

# Real Estate Record and Builders Guide

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# EDITORIAL

## Still Floundering

It cannot be said that the week now ending has brought much nearer a satisfactory remedy for the housing shortage. Governor Smith has shown his keen personal interest in the situation by his presence at the City Hall hearing given by the Joint Legislative Committee and he has indicated his belief that the remedy for the existing crisis can be found through city aid for housing. In fact, the Governor believes that municipalities can act without waiting for the Special Session of the Legislature on September 20. In his view the local authorities have power under the Home Rule Act to get behind a housing program, though he intimates that it might be wise for the Special Session to reaffirm the powers of the municipal authorities under that act.

While Governor Smith thus has made clear how far he is ready to go, the leaders in the Legislature have not committed themselves to such an advanced position. They undoubtedly are impressed with the experienced views of Mr. Robert E. Dowling and other leaders who question the wisdom of using municipal or state credit for this purpose. Mr. Dowling has expressed the opinion that all the money the state could borrow for housing purposes in the next five years would not make much difference.

The Record and Guide believes the Albany leaders would make greater progress if they would concentrate on efforts to attract back into the mortgage field the vast sums of capital which under normal circumstances would be available for building new homes. Along that line lies the one sure method of solving the situation safely and sanely. Changes in existing laws should be made and some new laws should be passed at the Special Session which would make it attractive for capital to re-enter the building field on a vast scale. Until this is done little permanent relief can be hoped for.

## Easterly Roadway Should be Expedited

The Fifth Avenue Association commendably persists in its efforts for the construction of an easterly roadway around the Grand Central Station, in order to eliminate existing traffic congestion in that neighborhood. A petition for prompt action was recently filed with the Board of Estimate, which referred the matter to President Curran of the Borough of Manhattan. That official, it is to be hoped, will give the plan early and favorable attention.

The city, as the Fifth Avenue Association reminded the Board of Estimate, has spent nearly \$1,000,000 in constructing the viaduct which connects the two sections of Park avenue north and south of the Grand Central Terminal. It is pointed out that this improvement has relieved traffic congestion only about forty per cent, and the claim is made that the opening of the easterly roadway would double the traffic capacity.

From a count of vehicular traffic made by the office of the Borough President on April 16, 1920, on various avenues at a point between Forty-second and Forty-

third streets, in each case during a period of eleven hours, from 7 a. m. until 6 p. m., it was shown that 6,457 northbound vehicles were counted on the viaduct; southbound during the same period and at the same point, 5,321. Fifth avenue showed 9,798 northbound vehicles and 9,282 southbound. The roadway of the viaduct is but thirty-six feet in width, whereas Fifth avenue is fifty-five feet in width. Figuring the density of traffic by assuming that a theoretical unit of one represents the use of the thoroughfare to its full theoretical capacity, the percentage of density on the viaduct was .95, and that of Fifth avenue during the same period .91. The rate of speed on the viaduct was eighteen miles per hour.

The wisdom of constructing the Park Avenue Viaduct is shown by the large number of vehicles using it every day. It is surprising, in fact, to note from the statistics that even under present conditions the vehicular traffic in Park avenue exceeds 60 per cent. of that in Fifth avenue in the Forty-second street section. Experience has shown that the congestion in Park avenue is considerably greater at Forty-fifth street than at the lower end of Grand Central Terminal. It is obvious that if a new roadway should be constructed on the easterly side of the station the congestion not only would be greatly relieved, but Park avenue would become a still more popular thoroughfare for up and down vehicular traffic, especially during the busy hours of the morning and the late afternoon. Still further relief to the great crush in Fifth avenue traffic would be certain to result.

The late Frank L. Dowling, as President of the Borough of Manhattan, strongly advocated the construction of an easterly roadway at the Grand Central Terminal. No serious obstacles seem in the way of carrying out the plan, and an early agreement between the city and the railroad company for this purpose should be reached.

## New Post Offices for Manhattan

The recent declaration of Assistant Postmaster General Koons that the postal system in Manhattan is in a bad way deserves more than usual attention because it indicates that the authorities in Washington at last realize the necessity of dealing in a broader spirit with the postal requirements of the metropolis. For years different postmasters in New York have been urging an extension of the facilities for handling the enormous mail of Manhattan Island, but their pleading and warnings have had only scant attention at the national capital. Because of his position as Assistant Postmaster General, Mr. Koons should be able to awaken interest in the matter on the part of Congress and Washington officialdom in general.

The Federal Government, Mr. Koons declared, should take immediate steps for the erection of three main buildings in Manhattan, and he estimated the cost of these structures and a connecting tunnel at \$30,000,000.



Unless some such comprehensive building program is adopted without delay, the Assistant Postmaster General fears a collapse of the postal system at this, the most important mail point in the United States.

The one solution of the problem, Mr. Koons believes, is the erection of a large post office building in the downtown or financial district, one in the rear of what is known as the Penn Terminal, and one in the vicinity of the Grand Central Terminal, these three new buildings to be connected by an underground tunnel at least fifteen feet wide and eight feet high, of sufficient size to transport all the mail for years to come, the mail to be hauled through the tunnel on cars automatically or electrically operated.

New York business men for years have been urging Congress to give the metropolis the postal facilities which the business of the New York post office warrants, and has made more imperative with each passing year. But over in Washington the Senators and Congressmen from the South and the West have turned a deaf ear to New York, with the result that the deplorable condition outlined by Mr. Koons has come about.

### Architect Lowell Throws Light on Court House Bids

COMPLYING with the request of President La Guardia of the Board of Aldermen for an explanation of the apparent discrepancies between the working plans and contractors' estimates submitted by the granite and the limestone bidders for the stone work required in the construction of the new Court House, Guy Lowell, architect for this project, has sent a letter to President La Guardia in which he states:

"With references to the apparent discrepancies between the number of cubic feet listed in the two different bids for the new County Court House, one submitted for a limestone building and the other for granite, the facts, as called to my attention in your letter, are substantially correct, and the explanation of the apparent discrepancies, I think, you will also find quite simple.

"Our adopted form of contract between a contractor and the city requires the contractor to prepare, within ten days after written notice from the Board of Estimate and Apportionment, a 'programme of the work,' in co-operation with the Board of Estimate and Apportionment and its architect, and subject to their written approval.

"These programmes shall state a plan of procedure for the execution of the work, and shall include a schedule for the purpose of partial or progressive payments. The programme, when approved, shall become a part of the contract, for the purpose of estimating partial or progressive payments.

"In preparing, as the architect is required to do, monthly estimates of the amount of work done, it is a great convenience, before actually beginning the work of construction, to have the contractor's approximate estimate of the costs to himself of doing the different parts of the work.

"There is nothing that requires the architect to make out his certificates for payment so as to exactly correspond with the contractor's estimates of progress, especially if he should think that the contractor is asking, in one of the monthly payments, for more than he was entitled to, in proportion to the whole job to be executed.

"As all contractors in the public bidding were required to make lump sum bids and not unit price bids, we are only interested in the programmes because of the assistance they provide, as outlined above, in checking up what relation that portion of the work done, month by month, bears to the total amount the contractor still has to do.

"So the question of real issue to the city and the taxpayer is the total amount of cost which they city has to pay.

"So far, I have been dealing with the actual contractor's obligations, as expressed by the documents in the case—that

Congress after Congress has voted millions of dollars for public buildings in all parts of the country, regardless of the earnings of the postal system. Millions made by the post office here have gone for the construction of hundred-thousand-dollar buildings in thousand-dollar towns. This discrimination against the metropolis is likely to continue unless officials of the standing of Mr. Koons tell Congressmen at the national capital the plain facts which he gave in his recent address in this city.

New York's postal needs must not be left to take their chances in the general public buildings measure which Congress usually provides for the beautifying of the small cities of the land. New York is in a class all by itself and its postal needs should be treated as a separate and distinct proposition. In view of his keen appreciation of the situation here, as shown by Mr. Koon's recent address, New York's representatives in Congress should seek his co-operation when they return to the national capital next December and make a determined effort to put through the program which he has outlined.

is to say, the bid sheets and the contracts.

"I now want to add my personal opinion as to why there is a discrepancy between the cubic footage of granite and the cubic footage of the limestone which you question in your communication. It is my opinion that the granite man, whose programme we called for, Killian, intended to do all the cutting at the quarry, and therefore he only ships the net block, after all the rough exterior of the containing quarry cube has been carved away; whereas, on the other hand, the limestone man is doing his carving away from the quarries, which requires him to buy a rough cube containing many more cubic feet of stone than does the carved and finished block.

"I am quite unconcerned, therefore, as to the particular method of measuring the contractor adopts, since the actual amount of stone set in the building must be identical in either case, and it is the actual amount of stone finally in place, as called for in the drawings, that is paid for by the city. Nothing in the programme of work can modify these amounts.

"As I said before the Board of Estimate the last time I appeared before it, I believe that both the figures for limestone and for granite are high. So, unfortunately, are all the figures for public and private buildings to-day, and I do not believe that there is any hope of marked lowering in the price of building costs for years to come.

"In consequence, however, of the high cost of everything to-day, we cannot afford all the enhancement that we could allow ourselves some years ago, and it is my personal opinion that, though I prefer granite, the city would be wiser in having a limestone building, for the reason that the limestone bid was \$600,000 less than the available granite bid, since that is the figure we must use, for you yourself, said publicly, and I came to feel myself, when I knew all the developed facts, that the Killian (Ryan) bid was not sufficiently reliable.

"You see that, though I would have liked granite, I have not allowed my personal preferences to supersede my real wish, which is to give the city the best we can for the money, in accordance with my best judgment."

Testimony taken on Tuesday afternoon before Commissioner of Accounts Hirschfield, who was directed by Mayor Hylan to make a thorough investigation into the Court House matter, brought out that the bid and plans of Henry Hanlein & Son (whose bid of \$2,327,000 for the limestone required for the new Court House has been approved by the Board of Estimate) seemed to call for an excessive amount of finished stone work in the building.



# Governor Smith Says City Can Build Homes in Crisis

Expresses View Before Joint Legislative Committee That Municipal Authorities Have Power to Proceed Under Home Rule Act

THE salient features of the housing hearing before the Joint Legislative Committee in the City Hall were the attendance of Governor Smith, who put some questions to which he asked those interested to respond; an exposition of the administration of the new rent laws by Presiding Justice Levy of the Municipal Court, and suggestions for the special session of the Legislature by A. C. McNulty, counsel for the Real Estate Board of New York, who submitted a brief embodying the views of that organization in the premises; by John L. Parish, representing the Advisory Council of Real Estate Interests and the New York Board of Title Underwriters; by Corporation Counsel O'Brien, who discussed some legal phases of proposed changes in laws, and by Tenement House Commissioner Mann, who expressed some views inspired by the Governor's questions.

There was a large attendance at the hearing, among those present being Mayor Hylan, Robert E. Dowling, Robert E. Simon, Borough President La Guardia, Municipal Justice Spiegelberg, Dr. H. W. Berg and John P. Leo.

The Governor said that he desired to submit sixteen questions at the hearing, but he managed to submit only three of them up to adjournment. First, he asked, Should the fundamental law of the state be changed to enable it to legislate to provide aid for housing? Second, Should the city be authorized to extend credit for houses or to build houses? Third, Should the state step in in an emergency like the one now existing and lend money for building purposes on the ground that it would conserve the public health?

"I believe we have arrived at that stage in the proceedings," he said, "where the reasons for the shortage of houses are pretty well known. I called the Legislature into extraordinary session for Monday night, September 20, with the belief and understanding that there remain some things the State itself could do, either directly or by empowering municipalities to give some relief to the situations."

President of the Board of Aldermen La Guardia, speaking on both questions, said that a bill to have the state relieve the housing situation by direct aid had been proposed, but the Corporation Counsel had advised that a constitutional amendment would be necessary and nothing had come of it. Mr. La Guardia was opposed to direct aid by the state, but he said the situation was so urgent that the Legislature must do something as soon as possible. He said there was a great insufficiency of building and that the public could not wait until the money market adjusted itself to the situation. Although opposed to direct state aid, he said that the Legislature must do something and he was willing to take a chance on the question of constitutionality.

Governor Smith remarked that the city built municipal lodging houses, ran ferries and public markets, and built piers for the convenience of shippers, and had condemned most of the water-front of the city for the purpose. Why could it not conserve the public health by lending aid in the housing crisis? He said that when an epidemic exists the state conserves the public health by direct aid, and cited the instance at Fire Island many years ago during Governor Flower's administration.

President La Guardia said that \$20,000,000 could be used immediately for the construction of new apartment houses, and in conclusion he said: "We must exceed usual powers. Never was there such a pressing emergency in the history of the city or the country. If the shortage is met the rental question, so much discussed and legislated upon, will adjust itself to a fair basis. I favor the erection of the majority of new apartment houses in Queens, Richmond and Brooklyn on the ground that land is cheaper there and all money appropriated could be more usefully applied. I would fix the rental of houses built by state aid the same as the city

regulates pier rentals and the rental of other municipal property."

Tenement House Commissioner Mann was not in favor of building tenement houses nor of the state lending aid directly. He said: "I would not abolish the building contract as has been proposed in some quarters for the purpose of expediting construction. No one concerned would know where he stood. Things must be done in order or chaos will follow confusion. If the city built tenement houses they would cost far more than if they were constructed privately. Tenants would expect from the city a whole lot more than they would be entitled to. It is human nature. Such a method would put the tenants in the position of semi-paupers, the same as such tenants are in certain European cities where the plan has been tried. There are now 982,000 apartments (not houses) in the city and 100,000 more apartments are needed to give the proper relief."

Senator Walters remarked that previous to the adoption of the present state constitution the state had for many years extended credit to the farmers and that the plan was a failure. He said that the state was now busy foreclosing on many properties it had aided.

John L. Parish said that private money would be plentiful enough of the state would not interfere with its easy flow by taxes on mortgages. He urged an entire abolition of taxes on mortgages.

Corporation Counsel O'Brien said: "I would supplement the commendable letter of the Mayor's one week ago by stating that the door should be opened for the city to act, whether at a loss or a profit, in an emergency such as now confronts us." He favored amending the home rule law to further that end.

A. C. MacNulty submitted a memorandum for the Governor and the committee to consider. Much of it contained provisions embodied in previous statements that have appeared in the press, but there were four new propositions of interest: To urge the Interstate Commerce Commission to grant priority of service to shipments of building material and to coal billed to the manufacturers of such material; to enact amendments to the Tenement House Law that will permit the transformation of old-fashioned single-family dwellings into three and four-family tenement houses; to enact a law requiring the licensing of real estate brokers and salesmen and subjecting their business to reasonable regulations under state auspices; and to enact a form of statutory lease that will satisfactorily adjust the relations of landlords and their tenants for the term of one year or less."

By far the greater part of the representatives of tenants' organizations who appeared before the committee expressed themselves in favor either of New York City building houses or extending its credit for that purpose. On the other hand, real estate operators were together in declaring that either course would be unwise, and that it would not make an appreciable difference in the housing shortage.

Mrs. Henry Moswowitz, secretary of the State Reconstruction Commission, discussed the report which that body filed with the Governor and which he transmitted to the Legislature on March 26. She said she recognized the seriousness of the present situation, but feared that in the rush to help the shortage action might be taken which would perpetuate the slums. She urged that a permanent housing policy be adopted. By the enactment of the commission's report, she said, such a policy would be put into effect. Among the salient points of this report was a recommendation that a constitutional amendment be enacted permitting the extension of State credit to aid housing. It was also urged that the activities of the State Land Bank be increased by legislation that would make its bonds salable.



# Architects Say Extra Story On Tenements Is Feasible

Suggestion of Mayor Hylan for Quick Relief of Housing Scarcity Is Practical from Many Viewpoints, They Declare

INVESTIGATION by the Record and Guide of the recent suggestion made to Mayor Hylan by John P. Leo, chairman of the Board of Standards and Appeals, that prompt and extensive relief may be afforded in the housing crisis by putting an additional story on many existing tenement houses in this city, brings out the fact that this plan is regarded as practical from many viewpoints, provided legislation is passed at the special session in Albany next month to avoid conflict with the Building Code and the Tenement House Law.

Chairman Leo declared in a letter to the Mayor that the plan involves no practical difficulties. He stated that it would be a matter of relatively small expense and effort to add this extra story to a fireproof structure, and on a building of the non-fireproof type the additional construction could be of fire-resisting material which would meet all the requirements of safety and at the same time afford a large amount of additional housing space.

William T. McCarthy, a Brooklyn architect who has had wide experience in planning high-class apartments in that borough, stated that from his knowledge of conditions the plan was excellent. His only contention was that the provisions of the existing Tenement House Law in regard to width of courts, etc., seemed to be the prime objection, and that the Building Department might affect progress through its ruling on the strength of foundation walls. These objections could be easily overcome, however, by amending the laws for the time being so as to speedily relieve the housing shortage.

Mr. McCarthy, during the past five or six years, has planned a large number of multi-family dwellings in the Flatbush section. The majority of these houses are four stories high with yards and courts considerably larger than those actually required by the Tenement House Law. It would be a very simple matter, he declared, and one involving practically no difficulty with the various city departments, to construct an additional story on these buildings and in every case where it is done the accommodations will be increased from two to ten living units.

In discussing the cost of the additional story he stated that the property owner would have everything in his favor as the excavation and foundation work necessary in an ordinary building proposition is eliminated, and that is one of the most expensive factors in present-day building.

R. W. Hubbell, of the City & Suburban Homes Company,

said that in his opinion there seemed to be no objection to the plan to add an extra story to existing tenement houses and that the idea was a practical one.

"No reason exists why this could not be accomplished," Mr. Hubbell declared, "other than the standing objection of tenants generally to walking up any higher than they are forced to. The idea would certainly prove valuable in providing additional living accommodations and owners could materially increase their rental returns at a relatively small outlay for construction. But it has been the experience of this firm, particularly in our Brooklyn houses, that the four-story apartment is popular and a higher one, unless provided with elevator service, is not in so great demand."

S. I. Schwartz, of the firm of Schwartz & Gross, said: "In my opinion no owners of existing fireproof apartments would consider for one minute the addition of an extra story, as the expense and labor involved would not be worth the additional income derived from the extra accommodations. But in the case of existing three and four-story non-fireproof tenements in the Bronx, Brooklyn and Queens, it is an entirely different matter, and I think the plan is very feasible. I would offer a counter suggestion, however, that the Tenement House Law be so amended during the present emergency as to permit the construction of new seven-story non-fireproof tenements—that is, modifying the present law so as to permit these buildings to be constructed under the same conditions as now apply to six-story non-fireproof structures. In this way owners would be influenced to erect new buildings with the foreknowledge that future income is assured."

Pliny Rogers does not coincide in these views. He said: "There are altogether too many things to be taken into consideration in connection with the general addition of another story to existing tenements. While there may be no practical objection to the idea, it is doubtful if tenants can be obtained who would not object to walking up the extra flight of stairs. Another objection I see is that the additional story would materially decrease the amount of light at the street level and that would be contrary to the provisions of the Zoning Law. In the addition of an extra story the landlord would save practically only the cost of the land, as it would be almost as expensive to remove the cornices of four-story tenement houses, block up, frame, roof and complete the additional story as it would to construct an entirely new four-story structure of the same dimensions and then be entirely within the law."

## Handsome Building Adds to Brooklyn's Center of Culture

SOME weeks ago the Brooklyn Music School Settlement concluded negotiations for the purchase of three brick dwellings at 122 to 126 St. Felix Street, immediately adjoining the Academy of Music, which will be extensively altered as the headquarters of this organization. The plans for the project were prepared by Meyer & Mathieu and a contract has been awarded to Isaac Rossell, 1 Madison Avenue, Manhattan, for the work involved. The reconstruction of these buildings to meet the requirements of the school will involve an outlay of approximately \$75,000 exclusive of the value of the property.

The selection of this neighborhood as the location for the Brooklyn Music School Settlement is a most important step in the movement to concentrate the musical activities of the borough in a district of which the Academy of Music is the hub. Practically all of the important musical events of the year are held in this beautiful concert hall and a number of dramatic and musical societies hold their regular meetings there. The new home of the Apollo Club on Greene Avenue is but a relatively short distance away.

The buildings to be altered by the Music School Settlement into a single unit have a frontage of 60 feet and a depth of 50

feet. Party walls between the houses will be removed and practically all interior partitions will be changed. The area including what were formerly the rear yards of these buildings will be built up to form an auditorium capable of seating approximately 350 people and will be fully equipped with stage for operatic and dramatic productions.

The present structures are three stories in height with basements, and the plans call for the construction of an additional story. An entirely new front will be erected that will in its decorative treatment signify the purpose of the structure. This facade will be of brick and stucco with trimmings of stone.

The plans for this operation provide for a number of class rooms on the second and third floors and the first floor will be devoted to offices and lecture halls. An apartment for the caretaker will be located on the fourth floor.

The president of the school is Mrs. Charles J. McDermott, who has been interested in this project from the beginning. Mrs. Benjamin Prince has been a member of the board and an active worker since the foundation of the school, and Mr. Prince is the chairman of the building committee. Mr. and Mrs. Thomas L. Leeming have also been very active.



# Supt. Miller Analyzes Manhattan Building For Decade

Prepares Statement for Calder Committee Which Shows Present Activities Are Above Normal, But Housing Far Below Normal

**A**N interesting survey of the building situation in Manhattan has just been completed by Rudolph P. Miller, Superintendent of Buildings, and forwarded by him to Senator William M. Calder, Chairman of the United States Senate Committee on Reconstruction and Production.

Superintendent Miller's survey covers the years 1910-1919, inclusive, together with the first six months of 1920. In connection with the Manhattan statistics, Superintendent Miller also has forwarded to Senator Calder a statement of building statistics for the Borough of Brooklyn, supplied by Superintendent Albert E. Kleinert. An effort was made to give the figures for Brooklyn in the same form as those for Manhattan, but it seems that the methods of keeping the statistics in the different bureaus are not uniform. Superintendent Kleinert explains that up to the advent of the present administration the records did not show the number of applications except for the years 1918, 1919 and the first six months of 1920. Only the number of buildings for which permits are issued is given rather than the applications filed. His records do not show the number of apartments provided in tenement houses. In his records hotels, lodging-houses and places of assembly are grouped together, and he is unable, therefore, to give the figures for hotels independently. He states also that he cannot give the tables for buildings demolished, but adds that comparatively few demolition permits are issued.

The table prepared by Superintendent Miller covering Manhattan applies to new buildings only. It shows that compared with previous years the building activities of Manhattan are above normal, but as contributing towards housing they are very much below normal. The number of buildings contemplated for the first six months for 1920 is 434. Assuming that the ratio of the total number of proposed new buildings for the entire year to those contemplated in the first six months is the same as the corresponding average ratio shown by the records of the Bureau of Buildings for the last ten years, the total number of buildings contemplated for the year 1920 will be 760. The percentage of buildings planned in the first six months of any year averages 57.1 per cent. of the total number filed in the entire year. By comparison with the past ten years it is found that the number contemplated this year will exceed the annual average by 49.1 per cent.

If it is assumed, however, that the last three years cannot be considered normal years, and the comparison is made with the years 1910-1916, inclusive (which may be considered the normal period), it will be found that the number contemplated in 1920 exceeds the normal annual average by 18.9 per cent.

While the estimated cost of buildings gives some idea of the magnitude of building operations it is not a safe criterion when judging the amount of work contemplated. Although costs have increased, the actual increase does not seem to be fully reflected in the estimated costs as given. It will be found that the cost of buildings for the last ten years (1910-1919, inclusive) averages about \$134,000, and for the first six months of 1920 it is about \$155,000. This is an increase of only about 15 per cent. which, in view of the recent high prices, does not appear to be truly representative.

The term "dwelling" as used in the table includes one-family and two-family houses. The records of the bureau are not kept so as to distinguish between them; in fact in Manhattan until recently two-family houses were unusual.

Assuming that the ratio of the total number of dwellings for 1920 to the number for the first six months is the same as for other buildings, the probable number of dwellings for 1920 will be 18. This is a decrease of 45.8 per cent. below the normal annual average as shown by the years 1910-1916, inclusive.

That the dwelling houses erected in Manhattan play a very

small part in the housing question is indicated by the fact that the average estimated cost of the proposed dwellings for 1920 is \$55,000.

Upon the same basis as used above the probable number of tenement houses contemplated in Manhattan in 1920 is 26. This is a decrease of 85.3 per cent. below the normal annual average for the years 1910-1916, inclusive.

This shortage in housing revealed by the number of proposed tenements is confirmed when the number of apartments provided by these tenements is considered. The exact number of apartments in the fifteen proposed buildings for the first six months of 1920 is not immediately available, but it is known that the average number of apartments in a tenement house in Manhattan is 41.5. This would indicate that the probable number of apartments for 1920 is 1,079. Comparing this number with the number annually provided in what we have considered the normal period (1910-1916, inclusive) it appears that the number for 1920 will be 83.8 per cent. short of the normal annual average.

For tenement houses the estimated costs are probably more nearly correct than in any other case. The average cost of the tenement house in the last ten years was about \$165,000; the average cost for the first six months for 1920 is about \$28,000.

The figures above recorded show that at this time only about one-sixth of the usual amount of housing is being provided.

The heading "other residence buildings" embraces hotels, lodging-houses and all forms of residences not included in the one- and two-family houses or tenements.

The figures with regard to these other residence buildings show a similar shortage. Comparisons in this case are not so easy, as the total numbers are very small. It would appear that only about four buildings under this heading are to be proposed in 1920. The annual average for the seven-year period is only 12.

It is interesting to note that the number of tenements contemplated in 1917-1918 and 1919 is only 76 for the three years, this number being only 42.5 per cent. of the normal annual average. The average for these three years was only 26; the probable number for 1920 is 26, showing that progress this year in the matter of housing is no greater than for the three previous years.

From that part of the table which shows the number of buildings demolished since 1910, it appears that for every building to be erected 1.6 buildings are demolished.

For the normal seven-year period it will be found that the number of tenements proposed annually averages 34.4 per cent. of the entire number of buildings contemplated. The corresponding figures for all classes of residence buildings is 42.9 per cent.

For the three abnormal years (1917-1918-1919) it will be found that the number of tenements is only 8.6 per cent. of all the buildings contemplated. For all classes of residence buildings the corresponding percentage is 14.1. In this respect conditions in 1920 are becoming worse, as it appears that only 3.5 per cent. of all the proposed new buildings are to be tenements and only 6.2 per cent. are to be residence buildings of all classes.

Assuming in the case of buildings demolished that the normal period includes the five years 1912 through 1916, it is found that 73.4 per cent. of the buildings demolished were residence buildings, of which two-thirds were dwellings and nearly all of the balance tenements.

The corresponding figures for the entire nine years listed show that 59.2 per cent. of all buildings demolished are residence buildings of all classes.

Taking the eight-year period from 1912-1919, inclusive, it is



## BOROUGH OF MANHATTAN.

Total Bldg. Operations.			Dwellings.		Tenements.		Estimated cost.	Other Res. Bldgs.	
Year.	App'ns filed.	Buildings contemplated.	No.	Estimated cost.	No. of Bldgs.	No. of Apts.		No.	Estimated cost.
1910..	778	838	43	\$1,956,300	208	7,600	\$16,925,000	7	\$955,000
1911..	771	840	39	2,263,500	194	7,033	29,178,000	10	5,900,000
1912..	691	757	28	1,532,000	182	6,379	30,452,000	12	7,185,000
1913..	508	577	32	2,761,000	158	6,357	22,267,200	10	1,325,000
1914..	375	411	21	1,682,000	133	5,141	18,916,000	9	975,000
1915..	418	489	25	64,652,869	193	6,436	24,960,500	9	2,030,000
1916..	510	564	38	3,065,700	163	7,721	37,841,500	27	26,717,000
1917..	279	321	5	420,000	23	838	2,661,000	5	2,750,000
1918..	175	182	4	215,000	9	395	1,780,000	1	750,000
1919..	368	379	19	1,004,500	44	1,801	13,575,000	14	8,782,000
1920..									
6 mos.	234	434	10	555,000	15	...	7,925,000	2	1,640,000

## BOROUGH OF BRONX.

Year.	No. of bldgs. contemplated.	Estimated cost of contemplated buildings.	No. of 1-family dwellings.	Estimated cost of 1-family dwellings.	No. of 2-family dwellings.	Estimated cost of 2-family dwellings.	No. of tenements.	No. of apartm's.	Estimated cost of tenements.	Other resid'ce buildings.	Est. cost of other resid'ce bldgs.
1910..	2026	\$44,034,405	347	\$2,337,300	273	\$1,274,600	971	20,391	\$34,941,000	6	\$87,000
1911..	1,357	22,837,060	296	1,831,950	264	1,160,200	372	8,184	14,500,000	4	530,000
1912..	1,310	34,644,400	157	975,750	187	779,200	607	12,222	25,192,500	1	10,000
1913..	846	20,072,489	99	502,722	129	655,062	330	7,371	14,943,851	1	7,000
1914..	735	16,347,382	116	516,200	23	413,850	269	6,212	12,206,000	3	33,000
1915..	962	28,119,100	150	642,000	67	286,700	489	11,939	22,822,000	2	17,000
1916..	650	16,725,582	67	306,500	68	312,000	224	5,200	12,012,000	..	.....
1917..	640	8,545,475	90	488,500	64	347,000	59	1,685	3,770,000	..	.....
1918..	206	3,991,900	30	156,000	12	62,400	22	752	1,675,000	..	.....
1919..	1,084	21,006,865	350	2,367,000	128	865,000	95	3,311	9,654,000	..	.....
1920..											
6 mos.	630	11,752,180	216	1,749,600	116	939,000	16	632	2,485,000	..	.....

## BOROUGH OF BROOKLYN.

Year.	No. of permits for new buildings.	No. of buildings contemplated.	Estimated cost of contemplated buildings.	No. of 1-family dwellings.	Estimated cost of 1-family dwellings.	No. of 2-family dwellings.	Estimated cost of 2-family dwellings.	No. of tenements.	Estimated cost of tenements.
1910....	2,871	5,770	\$34,813,720	....	.....	4,046*	\$17,206,930*	563	\$7,523,400
1911....	2,634	5,288	32,598,240	....	.....	3,720*	14,624,495*	549	8,209,325
1912....	2,595	5,105	36,472,377	2,021	\$7,249,790	1,215	5,387,725	763	14,366,400
1913....	2,250	3,616	30,719,101	1,227	4,344,925	857	3,833,820	533	12,349,500
1914....	2,375	4,379	38,269,185	1,683	5,265,750	1,119	4,754,850	715	18,365,600
1915....	2,750	5,121	40,300,600	1,580	5,436,065	1,575	7,555,620	920	18,880,600
1916....	2,578	4,946	35,397,480	1,802	6,217,745	1,619	8,041,800	605	13,353,500
1917....	1,658	2,696	27,613,290	1,060	3,558,000	536	2,804,250	201	3,348,500
1918....	1,789	2,815	17,858,425	732	3,029,232	430	2,429,200	25	813,500
1919....	6,348	12,889	68,137,966	4,301	22,433,825	2,221	18,267,050	295	7,811,000
1920, 6 mo.	2,571	4,506	34,478,465	1,600	9,113,125	621	7,114,100	26	2,291,000
G'd Total	30,419	57,131	\$396,658,849	16,006	\$66,668,457	17,959	\$92,019,840	5,195	\$109,312,325

\* Includes 1-family dwellings.

Total cost of Plans and Specifications filed during the years 1918 and 1919 and the first six months of 1920:

1918.....\$23,775,950 1919.....\$99,813,643 First six months 1920.....\$50,624,766

found that 925 tenements were contemplated and 1,024 tenements were demolished; in other words, for each building planned 1.1 existing buildings were demolished. This ratio is actually somewhat greater, as the records of the Bureau of Buildings show that in normal times only about 85 per cent. of buildings planned are actually constructed.

Superintendent Miller also sent to Senator Calder some diagrams showing the building operations in the Borough of Manhattan from the year 1902 to date. These diagrams show strikingly the great activity in building at this time. The information given in these diagrams differs from that in the table, in that the actual number of operations in course of construction on the first day of the month is indicated, while the tables, as already shown, deal with buildings in prospect. From these diagrams it will be seen that the number of new buildings in progress on August 1, 1920 (224), is greater than it has been since September, 1917, and this in the face of a gradually diminishing number of new buildings since 1906. It compares favorably with the new building operations for the years 1914-1917, inclusive.

The number of alterations in progress on August 1, 1920 (1,312), is greater than it ever was since the organization on

January 1, 1902, of the Bureau of Buildings of Manhattan as a separate borough bureau.

The sudden rise in the new building operations of 1905 and the falling off again in the latter part of 1906 was evidently due to the first subway, completed about the year 1904. Previous to 1907 new building operations exceeded the alterations, which condition, however, was reversed in May of that year, since which time alterations have exceeded new buildings in number. This is due to the erection of much larger buildings than before, but less in number.

Henry H. Curran, President of the Borough of Manhattan, sent a report to the Committee on City Plan and Public Improvements, of which Henry Bruckner, President of the Borough of the Bronx, is chairman, recommending the denial of the petition for a change from a residential to a business zone of property bounded by the north, south and east sides of Sheridan Square and the east side of Grove street between Waverly place and Washington place. The application for the change in classification sought to permit the erection of a theatre on the north side of Sheridan Square.



# Review of Real Estate Market for the Current Week

The Demand for Large Properties Has Temporarily Subsided, But There Was Marked Activity in Dwellings and Apartment Houses

**T**HERE was wide diversity to the real estate market this week. While there was little dealing in large properties there was heavy dealing in apartment houses, two-family houses, dwellings, vacant plots and medium-sized business properties. All parts of the city were represented and selling in the Bronx and Brooklyn had wide scope.

The dealing in fine private dwellings was not extensive. It is likely that in the autumn there will be heavier dealing in this kind of property, with a likelihood of some of it being sold, for alteration into mercantile buildings, in streets that are undergoing change from residence to business. Since the death of William K. Vanderbilt, Sr., there is considerable speculation as to whether his mansion, at Fifth avenue and Fifty-second street, will make way for business. Trade has already almost surrounded it.

Trinity Church Corporation this week sold two old parcels of real estate in Charlton street, which has long been a choice residential street of Greenwich Village, and the pur-

chased plot will be reimproved with a modern business building. Five years ago, before the West Side subway route was built, such a circumstance was seemingly impossible in this old thoroughfare that was long the home of celebrities. Greenwich Village is at last in the maelstrom of modern conditions.

A valuable piece of shore front on Newtown Creek changed hands. This is one of the most prominent waterways in the world for its volume of tonnage, and because of the steady increase of traffic upon it property along its shores is steadily increasing in value. The major part of this stream flows through Queens, and the industrial growth of that borough has been enhanced to a marked degree by Newtown Creek.

Some large and important leases were effected during the week and they were identified with properties in various sections of the city. October 1 is the beginning of a new term for leases, and the next few weeks will witness the closing of many large new rentals for long terms.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded, in Manhattan this week was 140, as against 90 last week and 82 a year ago.

The number of sales south of 59th st was 45, as compared with 40 last week and 34 a year ago.

The number of sales north of 59th st was 95, as compared with 50 last week and 48 a year ago.

From the Bronx 50 sales at private contract were reported, as against 30 last week and 53 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 322.

## City Buys Big Warehouse.

The city of New York bought, through Brett & Goode Co., from the estate of Archibald D. Russell, 152 to 156 West 36th st, an 8-sty and basement warehouse building, on a plot 60x98.9, adjoining the southwest corner of Seventh av. It is opposite Mills Hotel No. 3, and abuts the State Arsenal. A new loft and office building is in course of construction on the adjoining corner.

The building just purchased was erected by Park & Tilford for their own occupancy, and was known as the "Rock of Gibraltar" because of its remarkably heavy construction. It was sold by Park & Tilford to Mr. Russell over 1 year ago, when the warehouse building in West 42d st, now occupied by Park & Tilford, was erected for them by Mr. Russell. The purpose underlying the purchase by the city is to secure accommodations for the depository of supplies of the Board of Education, which at present is without a home. The supply department was formerly housed in a building at 318 and 322 East 68th st, which it occupied under lease for about 20 years. This property was recently sold by the same brokers to Flint & Horner as a warehouse for furniture. The city pays all cash for the property, and the price was \$300,000. The building is now occupied by the International Western Electric Co. under a lease which expires January 1, 1921. Subsequent to the removal of Park & Tilford from the building it was occupied for a number of years by the State of New York as a warehouse for military supplies to take care of the overflow from the State Arsenal.

## An Old Holding Sold.

Wm. Cruikshank's Sons sold for Alice and Amanada Portington to William D. and Samuel Kilpatrick the 5-sty loft building 542 Hudson st, with an L to 107 Charles st. This is the first sale of the property since 1856, the site being the original home of the sellers' family.

## Important Sale on Newtown Creek.

Roman-Callman Co. sold for the Rockland & Rockport Lime Corporation to the Petroleum Heat & Power Co., of New York, Robert Adamson, president, its property on Newtown Creek and Kingsland av, Greenpoint, Brooklyn, consisting of 4.4 acres of upland with 590 feet of bulkheaded waterfront on Newtown Creek, and improved with warehouse buildings. The purchaser is a manufacturer and distributor of oil burning heating systems, which are being installed in large office buildings and hotels in

New York City. It will improve the property with fireproof storage buildings, garages and large oil tanks. The property adjoins the plant of the Standard Oil Co., and the transaction involves over \$500,000. The purchaser was represented by Stanchfield & Levy and the sellers by William C. Relyea.

## Two Good Sales Uptown.

The Croisic Building at 220 Fifth av, northwest corner of 26th st, has been purchased by a newly formed corporation known as the Knickerbocker Realty Co., incorporated under the laws of Delaware from the Terra Realty Co. (Martin T. Kern). The Croisic Building is a 20-sty structure, having a frontage of 56.6 feet on the avenue and 127.6 feet on the street. L. & M. Jones erected the building about 15 years ago. The same buyers also acquired from the sellers the 9-sty modern apartment house, covering a plot 50x102.2, at 3 and 5 East 85th st, adjoining the residence of James B. Clews, at the north corner of Fifth av. Other New York properties are involved in the deal, but no information could be obtained.

## Maiden Lane Landmark Sold.

Estate of Richard S. Clark sold 89 Maiden la, at the northeast corner of Gold st, a 4-sty mercantile building, on a lot 27x66.8x28.6x65.11. The new owner, whose name is undisclosed, takes title in the name of the City Real Estate Co. The property was leased for a long term about a year ago to the National Surety Co. for its brokers' branch and burglar departments, the rental aggregating \$100,000 net. A report that the surety company had purchased the property was denied at its office.

The building, which has been modernized, is one of the oldest in the city, having been at one time the residence of Mayor Kingsland. It is carried free of mortgage and has been in the possession of the selling family for many years.

## Park Avenue Corner House Sold.

Ruland-Whiting-Benjamin Corporation sold for Gordon Knox Bell to a buyer, for occupancy, 756 Park av, at the southwest corner of East 72d st, a 4-sty and basement brick and stone dwelling, on a lot fronting 24 feet on the street and 67 feet on the avenue.

## Third Avenue Corner Bought

Horace S. Ely & Co. sold for George McKesson Brown, of Huntington, L. I., 341 to 347 Third av and 209 to 211 East 25th st, forming the northeast corner of the two thoroughfares. There is a frontage on Third av of 98.9 and a depth on 25th st of 160 feet. There are six 5-sty apartment houses on the plot, four being on Third av, arranged for stores and apartments, and two on 25th st, arranged for apartments.

## United Electric Buys in Bronx.

The United Electric Light and Power Co. purchased from the Port Morris Land and Improvement Co. the block bounded by 132d and 133d sts, Locust and Walnut avs, comprising 30 lots. It had been in the hands of the selling company for more than half a century, and adjoins the property now held by the New York Edison and Consolidated Gas companies. Joseph P. Day represented the United Electric Light and Power Co., and Gross & Brown, the sellers.

## Bronx Corner Sold.

Reva Realty Co., Morris Silverman, president, sold to Lowenfeld & Prager 1665 Weeks av, at the southwest corner of 179d st, a 5-sty and basement apartment house, on a plot 84x97.

## Manhattan.

### South of 59th Street.

ALLEN ST.—E. A. Polak Realty Co., Inc., sold for a client of Herbert Baum to the Darfell Realty Co. 3 Allen st, a 5-sty newly remodeled tenement house, on a lot 25x100.

BEDFORD ST.—F. S. Mason Holding Co. sold 83 Bedford st, at the southwest corner of Barrow st, a 3-sty brick tenement house, with store, on a lot 24.7x50.

CHAMBERS ST.—Snowber & Co. sold for the Chambers-Greenwich Street Co. the two old 12-sty brick business buildings 167 and 169 Chambers st, adjoining the northeast corner of Greenwich st, on a plot 50x77.9½.

CHARLTON ST.—Cammann, Voorhees & Floyd sold for Trinity Church Corporation to the J. D. Johnson Co., situated for more than 30 years at the corner of Beekman and Cliff sts, the two old brick and frame dwellings, on a plot 50x100, at 68 to 72 Charlton st, upon which site the buyers will erect a modern cantile building.

CHRYSTIE ST.—Jacob Gronwitz bought from Caroline G. Coddington 99 Chrystie st, an old 2½-sty brick converted dwelling, containing stores and lofts, on a lot 25x51.3, adjoining the southwest corner of Grand st.

FRONT ST.—Margaret J. O'Reilly sold to Alice T. Gallin 232 Front st, a 5-sty building, on a lot 23.8x72.7.

HUDSON ST.—Trinity Church Corporation sold to Lucy Madden 398 Hudson st, a 5-sty brick flat with store, on a lot 25x100.

LEWIS ST.—David Pines sold to the Kingston Land & Improvement Corporation the 6-sty building, with stores, at 11 Lewis st, on a lot 16.8x100.

LIBERTY ST.—Henry L. Eno sold to James W. Arthur, of the firm of Arthur, Mountain & Co., printers and stationers, the 5-sty mercantile building 111 Liberty st, adjoining the northwest corner of Church st, on a lot 25x100.11. The new owners were the tenants of the property.

MARKET ST.—Lowenfeld & Prager sold to Nicosia Bros. 49 Market st, a 3-sty brick stable, on a lot 27x87.3.

MONTGOMERY ST.—Samuel Z. Freedman sold to Samuel Kopita the 3-sty building 19 Montgomery st, on a lot 24x75.

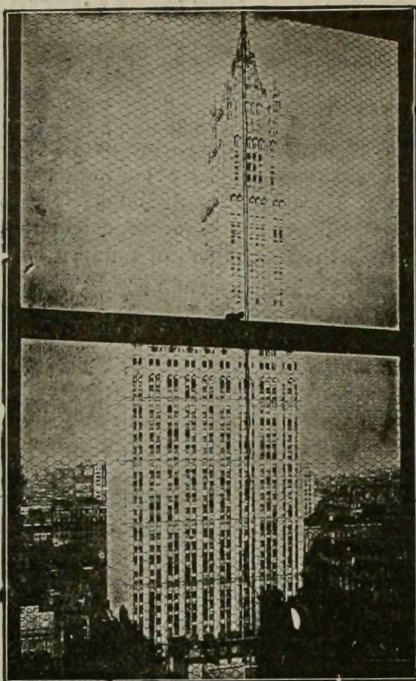
WASHINGTON ST.—Estate of Rebecca Copcutt sold through the Charles F. Noyes Co. to William D. and Samuel Kilpatrick 432 to 436 Washington st, the first being a 3-sty and basement brick dwelling, on a lot 21.9x85, and the second a 1-sty frame building, on a plot 43.8.

WATER ST.—Michael A. Garone sold to Marie T. Benedetto the 4-sty building, with stores at the northwest corner of Water and Catherine sts, on a lot 20x40.

3D ST.—Guy Marchand bought from Rose P. Cervenka the 6-sty building 49 West 3d st, on a lot 25.3x104.8.

4TH ST.—Pepe & Bro. sold for L. Edelmuth 329 West 4th st, a 3-sty and basement brick dwelling, on a lot 22x55, adjoining the southeast





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corner of Jane st. The building will be remodeled.

11TH ST.—Williams-Dexter Co., Inc., sold to Arthur D. Smith 251 West 11th st, a 3-sty and basement brick dwelling, on a lot 25x36, adjoining the northeast corner of West 4th st, Greenwich Village. The structure will be remodeled by the purchaser.

12TH ST.—Rosina Vollhart sold through the Duross Co. to Louise Lund 345 West 12th st, a 3-sty and basement brick dwelling, on a lot 24x80.

14TH ST.—George E. Chisholm sold to the Radlog Realty Corporation the 4-sty brick building at 149 West 14th st, on a lot 25x103.

16TH ST.—Adolph Maier sold to A. Goodman & Sons the 5-sty tenement house with store at 647 East 16th st, on a lot 25x92, abutting their bakery on East 17th st.

18TH ST.—Jeanette Morgan sold to Peter P. Cappel 328 West 18th st, a 3-sty and basement brick dwelling, on a lot 20x92.

19TH ST.—John E. O'Connor sold to Bertha Hellman 415 East 19th st, a 4-sty brick tenement house, with store, on a lot 20x92.

28TH ST.—Sidonia Weiss sold to Elizabeth Smith 316-318 West 28th st, two 4-sty and basement brownstone dwellings, each on a lot 12.6 x98.9.

32D ST.—Elvira C. Black sold to Henry Roth 237 East 32d st, a 3-sty and basement brick dwelling, on a lot 17.10x98.9.

41ST ST.—The Aktisco Holding Co. bought from Arthur B. Fulton the 3-sty and basement dwelling 354 East 41st st, at the southwest corner of Prospect pl, on a lot 17x75.

43D ST.—Robert E. Kelly sold for Louis Noeschen to H. P. Wright & Co., 207 East 43d st, a 4-sty brick tenement house, on a lot 25 x100.5.

43D ST.—Katherine E. Giesler sold to Morris Silverman the 3-sty and basement brownstone dwelling, 336 East 43d st, on a lot 16.8x100.5. This is the first sale of the property in 37 years.

46TH ST.—Douglas Gibbons & Co. sold for Miss Jane C. Austin 153 East 46th st, a 4-sty and basement stone front dwelling, on a lot 16.8x100.5.

48TH ST.—J. Arthur Fischer sold for Isidore H. Kempner and Fisher Lewine 128 West 48th st, a 4-sty flat with stores, on a lot 20x98.9.

48TH ST.—Isidor H. Kempner and Fisher Lewine sold 128 West 48th st, a 4-sty business building, with stores, on a lot 20x100, which they bought in 1909. J. Arthur Fischer was the broker.

50TH ST.—Everett M. Seixan Co. sold for the Marne Realty Co. to the Bayside Building Corporation 343 to 349 East 50th st, four 4-sty and basement brownstone dwellings, each on a lot 20x100.5.

52D ST.—James H. Cruikshank resold to Joseph Genser 527 West 52d st, a 5-sty tenement house, on a lot 25x100.

54TH ST.—Adele M. Schley bought from Edward S. Hall 127 East 54th st, a 4-sty and basement brownstone dwelling, on a lot 16.10x100.5.

54TH ST.—Elizabeth de la R. Rabut sold to Josephine T. Neilson 136 East 54th st, a 3-sty and basement stone front dwelling, on a lot 17.10x100.5.

55TH ST.—Jaffess Realty Corporation, Leon Jaffess, president, bought from Edwin C. Dusenbury, as trustee, the 4-sty building and store in which he is a tenant at 252 West 55th st, on a plot 33.4x100.5. The property adjoins the Automobile Club of America. Mr. Jaffess is in the tire business.

58TH ST.—Max Teuschen bought from Lisette Hopfmuller 231-233 East 58th st, a 5-sty flat, on a plot 33.4x100.5.

AV D.—Mary R. Goelet and others sold to Borden, Wilf, Cowen Co. 119-121 Av D, adjoining the northwest corner of 8th st, a 3 and 5-sty factory building, on a plot 47x93.

AV C.—Sylvester Pope and others sold to Moses Tepper 179-181 Av C, northwest corner of 11th st, a 6-sty tenement house, with stores, on a lot 51.9x83.

6TH AV.—William Prager purchased from Livingston Phelps 89 and 91 6th av, two 6-sty flats, with stores, each on a plot 31.8x80.

### North of 59th Street.

HENDERSON PL.—Mary F. Watkins resold to Adelaide Prendergast 14 Henderson pl, a 3-sty and basement brick dwelling, on a lot 17.4x46, between East 86th st and East 87th sts, east of East End av.

60TH ST.—Ennis & Sinnott resold 223 East 60th st, a 4-sty and basement stone front dwelling, on a lot 20x100.5.

61ST ST.—Joseph Seeman sold to Jessamine G. Childs 202 East 61st st, a 4-sty and basement stone front dwelling, on a lot 17x60.5, adjoining the southeast corner of 3d av.

69TH ST.—Horace S. Ely & Co. sold for the estate of Alfred A. Coles 246 West 69th st, a 2-sty garage, on a lot 15x100.5.

77TH ST.—Belwood Realty Co., Frederick Lese, president, sold to Helen Sweeney 207-209 and 213 to 217 East 77th st, five 3-sty and basement brownstone dwellings, each on a lot 16.8x102.2.

82D ST.—John C. Jacobson sold 159 West 82d st, a 3-sty and basement dwelling, on a lot 15.6, adjoining the northeast corner of Amsterdam av.

84TH ST.—Mae M. Bowman sold to Mae M. O'Neill the 5-sty flat, on a plot 40x102.2, at 111 West 84th st.

85TH ST.—Coughlan & Clisby sold for Adelle Wilkinson to a client 136 West 85th st, a 3-sty and basement dwelling, on a lot 18.9x102.2.

85TH ST.—The Platky estate sold to a buyer, for occupancy, 331 West 85th st, a 3-sty and basement brick dwelling, on a lot 20x102.2.

88TH ST.—Emma Schumann sold 29 West 88th st, a 4-sty and basement stone front dwelling, on a lot 20x100.8½.

92D ST.—The 225 Central Park West Corporation sold 48 West 92d st, to a buyer, for occupancy, a 4-sty and basement stone front dwelling, on a lot 18x100.8½.

92D ST.—Charles Wynne and Louis H. Low resold 52 West 92d st, a 4-sty and basement dwelling, on a lot 19x100, to a client of Samuel Caplins, for occupancy.

92D ST.—Miss Emma Gahren sold 37 West 92d st, a 3-sty and basement brownstone dwelling, on a lot 20x100.8½.

92D ST.—Robert D. Blackman resold to the Reimes Realty Corporation 3-5 West 92d st, a 6-sty apartment house, known as the Brayman, on a plot 50x100.8½, adjoining the north corner of Central Park West. The parcel has changed hands three times this year.

92D ST.—Charles Wynne and Louis H. Low resold 46 West 92d st, on a lot 18x100.8½, a 4-sty and basement stone front to a client of M. T. James. This completes the resale of the row of dwellings purchased last month from Eugene Vallens through Slawson & Hobbs.

93D ST.—Froman & Taubert sold for John Ungar to Gerhardt Schad 168 East 93d st, a 3-sty and basement brownstone dwelling, on a lot 20x100.8½.

93D ST.—Joseph J. Baker sold to Max Benjamin, who resold to William Kramer, 186 East 93d st, a 3-sty and basement brick dwelling, on a lot 15.6x75.6, adjoining the southwest corner of Third av.

98TH ST.—Arthur A. Oldham sold the three 4-sty and basement brick and stone dwellings, on a plot 52x100.11, at 126 to 130 West 98th st. Henry C. and Amelia Hohoff bought 126 and 130 and Ann J. and Ellen Wainwright bought 128.

99TH ST.—Ernest N. Adler sold for Rose Friedland 167 East 99th st, a 5-sty tenement house with store, on a lot 25x100.11.

99TH ST.—Rose Friedland sold 167 East 99th st, a 5-sty tenement house with store, on a lot 25x100.11.

112TH ST.—Shaw & Co. sold for the Lawmor Improvement Co. to Dora Jesner 17 East 112th st, a 5-sty single flat, 19x78x100.

112TH ST.—Shaw & Co. sold for the Lawmor Improvement Co. to Dora Jesner 17 East 112th st, a 5-sty single flat, 19x78x100.11.

115TH ST.—Hudson P. Rose resold to Joseph J. Campiglia 167 East 115th st, a 3-sty and basement brownstone dwelling, on a lot 12.6x100.11.

116TH ST.—Felicia Abbamonte sold to Aldo Spard the 3-sty and basement brownstone dwelling 327 East 116th st, on a lot 16.8x100.11, two doors west of the Sydenham Post Graduate Hospital.

116TH ST.—A. Kane Co. sold for Mabel C. Lyon 367 West 116th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

118TH ST.—Snowber & Co. sold for W. L. O'Connor, as trustee for D. J. O'Connor, the 3-sty and basement brick dwelling at 364 West 118th st, on a lot 18x100.11. The purchaser is Regina Flood.

122D ST.—Ryan & Co. sold for the estate of Matilda Gray to Florence E. Abbott, of Brooklyn, 217 West 122d st, a 4-sty and basement brick dwelling, on a lot 12.6x100.11.

123D ST.—Eliza Worden sold to Nellie Kennedy 102 East 123d st, adjoining the southeast corner of Park av, a 4-sty and basement brownstone dwelling, on a lot 20x100.11.

123D ST.—Estate of William F. Haradon sold 319 East 123d st, a 3-sty and basement brownstone dwelling, on a lot 18x100.11. It is the first sale of the parcel in 46 years.

124TH ST.—Louis H. Goldberg Co. sold for Daisy I. Goldberg to Abraham Mell 333 to 337 East 124th st, a 6-sty tenement house with stores, on a plot 50x100xirregular.

126TH ST.—Florence H. Rogers sold to Sarah A. Clark 17 East 126th st, a 3-sty and basement stone front dwelling, on a lot 17.6x99.11.

126TH ST.—Harris Burger sold to August Nicolett 42 West 126th st, a 3-sty and basement stone front dwelling, on a lot 20x99.11.



126TH ST.—Sophie Brandt sold to Kenneth Mallory 23 West 126th st, a 3-sty and basement stone front dwelling, on a lot 17.6x99.11.

127TH ST.—George W. Sasse sold for the Schutter Homes, Inc., the 3-sty and basement dwelling, 261 West 127th st, on a lot 16x100, to Ellie R. Ryan.

127TH ST.—Eileen Dwyer sold to Mary Kelly 66 East 127th st, a 3-sty and basement brick dwelling, on a lot 18.9x99.11.

127TH ST.—Simon S. Friedberg resold 26 West 127th st, a 2½-sty frame dwelling, on a lot 25x99.1.

128TH ST.—The United States Trust Co., as trustee, sold to Jennie Tackney the four 3-sty and basement brownstone dwellings, on plot 75.6x99.11, at 114 to 120 East 128th st.

130TH ST.—Franz Heuen sold to Helen Conroy the 5-sty flat, on a lot 25x99.11, at 265 West 130th st, adjoining the northeast corner of 8th av.

131ST ST.—The Direct Leasing Co. resold to Gomez B. Whitfield the 3-sty and basement dwelling, 125 West 131st st, on a lot 17x100.

136TH ST.—James H. Cruikshank purchased from Mary J. Conolly 311 West 136th st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11, through William D. Morgan.

137TH ST.—Metropolis Securities Co., Joseph J. Quinn, president, sold to Henrietta M. Johnson 249 West 137th st, a 5-sty American basement brick dwelling, on a lot 18x99.11.

138TH ST.—Laura A. Hudson sold through Porter & Co. 305 West 138th st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11.

142D ST.—Katie Schmidt sold 460 West 142d st, a 4-sty and basement limestone dwelling, on a lot 18x100, to a buyer, for occupancy.

AMSTERDAM AV.—Frederick Zittel & Sons sold for John Deaken, as executor, 362 Amsterdam av, a 5-sty brick flat with stores, on a lot 25x100, adjoining the northwest corner of West 77th st.

BROADWAY.—Spert estate sold to Cecilia P. Wuerz 2120-2122 Broadway, through to 300-302 Amsterdam av, at 74th st, 2-sty buildings, on a plot 38.4x149.6.

BROADWAY.—Charles Galewski, operator, bought from the Charles Developing Corporation, Max Cohen, president, the Rocklyffe, a 7-sty apartment house, 3450 to 3456 Broadway, southeast corner of 141st st, on a plot 70x100; also the Highmount, adjoining, a 6-sty apartment house, at 572-574 West 141st st, on a plot 50x100.

FT. WASHINGTON AV.—Horitz H. Gottesman sold to the Aiplos Realty Co. the southwest corner of Fort Washington av and 170th st, a 6-sty apartment house, on a plot 99.12x150.

MADISON AV.—Susan D. H. Dakin sold to Charles C. Allom 819 Madison av, a 4-sty and basement stone front double dwelling, on a plot 50x100, two doors north of East 68th st.

MADISON AV.—Christian A. Herter sold to James H. Cruikshank 2042, 2044 and 2052 Madison av, three 3-sty and basement stone front dwellings, each on a lot 16.4x75.

MADISON AV.—Cornelia W. Slade sold to Dr. Charles Schwartz 1541 Madison av, a 4-sty converted dwelling and store, on a lot 16.8x70. G. Walter Campbell was the broker.

MANHATTAN AV.—The Merit Realty Corporation sold the 3-sty and basement brick dwelling, on a lot 17x70, at 140 Manhattan av, to a Mrs. Williams. The purchaser will remodel and occupy.

MT. MORRIS PARK WEST.—S. & J. H. Albert sold for the New York Life Insurance Co. 13 Mount Morris Park West, a 4-sty dwelling, on a lot 25x78, facing Mount Morris Park, to H. Kantor, who will remodel for occupancy.

PARK AV.—David Lion sold the northeast corner of Park av and 108th st, a 4-sty brick flat with store, on a lot fronting 74 feet on the avenue and 26.3 feet on the street.

RIVERSIDE DRIVE.—Frederick Zittel & Sons sold for Dr. Louis Neuman 74 Riverside dr, a 5-sty American basement brick dwelling, on a lot 25.4x54.8x18x111.6xirregular. The new owner will remodel the structure into small apartments.

VERMILYEA AV.—I. Portman bought from Emanuel Reich the two 5-sty apartment houses 147 and 157 Vermilyea av. The structures are each on a plot 50x150.

FIRST AV.—Jennie I. Ryan bought the 5-sty brick tenement house 1847 First av, on a lot 25x80.

SECOND AV.—Vincenzo Celenza resold to Mary Iacobellis and M. Trolano 2459 Second av, at the southwest corner of East 126th st, a 3-sty frame store and loft building with a 1-sty brick extension; on a lot 24.11x105.

SECOND AV.—Sarah Clutzk bought from Celia Dombeck 2420 Second av, at the northeast corner of 124th st, a 4-sty brick flat with store, on a lot 20.11x80.

5TH AV.—The New York Trust Co. sold the 3-sty and basement brick dwelling at 2005 Fifth av, on a lot 18x80. This is the first sale of the property in 30 years.

8TH AV.—Leonard Weill resold to Emily Krauss the 5-sty flat and store 2915 Eighth av, on a lot 25x100.

### Bronx.

FAILE ST.—Charles Kregsfeld sold to Joseph Rosenbaum the 5-sty apartment house, on a plot 40x149, at the southwest corner of Faile and Aldus sts.

JENNINGS ST.—George S. Leiner sold to the Retorno Co. the two 2-sty and basement frame dwellings 744 and 746 Jennings st, on a plot 39x114xirregular.

JENNINGS ST.—Mary Schult sold to Emanuel Godansky 749 Jennings st, a 5-sty apartment house, on a plot 57x100.

KELLY ST.—Bernhart A. Goldstein sold to Morris Hirsch the 5-sty brick apartment house 1060 Kelly st, on a plot 60x100.

MINFORD PL.—Charles Schaupler sold to Otto Beck 1550 Minford pl, a 4-sty brick apartment house, on a lot 30x100.

SIMPSON ST.—The Bernsdee Realty Co. sold the two 5-sty apartment houses 1106 to 1110 Simpson st, each on a plot 44x100, to Rosa Silver and Dora Barsky, respectively.

156TH ST.—McGrath & Warren sold to a client of Adolph Weiss the 5-sty apartment house 497 East 156th st, on a lot 25x100, adjoining the northwest corner of Brook av.

159TH ST.—Debb Corporation sold 452 to 456 East 159th st, a 3-sty and basement frame dwelling, on a lot 20x48.

180TH ST.—Lottie A. Howe sold to the Millington Holding Co. the two 5-sty brick apartment houses with stores, at 871 to 875 East 180th st, on a plot 75.1x118.2, adjoining the northeast corner of Mohegan av.

207TH ST.—Thomas Holland sold to Lizzie Pfister the 2-sty dwelling, on a lot 25.4x98.10, on the south side of 207th st, 50.8 feet east of Decatur av.

246TH ST.—G. Dayton Strayer purchased through George Howe from the Delafield estate a vacant plot adjoining his present holdings on West 246th st, between Fieldston rd and Livingston av, Fieldstone, Riverdale.

BATHGATE AV.—Isaer Realty Corporation bought from George O. Allen the three 5-sty apartment houses, on a plot 100x114, at the northeast corner of Bathgate av and 174th st.

BATHGATE AV.—Mary McCabe sold to R. Maass 2536 Bathgate av, at the southeast corner of East 191st st, Fordham, a 3-sty and basement brick dwelling, on lot 25x100.

BATHGATE AV.—Eleanor L. Armstrong sold to Luigi Natale 2281 Bathgate av, a 2-sty and basement frame dwelling, on a lot 25x94.4, adjoining the southwest corner of East 183d st.

BATHGATE AV.—Raffaella Ferracci bought from Giuseppe Greco the 2-sty and basement brick dwelling 2411 Bathgate av, on a lot 20x100.

CLAY AV.—Joseph Feldstein sold 1379 Clay av, a 3-sty and basement brick 2-family house, on a lot 16.6x111.

CLINTON AV.—Bernard S. Deutsch sold 1413 Clinton av, a 2-sty and basement frame dwelling, on a lot 25x151.

CLINTON AV.—Johanna Kohn sold to Bertha Segal the 3-sty and basement brick dwelling 1814 Clinton av, on a lot 19.4x90.

DECATUR AV.—Nettie Benenson sold to Ida J. Arnold the 3-sty and basement frame dwelling 2836 Decatur av, on a lot 25x113.

FINDLAY AV.—Sophie Freedman sold to Charles Rubin and Sophie Kivowitz respectively the two 4-sty apartment houses 1343 and 1355 Findlay av, each on a plot 37.6x100.

FULTON AV.—Morris Rosen sold to Vinusta Cognaci 1238 Fulton av, a 2-sty and basement frame dwelling, on a lot 14.9x110.

GLEASON AV.—J. Clarence Davies sold for William Reiner a plot, 50x100, on the north side of Gleason av, between White Plains av and Leland av, to H. Nob Moro-Lin, who will erect a residence.

MORRIS AV.—The Isaar Realty Corporation sold to Emil Stein the 6-sty brick apartment house with stores 673-675 Morris av, northwest corner of 153d st, on a plot 50x100.

PARK AV.—Harry Cahn purchased from Mammie Thoman and Elizabeth Merritt the three 3-sty and basement frame 2-family houses 3174 to 3178 Park av, adjoining the southeast corner of 161st st, on a plot 56x75.

PARK AV.—Barnet Griff sold to Theodore Klause the vacant plot 50x50 at the northeast corner of Park av and 171st st.

THROGS NECK.—Sisca & Palladino sold for Mary E. Colford a 3-sty frame dwelling at the foot of Meyers st, extending through to Edison av, on a plot 78x125, at Throgs Neck.

UNIVERSITY AV.—Nellie F. Butler sold to Joseph Goodman the 2½-sty and basement frame detached dwelling 2226 University av, 37.5 x101.

VILLA AV.—Mary R. Fitzpatrick sold to Domenico Tubelli 3078 Villa av, a 2½-sty and basement frame dwelling, on a lot 25x92, adjoining St. Philip Neri Catholic Church, in Bedford Park section.

WASHINGTON AV.—Dormond Realty Co., Simon Myers, president, sold to Anthony Woods the 2-sty and basement brick 2-family house at 2190 Washington av, on a lot 18x60.

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**Brooklyn.**

**PARKSIDE COURT.**—William F. Straukamp sold 12 Parkside Court, Flatbush, a 2-sty and basement limestone 2-family house.

**BUTLER ST.**—Hudwill Corporation, Hudson P. Rose, president, bought 143 Butler st, a 4-flat.

**CHAUNCEY ST.**—R. A. Schlesing sold for Sophia Gerdes to Frank Seebolzer 428 Chauncey st, a frame 3-family house; also, sold for Sophia Gerdes to John Hoenig 426 Chauncey st, a frame 3-family house.

**CUMBERLAND ST.**—Melster Builders, Inc., sold to Louis Baranello 46-48 Cumberland st, two 3-sty brick dwellings.

**DEAN ST.**—Realty Associates sold to Carl Britchorn 161 Dean st, a 2½-sty brick front dwelling, 25x37x100.

**FULTON ST.**—A. E. Rice resold through the Martin Co. to the Cameron Machine Co. 90 Fulton st, a 4-sty business building.

**PARK PL.**—Bulkley & Horton Co. sold for Alviene Terry to a buyer, for occupancy, 868 Park pl, a 3-sty and basement limestone dwelling, on a lot 20x127.9.

**RICHARDS ST.**—Baffa & Dixon sold for the Atlantic Smelting & Refining Works to the Specification Soap & Oil Co. 57 Richards st, at the southeast corner of Delevan st, on a plot 100x100, in the Erie Basin district.

**STERLING PL.**—Mrs. Florence A. Begbie sold to a buyer, for occupancy, 869 Sterling pl, a 2-sty and basement brownstone dwelling.

**STERLING PL.**—Mary Nelson bought 203 Sterling pl, a 3-sty and basement dwelling, on a lot 20x100.

**STOCKHOLM ST.**—The factory formerly occupied by the E. A. Durham Shoe Manufacturing Company, at 94 Stockholm st, has been sold to the Brandt Manufacturing company.

**S TANWIX ST.**—Abraham Prince bought from the Realty Associates 57 Stanwix st, a 3-sty frame double flat with store, 24.3x57x80.

**10TH ST.**—Martin Co. sold for Elizabeth A. Watson to Jacob Statman 670 10th st.

**10TH ST.**—Martin Co. sold for the account of Elizabeth Watson to Jacob Statman for occupancy the 3-sty dwelling at 670 10th st.

**22D ST.**—Bulkley & Horton Co. sold for Dr. Jacob Herman to John Mukowski, for occupancy, 330 22d st, a 2-sty brick 2-family house, on a lot 25x100.

**68TH ST.**—Realty Associates sold to James L. Meeks the vacant lot, 20x100, on the south side of 68th st, 78 feet west of Fifth av. The purchaser will improve this property along with the land he now owns fronting on Fifth av.

**AV K.**—Marguerite Sabbistino sold the 2½-sty detached dwelling and a garage, on a plot 45x100, on the south side of Av K, 55 feet west of East 21st st, Flatbush.

**BROOKLYN AV.**—Riker & Sanders sold for Mrs. Fannie Beck to Mrs. Mary F. Hanley 259 Brooklyn av, a 4-sty triple apartment house, on a plot 50x100. The property will be resold on the co-operative plan.

**55TH ST.**—Max E. Shapiro bought 1552 55th st, a 2-family house; and Louis Shikora bought 1558 55th st, a 2-family house. Each is on a plot 30x100.

**AV J.**—Fannie Velon sold 2315 Av J, a 2½-sty detached dwelling, on a plot 50x100.

**BEDFORD AV.**—William R. Wisser sold 2324 Bedford av, a 3-sty brownstone front 3-family house.

**CARLTON AV.**—Mary Power bought through the Bulkley & Horton Co., for occupancy, 82 Carlton av, a 2½-sty and basement frame dwelling, on a lot 25x100.

**EASTERN PARKWAY.**—Baker & Bowen sold for a client, on the co-operative plan, 465 to 469 Eastern Parkway, an apartment house containing 36 apartments.

**GATES AV.**—Melster Builders, Inc., sold to George Hein 564-564A Gates av, two 3-sty and basement frame dwellings.

**GRAVESEND AV.**—William Liss, Inc., sold for the J. & A. Realty Corporation a 1-family house to Daniel Golden; also 809 Gravesend av, a cottage, 30x125, to a Mrs. Campbell, and 811 Gravesend av, a cottage, 30x125, to a Dr. Green, a tenant.

**LEXINGTON AV.**—The Hudwill Corporation purchased three brick dwellings at 542, 542A and 544 Lexington av.

**FOURTH AV.**—Realty Associates sold to Giuseppe Piccirillo 3913 Fourth av, a 3-sty brick double flat with stores, 25x53x75.

**Queens.**

**FAR ROCKAWAY.**—Lewis H. May Co. resold for Hugo Dewald the Nowill property 1427 Sheriden Boulevard, Far Rockaway, a 2½-sty dwelling and garage.

**LONG ISLAND CITY.**—G. E. Clay sold for Margaret Chrinian the vacant plot, 50x95, on the east side of Marion st, 315 feet south of Harris av, Long Island City, to the Houpert Machine Works, on which will be erected an addition to their present shop.

**RECENT LEASES.****Another Lease to John Cort.**

Pease & Elliman, in addition to the lease of the Park Theatre, which they negotiated for Mrs. Flake to John Cort, they have also leased to Mr. Cort for former Public Service Commissioner Travis H. Whitney the former Davenport Theatre at 22-26 63d st, on the south side, between Broadway and Central Park West. This building was begun by Butler Davenport several years ago and has since been used as a church and a music hall. On account of the small size of the present stage Thomas W. Lamb, the architect, has filed plans for alterations, which Mr. Cort will make at a cost of about \$75,000 to transform the building into a modern theatre, with a seating capacity of 1,500.

PEASE & ELLIMAN and Peter Grimm leased the store in 49 West 49th st to the Hardman Rubber Corporation.

**Long Lease on Madison Avenue.**

Mrs. Wilson's Renting Co. leased for T. Gallard Thomas to the Charles Duffy Co. the 5-sty building 600 Madison av, for a term of 21 years, at an aggregate rental of \$199,000.

**City Leases Bridge Land.**

The city of New York leased to Henry E. Jacobs the block bounded by East Broadway, Forsyth, Market and Henry sts, under the Manhattan Bridge structure, which towers to a considerable height at this point. The lease, for a term of 20 years, calls for a ground rental of \$9,500 a year for the first ten years and \$10,450 for the second ten-year period, indicating a total rental for the term of \$199,500.

Gronenberg & Leuchtag, architects, have filed plans for the improvement of the East Broadway block front with a 2-sty store and show-room building at a cost of about \$90,000. The balance of the plot will be improved with a modern moving picture theatre seating 1,100. The estimated cost of this structure, according to the architects, will be \$120,000.

Under the plan space will be reserved on the East Broadway frontage for a lobby to the theatre. The plot measurements are 155.8 feet on East Broadway, 175 on Market, 208.10 on Henry and 182 on Forsyth sts. The theatre will occupy a plot 116.4x99.2, exclusive of the strip reserved for the entrance.

The theatre has been leased by Mr. Jacobs, through Louis Freidel as broker, to the Florence Theatre Corporation, which will operate it. The term of this lease is also 20 years, at a rental which will aggregate about \$400,000 for the entire period.

**Stuyvesants Make Lease.**

J. Edgar Leaycraft & Co. have just concluded a term lease for the Stuyvesant estate for the property 120 Third av, adjoining the southwest corner of 14th st, with M. Pappas, who has filed plans to alter the property extending the building to the rear of the lot and installing new fronts. This lease, with several others recently made in the neighborhood, including the northeast corner of Third av and 14th st, taken over by the United Cigar Stores Co., indicates a lively interest in that section of Third av, due in part perhaps to the approaching completion of the 14th st crosstown subway which has stations at those corners. The Regal Shoe Co., whose lease of the southwest corner has just been renewed for a number of years by the same brokers, has also made improvements and additions to its property. The property at the northwest corner of Third av and 13th st was also leased for a long term and a modern restaurant is now occupying the premises. The neighborhood in general is endeavoring to meet the demand for additional space by similar alterations and extensions.

ADAMS & CO. have been appointed agents of the 10-sty mercantile building 33-39 East 21st st.

BAFFA & DIXON leased the 1-sty fireproof building 63-9 Frost st, Brooklyn, for Harry Brenner to Schmidt & Adams for a term of 5 years at an aggregate rental of \$20,000.

BAFFA & DIXON leased for F. E. Teeves the 1-sty building 834-836 Humboldt st, Brooklyn, on a plot 100x100, to Peter Theis' Sons for a term of 5 years.

HARVEY BLOOMER leased for John Armstrong to the Hotel Theresa Pharmacy Co. the store and basement at the southeast corner of 121st st and St. Nicholas av, for a long term of years. Also, for the United Cigar Stores, to Charles Blackham, the corner building at St. Mark pl and Fifth av, Brooklyn. The lease aggregates a total of \$125,000.

THERESA D. BROWNING leased the 6 and 5-sty buildings, 23.8x55x44x55, at 369 Pearl st, northwest corner of Hague st, for a term of 20 years, with the option of a 10-year renewal, to Robert Findman at \$4,500 a year.

CUSHMAN & WAKEFIELD, INC., leased for Julius Tishman & Sons offices in 280 Madison av to the International Auto X-Ray Sales Co.



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JOSEPH P. DAY and Cross & Brown Co. leased for clients to John Wanamaker for storage purposes two floors in 294 Broadway for a term of 5 months at a rental aggregating

\$6,250; also offices in 115 Broadway to the Philipps Petroleum Corporation.

DOUGLAS L. ELLIMAN & CO. leased for the United States Trust Co., as trustee, to Wolf & Berk, the building at 116 East 57th st; for Moritz Eisner to Edoardo De Girolamo, the building at 65 West 48th st; for the Harkmark Holding Corporation to James W. Elliott, the parlor store at 64 West 46th st; for the 27 East Sixty-fourth Street Corporation to Murray & Young, Inc., a store at 27 East 64th st, and for the 507 Madison Avenue Realty Co. to Knickerbocker Cleaning and Dyeing Co. a store at 507 Madison av.

J. ARTHUR FISCHER leased for Bernwald Realty Co. the top loft in 691 Sixth av to Chas. Jacob and Irving Mandelbaum.

DOUGLAS, GIBBONS & CO., in conjunction with Jay A. Lee, leased for Miss Rebecca Crear a 5-sty dwelling 46 West 56th st to Horace J. Phillips.

DOUGLAS GIBBONS & CO. leased for Frank G. Shattuck Co. the entire 6-sty loft building 21 West 45th st, 25x100, to Arthur R. Womrath, Inc.

DOUGLAS GIBBONS & CO. leased for Walter J. Salmon a suite of offices in 17 West 42d st to Garrison, Harris & Co., for a term of years.

THE HAGGSTROM-CALLEN CO. leased for Gustav Boehm the 4-sty and basement dwelling 308 West 71st st to E. and T. Collins.

THE LE BASH GARAGE CORPORATION, Jacob Bashein, president, leased two garages recently completed in the west side of Whitlock av, between 156th st and Longwood av, Bronx, to a newly formed corporation, known as Community Garage, Inc. The property consists of two 1-sty buildings, on plots 185x100 and 175 x100, respectively, having accommodations for 300 pleasure cars. The lease is for a term of years, at an aggregate rental of \$375,000. Selig

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Tarter and Mrs. Annie Sherman acted as brokers in the transaction.

D. KEMPNER & SON leased for the Rev. John Prout the 3-sty and basement stone front dwelling, on a lot 16.8x102.2, at 246 East 72d st, for a term of years.

LEVY BROS. leased, from the owner, the store in 680 Sixth av, at the northeast corner of West 39th st, for a term of years.

SAMUEL H. MARTIN leased, for a term of years, for Henry Grossman, to a client, the store in 157 West End av, at the southwest corner of 67th st.

MISS MARY MOLLOY, of Bauer, Milbank & Molloy, Inc., leased the 4-sty and basement dwelling 70 West 89th st, to Mrs. Leah H. Marks, for a term of years.

CHARLES F. NOYES CO. leased for a term of years to Goldsmith Brothers, stationers, the store in 295 Pearl st; also to Whitney and Fradley a floor in 62 Barclay st.

CHARLES F. NOYES CO. leased the eighth floor of 474 Broadway, extending through to Crosby st, to Henry Hyman & Co., brass and copper merchants, for a term of 5 years at an aggregate rental of about \$35,000.

PEASE & ELLIMAN leased for Dr. Peter J. Gibbons the 4-sty and basement dwelling 269 Madison av to Miss J. M. Tobin; also leased for Edward J. Cuddihy the store in 644 Lexington av to Frederick E. Evans.

PEASE & ELLIMAN leased for the W. F. D. Co. the store and basement in 48 West 47th st to the M. J. Waldinger Co., stationers.

SPEAR & CO. leased for a client to Warner & Rosen store No. 6 in the Reo Theatre Building on 159th st; to John W. Hartfield, Inc., the first loft in 30 East 4th st, for a term of years; to the Miller Candy Co. the store in 170 Greene st; to Nathan Fishman the second floor in 5 East 3d st, and to the Norwich Pharmacal Co. the basement of 63 East 11th st.

NATHAN STRAUSS CO. leased 87 Flatbush av, running through to Ashland pl, a 3-sty building, on a lot 20x81.2 on Flatbush av, and a 2-sty building on a plot 60x57.7 on Ashland pl. The term is 21 years with an aggregate net rental of \$200,000.

WM. A. WHITE & SONS leased to the Republic Storage Co., Inc., for the Coastwise Warehouse Co. the 6-sty warehouse, 75x200, at 539 to 545 West 34th st, extending through to 540 and 542 West 35th st, for a term of 1½ years at an annual rental of from \$25,000 to \$27,500. The lessees will use the property for storage purposes.

THE DWELLING at 111 West 84th st was bought by Mae E. Bowman.

THE BUYER of the Curtiss residence at 46 West 40th st, recently sold, is the Pagenstecher Real Estate Corporation.

THE ESTATE of Frederick Heimsoth leased to Alexander Photos and Peter Spiros the property at 991 Sixth av, for a term of 5 years, from July, 1921. The lessees contemplate opening a restaurant when the present lease expires.

### REAL ESTATE NOTES.

BERNARD FRANKEL bought the dwelling at 37 West 92d st sold by Miss Emma Gabren.

THOMAS C. WILSON bought 48 Leonard st, sold recently.

THE BUYER of 908 St. Nicholas av is Mary C. Mahoney.

THE BUYER of 250 Washington st, recently sold, is Natalie Natani.

WHEELER REALTY CORPORATION have moved their office from 229 Madison av to 9 East 57th st.

LOUIS OTT, for many years with Spear & Co., and M. & L. Hess, Inc., has become associated with Adams & Co.

BRONSON WINTHROP is the buyer of the Henry C. Emmett residence at 39 East 72d st, recently sold.

ADAMS & CO. have been appointed by George E. Coleman agents for the 12-sty mercantile building 43 to 51 West 36th st.

SOLOMON KALVIN is the buyer of the house at 16 West 51st st, the sale of which was reported recently.

JOSEPH E. MARX removed September 1 to new offices at 201 West 33d st, northwest corner of Seventh av.

JACOB SCHON is the buyer of the 2-sty store at 369 Audubon av, sold recently by the West 184th Street Construction Co.

SPOTTS & CARR, INC., have been appointed managing agents for the 12-sty office building 141 to 145 West 45th st.

CHARLES B. VAN VALEN, INC., placed for Thomas B. Fowler a loan of \$170,000 on the 5-sty apartment house 260-262 West 125th st.

WORTHINGTON WHITEHOUSE, real estate broker, has removed his office from 9 East 46th st to 446 Madison av.

WHEELER REALTY CORPORATION leased two entire floors in 16 West 57th st, for a term of years, to Helen Speer, Inc., who will occupy the premises Oct. 1.

## Classified Advertisements

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

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

MANNELA M. GURIS is the buyer of the dwelling 52 West 92d st, sold recently. The same buyer purchased 54, adjoining, a week ago.

CHARLES B. VAN VALEN, INC., and Cross & Brown placed for the Interstate Land Holding Co., controlled by the Ayer Estate of Boston, a loan of \$375,000 on the 13-sty store and loft building at 2-4 West 47th st. The building occupies a plot 64.4x100, adjoining the corner of Fifth av.

SAMUEL BLOCH, who owns 160 West 11th st and 74 Greenwich av, forming the junction of the two thoroughfares, has not sold the property, as was reported. It is a 4-sty brick flat with store.

FLORENTINE MORALES is the buyer of the dwelling at 224 West 119th st, sold recently by the Direct Leasing Co.

HERBERT BAUM is the buyer of the 5-sty flat 2161 Eighth av, sold recently by Carl H. Richardson of Boston.

GOULD REALTY CO., representing George Gould, formerly capitalized at \$10,000, has increased its capitalization to \$3,100,000. Title to several important Manhattan properties owned by Mr. Gould has been taken by this company.

LAWYERS MORTGAGE CO. has made a building loan of \$850,000 to the Pentaptha Realty Corporation to alter the dwelling at 7 East 60th st.

THE W. A. HARRIMAN shipping interests, which bought recently the building 35 to 39 Broadway, have formed the 39 Broadway Corporation, Inc., capitalized at \$1,000,000, with W. A. Harriman, H. Livermore and H. Dearborn as directors.

LEWIS H. MAY CO., agents, and J. H. Mayers, auctioneer, sold at Arverne the following: 3 Jerome av to Samuel Green; Point Lookout to Philip Menschel; May Co. Building to Louis Schlissel; 101-103 Gaston av to S. Schnurmacher; 2 Swan pl to I. Zippert; Vernam av stores to Louis Schlissel; 1 Gaston av to Sol Schildkraut; 106 Jerome av to Max Silverman.

TITLE has been given to Woodrow Court, Inc. a corporation composed of a group of tenants and outsiders, who have purchased the property known as Woodrow Court, an elevator apartment house, 176.7½x100, at 565 West 169th st, corner of St. Nicholas av. Spotts & Starr, Inc., negotiated the sale of the property and have been retained as managing agents by the new corporation.

THE 310 West Eighty-sixth Street, Inc., capitalized at \$203,200, has been formed, with H. L. Herrick, J. Van Harder and F. D. Hagan as directors to take title to the apartment building at that address. The new company represents tenants in the building, who bought the property recently from Charles Wynne and Louis H. Low.



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## REAL ESTATE STATISTICS

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

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

### MANHATTAN Conveyances.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
Total No.	195	211
Assessed Value	\$8,884,700	\$14,850,400
No with consideration	24	27
Consideration	\$909,400	\$678,000
Assessed Value	\$795,400	\$730,500
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
Total No.	12,109	6,362
Assessed Value	\$804,180,200	\$390,747,550
No with consideration	1,568	1,042
Consideration	\$91,279,077	\$49,591,621
Assessed Value	\$76,994,550	\$35,396,800

### Mortgages.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
Total No.	132	154
Amount	\$3,390,550	\$4,376,190
To Banks & Ins. Cos.	22	30
Amount	\$571,600	\$2,303,500
No at 6%	99	53
Amount	\$2,728,300	\$963,880
No at 5 1/2%	13	23
Amount	\$202,000	\$694,100
No at 5%	5	24
Amount	\$30,750	\$1,530,000
No at 4 1/2%	.....	.....
Amount	.....	.....
No at 4%	.....	.....
Amount	.....	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	15	54
Amount	\$429,500	\$1,188,210
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
Total No.	8,163	3,417
Amount	\$273,989,210	\$94,100,379
To Banks & Ins. Cos.	1,060	593
Amount	\$89,193,877	\$34,435,775

### Mortgage Extensions.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
Total No.	43	40
Amount	\$2,235,500	\$1,222,250
To Banks & Ins. Cos.	36	30
Amount	\$2,016,500	\$1,119,250
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
Total No.	1,577	898
Amount	\$103,399,831	\$58,588,895
To Banks & Ins. Cos.	1,005	492
Amount	\$84,454,522	\$47,268,550

### Building Permits.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
New Buildings	1	5
Cost	\$4,522,000	\$3,282,000
Alterations	\$464,550	\$206,400
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
New Buildings	618	248
Cost	\$86,126,368	\$48,378,511
Alterations	\$35,860,793	\$20,054,670

### BRONX. Conveyances.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
Total No.	176	137
No with consideration	11	5
Consideration	\$86,610	\$33,250
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
Total No.	8,428	5,390
No with consideration	850	403
Consideration	\$7,193,956	\$5,176,061

### Mortgages.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
Total No.	81	122
Amount	\$595,499	\$904,045
To Bank & Ins. Cos.	2	6
Amount	\$11,800	\$142,500
No at 6%	67	78
Amount	\$454,887	\$597,250
No at 5 1/2%	6	14
Amount	\$23,712	\$183,450
No at 5%	1	20
Amount	\$4,000	\$85,300
No at 4 1/2%	.....	.....
Amount	.....	.....
Unusual Rates	1	3
Amount	\$500	\$4,745
Interest not given	6	7
Amount	\$112,400	\$33,300

	Jan. 1 to Sept. 1	Jan. 1 to Sept. 2
Total No.	5,793	2,993
Amount	\$40,328,127	\$21,348,392
To Banks & Ins. Cos.	237	1
Amount	\$4,323,485	\$1,942,3

### Mortgage Extensions.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
Total No.	6	6
Amount	\$196,500	\$147,000
To Banks & Ins. Cos.	5	4
Amount	\$166,500	\$233,000
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
Total No.	546	566
Amount	\$10,834,717	\$9,182,872
To Banks & Ins. Cos.	264	160
Amount	\$7,208,150	\$4,823,000

### Building Permits.

	1920	1919
Aug. 26 to Sept. 1	Aug. 26 to Sept. 1	Aug. 26 to Sept. 1
New Buildings	30	103
Cost	\$522,350	\$629,400
Alterations	\$26,550	\$28,800
Jan. 1 to Sept. 1	Jan. 1 to Sept. 1	Jan. 1 to Sept. 1
New Building	706	507
Cost	\$14,259,780	\$12,717,165
Alterations	\$1,975,530	\$1,279,746

### BROOKLYN. Conveyances.

	1920	1919
Aug. 25 to Aug. 31	Aug. 25 to Aug. 31	Aug. 25 to Aug. 31
Total No.	561	850
No with consideration	27	95
Consideration	\$205,258	\$2,388,802
Jan. 1 to Aug. 31	Jan. 1 to Aug. 31	Jan. 1 to Aug. 31
Total No.	38,390	31,477
No with consideration	1,855	1,839
Consideration	\$23,136,909	\$20,670,845

### Mortgages.

	1920	1919
Aug. 25 to Aug. 31	Aug. 25 to Aug. 31	Aug. 25 to Aug. 31
Total No.	472	1,283
Amount	\$2,232,591	\$5,081,477
To Banks & Ins. Cos.	35	146
Amount	\$463,000	\$815,450
No at 6%	430	1,034
Amount	\$2,036,841	\$3,534,062
No at 5 1/2%	25	190
Amount	\$113,550	\$1,316,965
No at 5%	6	26
Amount	\$11,650	\$97,450
Unusual rates	2	6
Amount	\$2,500	\$11,750
Interest not given	9	27
Amount	\$68,550	\$121,250
Jan. 1 to Aug. 31	Jan. 1 to Aug. 31	Jan. 1 to Aug. 31
Total No.	31,971	22,283
Amount	\$149,085,174	\$83,239,820
To Banks & Ins. Cos.	3,271	1,704
Amount	\$26,537,299	\$11,172,358

### Building Permits.

	1920	1919
Aug. 26 to Aug. 31	Aug. 26 to Aug. 31	Aug. 26 to Aug. 31
New Buildings	101	138
Cost	\$902,955	\$2,845,729
Alterations	\$196,586	\$96,300
Jan. 1 to Aug. 31	Jan. 1 to Aug. 31	Jan. 1 to Aug. 31
New Buildings	5,676	6,664
Cost	\$43,962,093	\$53,652,309
Alterations	\$9,120,297	\$6,290,421

### QUEENS.

### Building Permits.

	1920	1919
Aug. 26 to Aug. 31	Aug. 26 to Aug. 31	Aug. 26 to Aug. 31
New Buildings	186	199
Cost	\$503,645	\$757,730
Alterations	\$69,110	\$42,564
Jan. 1 to Aug. 31	Jan. 1 to Aug. 31	Jan. 1 to Aug. 31
New Buildings	4,902	5,637
Cost	\$27,458,520	\$28,582,512
Alterations	\$2,944,342	\$2,409,928

### RICHMOND. Building Permits.

	1920	1919
Aug. 26 to Aug. 31	Aug. 26 to Aug. 31	Aug. 26 to Aug. 31
New Buildings	93	.....
Cost	\$483,075	.....
Alterations	.....	\$2,890
Jan. 1 to Aug. 31	Jan. 1 to Aug. 31	Jan. 1 to Aug. 31
New Buildings	1,091	693
Cost	\$2,156,840	\$931,054
Alterations	\$399,261	\$96,476



# BUILDING SECTION

## Slack Demand For Common Brick Retards Production

Hudson River Manufacturers Facing Curtailed Output and Advanced Overhead Costs Through Inactive Market

**B**RICK manufacturers who operate plants in the Hudson River Valley and who look to the Metropolitan District for their market have recently grown somewhat pessimistic in regard to the local building situation and its effect upon their industry. Despite the recent decided drop in the wholesale price of Hudson River common brick, sales have not been stimulated to any material extent and both dealers and manufacturers are anxious because large quantities of new brick are piling up and there is little prospect of moving them. Holding this brick costs the producer heavily and this will certainly result in keeping prices at a high level throughout the coming year, according to the statements of prominent dealers.

One of the most important phases of the existing common brick situation is the consistent use of second hand brick for building operations in the Metropolitan District. There is every reason why builders should use brick of this kind when it is available, as it can be bought for approximately one-third the price of new common brick, and that fact alone has made it possible to proceed with a number of building projects that otherwise might have been held in abeyance. The use of second-hand brick, however, has seriously affected the brick-making industry by shutting off its outlet.

For a number of months past new common brick of Hudson River manufacture have been selling in the wholesale market at \$25 a thousand alongside dock, which made the delivered price upward of \$31 a thousand on the job in Greater New York. At the same time a truck load of used brick, containing between 3,000 and 4,000 brick, was to be had for \$36 per load, which figures out about \$10 a thousand delivered. House wreckers have had no difficulty in selling all of the used brick they could get from demolished buildings and for the most part transported the material to the job on which it was to be used direct from the building wrecked and without having expense of storing it in their yards.

During the past spring and summer the demand for second-hand brick in this city has been very keen and the manufacturers and dealers in new brick have suffered greatly thereby. The call for brick for building purposes was not great enough to provide business to both new and old brick dealers, and therefore the market for new brick remained inactive to a great extent while second-hand brick dealers did a most profitable business.

In connection with this situation the common brick manufacturers feel they are entitled to greater consideration. Some time ago, when building was almost inactive by reason of the tremendous increase in the prices of building materials and supplies, and, as a matter of fact, all through the war period, Hudson River common brick producers made an honest attempt to stabilize brick prices and keep them at the lowest possible level compatible with good business, in order to stimulate building. These manufacturers actually sacrificed profits they were justly entitled to in order that the building industry as a unit might prosper. Now, with but very little active work in progress and their plants running to the full extent of available labor, these manufacturers see their brick piling up and very little opportunity for selling it while the second-hand dealers are doing a capacity business.

One of the peculiar phases of the common brick situation is the apparent willingness on the part of builders using

second-hand brick to accept practically anything that dealers will give them, and use it also. Second-hand brick is frequently brought to a job greatly discolored and often in a deplorable state, with a large percentage broken or damaged, and yet builders use them in the walls. On the other hand, loud cries are forthcoming from these same builders when the dealers do not supply a job with new brick that is absolutely uniform in color and hardness, or where there is a relatively insignificant percentage of broken brick in the load.

Many of the Hudson River manufacturers have threatened to close down their plants this season considerably in advance of the normal time simply because they feel they cannot afford to operate at the high overhead that maintains today and while the market for their output is so indefinite. The smaller the rate of production the greater the ratio of overhead per thousand brick the makers are forced to stand, and the costs for carrying over a large amount of brick will also influence higher prices next season.

One of the Hudson River manufacturers, while discussing the present situation, stated to a representative of the Record and Guide that, taking as a basis of a normal year a total Hudson Valley common brick production of about 1,400,000,000 per season, the make of this season would be only about 30 per

(Concluded on page 324)

## REVENUE FROM EVERY FOOT

A damp cellar or basement is so much waste space and returns no revenue to the owner.

We can convert it into dry, clean and rentable area for less than the first year's rental will return.

Let us show you what we have done for others and how we can solve your problem.

**BUILDINGS WATERPROOFED FROM  
CELLAR TO PENT HOUSE**

**Structural Waterproofing Co.**

Grand Central Palace  
480 Lexington Avenue  
Vanderbilt 7300



# Output of Clay Products in U. S., in 1919 Shows Increase

Figures Prepared by Geological Survey Indicate Consistent Growth in All Departments of Ceramic Industry

THE value of the clay products marketed in the United States in 1919 is estimated by Jefferson Middleton, of the United States Geological Survey, at \$260,790,000, the highest yet recorded. This is an increase of \$40,216,000 compared with 1918 and of \$28,277,000 compared with 1917, and is nearly \$100,000,000 greater than the value ten years ago. The value of brick and tile products constituted 71 per cent. and that of pottery products 29 per cent. of the total.

The removal of war-time restrictions, the partial return to normal conditions, and the crying need of the country for buildings of all kinds, which consume the greater proportion of the clay products, caused the great increase in the output and value of the clay products marketed in 1919, though the increase in the selling price no doubt helped to increase the value. Every kind of clay product except fire brick made a gain in quantity as well as in value, and the increase in the output of almost every product was greater proportionally than the average increase in price.

The increases in 1919 were made in spite of a shortage of labor, fuel and transportation and the timidity of capital to invest in new buildings on account of the high cost of construction and the consequent small returns.

The large decrease in the output and value of fire brick, which was used in immense quantities in the manufacture of munitions during the war, was only natural. Another cause for the decrease, however, was the strike in the steel industry, the principal consumer of fire brick.

The average price per unit increased very little in 1919 as compared with 1918. Common brick increased in price 17 per cent., face brick 15 per cent., hollow tile 8 per cent. and vitrified brick or block 30 per cent. The average increase in price

of all these wares from 1916 to 1919 was about 73 per cent.

Structural clay products as a whole (mainly brick and tile) were valued in 1919 at \$102,850,000, or 56 per cent. of the total, compared with \$66,209,300 in 1918. Engineering products (vitrified brick, sewer pipe and daintile) rose in value from \$30,675,000 in 1918 to \$37,800,000, or 20 per cent. of the total, in 1919.

## Slack Demand for Brick Lowers Output

(Continued from page 323)

cent., or between 400,000,000 and 500,000,000 brick, the greater part of which would be held over until next spring owing to the very light demand from metropolitan building sources.

The same manufacturer also stated that the use of second-hand brick, although legitimate in every respect from the viewpoint of the builders, had brought the industry to a point where some definite action must be taken in order to save the industry from disintegration. The margin of profit to the brick manufacturers is not so great that they can afford to keep their plants operating and pile up brick in the hope of a future heavy demand. The cost of holding this brick is too great and a large part of this cost must be passed on to the consumer. The complaint is not with the users of second-hand brick, whose action is a natural result of the excessively high prices which have forced practically everyone to substitute less expensive materials where possible, but with the metropolitan building situation as a whole, and lower common brick prices can only come through a steady demand for brick in such volume as will permit manufacturers to produce to the maximum of their facilities and then market their output promptly.

# BUY LUMBER NOW

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

## PRICE CONCESSION

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

## *Concrete Form Lumber a Specialty*

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

*Complete Milling Facilities*

# E. C. SMITH CO., Inc.

(Established Fifty Years)

OAKLAND AND BOX STREETS  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9



# Residences Predominate in Weekly Building Report

Figures of F. W. Dodge Company Indicate Marked Increase in Proposed Construction of Housing Accommodations Around New York

**C**ONSIDERABLE increase in the volume of new building and engineering construction reported in various stages of planning last week indicates an optimistic attitude on the part of prospective builders despite the difficulty of obtaining mortgage money and the continued scarcity in certain material lines. One of the significant facts in connection with the improvement in the amount of contemplated building is the large percentage which will be for the relief of the housing shortage. Of the entire amount of new construction being planned during the week of August 21 to 27, inclusive, more than fifty per cent. was for residential building of one type or another.

The figures, as prepared by the F. W. Dodge Company, includes the newly projected building and engineering construction in New York State and New Jersey, north of Trenton. During the week architects and engineers reported activity on plans for 350 new operations that will involve an outlay of approximately \$30,184,900. Of this total \$15,870,000 was devoted to residential construction. During the same week announcement was made of the award of 202 contracts

for new buildings that will require an expenditure of about \$8,152,600.

The list of 350 proposed structural operations is grouped as follows: 67 business and commercial projects such as stores, offices, lofts, commercial garages, etc., \$2,252,000; 14 educational buildings, \$1,575,000; 5 hospitals and institutions, \$505,500; 33 factory and industrial operations, \$6,434,000; 6 public buildings, \$867,000; 53 public works and public utilities, \$2,175,900; 6 religious and memorial buildings, \$121,000; 155 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$15,870,000, and 11 social and recreational projects, \$384,500.

Among the 202 jobs for which contracts were awarded during the week of August 21 to 27 inclusive, were 31 business projects, \$1,141,000; 7 educational buildings, \$541,000; 5 hospitals and institutions, \$678,900; 22 factory and industrial buildings, \$791,500; 6 buildings for the Army and Navy, \$50,000; 3 public buildings, \$25,600; 38 public works and public utilities, \$2,459,100; 2 religious and memorial projects, \$25,000; 83 residential operations of various types, \$2,180,500, and 5 social and recreational projects, \$250,000.

## PERSONAL AND TRADE NOTES.

**George C. Jones**, formerly with Bancroft Jones Corporation, Buffalo, has been appointed Eastern sales manager of the Steel Fabricating Corporation, with offices at 1270 Broadway.

**Sigmund Lehrer**, formerly of the firm of Lehrer, Nemeroff & Co., manufacturers and dealers in hardwood and parquet flooring at 781 Wyckoff avenue, is now conducting the business under his own name with headquarters at 300 Georgia avenue, Brooklyn.

**Central Metal Products Corporation**, Canton, O., and New York, N. Y., announces that on August 10 a consolidation was effected between the Zahner Metal Sash & Door Co., of Canton, O., and the Empire Art Metal Company of New York, under the name of the Central Metal Products Corporation. The business of both companies will be conducted by the same organization now in the two plants, with increased facilities and ample working capital.

**Uehling Instrument Co.**, 71 Broadway, manufacturer of fuel economy equipment, announces that it is now being represented in New England by the Smith Engineering & Supply Co., 89 State street, Boston, manufacturers' agent and engineer, specializing in power plant equipment. S. W. Smith, president of the latter company, was until very recently associated with the Uehling Instrument Co., with headquarters in its New York office.

**A. B. Way**, until recently secretary and general manager of the Bridgeport Chain Company, has become affiliated with the Chain Products Company, of Cleveland, Ohio, in the capacity of district sales manager for New England, with headquarters at the company's New York office, 150-152 Chambers street. For many years, prior to his identification with the chain industry, Mr. Way had been affiliated with various New England manufacturing institutions.

From the advent of Weldless Wire Chain Mr. Way has been prominently identified with the industry. Perhaps no man in the industry is justly better known. A pioneer in the business, he was one of the moving spirits of the Bridgeport Company and has been associated with every stage of development of the line, first as factory superintendent and later as secretary and general manager. During the war the importance of the

chain industry was recognized by the War Industries Board to the extent of creating a separate Chain Division, under which was grouped all the manufacturers of chain of all kinds in the United States. Under this division Mr. Way was elected chairman of the Board of Weldless Wire Chain Manufacturers.

## Reinforced Concrete Office Building.

Thompson & Binger, Inc., 150 East 41st street, have obtained a general contract for the construction of a sixteen-story office building of reinforced concrete at the corner of Gold and Frankfort streets. This structure will occupy a plot 69x74 feet. The new building will have a height of 189 feet from curb to roof, which is a record height for reinforced concrete structures on Manhattan, where in the past this material has been used but slightly and then only for factories and lofts.

## Million Dollar Apartment.

Announcement is made that the Forty-Eighth Street Co., of which Henry Claman is president, will immediately commence the construction of a fourteen-story fire-proof apartment house at the southwest corner of Broadway and 85th street. This building will occupy a plot 100x100 feet and will contain 121 apartments of two, three and four rooms, with baths. There will be nine stores on the ground floor. The plans for this project were prepared by Gronenberg & Leuchtag, architects and the structural engineer is Alexander Brociner. The cost of construction is estimated at \$1,000,000. The property to be improved was acquired about one year ago by the Forty-Eighth Street Co. from the Japanese Fan Company, through Herman Arns Company, brokers, at a cost of about \$400,000.

## Silica Brick Made in 1919.

The quantity of silica (refractory) brick produced in the United States in 1919, according to an estimate made by the United States Geological Survey, Department of the Interior, was the equivalent of 216,363,000 9-inch brick, and was valued at \$11,798,000, a decrease of 120,199,000 brick and of \$8,190,000 from 1918. The average price per thousand decreased from \$59.39 in 1918 to \$54.53 in 1919. The output in 1919, though much smaller than that in 1918, was much larger than that made in any year prior to 1916, and the value of 1919 was much larger than in any year prior to 1917.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

**Building Managers' and Owners' Association of New York.**—Regular meeting, second Tuesday of each month. Secretary, J. Clydsdale 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.

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

**The National Industrial Conference Board** has removed its headquarters from Boston to New York, and on August 23 offices were established at 10 East 39th street. An announcement is made that business executives and economists and others interested in the board's work will find at its offices much valuable information on industrial-economic subjects which is constantly being collected and analyzed. Magnus W. Alexander is managing director.

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



# CURRENT BUILDING OPERATIONS

**D**EVELOPMENTS in the local building situation have been lacking this week and as a whole the industry is marking time and waiting for a general improvement of conditions that will warrant a serious attempt to settle down to work. By reason of the decreased demand the market for masons' materials has lost some of its tenseness and dealers are experiencing practically no difficulty in keeping abreast of the demand for materials. Lime and cement are both more easily available to active jobs and other essentials are generally obtainable on short order.

There is some local labor unrest, particularly in the plumbing and painting and decorating trades, but at the present time this will not materially affect the building situation, as there is so little work actually in progress. At present there is plenty of both skilled and common labor at hand for all building operations in this territory and in some trades workmen are idle in great numbers.

No change has occurred in the mortgage money situation and this is one of the most important phases of the situation today. There is a vast amount of new construction planned, but for the most part its progress hinges upon the ability of the prospective builder to finance his operation and that is difficult if not to say impossible.

**Common Brick.**—Business in the local market for Hudson River common brick was slack this week and dealers state that the situation is generally weak and uncertain. There is little demand for brick and some prospective buyers are making an effort to depress prices still lower than they were last week. For the most part the market is now operating on a \$20 a thousand basis and dealers hope to maintain this price if possible, but during the past week a few off loads have been sold for as low as \$18 a thousand. Manufacturers are going ahead with production in the Hudson River plants, but make no secret of the fact that they will not sell brick of the current season's output for the price that is in effect today. They say that the brick will not be shipped until there is a much stronger demand for this material and until prices are such that a fair margin of profit is permitted the manufacturer. At the present time the demand is exceptionally light and inquiries are infrequent.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, September 3, 1920. Condition of market: Demand light; prices weak and subject to change. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 13; sales, 13. Distribution: Manhattan, 3; Bronx, 3; Brooklyn, 3; New Jersey points, 2; outside points, 2. Number of cargoes remaining unsold in the wholesale market, 20.

**Lumber.**—During the past week or so the local lumber market has steadied in

both wholesale and retail departments. Prices are firmer under a keener demand, and in general the outlook for the autumn months is promising. Dealers are well stocked, as a vast amount of lumber has arrived by rail during the past few weeks owing to the desire of the producers to take advantage of the old freight rates. Although demand from building sources is not heavy at the present time, the number of inquiries color the predictions of a heavy building movement this autumn in order to offset the serious housing scarcity and manufacturing consumers are promi-

## 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.. \$20.00 to —  
Hudson River, "off loads"..... — to —  
Raritan ..... No quotation  
Second-hand brick, per load  
of 5,000, delivered..... \$36.00 to —

**Face Brick**—Delivered on job in New York:

Rough Red ..... \$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)..... \$5.000 per bbl.

Common Lime (Standard 300-lb. barrel)..... 4.80 per bbl.

Hydrate Finishing, in cloth bags ..... \$2.00 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 ..... \$29.00 per ton

Lath Mortar, in cloth bags.. 20.00 per ton

Brown Mortar, in cloth bags. 20.00 per ton

Finishing Plaster, in cloth bags ..... 30.00 per ton

Rebate for returned bags, 25c. per bag

Finishing Plaster (250-lb. barrel) ..... 5.30 per bbl.

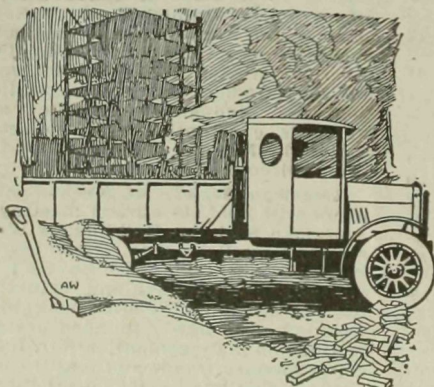
Finishing Plaster (320-lb. barrel) ..... 6.65 per bbl.

**Plaster Blocks**—

2-in. (solid) per sq. ft..... \$0.14½

3-in. (hollow) per sq. ft..... 0.14½

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# MATERIALS AND SUPPLIES

ent factors in the situation as it is today. The large number of plans in preparation for housing projects of practically every type should mature within the next few weeks and dealers are anticipating heavy business from this source. Local lumber dealers have now arranged their stocks so as to be able to accommodate all demands made upon them for supplies to relieve the housing famine.

**Portland Cement.**—The market is quiet and although there is but little more cement coming into this district, the dealers are having practically no difficulty in sup-

plying all jobs because the demand has dropped off to a great extent and prospects for increased business are doubtful. Portland cement prices are firm at the level that has been current for some time past and it is the opinion of prominent dealers that the delivered prices in Greater New York will remain as at present for some time to come, notwithstanding the increased freight rates. This price is said to have been made to cover the new rates.

**Lime.**—Arrivals from production points are slow and the scarcity that has marked

the past few months still maintains, but it is not quite so apparent to the building industry because of the fact that the demand has fallen off to a great extent and dealers are able to supply practically all active jobs. Prices are very firm and no immediate change is anticipated. Continued improvement in the railroad freight situation will enable dealers to accumulate a reserve stock.

**Structural Steel.**—Practically no new buying activity was evident in the local market for fabricated steel during the past week and none is expected until there has been a general improvement in the building situation throughout the Metropolitan district. Some operations have been brought out for estimates and a few general contracts were awarded, but for the greater part this work involves relatively small projects for which the total steel requirements will not be important. On the other hand, there is a vast amount of planning under way in offices of architects and engineers that will call for a tremendous tonnage of fabricated material for, according to all reports, these jobs will not be released for figures until mortgage money is easier and the building situation more favorable as a whole. The records of the Bridge Builders and Structural Society for the month of July, 1920, show that 90,500 tons of fabricated structural steel were contracted for throughout the United States. This is equivalent to about fifty per cent. of the entire capacity of the bridge and structural shops of the country. Locally prices are fairly steady, although somewhat dependent upon the ability to obtain early deliveries.

**Roofing and Building Papers.**—There is a more generous supply of these materials in the market today than there has been for some time past, but the condition is largely due to the decreased demand rather than to improved deliveries from manufacturers. From all accounts buying is very light and should an improvement in the demand occur there would likely develop a shortage similar to that which marked the summer months. Prices are holding firm at established levels.

**Linseed Oil.**—The market is exceptionally quiet and no improvement is looked for during the next two or three weeks, but after that dealers are of the opinion business will pick up rapidly and be good throughout the autumn and winter months. Prices are fairly steady considering the keen competition among crushers.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.  
 27x48x $\frac{1}{2}$  in. ....\$0.45 each  
 32x36x $\frac{1}{2}$  in. .... 0.35 each  
 32x36x $\frac{3}{4}$  in. .... 0.36 each  
 22x36x $\frac{1}{2}$  in. .... 0.43 each

### Sand—

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

### White Sand—

Delivered in Manhattan....\$5.00 per cu yd.

### Broken Stone—

1 $\frac{1}{2}$ -in., Manhattan delivery.\$4.00 per cu. yd.  
 Bronx delivery.... 4.00 per cu. yd.  
 $\frac{3}{4}$ -in., Manhattan delivery 4.00 per cu. yd.  
 Bronx delivery.... 4.00 per cu. yd.

### Building Stone—

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

### Structural Steel—

Plain material at tidewater; cents per pound:  
 Beams and channels up to 14 in. ....2.72 to —  
 Beams and channels over 14-in.2.72 to —  
 Angles, 3x2 to 6x8. ....2.72 to —  
 Zees and tees. ....2.72 to —  
 Steel bars .....2.10 to —

### Lumber—

Wholesale prices, New York.  
 Yellow pine, merchantable 1905, f. o. b., N. Y.:  
 3x4 to 14x14, 10 to 20 ft. ....\$59.00 to \$77.00  
 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 ..... 217.00 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 ..... 103.00 to —  
 N. C. pine, flooring, Norfolk ..... 95.00 to —

### Window Glass—

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

### Linseed Oil—

City brands, oiled, 5-bbl. lot. ....\$1.43. to \$1.48  
 Less than 5 bbls. .... 1.46 to 1.51

### Turpentine—

Spot in yard, N. Y., per gal. ....\$1.61 to —  
 Prices are fluctuating somewhat.

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

6TH AV.—Charles M. Straub, 147 4th av, has plans in progress for alterations to the 11-sty brick and stone apartment, 100x100 ft, at the northeast corner of 6th av and 58th st for the West India Steam Ship Co., owner; lessee, I. Teitelbaum, 446 Westchester av. Architect and owner will soon be ready for bids on general and separate contracts.

#### DWELLINGS.

63D ST.—James E. Casale, 128 East 58th st, has completed plans for alterations to the 4-sty brick and stone residence, 16x50 ft, at 160 East 63d st for Mrs. D. Reese, 160 East 63d st owner. Cost, about \$15,000.

15TH ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to the 4-sty brick and stone dwelling, 22x85 ft, at 306 East 15th st for Isaac J. Zinsner, 53 St. Marks pl, owner. Cost, \$9,500.

McDOUGAL ST.—F. Y. Johannes, 52 Vanderbilt av, has prepared plans for alterations to the 3-sty brick and stone residence, 22x42 ft, at 96 McDougal st for the Hearth & Home Co., Inc., 575 5th av, owner. Engineer, Maxwell Hyde, 52 Vanderbilt av. Cost, \$9,500.

#### FACTORIES AND WAREHOUSES.

31ST ST.—George F. Pelham, 200 West 72d st, has completed plans for alterations and a top addition to the 6-sty brick factory, 83x102 ft, at 446-454 West 31st st for the Castle Realty Co., 451 West 30th st, owner. Cost, approximately \$250,000.

#### STABLES AND GARAGES.

11TH AV.—Wm. M. Farrar, 201 West 33d st, has prepared plans for alterations to the 3-sty brick garage and service station, 49x178 ft, at 314-316 11th av and 540-556 West 30th st for the Building Assoc. Corporation, Wm. C. Tobey, president, 201 West 33d st, owner. Cost, about \$40,000. General contract has been awarded to the Standard Concrete Steel Co., 201 West 33d st.

38TH ST.—Bruno W. Berger & Son, 121 Bible House, have plans in progress for a 1-sty brick garage, 75x100 ft, at 317-321 East 38th st for the Hup Realty Co., 229 East 35th st, owner. Cost, about \$30,000.

#### STORES, OFFICES AND LOFTS.

7TH AV.—George F. Pelham, 200 West 72d st, has completed plans for alterations to the 3-sty brick store and loft building, 49x48 ft, at 322-324 7th av for the N. Y. Life Insurance & Trust Co., 52 Wall st, owner. Lessee, Charles Kalb and Morris Burnstein, 147 West 29th st. Cost, about \$25,000. Architect will soon take estimates.

5TH AV.—Benjamin W. Levitan, 7 West 45th st, has completed plans for alterations to the store and office building, 25x88 ft, at 505 5th av including a new pent house on roof, for Frederick Brunswick, 5 West 37th st, owner. Cost, about \$30,000.

### THEATRES.

HENRY ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 1-sty brick, limestone and terra cotta theatre, 65x115 ft, at 73-79 Henry st for the Manhattan Bridge Realty Co., lessee, care of architects. Cost, \$120,000.

### Bronx

#### DWELLINGS.

LAMPORT AV.—Leopold Leer, 30 Church st, has completed plans for two 2½-sty frame dwellings, 20x30 ft, on the west side of Lamport av, 119 ft north of Tremont av, for F. & S. Brody, 127 East 86th st, owners and builders. Cost, \$8,000 each.

HAIGHT AV.—Plans have been prepared privately for a 2-sty frame dwelling, 20x42 ft, on the south side of Haight av, 375 ft west of Morris Park av, for Richard H. Moon, 2810 Valentine av, owner and builder. Cost, \$6,000.

#### STABLES AND GARAGES.

CONCORD AV.—Charles Schaefer, Jr., 394 East 150th st, has plans under way for a 2-sty brick garage, 100x150 ft, at the southwest corner of Concord av and 147th st, for the Benenson Realty Co., Third av and 148th st, owner and builder. Cost, about \$40,000.

SOUTHERN BOULEVARD.—Wm. Sharpy, 22 East 17th st, has completed plans for a 1-sty brick garage, 90x96 ft, on the west side of Southern Boulevard, 32 ft south of Home st, for Nathan & Wolfe, 1587 Bathgate av, owners and builders. Cost, \$15,000.

UNIVERSITY AV.—J. M. Felson, 1133 Broadway, has prepared plans for a 1-sty brick garage, 100x90 ft, on the east side of University av, 90 ft south of 168th st, for the Security Mortgage Co., A. L. Brown, president, 160 Broadway, owner. Cost, \$20,000.

#### STABLES AND GARAGES.

WHITLOCK AV.—John DeHart, 1039 Fox st, has completed plans for a 1-sty brick garage,

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28x80 ft, on the east side of Whitlock av, 150 ft north of Hunts Point rd, for the Woodruff Construction Co., David Liebman, president, 825 East 163d st, owner and builder. Cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

MORRIS AV.—Charles Schaefer, Jr., 394 East 150th st, has finished plans for a 1-sty brick store, 25x100 ft, at the northeast corner of Morris av and 163d st for the Benenson Realty Co., 148th st and Willis av, owner and builder. Cost, \$15,000.

#### MISCELLANEOUS.

BRONX PARK.—Henry D. Whitfield, 597 Fifth av, has plans nearing completion for a 1-sty brick and stone museum building, 91x67 ft, in Bronx Zoological Park, 64 ft south of the Administration Building, for the N. Y. Zoo Society, 111 Broadway, owner. Cost, about \$145,000. Architect will take bids on general contract.

### Brooklyn.

#### DWELLINGS.

SHORE ROAD.—McCarthy & Kelly, 16 Court st, have plans in progress for a 2-sty brick and limestone residence, 40x56 ft, with 2-sty brick garage, 30x20 ft, at the northeast corner of Shore road and Narrows av, for Harris Nevin, 44 Court st, owner. Cost, approximately \$75,000. Architects will take estimates on general contract about September 15.

DITMAS AV.—Christian H. Lang, 234 West 55th st, Manhattan, has prepared plans for alterations to the 2½-sty brick residence at the northeast corner of Ditmas av and Rugby rd, for Harry Silverman, 1440 Broadway, Brooklyn, owner. Cost, \$13,000.

67TH ST.—Edwin W. Crumley, 30 East 42d st, Manhattan, has completed plans for a 2-sty frame dwelling, 25x47 ft, in the south side of 67th st, 89 ft west of Fifth av, for Charles A. Kulich, 547 66th st, owner and builder. Cost \$9,000.

EAST 73D ST.—Salvati & LeQuernik, 369 Fulton st, have prepared plans for a 2-sty frame dwelling, 16x35 ft, in East 73d st, near Av O, for R. Krause, 8 Folsom pl, owner and builder. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

CLARENDON ROAD.—Dominick & Salvati, 367 Fulton st, have finished plans for a 1-sty reinforced concrete factory, 80x148 ft, at the southeast corner of Clarendon road and East 46th st, for Wm. C. Demorest, 217 Broadway, Manhattan, owner and builder. Cost, \$30,000.

#### SCHOOLS AND COLLEGES.

PENNSYLVANIA AV.—Charles Infanger & Son, 2634 Atlantic av, have plans in progress for a 2-sty brick and limestone Hebrew school, 36x96 ft, on Pennsylvania av, near New Lots av, for owner to be announced later. Cost, about \$25,000. Exact location and details of construction not yet available.

#### STABLES AND GARAGES.

CLERMONT AV.—Charles P. Cannella, 1163 Herkimer st, has completed plans for a 1-sty brick garage, 25x100 ft, on the west side of Clermont av, 175 ft south of Flushing av, for Luigi Sefalini, 14 Clermont av, owner and builder. Cost, about \$10,000.



**EMPIRE BOULEVARD.**—Dunnigan & Crumley, 304 East 149th st, the Bronx, have finished plans for a 1-sty brick garage, 118x87x200 ft, at the northeast corner of Empire Boulevard and New York av, for the Chasbad Realty Co., 1199 Eastern Parkway, owner and builder. Cost, \$40,000.

**NASSAU AV.**—Henry C. Bocker, 2549 Myrtle av, Ridgewood, L. I., has completed plans for a 1-sty brick garage, 100x150 ft, at the northeast corner of Nassau av and Hansman st for Isidore Gootzeit, 3031 Steuben st, Middle Village, L. I., owner and builder. Cost, \$50,000.

**FRANKLIN AV.**—Maxwell A. Cantor, 373 Fulton st, has prepared plans for a 1-sty brick and stone garage, 100x162 ft, at the southwest corner of Franklin av and President st for the Realty Construction Co., 44 Court st, owner and builder. Cost, approximately \$45,000.

#### STABLES AND GARAGES.

**EUCLID AV.**—John M. Imanger, 154 Montague st, has completed plans for a 1-sty brick garage, 45x153 ft, on the east side of Euclid av, 166 ft north of Atlantic av, for Richard Hirsch, 257 Euclid av, owner. Cost, \$20,000.

**LORRAINE AV.**—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for a 1-sty brick garage, 40x80 ft, at the southwest corner of Lorraine av and William avs, for Harry Sacks, 383 Lorraine av, owner and builder. Cost, \$15,000.

#### Queens.

##### DWELLINGS.

**ST. ALBANS, L. I.**—Edward Jackson, Herri-man av, Jamaica, has completed plans for a 2½-sty frame dwelling, 22x20 ft, in the north side of Park pl, 180 ft east of St. Maras av, St. Albans, for H. Jacobson, owner and builder, on premises. Cost, \$3,000.

**ELMHURST, L. I.**—A. Schoeller, Way av, Corona, L. I., has prepared plans for a 1½-sty frame and brick dwelling, 28x38 ft, in the east side of 19th st, 420 ft south of Albermarle terrace, Elmhurst, for Henry C. Weller, 2231 Black Rock av, Bronx, owner. Cost, \$5,500.

**FLUSHING, L. I.**—Plans have been prepared privately for a 2½-sty frame dwelling, 28x30 ft, at the southeast corner of Nen pl and Mitchell av, Flushing, L. I., for John E. Lindner, 533 Mitchell av, Flushing, owner. Cost, \$1,000.

**QUEENS, L. I.**—Herman Fritz, News Building, Passaic, N. J., has plans in progress for a 2½-sty frame dwelling, 21x28 ft, at Queens, L. I., for Adela M. Harrington, 1478 Vyse av, Bronx, owner. Cost, about \$1,000.

**FLUSHING, L. I.**—W. S. Worrall, Jr., 132 4th st, Long Island City, has completed plans for three 2½-sty frame dwellings, 16x38 ft, in the south side of Boddard st, 230 ft east of Rink pl, Flushing, for Grace E. Watson, Flushing, L. I., owner and builder. Cost, \$1,500 each.

**COLLEGE POINT, L. I.**—Harry T. Morris, 710 10th st, College Point, has completed plans for a 2-sty frame dwelling, 20x45 ft, in the west side of 17th st, 127 ft north of Schleichers Court, College Point, for Aug. Bantz, 10 College av, College Point, owner and builder. Cost, \$7,000.

**MASPETH, L. I.**—Albert H. Stines, Jr., 300 Grand st, Maspeth, has completed plans for two 2-sty frame dwellings, 20x30 ft, in the east side of Bitman st, 100 ft north of Caldwell av, Maspeth, for William Pase, Monteverde pl, Maspeth, owner and builder. Total cost, \$12,000.

**WOODSIDE, L. I.**—H. Spinken, 1 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 16x44 ft, in the east side of 4th st, 288 ft south of Greenpoint av, for Wm. Herriman, Woodside, L. I., owner and builder. Cost, \$8,000 each.

**JAMAICA, L. I.**—Plans have been prepared privately for four 2-sty frame dwellings, 16x38 ft, on the west side of Homer Lee av, 100 ft south of Cannonbury rd, Jamaica, for Arthur Short, Jamaica, L. I., owner and builder. Total cost, \$20,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—Wm. E. Austin, 46 West 42d st, Manhattan, has plans under way for a 9-sty reinforced concrete printing plant, 390x82 ft, on Jackson av, near Harold st, and adjoining the Sunnyside yards of the Penn. R. R. Co., for the Allied Printing Association of Manhattan, 80 Lafayette st, Manhattan, owner. Architect will take bids on general contract about October 15.

**LONG ISLAND CITY, L. I.**—Plans have been prepared privately for a 2-sty brick and concrete factory building, on plot 100x100 ft, on the west side of Van Alst av, 240 ft south of Harris av, for the Beecher Building Corporation, care of Roman-Callman Co., Bridge Plaza, Long Island City, owner.

#### STABLES AND GARAGES.

**LONG ISLAND CITY, L. I.**—Maxwell A. Cantor, 373 Fulton st, Brooklyn, has finished plans for a 1-sty brick and stone garage, 75x120 ft, at the corner of South Washington pl and Jackson av, for the Waverly Building Corporation, J. Dillard, president, 44 Court st, Brooklyn, owner and builder. Cost, \$25,000.

#### STORES, OFFICES AND LOFTS.

**LONG ISLAND CITY, L. I.**—Valentine Schiller, 391 10th av, Long Island City, has completed plans for a 2-sty brick store building,

40x90 ft, on the east side of Steinway av, 455 ft north of Jamaica av, for Vito Mennella, 344 10th av, Long Island City, owner and builder. Cost, \$25,000.

#### Westchester.

##### APARTMENTS, FLATS AND TENEMENTS.

**NEW ROCHELLE, N. Y.**—L. L. Barnard, 46 Lawton st, New Rochelle, has started preliminary sketches for a brick and stone apartment hotel at New Rochelle to cost about \$1,000,000. Exact location, name of owner and details of construction will not be available for some time.

##### DWELLINGS.

**YONKERS, N. Y.**—Ernest Frank, 85 Haw-

thorne av, Yonkers, has finished plans for two 2½-sty frame dwellings, 32x26 ft, at the southeast corner of Desbon av and Howe pl, for Frank M. Witherell, Yonkers, owner and builder. Cost, \$10,000 each.

**YONKERS, N. Y.**—Plans have been prepared privately for a 2½-sty frame dwelling, 18x41 ft, at 54 Bagley av, Yonkers, for John R. Hornthorn, 37 Cornell av, Yonkers, owner. Cost, \$8,500. Yonkers Contracting Co., Proctor Building, Yonkers, has the contract for mason work.

**YONKERS, N. Y.**—Plans have been prepared privately for a 2½-sty frame dwelling, 25x25 ft, at the corner of Sanford st and Devoe av, for Wm. A. Brady, 15 Alexander av, Yonkers, owner and builder. Cost, \$20,000.

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**YONKERS, N. Y.**—G. F. Jennings, 103 Park av, Manhattan, has completed plans for a 2-sty brick and stone residence, 36x30 ft, with garage, on Wellesly av, Yonkers, for the Participating Holding Co., 124 Bruce av, Yonkers, N. Y., owner and builder. Cost, \$18,000.

#### FACTORIES AND WAREHOUSES.

**NEW ROCHELLE, N. Y.**—Plans have been prepared privately for a 3-sty brick and hollow tile warehouse, 82x62 ft, in Quaker Ridge road, New Rochelle, for the Wykagyl Supply Corporation, North av, New Rochelle, owner and builder. Cost, about \$30,000.

#### HALLS AND CLUBS.

**PORTCHESTER, N. Y.**—W. Stanley Wetmore, 1 North Main st, Portchester, has started sketches for a 2-sty brick and stone addition, 48x96 ft, to the clubhouse at Portchester for the Knights of Columbus. Details of construction will be available later. Cost, about \$300,000.

#### STABLES AND GARAGES.

**YONKERS, N. Y.**—J. W. Kirt, 221 Mc av, Yonkers, has prepared plans for a 1-sty brick garage, 50x90 ft, at 194 McLean av, for August Bushmeister, 194 McLean av, owner and builder. Cost, \$13,500.

#### New Jersey. DWELLINGS.

**SOUTH ORANGE, N. J.**—W. F. Schnitzler, 55 Wall st, Manhattan, recently purchased a plot with a frontage of 200 ft on the south side of Warwick av, South Orange, and contemplates the construction of a 2½-sty residence. Name of architect and details of construction will be available later.

**IRVINGTON, N. J.**—Marchetti & D'Avino, 756 Main st, Stamford, Conn., have plans in progress for a 2½-sty brick residence, 30x40 ft, with garage, at Irvington, N. J., for Louis Caruso, 605 South 21st st, Irvington, N. J., owner. Cost, about \$50,000.

**PATERSON, N. J.**—Herman Fritz, News Building, Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 22x30 ft, at Paterson for David Letz, 31 Fair st, Paterson, owner. Cost, \$10,000. Owner builds.

**CLIFTON, N. J.**—Joseph DeRose, 119 Ellison st, Paterson, N. J., has plans under way for a 2½-sty frame dwelling, 23x44 ft, on Trimbull av, Clifton, N. J., for John Harninger, 1427 Av A, Manhattan, owner. Cost, \$10,000.

**ELIZABETH, N. J.**—Herman Fritz, News Building, Passaic, N. J., has plans in progress for a 2½-sty frame dwelling, 30x32 ft, at Elizabeth, N. J., for Morris Shapiro, 357 East Jersey av, Elizabeth, owner and builder. Cost, \$16,000.

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**CLIFTON, N. J.**—Abraham Preiskel, 684 Main st, Passaic, has plans nearing completion for a 2½-sty brick and frame dwelling, 27x31 ft, at 126 Highland av, Clifton, for Rudolph Liptak, 32 Quincy st, Passaic, N. J., owner.

#### FACTORIES AND WAREHOUSES.

**CLIFTON, N. J.**—A. J. Doolittle, Maple av, Clifton, N. J., has plans in progress for a 2-sty brick mill building, 50x75 ft, on Trimbull av for the Clifton Hosiery Co., Wm. S. Pontier, president, Clifton and Main avs, Clifton, N. J., owner. Cost, about \$200,000. Details later.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

**MANHATTAN.**—Sims Construction Co., 25 West 30th st, has the general contract for alterations to the 4-sty brick and stone residence, on plot 50x100 ft, at 844-846 Lexington av into apartments for M. Morgenthau, Jr., 206 Broadway, owner, from plans by F. E. Newman, 120 East 40th st, architect.

**MANHATTAN.**—Fred I. Smith, 188 Amsterdam av, has the general contract for alterations to the 4-sty brick and limestone dwelling at 31 West 84th st into apartments for Alexander Lucas, 370 Lexington av, owner, from plans by George F. Pelham, 200 West 72d st, architect. Cost, about \$18,000.

#### DWELLINGS.

**MANHATTAN.**—James McWalters, 1493 Broadway, has the general contract for alterations to the 5-sty brick and limestone residence at 129-131 East 79th st, including an entire new front, for Rosina O. Bateson, 64 East 54th st, owner, from plans by Mott B. Schmidt, 14 East 46th st, architect. Cost, about \$100,000.

**BRONX.**—Oscar Sandman, 681 Beck st, has the general contract for a 2-sty brick, hollow tile and stucco residence, 27x60 ft, with garage, on the east side of Grand av, 149 ft south of 176th st, for Morris Goltz, 56 West 46th st, owner, from plans by Moore & Landsiedel, 148th st and 3d av, architects.

**BROOKLYN.**—S. L. O'Brien, Inc., 189 Montague st, has the general contract for a 2-sty frame dwelling, 25x36 ft, in the west side of East 23d st, 140 ft south of Av Q, for E. J. Sparenberg, 230 West 113th st, Manhattan, owner, from plans by R. T. Schaefer, 1526 Flatbush av, architect. Cost, \$12,000.

**EAST WILLISTON, L. I.**—George Mertz's Sons, Portchester, N. Y., have the general contract for extensive alterations to the 2½-sty frame residence at East Williston, L. I., for C. C. Auchincloss, 12 East 71st st, Manhattan, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st, Manhattan, architects.

**MANHATTAN.**—William J. Yenig & Co., Inc., 45 East 42d st, have the general contract for alterations to the 4-sty brick and stone residence at 826 West End av for owner, to be announced later. Project includes new plumbing and gas fitting, heating, carpenter, mason, tile, hardware, electric wiring and painting and decorating.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—Isidore Pollivnick, 571 Powell av, Brooklyn, has the general contract for a 1-sty brick and reinforced concrete ice storage building, 118x33 ft, on the west side of 17th av, 415 ft north of Willc av, Long Island City, for Rubel Brothers, Inc., Glenmore av, and Junius st, Brooklyn, owners, from plans by E. M. Adelson, 1778 ritkin av, Brooklyn, architect. Cost, \$50,000.

**LONG ISLAND CITY, L. I.**—Frank Wall, 9th av, Long Island City, has the general contract for a 1-sty brick factory building, 50x100 ft, in the west side of Marion st, 160 ft north of Webster av, for Frederick A. Sonshelmer, 138 Temple st, Long Island City, owner, from plans by William Sprousser, 211 12th st, Long Island City, architect. Cost, \$60,000.

#### STABLES AND GARAGES.

**MANHATTAN.**—Alexander List Sons, 70 East 45th st, have the general contract for alterations to the 4 and 5-sty brick garage, service station and office, 100x125 ft, at 557-563 West 59th st and 210 West End av for the 563 West 59th St Company, Earl Glidden, president, owner, premises, from plans by J. J. F. Gavigan, Grand Central Terminal, architect. Cost, about \$75,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Tidewater Building Co., 16 East 33d st, has the general contract for alterations and additions to the 5-sty brick and stone telephone exchange at 112-116 West 89th st for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost about \$50,000.

**NEWARK, N. J.**—Wm. L. Crow Construction Co., 103 Park av, Manhattan, has the general contract for a 2-sty brick and stone addition to the present 3-sty brick telephone exchange at the southwest corner of Avon av and Hunterdon st, Newark, for the New York Telephone Co., 15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. Cost, about \$200,000.

#### MISCELLANEOUS.

**PELHAM BAY PARK, N. Y.**—Thomas J. Buckley Engineering Co., 303 5th av, has the general contract for the brick, hollow tile and reinforced concrete stadium, playground, swimming pool, etc., at Pelham Bay Park for the City of New York, Department of Parks, owner. Donor, Isaac L. Rice Memorial. Henry B. Herts and T. Markoe Robertson, 331 Madison av, architects. Cost, \$1,000,000.

## 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 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.

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.)  
988-19-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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### Manhattan.

#### FACTORIES AND WAREHOUSES.

BEDFORD ST. 79-83; also BARROW ST. 69, 7-sty bk warehouse, 74x74, 5-ply slag roof; \$275,000; (o) F. S. Mason Holding Co., 75 Barrow st.; (a) Sommerfeld & Steckler, 31 Union Sq (308).

S E C 12TH AV & 50TH ST, 1-sty bk storage, 50x83, tar & gravel roof; \$9,000; (o) Alva S. Staples, 608 W 47th st; (a) Chas. S. Keefe, 368 Lex av (310).

#### STABLES AND GARAGES.

BLEEKER ST. 303, 1-sty bk store & garage, 37x22, 5-ply slag rf; \$6,000; (o) Frank P. Meschia, 16 E 8th; (a) Ferdinand Savignano, 6005 14th av, Bklyn (308).

CHERRY ST. 402-406, 1-sty bk garage, 64x97, plastic slate roof; \$20,000; (o) Daniel Reardon, 237 South; (a) Louis A. Sheinart, 194 Bowery (305).

50TH ST. 643-5 W. 2-sty bk garage, 50x100, rubberoid roof; \$30,000; (o) Colonial Sand & Stone Co., 615 W 49th; (a) J. M. Felson, 1133 Bway (304).

158TH ST. s s, 454 w Riverside dr, 1-sty bk garage, 135x99, plastic slate roof; \$35,000; (o) Regulux Realty Co., 3295 Bway; (a) Nathan Rotholz, 132 Nassau (312).

#### STORES, OFFICES AND LOFTS.

95TH ST. 412 E, 1-sty bk offices, 19x28, felt & rubberoid roof; \$1,800; (o) Corp. of City of N. Y. (Dept. of Docks, Pier A); (a) Sid F. Oppenheim, 36 S av (302).

BROADWAY, 10-20; also BEAVER ST. 1-9, New st, 73-75, 24-sty bk & stone office bldg, 162x159, tile, felt, tar & gravel rf; \$3,000,000; (o) Standard Oil Co., 26 Bway; (a) Carrere & Hastings, 52 Vanderbilt av (307).

BROADWAY, 2333-39; also 85TH ST. 250, 14-sty bk str & dwg, 102x90, tile roof; \$1,000,000; (o) 48th St. Co., 241 W 43d st; (a) Gronenberg & Leuchtag, 303 S av (311).

#### THEATRES.

HENRY ST. 73-79, 1-sty bk moving picture theatre, 65x116, slag roof; \$120,000; (o) City of N. Y., Hon. Jno. P. Hyland, Mayor; (a) Gronenberg & Leuchtag, 303 S av (303).

#### MISCELLANEOUS.

RANDALLS ISLAND, opp E 125th st, No. 55, 2-sty bk incinerating plant, 14x24, slag rf; \$7,000; (o) City of N. Y., Dept. Pub. Welfare; (a) Chas. B. Meyers, 1 Union Sq W (309).

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

259TH ST, n e c Post road, 6-sty bk tnt, 100 x85.7, slag rf; \$200,000; (o) Christian F. Leng, 42 Bway; (a) Chas. T. F. Deiterlen, 15 W 38th (538).

#### DWELLINGS.

CLAFFLIN ST, n w c Ennes av, 2-sty fr dwg, 18x38, slate rf; \$6,000; (o) Hugh J. McNally, 5 Columbus Circle; (a) Hugh F. Koch, 5 Columbus Circle (531).

204TH ST, s s, 37.8 w Valentine av, 2-sty fr dwg, 34x20.71, rubberoid rf; \$5,000; (o) Salvatore Belloise, prem; (a) R. F. Knochenhauer, 603 Tremont av (541).

ARROW AV, n s, 75 w Seymour av, 1-sty concrete dwg & garage, 14x37 & 18x20, tar & gravel rf; \$1,300; (o) Jas. Flynn, 265 W 126th st; (a) Sterling Architectural Co., 99 Nassau (543).

EASTCHESTER ROAD, n s, 100 w Burke av, two 2½-sty fr dwgs, 23x26, slate rf; \$15,000; (o) A. Delz & Son, 540 S 5 av, Mt. Vernon; (a) Albert Delz, 540 S 5 av, Mt. Vernon (523).

SEDGWICK AV, e s, 50 s Washington Bridge Park, 2-sty & attic bk dwg, 25x53, rubberoid rf; \$8,000; (o) Edw. R. Poarschke, 1405 Sedgwick av; (a) Wm. Kurtzer, 1385 Crotona av (517).

#### DWELLINGS AND GARAGES.

DITMARS ST, s s, 476 w Main st, 1-sty fr dwg & garage, 20x36, rubberoid rf; \$1,000; (o) F. J. Muhlfeld, 960 Grand Concourse; (a) Edw. J. Brown, 889 E 175th (522).

CLARENCE AV, w s, 25 n Barkley st, 2-sty fr dwg & garage, 19x17, shingle rf; \$1,000; (o) Otto Lenniger, prem; (a) Michael Stillman, 9 W 47th (524).

#### FACTORIES AND WAREHOUSES.

145TH ST, n s, 168.8 w Willis av, 1-sty bk cold storage, 12x15, concrete rf; \$200; (o) Giuseppe Pacinelli, 337 E 149th; (a) V. Della Penna, 289 E 149th (537).

#### STABLES AND GARAGES.

BARRETTO ST, s w c Whitlock av, 1-sty bk garage, 100x100, tar & gravel rf; \$80,000; (o) Richmonds Constn. Corp., Louis Pochliky, 690 Bway, Bklyn, pres; (a) Philip Stelgman, 690 Bway, Bklyn (526).

NORTH ST, s s, 15 e Davidson av, 1-sty bk garage, 100x100, slag rf; \$25,000; (o) Lawrence W. Gallagher, 501 W 142d; (a) Frank J. Schrick, 4168 Park av (534).

RITTER PL, s s, 93 w Prospect av, 1-sty bk garage, 15x15, slag rf; \$500; (o) Morris Benjamin, prem; (a) A. J. De Pace, 3617 White Plains av (530).

147TH ST, s w c Concord av, 1-sty bk garage, 150x100, rubberoid rf; \$40,000; (o) Benenson Realty Co., Benj. Benenson, 148th st & Willis av; (a) Chas. Schaefer, Jr., 394 E 150th (521).

182D ST, s s, 150 w Washington av, 1-sty bk garage, 40x20, plastic slate rf; \$1,500; (o) Louis Michel, 2020 Washington av; (a) Philip Markowitz, 3391 Wayne av (518).

ANTHONY AV, e s, 229.71 n 174th st, 1-sty bk garage, 8x19.6, slag rf; \$1,000; (o) Morris Kavovitt, 1799 Washington av (532).

AQUEDUCT AV, n e c Buchanan place, 1-sty stone garage, 17.3x11, rubberoid rf; \$700; (o) Frank R. Hewett, 2250 Aqueduct av; (a) F. W. Rinn, 70 W 181st st (536).

BOSTON ROAD, s e c 165th st, 1-sty bk garage, 102x165.64, plastic slate rf; \$70,000; (o) Jack Bernstein, 1430 Madison av; (a) De Rose & Cavalieri, 370 E 149th (540).

BRONXWOOD AV, e s, 250 s Pitman av, 1-sty fr garage, 14x15, tar & gravel rf; \$150; (o) John Alubus, prem; (a) John Albus, Jr., prem (527).

CLINTON AV, e s, 180 s 182d st, 1-sty store & garage, 35x18, tar rf; \$1,000; (o) Morris Cohen, 2116 Prospect av; (a) I. Ringler, 73 E 180th (525).

FORDHAM ROAD, s s, 50.96 e Belmont av, 1-sty bk garage, 50x20, slag rf; \$3,000; (o) Louis Cerchia, 658 Fordham rd; (a) Philip Markowitz, 3391 Wayne av (519).

LYON AV, n w c Parker st, 1-sty fr garage, 42x18, slag rf; \$2,000; (o) Chas. Sperzel prem; (a) Albert Pirner, 2069 Westchester av (533).

PERRY AV, e s, 75 s Gun Hill road, 1-sty fr garage, 32x20, slate rf; \$750; (o) a) John B. Clermont, 300 Gun Hill road (520).

S OAK DRIVE, n s, from Barnes av to N Chestnut drive, 1-sty h t. garage, 20x20, shingle rf; \$600; (o) Ida De Lazzero, 3212 Wallace av; (a) Lucian Pisciotta, 3011 Barnes av (539).

WHITLOCK AV, e s, 150 n Hunts Point road, 1-sty bk garage, 25x80, asbestos rf; \$15,000; (o) Woodruff Constn. Co., David Liebman, 825 E 163d, pres; (a) John De Hart, 1039 Fox (528).

#### STORES, OFFICES AND LOFTS.

163D ST, n e c Morris av, 1-sty bk stores, 25 x100, plastic slate roof; \$15,000; (o) Benenson Realty Co., Benj. Benenson, 148th st & Willis av; (a) Chas. Schaefer, Jr., 394 E 150th (529).

#### MISCELLANEOUS.

DE WITT AV, e s, 96 n Arnow av, 1-sty con lab, 20x50, tar & gravel rf; \$1,200; (o) Jas. Flynn, 265 W 126th; (a) Sterling Architectural Co., 99 Nassau (542).

ELLSWORTH AV, w s, 100 s Baisley av, 1-sty fr greenhouse, 8x83, glass roof; \$250; (o) Leo Blaine, prem; (a) Raphael J. Smyth, 240 E Tremont av (535).

### Brooklyn.

#### DWELLINGS.

E 19TH ST, 2774-78, w s, 600 s Voorhies av 2-1-sty fr 1 fam dwgs, 20x30; \$8,000; (o) John Zooke, Henderson's walk, Coney Island (10468).

E 23D ST, 1175, e s, 160 n Av L, 2-sty fr 2 fam dwg, 20x50; \$12,000; (o) Nathan Lippe, Hyde Park, Coney Island; (a) L. C. R. Eng. Co., 32 Court (10613).

E 46TH ST, 1625-33, 100 s Av M, 3-2-sty fr 1 fam dwgs, 16x30; \$13,500; (o) J. E. Bass-tress & Co., Inc, 149 Herkimer (10605).

66TH ST, 1147-55, n s, 240 w 12 av, 2-2-sty bk 2 fam dwgs, 19.6x55; \$26,000; (o) Nicholas Papales, prem; (a) Ferd Savignano, 6005 14 av (10620).

67TH ST, 476, s s, 89.7 w 5 av, 2-sty fr 1 fam dwg, 25.10x47.6; \$9,000; (o) Chas. A. Kulich, 547 66th; (a) Edw. M. Crumley, 30 E 42d, Manhattan (10459).

EMMONS AV, 3065-77, n s, 20 e Brown, 4-1-sty fr 1 fam dwgs, 20x40.8; \$8,000; (o) Dann Realty Co., 44 Court; (a) Geo. Alexander Jr., 3402 Av K (10614).

EMMONS AV, 3093-17, n s, from Bathleder to Ford sts, 7-1-sty fr 1 fam dwgs, 20x43; \$14,000; (o) same as above (10615).

EMMONS AV, n s, bet Batchelder & Ford sts, 7-1-sty fr 1 fam dwgs, 20x36; \$21,000; (o) Dann Realty Co., 44 Court; (a) Jas. J. Millman, 26 Court (10723).



LOUISIANA AV, 143-5, e s, 155 n Stanley av, 2-sty bk 2 fam dwg, 20x46; \$6,000; (o) Guerrino Bertogni, prem; (a) Ernest Dennis, 241 Schenectady av (10698).

SCHENECTADY AV, 306-10, s w c Union, 4-sty bk 27 fam tnt, 70x90; \$70,000; (o) Cordial Realty Co., 1170 Eastern pkway; (a) Cohn Bros., 361 Stone av (10435).

SCHENECTADY AV, 312-18, w s, 70 n President, 4-sty bk 27 fam tnt, 75.7x87.10; \$70,000; (o) same as above (10436).

#### FACTORIES AND WAREHOUSES.

JOHNSON AV, 232-62, s s, 118.5 e Bushwick av, 1-sty bk factory, 50x100; \$30,000; (o) Rochman Bros., Inc., prem; (o) Louis Allmendinger, 20 Palmetto (10488).

#### STABLES AND GARAGES.

EUCLID AV, 275, e s, 166.6 n Atlantic av, 1-sty bk garage, 45x153; \$20,000; Richard Hirsch, 257 Euclid av; (a) John M. Infanger, 154 Montague (10588).

FRANKLIN AV, 856-70, s w c President, 1-sty bk garage, 100x162; \$45,000; (o) Realty Constn. Co., 44 Court; (a) M. A. Cantor, 373 Fulton (10622).

MADISON ST, 831-35, n s, 175 e Ralph av, 1-sty bk garage, 75x100; \$40,000; (o) Esther Chemerinsky, 145 Floyd; (a) Fredk. J. Dassau, 26 Court (10691).

MONTGOMERY ST, 211-21, n s, 100 w Bedford av, 1-sty bk garage, 100x13—; \$35,000; (o) Fanny G. Lynch, 1049 Washington av; (a) Benj. Driesler, 153 Remsen (10696).

LORRAINE AV, 382-84, s w c Williams av, 1-sty bk garage, 40x90; \$15,000; (o) Harry Sacks, 383 Lorraine av; (a) Morris Perlstein, 49 Fulton av (10669).

VAN SINDEREN AV, 717-33, e s, 200 n Hege-man av, 1-sty bk garage, 130x90; \$30,000; (o) M. C. K. Cont. Co., 1438 Park pl; (a) Jas. J. Millman, 26 Court (10627).

VAN SINDEREN AV, 735-51, e s, 140 n Hege-man av, 1-sty bk garage, 160x90; \$35,000; (o) same as above (10628).

#### STORES, OFFICES AND LOFTS.

EVERGREEN AV, 501, e s, 20 n Putnam av, 3-sty bk office & 2 fam, 19.6x55; \$12,000; (o) Albert Lamy, 289 Lewis av; (a) Wm. H. Ludwig, 801 Eastern pkway (10652).

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## Queens.

### DWELLINGS.

ARVERNE.—Elizabeth av, s s, 140 e Beach 72d, 1-sty fr dwg, 17x20, shingle rf, 1 family, gas; \$1,800; (o & a) Emile Boris, prem (5288).

COLLEGE POINT.—17th st, w s, 127 n Schleichers court, 2-sty fr dwg, 20x45, shingle rf, 2 families, gas; \$7,000; (o) Aug. Bantz, 10 College av, College Point; (a) Harry T. Morris, 710 10th, College Point (4294).

COLLEGE POINT.—14th st, e s, 200 s 6 av, 2-sty fr dwg, 19x35, shingle rf, 1 family, gas; \$3,500; (o) H. C. Bly, 16 14th, College Point; (a) Max Anwander, 219 12th, College Point (4320).

CORONA.—Alburtis av, w s, 250 n Sackett, 2-2-sty bk dwgs, 20x54, slag rf, 2 families, gas, \$21,000; (o) Bertha Krauss, 18 Shopoler av, Corona; (a) A. DeBlasi, 94 East Jackson av, Corona (4269-70).

CORONA.—Lurting st, s s, 150 e 51st, 2-1-sty fr dwgs, 20x36, shingle rf, 1 family, gas; \$12,000; (o) Mary A. Iaricel, 46 Vine, Corona; (a) Chas. D. Gallucci, 27 Louona av, Corona (4354-55).

EAST WILLIAMSBURG.—Caspian st, s s, 145 e Collins av, 1½-sty fr dwg, 16x24, shingle rf, 1 family, gas; \$1,800; (o) Geo. H. Bissel, prem; (a) Albert H. Stines, Jr., 300 Grand, Maspeth (4415).

EDGEWATER.—Beach 39th st, e s, 187 n Boulevard, 48-1-sty fr dwgs, 42x21, shingle rf, 1 family, gas; \$96,000; (o) Phillip Goldfarb, 267 S 4th, Bklyn; (a) P. Caplan, 16 Court, Bklyn (4362 to 4409).

ELMHURST.—Warren st, s s, 50 w Division av, 1-sty fr dwg, 20x40, shingle rf, 1 family, gas; \$4,400; (o) John Glain, Elmhurst; (a) Albert H. Stines, Jr., 300 Grand, Maspeth (4414).

FLUSHING.—Bedford st, s s, 205 e Rink pl, 3-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$13,500; (o) Grace E. Watson, Flushing; (a) W. S. Worrall, Jr., 132 4th, L. I. City (4279-80-81).

FLUSHING.—17th st, w s, 135 s Queens av, 2-sty fr dwg, 22x35, shingle rf, 1 family, gas, steam heat; \$14,000; (o) J. Radimersky, 8 Fisk av, Winfield; (a) F. Chmelik, 796 2 av, L. I. City (4274).

FLUSHING.—23d st, e s, 740 s Franconia av, 2-sty fr dwg, 20x40, shingle rf, 1 family, gas; \$5,000; (o) Michael Fogarty, 185 21st, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing (4265).

FLUSHING.—Marlborough rd, w s, 145 n North Hempstead tpke, 2-sty fr dwg, 18x28, shingle rf, 1 family, gas, hot air heat; \$3,800; (o) H. W. Knorp, 144 Locust, Flushing; (a) F. Johnson, 31 Geranium, Flushing (4331).

HILLCREST PARK.—Mayfield rd, e s, 221 s Kendrick rd, 1½-sty fr dwg, 27x45, shingle rf, 1 family, gas; \$6,800; (o) S. & R. Constn. Co., 2878 Silver st, Ridgewood; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (4337).

HOWARD BEACH.—Hasbrouck rd, w s, 660 s Hawtree Creek rd, 1½-sty fr dwg, 16x20, shingle rf, 1 family, gas; \$1,100; (o & a) Wm. J. Fairchild, 239 Bergen, Bklyn (4273).

HOWARD BEACH.—Flynn av, s s, 40 e Hatch av, 1½-sty fr dwg, 22x30, shingle rf, 1 family, gas; \$4,000; (o) J. C. McCulloch, Howard Beach; (a) A. K. Vollmer, Howard Beach (4343).

JAMAICA.—Homer Lee av, w s, 100 s Cannonbury rd, 4-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$20,000; (o & a) Arthur Short, Jamaica (4290 to 4293).

JAMAICA.—Madison st, w s, 96 n Fulton, 4-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas, steam heat; \$18,000; (o) Jas. D. Geddes, 41 Manheim, Jamaica; (a) owner (4356-7-8-9).

KEW GARDENS.—Beverly rd, n w c Richmond Hill rd, 2½-sty bk dwg, 44x38, tile rf, 1 family, elec, steam heat; \$50,000; (o) Henry C. Bohack, 1289 Bway, Bklyn; (a) Koch & Wagner, 32 Court, Bklyn (4355).

LONG ISLAND CITY.—Lawrence st, w s, 125 n Potter av, 2 family ... dwg, 21x53, slag & tar rf; \$6,400; (o) Wih. Fitzer, Lawrence st, L. I. City; (a) Charles Lehning, 887 Steinway av, L. I. City (4422).

LONG ISLAND CITY.—Nassau av & Sound st, n w c, 1-sty bk dwg, 25x38, asbestos shingle rf; \$5,000; (o) Louis Matefby, 792 10 av, L. I. City; (a) The Jacob F. Berger Co., 359 13 av, L. I. City (4421).

L. I. CITY.—Van Alst av, e s, 100 s Walcott av, 1-sty bk dwg, 25x40, slag rf, 1 family, gas; \$2,500; (o & a) Domenick Passente, prem (4412).

L. I. CITY.—11th av, e s, 110 n Old Bowery Bay rd, 2-sty fr dwg, 18x50, slag rf, 2 families, gas; \$10,000; (o) Chas. Fletcher, 129 Hyatt av, Winfield; (a) F. Chmelik, 796 2 av, L. I. City (4311).

LAUREL HILL.—Water st, 133, n e c Montgomery av, 2-sty fr dwg, 20x40, slag rf, 2 families, gas; \$3,800; (o) Jos. Masherkofsky, prem; (a) J. McKillop, 154 India, Bklyn (4410).

MASPETH.—Weston av, n e c Caldwell av, 2-sty bk dwg, 21x52, slag rf, 2 families, gas; \$8,000; (o) William Thomas, 19 Lenox av,

Maspeth; (a) Maxmillian Jaeger, Jr., 18 Jefferson av, Maspeth (4267).

SPRINGFIELD.—Park pl, e s, 217 s Clinton av, 1-sty fr dwg, 16x29, shingle rf, 1 family, gas, steam heat; \$4,000; (o) Wm. H. Schabehorn, Springfield; (a) Edw. Jackson, Herriman av, Jamaica (4413).

SPRINGFIELD.—Park pl, e s, 175 s Clinton av, fr bungalow, 16x26x20, shingle rf; \$4,000; (o) Wm. H. Schabehorn, Springfield; (a) Edw. Jackson, S Herriman av, Jamaica (4432).

WOODHAVEN.—Madison av, s s, 80 e York pl, 1-sty fr dwg, 22x34, shingle rf, 1 family, gas; \$4,000; (o) William R. Greer, 128 Sheridean, Bklyn; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (4339).

WOODSIDE.—4th st, e s, 288 s Greenpoint av, 2-2-sty fr dwgs, 16x44, shingle rf, 1 family, gas; \$8,000; (o) Wm. Herriman, Woodside; (a) H. Spinken, 1 Fulton, Jamaica (4350).

#### FACTORIES AND WAREHOUSES.

L. I. CITY.—Hancock st, s e c Bodine, 1-sty bk factory, 18x32, slag rf; \$2,500; (o) A. C. Horn & Co., Bodine st, L. I. City; (a) R. L. Lukowsky, Astoria, L. I. City (4316).

LONG ISLAND CITY.—Vernon av, w s, 50 s 10th, 1-sty bk warehouse, 50x50, gravel rf; \$5,000; (o & a) Wilson Ink Works, prem (4420).

MASPETH.—Bittman st, e s, 100 n Caldwell av, 2-2-sty fr dwgs, 20x50, slag rf, 2 families, gas; \$12,000; (o) William Pase, Monteverde pl, Maspeth; (a) Albert H. Stines, Jr., 300 Grand, Maspeth (4416).

OZONE PARK.—103d st, n w c 97th, 3-2-sty fr dwgs, 20x50, slag rf, 2 families, gas; \$16,500; (o) Felice Franzese, Jerome av & Ferry st, Woodhaven (4318).

RICHMOND HILL.—Chestnut st, n w c Swanee av, 37-2-sty fr dwgs, 20x60, slag rf, 2 families, gas; \$33,000; (o & a) Frank J. Horsch, 111th st, Richmond Hill (4321 to 4330).

RICHMOND HILL.—123d st, e s, 135 s Metropolitan av, 2-sty fr dwg, 16x40, shingle rf, 1 family, gas; \$6,000; (o) Baier & Bauer, Hawtree av, Howard Beach; (a) Chas. Baier, same address (4314).

ROCKAWAY BEACH.—Beach 93d st, w s, 312 s Lefferts pl, 1-sty fr dwg, 24x34, shingle rf, 1 family, gas; \$3,000; (o) Morris Kranz, 1 Beach 94th, Rockaway Beach; (a) P. Caplan, 16 Court, Bklyn (4361).

ROSEDALE.—Lincoln av, s e c Union av, 2-2½-sty fr dwgs, 28x28, shingle rf, 1 family, gas, steam heat; \$4,500; (o) Jos. Prim, Vanderbilt av, Rosedale; (a) Edw. Jackson, Herriman av, Jamaica (4346-4347).

SOUTH AQUEDUCT.—Gold st, e s, 218 s Hawtree Creek rd, 1-sty fr dwg, 18x26, tin rf, 1 family, gas; \$2,000; (o) Carrie Russel, prem; (a) Herman Gissler, Aqueduct (4272).

## Richmond.

### DWELLINGS.

ANNADALE.—Halpin av, e s, 127 n Arden av, 2½-sty frame dwg, 20x40, shingle rf; \$5,000; (o) Henry Hasinzahl, Jr., 566 2 av, N Y C; (a) Henry G. Poll, 65 Beach, Stapleton (902).

ARROCHAR PARK.—Mayor av, s s, 190 w Crescent av, 2-sty frame dwg, 37x23, shingle rf; \$1,200; (o) L. H. Peebles, Central av, St. George; (a) Jas. Whitward, Tompkinsville, S. I (975).

BRIGHTON HEIGHTS.—Forest av, e s, 200 s Howen Esplanade, 2-sty bk dwg, 35x27, rubberoid rf; \$1,500; (o) E. J. Maloy, 24 Vanderbilt av, Clifton; (a) Jas. Whitford, Tompkinsville, S. I (865).

CONCORD.—Britton av, e s, 150 n Steuben st, 1-sty frame dwg, 20x34, shingle rf; \$2,500; (o) John Hicks, 370 Hanover av (991).

CONCORD.—Concord pl, e s, 100 n Rich rd, 2-sty frame dwg, 26x47, shingle roof; \$12,000; (o) Catherine Metzner, Concord, S. I; (a) Jas. Whitford, Tompkinsville, S. I (872).

EGBERT AV.—n s, 244 w Manor rd, 1-sty frame dwg, 20x35, rubberoid roof; \$3,800; (o) William Sample, Gordon; (b) Geo. McGuire, Irving pl (844).

## PLANS FILED FOR ALTERATIONS

## Manhattan.

11TH ST, 213-215 W, remove wall, str front, new floor, plumbing system, add in 3-sty bk dancing school & dwg; \$20,000; (o) Carrall Club, 120 Madison av; (a) J. H. Phillips, 681 5 av (2649).

16TH ST, 130 E, remove partitions, wall, new ext, show windows, posts, girders, stairs, partitions, toilet rooms, elev, fire escapes, beams, sidewalk in 4-sty bk dwg & lofts; \$20,000; (o) Wm. A. Hogan, 24 Union sq; (a) Wm. H. Rahmann & Sons, 26 Cedar (2558).

31ST ST, 30 W, remove str front, new front, chimney, floors, partitions, stairs in 6-sty bk office bldg; \$18,000; (o) W. 31st St. Co., Inc., 2 T 33d; (a) Geo. H. Suess, 1130 Gravesend av, Bklyn (2680).



35TH ST, 25 E, new openings, win/dows in 1-sty bk church; \$5,000; (o) Church of Incarnation, Inc., Sam Riker, treas., 19 Cedar; (a) Allen & Collens, 40 Central st, Boston, Mass (2400).

36TH ST, 104 E, remove stoop, stairs, artitions, fixtures, new entrance, fixtures, vent shaft in 4-sty bk dwg; \$12,000; (o) Samuel Bookman, 9 E 59th; (a) Samuel Levingson, 156 E 43d (2423).

36TH ST, 34 W, remove stairs, plumbing, etc., new ext, 2-stys, beams, heating & plumbing, stairs chimney boiler room, columns, girders in 4-sty bk offices & show rooms; \$10,000; (o) Mid Bros. Constn. Co., 103 Park av; (a) Sommerfeld & Steckler, 31 Union sq (2590).

37TH ST, 42 West, new show windows, rearrange partitions in 5-sty bk dwg & store, 20x 60; \$2,000; (o) Paul Shotland, 425 5 av; (a) R. Rumpelt, 2042 Madison av (2364).

38TH ST, 116 East, new bay window, columns, piers in 3-sty bk residence, 14x45; \$2,000; (o) Chester H. Aldrich, 116 East 38th; (a & s) Delano & Aldrich, 126 East 38th (2352).

38TH ST, 36 W, new ext, beams, elevator, stairway, toilets, remove partitions in 6-sty bk str & lofts; \$50,000; (o) 36 W, 38th St. Realty Co., 36 W 38th; (a) Jas. P. Wriskeman, 153 E 40th (2442).

41ST ST, 354 E, remove chimney, new openings, partitions, plumbing, elec light, heating, dumbwaiter shaft, openings, balconies in 3-sty bk dwg; \$10,000; (o) Jeanne R. Meyer, 150 E 41st; (a) Theo. A. Meyer, 150 E 41st (2658).

47TH ST, 9 East, remove partitions, wall, new partitions, wall, columns, girders, steam heating plant in 4-sty bk office & show rooms, 25x62; \$10,000; (o) Bortic Estate, 52 William; (a) Holler & Kleinlenz, 1012 Gates av, Bklyn (2358).

47TH ST, 224-26 W, new ext in 3-sty bk str & dwg; \$5,000; (o) William La Hiff, 224 W 47th; (a) John H. Knubel, 305 W 43d (2463).

48TH ST, 213 E, remove stairs, alter stairs, new bathrooms, basins, vents in 4-sty bk dwg; \$7,000; (o) Dr. Armstead Crumb, 213 E 48th; (a) Robt. A. Fash, 163 W 20th (2498).

48TH ST, 45 W, remove stoop, new entrance, both rooms in 4-sty bk store & apts; \$10,000; (o) Clara J. Tomlinson, 47 W 48th, (a) Arthur Welser, 45 W 48th (2531).

48TH ST, 235 East, remove walls, partitions, new wall, steel beams, partitions, fireplace & mantel, roof, general repairs in 4-sty bk residence 20x48; \$5,000; (o) Mabel H. Churchill, Cornish, Sullivan Co., New Hampshire; (a & s) Algernon S. Bell, 49 Irving Place, N Y C (2386).

48TH ST, 66 W, alter front bldg, new 1-sty, opening ext in 3-sty bk oces; \$10,000; (o) Freeman Purveying Co., 711 7 av; (a) Richard Frost, 373 4 av (2625).

48TH ST, 326 W, remove partitions, new columns, girders, ext in 1 & 3-sty bk str & offices; \$20,000; (o) Reeland Pub. Co., Inc., 727 7 av; (a) Ben J. Lubbsch, 101 Park av (2631).

50TH ST, 8 W, remove partitions, stairs, new openings, floor, toilets in 4-sty bk dwg; \$4,000; (o) Columbia University, 116th & Amsterdam av; (a) Sullivan W. Jones, 19 W 44th (2425).

50TH ST, 54 W, new partitions, bathrooms in 4-sty bk str & dwg; \$1,000; (o) Bondy Croner, 54 W 50th; (a) Geo. Keister, 56 W 45th (2446).

51ST ST, 31 E, remove windows, steps, doors, new girders, gratings, lintels, doorway, doors in 3-sty bk dwg; \$8,000; (o) Alba E. Belmont, 477 Madison av; (a) Philip Henry Gabel, 331 4 av (2491).

51ST ST, 8 W, remove rf, stoop, new stucco, sidewalk, windows, stairs, beams, ceiling, dumbwaiter shaft, partitions, framing, toilets, vault, floors in 4-sty bk dwg; \$20,000; (o) Robt. Goellet, 9 W 17th; (a) Chas. H. Gillespie, 1123 Bway (2664).

57TH ST, 219-221 E, remove stoop, new stoop, window, toilets in 4-sty bk dwg; \$1,000; (o) Albert Bardes, 164 W 73d; (a) Lucas Provenzano, 360 W 122d (2411).

57TH ST, 16 W, new 1-sty add, elev. stairway, stairs, toilets in 5-sty bk show rooms & lofts; \$20,000; (o) Est of A. S. Browning, 10 Cooper sq; (a) Jos. C. Schaeffer, 11 E 56th (2676).

58TH ST, 175 West, construct tank for ashes in 9-sty bk tnt, 100x80; \$1,000; (o) Title Guar & Trust Co., 176 Bway; (a) Moore & Landstedel, 148th st & 3 av (2370).

59TH ST, 67-69 East, remove stairs, partitions in 4-sty bk stores & dwg, 40x55; \$1,000; (o) Sol. S. Carvalho, 140 Cedar; (a) L. Paul B. Hoehner, 67-69 East 59th (2394).

59TH ST, 338-342 East, remove column, new girder in 6-sty bk loft bldg, 75x30; \$1,000; (o) Nathan Ullman, 338-342 E 59th; (a & s) Lowinson & Schubert, 366 5 av (2381).

59TH ST, 15 E, new ext in 5-sty bk str & dwg; \$2,000; (o) Oswald Kalish, 624 Madison av; (a) Gronenberg & Leuchtag, 303 5 av (2479).

59TH ST, 114 E, new alts in 4-sty bk tnt; \$9,000; (o) Martin Lalor, 150 E 51st; (a) Wm. Huenerberg, 52 Vanderbilt av (2412).

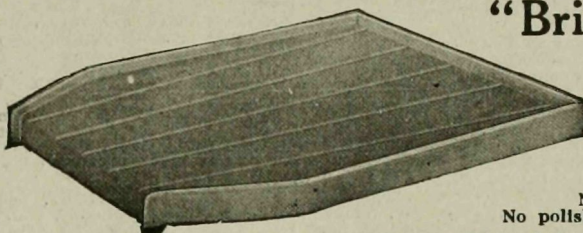
59TH ST, 437 W, new add sty on 3-sty bk college and hospital; \$11,000; (o) Columbia University, 116th & Amsterdam av; (a) Lewis

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P. Fluhrer, 109 Library, Columbia University (2499).

86TH ST, 332 West, remove partitions, new partitions, bath & plumbing fixtures, window, stairs in 4-sty bk apt, 20x56; \$8,500; (o) Alice E. & May H. Finlay, 332 West 86th; (a & s) Grosvenor Atterbury, 139 East 53d (2374).

86TH ST, 55 W, remove stoop, new entrance, boiler room, flue, bath room, stairs, sink vent ducts, partitions, dumbwaiter shaft, move stairs in 4-sty bk dwg; \$12,000; (o) Paula Herzog, 525 West End av; (a) Schwartz & Gross, 347 E av (2630).

90TH ST, 30 W, remove stoop, partitions, new walls, stairs, window in 3-sty bk dwg; \$2,500; (o) Mrs. Margaret Viereck, 1211 Madison av; (a) Herts Bros. Co., 200 W 58th (2469).

93D ST, 120 E, rearrange partitions, new bathrooms in 4-sty bk tnt; \$5,000; (o) Harry Fischel, 276 E 5 av; (a) M. Jos. Harrison, 110 E 31st (2427).

96TH ST, 107-109 W, new 2-sty add, beams, girders, columns, walls, windows, stairs in 4-sty bk storage warehouse; \$25,000; (o) H. E. O'Connor, 580 West End av; (a) Sidney Daub, 217 Bway (2639).

135TH ST, 14-28 East, erect seats in 1-sty & balcony bk boxing hall, 176x88; \$3,000; (o) Jas. Edwards, 12 East 133d; (l) Commonwealth Sporting Club, Inc., on site; (a & s) Wm. J. Russell, 73 West 46th (2376).

136TH ST, 221 West, remove partitions, new partitions, new extension at rear in 3-sty bk dwg, 17x70; \$2,500; (o) Beulah Wesleyan Methodist Church, 221 West 136th; (a) M. W. Del Gaudio, 158 W 45th (2398).

138TH ST, 200 West, remove partitions, new 1-sty rear extension in 3-sty bk office & dwg, 78x24; \$5,000; (o) Dr. Wiley M. Wilson, 108 W 136th; (a) V. W. Tandy, 1931 Bway (2366).

139TH ST, 601 W, new ext in 6-sty bk str & tnt; \$5,000; (o) Jas. L. B. Mayer, 230 Grand; (a) Chas. B. Meyers, 1 Union Sq W (2466).

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7TH AV, 461-466, remove partitions, stairways, new str fronts, partitions, toilets, bulkhead in 5-sty bk str & offices; \$8,000; (o) Paul Daly & Daniel Daly, 254 W 76th; (a) Seelig & Finkelstein, 26 Court, Bklyn (2417).

7TH AV, 733; also 49TH ST, 154 W, new vault, ducts, shipping & examining room; \$5,000; (o) Geo. Backer, 16 W 36th; (a) De Rose & Cavalieri, 370 E 149th (2500).

7TH AV, 322-324, remove front, plumbing, new front, ceilings, floors, columns stairs, toilets heating & lighting in 3-sty bk str & lofts; \$25,000; (o) Chas. Kalb, 147 W 29th; (a) Geo. Fred Pelham, 200 W 72d (2559).

8TH AV, 2840-50; also 152D ST, 264-72 W, new stairways, posts, platform, floors, enclosure, toilets, pent house on 2-sty bk ice & refrigerating plant; \$5,000; (o) Colonial Ice Corp., Inc., 450 Riverside drive; (a) August Witel, ft of E 138th (2501).

8TH AV, 493, remove front, remove partitions, new front in bk store & office bldg, 4-sty, 18x46; \$4,500; (o) Kathryn Gleason, 3 N Hillside av, Ventor, N J; (a) Geo. McCabe, 96 E av, N Y C (2354).

9TH AV, 538-540, remove windows, columns, new steel girder, pier in 3-sty bk store & dwg, 32x61; \$1,100; (o) Elissa McGowan, 538 9 av, care of Sam Schlusser; (a) Geo. H. Van Auker, 430 W 44th (2368).

10TH AV, 893, 59TH ST, 500 W, 58TH ST, 501 W, new partitions, booth in 5-sty bk public school; \$1700; (o) City of N. Y., Bd. of Education, DeWitt Clinton H. S.; (a) C. B. J. Snyder, room 2800 Municipal Bldg (2449).

11TH AV, 314-316; also 30TH ST, 540-556 W, remove 2 stys, new 1-sty, columns, stairway, doors, partitions, beams, in 3-sty bk garage & service station; \$40,000; (o) Bldg. Assoc. Corp., 201 W 33d; (a) Wm. M. Farrar, 201 W 33d (2624).

### Bronx.

BURNET PL, 1172, 1-sty bk ext, 17x10, to 2½-sty bk dwg; \$500; (o) Isidor Spellman, on prem; (a) Chas. S. Clark, 441 Tremont av (446).

MINFORD PL, 1446, 2-2-sty fr exts, 4.6x8, 4x4.4, to 2½-sty fr dwg, \$150; (o) Jos. Mandle, on prem; (a) M. W. Del Gaudio, 160 W 45th (442).

222D ST, 722, 1-sty bk ext, 10.8x15, to 2-sty fr dwg & garage; \$500; (o) Michael Downes, on prem; (a) Jos. S. Brodecki, 3939 White Plains av (444).

222D ST, 724, 1-sty bk ext, 10.8x15, to 2-sty fr dwg & garage; \$500; (o) Chas. Wixson, on prem; (a) Jos. S. Brodecki, 3939 White Plains av (443).

BEAUMONT AV, 2405, 1-sty bk ext, 11x11.6, to 4-sty bk tnt; \$1,500; (o) Raffaele Coucci, on prem; (a) M. W. Del Gaudio, 160 W 45th (445).

EASTCHESTER RD, 3101, 1-sty fr ext, 7.10x14.6, new plumbing & new partitions to 2-sty & attic fr dwg; \$4,000; (o) Abraham Schwartz, on prem; (a) Carl B. Cali, 81 E 125th (440).

OLMSTEAD AV, n e junct Unionport rd, 1-sty fr ext, 19.10x18, new stairs, partitions to 2-sty fr dwg; \$5,000; (o) Tampa Constn. Co., 370 E 149th; (a) De Rose & Cavalieri, 370 E 149th (449).

RIVERDALE AV, Randolph la, Hudson River & City Line, new plumbing, new partitions to 5-sty bk academy; \$10,000; (a) Academy of Mt. St. Vincent, on prem; (a) I. E. Dittmars, 111 E av (447).

TINTON AV, 772, 1-sty fr ext, 10x20, to 3-sty fr dwg; \$300; (o) Wm. Brauer, on prem; (a) Henry H. Fishkind, 430 W 122d (441).

UNDERHILL AV, n s, 150 e Randall av, 2-sty fr ext, 19.6x10, & 1-sty of fr built upon 1-sty fr dwg; \$1,500; (o) Edw. Bacchi, 442 E 117th; (a) J. P. Reiger, 236 E 119th (448).

### Brooklyn.

CLEVELAND ST, 890, s s, c Lorraine av, walls, &c, to 2-sty fr 2 fam dwg; \$3,000; (o) Jennie Weinraub, 588 Jerome; (a) Chas. H. Pfaff, 673 Eldert la (10599).

DEAN ST, 642, s s, 225 w Vanderbilt av, ext to 1-sty bk factory; \$2,000; (o) Humbert & Andrews, 646 Dean; (a) Thos. Bennett, 7826 5 av (10453).

DEBEVOISE PL, 53-55, e s, 121.5 n DeKalb av, windows, &c, in 2-sty bk 1 fam dwg; \$4,000; (o) Consiglia Pepe, prem; (o) De Rose & Cavalieri, 370 E 149th, Manhattan (10431).

DUFFIELD ST, 223, e s, 209 from Willoughby, 3-sty fr shop & 1 fam dwg; \$2,500; (o) Bernhard Nelson, 371 McDonough; (a) Abraham Brown, 2066 E 14 (10693).

ELTON ST, 264, w s, 329.9 s Atlantic av, raise bldg 1 sty fr str & 1 fam; \$2,000; (o) Carmella Prisco, prem; (a) Ernest H. Tatje, 155 Wilson (10429).

KEAP ST, 176, s w c Lee av, alt 3-sty bk 3 fam dwg; \$2,000; (o) Max Moses, 208 Hooper; (a) Max Cohen, 189 Grand (10427).

PIERREPOINT ST, 56, s s, 129 w Hicks st, int alt to 4-sty bk 1 fam dwg; \$8,000; (a) Rich P. Sherlock, 855 President; (a) Chas. H. Pfaff, 673 Eldert lane (10343).

PRESIDENT ST, 1431, n s, 240 e Kingston av, alt to 1-sty conc garage; \$1,500; (o) Leo Moskowitz, prem; (a) Chas. H. Spindler, 26 Court (10314).

PROSPECT PL, 1532, s s, 125 w Buffalo av, int alts to 2-sty fr 2 fam dwg; \$2,000; (o) Jones Gresham, prem; (a) Frank V. Laspla, 525 Grand (10475).

ROSS ST, 140, s s, 166 e Bedford av, int alt to 3-sty bk 2-family dwg; \$3,000; (o) Isaac Rosen, 143 Orchard; (a) same as above (10357).

RUTLEDGE ST, 322-26, s s, 127.6½ w Bway, walls, etc, in 2-sty bk garage & shop; \$15,000; (o) Empire State Dairy Co., 2840 Atlantic av; (a) Louis Allmendinger, 20 Palmetto (10332).

SACKMAN ST, e s, 75 e Blake av, ext to 3-sty bk str & 1 fam dwg; \$5,000; (o) Henry Fuchs, prem; (a) Jack Fein, 211 Snediker av (10467).

SENATOR ST, 182, s s, 97.2 w 2 av, ext to 2-sty bk 1-fam dwg; \$2,000; (o) Michele Vervena, 211 4 av; (a) Burke & Olsen, 32 Court (10338).

STATE ST, 560, s s, 480 from 3 av, alt to 2-4-sty bk & stn offices & 1-fam dwg; \$2,500; (o) The Prote Realty Co., Inc., 27 William; (a) Amastiosis Catsanos, 101 Park av, N Y (10415).

SUYDAM ST, 109, w s, 300 n Evergreen av, ext to 2-fam dwg; \$1,000; (o) Rosario Coccioppo, 165 Troutman; (a) Frank V. Laspla, 525 Grand (10301).

UNION ST, 538-40, s s, 190 w 3 av, walls in 1-sty bk factory; \$2,500; (o) Pacifico Lucani, Amello Marchitillo, prem; (a) W. J. Conway, 400 Union (10715).

WALDORF COURT, 66, s s, 100 w E 17th st, porch, et, to 1-fam dwg; \$3,000; (o) Wm. H. Foster, 1015 E 18th; (a) Harry Silverstein, 154 Montague (10370).

WALWORTH ST, 99, e s, 332.9 n Myrtle av, wall in 7-fam dwg; \$1,000; (o) Guisepp Pellegrino, 106 Walworth; (a) Max Cohn, 189 Grant (10311).

WATER ST, foot of, 90 e Main, bridge bet bldgs, 12-sty conc. warehouse; \$5,000; (o) Gair Realty Corp., Washington & Water; (a) National Bridge Works, Long Island City (10677).

SO 1ST ST, 112, s s, 84.6 e Berry st, int alt to 3-sty bk 3-fam dwg; \$1,200; (o) Benny & Jos. Lockett, premises; (a) Max Cohn, 180 Grand (10310).

N 4TH ST, 160-66, 100 e Bedford av, int alt to 2-sty bk factory; \$30,000; (o) Greenpoint Trading Corp., 174 N 4th; (a) Jacob J. Gloster, 44 Court (10344).

S 8TH ST, 172, s e c Driggs av, int alt to 3-sty bk str & 2-family dwg; \$3,000; (o) Isidore Hoffman, premises; (a) Jacob Fisher, 25 Av A (10323).

W 9TH ST, 177-97, n e c Court, raise bldgs, 2-1-sty bk str & garage; \$20,000; (o) Doehler Die Casting Co., prem; (a) W. B. Wills, Inc., 1153 Myrtle av (10692).

N 11TH ST, 79, n e c Wythe av, walls in yard \$2,000; (o) Hecla Iron Works, 118 N 11th st; (a) Chas. E. Bayard, 213 10th, L I C (10389).

12TH ST, 132, s s, 125 w 3 av, ext to 1-sty bk junk shop; \$4,000; (o) Nathan Torano, pres; (a) Jos. A. Bennett, 367 Fulton (10458).

E 19TH ST, 1172, w s, 380 n Av L, int alt to 1-fam dwg; \$2,000; (o) Mrs. Ardenbaum, prem; (a) Robt. T. Schaefer, 1526 Atlantic av (10387).

E 28TH ST, 343, e s, 340 s Clarendon rd, ext to 2-sty fr 1 fam dwg; \$2,500; (o) Edw. E. Jordan, 335 E 29th (10684).

BAY 29TH ST, 55, e s, 220 n Benson av, raise bldg, 3-sty fr 1-family dwg; \$5,000; (o) B. Stecher, premises; (a) John C. Wandell, 5525 4 av (10313).

37TH ST, 1321, s e c 13 av, ext to 1-sty bk office & storage; \$3,000; (o) Interborough Lumber Co., prem; (a) Jos. A. McCarroll, 33 Clinton (10510).

47TH ST, 1324, s s, 180 e 13 av, ext to 2-sty fr 2 fam dwg; \$2,500; (o) Morris Wolsk, 1414 54th; (a) S. Gardstein, 26 Court (10606).

51ST ST, 362, s s, 100 w 4 av, int alts to 3-sty bk telephone exchange; \$15,000; (o) N. Y. Telephone Co., 15 Dey, Manhattan; (a) John King Wright (10465).

AV P, 710, s s, 69 e E 7th st, ext to 2-sty bk 1-family dwg; \$2,000; (o) Sucher Bros., prem; (a) Kunzi & Waillant, 394 Graham av (10401).

BEDFORD AV, 650, w s, 30 s Penn, ext to 3-sty bk 2 fam dwg; \$3,000; (o) Est Christ Cunningham, 291 Central av; (a) Montrose Morris Sons, 533 Nostrand av (10651).

BEDFORD AV, 871, e s, 161.10 s Myrtle av, str fronts & walls to 34-sty bk str & 1 fam dwg; \$4,500; (o) Otto Hauke, prem; (a) Henry Holder, 242 Franklin av (10517).

BEDFORD AV, 881, e s, 200 n Willoughby av, ext to 2-sty bk 1 fam dwg; \$5,000; (o) Mary Vetere, 889 Bedford av; (a) Henry Holder, 242 Franklin av (10518).

DIVISION AV, 114, s s, 269.10 e Bedford av, ext to 3-sty bk 3 fam dwg; \$3,000; (o) Israel Berkenfeld, 467 Bedford av; (a) Levy & Berger, 395 S 2d (10700).

HAMILTON AV, 74-78, s s, 11.5 w Imlay, ext to 3-4-sty bk str & 3 lofts; \$30,000; (o)



James Auditore, 14 Hamilton av; (a) M. Jos. Harrison, 110 E 31st, Manhattan (10623).

NOSTRAND AV, 239, e s, 25 n Kosciusko, ext to str & 2 fam dwg; \$2,000; (a) David Kasner, prem; (a) Gilbert I. Prowler, 367 Fulton (10577).

NOSTRAND AV, 549, e s, 25 n Atlantic av, str from & int alts to 3-sty bk str & 2 fam dwg; \$2,000; (o) S. Hutchinson, prem; (a) Montrose Morris Sons, 533 Nostrand av (10463).

ST. MARKS AV, 1329, n s, 125 e Buffalo av, int alts to 2-sty fr 2 fam dwg; \$6,000; (o) Saml. Nagler, 1384 St. Marks av; (a) Hy J. Nurick, 772 Bway (10686).

STUYVESANT AV, 89, s e c Kosciusko, remove rear wall 3-sty bk str & dwg; \$5,500; (o) Sam Lieberman, 33 McKibben; (a) Hy M. Entlich, 413 S 4th (9519).

SUTTER AV, 788, s s, 25 e Van Sicken av, ext to 1 fam dwg; \$1,200; (o) Jos. B. Ries, 788 Sutter av; (a) Louis F. Schillinger, 167 Van Sicken av (9991).

TROY AV, 91-93, e s, 40 n Dean st, porch & ext to 2-sty fr 2-family dwg; \$3,000; (o) Jos. Ballette, 82 Troy av; (a) Chas. P. Connellias, 1163 Herkimer (10278).

VOORHIES AV, 2001, n e c Bedford av, int alts to 2½-sty fr dwg; \$2,000; (o) Serabine Di Bella, 25 Union, Manhattan; (a) Saml. Goldstein, 26 Court (9537).

WILLIAMS AV, 276-8, w s, 125 n Sutter av, remove wall 2-1-sty bk stables & lofts; \$12,000; (o) Philip Semnick, 276 Williams av; (a) S. Millman & Son, 1780 Pitkin av (9589).

WYTHE AV, 649, e s, 37 s Rodney st, int alt to 3-sty bk str & 2 fam dwg; \$1,500; (o) Jos. Morganbesser, 649 Wythe av; (a) Gilbert I. Prowler, 367 Fulton (9997).

5TH AV, 5323, n e c 54th, ext & int alts to 3-sty fr offices, storage & 2 fam dwg; \$22,000; (o) Sunset Holding Co., prem; (o) Koch & Wagner, 32 Court (10701).

### Queens.

ARVERNE.—Jerome av, e s, at Atlatic av, int alts to bath houses; \$2,000; (o) Moe Levy, Manhattan (2235).

COLLEGE POINT.—3d av, n s, 763, 2-sty fr ext, 12x16, side dwg, tin rf, int alts; \$1,500; (o) Gustave Nitz, 15th st, College Point; (a) Max Anwender, 12th st, College Point (2276).

COLLEGE POINT.—17th st, n w c 4 av, int alts to hotel to provide for dwg; \$6,000; (o) E. Weber Estates, 129 Sayre st, Elizabeth, N. J.; (a) Peter Schreiner, 12th st, College Point (2278).

CORONA.—South av, e s, 110 s Martense, 1-sty added to top dwg; \$2,800; (o) Jos. Morrello, prem; (a) C. L. Varrone, Corona av, Corona (2244).

CORONA.—54th st, e s, 280 n Polk av, int alts to dwg; \$2,000; (o) H. Abrams, prem (194).

EDGEWATER.—Beach 42d st, e s, 80 s Ocean av, int alts to dwg; \$2,000; (o) Chas. M. Russell, prem (2236).

FAR ROCKAWAY.—Mott av, s w c Central av, int alts to hotel; \$1,500; E. Freid, 15 William, Manhattan; (a) A. Castano, 101 Park av, Manhattan (2269).

JAMAICA.—Washington st, 174, repairs to church; \$1,000; (o) Amity Baptist Church, prem (2229).

L. I. CITY.—Borden av, n w c Val Alst av, int alts to factory to provide for school; \$900,000; (o) Amer. Druggist Syndicate, prem (2262).

L. I. CITY.—N Washington pl, s s, 270 w Van Alst av, repairs to storage; \$1,500; (o) A. Baraghio, prem (2288).

L. I. CITY.—8th av, n s, 175 s Jamaica av, new steeple to church; \$1,000; (o) 8th av Lutheran Church, prem (2238).

L. I. CITY.—Jackson av, n s, 127 w 5th, sidewalk elevator; \$4,500; (o) Wm. Richensteen, prem (2297).

L. I. CITY.—Thompson av & Court st, install 6 elevators in office building; \$137,000; (o) Met. Life Ins. Co., 1 Madison av, Manhattan (2207-8-9-10-11-12).

L. I. CITY.—Remsen av, w s, 150 n Franklin, int alts to dwg; \$1,100; (o) Mrs. A. Raven, prem (2226).

L. I. CITY.—9th av, 573, int alts to dwg; \$2,000; (o) P. O'Hare, prem (2193).

L. I. CITY.—16th av, 150 s Bway, repairs to dwg; \$1,500; (o) C. Gentilovec, prem (2239).

MASPETH.—Grand st, s s, 249 w Garrison av, plumbing in factory; \$4,000; (o) Gen. Elec. Co., 537 W 34th, Manhattan (2192).

MASPETH.—Grand st, n s, 275 e Columbia av, repairs to dwg; \$600; (o) John Martino, prem (2290).

OZONE PARK.—Rockaway rd, n w c 112th, 2-sty fr ext, 22x12, rear dwg, tin rf, int alts; \$5,000; (o) Louis Mehrman, 1469 163d, Ozone Park; (a) Chas. Infanger, 2634 Atlantic av, Bklyn (2271).

ROCKAWAY BEACH.—Beach 80th st, s w c Burroughs av, 1-sty bk ext, 31x40, side shop, slag rf, int alts; \$2,500; (o) Mrs. S. Agelsby, prem; (a) A. H. Knoll, Jr., Rockaway Beach (2261).

### Richmond.

ELM PARK.—Lake av, 125, 100 S. I. R. T. R., new spent grains hopper in bk mfg; \$10,000; (o & b) American Brutonizing Co., 125 Lake av (426).

NEW BRIGHTON.—Melrose av, e s, 100 n Rich typke, 4-2-sty frame dwgs, 20x24, shingle roofs; \$13,000; (o & a) M. Roserholz, Tompkinsville (608).

NEW DORP BEACH.—Herman st, s s, 263 e Cedar Grove av, 1-sty frame dwg, 18x42, shingle roof; \$3,000; (o) Felix Boehm, New Dorp; (a) Paul S. Wolf, New Dorp (606).

NEW DORP BEACH.—Herman st, n s, 462 e Cedar Grove av, 1-sty frame dwg, 18x42, shingle roof; \$3,000; (o) Felix Boehm, New Dorp; (a) Paul S. Wolf, New Dorp (607).

NEW DORP BEACH.—Boehm st, n s, 408 e Cedar Grove av, 1-sty frame dwg, 18x42, shingle roof; \$3,000; (o) Felix Boehm, New Dorp; (a) Paul S. Wolf, New Dorp (605).

PORT RICHMOND.—Hatfield pl, s s, 250 n Richmond av, 2½-sty frame dwg, 19x28, shingle roof; \$5,000; (o) Oscar Swanson, Clinton av, Port Richmond; (a) Jno. O. Johnson, 200 Treadwell av, Port Richmond (817).

PORT RICHMOND.—Hatfield pl, s s, s e e

Treadwell av, 2-sty frame dwg, 22x26, shingle roof; \$4,000; (o) Constance Johnson, Pt Rich; (a) J. O. Johnson, Pt Rich (816).

PORT RICHMOND.—Palmer av, n s, 175 w Rich av, 1-sty frame dwg, 22x24, shingle roof; \$6,000; (o) Horace A. Buel, Clinton av, Pt Rich, S I; (a) J. P. From, Decker av, Port Rich (794).

PORT RICHMOND.—Richmond av, e s, 60 n Bennett, new ext, wall, rafter, beams, roofing in 2-sty fr str & dwg; \$1,500; (o & u) Samuel Applebaum, Port Richmond (423).

ROSEBANK.—Virginia av, s s, 625 w Bay st, 2-sty frame dwg, 21x29, shingle roof; \$3,500; (o) R. Dispagno, Virginia av, R B; (b) Jas. Lubell, 202 St. Mary's av, R B (739).

STAPLETON.—Clarke st, w s, 150 w Fulton st, 2-sty frame dwg, 20x26, shingle roof; \$5,000; (o) Jas. Thompson & Sons, 54 Tompkins av, Stapleton; (a) same (805).

TOMPKINSVILLE.—Castleton av, w s, 15 n Webster av, 1-sty frame dwg, 24x28, shingle roof; \$3,900; (o) Staten Island Hospital, Tompkinsville; (b) Jas. O. Robinson, New Dorp (692).

RICHMOND TURNPIKE.—Bulls Head, n s, 1100 e Union av, 1½-sty frame dwg, 16x76, shingle roof; \$2,500; (o) Roy Kruser, Pt Rich; (a) Edw. Kruser, Pt Rich (628).

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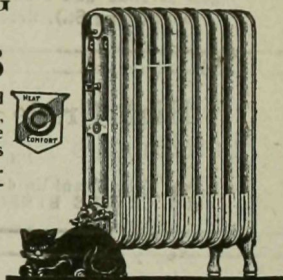
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