HOLLAND AV.—The Mace Estates Building Corporation, which erected a row of forty-six brick and stucco houses on Holland av, near Allerton av, has disposed of two more of the row to Herman Goodstein and Samuel Elisburg.

HUNT AV.—Frederick Reister bought through Kelly & Brown 1730 Hunt av, a 2-sty and basement frame 2-family house, on a lot 25x95.

JACKSON AV.—Anna Voelbel sold to Emilia Uvacik 537 Jackson av, a 2-sty frame dwelling, on a lot 25x109.

LA FONTAINE AV.—John E. Bon sold to Angelo De Grazi 2120 La Fontaine av, a 3-sty and basement frame dwelling, on a lot 25x95.

MORRIS AV.—G. Carlucci & Co. sold to Josephine Chinchiole the 3-sty house at 2310 Morris av; also to Nicholas & Concetta, the 2-sty dwelling at 2189 Morris av, on a lot 25x95.

PROSPECT AV.—Joseph P. Day sold to Dietrich Steuck and Julia C. Huntley 2382 Prospect av, at the corner of 187th st, a 4-sty brick flat with stores, on a lot 26x70.

SEDGWICK AV.—Emilio Ferraro Construction Co. sold to Mrs. Annie S. Moore 3155 Sedgwick av, a 2-sty and basement brick dwelling.

SHAKESPEARE AV.—Howard Kelley sold to William Craven 1293 Shakespeare av, a 2-sty and basement frame dwelling, on a lot 23x103.

SHERIDAN AV.—Harry H. Kahn sold to Joseph Reitmeier 947 Sheridan av, a 4-sty and basement brick flat, on a plot 37.5x67.

SHERMAN AV.—George Kean and Louis Zucker bought the 5-sty apartment, 78x63, at the southeast corner of Sherman av and 165th st, the Bronx, from the Adelsea Realty Corporation.

SOUTHERN BOULEVARD.—The Eugene J. Busher Co., Inc., leased for the Haffen Realty Co. the plot 50x100, on the west side of Southern boulevard, 25 feet south of 145th st, to Edward J. Woods, Inc.

SPUYTEN DUYPVIL ROAD.—Hudwill Corporation, Hudson P. Rose, president, purchased the 4-family house on the west side of Spuyten Duypvil road, near 230th st.

TELLER AV.—E. Fixman, attorney, bought for Albert W. Trischett from Charles Arnsheimer, of Mount, Vernon, the 2-sty frame dwelling at 969 Teller av, 24x110.

TIEBOUT AV.—Schora Co. sold to the Kaufman-Kane Co. the 5-sty apartment at the northeast corner of Tiebout av and 188th st, 29x83.3.

TINTON AV.—A. Wellheim sold 1231 Tinton av, a 2-sty and basement frame 2-family house, on a lot 20x110.

UNION AV.—Edward Polak, Inc., sold for Francis Covar to Foundation Realty Co., Inc., 587 Union av, a 2-family frame house, on a lot 20x100; for Joseph A. Morris to Mr. Zachary Bers 2009 Prospect av, a 1-family frame house, on a lot 25x100; for Maurice Rosen to Mr. Karonowitz 1385 Clay av, on a lot 25x50.

UNION AV.—Richard Dickson has sold for

Rosie Sperruzzi premises known as 1161 Union av, a 2-sty frame dwelling. Purchaser Harris Friedman.

UNION AV.—Charles Wohlfeld bought from James F. Kelly the 4-sty flat at 986 Union av, 30x160.

UNION AV.—Richard Dickson sold for Rosie Sperruzzi a 2-sty frame dwelling at 1161 Union av to Harris Friedman.

UNIONPORT RD.—Charles Peterson sold 1836 Unionport rd, a 3-sty and basement frame dwelling, on a lot 27x115, running through to 1837 Amethyst st, where there is also a 2-sty and basement frame dwelling.

VALENTINE AV.—Cahn & Cahn sold to August Noce 2106 Valentine av, a 2-sty and basement frame dwelling, on a lot 18.8x91.1.

VALENTINE AV.—David C. McBride sold to Cahn & Cahn 2081 Valentine av, a 2½-sty and basement frame dwelling, adjoining the northwest corner of East 201st st.

VAN NEST AV.—Johann F. Schmelzle sold to Gustave Henneberg 737 Van Nest av, a 2-sty and basement frame 2-family house, on a lot 25x95.

WALLACE AV.—Kelly & Brown sold for Ferdinand Land 1920 Wallace av, a 2-sty and basement brick 2-family house, on a lot 25x100.

WALTON AV.—James Graham sold 2157 Walton av, a 2-sty and basement brick dwelling, on a lot 19x75.

WALTON AV.—Benenson Realty Co. sold to an investing client of Morris Sax the 5-sty apartment house at 1926 Walton av, on a plot 50x135.

WASHINGTON AV.—Bullevein Realty Co. sold to Meyer Isear 1152-1154 Washington av, at the northeast corner of East 167th st, two 6-sty brick apartment houses, the first on a plot 39x128, and the second on a plot 36x128.

WASHINGTON AV.—Ernest Weidhass sold to Dr. M. H. Krakow 2060 Washington av, a 3-sty and basement frame 3-family house, on a lot 25 x95.

WASHINGTON AV.—Radio Associates, Inc., sold to the Bronx Talmud Torah of Israel the 3-sty dwelling at 1094 Washington av, on a lot 16.2x87.6.

WASHINGTON AV.—Meyer Shepard bought the 4-sty flat at the northwest corner of Washington av and 174th st, 25x90, from Tillie Fliesser

WEBSTER AV.—Frederick Fox & Co., Inc., sold for Charles T. Root the block front 200x100 with 1-sty building on the west side of Webster av, from Oliver pl to 199th st. The property was held at \$100,000. The entire block, Webster av, Decatur st, Oliver pl and 199th st, of which the above front is a part, was formerly owned by John Purroy Mitchel, ex-Mayor of New York.

WEBSTER AV.—Frank Schrepff sold to Sophia Van Bierkorn the 4-sty flat at 1227 Webster av, on a lot 26x100.

WILLIS AV.—Mary Moser sold to Isaac M. Weintraub 422 Willis av, a 5-sty tenement house with store, on a lot 25x98, adjoining the southeast corner of East 145th st.

THIRD AV.—The 1-sty taxpayers and moving picture theatre, 200x100, on the east side of Third avenue, 89.10 feet north of 174th st, have been sold by Julius Siegbert to Max Ginsberg.

Brooklyn.

ADAMS ST.—Martin Company sold to Collison and Klingman, Inc., the 6-sty manufacturing building at 301-303 Adams st, for the account of the Kings and Westchester Land Company. The consideration was \$100,000.

AINSLIE ST.—Realty Associates have sold to Lawrence M. Roth a 2-sty and basement frame dwelling at 278 Ainslie st, between Graham av and Humboldt st.

COOPER ST.—R. A. Schlesing, of 193 Himrod st, as broker, has sold the following: Sold the 3-family brick house 171 Cooper st for Nicholas Weil to John Gansle; also sold the 3-family brick house 1736 Grove st for John Gale to Charles Eberle. Sold for John Goepfert the 2-family house 88 Blecker st to Peter Ruchser, for occupancy. Sold the 6-family brick tenement house 107 St. Nicholas av for Jacob Philippi to William Sintzenich for investment; also sold for Joseph Walcko the 3-sty corner store property 497 Wyckoff av to Paul Kluger for investment.

CORNELIA ST.—R. A. Schlesing has sold for Elizabeth Moser the 2-family frame residence 410 Cornelia st to Mary Henderson for occupancy. Also for Anton Weber the 2-family frame house 55 Stockton st for Charles Schmitt for occupancy. Also for Fredericka Pulvermiller the 5-family brick tenement house 103 St. Nicholas av to Susanna Lahr for investment. Also for a client of this office the 6-family brick tenement house 299 Himrod st to John Schultz for investment.

CUMBERLAND ST.—Meister Builders, Inc., bought 46-48 Cumberland st, two 3-sty brick buildings.

HAWTHORNE ST.—Charles Partridge, through his Flatbush av office, sold the 2-sty and cellar limestone 2-family dwelling 317 Hawthorne st for Mrs. Sarah Fletcher to a client for occupancy.

LEONARD ST.—Clinton Trading Corporation sold to Louis Rubin 230 Leonard st, a 2-family house.

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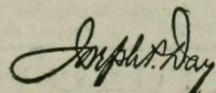
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LINCOLN PL.—John Pullman Real Estate Co. sold 163 and 165 Fifth av, corner Lincoln pl, a 4-sty apartment and business building, 30x100, for the Home Circle Realty Corporation to Daniel Muarrio for investment.

MADISON ST.—Henry L. Nielsen Offices sold for C. Epstein 571 Madison st, a 2½-sty and basement brownstone dwelling.

MONROE ST.—Henry L. Nielsen offices sold the 2½-sty and basement brownstone dwelling at Monroe st for Mr. Pearson to Charles Dubbins. Also the modern 1-family frame dwelling 98 Kenilworth pl for Miss Selina Osborn to David and Sarah Burke.

PACIFIC ST.—Mrs. E. Green sold through

the Henry L. Nielsen Offices to Samuel Calvin 1518 Pacific st, a 2-sty and basement frame dwelling.

PARK PL.—Marion T. Hamilton sold 103 Park pl, a 3-sty and basement dwelling, on a lot 20x100.

RECENT LEASES.

Leased From Trinity Corporation.

Trinity Corporation leased to the Continental Paper Bag Co. for a term of ten years from May 1, 1921, the Admiral Building, on plot 90x125, at the northwest corner of Clark and Dominick streets, and containing approximately 50,000 square feet of space. Extensive improvements will be made and the premises will be used for offices, salesrooms and warerooms. The property was held at \$25,000 per annum. J. Gold and George Milne were the brokers.

Manhattan.

BAUER, MILBANK & MOLLOY have leased the large store at 2766 Broadway for a term of years to George Hessinger, now located at 2786 Broadway.

BRETT & GOODE CO. have negotiated a 5-year lease to Mr. Chamberlain Dodds of the 5-sty residences at the southeast corner of Madison av and 52d st, on lot 100x30. This property was recently purchased by the Partos Realty Co., and is one of the few remaining residences on Madison av. Mr. Dodds will occupy the building as his residence.

DOUGLAS L. ELLIMAN & COMPANY have leased for William Vincent Astor a large apartment, consisting of 17 rooms and 5 baths, in the 16-sty building at 903 Park av, northeast corner of 79th st, to Byron D. Miller, vice-president of the F. W. Woolworth Company, for a long term of years. Also an apartment at 540 Park av, consisting of 12 rooms and 3 baths, for the 540 Park Avenue Company, to Mrs. Henry D. Robbins, and at 383 Park av, to Mrs. Carter Herndon. Also at 103 East 86th st, an apartment for the State Construction Company to Mr. R. M. Stuart Wortley. At 414 Madison av, to Baron Frederick Von Schroder, and with Pease & Elliman, agents, 24 West 59th st, to Frank Ostrander. Also a furnished apartment at 901 Lexington av, to Preston Davie.

DOUGLAS ELLIMAN & CO. have leased an apartment at 383 Park av to F. A. O. Schwartz, and at 103 East 86th st to Francis B. Richards. Also, at 614 Madison av, an apartment to H. H. Hevenor, and at No. 22 West 49th st to Mrs. M. K. Galagher and Paul Thevaney. They have also leased at 30 West 59th st an

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apartment to Mrs. S. Lonergan, and with E. K. Van Winkle, at 1 West 70th st to Mrs. J. R. Steers.

J. B. ENGLISH leased for Marcus & Goldstein, Inc., the 2-sty garage to be erected at 230-236½ West 41st st, 100x100, for twenty-one years, at an aggregate rental of \$400.00.

T. A. & J. J. FOGARTY leased for clients space for a long term of years in 141 West 33d st to Tuttle & Robinson of Boston, Mass.; to Levine & Milburg space in 143 West 33d st, and to N. B. Weinstein, for a term of years, space in 147 West 33d st.

SOLOMON FREEDMAN leased from Abbie T. Crowe for a term of 21 years at an aggregate rental of \$252,000, from May 1, 1923, the 5-sty loft building, 46.7x71.6, at 315 and 317 Grand st, adjoining the southwest corner of Orchard st.

M. & L. HESS, INC., leased for the Strathmore Woolen Co. space on the fourth floor in the building 43-45 East 19th st, to the Columbia Novelty Co., dealers in ivory goods and toilet accessories; also, for Dinkelspiel & Greenberg, Inc., space on the second floor at 22-28 West 19th st to the Serge Co. for use as an office and salesroom; for the Tavares-Kalb Co., Inc., offices on the tenth floor at 17 Madison av to H. Warshaw; for Jacob H. Herman and Jacob M. Stern the fourth floor at 13 West 30th st, to Joseph Mailot and the third floor at 28 East 22d st to Howard H. Hamblin.

WILLIAM B. MAY has negotiated a long term lease with renewals on the property at the northwest corner of Broadway and 67th st, having a frontage on Broadway of 85 feet and on 67th st of 131 feet. It is the intention of the lessee to improve the property with a high grade building to be used for show rooms. The same firm has also concluded a long term lease with renewals of the southwest corner of Broadway and 81st st, the lease being made for Charles L. Bernheimer, owner. The property will probably be improved with a high grade building to be used for retail purposes.

JULES NEHRING leased for the estate of Robert E. Westcott, a large hall for church purposes to the Free Synagogue of Washington Heights. Dr. Stephen S. Wise and Dr. Sidney E. Goldstein are the rabbis. The hall is located at 502 West 163d st.

CHARLES F. NOYES CO. leased for the Exchange Buffet Corporation the store and basement at 15 Murray st to the Illinois Glass Co., of Alton, Ill. It will be occupied exclusively for salesroom and executive office purposes.

CHARLES F. NOYES CO. leased for Eugene Lent and others to the John J. Leahy Electrical Supply Co. for a term of 10 years the 5-sty and basement store and office building 50 Dev st. 25 x100, at an aggregate rental of about \$75,000.

PEASE & ELLIMAN have leased downtown offices as follows: In 27 Pearl st, as agents for the F. S. Buffus Company, to the Guantnamo & Western Railroad; in the Lords Court Building at 27 William st, to A. H. Allan; in 44 Broad st, to Morton Lachenbruch & Company, and to W. G. Moore, for the tenant, J. E. McGolrick; in 190 William st, for Anderson & Schwamberg, to the Washington Press, and in 46 Howard st, for Aaron M. Gold, to the Emporium Exporting & Importing Company.

PEASE & ELLIMAN have leased apartments as follows: In 505 Park av to Mrs. E. Brinley; in 853 Seventh av, for Julius Tishman & Sons; to Mrs. J. E. Riggs; 120 East 72d st, to J. E. Naumann; in 71 East 87th st to John P. T. Strong.

PEASE & ELLIMAN leased for the Sternfeld Building Co. to Dodd, Mead & Co., a loft, 90x100, in 317 to 323 East 34th st; also for Mrs. Alfred R. Conkling to Mrs. C. Leighton the 4-sty and basement dwelling 65 West 55th st; also, for D. L. Elliman & Co., as agents, a parlor floor store in the new building at the northwest corner of Madison av and 49th st to Carl Diedel, a hair dresser, who was in the Hotel Manhattan.

L. J. PHILLIPS & CO. have leased for the Broadway Typewriter Exchange, who have recently acquired the building at 929 Broadway, the store to Barrett Nephews & Co., Old Staten Island Dyeing & Cleaning establishment, who will occupy same upon completion of alterations.

GEO. R. READ & CO. have rented for B. E. Keith the entire 5th floor of the Walkover Shoe Co. Building, 179 Broadway, to West & Co., now at 49 Broadway, for a term of years.

GEO. R. READ & CO. leased for a term of years the store at 73 Warren st for the Carbondale Sponge Company to the National Twist Drill and Tool Company, with head offices in Detroit.

GEO. R. READ & CO. have leased for a term of year sthe store at 73 Warren st for the Carbondale Sponge Co., to the National Twist Drill & Tool Co., with head offices in Detroit.

ROMAN-CALLMAN COMPANY have leased the 1-sty building containing 15,000 square feet at Humboldt and Calyer sts, for C. C. Miller to the Hindman Body Corporation, as the location for a new plant for automobile body building.

LOUIS SCHRAG leased for Louis Seligman the 5-sty store and loft building 120 West 23d st, for a term of 15 years, to Arthur and Abraham Kritzer, who will remodel the building for their furniture business.

Classified Advertisements

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

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

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

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REAL ESTATE NOTES.

HENRY SHAPIRO & CO. leased large space in the second floor of the building at the southwest corner of Broadway and 89th st, to Morris Zwern and Benjamin Silberstein, who were formerly located at Fifth av and 38th st. The same brokers have also leased space in the same building to Luis S. Roses, who conducts a school of languages; also, an apartment in the same building to Clara Gross. The leases are at an aggregate rental of \$40,000.

SHAW & CO. leased for Thomas H. and Joseph J. Mangin to the Reliable Automobile Repair Shop, for a term of years, 631 to 635 West 130th st, a 2-sty building and a vacant plot totalling a space 75x100.

SPEAR & CO. leased for clients, 7th floor in 826 Broadway to Richman, Newburger & Travers, for a term of years; the top floor in 840 Broadway to Sater Bros. of Atlanta, Ga.; the parlor floor in 84 Fourth av to the Art Embroidery & Curtain Works; the store in 74 Wooster st to the Baxter Distributing Co., Inc.; the top floor in 28-30 East 12th st to Benjamin Cohen.

WILLIAM S. SUSSMAN, INC., leased the La Riviera apartment at 2616 Broadway, southeast corner of 99th st, to the West Ninety-ninth Street Corporation for a term of 84 years at an aggregate rental of more than \$1,500,000. The lessees have fled plans for extensive alterations to the premises, including the remodeling of the ground floor into stores. The owners of the property are Nathan Grabenheimer, David Katz and the estate of Eugene Kahn.

CHARLES B. VAN VALEN, INC., leased for the 110 William Street Corporation the eighth floor of 110 William st to Perley Morse & Co.

HARRIS, VOUGHT & CO. leased offices in 1182 Broadway to M. Rapoport; in 130 East 59th st to Herman Kudlich; in 15 and 17 East 40th st to H. C. Brown, J. F. Gayler and John E. Acker; in 15 to 25 Whitehall st to W. H. Ekele, Carter & Carter and M. J. Jackson.

DWIGHT, ARCHIBALD & PERRY, INC., have been appointed managing agents of 109-11 West 16th st and 438-440 West 25th st, two 4-sty tenements.

WM. CRUIKSHANK'S SONS have been appointed rental agents of the building at 31-33 Broadway. When completed this will be a 6-sty building with basement and sub-basement, 41.7x104, on a lot 117 feet deep. Will be finished with a facade of white Indiana limestone with ornamental columns on first two stories and especially designed for a banking floor and offices.

DOUGLAS L. ELLIMAN & CO. were the brokers who assembled the plot 121-123 East 65th st and 118-120 East 66th st for Mr. Charles H. Sabin, as the site for his new residence.

CARL A. LEASENFELD, secretary of the Trinity Buildings Corporation and manager of the Trinity and United States Realty buildings, joined the staff of the real estate department of the National City Company. Mr. Leasenfeld has been with the United States Realty and Improvement Company for fourteen years.

L. J. PHILLIPS & COMPANY have been appointed managing agents of 2135-2137 Broadway and 226 and 234 West 75th st. These buildings have just been altered into high-class bachelor apartments, with elevator and stores on the Broadway front.

SPEAR & CO. have been appointed agents for the 6-sty building, 50x100, at 127-131 Mercer st, and for the 4-sty building, 30x130, at 412-414 Lafayette st.

RULAND & WHITING-BENJAMIN CORPORATION has been appointed managing agent for the 11-sty apartment house 247 Fifth av, corner of 28th st; also for the 7-story business property 5 East 47th st and for the business property 267 Madison av.

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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 and 1919, rows for Total No., Assessed Value, No with consideration, Consideration, Assessed Value, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

Mortgages.

Table with columns for 1920 and 1919, rows for Total No., Amount, To Banks & Ins. Cos., No at 6%, No at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, Amount, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

Mortgage Extensions.

Table with columns for 1920 and 1919, rows for Total No., Amount, To Banks & Ins. Cos., Amount, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

Building Permits.

Table with columns for 1920 and 1919, rows for New Buildings, Cost, Alterations, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

BRONX. Conveyances.

Table with columns for 1920 and 1919, rows for Total No., No with consideration, Consideration, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

Mortgages.

Table with columns for 1920 and 1919, rows for 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, Amount, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

Summary table for Manhattan with columns for 1920 and 1919, rows for Total No., Amount, To Banks & Ins. Cos., Amount.

Mortgage Extensions.

Table with columns for 1920 and 1919, rows for Total No., Amount, To Banks & Ins. Cos., Amount, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

Building Permits.

Table with columns for 1920 and 1919, rows for New Buildings, Cost, Alterations, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

BROOKLYN. Conveyances.

Table with columns for 1920 and 1919, rows for Total No., No. with consideration, Consideration, and Jan. 1 to Aug. 17/Aug. 8 to Aug. 14.

Mortgages.

Table with columns for 1920 and 1919, rows for Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, Unusual rates, Amount, Interest not given, Amount, and Jan. 1 to Aug. 17/Jan. 1 to Aug. 14.

Building Permits.

Table with columns for 1920 and 1919, rows for Total No., Amount, To Banks & Ins. Cos., Amount, and Jan. 1 to Aug. 17/Jan. 1 to Aug. 14.

QUEEN'S. Building Permits.

Table with columns for 1920 and 1919, rows for New Buildings, Cost, Alterations, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

RICHMOND. Building Permits.

Table with columns for 1920 and 1919, rows for New Buildings, Cost, Alterations, and Jan. 1 to Aug. 18/Jan. 1 to Aug. 19.

BUILDING SECTION

Theodore Roosevelt's Birthplace To Be Reproduced

Contracts Awarded to Remodel Structures at 26 to 28 East 20th Street Into a Shrine of Americanism

THE designing and planning of Roosevelt House involved the solution of unusual architectural problems.

In the first place, the living room floor and first bedroom floor of No. 28, which was Colonel Roosevelt's birthplace, were to be reproduced. The adjoining property at No. 26 was to be used as an extension to the birthplace and was designed to house certain educational activities. The property, which has a frontage of 50 feet and a depth of 92 feet, was thus divided into two sections, each 25 feet wide and running the full depth of the lot.

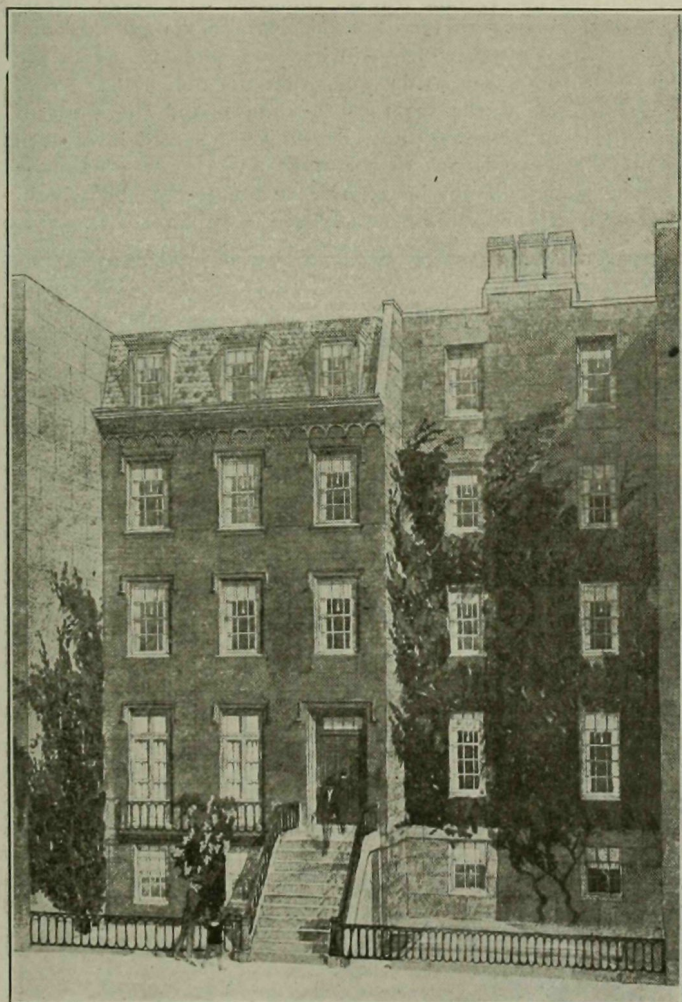
The problem was further complicated by the need of an auditorium which, in order to provide adequate seating capacity, must cover the entire width of the property. In order

making it necessary to stop the elevator under the auditorium floor. The proper entrance and exit from the auditorium to the street was thus greatly complicated.

The need for motor-driven dumbwaiters and complete mechanical installation, including the units for plumbing, heating, ventilation, vacuum cleaning system and fire protection system, all of which had to be included in the restored portion of the building without altering it to any extent whatever from the original structure, further complicated the problem.

It was also necessary to provide for a roof garden, and, inasmuch as the fourth floor of the old building was in an old mansard roof, it was necessary to work out a scheme for raising this ceiling height to the height needed for the auditorium without altering the main facade of the building. Most important of all, it was the task and duty of the architect to so design the structure that the birthplace of Theodore Roosevelt would stand as originally designed, and any additions would simply be a foil to the birthplace.

In order to make the facade of the building an accurate reproduction of the original, the architect's plans located the restored birthplace in exactly the same position as that in which the original was built. The setback from the building street line to the face of the structure had been marked by brownstone wing walls which serve to form and protect the



Theodate Pope, Architect.

ROOSEVELT HOUSE.

to make the restoration as accurate as possible, it was also necessary for Theodate Pope, the architect selected by the Women's Roosevelt Memorial Association, to use the former hall closet at the end of the living room floor hall and a bathroom on the floor above as an elevator shaft. This brought the elevator practically in the center of the building,

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CELLAR TO PENT HOUSE

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entire facade. The facade of the birthplace has been reproduced most accurately. Although the front of the Roosevelt home was removed and a new front totally unlike the old one constructed in its place, the architect was enabled to reproduce the former facade because of the fact that the house existing and adjoining at No. 26 was an exact duplication of the Roosevelt home. This building was very carefully measured, and all moulding sections, jamb sections, stairs and other details were removed in section to the architect's office and there drawings were made of all needs required in the construction of the new building.

To make the plans of the restoration more certain, Mrs. Cowles, the oldest sister of the Colonel, was consulted and looked over the plans very carefully until they coincided with her memory of the old house.

In the basement floor of the restored section of the building, which is about four feet below the street level, were placed the main entrance, lobby for the entire building, office, coat rooms with their facilities for men and women, elevator, complete kitchen layout, dumbwaiters, refrigerator, ranges, steam tables, etc., and living quarters consisting of a living room, bedroom and bath for the use of the caretaker of the building. In the addition on this same floor was placed a clubroom with built-in storage cases and a large fireplace. This clubroom floor level is one foot six inches below the entrance of the entrance lobby, thus providing a higher ceiling for this large room. At the rear of the clubroom and opening from it is a paved court with a small grass plot in the center and covered with a glass roof, which court will be used as a tea garden.

On the first floor of the building the vestibule, hall, living room, library and dining room are exactly reproduced. The mantels which existed in the former house were found and will be incorporated into the new structure. In the addition on this floor will be placed a large and very beautiful room which will be known as the regents' room. This will be a wood paneled room in the Georgian style and will have semi-

circular ends. At one end will be a large fireplace, over which there will be a magnificent portrait of the Colonel; at the other end there will be a large curved window which will look down upon the tea garden court.

On the second floor the hall bedroom and the two large bedrooms, with their closets, hall, etc., were restored and, as before stated, the bathroom was used as an elevator shaft. In the addition on this floor there will be a large room which will be called the Rooseveltian, or Museum, and in this room will be kept all articles in the nature of flags, books and trophies connected with the life of Roosevelt. Well-lighted glass cases have been designed for this so that all articles on exhibition will have the greatest protection possible, and at the same time will be easily viewed.

The children's porch which adjoins the rear bedroom in the old house will be absolutely reproduced in the new. The same portable steps will be provided for access to this porch from the rear bedroom. The porch will have its seven-foot-high railing and will be equipped just as it was when Roosevelt spent his boyhood days there trying to gain his health.

On the third floor no attempt has been made to restore portions of the old building, and here will be a large foyer hall with wide staircase going to the auditorium and roof garden above. On this floor there also will be two large committee rooms, complete with fireplaces, closets and wash-rooms, and a large library, which will be divided into three sections by means of fixed glass screens.

On the fourth floor will be the auditorium, seating 250 people. This auditorium will be complete with stage, dressing rooms, moving picture booths, storage room and complete serving pantry, which will be used when banquets are held. This room was so designed that the old mansard roof was unchanged at the front of the house, and the walls of the auditorium proper do not rise above this roof level until they have retreated back of the sight line from the opposite sidewalk, so it will not be seen from the street and will in no way interfere with the restoration.

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Housing Projects Mark Local Building Situation

Figures of F. W. Dodge Company Show Consistent Increase in Number of Dwellings Planned and Contracted For

CONTINUED gains in the number of new residential projects in the Metropolitan district is shown in the weekly report of the F. W. Dodge Company which gives both the number and value of operations for which plans are in progress and also the totals covering the award of building contracts in this territory. By comparison with the totals for other branches of construction, the group devoted to housing makes a fairly good showing and indicates considerably more interest in building homes than is generally realized. At that, however, the number of proposed housing jobs is not nearly sufficient to create any map ahead on a greatly increased scale before the housing problem is solved.

The figures for new building and engineering construction include those operations scheduled for erection in New York State and New Jersey, north of Trenton. Those for the week of August 7 to 13, inclusive, indicate considerable new activity among architects and engineers and the totals for residential work are very favorable as compared with other large groups. Although the totals generally show an increase over the previous weeks of the midsummer season, those for housing projects indicate the greatest percentage of improvement.

During the week of August 7 to 13 inclusive, architects and engineers in this territory reported work on plans for 420

new operations that will require an outlay of approximately \$16,200,700. At the same time announcement was made that the business of the week included the award of 274 contracts for structural operations that will involve an expenditure of \$10,267,000.

Among the 420 new building projects were 93 business and commercial operations, \$2,123,500; 13 educational projects of various types, \$504,300; 4 hospitals and institutions, \$305,000; 31 factory and industrial buildings, \$1,408,500; 6 structures for the army and navy, \$98,000; 7 public buildings of different types, \$3,937,000; 37 public works and public utilities, \$2,482,500; 10 religious and memorial buildings, \$785,500; 211 residential projects such as apartments, flats and tenements and one and two-family dwellings, \$4,028,900 and 8 social and recreational operations, \$527,500.

The list of 274 projects placed under contract during the past week comprises 57 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,816,100; 6 educational projects, including schools, colleges, libraries, etc., \$281,900; 3 hospitals and institutions, \$35,000; 25 factory and industrial buildings, \$1,305,500; 1 navy project, \$5,000; 5 public buildings, \$128,500; 23 public works and public utilities, \$1,001,700; 2 religious and memorial buildings, \$15,000; 148 residential projects of various types, \$4,497,800 and 4 social and recreational operations, \$1,180,500.

TRADE AND TECHNICAL SOCIETY EVENTS.

J. B. King & Co., gypsum products, have moved their offices from 17 Battery place to 17 State street.

Charles O. Lenz, consulting engineer, has been appointed one of the consulting engineers for the Foundation Co., 120 Liberty street.

A. Van Winkle was recently elected secretary of the Consolidated Steel Corporation, 165 Broadway. C. L. Hayes was made comptroller and assistant secretary.

George F. Downs, president Lackawanna Steel Co., has been elected a director of the Consolidated Steel Corporation, 165 Broadway, and a member of its executive committee, as successor to the late Charles H. McCullough.

Frank Purnell, who has been sales manager of the Consolidated Steel Corporation of New York, succeeds H. H. Barbour as vice-president of that company. Mr. Barbour has recently become vice-president in charge of sales of the Lackawanna Steel Co.

A. E. Roberts, formerly vice-president and general manager, Hedden Iron Construction Co., Newark, N. J., has been elected first vice-president of the Milliken Brothers Mfg. Co., Woolworth Building, New York, manufacturer of fabricated all-steel buildings, transmission towers, etc. He will be in charge of sales at the New York office.

Uehling Instrument Co., 71 Broadway, has decided to exhibit fuel saving devices at two of the leading expositions of the year, namely, the Chemical Show, Grand Central Palace, New York, September 20 to 25, and the National Association of Stationary Engineers' convention, Milwaukee, September 13 to 17. The principal products to be displayed will be a new CO₂ recording equipment, which includes a gage on the front of each boiler as a working guide for the firemen and a recorder in the office of the engineer or superintendent.

George A. Balz, general manager of the Dieder-March Co., Perth Amboy, N. J., whose plant in this section was acquired

recently by the Carborundum Co., Niagara Falls, N. Y., has formed a new company to be known as the Seaboard Refractories Co., with registered office at Valentine, in the Raritan River district. The company will specialize in the production of high grade refractories and fireproofing materials. The capital stock will comprise 2,500 shares of no par value. Others interested in the company are Millard E. Gray and Carl Von Hartz.

Workmen's Compensation.

Employers who come under the Workmen's Compensation Law are warned to carry compensation insurance to cover their employes. The failure to do so," said Bernard L. Shientag, Chief Counsel to the State Industrial Commission, "is a misdemeanor punishable by a fine up to one thousand dollars, or by imprisonment up to one year, or by both such fine and imprisonment." The Industrial Commission through its counsel will proceed vigorously against any employer who continues to disregard this important law.

"A large number of awards to injured workmen and to widows and orphans cannot be collected," said Mr. Shientag, "because employers have neglected to carry compensation insurance and in many cases are financially unable themselves to make payment. These widows and orphans are condemned to a life of want and compelled to seek the aid of charity because employers have violated this law."

"It is not only a great injustice and social wrong, but it arouses a spirit of resentment and discontent in the hearts of these unfortunate victims of industrial accidents, who cannot understand why the humane Workmen's Compensation Law, which they counted on for protection has completely failed them."

Any employer who is in doubt as to his duties under the Workmen's Compensation Law should apply promptly to the Industrial Commission, at its office, 124 East 28th street, New York City. "If an employer continues to violate this law, he may expect very little consideration from the Commission and from the courts," said Mr. Shientag. In the last year the Court of Special Sessions imposed fines ranging from \$50 to \$250 on 122 employers failing to carry compensation insurance, and one

uninsured employer in whose plant a worker was seriously injured was sent to jail for thirty days.

Appreciation of Good Architecture.

There are many signs of a growing appreciation of good architecture. During the last few years it has been greatly stimulated by city planning campaigns and public consideration of housing questions. As a result of the latter, particularly, more thought is being given today to good architecture than ever before. The barracks idea of homes for workmen has passed for good. Consideration is given now to the appearance of even the cheapest bunkhouse.

Good architecture is recognized as an asset in practically every type of building. It enhances values. But with this growing appreciation of the value of good architecture the necessity of educating the public to the highest standards should not be overlooked. If good architecture is to become universal, as many people hope that it will some day, there is no reason why we should not have the best and not merely something that does not offend the eye.

PERSONAL AND TRADE NOTES.

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.

National Hardware Association will hold its annual convention at Atlantic City, N. J., October 19 to 22 inclusive. Headquarters will be located at the Marlborough-Blenheim Hotel. T. James Fernley, 505 Arch street, Philadelphia, Pa., secretary.

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.

CURRENT BUILDING OPERATIONS

EVENTS of importance in the local building field have been lacking this week and generally the situation is extremely quiet. There have been announcements of a number of new projects, some of which will involve the expenditure of considerable sums, and a few contracts of more than ordinary interest have been awarded. On the whole, however, building interests are holding back and waiting for a complete readjustment of the conditions that are now operating against an active and prosperous building season, and until these conditions are either removed entirely or modified to a great extent there can be no new construction of consequence got under way. The scarcity of essential materials and supplies still exists and builders demand assurance of an adequate flow of materials before starting proposed jobs. There is a slight improvement noticeable in the railroad freight transportation situation, but so far is not sufficient to relieve the tension. Portland cement is to be had in better volume, but lime is exceedingly scarce and no promises of an increased supply are to be had.

Common Brick.—Activity in the wholesale market for Hudson River common brick was lacking during the week and dealers, although confident that the market will return shortly to its normal business basis, predict that the volume of sales will not be important until there has been a marked change in the entire local building situation. During the past week twenty-three barge loads of brick arrived and but sixteen were disposed of, thus creating an unsold surplus that is quite heavy for this season of the year. There is some new inquiry, but not for early deliveries, and as a result the wholesale market is exceedingly quiet, with prices weakening to some extent. Up to the present time there has been no change from the \$25 a thousand level, which has now maintained for many weeks, but there seems to be a disposition on the part of dealers to hold off in their purchases at this time, and this fact has been the depressing influence. There is little to report from the manufacturing district. Producers are making brick steadily, but not in quantities equal to former years, and there will in all likelihood not be the large reserves carried over from this season that have marked the close of past manufacturing periods.

Summary.—Transactions in the North River common brick for the week ending

Friday, August 20, 1920. Condition of market: Demand light; prices weaker but unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 16. Distribution: Manhattan, 9; Brooklyn, 4; New Jersey points, 3. Remaining unsold in New York, 28.

Structural Steel.—Manufacturers are experiencing a lack of demand that is giving them some concern. Mills are well stocked with heavy accumulations and shipments are greatly behind schedules.

The demand for structural material is not keen and buyers are not willing to pay prevailing prices, but are looking for concessions and in some instances are getting them. The outlook, however, is generally considered favorable and there is likely to be a tremendous business in fabricated material just as soon as the material supply situation straightens out.

Lumber.—Business is very dull in both wholesale and retail departments of the lumber market. Demand is lighter than it has been for many months and although inquiries are quite numerous they are

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 —
RaritanNo 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\$18.00 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.

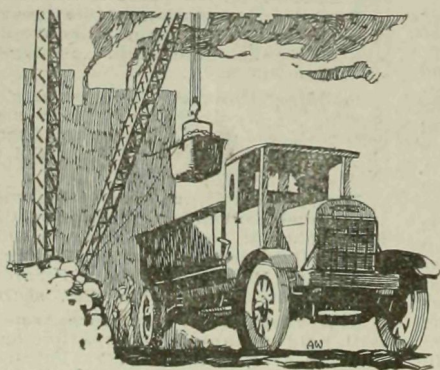
Plaster—

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 30.00 per ton
Rebate for returned bags, 25c. per bag
Finishing Plaster (250-lb. barrel) 5.30 per bbl.
Finishing Plaster (320-lb. barrel) 6.65 per bbl.

Plaster Blocks—

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

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MATERIALS AND SUPPLIES

generally for stock that will not be required for some months to come. There is very little new construction going on at present other than those projects which were commenced last spring and a great number of large operations are being held in abeyance until the general material situation improves. Reports from suburban sections indicate a lot of small house construction in prospect, but speculative and investment builders are not committing themselves as to their plans for urban developments. Lumber prices are somewhat firmer than they were recently and

the impression is general that the slump is over.

Builders' Hardware.—The supply is not equal to the demand, and from all accounts dealers are experiencing great difficulty in filling orders and also in getting new stock from manufacturers. There is an excellent demand from building sources despite the claim of a backward building situation, and if there was more construction active a large percentage of it would be forced to suspend, at least for the time being, because of a shortage of materials and supplies. Inquiries denote a

large amount of new business in prospect for the winter and early spring. Prices are very firm and no changes are anticipated.

Nails.—The outlook for this line is somewhat brighter and definite improvement in the supply is predicted within a few weeks. Manufacturers are getting ahead to some extent with production, and as the railroads are moving freight in better volume the end of the nail famine in the metropolitan district, while not in sight, is likely to be soon. The demand for both cut and wire nails maintains its intensity of the past few months, and although building operations are relatively low when compared with the number of projects that would be active were all materials readily available, the actual work under way is considerably greater than is generally realized. Prices are exceedingly firm and range greatly according to the ability of the jobber to fill orders.

Electrical Supplies.—The demand is not heavy owing largely to the general recession of structural activity in the Metropolitan district because of the lack of essential materials. Indications for future trade are bright, however, and dealers are looking for a particularly busy autumn season. There is a tremendous volume of small alteration and repair work in sight that will undoubtedly go ahead even if the larger operations are withheld from a start on account of lack of materials and it is this form of business that now seems most promising. Prices are holding fairly well and no changes of moment have been announced during the past week or so. Jobbers report better supplies on hand.

Window Glass.—The shortage in this line has not been relieved and building interests are unable to get any definite promises from either producers or dealers of better deliveries in the near future. The car scarcity is given as the chief difficulty, but as a matter of fact the factories have but a slight reserve available for any purpose and it is more than likely that the supply of both plate and window glass will be extremely low for some time to come. Prices in New York vary greatly and are dependent altogether upon the ability of the jobber to fill orders.

Cast Iron Pipe.—Business is not particularly brisk in this line, and while private buying continues to be an important feature of the demand there is little or no demand from municipal little demand from municipal sources.

IN THE METROPOLITAN MARKETS

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

27x48x½ in.	\$.45 each
32x36x¼ in.	0.35 each
32x36x½ in.	0.36 each
32x36x¾ 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
Erier 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 6x8.....2.72 to —
Zees and tees.....2.72 to —
Steel bars2.10 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 brackets79%
B grade, single strength, first three brackets79%
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..\$1.36 to \$1.51
Less than 5 bbls..... 1.39 to 1.54

Turpentine.—Spot in yard, N. Y., per gal...\$1.75 to \$1.80
Prices are fluctuating somewhat.

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PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

NEW ROCHELLE, N. Y.—M. C. Reynolds Co., 28 East 85th st, Manhattan, is figuring the general contract for a 2½-sty residence at Beechmont Park, New Rochelle, N. Y., for Arthur F. Reichman, owner, from plans by Walter H. Jackson, architect, and desire estimates on all subs at once.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
WASHINGTON SQ.—Raymond M. Hood, 7 West 42d st, has prepared plans for alterations to the 4-sty brick and stone dwelling, 25x138 ft, at 21 Washington Sq, North into duplex apartments for Placido Mori, 3 West 47th st, owner. Cost, about \$15,000. Architect will soon be ready for estimates on general contract.

82D ST.—S. F. Oppenheim, 38 8th av, has plans under way for alterations to the 5-sty brick and stone tenement, 25x90 ft, at 166 East 82d st into modern apartments for owner, to be announced later. Cost, about \$20,000. Architect will take estimates on separate contracts when plans are completed.

DWELLINGS.

65TH ST.—Charles H. Sabin, 140 Broadway, has purchased property at 121-123 East 65th st, through to 118-120 East 66th st, and contemplates the construction of a modern fireproof private residence. Name of architect and details of construction will be announced later.

48TH ST.—Robert A. Fash, 163 West 20th st, has finished plans for alterations to the 4-sty brick and stone residence, 16x46 ft, at 213 East 48th st for Dr. Armstead Crumb, 213 East 48th st, owner. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

CHRISTOPHER ST.—George M. McCabe, 96 5th av, has completed plans for a 1-sty brick store, 26x54 ft, at 74 Christopher st for the Village Realty Co., Harry Siegel, president, 124 6th av, owner. Cost, \$15,000.

50TH ST.—Adolph E. Nast, 56 West 45th st, has prepared plans for a 4-sty brick office and loft building, 57x100 ft, at 321-325 West 50th st for John H. Killegl, 240 West 50th st, owner, Cost, \$60,000.

HALLS AND CLUBS.

145TH ST.—David S. Lang, 110 West 34th st, has prepared plans for a 3-sty brick and concrete boxing club, 100x200 ft, seating about 6,500, in the north side of 145th st, 100 ft west of Lenox av, for the Audubon Sporting Club 220 West 42d st, owner. Cost, approximately \$300,000. Architect will take estimates on general contract.

STABLES AND GARAGES.

MANGIN ST.—Plans have been prepared privately for a 1-sty brick garage, 25x100 ft, at 31 Mangin st, southwest corner of Public alley, for the Dreier Iron Works, 35 Goerck st, owner and builder. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Benjamin W. Levitan, 7 West 45th st, has plans in progress for alterations to the 7 and 12-sty brick, limestone and terra cotta store and showroom building, 52x100 ft, at 564 5th av and 3 West 46th st for John M. Gidding, lessee, 564 5th av. Cost, \$150,000.

WILLIAM ST.—Thomas, Parker & Rice, Union Trust Building, Baltimore, Md., have been retained to prepare plans for interior alterations to the 5-sty brick and stone store and office building at 73-77 William st, southwest corner of Liberty st, for the U. S. Fidelity & Guaranty Co., 47 Cedar st, owner. Cost, \$100,000. Architects will take estimates.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

MCGRAW AV.—Henry Ives Cobb, 1465 Broadway, has completed plans for a 2-sty brick tenement, 30x57 ft, on the south side of McGraw av, 405 ft west of Unionport rd, for Mary J. and John R. Jenkins, 912 Leggett av, owners. Cost, \$15,000.

DWELLINGS.

WICKHAM AV.—Robert Glenn, 358 East 151st st, has prepared plans for a 1-sty brick dwelling, 21x38 ft, on the east side of Wickham av, 325 ft north of Edenwald av, for Robert Roger, 4020 Gunther av, owner and builder. Cost, \$5,000.

SPOFFARD AV.—Phillip Bardes, 230 Grand st, has prepared plans for a 3-sty brick dwelling, 21x45 ft, with stores, on the west side of Spoffard av, 25 ft south of Coster st, for Carl Reiger, 1065 Southern blvd, owner and builder. Cost, \$15,000.

MIDDLETOWN RD.—H. Nordheim, 726 East 234th st, has completed plans for a 2-sty frame

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dwelling, 19x30 ft, in the east side of Middletown rd, 82 ft north of Grand av, for Frank Tinte, 1553 Mayflower av, owner and builder. Cost, \$6,500.

STABLES AND GARAGES.

GERARD AV.—H. J. Oser, 1400 Broadway, has finished plans for a 1-sty brick garage, 290x85 ft, on the east side of Gerard av, 149th to 150th sts, for John P. Jacobs, 326 Audubon av, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

GRANT AV.—Irving Margon, 366 East 149th st, has completed plans for a 1-sty brick store, 103x102 ft, at the northeast corner of Grant av and 165th st for Samuel Rubin, 1060 Findley av, owner and builder. Cost, \$15,000.

Brooklyn.

DWELLINGS.

HENDRICKSON ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2-sty frame dwelling, 24x26 ft, at the southeast corner of Hendrickson st and Av J for A. Bartha, 548 East 136th st, New York City, owner. Cost, about \$5,500.

87TH ST.—Henry Firth, 8515 Bay pkway, has prepared plans for a 2-sty frame dwelling, 24x41 ft, in the south side of 87th st, 340 ft west of 4th av, for Joseph J. Brennan, 218 88th st, owner and builder. Cost, \$8,000.

AV T.—R. T. Schaefer, 1526 Flatbush av, has finished plans for a 2-sty frame dwelling, 26x24 ft, on the south side of Av T, 40 ft east of Coleman st, for George Walthers, 485 Central av, owner and builder. Cost, \$5,500.

WEST END AV.—Phillip Caplan, 16 Court st, has completed plans for a 3-sty brick dwelling, 18x45 ft, with stores on the first floor, on the east side of West End av, 240 ft north of Oriental blvd, for Nathan Schwartzstein, 231 Beaumont av, owner and builder. Cost, \$15,000.

AV M.—David A. Lucas, 98 3d st, has prepared plans for a 1½-sty frame dwelling, 18x33 ft, at the northwest corner of Av M and East 17th st for John E. Kennedy, 1699 Elm av, owner and builder. Cost, \$7,500.

EAST 26TH ST.—David A. Lucas, 98 3d st, has finished plans for a 2-sty frame dwelling, 15x34 ft, in the east side of East 26th st, 340 ft north of Voorhies av, for Richard W. LeSuer, 461 Lurie st, Perth Amboy, N. J., owner and builder. Cost, about \$9,000.

WEST 35TH ST.—George H. Suess, 1131 Gravesend av, has plans in progress for five 2-sty concrete block and stucco dwellings, 14x26 ft, in the west side of West 35th st, 100 ft north of Mermaid av, for Frank Tetzloff, 2876 West 35th st, owner and builder. Total cost, \$28,000.

WEST 33D ST.—Joseph J. Galizia, 2930 West 19th st, has completed plans for interior alterations to two 2-sty frame dwellings in the east side of West 33d st, 93 ft north of Surf av, for Henry D. Shudiner, 1035 East 16t st, owner and builder. Total cost, \$12,000.

84TH ST.—Thomas Bennett, 7826 5th av, has completed plans for a 2-sty brick dwelling, 33x28 ft at the northeast corner of 84th st and 6th av for Frank J. Bank, 307 East 52d st, owner and builder. Cost, \$15,000.

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No. 6

FACTORIES AND WAREHOUSES.

MAURS AV.—Charles Mayer, 110 West 40th st, Manhattan, has preliminary plans under way for a 5-sty reinforced concrete manufacturing building, 90x239 ft, at the southwest corner of Maurs and Jamaica avs for the Jamaica Realty Co., care of Thomas A. Clark Co., 122 Livingston st, owner. Feldblet & O'Donnell, 122 Livingston st, structural engineers. Cost, \$500,000.

JEFFERSON ST.—Henry J. Nurick, 772 Broadway, has plans in progress for a 4-sty reinforced concrete factory building, 50x99 ft, in Jefferson st for I. Wachtel, 269 Ellery st, owner. Cost, \$45,000.

GLENMORE AV.—Henry J. Nurick, 772 Broadway, has plans in progress for a 1-sty brick and concrete factory and warehouse, 100x200 ft, on Glenmore av, near Snediker av, for owner, to be announced later. Cost, about \$45,000.

HALLS AND CLUBS.

ORIENTAL BLVD.—The Manhattan Beach Club, J. S. Scully, 170 Broadway, Manhattan, in charge, contemplates the construction of a 1-2-sty hollow tile and stucco clubhouse on Oriental blvd, Manhattan Beach, for which name of architect and details will be available later. Cost, about \$100,000.

STABLES AND GARAGES.

BUSHWICK AV.—Wm. C. Winters, 106 Van Sclen av, has completed plans for a 2-sty brick garage, 180x38 ft, at the northeast corner of Bushwick av and Gillen pl for John F. Trommer Co., Inc., 1632 Bushwick av, owner and builder. Cost, \$90,000.

LOMBARDY ST.—Gustave Erda, 728 Manhattan av, has completed plans for a 1-sty brick garage, 99x138 ft, in the south side of Lombardy st, 75 ft west of Morgan av, for G. Simonelli, 28 Conselyea st, owner. Cost, \$25,000. Owner will take bids on separate contracts.

WARREN ST.—Philip Caplan, 16 Court st, has finished plans for a 1-sty brick garage, 97x100 ft, at 509 Warren st, 240 ft west of 3d av, for the Webster Building Co., 390 Saratoga av, owner and builder. Cost, \$30,000.

GATES AV.—Samuel Millman & Son, 26 Court st, have completed preliminary plans for a 1-sty brick garage, 75x100 ft, on the south side of Gates av, 275 ft west of Reid av, for the estate of Louis Schnibe, 385 McDonough st, owner. Cost, \$40,000.

RUTLEDGE ST.—Louis A. Sheinart, 194 Bowery, has finished plans for a 1-sty brick garage, 44x100 ft, in the north side of Rutledge st, 166 ft east of Harman av, for Barney Waller, 320 Rutledge st, owner. Cost, \$15,000.

FULTON ST.—Seelig & Finkelstein, 26 Court st, have completed plans for a 1-sty brick garage, 100x100 ft, at the southeast corner of Fulton st and Sheffield av for Barnett Weiner, 496 Hopkinson av, owner and builder. Cost, \$25,000.

GRAVESEND AV.—Herman A. Weinstein, 375 Fulton st, has prepared preliminary plans for a 1-sty brick garage, 125x180 ft, at the northeast corner of Gravesend av and Albermarle rd for Julius Hochman, 575 Greene av, owner and builder. Cost, \$80,000.

COVERT ST.—Shampan & Shampan, 50 Court st, have finished plans for a 1-sty brick garage, 90x100 ft, at the northeast corner of Covert st and Knickerbocker av for the Charlotte Place Corporation, Milton H. Ansoorge, president, owner and builder, care of architect.

STORES, OFFICES AND LOFTS.

LIBERTY AV.—Charles H. Pfaff, 673 Elderts lane, has completed plans for a 1-sty brick store, 33x100 ft, on the southwest corner of Liberty and Sheridan avs for Henry S. Young, 1162 Liberty av, owner and builder. Cost, \$20,000.

ELMWOOD AV.—F. J. Dassau, 26 Court st, has prepared plans for a 2-sty brick office building, 50x50 ft, at the southeast corner of Elmwood and Gravesend avs for the Middle Lehigh Co., 50 Elmwood av, owner. Cost, \$15,000.

4TH AV.—Lubroth & Jalkow, 44 Court st, have finished plans for a 1-sty brick loft, 60x100 ft, at the northwest corner of 4th av and 30th st for the Dean Building Co., 44 Court st, owner and builder. Cost, about \$20,000.

NOSTRAND AV.—Wm. Debus, 86 Cedar st, has prepared plans for 1-sty brick stores, 40x88 ft and 60x68 ft, on the east side of Nostrand av, 40 ft south of Church av, and at the southeast corner of Nostrand and Church avs for the Remsen Dock Co., 149 Remsen sr, owner. Total cost, \$25,000.

AV J.—F. J. Dassau, 26 Court st, has completed plans for a 1-sty brick store, 20x55 ft, on the south side of Av J, 40 ft west of East 15th st, for Ernest Muller, 1317 Av J, owner. Cost, \$6,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x38 ft, in the west side of 124th st, 110 ft south of Jerome av, Richmond Hill, for Frederick Geir, Richmond Hill, owner and builder. Cost, \$4,500.

SPRINGFIELD, L. I.—Edward Jackson, Heriman av, Jamaica, has finished plans for a 2½-sty frame dwelling, 20x24 ft, in the west side of

Howard st, 100 ft south of Decker av, for W. C. McGill, Springfield, owner and builder. Cost, \$4,000.

HOLLIS, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 25x30 ft, on the north side of Palo Alto av, 350 ft west of Palatina av, Hollis, for Joseph Hrotoski, Hollis, owner and builder. Cost, \$5,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 20x60 ft, on the north side of 103d st, 80 ft east of 113th st, Richmond Hill, for Andrew G. Horsch, 15 Moffat st, Brooklyn, owner and builder. Total cost, \$35,000.

WESTMORELAND, L. I.—Carl P. Johnson, 30 East 42d st, Manhattan, has prepared plans for a 2½-sty frame dwelling, 28x34 ft, at the southwest corner of Glenwood and Summit avs, Westmoreland, L. I., for Andrew Bronson, 267 12th st, Westmoreland, owner and builder. Cost, \$10,000.

WOODHAVEN, L. I.—Plans have been prepared for two 2-sty frame dwellings, 16x38 ft, in the east side of 89th st, 88 ft south of Liberty av, Woodhaven, for Elling Nansan, Woodhaven, L. I., owner and builder. Total cost, \$17,000.

FLUSHING, L. I.—Wm. J. McKenna, 6 Taylor av, Flushing, has completed plans for a 2½-sty frame dwelling, 32x36 ft, in the south side of Lincoln st, 350 ft west of Main st, for John Franzl, Main st, Flushing, L. I., owner and builder. Cost, \$5,000.

JAMAICA L. I.—Plans have been prepared privately for fourteen 2-sty frame dwellings, 16x38 ft, in the west side of Cottage st, 90 ft north of Hillside av, for the Chester Avenue Building

Corp., 1 Chester av, Brooklyn, owner and builder. Total cost, \$84,000.

ROCKAWAY PARK, L. I.—H. N. Weinberg, 172 East 63d st, Manhattan, has completed plans for two 2-sty frame dwellings, 28x38 ft, at the southwest corner of Newport av and Beach 145th st, Rockaway Park, for V. Oliva, 240 East 59th st, Manhattan, owner. Total cost, \$18,000.

RICHMOND HILL, L. I.—George E. Crane, 8711 114th st, Richmond Hill, has finished plans for a 2-sty frame dwelling, 18x42 ft, at the southeast corner of Cottage st and Metropolitan av for Mrs. K. H. Homeyer, 13202 Jamaica av, Richmond Hill, owner. Cost, \$8,000.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—Wm. Von Felde, 2188 Metropolitan av, Middle Village, L. I., has completed plans for a 1-sty brick garage, 158x123 ft, at the southeast corner of Jamaica av and Spruce st, Richmond Hill, for the Cooper Heights Building Co., Pulaski st, Middle Village, L. I., owner and builder. Cost, approximately \$40,000.

RIDGEWOOD, L. I.—Charles Pfaff, 673 Elderts lane, Brooklyn, has completed plans for a 1-sty brick garage, 102x75 ft, on the east side of Forest av, 50 ft north of Grove st, Ridgewood, L. I., for Rich & Kennedy, 1098 Grand st, Brooklyn, owners. Cost, \$25,000.

LONG ISLAND CITY, L. I.—Baker & Keoster, 9 Jackson av, Long Island City, have prepared plans for a 1-sty brick garage, 67x100 ft, in the north side of 8th st, 170 ft east of East av, for John P. Conaty, 8th st, Long Island City, owner. Cost, \$40,000.

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Westchester.**APARTMENTS, FLATS AND TENEMENTS.**

WHITE PLAINS, N. Y.—Charles B. Platt, 128 South Broadway, Yonkers, N. Y., has completed plans for a 4-sty brick and stucco apartment, 35x94 ft, at the corner of Woodland pl and Fisher av, White Plains, for Wheeler B. Gamble, owner, care of architect. Cost, \$50,000. Bids will be taken later.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, Yonkers, has plans under way for a 4-sty brick and stone apartment, 50x100 ft, at the corner of Livingston av and Radford st for Elizabeth Loehr, 1139 Morris st, Yonkers, owner. Cost, about \$70,000.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared for five 2½-sty frame dwellings, 23x47 ft, on Lake av, Yonkers, for John Hopkins, Woodhaven, L. I., owner and builder. Cost, \$20,000 each.

HARRISON, N. Y.—Walker & Gillette, 128 East 37th st, have sketches under way for a 2½-sty frame residence at Harrison, N. Y., for Grant Straus, Rye, N. Y., owner. Cost, approximately \$50,000. Details will be announced later.

KATONAH, N. Y.—Sunderland & Watson, Danbury, Conn., have plans in progress for a 2½-sty frame residence, 30x50 ft, with wing 20x30 ft, at Katonah, N. Y., for owner, to be announced later. Cost, about \$40,000.

BRONXVILLE, N. Y.—Robert Skrivens, 394 East 150th st, the Bronx, is preparing plans for a 2½-sty frame and stucco dwelling, 25x30 ft, at Bronxville, N. Y., for owner, to be announced later. Cost, \$15,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 40x32 ft, on Myles av, near Old Mamaroneck rd, White Plains, N. Y., for the Gill Realty Co., 527 5th av, Manhattan, owner and builder. Cost, \$15,000.

STABLES AND GARAGES.

YONKERS, N. Y.—Wm. F. Snyder, Flagg Building, Yonkers, has prepared plans for a 1-sty brick garage, 60x101 ft, at 167-169 Willow st, Yonkers, for Nick Troiano and Frank Tuco, 182 Oak pl, Yonkers, owners and builders. Cost, \$15,000.

New Jersey.**DWELLINGS.**

NEWARK, N. J.—J. B. Cella, 84 Orange av, Irvington, N. J., has completed plans for a 2½-sty tapestry brick residence, 38x44 ft, with garage, in Parket st, Newark, for Pelligrino Pellicchia, 21 Mt. Prospect av, Newark, owner and builder. Cost, \$25,000.

CRANFORD, N. J.—C. C. Bell, 8 South av, West Cranford, has finished plans for twenty-five 2½-sty frame dwellings, 28x32 ft, on Radford av and neighboring streets, Cranford, for W. W. Meehey, 1 Walnut av, Cranford, owner and builder. Cost, about \$7,000 each.

CRANFORD, N. J.—C. C. Bell, 8 South av, West Cranford, has completed plans for a 2½-sty frame dwelling, 22x28 ft, on South av, Cranford, for the Vilado Construction Co., 25 North av, East Cranford, owner and builder. Cost, \$7,000.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Thomas L. Hopper Co., 101 Park av, has the general contract for alterations to the two 3-sty brick residences, 50x100 ft, at 138-140 West 11th st into apartments for Howard Morse, 463 West st, owner, from plans by Aymar Embury, 2d, 132 Madison av, architect.

BANKS.

HILLSIDE, N. J.—William Clifford & Son Co., 360 Union av, Elizabeth, N. J., has the general contract for a 1-sty brick and stone bank building, 30x40 ft, at Hillside, N. J., for the Hillside National Bank, owner, from plans by Dennison & Hiron, 475 5th av, Manhattan, architects. Cost, about \$20,000.

CORONA, L. I.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for interior and exterior alterations to the 2-sty brick and stone banking building at the corner of Sackett and 46th sts, Corona, L. I., for the Bank of the Manhattan Co., owner, from plans by Morrell Smith, Bank Building, Far Rockaway, L. I., architect. Cost, \$25,000.

BROOKLYN, N. Y.—Wm. P. McGarry Co., 292 Freeman st, has the general contract for a 2-sty brick and granite building, 50x60 ft, at 804 Manhattan av, southeast corner of Norman av, for the Home Savings Bank, owner, from plans by Gustave Erda, 826 Manhattan av, architect. Cost, \$175,000.

DWELLINGS.

MANHATTAN.—Bernard Knopp, 431 West 41st st, has the general contract for alterations to the 4-sty brick and stone residence, 18x100 ft, at 213 East 62d st for Mrs. K. E. Whitney, Morristown, N. J., owner, from plans by Behr & Smith, 2 West 47th st, architects.

MANHATTAN.—Caudwell-Wingate Co., 381 4th av, has the general contract for a 4-sty brick, limestone and marble residence, 40x102 ft, at the northwest corner of Park av and 75th st for Merrill M. Gates, 60 West 10th st, owner, from plans by John Mead Howells, 367 Lexington av, architect. Project includes a garage.

MANHATTAN.—Charles Money, Inc., 241 West 36th st, has the general contract for alterations to the 3-sty brick and stone residence at 179 East 64th st for Miss Fannie A. Smith, owner, from plans by Allen & Collens, 40 Central st, Boston, Mass., architects.

MANHATTAN.—Elliott C. Brown Co., 70 East 45th st, has the general contract for alterations to the 4-sty brick and stone residence, 20x50 ft, at 135 East 79th st for Fay Ingalls, 111 Broadway, owner, from plans by George B. DeGersdorff, 103 Park av, architect. Cost, about \$50,000.

MAPLEWOOD, N. J.—I. W. Halsey, Elmwood av, South Orange, has the general contract for a 2½-sty frame dwelling, 28x32 ft, at Plymouth and Summit avs, Maplewood, N. J., for Mrs. Catherine W. Middleton, owner, from privately prepared plans. Cost, \$8,500.

NEW ROCHELLE, N. Y.—Wykagyl Construction Co., New Rochelle, N. Y., has the general contract for a 2½-sty frame residence, 40x18 ft, with garage, on Trenor drive, New Rochelle, for V. A. Levy, care of general contractor, owner, from plans prepared privately. Cost, \$24,000.

MANHATTAN.—N. Cohen Construction Co., 47 West 42d st, has the general contract for a 4-sty brick and terra cotta hospital, 40x73 ft, at 1822-1828 Lexington av for the Beth David Hospital, 1822 Lexington av, owner, from plans by Samuel Levingson, 156 East 43d st, architect. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John H. Deeves & Brother, 103 Park av, have the general contract for a 7-sty brick and stone office building, 36x54 ft, at 131-133 Cedar st for Rudolph Dunter and Russell Law, Inc., 25 Broad st, owners, from plans by A. F. Gilbert, 60 Maiden lane, architect. Cost, \$175,000.

**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 an opportunity to file objections, if any, and will be called in Room 919, on Tuesday, August 31, 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 Wednesday, September 8, 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, August 31, 1920, at 10 a. m.
Appeals from Administrative Orders.
459-20-A—25 Spencer street, Brooklyn.
464-20-A—1 West 34th street, Manhattan.
467-20-A—308 14th street, Brooklyn.
469-20-A—Arnold street & Long Island Railroad, Maspeth, Queens.

BOARD OF APPEALS.

Wednesday, September 8, 1920, at 10 a. m.
Appeals from Administrative Orders.
297-20-A—321-343 West 54th street, Manhattan
436-20-A—Foot of Smith street at Intersection of Sigourney street, Brooklyn.
415-20-A—78-80 Wall street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Wednesday, September 8, 1920, at 2 p. m.
Petitions for Variations.
328-20-S—102 Nassau street, Manhattan.
446-19-S—214 Fulton street, Manhattan.
460-20-S—123-125 West 28th street, Manhattan.
470-20-S—North side Queens Borough Bridge Plaza, between Prospect and Radde streets, Queens.

SPECIAL MEETING.

Thursday, October 14, 1920, at 10 a. m.
Appeals from Administrative Orders.
Pier Cases.

594-19-A—Pier 8, North River, Manhattan.
595-19-A—Pier 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhattan.
481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Old), North River, Manhattan.
882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.
937-19-A—Piers 37 and 38, East River, Manhattan.
948-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585.)
981-19-A—Piers 22-25 East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
890-19-A—Pier 70, East River, Manhattan.
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
267-20-A—Pier 31, East River, s w s Atlantic Basin, Brooklyn.
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
269-20-A—Pier 35, East River, n e s Atlantic Basin, Brooklyn.
270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.
353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.
383-20-A—Pier 29, East River, Manhattan.
420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.

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JAMAICA.—Hillside av, s w c Sutphin rd, 10 bk garages; \$2,000; (o & a) Ignatz Wohl, 99 Union av, Jamaica (4091).

L. I. CITY.—Hulst st, n e c Allan st, 1-sty bk garage & storage, 100x98, slag roof, gravel roof; \$30,000; (o) James Brown, 44th & Bway, N Y (4098).

RICHMOND HILL.—96th road, s s, 90 e Freedom av, 2 cement bk garages; \$1,000; (o & a) Gustave Nietz, prem (3619-20).

RIDGEWOOD.—Forest av, 1140, bk garage; \$1,000; (o & a) Jos. Weiss, premises (4074).

RIDGEWOOD.—Vincent st, s w c Metropolitan av, 1-sty bk garage, 43x16, slag roof; \$1,200; (o & a) Mary Martin, 1574 Metropolitan av, Ridgewood (4125).

SOUTH OZONE PARK.—Rockaway Boulevard, s s, 900 w Lincoln st, fr barn, 20x30; \$1,450; (o & a) E. E. Meacham, 13 Park Row, N Y City (3671).

WOODHAVEN.—Woodhaven av, s e c Park av, bk garage; \$1,000; (o) Jos. Moss, prem (3609).

WOODHAVEN.—Yarmouth st, e s, 105 s Ferris st, 4-1-sty bk garages; \$1,000; (o & a) Thomas Smith, Woodhaven (4156-57-58-59).

STORES, OFFICES AND LOFTS.

ELMHURST.—26th st, w s, 100 s Roosevelt av, 4-1-sty bk stores, 13x40, tin roof, gas; \$8,000; (o) C. Omelliah, 65 25th, Elmhurst; (a) C. L. Varrone, Corona av, Corona (4128).

JAMAICA.—Unionhall st, w s, 212 s Fulton st, 2-sty bk store & office building, 74x183, slag rf, steam heat, elec; \$125,000; (o) Bank of the Manhattan Co., Fulton, Jamaica; (a) Morrell Smith, 6 Corona av, Far Rockaway (4142).

STORES AND DWELLINGS.

JAMAICA.—Hillside av, s w c Sutphin rd, 2-sty bk store & dwg, 20x55, slag roof, 1 family, gas, steam heat; \$9,000; (o) Ignatz Wohl 99 Union av, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (4092).

THEATRES.

ROCKAWAY POINT.—Washington av, s s, 100 w Beach 49th st, 1-sty fr playhouse, 25x81, rubberoid roof; \$11,500; (o) Bellevue & Allied Hospitals, 26th & 1st av, N Y; (a) Paul Meyers, 400 E 29th, N Y (4082).

MISCELLANEOUS.

FOREST HILLS.—Queens Boulevard, s e c Gown st, 1-sty bk assembly room, 38x109, tile rf; \$7,000; (o) Forest Hills Lodge, 946 F. & A. M., Forest Hills; (a) Wm. S. Worrall, 132 4th, L. I. City (4154).

Richmond.

WEST NEW BRIGHTON.—Pelton av, e s, 1,662 n Henderson av, 1-sty fr dwg, 22x29, shingle rf; \$6,000; (o) O. O. Odegarde, Port Richmond (708).

GUYON AV. s s, 727 e Southfield blvd, 1½-sty fr dwg, 20x35, shingle rf; \$1,500; (o) A. Lingler, Park av, Hoboken; (supt) C. Stannard, 34 Guyon av, Great Kills (603).

STABLES AND GARAGES.

NEW BRIGHTON.—N e cor Jersey & James sts, 1-sty bk garage, 90x90, paper rf; \$15,000; (o & b) Adam Kanoppa, 54 Jersey, New Brighton (69+).

STORES, OFFICES AND LOFTS.

SOUTH BEACH.—75 n w of Seaside blvd, 2-1-sty fr str, 35x43, rubberoid rf; \$1,200; (o) Beach Sand & Imp. Co., South Beach; (a) G. H. Skinner, South Beach (317).

STORES AND DWELLINGS.

WEST NEW BRIGHTON.—Oswego st, n s, n w c Seneca av, 2-sty fr str & dwg, 20x20, shingle rf; \$1,500; (o & b) Frank Ducolano, 325 E 105th, Manhattan (696).

MISCELLANEOUS.

STAPLETON.—Jackson av, w s, 100 n Beach, 1-sty fr hall, 30x75, rubberoid rf; \$5,000; (o) St. John Baptist De La Salle, Stapleton, S. I.; (a) Kolb Conqueau (500).

PLANS FILED FOR ALTERATIONS

Manhattan.

BARROW ST. 50, new sashes, skylights, partitions, studs, remove partitions in 3-sty bk studio apt; \$4,500; (o) Hunt Dieterich, 50 Barrow; (a) Eric Gugler, 101 Park av (2413).

BARROW ST. 50, change partitions in 3-sty bk dwg; \$2,000; (o) Harold Kellock, 29 Bway; (a) Keeler & Fernald, 203 W 13th (2471).

BARROW ST. 130-142, CHRISTOPHER ST. 168-174, remove posts, new floor, posts, girders, columns, stairways in 3-sty bk garage; \$30,000; (o) N. Y. Railways Co., 165 Bway; (a) Sam Rosenblum, 51 Chambers (2484).

BARROW ST. 34-36, rearrange partitions, new bath rooms, window in 3-sty bk dwg; \$10,000; (o) T. S. Copeland Est., 47 Northern av, N Y C; (a) Jno. F. Jackson, 141 E 45th (2554).

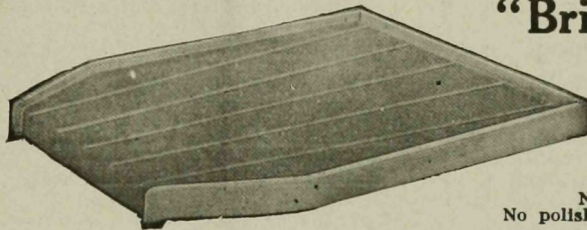
CANAL ST. 326, remove stairways, new stairs, plumbing, roof, beams, frames in 5-sty bk str, offices & showrooms; \$11,000; (o) Theodore L. Bogert, 4 W 43d; (a) S. Edson Gage, 28 E 49th (2548).

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AV J, 1114, s s, 100 e Coney Island av, ext to 3-sty bk str & dwg; \$2,000; (o) L. Lehman, 1114 Av J; (a) S. Levine, 296 Thatford av (9587).

ATLANTIC AV, 2923, n s, 75 1/2 w Ashford st, ext to 3-sty bk factory; \$7,000; (o) Novocal Chemical Co., prem; (a) Wm. C. Winters, 106 Van Sicklen av (10105).

BROADWAY, 1285-7, n s, 229.3 w Grove, str front to 2-sty bk str & billiard parlor; \$9,000; (o) Woolworth Co., prem; (a) Ralph H. Segal, 56 W 40th, Manhattan (9896).

BROADWAY, 148-52, s s, 100 e Bedford av, ext to 4-sty bk str & tenement; \$10,000; (o) Saml. Zlotkin, 133 So 8th; (a) same (10132).

BROOKLYN AV, 246, s w c St. Johns pl, int alt to 4-sty bk 2 fam; \$2,000; (o) Dr. Marc V. Abrams, prem; (a) Cohn Bros., 361 Stone av (10155).

CLARENDON RD, 2810, s e c E 28th, int alts to 2-2-sty fr dwg; \$5,000; (o) Louis Cohen, 86 1 av, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (9612).

CLASSON AV, 147-49, e s, 49.11 s Park av, ext to 2-sty bk factory; \$10,000; (o) Morris Treitler, prem; (a) Louis A. Sheinart, 194 Bowersy (10131).

CLINTON AV, 187, e s, 247.4 1/2 s Myrtle av, remove porch of 1 fam dwg; \$3,000; (o) Isaac Levin, 476 Willoughby; (a) Harry J. Nurick, 772 Bway (9996).

COONEY ISLAND AV, e s, 240 n Av I, addition to 1-sty bk garage; \$25,000; (o) Rose Barman, 3 W 92d, Manhattan; (a) Springsteen & Goldhammer, 32 Union sq, Manhattan (9730).

DIVISION AV, 114, s s, 269.10 e Bedford av, int alt to 3-sty bk 3 fam dwg; \$3,000; (o) Israel Berkenfeld, 467 Bedford av; (a) Levy Berger, 395 So 2d (10201).

FLUSHING AV, 464, s w c Spencer, ext to 3-sty fr shop & dwg; \$5,000; (o) Max Epstein, 464 Flushing av; (a) Tobias Goldstone, 50 Graham av (9530).

FARRAGUT RD, 9522-26, s s, 40 w E 96th, ext to 2-sty fr dwg; \$2,000; (o) Hyman Katz, 98 Bristol; (a) Edw. M. Adelson, 1778 Pitkin av (9682).

FLUSHING AV, 923-25, n s, 299.2 e Bushwick av, alts to 2 1 & 2-sty bk bottling storage & garage; \$40,000; (o) Kirsch & Herfel, Inc., 172 Cook; (a) Louis Allmendinger, 20 Palmetto (9948).

GATES AV, 1532, s s, 137.6 w Myrtle av, remove wall 3-sty fr str & dwg; \$3,000; (o) Tony Reles, 1532 Gates av; (o) Louis Berger & Co., 1696 Myrtle av (9459).

GEORGIA AV, 675, e s, 324.8 n Hegeman av, ext to 1 fam dwg; \$1,000; (o) Abraham Kleinman, prem; (a) Edw. M. Adelson, 1778 Pitkin av (10069).

GLENWOOD RD, 8412-14, s e s, 80 s w E 85th, ext to rf 1 fam dwg; \$2,000; (o) Salvatore Maggio, 239 Melrose; (a) Pasquale Galgardi, 239 Navy (9511).

GLENWOOD RD, 8605, n e c Varkens Hook rd, ext to 1-sty fr store & 1 fam dwg; \$1,500; (o) Giuseppe De Blase, prem; (a) Pasquale Gagliardi, 239 Navy (10177).

GRAHAM AV, 36, e s, 75 s Cook, alts to 3-sty fr bank & offices; \$30,000; (o) Globe Exchange Bank, 36 Graham av; (a) Hy. J. Nurick, 772 Bway (9927).

KENT AV, 892, w s, 74.8 1/2 s Myrtle av, int alt to 4-sty bk str & 7 fam dwg; \$1,500; (o) Pasquale Dell'Italia, prem; (a) Pasquale Gagliardi, 239 Navy (10176).

Queens.

CORONA.—Corona av, n s, 130 e Alburts av, new foundation to shop; \$3,000; (o & a) Geo. Alleman, prem (2091).

CORONA.—48th st, w s, 217 n Jackson av, new bay windows to dwg; \$1,000; (o & a) S. Saldo, prem (2136).

FLUSHING.—Sandford av, 610, new porch & int alt to dwg; \$1,500; (o & a) Wm. P. Cackett, prem (2129).

FLUSHING.—Juniper st, s w c Jackson av, int alts to str; \$2,000; (o) Wm. Ruhl, prem (2022).

JAMAICA.—Twombly pl, e s, 150 s Jamaica av, int alts to str; \$500; (o) E. Schullman, prem (2028).

JAMAICA.—Jeffrey av, 236, int alts to dwg; \$1,500; (o) J. J. Engel, Astoria sq, L. I. City (2041).

JAMAICA.—Hillside av, 83, int alts to dwg; \$650; (o) W. R. Pabet, prem (2036).

JAMAICA.—Fulton st, n s, 79 e Union av, general int alts to str; \$2,500; (o) Plaun Bros, prem (2016).

JAMAICA.—Fulton st, s w c New York av, 1-sty bk ext to shop and store, int alt to provide for office, ext, 30x17, rear int alt; \$2,500; (o) B. R. Smith, prem; (a) W. H. Spaulding, 10 N 1st, Jamaica (2139).

JAMAICA.—Chichester av, n s, 75 e Baker av, ext to dwg & int alt; \$1,500; (o & a) Jacmar Realty Co., 236 Fulton, Jamaica (2047).

L. I. CITY.—Main st, s s, 275 e Hopkins av, ext & repairs to str; \$6,000; (o) Frances Koller, prem (2019).

L. I. CITY.—Van Pelt st, n s, 115 s Skillman

av, repairs to dwg; \$1,500; (o & a) P. E. Ty-pack, prem (2055).

L. I. CITY.—Hancock st, e s, 275 n Graham av, int alt to dwg; \$3,000; (o & a) Emma Carafoli, prem (509).

L. I. CITY.—Review av, s w c Duryea st, 1-sty added to top of stable, int alt to provide for garage; \$18,000; (o & a) Standard Oil Co., N Y City (721).

L. I. CITY.—Harris av, n s, 28 w Sherman st, int alt to factory; \$5,500; (o & a) Pathoscope Co. of America, prem (2551).

L. I. CITY.—10th st, s s, 350 e Vernon av, 1-sty ext, 15x50, side factory; \$1,000; (o & a) Imperial Paint Co., prem (511).

L. I. CITY.—Main st, s s, 25 w Van Alst av, 1-sty bk ext, 20x18, rear store & dwg, tin roof, int alt; \$5,000; (o) Mary Hutchinson 1925 7 av, N Y; (a) Jos. Mitchell, 332 W 24th, N Y (2084).

MASPETH.—Broad st, 28, int alts to dwg; \$800; (o) Lognesco, prem (2029).

METROPOLITAN.—Metropolitan av, n s, 175 e Nurge st, 1-sty bk ext, 58x156, side & front of garage, int alt; \$20,000; (o) Chas. Neuman, 1439 Metropolitan av, Metropolitan; (a) Louis Allmendinger, 20 Palmetto, Bklyn (2127).

Richmond.

CLIFTON.—Norwood av, n e c Tompkins av, new porch, piers, columns, beams, partitions, rf in 2-sty fr dwg; \$3,000; (o) J. B. Pentz, Tompkins av, Clifton; (b) Ole T. Koenvik, 876 Delafield av, West New Brighton (363).

EGBERTVILLE.—Rockland av, w s, 14, 50 n Richmond rd, new stucco ext, partitions in 2-sty fr str & g; \$3,500; (o) Jos. Urbanski, 14 Rockland av, Egbertville; (a) Chas. Doroshook, West New Brighton (385).

PORT RICHMOND.—Richmond av, e s, 25 s Hagaman rd, move bldg, new foundation, piers, girders in 1-sty bk dwg; \$2,800; (o) John Werra, Richmond av; (a & b) F. W. Paul, 196 Prospect, Port Richmond (372).

SEA VIEW HOSPITAL, near Main rd, new walls, stucco ext, rf on 3-sty bk boiler house; \$50,000; (o) City of N. Y., Commissioner of Public Welfare; (a) Chas. B. Meyers, 1 Union Sq West (353).

STAPLETON.—Bay st, 261, remove wall, partitions, ceiling, new beams, columns, dome, partitions in 1-sty bk bank; \$40,000; (o) Stapleton National Bank, 621 Bay st, Stapleton; (a) Jas. Whitford, Tompkinsville, S. I. (354).

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