

# Real Estate Record and Builders Guide

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# EDITORIAL

## Two Investigations Now; Another in Sight

Father Knickerbocker should not lack for diversion during the next few weeks, with two investigations of building conditions under way and another and more sweeping investigation in prospect. The work of the Lockwood Committee, now well under way, must divide public attention with the investigation into all kinds of city contracts which the Board of Estimate and Apportionment has just started.

Developments in the last few days indicate clearly that neither of these investigations will escape the suspicion of being more or less influenced by political conditions. In its early stages the Lockwood investigation steered pretty clear of politics, and it is unfortunate that that condition could not have prevailed to the end of the housing inquiry. But the sharp passes between Mr. Untermeyer, counsel to the Lockwood Committee, and Mayor Hylan created the impression among friends of the Hylan administration that the Legislative Committee's chief object is to discredit the present city administration. Whether or not there are grounds for such suspicion, the fact remains that a spirit of antagonism has sprung up which may have an important bearing on the results of both the legislative and the Board of Estimate investigations.

The Lockwood Committee need fear no restrictions of its opportunities because of the counter investigation. The inquiry which Mr. Untermeyer is conducting will continue to be the real thing. The Lockwood Committee possesses power practically unlimited, and there is nothing to stop Mr. Untermeyer from going as far as he likes. The efforts to limit, through the courts, the powers of the Lockwood Committee were doomed in advance to failure. It was amply demonstrated during the Hughes insurance investigation, and earlier, in the Lexow investigation, that the Legislature can clothe a special committee with very sweeping powers.

If the life of the Lockwood Committee ends with the calendar year, Mr. Untermeyer has now used up about half of his working time. Much of this time necessarily has gone in the laying of groundwork of the investigation. From now on the committee may be expected to proceed more rapidly with its business. The atmosphere has been cleared very greatly by what has already been brought out. The committee, if it were to produce no further revelations as to building conditions in the metropolis, already has revealed enough to fully warrant its appointment.

As to some further and broader investigation of the city departments by a new committee representing the Legislature of 1921, most New Yorkers will await that development placidly.

## Mr. Paterno's Warning

When a builder of the standing of Mr. Joseph Paterno blames the cessation of apartment house construction squarely upon the passage of the new rent laws by the

special session, it behooves the legislators to heed his words and at the forthcoming session undo the damage they have done the community, if the courts in the meantime have not declared these laws unconstitutional because confiscatory of property rights and destructive of contractual obligations. Mr. Paterson has built seven high-class apartment houses, costing \$5,000,000, during the last year, overcoming the difficulties due to other than legislative acts. He now declares he would, if he could, stop all work on unfinished buildings and attempt no new construction until the laws are repealed or amended.

It will not do to lay all the blame for the stoppage of apartment buildings on graft, collusive bidding, ineffectiveness of labor or other causes which testimony brought out by the Joint Legislative Committee on Housing has indicated has been ominous and onerous. Senator Lockwood's Committee framed the laws, and succeeded in getting them passed, which Mr. Paterno now says are the chief reasons for the failure of builders to overcome the housing shortage. Mr. Paterno continued his building operations in spite of the conditions now disclosed by the Lockwood Investigating Committee, but finds that the laws passed in September at the instigation of the Lockwood Committee put a stop to remunerative construction work. In other words, the new rent laws passed by the Legislature, instead of relieving the situation, have done more damage than was done by the disgraceful "code of practice" and the other unified operations of material manufacturers and contractors so far unearthed by the Lockwood Committee.

Uttered by a less favorably known builder, Mr. Paterno's contention that the rent laws, "enacted because of political expediency, are going to create a definite emergency with dangerous consequences unless they are repealed or drastically amended," might be unheeded. But Mr. Paterno is a commanding figure in the building field and his analysis of the situation should be accepted as faithful and his warnings heeded.

## Work of the Calder Committee

Interesting and helpful suggestions to relieve the housing shortage may be expected from the United States Senate Committee on Reconstruction, of which Senator Calder is chairman. This committee has just completed an exhaustive inquiry into the housing situation, having followed its investigations in New York by meetings in Boston, Chicago, Kansas City, Denver, St. Louis, New Orleans and other important cities. Senator Calder's committee has obtained the views of the chambers of commerce and other civic bodies in these various cities.

One of the facts made more than ever apparent by the Calder Committee investigation is that the housing shortage is a national problem. It has been shown



at these hearings that a reduction in the cost of building materials and their supply in quantities to meet market demands promptly are regarded as necessary features to the resumption of building in the various cities visited by the committee. It also has been made clear at the committee's hearing that no very general resumption of building operations can be expected until there is a liberal supply of money for first mortgages. The committee investigations show that the customary sources of supply have all gone dry.

Here in New York the state and municipal authorities have been struggling for a year to better the hous-

ing situation, but their efforts have been futile. Many competent observers believe the situation in the metropolis, at least, is more discouraging today than it was before official efforts for relief were undertaken. The new Legislature which takes office in January may develop more initiative and display a broader grasp of the necessities of the situation, but that remains to be seen. If Senator Calder and his associates, after their exhaustive study of the housing shortage in its national aspects, can recommend to Congress or to the various states a comprehensive program for relief, New York should lose no time in taking advantage of it.

## National Legislative Bureau Established at Washington

**C**ARRYING out the idea for a National Legislative Bureau at Washington, agreed on at the Convention of the National Association of Real Estate Boards held at Kansas City last June, the members of the Committee on National Legislation met at Washington on November 15. This is the first meeting under the new arrangement, which contemplates not only a careful scrutiny of all legislation and taxation of a national character affecting real estate, but to secure from all affiliated real estate boards throughout the country opinions and information on such matters, so that they can be intelligently presented to Congress and to the country.

The Bureau of Information and Research will be in charge of Robert B. Armstrong. Other phases of the work will be conducted by an associate and both will co-operate with the Committee on National Legislation of the National Association. The conference was attended by the following, comprising the committee:

A. J. Kelly, Jr., chairman, Pittsburgh, Pa.; Thomas Shallcross, Jr., Philadelphia, Pa.; M. A. Devine, Atlantic City, N. J.; Bruce Bowe, Richmond, Va.; L. T. Palmer, Middletown, Ohio; William E. Ferguson, Baltimore, Md.; also Robert B. Armstrong, Washington, D. C.; and Walter Stabler, Edward P. Doyle and Richard O. Chittick, of the Real Estate Board of New York.

WHEREAS, As already declared by the National Association of Real Estate Boards, representing 219 Boards from every State in the Union, assembled at Kansas City, Mo., June 1, 1920, a national emergency exists in housing conditions in all centers of population, which situation is largely aggravated by the drainage of mortgage money from the market, due to the Federal Income Tax on real estate mortgages and the investment now of funds formerly available for real estate mortgages in tax free municipal, State and Federal Government securities, therefore be it

RESOLVED, That the Committee on National Legislation of the National Association of Real Estate Boards urge the immediate passage by Congress of an amendment to the Federal Tax Laws exempting the income from mortgages, secured by real estate, except the real estate of public utility corporations, from the Federal Income Tax for a period of five years from December 31, 1921, and be it further

RESOLVED, That it is the opinion of the Committee on National Legislation of the National Association of Real Estate Boards that such action will do more to alleviate the housing shortage than any other action that can be taken.

This matter is to be taken up by the committee with the Finance Committee and Ways and Means Committee of Congress, and by the several boards with their local representatives.

Referring to the action by the National Committee, Mr. Stabler recently emphasized the necessity for the requested exemption and the immediate need of more money to produce new housing. Mr. Stabler is a Director of the Real Estate Board of New York and is the Comptroller of the Metropolitan Life Insurance Company. In the latter capacity he has made a thorough investigation of this subject throughout the entire country and believes that the mortgage exemption plan is the only sure and immediate cure for the housing shortage. Mr. Stabler said:

"There is an enormous shortage of all kinds of space throughout the country. This includes every class of buildings used by men—dwellings, apartments, factories, stores, office buildings and hotels. We are four years behind in our housing requirements. In the great centers of population

like New York we see this most unpleasantly emphasized in the renting situation. We see what the results have been. We know that the situation is not getting better. We simply must have houses. It is useless to go into all the contributing factors, such as the shortage of labor and of material. All the conditions are known. But they do not all seem to be understood.

"Undoubtedly the most serious shortage in the entire situation is the shortage of money for mortgage loans to finance building operations. There is plenty of money in the country, but it has been taxed out of the mortgage market into other channels, in which the chances of profit are greater or the income taxes less, or where securities are tax exempt.

"How can this situation be improved? What will bring these vanishing funds back into real estate loans? Manifestly by relieving this best of all investments from income taxes for a period of years long enough to enable use to build what we must have and what we cannot get without this relief. There should be Federal and State exemption of all interest on real estate mortgages from the provisions of the Income Tax for a period of five years, by which time we should be again in normal condition and our people so well supplied with houses that the fear of lack of shelter and exorbitant rents would be removed; and this should be done at the earliest moment practicable.

"Congress and the State legislatures should remember this, and do all they can to relieve the rental situation by enacting legislation that will make mortgage money more plentiful and thereby greatly aid in increasing housing space. The proposal urged by the National Association, and here in New York by the Real Estate Board, for mortgage exemption, will bring the desired relief. There is, of course, far greater need for tax exemption of mortgages for housing our urban population than there is for exemption of farm loan bonds."

**R**ESOLUTIONS signed by Stephen H. Tyng, president, and Charles G. Edwards, secretary, and adopted by the governors of the Real Estate Board of New York, at a meeting held on November 9, 1920, in relation to the investigation now being held by the Joint Legislative Housing Committee, are as follows:

WHEREAS, The investigation into the labor situation in the building industry in New York City, now being made by the Joint Legislative Housing Committee, is revealing conditions which if proven by the facts, are a disgrace to the City of New York, and

WHEREAS, The situation as so far revealed points to the enslavement of union labor by certain of their own leaders; the procuring unlawfully of money from contractors and builders; alleged illegal combinations of material men and subcontractors, and other like practices, and

WHEREAS, This condition is intolerable and adds to the cost of construction, and of new housing, of which there is great need in the City of New York at this time.

RESOLVED, That the Joint Legislative Housing Committee be urged to carry this investigation to completion, to the end that the practices herein mentioned may cease and the guilty be punished.

RESOLVED FURTHER, That the Real Estate Board of New York recommend to the Joint Legislative Housing Committee that it look into the advisability of requiring the incorporation of labor unions and of a secret ballot superintended by proper election authorities, to be taken by labor unions before the calling of strikes, and that if these proposals be favorably considered, it frame legislation to carry them into effect.

RESOLVED FURTHER, That these resolutions be spread upon the minutes and copies sent to the Chairman and to Counsel of the Joint Legislative Housing Committee, to the Governor-elect, and to the Mayor of the City; and that they be made public.



# REAL ESTATE SECTION

## Board of Estimate Decides to Investigate All Contracts

Inquiry Broadened So As to Include School Buildings and All Other Business Entered Into During the Last Two Years, Amounting to \$62,000,000

**T**HE Board of Estimate decided on last Monday to extend its inquiry into building contracts beyond the scope originally contemplated and to investigate all city contracts on which complete payments have not been made, estimated to aggregate \$62,000,000.

The inquiry reached the preliminary stage when Corporation Counsel John P. O'Brien read a statement saying its chief purpose was to determine whether there had been collusive bidding on city contracts, as indicated by testimony before the Lockwood Committee, and that it was proposed to ask each contractor to sign an affidavit declaring that he had not engaged in any collusive bidding or attempt to defraud the city, before payment on any contract was made.

Mr. O'Brien's statement outlined the purposes of the investigation to be as follows:

To determine if there has existed or now exists among direct or general contractors collusive bidding or any combination or conspiracy to stifle open competition in connection with the submission of bids or awarding of contracts for construction work by the city during the past two years.

Whether there exists or has existed among general or sub-contractors in any city contract any agreements to bid or refrain from bidding.

Whether any city official or employe has failed to comply with the law or has had any connection with collusive bidding, match bidding, conspiracy or combination to stifle open competition.

Mayor Hylan has requested all heads of departments, bureaus and offices under his jurisdiction, as well as the Board of Education, to turn over to Mr. O'Brien all bids, contracts, correspondence, reports, etc., relating to city contracts.

Also all contractors are to get a letter demanding original estimates, names and terms of sub-contractors, name of any and all trade organizations or associations with which they are affiliated, together with by-laws, rules and regulations of these organizations and any and all agreements entered

into by each contractor with any one relating to city contracts.

Each contractor is to sign an affidavit before his claim is certified for payment declaring his bid and contract is free from any collusive bidding or attempt to defraud the city.

Each contractor is to agree that the city's rights are not to be prejudiced in case sums are paid on pending contracts and the city may take advantage of any facts disclosed either in the Board of Estimate investigation or that of the Lockwood Committee.

It is also proposed to withhold 10 per cent. in addition to the amount now required under contracts pending their investigation.

Mayor Hylan directed:

"Whatever you find, Mr. O'Brien, bring it out in the open. Spare nobody. We want the truth and the public wants the truth. Give the Lockwood Committee every possible co-operation, as has been done from the beginning.

"Go into every possible contract of any importance between contractors and the city, regardless of who they are and where they come from.

"Any honest contractor who has nothing to fear will come here. There is no doubt about that."

The Mayor also directed Mr. O'Brien to go over the form of the contractors' affidavits and other matters with the Lockwood Committee. Mayor Hylan asserted the city inquiry will deal first with those contractors who refuse to sign the affidavit or co-operate with the city.

After a long discussion, during which all the members of the board agreed on the desirability of co-operating with the Lockwood Committee, Mr. La Guardia asked Mr. O'Brien concerning the powers of the Board of Estimate to conduct an investigation.

"How much power have we in compelling witnesses?" he asked. "We are rather limited, are we not?"

"I don't care to go too deeply into the legalities of that situation," Mr. O'Brien replied.

## Tenant-Owners Win Suit Against Leasing Tenants

**A** JURY before Municipal Court Justice Edgar J. Lauer in the Seventh District Court awarded a verdict in favor of fifty-three co-operative owning tenants of Woodrow Court, St. Nicholas avenue and 168th street, who brought suit to oust twenty-eight leasing tenants.

The house was sold under the co-operative plan to fifty-three families. Of the fifty-three tenants then in the building twenty-eight refused to move when an attempt was made to gain possession. They engaged Edmund L. Mooney to act in their behalf. The tenants, organized as Woodrow Court, Inc., were represented by David Podell.

Mr. Podell held that under Chapter 942 of the laws of 1920 the tenants who purchased the house were entitled to the apartments they bought, because the law stated that where 100 per cent. of the apartments were purchased on the co-operative plan and in good faith the purchasers might have possession.

Mr. Mooney announced he would ask for a new trial. Counsel will submit briefs.

It is reported that the Municipal Courts in the city already

are holding between \$2,000,000 and \$3,000,000 in rent which tenants have deposited as the result of litigation started since the new rent laws went into effect.

Judge Lauer said that from \$20,000 to \$25,000 was paid daily into the Clerk's office at the Seventh District Court, and the amount collected since Oct. 1 was about \$250,000. The record of other courts is reported to be lower.

**U**NANIMOUS endorsement of the Lockwood committee's work in exposing building frauds in New York City was voiced this week by the executive board of the Associated General Contractors at Washington. At the same time, plans were laid for securing the co-operation of the United States Chamber of Commerce and other employers' associations in urging the Lockwood committee to "pursue its investigation without fear or favor to the end that all guilty be exposed and punished and that justice thereby be done to those who, condemning the purchase of immunity from labor troubles by the corruption of labor officials, desire an honorable settlement of the labor problem based upon fair dealing."



# New York's Coal Supply Will Be Normal by December 15

## Committee Representing Real Estate Board, Building Managers and Owners Association and Board of Health Investigates Supply and Schedule of Prices

A JOINT committee on coal for New York City comprising the following organization, the Real Estate Board of New York, the Building Managers' and Owners' Association, the Advisory Council of Real Estate Interests and the Board of Health of the City of New York, has made a thorough investigation of the coal situation.

The committee found that the normal weekly production of anthracite and bituminous coal averaged since 1915 was in net tons: anthracite coal, about 1,850,000 tons; bituminous, 12,000,000 tons, or about 90,000,000 tons anthracite and 600,000,000 tons bituminous a year. This supply if maintained and furnished with adequate means of transportation would be sufficient to take care of all the needs of the country.

The committee has received an assurance that if the Interstate Commission is given a list of anthracite mines whose product had been contracted for but not delivered to dealers in Greater New York, the Commission would force delivery.

As to bituminous coal, there was abundant production and abundant supply, and the prices charged consumers are now reasonable and fair. The Anthracite Producers' Association told the committee that production is now normal and that there is an abundant car supply. Constant labor troubles in the spring and summer, both in the mines and on the transportation lines had prevented the production and distribution of the normal allotment to New York City. Up to October 1, the latest figures obtainable, New York had only received 2,310,000 tons of anthracite against its allotment from the Coal Producers' Association of 8,000,000 tons. It would be necessary to ship approximately 1,000,000 tons a month to New York during the next six months, and to prevent a shortage 1,200,000 tons a month should be shipped during October, November and December. The committee was told that there was every reason to believe that by December 15, 1920, the coal emergency as far as New York City was concerned would have passed. The committee investigated the causes of the present high prices of anthracite coal, especially of domestic sizes. The causes are the greater difficulty in mining as the mines become deeper and more extended; the greater cost of shoring and pumping, in some instances fifteen or twenty times as many tons of water as of coal removed; the cost and inefficiency of labor; the inexcusable strikes, vacations and holidays; faulty administration of car service; excessive royalties paid owners of coal lands which, based on Girard Estate

leases, are on a percentage basis, and increase as the cost of mining and price of coal increases so that some collieries pay \$1.26 per ton royalty; the purchase of coal at mines by speculators and middlemen, who sell a car over and over again before it reaches the consumer; profiteering by retail dealers; the excessive cost of delivery from the yard to the consumer.

The committee found that the cost of anthracite coal loaded on cars at the mines averaged about \$7 per ton, the average freight was \$2.62 per ton, and the cost of transportation in New York harbor 50 cents a ton. This made the cost at the wharf on the Manhattan or Brooklyn or Bronx water front \$10.12, or not to exceed \$11.15 in the yard for a gross ton.

In the opinion of the committee prices charged for domestic sizes in Manhattan yards—\$12.75 to \$13.50 and \$14—were fair. In its opinion prices beyond this are excessive prices.

The committee recommends the following:

That definite and enforceable contracts be made with the mines direct or with duly authorized distributing agents by the local coal distributors for weekly deliveries beginning April 1st of each year.

That steps be taken at once for the establishment of reserve storage yards sufficient to contain at least one month's supply of coal. The results of a complete cessation of coal delivery for a month would be appalling.

That State Legislation be enacted for the incorporation of labor unions and trade organizations and that strikes or lockouts unless authorized by a majority vote of the organizations, either labor unions or business and taken by secret ballot under the supervision of local election officials be declared felonies.

That before such ballot be taken two weeks' proper legal notice be given the members of such organizations and the public generally.

That by mutual agreement zones of delivery be fixed by the local coal distributors so as to preclude if possible long delivery routes with their delay and expense.

That during a coal emergency such as now exists, priority orders be issued by the Interstate Commerce Commission for coal shipments to great centres of population such as New York or Chicago.

That the Anthracite Producers' Association be requested to direct their constituent members to sell coal only to regularly established dealers or distributors. The temporary gain by sales to outlaws is more than counter balanced by the resulting discontent of consumers and of the public generally through improper distribution and profiteering.

Edward P. Boyle, Chairman (representing the Real Estate Board of New York),

Arthur C. Bang, Joseph L. Herman, B. H. Belknap (representing the Building Managers' and Owners' Association).

NOTE—The Board of Health was represented by J. L. Longergan, acting for Dr. Royal S. Copeland, Health Commissioner. The Department concurs in this report, except as to Recommendations No. 3 and 4, to which Dr. Copeland did not feel justified in committing the city administration.

## Prizes and Diplomas Awarded at Fifth Avenue Association Dinner

THE Fifth Avenue Association, after a careful study and inspection of buildings constructed or altered in the Fifth Avenue district during the year, awarded four prizes and eight diplomas at its annual dinner at the Waldorf-Astoria Hotel, Thursday evening, November 11. The district includes, in addition to the avenue, Madison avenue and the connecting side streets.

The gold medal and diploma for the best building constructed, in the opinion of the committee, was awarded to Jay-Thorpe, Inc., for its building at 24 West 57th street. Buchman & Kahn were the architects, in each case awarded a diploma.

The silver medal and diploma for the second best new construction went to Douglas L. Elliman for the building at 15 East 49th street. Cross & Cross were the architects.

The gold medal and diploma for the best altered building were awarded to the Guaranty Trust Company for the building at 522 Fifth avenue. Cross & Cross were the architects.

The silver medal and diploma for the second best altered building were awarded to Edward I. Farmer, at 16 East 36th street. Trowbridge & Ackerman were the architects.

The Architectural Harmony Committee of the Fifth Avenue

Association, which made the awards, consisted of three architects and three laymen, the former designated by the American Institute of Architects, the latter directors in the association.

The architects were Robert D. Kohn, C. Grant La Farge and H. Van Buren Magonigle. The others were Walter Stabler, controller of the Metropolitan Life Insurance Company; Douglas L. Elliman, president of the Douglas L. Elliman Co., real estate, and Michael Dreicer, jeweler.

The harmony of new buildings and alterations with the dignity of the district formed the basis of the awards.

The raising of the \$28,000,000 required by the Board of Education for the coming year, in addition to the \$50,000,000 in the 1921 budget, was considered at a joint meeting of the Board of Education and the Board of Estimate, at which Frank B. Gilbert, Deputy State Superintendent of Education, was also present. It was finally decided that the Mayor should appoint a sub-committee of three members of each board to consider the matter further and to report to the Board of Estimate.



# Reduce Building Costs by Efficient Engineering Methods

Problem of Investing Builders Simplified and Construction Prices Frequently Lowered When Owners Engage Qualified Engineers

By E. E. SEELYE, C.E.

**I**NVESTMENT builders are anxious to spend their money most efficiently on the different items or sub-contracts which comprise buildings. One of the many, and perhaps the largest single sub-contract, is structural steel or reinforced concrete and foundation work. The question discussed in this article is the best method of attaining an efficient expenditure for these important items of construction.

The structural engineer is the logical man to advise with on this item. If it is left to an architect to employ an engineer out of his own fee, such engineering services are often obtained with a view to low cost of engineering services rather than low cost of construction. Some architects make a practice of obtaining the highest class engineering services available, but this is not always the case.

The usual materials with which an engineer may work are structural steel, reinforced concrete, brick, terra cotta, rubble stone, and plain concrete masonry. Selecting and proportioning these materials correctly is a very important item in economical design. The engineer must first determine whether the structure shall be skeleton, wall bearing or semi-skeleton. To explain—a skeleton structure is one in which the walls are carried by the frame work on wall columns. The semi-skeleton can be best visualized by imagining that the builder erects a complete frame work for a building before he starts his walls, and instead of building his wall panel by panel on to the frame work, he builds his walls self supporting from the foundation, merely tying them to the steel to prevent overturning.

Skeleton construction is best adapted to the high building, say over 12 stories. Semi-skeleton construction is best adapted to buildings of from four to twelve stories, such as lofts, office buildings and apartment buildings.

The bearing wall type involves an increased expenditure in masonry, in loss of space; and should be restricted to low buildings or to semi-fireproof construction. It will be readily seen that in semi-fireproof construction, bearing walls must be used, as masonry cannot be carried upon wood construction.

Which of these types should be used is a matter which can only be determined by making tentative designs and estimating the cost of these designs, which will reduce the question to dollars and cents.

Another important problem for an engineer to decide is the material to be used. In general, the engineer has the choice of reinforced concrete or fireproof steel for his floors; concrete, brick or terra cotta for his walls. An illustration might be made of the Combustion Engineering Building in Broad street; Ludlow and Peabody, architects. This structure is eight stories high and it could have been built either skeleton, semi-skeleton or bearing wall and of either reinforced concrete or structural steel. An investigation of the floor system indicated figures something like this:

Structural steel erected 7 cents per lb. by 12 lbs.....	\$ .84
Cinder concrete floor arches—60 cents per sq. ft.....	.60
Total per square foot.....	\$1.44
Reinforced concrete—concrete 0.6 cu. ft. per 50 cents....	\$ .30
Forms—50 cents per sq. ft.....	.50
Steel—5 lb. per 7 cents.....	.35
Total per square foot.....	\$1.15

Therefore concrete was adopted.

The next problem was to decide between bearing walls, semi-skeleton and skeleton construction. Bearing walls were the most expensive and also the most undesirable on account of value of space in that vicinity. There was no difference

in cost between skeleton and semi-skeleton construction, but skeleton offered slightly more advantageous space conditions and was therefore adopted. The walls were of brick backed with hollow tile, as opposed to solid brick walls, in order to reduce the weight to be carried.

An illustration of a semi-skeleton construction was the Street & Smith Publishing Company's addition, Henry Otis Chapmann, architect. Here the walls were made to support themselves because of the great live load already on the wall columns. The additional weight of the walls themselves would have made these columns very large.

An interesting development occurred on this job. On account of the difficulty of laying brick at this time, the walls adjacent to adjoining building were made of reinforced concrete, self supporting, but tied to the wall columns. Only one form was required for the erection of these walls because the concrete was poured against the wall of the adjoining building.

When it comes to foundation walls, another set of comparative designs and figures are essential. Second hand brick or the occurrence of low cost stone may swing the balance in favor of brick or rubble stone foundation walls. However, concrete lends itself excellently to foundation work because it may be reinforced to resist earth pressure or hydraulic pressure and consequently such walls may be designed very much lighter than other types of masonry. Another feature is the fact that concrete is more than twice as strong in compression than other types of masonry. This results in lighter grillages or steel bases where columns rest on concrete.

A mistake is often made in carrying structural steel below the first story in cases where it could be footed on the concrete foundation walls at the higher level.

A large amount of the expense goes into the floor framing. An idea of the magnitude of the problem of selecting the proper flooring system may be obtained by enumerating some of the different floor systems now in vogue:

## Structural Steel

Structural steel and cinder concrete arches.

Structural steel and brick arches.

Structural steel and terra cotta arches.

Structural steel girders with long span stone reinforced concrete slabs.

Structural steel with long span concrete tile and joist slabs.

Structural steel with long span metal tile and joist slabs.

The octagonal system.

Structural steel and the Gustavino arch.

Structural steel and pressed metal beams.

## Reinforced Concrete.

Beam and girder.

Mushroom.

Clay, tile and joist.

Metal tile and joist.

Wood tile and joist.

Schuster system.

Republic system.

System "M."

For each type of building, any one of these systems may prove to be the ideal construction at one time, and another system ideal at another time, depending upon the fluctuation in prices for material and labor, also upon the contractors' organization. A good illustration of a successful solution of the problem of selecting the proper system may be cited as follows:

The Studebaker Service Building, Tooker and Marsh, architects, was designed as a reinforced concrete flat slab. When the bids were in, the cost of the building, due to present high prices, ran so high that the owners started an investigation



of the possibility of reducing the total cost by changing plans and specifications. A committee of builders reported that the flat slab as designed was at least \$50 per panel cheaper than any other type investigated.

The foregoing discussion points a valuable lesson for the engineer himself. The engineer must be broad in his views. Too many engineers are wedded to steel for example, and are unwilling to recommend some other type of construction because of personal bias.

Engineer's plans must be what may be termed good bidding plans. After all it is the builder who sets the price. For instance, a light steel design often shows expensive shop details or a light design in reinforced concrete calls for expensive forms or complicated bending, or a specification is ambiguous or too rigid. These cause the bidders to increase estimates in many instances. For this reason a qualified engineer should have had considerable experience in estimating, designing and detailing for contractors.

Considerable money is frequently wasted on foundations. This is due to failure to approach the problem in a systematic manner. The first essential is to determine the type of underlying strata. This can be ascertained by test pits, borings or soil tests. If this is not done the spread foundations may be too large, piles may be used where they are unnecessary or a safe permanent foundation may not be provided.

A good example of approaching the problem in the right fashion was that of the Combustion Engineering Building previously mentioned. Here adjoining building excavations gave very good data on what was to be expected in the way of underlying material. The foundation could have been built with pneumatic caissons, wood piles, concrete piles or concrete filled pipes. Designs and estimates were prepared for several of these methods and the most economical type chosen with the exception that wood piles were thrown out because of the uncertain level of ground water, it being essential to the permanency of wood piles to have them entirely submerged at all times.

There is an opportunity for saving large amounts through the use of what we may call engineering sleight of hand. While in some cases this may not effect true economy, due to the extra expense of fabrication and erection, we will not try to classify these methods as good or bad, as that will depend largely upon the particular problem in hand. Take for instance the skeleton structure. If the walls are carried at alternate stories, the wall girder will be deeper but it will not be equal in weight to the two girders which it takes the place of for the reason that it is deeper and consequently more efficient.

The use of continuous beams and girders effects a great economy in weight up to possibly 25 per cent., but in many cases it is extremely difficult to design continuously without increasing fabrication and erection costs.

The commonest method of obtaining continuity for girders is to design twin girders which frame on each side of the column instead of framing directly to it.

Another method of obtaining a continuous girder is to stop the column at the bottom of the girder and start again at the top of the girder strengthening the girder web to carry the column load by means of stiffening angles milled to bear. In order to obtain continuous beams, it is either necessary to place these beams on tops of the girders thus reducing head room or to block holes in the webs of the girders and let the beams pierce them. It is generally possible to provide continuous wall beam construction without additional shop work.

There is perhaps no part of a building where engineering ability and ingenuity has as great a field as in foundation work. Owing to the fact that loads from the wall columns come very close to the edge of the walls, eccentric footings are often necessary. This means tying the footing back to an interior column similar to a pump handle action. It is from this simile that that particular type of footing obtains its name. A pump handle is always a very expensive piece of construction and may often be eliminated if the full bearing area of the foundation wall on which the column rests is made use of. Reinforced concrete footings may be substituted for the deep mass

footing of the stepped or pyramid variety, thus avoiding deep excavations, which are often expensive on account of extra excavating involving pumping or adjacent underpinning.

An engineer, even if he has no tendency towards brilliancy and ingenuity, may effect great savings through thoroughness. In a fair sized building, there may be tens of thousands of different pieces of structural steel or concrete members. The natural tendency for an engineer working for a low fee will be to cut down the different number of pieces by a duplication to the greatest extent possible. For instance, to cite an example absurd to the extreme; an engineer might determine the load on his heaviest column in the basement, his heaviest girder, his heaviest beam and make all his columns, all his beams and all his girders of one size, thereby producing in a few hours labor, a perfectly safe design of excessive weight. It is this tendency in design which enables an engineer to go over the average design and eliminate usually 10 per cent. of the weight without increasing the cost of erection or shop work. The writer is often employed by contractors to go over designs for saving and therefore speaks from experience.

A waste of design often comes through incorrect loading assumptions. The live loads in New York City are pretty well fixed by law and the dead loads are defined in a general way. But in a special problem, the failure to properly interpret and weigh partitions in floor fill and finish and perhaps to advise the architect on this point, may add considerably to the weight of the finished design.

A very interesting case comes to the writer's mind which will not be named for obvious reasons. A building was designed by the writer with terra cotta partitions and 3 inch cement finished floors throughout. When the contract was let, the terra cotta partitions were changed to gypsum block, and 3 inch concrete floors were eliminated by the substitution of a monolithic floor.

The writer suggested to the architect that the frame should be redesigned because nearly 50 lbs. dead weight per square foot had been eliminated. The architect, however, would not consent to redesigning because of the extra cost to him for engineering services. This leads up to the question of collaboration with the architect. An architect usually does not see the problem from the angle of structural economy. An engineer should have sufficient backbone to stand up for his side of the case and compel the architect to restudy until a good structural layout can be obtained. Backbone, of course, is stimulated by the employment of an engineer of poise and experience.

In closing, great stress should be laid upon the question of safety. All suggestions for economy which have been brought up are hypothecated upon no infringement of the safety factor. Engineers are supposed to design to a safety factor of four. In many cases this safety factor, according to recent tests, may be assumed to be not more than three. Mill discrepancies, fabricating errors and erection flaws may easily cut this factor from three to two, so that it is vitally important, especially on high buildings, to have an engineer who will not accidentally or through ignorance cut this safety factor any lower. The only assurance that an owner may have that the engineer is a safe one lies in that engineers reputation.

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Southern bald cypress is about the most variable in color of any of our native woods, and in different localities is known as red cypress, yellow cypress, white cypress and black cypress. There is a rather prevalent belief that cypress with dark colored heartwood is the most durable, but the opinion of the U. S. Forest Products Laboratory is that as far as durability is concerned the color of the wood makes very little difference. In service records obtained by the laboratory, any difference in the length of service of red cypress and yellow cypress appears to be due entirely to a difference in the amount of sapwood in the timbers. Cypress trees with light-colored heartwood usually have more sapwood than those with dark colored heartwood, and sapwood is not resistant to decay. The important thing, if durability is desired, appears to be to select the heartwood of cypress regardless of its shade.



# Review of Real Estate Market for the Current Week

## Upper West Side Dwellings Figured Prominently, There Was Great Variety to General Dealing and Numerous Important Leases Were Made

**A**LTHOUGH this is Thanksgiving week and in the same month as election week, there has been more than twice as much real estate dealing as in the latter week. It is an interesting contrast considering that the holidays were so near together. This week witnessed the closing of some large transactions as well as a large variety of small ones. There were sales in streets that seldom figure in the news of the real estate market; there was a good showing in medium-sized old tenement properties and in dwellings, and the market for medium-sized business properties reflected a good demand.

Notable as a feature of the week was the activity in West End avenue, where numerous fine dwellings were bought for the purpose of remodeling them into small apartments. There are better opportunities for builders to make money now in this class of buildings than there is in making new and larger apartment buildings. The cost is nowhere near as great, there is less vexation and the income from a remodeled dwelling represents a great increase in its income over what it brought as a private residence. Many fine American basement dwellings on the upper West Side are being remodeled into small apartments. There is little doubt that all the fine American basement dwellings on Riverside Drive will in a few years be converted into apartments. Many of these dwellings as such have been a drug on the market, and their value has been more than redeemed by transforming them into high-class apartments.

Three dwellings on the upper West Side were sold as a site for a modern large apartment house which will be built

when labor and building conditions improve. Some large apartment houses on Washington Heights and in upper Harlem changed hands. A large West Side plot was bought as a site for a commercial improvement, as was also a block front on Avenue A.

The movement in old-fashioned tenement houses, which was strong this week, indicates that the speculators have entered a field that for some time past has lain comparatively dormant. There has been only a slight increase in the rents of buildings of this type, there is little if any trouble collecting rents and they are carrying themselves with a fair profit to their owners in most instances. They afford a happy comparison with some of the finer and more modern apartment buildings at this time whose tenants are in litigation with their owners and who are tying the rent rolls up in court for indefinite periods. It would not be surprising if the cheaper class of tenement houses came even more actively into the market during the winter.

Some large leases were effected during the week, notably the leasing of the Grand Central Palace, or the sale of its lease, which has forty-two years yet to run. This building has been a storm center of negotiations for some time. Another distinctive lease was that of four lofts and a store at Duane and Hudson streets to a large wholesale shoe firm. For some time past there has been a drift of the shoe trade westward from the Church and Duane street neighborhood. It is asserted in some quarters that the shoe district will eventually be west of Hudson street almost entirely, but this remains to be seen.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 119, as against 102 last week and 120 a year ago.

The number of sales south of 59th st was 49, as compared with 31 last week and 40 a year ago.

The number of sales north of 59th st was 70, as compared with 71 last week and 80 a year ago.

From the Bronx 18 sales at private contract were reported, as against 19 last week and 58 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 746.

### Realtor Cited for Heroism.

Lieut. Herbert McL. Purdy, U. S. N. R. F., of the staff of William A. White & Sons, has received a Navy Cross for distinguished service while piloting an airplane on September 21, 1918, off Wicklow Light in the Irish Channel. The act of heroism consisted of discovering an enemy submarine and destroying it with an aerial bomb. Lieut. Purdy was in the flying service for two years. He is a brother of Capt. Claude C. Purdy of the Royal Flying Corps, who was killed in an engagement on the German coast in 1918.

### Brooklyn Board Elects Officers.

**T**he annual meeting of the Brooklyn Real Estate Board, held in the Brooklyn Chamber of Commerce, on November 10, a new board of officers was elected.

William Raymond Burling was elected to succeed himself as president; James B. Fisher was elected vice-president; George H. Gray, treasurer; and Isaac Cortelyou, secretary.

E. B. Snow, formerly treasurer of the board, resigned as a member of the board of governors, class of 1922, and George H. Gray was elected in his place. The report of Mr. Snow, as treasurer, indicated that the organization is in a flourishing condition.

The membership committee reported that there has been a notable increase in the associate membership of the board and an encouraging prospect for the enrollment of many new active members, resulting from a drive which is soon to be started.

Speaking for the budget committee, Frank H. Tyler, chairman, read a lengthy article on the mounting cost of running the city government, and made several practical suggestions by way of economy. He pointed out a number of remedies for the "waste," and indicated that if the city departments were conducted as any suc-

cessful business enterprise is, a vast sum of money would be saved to taxpayers.

Vice-president Fisher, on behalf of the transportation committee, reported that the various sections of the borough have been adequately supplied with rapid transit in the extensions of the subway system, and mentioned the celebration which is taking place in Flatbush, in commemoration of the installation of the subway extensions in that part of the borough.

William P. Rae, chairman of the executive committee, discussed the new rent laws and showed how they have fallen short of the purpose for which they were framed—the relief of housing conditions. He advised the members to continue their efforts to secure equitable laws, which would not only secure justice for the tenant but justice for the landlord.

### Passing of the Vanderbilt Mansion.

Empire Trust Co. is the actual buyer of the mansion of the late William K. Vanderbilt, at the northwest corner of Fifth av and 52d st. August Hecksher acted for the purchaser. The property was held at \$2,500,000. Known as 660 Fifth av, the house is an ornate stone 4-story and basement structure covering a plot 100.5x175.

The structure will be remodeled into a banking house. Albert B. Ashforth, Inc., in conjunction with Ward & Ward, completed the final details of sale.

### Big Deal on Cedar Street.

The 42-48 Cedar Street Corporation sold 42 Cedar st, adjoining the southwest corner of William st, a 3-story stone front office building, on a lot 20.7x48.3x19.10x46, and 44 to 50 Cedar st, adjoining, a 14-story brick office building, on a plot 78.3x78x75, known as the Continental Building. They were sold by the Continental Fire Insurance Co. last January. The holding price was given as \$1,500,000, and it was stated that the deal was closed very near that figure. The assessed valuation for the entire parcel was, 1920 figures, \$860,000, of which \$579,000 was land value.

### Consolidated Gas Sells Big Plot.

Duross Co. sold for Joseph P. Day, agent for the Consolidated Gas Co., 14 lots comprising the west portion of the block on 11th av, between 18th and 19th sts, with the exception of a small triangle lot, 20x56, at the southeast corner of 19th st, to the Eighteenth Street Garage Corporation, who is to erect a 2-story building with stores on the 11th av frontage. The four entire blocks between 10th and 11th avs, 14th 18th sts, have been sold within the last few years, one block to Armour & Co., one block to the National Biscuit Co., one to the Merchants Refrigerating Co. and another one.

### Rodman Wanamaker Sells.

Edward J. Hogan, in conjunction with A. O. Orza sold for Rodman Wanamaker to Paul Tarmorina, a restaurateur, 32 Washington Square West, at the northwest corner of Washington pl, a 4-story and basement brick dwelling, on a plot 45x110. It was many years ago the home of Gen. George B. McClellan. The buyer will remodel the house and occupy it.

### President La Guardia Buys a Home.

Ernest J. Cuozzo sold for William L. Phelan to Maj. Fiorello La Guardia, president of the Board of Aldermen, for occupancy, the new stucco detached dwelling on University av, between Tremont and Burnside avs, West Bronx.

### A Good West Side Sale.

William H. Whiting & Co. sold for the Fuller-Smith Realty Co. 219-221 West 19th st, a 3-story brick building, on a plot 50x98.10, together with the abutting parcel 216 West 20th st, a 3-story brick garage, on a lot 25x84.7. It is the first actual transfer of the property since 1846.

### Canal Street Corner Bought.

Canal Securities Corporation bought from Julius J. Dukas the 12-story building 54 to 58 Canal st, southwest corner of Orchard st. It has a frontage of 65.7 feet on Canal st and 73 feet on Orchard st.

### Clubhouse to Be Bank Building.

D. H. Scully & Co. sold for the estate of Mary A. White to the New York and Suburban Building and Loan Association, the 4-story stone front building, on a lot 22x85, at 1937 Madison av, now occupied by the All Saints' Parish Club, which will be altered into a banking house for the new owner's business. The property has been owned by the White estate for more than 50 years. The property is 3 doors north of East 124th st.

### Sells Big East Side Corner.

George McK. Brown, of Huntington, L. I., sold to William Steinberg 341 to 347 Third av, at the northeast corner of 25th st, four 5-story brick tenement houses with stores, on a plot 98.9x160.

### Broker Buys New Home.

The H. M. Weill Co. sold for Mrs. Bendet Isaacs 358 West End av, at the southeast corner of 77th st, a 5-story American basement dwelling, to Henry M. Weill. After extensive alterations Mr. Weill will occupy the house.



### Big West Side Plot Bought.

Frederick Adam sold 537 to 545 West 47th st, between Tenth and Eleventh avs, a 1-sty frame building, on a plot 100x100.5. The Clover Farms Co. is an adjoining owner.

### Sells Property with Three Frontages.

William H. Whiting & Co. sold for the estate of J. L. Brower 360 to 372 Av A, extending through to 504 East 23d st and 507 East 22d st. The property is known as the Auto Truck Storage & Exchange Co., with a frontage on the avenue from 22d to 23d st of 198.4 feet. There is a 4-sty brick building on the 22d st corner and a 5-sty brick on the 23d st corner, with 1sty brick structures intervening. The depth of all of these is 100 feet. The parcels on East 22d and on East 23d st are each a 1-sty brick building on a plot 50x98.9, abutting each other and directly adjoining the Av A frontage.

### Takes Over St. Germain.

The Century Holding Co., formed several years ago by James T. Lee and Charles R. Fleischmann, has acquired from Frederick C. Lewis 2d the St. Germain and three adjoining apartment houses at the southwest corner of Amsterdam av and 86th st. The St. Germain is 7 stories and the three adjoining houses, known as 202 to 208 West 86th st, are 6 stories, the four houses fronting 202.2 feet on the avenue and 250 feet on 86th st.

The property was conveyed subject to a mortgage of \$525,000, and the seller allowed a purchase money mortgage for \$150,000 to remain at 6 per cent. Lee & Fleischmann owned the houses 5 years ago, having taken them in part payment for the big apartment at the northeast corner of Fifth av and 81st st. Subsequently they sold them to the Lewis estate.

### Robert E. Simon Buys on West Side.

Marie N. Davis sold through Pease & Elliman to Robert E. Simon 52 West 57th st, a 5-sty brick apartment house with store, on a lot 25x100.5, four doors east of Sixth av. The contract has three years to run, the present owner retaining title until that time when possession can be obtained. Mr. Simon recently acquired three dwellings in the same street, between Sixth and Seventh avs.

### Apartment House Site Assembled.

Pease & Elliman sold for the estate of Marie L. and William Degener to Victor Cerebone the three 4-sty and basement brick dwellings 316 to 320 West 89th st, on a plot 62x100.8½, between West End av and Riverside dr. On this site the new owner contemplates the erection of a high class apartment house at some future time. Mr. Cerebone, who has been identified with the construction of many high class buildings on the West Side, does not contemplate undertaking the project until conditions in the building field are more favorable and the rent laws have been modified.

### Buys Washington Heights Corner.

Samuel Gelt sold to an investor 240 to 246 Audubon av, at the northwest corner of 177th st, a 6-sty brick apartment house, known as Barney Court, on a plot 94.11x100. It was held at \$185,000.

### Sells West End Avenue Corner.

Joseph S. Ward purchased from William B. Quaintance the 5-sty brick American basement dwelling 918 West End av, at the southeast corner of 105th st, on a lot 20.9x90. George Ranger was the broker.

This house was formerly owned by a Brazilian, who converted one of the rooms into a chapel. Since Mr. Quaintance's ownership about \$20,000 had been spent on the interior.

### Church Property Changes Hands.

West Side Hellenic Orthodox Community of St. Eleutherios purchased for \$66,000, from the trustees for the corporation of the Methodist Episcopal Church, the church property at 359 and 361 West 24th st, adjoining the northwest corner of Ninth av, on a plot 50x98.9. The property was conveyed subject to a mortgage of \$56,000.

### Iron Firm Buys Bronx Block.

The MacDougal & Potter Co., iron works, whose plant runs through from Rider av to Canal pl in the Bronx, has bought from Mary Brennen the adjoining plot to the north, comprising the block front on the south side of 141st st, between Rider av and Canal pl, with frontage of 125 feet on the street, and 75 feet on each other thoroughfare. Their old plant measures 50x125.

### Investor Buys Bronx "Taxpayer."

Bauer, Milbank & Molloy, Inc., sold for Mrs. Miriam H. Gotthell the 1-sty brick "taxpayer" at 1683 to 1691 Southern Boulevard, running through to 1678 to 1696 Boston rd, to S. Sacks, who will occupy a part of the premises for his own business. The building fronts 63 feet on Southern Boulevard, 150 feet on Boston rd and varies in depth from 65 to 100 feet.

### Printers Buy in Long Island City.

The receivers of the Bradley Contracting Co. sold to the Quadri-Color Co. the block front in Long Island City bounded by South Jane st, Sunswick st and Van Alst av, containing 204,886 square feet, approximately 283 feet frontage on South Jane st, 414 feet on Sunswick st and 352 feet on Van Alst av. The Quadri-Color Co., color printers and engravers, has purchased the Long Island City block front for improvement, having outgrown its present quarters in East 23d st, Manhattan.

The purchase on South Jane st, which is a continuation of the Bridge Plaza, but three blocks distant from the station, adjoins the block recently sold and now being improved by the Hellman Motor Corporation.

### Park Estate at Westbury Sold.

William J. Roome & Co., Inc., sold for the estate of William G. Park a country estate at Westbury, L. I., to Harry Payne Bingham. This property formerly belonged to the Perry Tiffanys and was purchased by the late William G. Park in 1902, at which time Mr. Park made extensive improvements to the house and stables. It has been held at \$425,000.

The estate adjoins the properties of the late Robert L. Bacon, formerly American Ambassador to France, the Norman Whitehouse property now owned by George J. Whelan, president of the United Cigar Stores Corporation, and John S. Phipps. The property consists of a large brick house with stables, garage and 2 separate lodges at the entrance, and about 40 acres of ground. Mr. Bingham now has plans drawn to make further alterations to the property.

Mr. Bingham recently moved to New York after having sold the place which he built in Cleveland, Ohio, to Daniel N. Hanna. Last spring Mr. Bingham leased through the same brokers the L. Townsend Burden property at Roslyn to May 1, 1921, which he now occupies. S. A. Warner Baltazzi represented Mrs. William G. Park in this transaction, who had a life interest in the estate. It was an all cash transaction.

### Stuyvesant Fish Adds to Estate.

Stuyvesant Fish, resident of Garrison, N. Y., has just purchased a large piece of property in Canopus Hollow to add to his country place of several hundred acres. Mr. Fish purchased, through Assemblyman John P. Donohue, of Putnam County, 500 acres of land and two houses thereon from the American Pipe Co. of Philadelphia. The new acquisition gives Mr. Fish the former Randolph Croft, James Odell and Frances Scofield farms. The deed of the transfer has just been recorded in Carmel. Mr. Fish is now said to own upward of 2,000 acres of land in Philipstown and Putnam Valley townships.

### Sells Grand Central Palace Lease.

Owned by the New York Central & Hudson River Railroad Co., the 13-sty brick and stone building known as the Grand Central Palace, on Lexington av, from 46th to 47th street and running through to Depew pl, has been subleased by the lessees, the Nemour and Dupont interests, to a syndicate headed by Robert M. Jatts. The balance of the lease has 42 years yet to run. The actual corporate name of the original lessee is the Merchants and Manufacturers Exchange. Several millions of dollars are involved in this sublease.

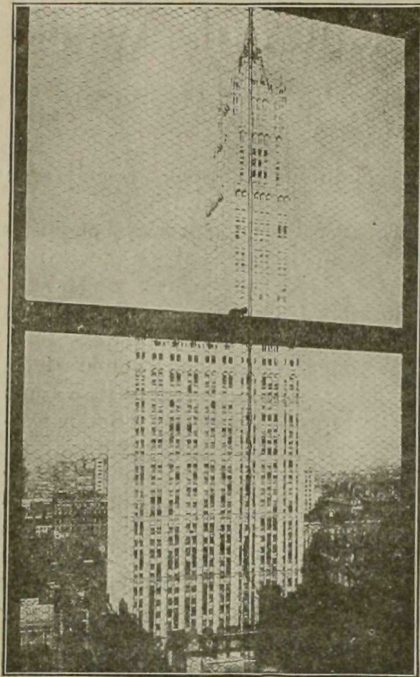
The latest possessors of the property plan to remodel it considerably. It is one of the largest commercial structures in a neighborhood that is fast filling with such buildings. Henceforth the Palace will be primarily an office building. The vacant plot of land, 75 feet wide and 200 feet long, between the Grand Central Palace and Park av, will be utilized for the erection of an appropriate structure, probably a hotel or an apartment house, and an arcade starting in the centre of the block at Park av will pass through the new building into Grand Central Palace and out at Lexington av. A north and south arcade, running from 46th to 47th st, will cross the main arcade near the centre of the building.

The main floor of the remodeled structure, which will be on the Park av level, will contain handsome banking and trust company quarters, and the floor below, which will be on the Lexington av level, will be utilized for retail shops. An additional bank of 6-passenger elevators will also be added. The name of the building will be changed to the Central Square Building, as it will face on the Park av plaza, extending north of Grand Central Terminal.

The changes and improvements of the present building are scheduled for completion by May 1, 1921. However, much space will be made available for earlier occupancy, some being available at the present time. Many contracts have been made, and a large percentage of the total space has already been rented.

### Big Mortgage Loans.

Lawrence, Blake & Jewel have placed a permanent loan of \$240,000 on the new 6-sty elevator apartment house on the west side of Riverside drive at 157th st. This building was constructed by the North River Building Corporation, Moses Goodman, president, and is one of the most attractive buildings recently put up in this section of the city. The building has a



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frontage of about 218 feet on Riverside drive, and the apartments are so designed that every room faces either on Riverside Drive or looks out over the Hudson river. The same brokers recently placed a building and permanent loan of \$210,000 on the new apartment house at Riverside drive and 158th st, diagonally opposite this property. Another loan of interest recently placed by Lawrence, Blake & Jewell is one of \$175,000 as a building and permanent loan for the construction of a new theatre at Grand and Steinway av's, Queens. This theatre will seat about 2,800 people. In addition to the theatre part of the building is occupied by business.

Woodbury Langdon Co. has secured a loan of \$585,000 on the new Rudolph Wurlitzer Building at 116 to 120 West 42d st, through to 119 to 127 West 41st st. A lease has been recorded by the Langdon company to the Wurlitzer company, manufacturers of musical instruments, for a term of 21 years, from May 1, 1919, with option of three 21 year renewals; also an option to purchase the property after May 1, 1924, and an option to borrow from the Langdon company 65 per cent. of the cost of the building, but not over \$500,000.

The Columbus Holding Co. (Jackson & Stern) borrowed from the Dry Dock Savings Institution \$100,000 on the theatre and store property at the southwest corner of Eighth av and 40th st, 59.3x100, and from Basil Cavin a second mortgage for \$20,000 for a term of 3 years at 6 per cent. per annum.

Mutual Life Insurance Co. loaned to Rogers, Peet Co. \$600,000 on its property 842 to 846 Broadway, running through to Fourth av and also fronting on the north side of 13th st, an 8-sty brick mercantile building. The Rogers, Peet Co. recently bought the property from the estate of William Waldorf Astor for \$1,125,000.

City Mortgage Company made a building loan of \$200,000 to the Melrose Courts, Inc., on the property at the northwest corner of Park av and 163d st, Bronx, on a lot 79.6x134.9.

#### Manhattan.

##### South of 59th Street.

CHURCH ST.—Donald Harper, as trustee, sold to Hattie Flammenbaum 330 Church st, adjoining the southwest corner of Canal st, a 3½-sty brick building, on a lot 20.3½x75.

DRY DOCK ST.—Ryan & Co., in conjunction with the S. H. Raphael Co. and the John P. Peel Co., sold for the estate of William Buhler 15-17 Dry Dock st, the first a 4-sty brick tenement house, with store, on a lot 23x84, and the second a 4-sty brick tenement house, on a lot 23x84.

ESSEX ST.—Mendel Goldberg bought from the Realty Redemption Co. the 5-sty brick tenement house, with store, on a lot 25x44, at 29 Essex st.

GOERCK ST.—Stephen O. Lockwood sold to Lazar Wolf 8 Goerck st, a 5-sty brick tenement house with stores, on a lot 25x100, with a 4-sty rear brick tenement house.

MERCER ST.—F. J. Guilfoyle & Co., Inc., sold for Sadie Carr 45 Mercer st, a 4-sty brick loft building, on a lot 25x100. The buyer will remodel the structure and occupy it.

ORCHARD ST.—Isadore Itsgowitz sold to Isaac Zacharia the 5-sty and basement brick tenement house with stores at 93 Orchard st, on a lot 19.2x65.2, adjoining the northwest corner of Broome st.

STANTON ST.—David W. Keen sold to Louis Koss 24 Stanton st, a 3-sty and basement brick tenement house, with stores, on a lot 20.3x61.9, adjoining the northwest corner of Chrystie st.

SUTTON PL.—Francis B. Griswold bought from George M. Osborn 9 Sutton pl, a 4-sty brownstone dwelling, on a lot 20x100. He will make extensive alterations.

4TH ST.—Pease & Elliman sold for Mrs. Christian J. Hixley to Miss Sarah C. McSweeney the 3-sty and basement brick dwelling 279 West 4th st, on a lot 17.3x50.

10TH ST.—Crist & Herrick, in conjunction with R. Telfair Smith, sold for the estate of Stephen D. Gedney 165 West 10th st, a 3-sty and basement brick dwelling, adjoining the northeast, gore, corner of Seventh av extension, on a lot 22x74x irregular.

12TH ST.—Benjamin Rabinowitz sold to Samuel Gold 612 East 13th st, a 5-sty and basement brick tenement house with stores, on a lot 25x103.3, with a 4-sty brick building in the rear.

22D ST.—Henry Bottier sold to Frederic J. Liscombe the 4-sty stone front dwelling 455 West 22d st, on a lot 16.8x98.9.

22D ST.—Louis Schrag sold for Oliver A. McMahon the 3-sty dwelling 312 West 22d st, on a lot 20x98.9, located opposite St. Paul's German Lutheran Church, to be used as a parsonage in connection with the church.

38TH ST.—Courtney Hyde bought from Henry V. Holcomb 147 East 38th st, a 4-sty stone front dwelling, on a lot 16x94.

40TH ST.—Francis R. Foraker sold to Henry Pegram 127 East 40th st, a 4-sty and basement brick dwelling, on a lot 20x98.9.

52D ST.—John D. Locke sold to Thomas S. Keatings 11 West 52d st, a 4-sty and basement

## Classified Advertisements

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stone front dwelling, on a lot 20x100.5, five doors west of the William K. Vanderbilt mansion on the northwest corner of Fifth av and 52d st.

54TH ST.—Dorothea Frederick sold to Moise Geismann the 4-sty brick flat, with stores, on a lot 20x100.5, at 347 East 54th st.

57TH ST.—John Wolfe sold to Lillian Algrunn 334 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 25x67.6.

58TH ST.—Joseph P. Chamberlain bought from Sutton Square, Inc., the three 3-sty and basement brownstone dwellings 504 to 508 East 58th st, on a plot 50.4x70.

58TH ST.—William D. Kilpatrick purchased from the estate of Mary S. Towle the 4-sty stone front single flat, on a lot 25x100.5, 241 East 58th st.

SECOND AV.—Farmers' Loan and Trust Co. sold to Harry Heinrich 63-65 Second av, two 4-sty and basement brick tenement houses, with stores, on a plot 48x65, together with 80 East 4th st, a 3-sty and basement brick tenement house, on a lot 20x72, forming an "L" around the southwest corner of those thoroughfares.

EIGHTH AV.—Carmelo Scolaro bought the 3-sty brick flat, with store, at 33 Eighth av, on a lot 20x42x26, running through to 328 West 4th st and adjoining Jane st.

TENTH AV.—Julius and Harry Mencher sold to Anna Wagner the 4-sty brick tenement house with store at 856 Tenth av, on a lot 20x61.

ELEVENTH AV.—Herman Schierloh sold through Charles M. Noble 631 Eleventh av, a 4-sty brick tenement house, with store, on a lot 15.2½x80.

#### North of 59th Street.

60TH ST.—William D. Kilpatrick sold through John T. Wall the 5-sty stone front tenement house, on a lot 25x100.5, at 141 West 60th st.

63D ST.—Eugene C. Wolf sold to Michel Heler the 6-sty and basement brick tenement house, with stores, on a lot 25x100.5, at 227 East 63d st.

72D ST.—Estate of R. R. Rogers sold 14 West 72d st, a 5-sty apartment house, on a lot 25x102.2.

73D ST.—Ernest W. Adler sold to Consort Realty Co. (Adolph and Emil A. Konas) the 5-sty brick tenement house 425 East 73d st, on a lot 25x102.2.

75TH ST.—L. J. Phillips & Co. sold for Mrs. Clara Gerdau the 4-sty and basement stone front dwelling 146 West 75th st, on a lot 20x102.2.

76TH ST.—Slawson & Hobbs sold for Mrs. K. Y. Remer to S. L. Pakas 165 West 76th st, a 4-sty and basement brick dwelling, on a lot 20x102.2. It is the third sale of the property this year.

77TH ST.—Ennis & Sinnot sold to Mrs. Bridget Carroll the 4-sty and basement stone front dwelling 160 West 77th st, on a lot 20x102.2, through Edward C. H. Vogler.



78TH ST.—John P. Leo, Jr., sold for the estate of Phillip Carlon to a client of Schindler & Liebler the 5-sty brick apartment house 240 East 78th st, on a lot 25x102.2.

80TH ST.—Grace Schneider sold to Mary E. Calboun the two 4-sty and basement stone front dwellings 158 and 160 West 80th st, on a plot 40x102.2.

83D ST.—Frank Wertz, Jr., sold to Rudolph Weiss the 5-sty flat at 219 East 83d st, on a lot 25.5x102.2.

87TH ST.—J. Westervelt Clark sold through the Houghton Co. 147 West 87th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.8½.

92D ST.—Ellen J. Reaney sold to Mary E. Scully the 3-sty and basement stone front dwelling 135 West 92d st, on a lot 20x100.8½.

95TH ST.—Herman Kappes sold to Minnie Tschiedel the 5-sty brick tenement house 221 East 95th st, on a lot 25x100.8½.

96TH ST.—M. Bowsky Fur Dressing and Dyeing Co. sold to Joseph Koslow 306 to 310 East 96th st, two 3-sty brick loft buildings, on a plot 50x100.8½.

100TH ST.—The Nolos Realty Corporation sold to Louis Gordon the 5-sty brick tenement house 154 East 100th st, on a lot 25x100.11, adjoining the southeast corner of Lexington av.

100TH ST.—Owners' Holding Corporation sold to the East 100th Street Corporation the 6-sty brick tenement house, with stores, at 411 East 100th st, on a plot 37.1x100.11.

103D ST.—Edwin H. Leman sold to Harris Goldstein and others the 3-sty and basement stone front dwelling at 109 East 103d st, on a lot 16x100.11.

104TH ST.—Sarah Cohen sold through the Sherman Brokerage Co. and Henry S. Kirschner 178 East 104th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

105TH ST.—Henry A. Wise Wood sold to Abraham Rotkin 132-134 East 105th st, two 3-sty and basement brownstone dwellings, each on a lot 16.8x100.11.

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

111TH ST.—Sherman Brokerage Co., in conjunction with Henry S. Kirschner sold for Dr. Samuel D. Douglas 72 East 111th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

114TH ST.—Resi Herskovitz sold to Emil Kleinrock the 3-sty and basement dwelling 46 West 114th st, on a lot 17.3x100.11.

115TH ST.—M. Nasanowitz & Son sold to the Helfetz Realty Co. the 3-sty and basement brick dwelling 48 West 115th st, on a lot 18x100.11.

116TH ST.—Ethel Kellogg sold 216-218 West 116th st, two 5-sty brick apartment houses, with stores, the first on a lot 27x100.11, and the second on a lot 21x100.11.

117TH ST.—Vergene M. Overocker sold to Katharine C. Monahan the 3-sty and basement brick dwelling at 367 West 117th st, on a lot 16.8x100.11.

117TH ST.—Jennie Cohen sold to Barnett Mankes 61 East 117th st, a 5-sty and basement brick tenement house, on a plot 32.6x100.11.

118TH ST.—Irving Dauber sold to Sidney M. Smith 79 West 118th st, a 3-sty and basement stone front dwelling, on a lot 20x100.11.

119TH ST.—Stephen H. Jackson sold to Kate Herzog the 3-sty and basement stone front dwelling 148 West 119th st, on a lot 18x100.11.

122D ST.—G. K. Realty Co. sold to the Beck Holding Co. the 3-sty and basement stone front dwelling 103 West 122d st, on a lot 19x100.11, adjoining the northwest corner of Lenox av.

122D ST.—William F. Mulcahy sold through Ryan & Co. to a buyer, for occupancy, 139 West 122d st, a 3½-sty and basement brick dwelling, on a lot 16.8x100.11.

122D ST.—Barnet Greenberg sold to the Esmay Realty Co. the 5-sty brownstone flat 60 East 122d st, on a lot 21x100.11.

126TH ST.—Henrietta Hirschman sold to Mollie P. Abramowitz the 3-sty and basement stone front dwelling 213 West 126th st, on a lot 16.6x99.11.

128TH ST.—Joseph E. Currey sold 305-307 West 128th st, a 4-sty brick garage, on a plot 50x99.11, between St. Nicholas and Eighth avs.

129TH ST.—Farmer's Loan & Trust Co., as trustee, sold 29 East 129th st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11, adjoining the northwest corner of Madison av.

130TH ST.—James H. Cruikshank purchased from Henry J. Fredericks the 3-sty and basement brick dwelling 244 West 130th st, on a lot 18.9x99.11.

130TH ST.—Albert G. Hauver sold to Marie Fiedler the 3-sty and basement brownstone dwelling 126 West 130th st, on a lot 16.8x99.11.

133D ST.—Thomas Quinlan sold to Alice W. Geneon the 3-sty and basement brownstone dwelling 56 East 133d st, on a lot 20x99.11.

133D ST.—The Rhona Realty Co. sold the two 3-sty and basement stone front dwellings, on a plot 33.4x99.11, at 111 and 113 West 133d st to Fannie Shirley and Edward D. Bowles, respectively.

145TH ST.—Rebecca N. White sold to Louise Lewis 611 West 145th st, a 3-sty and basement stone front dwelling, on a lot 14.10x99.11.

159TH ST.—Joseph Cohen sold through Norman Denzer 520 West 159th st, a 3-sty and basement frame remodeled dwelling, on a lot 24.9x99.11.

EDGECOMBE AV.—Catherine E. McMorrow sold to Ada S. Guy 108 Edgcombe av, a 3-sty and basement brick dwelling, on a lot 16x80.

LEXINGTON AV.—Everett M. Seixas Co. sold for the Swift Realty Co. 1610 Lexington av, a 3-sty and basement brick dwelling, adjoining the southwest corner of East 102d st, on a lot 16.7x75, to a client who will occupy.

LEXINGTON AV.—M. C. Holding Co. sold 1597 Lexington av, a 4-sty stone front flat house, with store, on a lot 25x80.

LEXINGTON AV.—O'Reilly & Dahn sold for Geronima Katzenmayer to Florence Mertzel 1370

Lexington av, a 3-sty and basement brownstone dwelling, on a lot 16.7x88.3½.

MADISON AV.—Bluestone Holding Corporation sold to H. Mirenburg & Co. the 5-sty brick flat with stores at 1742 Madison av, on a lot 25x75.

MADISON AV.—Sherman Brokerage Co., in conjunction with Henry S. Kirschner, sold for Samuel Williams 1759 Madison av, a 5-sty brick flat house, on a lot 25x84.

PARK AV.—Purchase Holding Co. sold to Henry H. M. Lyle the 3-sty and basement brick dwelling 1217 Park av, southeast corner of 95th st, on a lot 20.8½x100.

ST. NICHOLAS AV.—Home Guardian Co. sold to John Fitzpatrick 486 St. Nicholas av, northeast corner of 134th st, a 5-sty brick apartment house, on a lot 21.1x101.3x irregular, the longer frontage being on the avenue.

WEST END AV.—The two 5-sty dwellings at 235 and 237 West End av, adjoining the southwest corner of 71st st, have been sold by Frederick W. Longfellow and the Wejman Realty Co., respectively. The houses stand on lots 16 and 17 feet wide, respectively, which are 82.10 feet deep.

WEST END AV.—Mrs. B. Klee sold 356 West End av, a 4-sty and basement stone front dwelling, on a lot 19x66, adjoining the southeast corner of 77th st.

WEST END AV.—Anna Levine sold 830 West End av, adjoining the southeast corner of 101st st, a 5-sty American basement brick dwelling, on a lot 20x55.

FIRST AV.—James H. Cruikshank sold 1823-1825 First av, a 6-sty brick tenement house, with stores, on a plot 37.6x100.

FIRST AV.—Albert Weiss sold to the Schendler Realty Co. 1606 First av, a 5-sty brick tenement house, with store, on a lot 25x84.

SECOND AV.—G. Tuoti & Co. sold for Mr. Alexander of Alexander & Ash to M. Garbarello the 5-sty brick tenement house with stores at 1996 Second av, on a lot 25x100.

FIFTH AV.—Shaw & Co. sold for the Hudson Corporation to the tenant, Mary Davis, 2156 Fifth av, a 4-sty and basement dwelling, with a store in basement, on a lot 17x75, adjoining the southwest corner of West 132d st.

SEVENTH AV.—Tener Co. sold to Albert A. Thomas the 3-sty and basement brick dwelling 2348 Seventh av, on a plot 35.6x78.6, adjoining the northwest corner of 137th st.

## Bronx.

JENNINGS ST.—C. Geisinger sold to Mrs. M. Arcara 997 Jennings st, at the northwest corner of Longfellow av, a 3-sty frame single flat with store, on a plot 60x75.

132D ST.—J. Clarence Davies sold for the American Baptist Home Mission Society to the Hudson P. Rose Co. 687 East 132d st, a 2-sty frame dwelling, on a lot 15x110.

165TH ST.—The Bronx Maternity Hospital bought from Benjamin Reichen the 2-sty dwelling 165 East 165th st, on a lot 25x108.9. It is located just east of the Grand Boulevard and Concourse.

BROADWAY.—J. Clarence Davies sold to Lotte Elliott the vacant plot, 50x70, on the west side of Broadway, 300 feet north of 246th st.

LONGFELLOW AV.—Francis T. Perry sold to the Keisler Realty Co. the plot, 107.3x100, at the northwest corner of Longfellow av and 167th st.

WASHINGTON AV.—Dormond Realty Co., Simon Meyers president, sold to a buyer for occupancy 2186 Washington av, northeast corner of 182d st, a 2-sty and basement 2-family house, on a lot 20x75.

## Brooklyn.

HALL ST.—R. Aherns sold through the Bulkley & Horton Co. 79 Hall st, a 2-sty frame 2-family house, on a lot 20x100.

EAST 14TH ST.—William Liss, Inc., sold for Cohen & Schechter 1403 to 1417 East 14th st, Flatbush, four 3-sty 12-family apartment houses, on a plot 170x100. The transaction involved the payment of \$44,000 in cash and four new dwellings at 1453 to 1461 East 5th st in part payment, subject to mortgage of \$20,000.

EAST 14TH ST.—Harry M. Lewis sold for Rosevale Realty Co., Inc., to John Schuessler the plot 50x100, on the east side of East 14th st, 100 feet north of Av Z, Sheepshead Bay. The purchaser will erect a detached stucco dwelling for his own occupancy.

55TH ST.—Tutino & Cerny sold for Henry W. Woodcock to a client, for occupancy, the 2-sty and basement frame 2 family house, 126 55th st, South Brooklyn.

CORTELYOU RD.—McInerney-Klinck Realty Co. sold for Albert Goesser the southeast corner of Cortelyou rd and Stratford rd, two 3-sty brick and limestone flats with stores, on a plot 45x110.

FLATBUSH AV.—Harold E. Wittemann sold through James Watt to E. F. Stein 229 Flatbush av, a 3-sty business building. The purchaser will remodel when the leases expire.

MYRTLE AV.—Bulkley & Horton Co. sold 362 Myrtle av, a 4-sty business building, on a lot 20x90, for the Nedlaw Realty Co.

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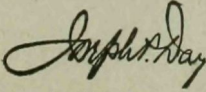
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STRATFORD RD.—Walter F. Clayton sold to a buyer, for occupancy, 387 Stratford rd, a frame detached dwelling.

SEVENTH AV.—McInerney-Klinck Realty Co. sold to Lehman Bros. the 4-sty brick and limestone apartment house, with stores, on the east side of Seventh av, 90 feet south of 1st st, on a lot 25x100.

### Queens.

EDGEMERE.—Lewis H. May Co. sold for the Lancaster Sea Beach Improvement Co., F. J. Lancaster, president, the two block fronts from Beach 35th st to Beach 37th st, facing the Rockaway boulevard and the Long Island Railroad station at Edgemere, to a client, who will improve with stores.

FLUSHING.—G. Montague Mable sold for the First Church of Christ Scientist of Flushing to Dr. George W. Eccles the church property at Sanford av and Murray st, Flushing.

LONG ISLAND CITY.—Weisberg Realty Co. sold to John J. O'Hare the new garage building covering a plot of 30,000 square feet, on the triangular block bounded by Jackson av, Webster av, Seventh and Eighth avs, Long Island City. William D. Bloodgood & Co. were the brokers. It will be conducted by Mr. O'Hare under the name of the Jackson-Webster Corporation.

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### Lower Seventh Avenue Corner Sold.

Duross Co. and Schindler & Liebler sold for the Oaklawn Corporation, consisting of the heirs of the Hoguet estate, to William Mulholland 42 to 46 Seventh av and 203 West 13th st, forming the northwest corner of the two thoroughfares, the avenue frontage being three 4-sty and basement brick flats with stores, on a plot 68.2x80, and the street parcel being a 3-sty and basement brick dwelling, on a lot 20x68. The plot adjoins the Metropolitan Temple on the south.

### RECENT LEASES.

#### Notable West Side Lease.

The Forty-fifth Street Exchange Building, 12 stories in height, 141 to 147 West 45th st, which has been sold four times within the last year and a half, has been leased by Hyman Winit, of London, England, the owner of record, to a client of Spotts & Starr, Inc., for a term of 21 years, at an aggregate rental of \$2,600,000.

The lessor acquired the property a few months ago from Samuel W. Dorfman through Spotts & Starr. Mr. Dorfman acquired it from Vogel & Schultz, who acquired it in September, 1919, from Frederick Brown, under the name of the Carter Realty Co. Mr. Brown bought it in July, 1919, from William Crawford. The latter acquired the site in 1909 and erected the building, which covers a plot 68x100.

The present lease was negotiated by cable with Mr. Winit in London. The building adjoins the Lyceum Theatre on the east and the new Loew Theatre Building now in the course of construction at the northeast corner of Seventh av and 45th st.

#### Fine Dwelling for Apartments.

Mrs. C. T. Burnett leased through A. V. Amy & Co to the Karpas Construction Co., for a term of years, 266 West End av, adjoining the southeast corner of 72d st, a 4½-sty and basement stone front dwelling, on a lot 27.8x100. The lessee will remodel the structure into a high class apartment house.

#### Lease of a Fine Dwelling.

Pease & Elliman leased, furnished, for Mrs. Maurice LaMontagne to John Cheever Cowdin the 4-sty and basement brownstone dwelling 37 Park av, at the southeast corner of 36 th st, on a lot 19.3x51.

#### Signmakers Effect Long Lease.

Charles M. Noble leased for the Eitzen estate the property at 621 and 623 West 42d st, through to 604 to 628 West 43d st, to Strauss & Co., signmakers, now located at 302 to 306 West 52d st, for a term of 39 years at an aggregate rental of over \$500,000.

#### Harlem Corner Sub-Leased.

R. Rosen sub-leased for the J. Johnson estate to Harry Cross and Louis Lindenbaum 1121 to 1127 Amsterdam av, northeast corner of 115th st, four 2-sty stores, together with a vacant lot adjoining on the street, the whole compris-

ing a site, 100x100, opposite Columbia University grounds. At the expiration of present leases the lessees contemplate making extensive alterations. The ground is owned by Eugene Higgins, who leased the property to Mr. Johnson 10 years ago for a period of 100 years. The transaction will involve more than \$600,000.

### Some Good Garage Leases.

Petersen & Fennell Realty Co. leased for Z. D. Berry to the Bryan Garage Corporation 428 West 19th st, a 4-sty brick and concrete garage, 50x100, for a term of 21 years, at an aggregate rental of \$315,000; also leased for Vincenzo Antonelli to the Bryan Garage Corporation 419 East 91st st, a 1-sty garage, 50x100, for a term of 4 years, at an aggregate rental of \$12,000; and leased for Mary Ferone and others to the Bryan Garage Corporation 49 North Elliott pl, Brooklyn, a 1-sty brick garage, 31x100, for a term of 10 years, at \$1,800 a year.

### Big Leases in Shoe District.

William A. White & Sons leased the store and four lofts in the 10-sty Schett Building, on the northwest corner of Duane and Hudson sts, at an aggregate rental of \$300,000, to Rice & Hutchins, Inc., wholesale shoe dealers, now located at 133 Duane st. The Schett Building adjoins the home of the Endicott Johnson Co. on the north and directly opposite on the northwest corner is the large building of Morse & Rogers. This places three of the largest wholesale shoe dealers in the country directly in a row along Hudson st, from Reade to Hudson and Jay st.

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**Harlem Corner Leased.**

At an aggregate rental of about \$250,000 Barnett & Co. sub-leased for a client the two stores in the 3-sty building now in the course of construction at the northeast corner of 125th st and Lenox av to the United Cigar Stores Co. and the Danbury Hat Co. This is the building recently leased by Barnett & Co. to the Krim Realty Co. for a term of years at an aggregate rent of about \$1,000,000.

**Large Garage Leased.**

G. Montague Mable sold the stock and lease the latter of which has a long term to run, of the fireproof garage at the southeast corner of 64th st and Third av for the Black and White Taxis Corporation, to newly formed interests who will occupy the building and operate it as a public garage. It is one of the largest garages in the city, having a floor space of approximately 42,000 square feet. There are two large automobile elevators, and as the buildings is on the corner it has exceptionally good light.

**J. K. Hackett Leases His Home.**

Pease & Elliman leased for James K. Hackett, the actor, to P. H. Swanton his home, furnished, at 58 West 71st st, a 4-sty and basement brick and stone dwelling, on a lot 20x100.5, a few doors east of Columbus av.

AMES & CO. leased for Joseph H. and Arthur R. Freedlander the 3-sty and basement store and studio building 223 West 25th st to Victor A. Venke and Louis Miteile; also the 3-sty and basement dwelling 225 West 25th st to Pulcheri Gervois; also leased for 164 Madison Avenue Corporation the third loft in 164 Madison av to A. L. Werth Co., and for Harris Brown the store and basement of 235 West 27th st to Mossbacher & Co.

A. V. AMY & CO. leased for Mrs. M. A. Backe to G. G. France, for occupancy, 613 West 147th st, a 3-sty and basement stone front dwelling, on a lot 16.8x99.11, for a term of 3 years.

BROWN, WHEELLOCK CO., in conjunction with George R. Read & Co., leased the entire

6th floor in 62 William st, owned by Banca Commerciale Italiana, for a long term of years, to Ernest Rosenfeld.

BUSINESS EXCHANGE leased for N. Taigman to the E. D. Garage, Inc., the Washington Bridge Garage at Amsterdam av and 183d st, Washington Heights, for a term of 12 years at an aggregate rental of \$26,000.

J. ARTHUR FISCHER leased for Fox & Lefkowitz to Markert & Paulos the second loft in 458 Seventh av; also to Wirth & Nussen the third loft in 748 Seventh av, for a term of years; also leased to Hyman & Fine the store on the 43d st side of the building southwest corner of 43d st and Sixth av, for millinery business, for a term of years; and leased for C. E. Horton to the Pentagon Hat Works, Inc., the second loft in the building 683 Sixth avenue, for a term of years.

GAINES, VAN NOSTRAND & MORRISON, INC., leased the fourth floor in 118-120 East 25th st to Platt & Munk Co., for a term of years.

DOUGLAS GIBBONS & CO. leased for the Frederick F. French Co. the entire 15th floor in the new building 300 Madison av, northwest corner of 41st st, to the Andrade-Eyre, Inc., and Eyre Fuel Co., for executive offices. The aggregate rental is about \$85,000.

RICHARD F. JUNKER leased for Juliana Brill the store at 845 Union av, Bronx, to Philip Grossman, for a term of 3 years; and leased the loft in 1347-1349 Boston rd, Bronx, to G. J. Kramer for a billiard parlor, for a term of 5 years, at an annual rental of \$2,400.

M. J. LAUER & CO. leased, from the owner, the entire third floor in 187 Broadway, for a long term of years.

HERBERT JACQUES MORRIS leased for the Madison Avenue & Fiftieth Street Co. a store in "Belgrave Block," at 440 Madison av, to the Vanderbilt Fruit & Grocery Shop, Inc.; also for Hugh Gordon Miller the third floor west in 33-35 West 46th st to Hiliare J. Holder, importer; also, with Albert B. Ashforth, Inc., for the estate of Edward Holbrook, the corner portion of the 11th floor in the Frances Building, 665 Fifth av, to Victor Reich, importer. The

leases are for a term of years aggregating a rental of \$100,000.

G. MONTAGUE MABLE leased for a long term of years the Spengler garage, 115 to 119 East 75th st, which contains approximately 30,000 square feet, to the recently formed Elks Garage Co., Inc., and as agent has sold the stock of this corporation and sub-leased the garage for a term of years to newly formed interests who will continue the operation of the property. John M. Thompson was associate broker in the latter transaction.

CHARLES F. NOYES CO. leased the second floor of 91 Front st to R. Markey & Sons for a term of 10 years at an aggregate rental of about \$40,000, and the store 136 Fulton st to M. T. Shea for a term of 5 years at an aggregate rental of about \$35,000.

**REAL ESTATE NOTES.**

WILLIAM J. DARGEON, who owns 215-217 West 129th st, states that the property has not been sold, as was reported.

FREDERICK G. HOBBS, president of the firm of Slawson & Hobbs, has been elected a member of the Board of Governors of the Real Estate Board of New York. Mr. Hobbs' firm is one of the oldest on the upper West side, having been established there when the territory was still in the early stages of development as a residential district. The firm has a large clientele among apartment house owners.

AT AN EXECUTIVE MEETING of the New York State Association of Real Estate Boards, held at Syracuse last week, Meade C. Dobson of New York City was elected executive secretary. He is a member of the Long Island Real Estate Board and was secretary for two years. The office of the executive secretary will be at Utica, the home of the president of the state association, John D. White.

DISTRICT ATTORNEY SWANN is the buyer of the 3-sty dwelling 142 West 11th st, on a lot 22.6x108.9, from William R. Wilcox, as receiver for William J. Farrell and others.

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Building Permits Filed in Each Borough During the Week.

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

## MANHATTAN.

### Conveyances.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	177	252
Assessed Value.....	\$8,844,850	\$14,398,800
No. with consideration	27	29
Consideration.....	\$1,053,400	\$1,751,921
Assessed Value.....	\$928,800	\$1,750,000
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
Total No. ....	14,671	9,159
Assessed Value.....	\$923,324,450	\$589,380,400
No. with consideration	1,850	1,393
Consideration.....	\$104,398,356	\$51,879,032
Assessed Value.....	\$88,002,900	\$50,923,250

### Mortgages.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	117	125
Amount.....	\$3,593,289	\$2,964,290
To Banks & Ins. Cos..	24	27
Amount.....	\$2,250,800	\$1,598,000
No. at 6%.....	90	69
Amount.....	\$1,542,005	\$540,450
No. at 5½%.....	13	24
Amount.....	\$681,045	\$1,111,500
No. at 5%.....	.....	15
Amount.....	.....	\$929,000
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given ..	14	17
Amount.....	\$1,370,239	\$383,340
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
Total No. ....	9,966	5,215
Amount.....	\$331,519,163	\$148,447,472
To Banks & Ins. Cos..	1,299	874
Amount.....	\$119,800,278	\$50,604,225

### Mortgage Extensions.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	33	15
Amount.....	\$818,218	\$199,500
To Banks & Ins. Cos..	14	8
Amount.....	\$611,000	\$135,000
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
Total No. ....	2,025	1,230
Amount.....	\$134,315,389	\$85,148,663
To Banks & Ins. Cos..	1,272	679
Amount.....	\$109,420,322	\$68,066,943

### Building Permits.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
New Buildings.....	6	13
Cost.....	\$1,527,500	\$1,485,000
Alterations.....	\$320,725	\$859,950
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
New Buildings.....	724	342
Cost.....	\$93,359,618	\$62,467,411
Alterations.....	\$41,613,618	\$26,269,570

## BRONX.

### Conveyances.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	133	392
No. with consideration	44	12
Consideration.....	\$116,700	\$101,700
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
Total No. ....	10,978	8,746
No. with consideration	1,257	717
Consideration.....	\$8,518,953	\$7,889,434

### Mortgages.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	78	178
Amount.....	\$694,410	\$809,701
To Banks & Ins. Cos..	4	3
Amount.....	\$83,000	\$2,700
No. at 6%.....	64	90
Amount.....	\$444,335	\$327,733
No. at 5½%.....	4	26
Amount.....	\$14,100	\$274,840
No. at 5%.....	5	18
Amount.....	\$11,975	\$129,924
No. at 4½%.....	.....	1
Amount.....	.....	\$1,500
Unusual Rates.....	.....	6
Amount.....	.....	\$6,162
Interest not given ..	5	28
Amount.....	\$224,000	\$69,542

## Jan. 1 to Nov. 22 Jan. 1 to Nov. 24

Total No. ....	7,627	5,159
Amount.....	\$49,932,659	\$33,657,856
To Banks & Ins. Cos..	308	205
Amount.....	\$6,499,735	\$2,641,842

### Mortgage Extensions.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	10	10
Amount.....	\$278,000	\$157,800
To Banks & Ins. Cos..	6	4
Amount.....	\$196,000	\$47,500
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
Total No. ....	719	740
Amount.....	\$15,098,802	\$11,887,552
To Banks & Ins. Cos..	358	210
Amount.....	\$10,265,350	\$6,151,100

### Building Permits.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
New Buildings.....	8	18
Cost.....	\$116,900	\$339,850
Alterations.....	\$27,300	\$314,400
Jan. 1 to Nov. 22	Jan. 1 to Nov. 24	
New Buildings.....	947	836
Cost.....	\$17,329,400	\$18,970,090
Alterations.....	\$2,923,380	\$1,693,421

## BROOKLYN.

### Conveyances.

	1920	1919
Nov. 17 to Nov. 22	Nov. 18 to Nov. 24	
Total No. ....	639	1,552
No. with consideration	41	53
Consideration.....	\$301,929	\$623,835
Jan. 1 to Nov. 20	Jan. 1 to Nov. 24	
Total No. ....	47,692	50,639
No. with consideration	2,320	2,763
Consideration.....	\$26,806,006	\$28,922,299

### Mortgages.

	1920	1919
Nov. 16 to Nov. 20	Nov. 18 to Nov. 24	
Total No. ....	550	1,226
Amount.....	\$2,465,705	\$4,733,901
To Banks & Ins. Cos..	80	93
Amount.....	\$520,456	\$580,350
No. at 6%.....	522	1,013
Amount.....	\$2,335,444	\$3,696,134
No. at 5½%.....	16	161
Amount.....	\$72,436	\$834,632
No. at 5%.....	3	31
Amount.....	\$24,900	\$87,435
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given ..	9	21
Amount.....	\$32,925	\$115,700
Jan. 1 to Nov. 20	Jan. 1 to Nov. 24	
Total No. ....	39,411	87,746
Amount.....	\$181,945,012	\$139,682,873
To Banks & Ins. Cos..	3,959	3,172
Amount.....	\$32,653,540	\$20,791,678

### Building Permits.

	1920	1919
Nov. 17 to Nov. 20	Nov. 18 to Nov. 24	
New Buildings.....	45	130
Cost.....	\$208,600	\$1,519,000
Alterations.....	\$278,445	\$67,700
Jan. 1 to Nov. 20	Jan. 1 to Nov. 24	
New Buildings.....	7,202	8,767
Cost.....	\$54,491,148	\$74,843,369
Alterations.....	\$11,331,472	\$8,227,041

## QUEENS.

### Building Permits.

	1920	1919
Nov. 17 to Nov. 20	Nov. 18 to Nov. 24	
New Buildings.....	33	180
Cost.....	\$92,520	\$1,268,499
Alterations.....	\$95,755	\$53,560
Jan. 1 to Nov. 20	Jan. 1 to Nov. 24	
New Buildings.....	6,212	7,731
Cost.....	\$31,860,761	\$39,199,288
Alterations.....	\$397,900	\$3,061,116

## RICHMOND.

### Building Permits.

	1920	1919
Nov. 17 to Nov. 20	Nov. 18 to Nov. 24	
New Buildings.....	32	31
Cost.....	\$70,923	\$68,145
Alterations.....	\$1,500	\$12,006
Jan. 1 to Nov. 20	Jan. 1 to Nov. 24	
New Buildings.....	1,721	1,765
Cost.....	\$3,376,717	\$3,749,094
Alterations.....	\$1,323,696	\$285,278



# BUILDING SECTION

## Authority of Joint Legislative Committee Is Upheld

Justice Hotchkiss Denies Motion to Vacate Service of Subpoena Upon Person Desired as Witness—The Testimony Continued

**A**TTEMPTS to interfere with the progress of the investigations of the Joint Legislative Committee on Housing by legal proceedings failed again this week when Supreme Court Justice Henry D. Hotchkiss on Monday denied the motion of Martin Conboy to vacate the service of a subpoena upon Elizabeth O'Dea, an employe of the Builders' Supply Bureau. Miss O'Dea will be required to appear before the Lockwood committee at the City Hall and bring with her all her books and other documents which have been demanded in the subpoena.

In his decision Justice Hotchkiss says:

"In her affidavit on which this motion is based, the witness O'Dea swears that she is not an officer of the Builders' Supply Bureau but merely an employe, and that the books and papers described in the subpoena are in the custody and under the control of the Secretary-Treasurer of that company. If this be so, I do not see what right the witness has to object that the subpoena constitutes an unreasonable search or seizure of the books and papers of the Builders' Supply Bureau.

"If the witness has the custody of papers which she may have been lawfully subpoenaed to produce it is her duty to obey the subpoena, and if the constitutional rights of any one have been invaded it is for him to appear and object at the proper time and place. Nor has the witness otherwise the right to question the scope of the subpoena.

"With respect to the lawfulness of the committee itself and its power to issue subpoenas, either because the resolution was not signed by the Governor or that the committee was not authorized to continue after the adjournment of the Legislature, I am unable to agree with the contentions of the witness' counsel. I do not think that Section 9 of Article 4 of the Constitution has any application to joint resolutions, and this view has certainly been followed in practice.

"From time immemorial also it has been the custom of legislative committees in this State to sit after a formal adjournment of the Legislature, and this notwithstanding the resolutions under which they have acted may not in terms have given them power to do. I am cited to no case which holds that the power so to sit does not exist, at least so long as the Legislature itself has not dissolved which is not the case where an adjournment sine die has been taken and the legislative year has not expired. Motion denied."

The hearing was in an uproar a dozen times during the morning session on Thursday, November 18, when Mayor Hylan was on the stand. The Mayor demanded that the committee listen to statements he had to make, letters he desired to read and witnesses he sought to have testify. The Mayor clashed continually with Mr. Untermyer, and on one occasion said: "I know something about tricky questions." To which Mr. Untermyer replied: "And I know something about tricky Mayors."

Mr. Untermyer began questioning the Mayor about the letter sent to him by John T. Hettrick on Feb. 8, 1919, which the Mayor previously admitted he adopted as his own and which he sent verbatim to President Arthur D. Somers, of the Board of Education, Vice-President Frank D. Wilsey, and all the members of the Board of Estimate. In it the Mayor adopted Hettrick's statements concerning the alleged advantages of limestone over terra cotta in the public schools and sent it out without qualifications as his own. Mr. Untermyer sought to show that the Mayor knew Hettrick fifteen or twenty years ago when Hettrick was a court stenographer in Brooklyn, and Commissioner of Accounts David Hirshfield was a lawyer practicing in the court. The Mayor said he was firing a locomotive at the time and had not been admitted to the bar. The Mayor accused Mr. Untermyer of attempting to "put a false impression" on the Hettrick letter.

Replying to questions as to his acquaintance with Brindell, the Mayor admitted that he met Brindell on two or three occasions. He said he had had interviews with Brindell, who appeared before the Board of Estimate, but had not met him frequently. Later the Mayor said he did not remember ever having met Brindell, but that he might have met him. During the examination of the Mayor concerning Brindell the former challenged Mr. Untermyer to refrain from holding back anything.

"I have done a great deal to help you, Mr. Mayor, that you don't know of," Mr. Untermyer interrupted.

"I don't want your help," shouted the Mayor, bringing his fist down with

a bang on the table in front of him. "Anything you have got on me, get it out; the quicker the better."

"Maybe I am more considerate of you than that," suggested the lawyer. The Mayor retorted: "I don't want your consideration. Give it out."

"I would like to ask you a question," said the Mayor, turning on Mr. Untermyer. "Since this thing has been going on have you had any conference with the Interborough lawyers?"

"Mr. Chairman, will you check this garrulous gentleman?" Mr. Untermyer asked Senator Lockwood. The Chairman suggested that the Mayor reply to the questions. The latter said he was unwilling to have any one "impute" anything to him.

The Mayor asked Mr. Untermyer to stick to the "truth." The lawyer said: "If I gave the truth, Mr. Mayor," and he ended his sentence with a smile.

Mayor Hylan was questioned concerning the contract for the Newtown High School. The estimate for the work in 1916 was \$400,000. It was not let and was resubmitted several times. Finally the estimate for the work on May 12, 1920, was \$1,300,000. The Mayor thought that the increase of 240 per cent. was due to the cost of material and labor itself and said he had no suspicion of combinations among contractors when the estimate was made.

The Mayor said that the excavating and foundation work for the new County Court House was let to Rogers & Haggerty and that it had not been cancelled along with the limestone contract and others. The witness said the Corporation Counsel was "looking into" the excavation contract as he was looking into others.

George Atwell, head of the Northern Wrecking Company and of the Demolition Company, testified he first went to see Brindell at the suggestion of George Backer, concerning one of Backer's building projects at Fifth Avenue and Thirtieth Street. He saw Brindell and told him that he was unable to switch from the old union men to Brindell's men because he would lose money.

On May 1, said Atwell, he got word that the new men would have to be used on the first Monday of the month. Thereupon he and John Rheinfrank and C. C. Southard, two other wrecking contractors, called on Brindell in his Daly avenue home to attempt to have Brindell concede the use of the old men because Brindell's new men were "awful." Atwell said that he knew of a job where Brindell's men took a month to get the roof off a building, an operation generally taking two or three days. At the conference Brindell said he would not stand for the use of the old men.

Q.—He had a counter-union of his own? A.—Let me explain that to you. He had the carpenters and the dock builders in his local—the local that he was president of. He then took in the shorers into that local, and he then claimed jurisdiction over the housewrecking of that local for the reason that Thirty-third street has given permission to, as I understood it.

Q.—You mean Thirty-third street is the Building Trades Employers' Association? A.—Yes.

Q.—That is the Kelly concern? A.—Kelly, Eldlitz, Seaton and the whole bunch of them.

Q.—Claimed they had given him the right to do that? A.—Yes.

Atwell said he started to work tearing down some walls on a 21-story building at 100 Broadway. Brindell's men lay down on their stomach on the wall and started to work in that way, and when the builder, Mr. Wingate of the Caldwell-Wingate Company, saw the inexperienced men unable to do the work he discharged them "and that started the rumpus," added the witness. Mr. Fadus, general superintendent of the Caldwell-Wingate Company, thought that Mr. Wingate had made a mistake.

"I said," continued Atwell, "'what are you going to do about it?' I said 'I have arranged with Kelly and the building trades employers association on Monday to see what can be done,' and there he went and met Mr. Eldlitz, Mr. Seaton and Mr.



Kelly, and put the proposition up to them, of using the new men against the old, and they argued there for an hour or an hour and a half, and they took a vote and ordered the new men back again. I said, 'We cannot use the new men on this piece of work,' and I talked to Fadus and Fadus said, 'Why not try and get permission to use the old laborers, the hod carriers and laborers and try them out on it, if we can't get the first gang, that gang that worked one day—'

Q.—Zaranko's union? A.—Zaranko's union. I think they worked one day, on the 30th of April, and they done very good work.

Q.—Go on. A.—So we talked to Brindell, and then Mr. Eidlitz got up and made a speech, and said that he thought Brindell was doing a wonderful work.

Q.—This was Otto Eidlitz? A.—Otto Eidlitz. He said Mr. Brindell was doing a wonderful work in stabilizing the business, and we must stand behind him, and I said to Fadus: 'Did you hear that?' He said, "Yes." Well, I says, "What are you going to do now?" He says, "I don't know." I says, "I am going to get on the band wagon, and you do the same thing."

Q.—Whose band wagon was this, Brindell's? A.—Eidlitz and Brindell's and the whole bunch of them. I knew there was no use of fighting any further. I made my appeal. We then got permission off Mr. Brindell to use the old laborers on taking down of the wall at 100 Broadway.

Then he sent for Peter Stadtmuller, one of Brindell's agents, and told him that he was anxious to hire Zaranko's men. Stadtmuller said he could go ahead and engage the men if he paid initiation fees of \$50 for each man, which he did.

Q.—Those men were union men, weren't they? A.—Yes.

Q.—And they were in the American Federation? A.—They were members of Zaranko's own union.

Q.—They were members and had a charter from the American Federation of Labor. A.—Yes, I understood that.

Q.—Well, what did you do about paying for them? A.—Stadtmuller came around every week and counted the men up and told me how much I owed, and I paid it.

Q.—Well, how much did you pay that way? A.—I paid \$2,240 for initiation fees.

Atwell said he paid a total of \$17,120 to Brindell and the council and of this amount he paid \$3,620 in initiation fees for Zaranko's men. Members of the Hod-Carriers Union sent to the job at 100 Broadway were paid at the rate of \$7 a day, while the regular wreckers got \$8, said Atwell. The difference of \$1 for these men went to Brindell, he testified. He admitted that the less wages his men got the more Brindell got. He arranged with the men to take \$5 a week out of their wages to pay the advance of \$50 he made in the case of each man to Brindell. He said there was "many a \$5 bill" that he never received from the men in whose behalf he made it.

Atwell said he went to see Mr. Ley because Brindell gave him permission to "figure" on the work. Before he went to see Ley, Brindell asked how much he, Brindell, got out of it if Atwell got the job. Atwell promised him \$5,000. He had already looked over the amount of work that was to be done and estimated that he could afford to pay \$10,000 for the job and that he would make a good profit on the salvage.

About May 10 he started the work with Brindell's men and could make no headway. He was then asked by Brindell to put more men on the job. He said that no matter how many men he put on the results would be the same. Thereupon, he testified, Brindell ordered the Fred T. Ley Company to "throw Atwell off the job." But finally he was allowed to go ahead.

Atwell said that he gave Brindell a check for \$5,000 between the twentieth and twenty-fifth of May and that the check bore Brindell's endorsement, as it was made out to his order. He then said that he destroyed three of the five checks made out by him to Brindell's order. He produced the two checks still in his possession, both of which bore Brindell's signature.

The next job on which he did business with Brindell, said Atwell, was at Eighty-third street and Broadway for the Fleischman Construction Company. He said that he went with Brindell to the Fleischman concern and offered \$10,000 for the work. He gave Brindell \$5,000.

Q.—Now, how were the other cases? What happened to the other cases? A.—The other job was Seventeenth street and Livingston place. I figured the job was worth six.

Q.—You mean you had to pay six? A.—I figured to pay \$6,000 for it, and he told me to go up and offer G. Richard Davies four, and I went up.

Q.—How? A.—He told me to go up and offer G. Richard Davies, the builder, four, and I went up and offered them four, and they gave me the job, so he asked me for two.

Q.—And that was figured in? A.—And that was figured in; and the last job was Fortieth street, between Fifth and Sixth avenues, four buildings. He called me up one night at the house and asked me to look at four buildings at Fortieth street for Lard & Moore. I went up and looked at the job, and the next day he said, "How much are they worth?" I said, "I can pay \$1,000 for those buildings." He said, "You can!" I said, "Yes." He said, "Go and charge them five hundred." I charged them five hundred, and he asked me for the fifteen hundred.

Q.—He asked for the first fifteen hundred? A.—Yes, sir.

Q.—Did you pay it? A.—Yes, sir, in that list—

Q.—Included in the payments? A.—Yes.

Q.—How did you figure that out, if you paid \$500 for the job, how did you come to give him fifteen hundred? A.—No, I charged the builder \$500. He made all the arrangements.

Q.—You charged the builder \$500 and gave him the \$500 and another thousand. A.—Yes, that is, the difference.

Q.—And you got the salvage? A.—And I got the salvage.

Albert Herschkowitz, who said he paid Brindell \$25,000, testified that he paid the money in connection with a building he began to construct at Seventh avenue and Twenty-eighth street. He heard there was going to be some trouble because he was using non-union iron workers and said that he arranged through George F. Drew, his shoring contractor, to call on Brindell at the labor man's home. This was in May. He saw Brindell, who demanded \$25,000 as the price for aiding him at a time before there was a strike called. Herschkowitz said that Drew was in the room when the arrangement was made, and Brindell said he wanted \$10,000 in May and \$5,000 each succeeding month until the entire amount was paid. A few days after the first interview Herschkowitz said he made his first payment, \$10,000. He had his son-in-law, Mr. Gottesman, get the money because he was "ashamed" of the entire transaction. Gottesman drew a check on his own bank, and Herschkowitz reimbursed him. The witness said he made an engagement over the telephone to meet Brindell and called at the St. Marks Place office and turned the money over to the labor lader, who put it into his pocket without saying a word.

Joseph Goldblatt, a builder, of 231 East Seventy-seventh street, testified that he tried to get Brindell or his walking delegates to give him a receipt for \$2,000. Goldblatt said a strike was called on his building, 121 West Forty-fifth street. He was told to see Brindell. On his first visit to 12 St. Marks Place, the witness testified, he saw Pike and Chapman, two of Brindell's delegates. The men said that a "plumber" had done \$2,500 worth of work on the Forty-fifth street building and the "bill" would have to be paid if Goldblatt wanted the work to go on. The witness refused to pay this amount, but offered \$500. Goldblatt said that he was surprised at the demand, and on the same day went to see Brindell, feeling that Brindell knew nothing about the demand. He told Brindell that two of his men were attempting to "hold me up for \$2,500." Brindell did not appear surprised. Instead he laughed, and said the amount was a measly sum, and Goldblatt was "getting off cheap" and had "nothing to kick about." He offered Brindell \$1,500, he said, but the labor boss held out for \$2,000. The next day he made out a check for \$2,000 to the order of the Labor Council and endorsed it at his bank for cash. He said he did not give the check to the council, but wrote the check to the council's order because he wanted to keep a record of the transaction.

Goldblatt testified that he demanded a receipt for the money of Pike and Chapman. The men laughed at him and said he would have to give the money direct to Brindell. He called on Brindell and said that he did not want to give his delegates the money because he was afraid they would not turn it over to him, Brindell.

"These are my agents. Whatsoever they do is all right," the witness said Brindell answered. Goldblatt walked out of the room and into the large meeting hall, where he met Pike and Chapman, the delegates whom he had rebuffed.

Q.—What happened? A.—Chapman and Pike came along and said, "How do you make out, young man?" I says, "The whole deal is off. So I will have to go and see somebody to straighten this matter out for me." I said I had labor troubles before and I know where to pull some ropes if I have to. He says, "Go as far as you like. We have got all the protection we want. We have got the District Attorney and the police force with us."

Q.—Who said that? A.—Pike said that, and he says, "If you want to fight against a stone wall go ahead and fight."

Q.—What did you say to that? A.—Well, I said I didn't believe it, but after talking to him for a while he said to me, "Why, my dear boy, he says, 'your amount is so small it cannot be seen. What are you bragging about?' He says, 'We have about fifty on the list ranging from twenty to fifty thousand dollars and nobody makes a howl like you did to give up. We are sorry we ever tackled you.'"

He then decided, he said, to give the \$2,000 to the delegates. They took him to a room, locked the door, and he gave them the money. "As soon as they got their money they beat it," he said.

Hyman Clompoos, another house wrecker, told of paying Brindell \$3,500, partly for his own account and partly on be-



half of two other house wreckers who desired to continue in business and who had to make peace with Brindell. One of the payments, \$1,500, was made to Brindell, he said, in the presence of Frank Melton, a fellow house-wrecker. The \$1,500 was paid by Clompoos, but on behalf of Melton, who was then engaged in demolishing eight buildings adjoining the Hotel Plaza. The hotel planned to erect an annex on the site, he said.

On one occasion Clompoos said he was summoned to Brindell, who reproached him for violating a union rule and putting a wooden bridge across the street with non-councilmen. Rather than to pay the cost of tearing down the bridge and using the time of half a dozen men to do the work Clompoos said he paid Brindell \$1,000 after the labor man said he would accept that amount as balm for his injured feelings. Clompoos testified that to erect a new bridge would have cost about \$200.

George Atwell was recalled to the stand on Friday, November 19. He testified that he received a contract from the Garment Center Realty Company to excavate a site at Seventh avenue and Twenty-eighth street, through Brindell, who had the "power" to give the work to any man he favored.

Q.—Tell us exactly in what way he was able to wield that power? A.—It seemed he could stop steam shovels. He could stop the engineers; he could stop any trade that he had the jurisdiction over.

Q.—Well, is it a fact that in the building business in New York City he had power to dictate who should contract for jobs because of that situation? A.—Yes, sir.

Q.—He held that absolute power over the building industry in New York? A.—He proved it to my satisfaction.

Q.—How did he prove it? A.—He brought me up to a plumber and said, "Give him the job," and the man gave me the job.

Q.—Well, how did that prove anything to you? A.—Well, I couldn't go up there and do it; I couldn't go up and tell him to give some one a subcontract.

Q.—Won't you explain the machinery that he wielded there that gave him such a power? A.—Take No. 100 Broadway, the time I had the dispute at No. 100 Broadway with him. I could have got other men to do that work without going to Brindell, but twenty other trades were working there—plumbers, steamfitters, carpenters and everybody else, and if I hadn't changed that minute all he had to say was "Knock off," and every trade in the building would have knocked off.

Q.—Suppose you were conducting a job through labor, all of which was in the membership of the Building Trades Council, then what power would he have to stop them? A.—All they had to do was report unfair conditions and the job would stop.

Q.—What sort of unfair conditions? A.—If I happened to hire a man what had not paid all his dues and I refused to let him off.

Atwell then told of having Alderman Kenneally put through a resolution permitting him to build a wooden bridge on Pine street, while he, Atwell, waited. Asked whether he had strong political affiliations, Atwell, who is a brother-in-law of John F. Ahearn, Tammany leader, said he was born in New York and knew his way around.

The witness said he gave Brindell five checks and that three of them were in his office at 147 Fourth avenue. He destroyed these because some one had tried to break into his place, and he did not want to have anything get into his competitors' hands. One of the checks for \$2,000, which he produced, was made out to "B. Brindell" and endorsed by "B. Brindell." It was dated July 13, 1920. The second check was dated Oct. 11, 1920, and was made out to "Rob. Brindell" and was endorsed in the same way.

Contractors, Atwell testified, hired dumps from the Dock Department, furnished scows and charged the wreckers for every load of debris that was dumped into the scows. The principal dump owners, he said, were O'Brien Brothers, Henry Steers, Bowker Construction Company, and the Mulligan Contracting Company. The dumps have been in the same hands as far back as the witness could remember.

Henry Steers, said Atwell, was also a dealer in sand and gravel and one of the few men who could get sand and gravel up to the docks and sell it. Eight or ten years ago, he said, sand was selling for 25 cents "alongside," and the price now is \$1.50 a cubic yard. He could not tell why sand sold for six times the former price, but thought the increase in the cost of towing had something to do with it. The unloading now is done by machinery, whereas formerly it was done by hand, and this item is cheaper. Towing charges have doubled, he declared, and he was of the opinion that this increase was artificial. He was asked how an independent dealer in sand could have a towboat brought into a dock so that his cargo might be unloaded. He said he did not know of a private dock at which sand could be unloaded in New York.

"They are all owned by a few people?" he was asked. "Yes, they are leased by the sand men."

"And the sand men are in a combination, aren't they?"

"They seem to be all one price."

Atwell testified that the excavation for the Court House site had cost about \$200,000. This was for taking out debris dumped there by the Street Cleaning Department after the old buildings had been torn down and the cellars left broom clean.

Q.—As an expert who has been dealing all his life in this class of material, can you tell us what justification there is, what basis there is for the increase of price of brick from \$5.75 to \$20 and \$25 and \$30 a thousand?

A.—I understand that there is brick in this market now at \$15 alongside.

Q.—How recent is that; since this investigation started? A.—Yes, sir.

Q.—That is only the last few weeks, isn't it? A.—About a month.

Atwell was questioned concerning his relations with Joseph Moran, delegate for Brindell, and said that he kept Moran on his payroll at \$50 a week for six weeks as "foreman." Explaining how he came to engage Moran as "foreman" when Moran was paid \$75 a week from his own union, Atwell said that there was a dispute between George Backer, the builder, and Melton, a house wrecker, concerning a job at Seventh avenue and Fifty-seventh street. Backer asked the witness to get some detective, because there were constant disputes between rival house wreckers on the Seventh avenue job. Atwell denied that Stadtmuller and Cunningham, two other delegates of Brindell's council, were also on the payroll, but that he hired Moran "to keep peace" on the job.

"That was just a bribe, wasn't it?" asked Mr. Untermyer. "That was a bribe," answered Atwell, "Moran was a bit of a prizefighter."

The witness then told of an altercation with Brindell on May 20, 1920. In the course of the argument, Atwell declares, Brindell pulled a pistol out of his pocket and showed it to Atwell. He said that the pistol did not stop the argument. The dispute arose over Brindell's demand that Atwell put more men on the job at Fifty-seventh street and Seventh avenue. Several of Atwell's friends happened along at that time, and Brindell thought that he, the witness, invited the men to act as witnesses. Brindell "just flashed" the pistol to show that he was armed, the witness added.

Atwell was questioned about cement prices. Six or seven years ago, he said, he bought cement for 90 cents a barrel, and now has to pay \$5.50. He once managed to buy several carloads of cement from agents at 1 Whitehall street, but was unable to repeat the performance, as he was not a member of the local Cement Dealers' Association. He made the purchase from a man named Miller, he said. Subsequently he had to complete his order from a dealer at the uniform price.

Hugh White, vice-president of the George A. Fuller Company, and in charge of all that company's work in the Metropolitan District, in his testimony, gave figures showing the uniformity of prices in estimates prepared for the Fuller Company on the Combustion Engineering Building, 43 to 47 Broad street, and also gave instances of apparent collusion on one or two other jobs. At the present time, said Mr. White, the Fuller Company had about \$40,000,000 to \$45,000,000 worth of uncompleted orders in the country, of which close to \$15,000,000 was in the metropolitan district.

Mr. White said that on one operation alone the effect of the committee's investigation was to reduce the cost of contracts on the Plaza Hotel Annex \$87,000. This was on a basis of \$700,000 which was estimated for the work. The first estimates were taken about two and a half months ago, and the last within two weeks.

Mr. Untermyer asked the witness whether the \$87,000 reduction represented the general effect of the investigation upon material prices.

To illustrate concretely the savings due to cuts in prices lately Mr. White said that four weeks ago the lowest estimates for limestone for the Plaza Hotel Annex was \$52,450. The contract was closed ten days ago, after Hettrick's appearance on the stand, for 38,100, or 30 per cent. less. In connection with the rebuilding of the Hotel Manhattan, he said that two sets of estimates were taken, the first early in October and the second at the end of October. Four contractors bid for the work. The early bid of the McLaury Marble and Tile Com-



pany was \$248,247 and the same company's second bid \$192,000. There were a few changes in the specifications, but the witness estimated that the saving amounted to from \$25,000 to \$30,000, or about 10 per cent. He said that the Fuller company had used close to a million barrels of cement so far this year.

Mr. White said that not only was the builder restricted to purchasing cement from a dealer, but in the New York district he was not permitted to buy cement from one dealer and brick from another. He had to buy both from the same dealer. He said that he obtained eleven estimates from brick dealers for bricks in June, and that all the estimates were uniform, \$30.75 a thousand delivered at the site. The contracts forwarded with the estimates were couched in the same language, he said, and builders were not permitted to buy "alongside" or at the dock, but had to buy through dealers.

It was the same way in cement, Mr. White testified. He obtained eleven estimates. Ten quoted the price as \$4.50 a barrel and one \$4.60. Cement, he added, used to cost 80 and 90 cents a barrel.

Brick, which in former years sold from \$5 to \$7 a thousand, went up to \$30.75 prior to the investigation, and has already come down to \$22.70, but has fallen as low as \$20.75, Mr. White declared.

His ten estimates from ten dealers in white Portland cement showed no variation whatever. All wanted \$7.20 a barrel. There was no question in his mind that had there been open competition the estimates would have varied because of different methods of doing business and because of lower overhead charges by some dealers.

White obtained eleven estimates for hydrated lime. The prices were practically the same for different qualities. In paper bags the price was \$20.50 and in cloth bags \$24 and \$24.50. There was just one variation in the estimates.

In white sand there were nine bids. Seven asked \$5, one asked \$4.50, and one "the market price at the time of delivery," per cubic yard. Mr. White said that a builder could not buy

sand and gravel from separate dealers. Sand, gravel and broken stone have to be bought from the same dealer, he said.

The witness then took up estimates obtained on the Chelsea Exchange Bank, which was being altered. Fourteen estimates were obtained from dealers in brick. All but one dealer estimated at \$22.70 a thousand. This was on Sept. 21, 1920. The last dealer put in an estimate of \$22.

Fourteen estimates were obtained from cement dealers. All were uniform. The price was \$5.10 a barrel at the site. The cement concerns from whom the estimates were obtained were scattered all over the eastern part of the country.

It was here that White said that if he wanted to buy cement in Newark or Philadelphia for a building in New York he could not do so at any price.

Q.—So that that net work of combination among the cement people encircles the whole country, does it, and all the localities? A.—Yes, sir; the national organization of them controls the price of cement in the whole country.

Q.—Is that the cement combination which the Federal Government has been for a year or more gently tapping with its fingertips in the form of a civil suit in the Federal Court? A.—I think it is, sir.

Of eleven bids for white Portland cement there was no variation, Mr. White continued. The price was \$8.20. On hydrated lime there were fourteen bids. All who estimated for paper bags put the price at \$23. In burlap there were two bids out of the fourteen. Both were \$27. There was but one variation. One firm bid \$22 for the lime in paper bags instead of \$23. There were twelve estimates on white sand. All but one asked \$5 a cubic yard. The sixth asked \$6.

Mr. White produced a bundle of letters showing replies from cement dealers with whom builders tried to do business direct. All the cement men were in the Eastern District. The replies referred the builders to dealers. The General Contractors' Association also tried in vain to do business direct with the manufacturers, he said. There is a uniform contract by the material men which the builders are asked to sign, said the witness. They bear exactly the same wording, and also have certain qualifications and stipulations that they demand be put into each contract. Occasionally these stipulations are put into the builders' contract in different words.

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# Weekly Statistics Show Increased Residential Building

Figures of F. W. Dodge Company Indicate Greater Activity Among Speculative Builders in Metropolitan District

ONE of the most encouraging signs in the local building situation is the decided increase in the volume of contemplated residential construction that has been manifested during the past week or so. During the past three or four weeks there has been a slight improvement in the number of housing projects planned and placed under contract, but at that the percentage was far below that of normal building times and very much less than the actual requirements of the metropolitan district. During the week of November 13 to 19 inclusive, however, architects reported activity on plans for residential construction to the value of approximately \$8,376,000, or nearly 50 per cent. of the entire total of projected construction for the week. During the same time, out of a total of \$7,006,400 for actual commitments for new building and engineering work in New York State and New Jersey, north of Trenton, \$3,615,000, or better than 50 per cent. was for residential building of one type or another.

Figures compiled by the F. W. Dodge Company show that during the week of November 13 to 19, inclusive, architects and engineers in this territory reported work on plans for 297 new building and engineering operations that will involve a

total outlay of \$19,572,500. During the same week contracts were awarded to the number of 163 and were representative of an expenditure of \$7,006,400.

The list of 297 operations being planned included 59 business projects of various types, such as stores, offices, lofts, commercial garages, etc., \$2,197,000; 15 educational buildings, \$2,340,000; 9 hospitals and institutions, \$535,000; 22 factory and industrial buildings, \$844,000; 4 public buildings, \$142,000; 20 public works and public utilities, \$1,434,500; 6 religious and memorial projects, \$87,000; 146 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$8,376,000, and 16 social and recreational projects, \$3,617,000.

Listed among the 163 operations for which contracts were awarded during the week of November 13 to 19, inclusive, were 36 business projects of various types, \$712,000; 7 educational buildings, \$457,700; 5 hospitals and institutions, \$235,000; 17 factory and industrial operations, \$1,260,500; 7 structures for the U. S. army and navy, \$40,300; 13 public works and public utilities, \$459,500; 74 residential operations, including multi-family dwellings and one and two-family houses, \$3,615,000, and 4 social and recreational projects, \$226,400.

## PERSONAL AND TRADE NOTES.

**John C. Peck** was recently appointed general commercial superintendent of the Holmes Electric Protective Company, 139 Center street. He is a graduate of Rensselaer Polytechnic Institute, Class of 1908.

**Pittsburgh Plate Glass Company** recently merged with the Columbia Chemical Company and the Patton-Pitcairn Company under the name of the Pittsburgh Plate Glass Co.

**National Housing Association** has announced that the next National Housing Conference will be held at Bridgeport, Conn., December 9 to 11, inclusive, with headquarters at the Hotel Stratfield.

**Emery Wells**, formerly with the Turner Construction Company, New York City, is now affiliated with Berkebile Brothers, engineers, Johnstown, Pa., as specialist on reinforced concrete construction work.

**Whitney Warren**, of the firm of Warren & Wetmore, designers of the Grand Central Terminal, and the group of buildings in Pershing Square district, has been selected to restore the ancient University of Louvain, according to a recent announcement.

**W. D. Langford**, for several years purchasing agent for Westinghouse, Church, Kerr & Co., and later for the Dwight P. Robinson Co., Inc., 61 Broadway, New York, following its absorption of the Westinghouse company, has resigned. Mr. Langford, in an effort to recuperate his health, will take a month's vacation. No further details of his plans for the future have been announced.

**Nelson P. Lewis**, chief engineer of the Board of Estimate and Apportionments, City of New York, has announced his intention to retire from the municipal service, in which he has been employed for thirty-four years. In recognition of his work the Society of Municipal Engineers of New York City, of which he was the first president, will make its sixteenth annual dinner, to be held at the Hotel McAlpin, December 18, a testimonial to Mr. Lewis. Upon his retirement next month from his duties as chief engineer of the Board of Estimate and Apportionments Mr. Lewis has stated that it is not his intention of engaging in general engineering practice. It is possible, however, that

where his advice is sought on city planning and general municipal problems he may give opinions as a consultant, but his present plans do not contemplate any large scale work along these lines.

**Cutler Hammer Manufacturing Co.**, Milwaukee, Wis., recently acquired property at the corner of 137th street and Southern Boulevard, the Bronx, as additional plant for the manufacture of molded insulation. The five-story building on the site has been equipped with presses for this work, and when operating at full capacity will have an output equal to that of the Milwaukee plant, which has been running two shifts, night and day, for the past three years. The New York plant will take care of the company's business in the East, and F. J. Boller, formerly of the Milwaukee insulation department, is in charge.

## Engineers Organize for New Work.

Four hundred members of the American Society of Mechanical Engineers have organized themselves into a Professional Section on Materials Handling and will provide a common channel of intercourse between organizations interested in the solution of problems connected with the handling and distribution of materials. This section will aim to be a bureau of information complete in its scope, specific in its knowledge of the physical and economic conditions and unbiased in its conclusions. The section will hold special meetings on particular subjects; meetings jointly with other sections, other organizations or associations, and will take part in all local and national problems relating to its purpose.

## George J. Jorge Is Dead.

**George J. Jorge**, treasurer of the Bell Fireproofing Company, 541 Kent avenue, Brooklyn, died at his home, 521 McDonough street, Friday, November 19. He had been ill for quite some time. Mr. Jorge was born in New York City fifty-two years ago and had been a resident of Brooklyn since his early youth. He has for many years been widely known in the building industry in the Metropolitan district, particularly among prominent building material manufacturers and dealers. Mr. Jorge was a member of St. John's Lodge, No. 1, F. & A. M., of Manhattan and of Prospect Camp, Woodmen of the World, and other social and civic organizations. He is survived by his widow, a daughter and two grandchildren.

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

**American Face Brick Association** will hold its annual convention at French Lick Springs, Ind., December 1 to 3 inclusive. Headquarters will be located at the French Lick Hotel.

**New York City General Contractors' Association** will hold its annual dinner at the Biltmore Hotel December 11. The dinner committee reports plans well under way and assures a very interesting program.

**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.

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

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

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

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



# CURRENT BUILDING OPERATIONS

**B**UILDING interests of Greater New York are practically marking time until the Lockwood Committee completes its investigation into the local situation and the final disclosures are published. Prospective builders will not proceed with contemplated construction while doubt remains as to the integrity of the whole or part of the industry nor while building commodity prices are on the downward trend. The evidence brought out in past sessions of the Legislative investigation is sufficient to influence owners that the present time is not propitious for builders and that it is good business reasoning to hold projected work in abeyance until the industry is thoroughly cleansed of graft and bribery and back again on a normal and honest basis. There is plenty of work in sight and more to follow, but it will certainly not be commenced until conditions are radically different than they have been during the past year or more.

As a consequence of the low rate of construction in the Metropolitan district there has naturally been but little new business placed among the building material dealers. Demand for structural essentials has fallen off to practically nothing and there is little prospect of an increase in buying until next spring at least. At the same time prices are holding firm and no further important recessions are anticipated at present. The building material market seems to be fairly stabilized as to prices, and what further reductions come in the future will be on account of reduced wages and lower manufacturing overhead costs.

**Common Brick.**—Despite the general apathy in the local building industry there was considerable activity in the New York wholesale market for Hudson River common brick during the week past. Demand is strengthening to some extent and there is a tendency to hold prices slightly higher. First class common brick are selling at \$18 a thousand, with inferior grades being quoted at \$16 and \$17 a thousand, but there are very few to be had at the lower figure. Arrivals of new brick from up-river points have been fairly heavy, as manufacturers desire to get as much of their product to market as possible before the river is closed to navigation. Within the past week or so there has been considerable increase in the number of inquiries for common brick, and although definite orders from these sources are not anticipated immediately there are good prospects for business

during the winter months and the present outlook for early spring buying is said to be excellent. Manufacturers of Hudson River brick state that the fuel situation is shaping up more favorably for them. Although coal remains difficult to procure and prices are high, dealers are making promises of an easier fuel supply in the near future and brick producers are pinning their hopes on these promises.

**Summary.**—Transactions in the North River common brick market for the week ending Wednesday, Nov. 24, 1920. Condi-

tion of market: Demand increased slightly; prices firm and with a tendency to advance. Quotations: Hudson Rivers, \$16 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 27; sales, 26. Distribution: Manhattan, 9; Bronx, 4; Brooklyn, 6; New Jersey points, 6; Astoria, 1. Remaining unsold in the wholesale market, 19.

**Face Brick.**—Metropolitan dealers in face brick are fairly busy, but for the most part the business is on old orders. During the past few weeks there has been little or no new business and but few

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 15 per cent.  
Hudson River best grades..\$16.00 to \$18.00  
Raritan .....No quotation  
Second-hand brick, per load  
of 5,000, delivered.....**\$36.00 to —**

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

Rough Red .....	\$45.00 to —
Smooth Red .....	45.00 to —
Rough Buff .....	50.00 to —
Smooth Buff .....	50.00 to —
Rough Gray .....	53.00 to —
Smooth Gray .....	53.00 to —
Colonials .....	45.00 to —

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

**Gravel**—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. ....	<b>\$4.25</b>
Bronx deliveries .....	4.25
¾-in., Manhattan deliveries.....	<b>4.25</b>
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 ..... \$2.50 || Bronx deliveries ..... | 3.50 |

**Hollow Tile**—

Exterior—Not used in Manhattan; quotations only on specific projects.  
Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring ....	\$0.25 per sq. ft.
3x12x12 .....	0.25 per sq. ft.
4x12x12 .....	0.23 per sq. ft.
5x12x12 .....	0.37 per sq. ft.

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

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens ..... \$14.00 per 1,000 |

**Lime**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Finishing Lime (Standard in 300-lb. barrel) ..... \$5.40 per bbl. || Common Lime (Standard 300-lb. barrel) ..... | \$5.20 per bbl. |
| Hydrate Finishing, in cloth bags ..... | \$3.85 per ton |
| Rebate for bags, 20c. per bag. |  |

**Plaster**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Neat Wall Cement, in cloth bags ..... 29.00 per ton || Lath Mortar, in cloth bags.. | 20.00 per ton |
Brown Mortar, in cloth bags.	30.00 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**—

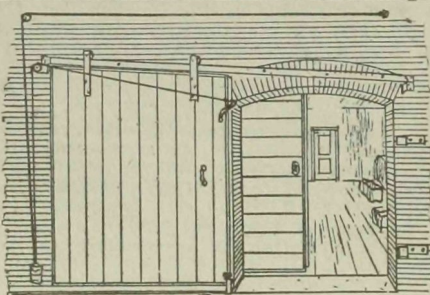
2-in. (solid) per sq. ft.....	\$0.14½
3-in. (hollow) per sq. ft.....	0.14½

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# MATERIALS AND SUPPLIES

plans have been brought out for estimates. The outlook for spring business is good, however, and the opinion is general that within the next few months a decided change will take place in the local building situation and material dealers will have all of the business they are able to handle. Face brick prices are exhibiting an inclination to advance because of increased freight rates and higher production overhead.

**Lumber.**—Trade is dull in both wholesale and retail departments of the lumber market. Dealers state that stocks are

in good order and supplies from production points easily available, but there is little movement other than what business is coming from manufacturing consumers. Lumber dealers are looking forward to next spring in hopes of a vast improvement in the volume of building. According to plans now being prepared by architects in the Metropolitan district the building season of 1921 will be extremely good provided the problems now besetting the industry can be solved and conditions made more favorable to construction. There has been but little change in lum-

ber prices within the past week or so. It is generally felt that lumber prices have receded about as far as they will and that from now on the price situation will be firmer and with some increases in lines of heaviest demand.

**Portland Cement.**—The situation is practically unchanged. Local supplies of this material are better, but because the demand has dropped off and not by reason of improved deliveries from mill points. Dealers do not anticipate much improvement in buying until there has been a decided change in the general building situation. Prices are firm and without change.

**Electrical Supplies.**—Although the demand for electrical material is extremely light at present because of the lack of new building construction, there is a general feeling of optimism throughout the trade. This attitude is largely the result of inquiries for future requirements and indicates a tremendous volume of business next spring. Reports from manufacturers show better prospects for prompt deliveries on stock orders and some slight recessions in prices that will be to the advantage of consumers. At present prices are firm in the majority of lines, but jobbers in some instances are offering concessions in order to move accumulated goods.

**Structural Steel.**—New inquiry for fabricated material is lacking, and what little business is current emanates from projects started some time ago. Throughout the country there has been a drop in commitments for fabricated material, and according to the outlook there is no increase possible in orders until a general building revival starts. The records of the Bridge Builders and Structural Society, from reports collected by its secretary, show that during the month of October, 1920, 45,600 tons of fabricated steel were contracted for throughout the United States. This is equivalent to 25½ per cent. of the entire capacity of the bridge and structural shops of the country. Although there is considerable weakness in the price situation, the minimum still holds at 2.90c. mill.

**Reinforcing Bars.**—Prices for concrete bars continue to decline. During the past week or so sales have been recorded at 3.00 to 3.25c. base, Pittsburgh, and practically all of this business has been for shipment in from thirty to sixty days. Demand continues extremely light and it is feared that business will not improve until the Legislative investigation ends.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x48x½ in.	.....\$0.45 each
32x36x½ in.	.....0.35 each
32x36x½ in.	.....0.36 each
32x36x½ in.	.....0.43 each

### Sand—

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

### White Sand—

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

### Broken Stone—

1½-in., Manhattan delivery\$4.00 per cu. yd  
Bronx delivery .... 4.00 per cu. yd.  
¾-in., Manhattan delivery 4.00 per cu. yd.  
Bronx delivery ..... 4.00 per cu. yd.

### Building Stone—

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

### Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....2.72 to —
Beams and channels over 14-in.	.....2.72 to —
Angles, 3x2 to 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. ....\$55.00 to \$70.00  
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, 6x13, No. 1 Hearts ..... to —  
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Red oak, quart'd select.	..... to 165.00
Maple No. 1.	.....\$143.00 to —
Yellow pine No. 1 common flat	..... 61.00 to —
N. C. pine flooring Norfolk	..... 85.00 to —

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**WEST END AV.**—Warren & Wetmore, 16 East 47th st., have plans nearing completion for a 14-sty brick, limestone and terra cotta apartment, California type, 60x100 ft., at 584-588 West End av for the Pandora Realty Co., 6 East 39th st., owner. Cost, \$450,000. Architects will soon be ready for estimates on general contract.

#### BANKS.

**FIFTH AV.**—Warren & Wetmore, 16 East 47th st., have been retained to prepare plans for alterations to the brick and stone residence at the southwest corner of Fifth av and 52d st into banking quarters for the Empire Trust Co., 120 Broadway, lessee. Owner of property, August Heckscher, 50 East 42d st. Details not yet available.

#### DWELLINGS.

**53D ST.**—Plans are being prepared privately for alterations to the 3-sty brick and stone residence, 25x60 ft., at 151 East 53d st., changing first floor into offices and upper floors into private living quarters for F. Livingston Pell, 122 East 25th st., owner. Details later.

#### FACTORIES AND WAREHOUSES.

**JAMES SLIP.**—M. A. Cardo, 158 West 45th st., has plans under way for a 1-sty brick storage building, 22x35 ft., at the southwest corner of James slip and Water st for Umberto Vitarelli, owner, care of architect.

#### HOSPITALS.

**BROAD ST.**—Wm. Neil Smith, 101 Park av., has plans under way for a 9-sty brick and stone hospital addition, 46x75 ft., at 123-125 Broad st. for the Broad Street Hospital, 127 Broad st., owner. Bids will soon be taken.

#### STORES, OFFICES AND LOFTS.

**14TH ST.**—Victor C. Farrar, 4 East 39th st., has been retained to prepare plans for a 6-sty brick and stone loft building, 25x100 ft., at 137 West 14th st. for David Belais, 13 Dutch st., owner. Details of construction will be available later.

**CHARLTON ST.**—Ballinger & Perrot, 1328 Broadway, have prepared plans for a 2-sty brick store and loft building, 50x100 ft., at 68-72 Charlton st for the J. D. Johnson Co., 54 Cliff st., owner. Cost, \$100,000. Architect will soon take estimates on general contract.

**37TH ST.**—Maynicke & Franke, 25 East 26th st., are preparing preliminary plans for a brick and stone department store addition at 5-7 West 37th st. for Franklin Simon & Co., Fifth av and 38th st., owners. Details will be announced later.

**27TH ST.**—Plans have been prepared privately for alterations to the 3-sty brick dwellings at 360-362 West 27th st., 357-361 West 26th st. and 274-280 Ninth av into an office building for Hugh Getty, 359 West 26th st., owner and builder. Details later.

**BROADWAY.**—B. H. & C. N. Whinston, 2 Columbus Circle, have plans in progress for a 2-sty store and office building, 25x90 ft., at 2549 Broadway for owner, to be announced later. Cost, about \$30,000. Architect will take estimates on general contract.

**108TH ST.**—Nathan Langer, 81 East 125th st., has started new plans for a 3-sty brick, limestone and terra cotta store and office building, 20x51 ft., at the northeast corner of 108th st. and Madison av for owner, care of Aaron Rosenkrantz, 54 East 109th st., lessee. Lessee will take bids on general contract.

**FRANKLIN ST.**—Maxwell A. Cantor, 373 Fulton st., Brooklyn, has plans in progress for a 3-sty brick and stone store and loft building, 24x91 ft., at the southwest corner of Franklin and Varick sts for the Merchants Holding Co., J. Dilliard, president, 44 Court st., Brooklyn, owner. Cost, \$35,000.

### Bronx.

#### STABLES AND GARAGES.

**WALTON AV.**—Moore & Landsiedel, 148th st. and Third av., have completed plans for 1-sty brick stores, 100x100 ft., at the northwest corner of Walton av and Burnside av for Wm. L. Phelan, 2045 Ryer av., owner and builder. Cost, \$60,000.

#### STORES, OFFICES AND LOFTS.

**THIRD AV.**—Moore & Landsiedel, 148th st. and Third av., have prepared plans for a 2-sty brick and stone loft building, 50x100 ft., at the southwest corner of Third av and 174th st. for Silverman & Knopper, 4054 Third av., owners. Cost, \$25,000. Owners will soon take bids on separate contracts.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

**HOWARD AV.**—Cohn Brothers, 361 Stone av., have plans in progress for a 4-sty brick and limestone apartment, 100x100 ft., at the northwest corner of Howard and Sutter avs for owner, to be announced later. Cost, about \$150,000.

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**SEVENTH AV.**—M. W. Del Gaudio, 158 West 45th st., Manhattan, has started sketches for six 4-sty brick and limestone apartments, with stores, total front 125 ft. by 100 ft., at the northeast corner of Seventh av and 58th st. for Antonio Cassazza, 28 Roosevelt st., Manhattan, owner. Cost, \$35,000.

**ROCHESTER AV.**—Charles Infanger & Son, 2634 Atlantic av., have completed plans for a 2-sty brick dwelling, 26x40 ft., with store, on the west side of Rochester av., 125 ft. south of Sterling pl., for Herman Luwisch, 493 Ashford st., owner and builder. Cost, \$10,000.

**WEST 3D ST.**—James A. McDonald, 1630 Surf av., has prepared plans for a 2-sty frame dwelling, 18x60 ft., in the west side of West 3d st., 111 ft. south of Rebarge pl., for Samuel Quessa, 2976 West 3d st., owner and builder. Cost, \$7,000.

#### DWELLINGS.

**14TH AV.**—Samuel Millman & Son, 1780 Pitkin av., have prepared plans for eight 2-sty brick dwellings, 20x58 ft., with stores, at the southeast corner of 14th av. and 45th st. for Grinberg & Rosenberg, 214 New Lots av., owners and builders. Total cost, \$80,000.

**FIRST PL.**—M. Bernard Adler, 44 Court st., has plans in progress for a 2½-sty brick and limestone residence, 25x50 ft., with garage, at 31-35 First pl. for Vincent Scala, owner, care of architect. Cost, \$15,000. Architect will take bids on general and separate contracts soon.

#### FACTORIES AND WAREHOUSES.

**MAUJER ST.**—C. P. Cannella, 1163 Herkimer st., has revised plans under way for a 1-sty brick factory building, 25x115 ft., at the southeast corner of Maujer st. and Waterbury st. for C. Giovinco, 110 Waterbury st., owner. Cost, \$40,000. Owner will take estimates on general contract.

#### HALLS AND CLUBS.

**PENNSYLVANIA AV.**—Harry A. Yarish, 551 East 4th st., has started preliminary plans for alterations to the 3-sty brick building at the corner of Pennsylvania and Liberty avs for the Young Men's Christian Association, on premises, owner. Details will be available later.

#### HOSPITALS.

**MCDONOUGH ST.**—P. Tillon & Sons, 103 Park av., Manhattan, have plans in progress for alterations to the 4-sty brick and stone residence, 42 x58 ft., at 87 McDonough st. into a sanitarium for Mrs. Florence Lunsman, owner, care of architects. Cost, about \$15,000. Architects will soon call for estimates on separate contracts.

#### SCHOOLS AND COLLEGES.

**FOURTH AV.**—C. B. J. Snyder, Municipal Building, Manhattan, has completed preliminary plans for a 4-sty brick, limestone and terra cotta addition to Public School 126, containing 21 classrooms, auditorium, shops, etc., on the west side of Fourth av., between 40th and 41st sts., for the Board of Education of the City of New York, 500 Park av., Manhattan, owner. Cost, \$650,000. Owners will advertise for bids when working plans are finished.

#### STABLES AND GARAGES.

**17TH ST.**—Maxwell A. Cantor, 375 Fulton st., has completed plans for a 1 and 2-sty brick garage, 75x126 ft., in the south side of 17th st., 325 ft. east of Third av., for R. Dunbar, 557 15th st., owner and builder. Cost, \$35,000.

**PACIFIC ST.**—Dunnigan & Crumley, 394 East 150th st., the Bronx, have prepared preliminary plans for a 1-sty brick garage, 20x231 x245 ft., in the south side of Pacific st., 145 ft. west of Schenectady av., for owner and builder, to be announced later. Cost, \$50,000.



## STORES, OFFICES AND LOFTS.

**FLATBUSH AV.**—Brook & Sackheim, 26 Court st., have plans in progress for a 1-sty brick and terra cotta arcade and stores, 161x255 ft., on the west side of Flatbush av., 180 ft south of Dorchester road, through to East 22d st., for owner and builder, to be announced later. Cost, about \$70,000.

**EMMONS AV.**—Charles M. Spindler, 26 Court st., has plans in progress for a 2-sty frame store and canoe storage building, 30x160 ft., at the corner of Emons av and East 22d st for R. Simon, 2231 Emons av, owner. Cost, \$15,000. Owner will take estimates on separate contracts.

**BAY PARKWAY.**—Isaac Kallich, 7922 21st av., has completed plans for a 2-sty brick and stone store and office building, 53x100 ft., at the southeast corner of Bay parkway and 86th st for the Argonne Construction Co., 121 Bay 26th st, owner and builder. Cost, about \$25,000.

## Queens.

## CHURCHES.

**UNION COURSE, L. I.**—The Shaw Avenue M. E. Church, Rev. Frederick Stiehle, pastor, contemplates reconstruction of the brick and frame church recently destroyed by fire at Union Course, L. I. Name of architect and details of construction not yet available.

## DWELLINGS.

**WOODHAVEN, L. I.**—Philip Dean, Woodhaven, L. I., has prepared plans for a 2½-sty frame dwelling, 18x53 ft., on the east side of Walker av., 348 ft south of Jerome av., Woodhaven, for Bennie Fooskill, 1020 Walker av., Woodhaven, L. I., owner and builder. Cost, \$15,000.

**LONG ISLAND CITY, L. I.**—Wm. Sproesser, 283 Freedom av., Long Island City, has plans in progress for a 2½-sty brick and stone residence, 25x65 ft., with 1-sty brick garage, 20x20 ft., on the east side of 11th av., 400 ft north of Ditmars av., Long Island City, for Mrs. Louisa Stockinger, 283 Grand av., Long Island City, owner. Cost, \$17,500. Owner will take bids on general contract about December 1.

**WOODHAVEN, L. I.**—Charles H. Pfaff, 673 Elderts lane, Brooklyn, has completed plans for a 2-sty brick dwelling, 20x50 ft., at the southeast corner of Emerald st and Conduit av., Woodhaven, for Charles Dorse, 255 East 77th st, Manhattan, owner. Cost, \$6,500.

**OZONE PARK, L. I.**—Plans have been prepared privately for a 2-sty frame dwelling, 17x47 ft., on the west side of McCormick av., 150 ft south of Belmont av., Ozone Park, L. I., for Thomas Russo, 1353 Freedom av., Ozone Park, owner and builder. Cost, \$6,000.

**FAR ROCKAWAY, L. I.**—J. H. Cornell, Far Rockaway, L. I., has completed plans for a 2-sty frame dwelling, 30x38 ft., in the west side of Alonzo pl., 235 ft west of McNeill av., Far Rockaway, for Arthur Birkner, 10 Oak pl., Far Rockaway, owner and builder. Cost, \$9,000.

**SOUTH JAMAICA, L. I.**—Plans have been prepared privately for a 1½-sty frame dwelling, 17x40 ft., in the north side of High st., 242 ft east of the Boulevard, South Jamaica, for Wm. Hurst, Springfield, L. I., owner and builder. Cost, about \$5,000.

**JAMAICA, L. I.**—Mortimer L. Freehof, 405 Lexington av., Manhattan, has started preliminary plans for a 2½-sty hollow tile and stucco residence, 25x40 ft., at Jamaica, for owner, to be announced later. Cost, about \$16,000. Bids will soon be taken.

**BEECHURST, L. I.**—Plans have been prepared privately for a 2-sty frame dwelling, 24x34 ft., at the northwest corner of Cryders lane and 15th av., Beechurst, L. I., for Hermione Pease, 243 West 34th st., Manhattan, owner. Cost, \$5,000.

**JAMAICA, L. I.**—Edward Jackson, Herriman av., Jamaica, has completed plans for a 2-sty brick store and dwelling, 20x30 ft., on the east side of Queens boulevard, 605 ft north of Hillside av., Jamaica, for Mary E. O'Brien, 303 West 68th st., Manhattan, owner. Cost, \$5,000.

**FLUSHING, L. I.**—A. L. Brems, 83 Corona av., Corona, L. I., has prepared plans for a 1½-sty frame dwelling, 25x40 ft., in the north side of Exeter st., 120 ft east of Ireland road, Flushing, for Mrs. Lillian L. Cleveland, 10 Beaufort st., Flushing, owner. Cost, \$5,500.

## FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—John M. Baker, 9 Jackson av., Long Island City, has completed plans for exterior and interior alterations to the 3-sty brick factory building on the west side of Steinway av., 50 ft north of Vandeventer av., Long Island City, for Richard Hellman, 503 Steinway av., Long Island City, owner. Cost, \$30,000.

**LONG ISLAND CITY, L. I.**—Plans have been prepared privately for a 2-sty brick factory building, 53x97 ft., at the southwest corner of Hancock and Bodine sts., Long Island City, for A. C. Horn Co., Long Island City, owner. Cost, \$20,000.

**LONG ISLAND CITY, L. I.**—Wm. E. Austin, 46 West 24th st., Manhattan, has plans nearing completion for a 9-sty reinforced concrete printing building, 75x366x87 ft., at the corner of Jackson av and Hulst st., Long Island City, for

the Printers Realty Co., 80 Lafayette st., Manhattan, owner. W. J. Baldwin, 63 Park Row, Manhattan, consulting engineer. Cost, about \$1,250,000. Bids will soon be called for.

**LONG ISLAND CITY, L. I.**—A. E. Richardson, 100 Amity st., Flushing, L. I., has completed plans for exterior and interior alterations to the 2-sty brick factory building, including an extension, 67x96 ft., on the east side of Seventh av., 100 ft north of Broadway, for J. Lackner Co., owner, on premisses. Cost, \$18,000. Owner will take bids on general contract.

**JAMAICA, L. I.**—Koch & Wagner, 32 Court st., Brooklyn, have completed plans for alterations and extensions to the 1-sty brick factory building, including an addition, 79x115 ft., at the northeast corner of Bergen pl and Bergen av., Jamaica, for the Metropolitan Tobacco Co., 22 Foruth av., Manhattan, owner. Cost, \$80,000.

## STABLES AND GARAGES.

**WOODHAVEN, L. I.**—Walter B. Wills, 1181 Myrtle av., Brooklyn, has completed plans for alterations to the 1-sty brick and stone garage at the northwest corner of Jamaica av and Vandever av., Woodhaven, L. I., for Dietrich Haatz, Vermont and Stuyvesant avs., Brooklyn, owner. Cost, \$15,000.

## THEATRES.

**RIDGEWOOD, L. I.**—Louis Allmendinger, 20 Palmetto st., Brooklyn, has plans in progress for a 2-sty brick, limestone and terra cotta theatre, 100x135 ft., with stores, at Ridgewood, L. I., for owner, to be announced later. Cost, approximately \$150,000.

## Nassau.

## DWELLINGS.

**LOCUST VALLEY, L. I.**—Worthington Hine, 61 Broadway, Manhattan, contemplates the construction of a 2½-sty fieldstone residence, garage, etc., at Locust Valley, L. I., to cost about \$50,000. Name of architect and details of construction will be announced later.

## LIBRARIES.

**FREEPORT, L. I.**—Charles M. Hart, 12 East 44th st., Manhattan, has started preliminary sketches for a 1-sty brick and limestone library at Freeport, L. I., for the Village of Freeport, owner. Cost, \$60,000. Details of construction will be available later.

## Westchester.

## DWELLINGS.

**ARDSLEY-ON-HUDSON, N. Y.**—Leigh French, Jr., 597 Fifth av., Manhattan, has completed plans for a 2½-sty brick and stone residence, 32x73 ft., with servants' wing, 18x66 ft., garage, etc., at Ardsley-on-Hudson, for owner, to be announced later. Cost, about \$75,000. Estimates have been taken and contract will soon be awarded.

**WHITE PLAINS, N. Y.**—Ebeling, Magnusen & Kleinert, 52 Vanderbilt av., Manhattan, have plans in progress for a 2½-sty hollow tile and stucco residence, 30x48 ft., with garage, at White Plains, N. Y., for Wm. Spence, owner, care of architects. Cost, about \$20,000. Architects will take bids on general contract when plans are completed.

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## New Jersey.

## APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Frederick C. Kern, 452½ North 12th st, Newark, has plans in progress for a 2-sty brick four-family flat, 38x52 ft, in North 12 st, near Bloomfield av, Newark, for Samuel Mazza, 645 North 8th st, Newark, owner and builder. Cost, \$14,000.

## DWELLINGS.

PASSAIC, N. J.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 27x29 ft, at Passaic, N. J., for Wm. Hassan, Lawyers Building, Passaic, owner and builder.

JERSEY CITY, N. J.—C. F. Long, 665 Newark av, Jersey City, has plans nearing completion for three 2½-sty brick dwellings, 25x50 ft, with garages, on the Boulevard, Jersey City, for owner and builder, to be announced later. Cost, \$20,000 each.

BLOOMFIELD, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for a 2½-sty frame dwelling, 29x30 ft, at Bloomfield, for W. E. Armstrong, 63 Evergreen av, Bloomfield, owner and builder. Cost, \$8,000.

PLAINFIELD, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for three 2½-sty frame dwellings, 29x30 ft, at Plainfield, N. J., for J. J. Schwartz, News Building, Passaic, owner and builder. Cost, \$7,000 each.

ELIZABETH, N. J.—Wm. Finne, 712 First av, Elizabeth, N. J., has completed plans for a 1½-sty frame dwelling, 28x28 ft, on Monroe av, Elizabeth, for Daniel New, 571 Marshall st, Elizabeth, owner and builder. Cost, \$5,000.

CALDWELL, N. J.—H. F. J. Bartlett, 12 Gould av, Caldwell, N. J., has plans in progress for a 2½-sty frame residence, 37x34 ft, on Gould av for Adam Mitchell, 5 Hanford pl, Caldwell, owner. Cost, \$15,000. Architect will soon take estimates on general contract.

SOUTH ORANGE, N. J.—Edward V. Warren, Essex Building, Newark, has completed plans for a 2½-sty brick veneer and frame residence, 76x28 ft, with garage, at the corner of Grove st and Irving av, South Orange, N. J., for Gustave F. Herdling, 385 Lincoln av, Rutherford, N. J., owner. Cost, \$55,000.

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## HALLS AND CLUBS.

SPRING LAKE, N. J.—Frank E. Newman, 120 East 40th st, Manhattan, has started preliminary sketches for a brick and stone community house, containing auditorium, lounge, gymnasium, bowling alleys, etc., on the plot bounded by Third, Brighton and Madison avs, Spring Lake, for the Town of Spring Lake, owner. Cost, about \$100,000. Details will be announced later.

## LIBRARIES.

JERSEY CITY, N. J.—Arthur Frederick Adams, 190 State st, Chicago, Ill., has completed preliminary plans for a 3-sty brick and terra cotta branch library, 75x100 ft, at the northwest corner of Bergen and Clinton avs, Jersey City, for the Board of Commissioners of Jersey City, City Hall, owner. Cost, about \$100,000.

## SCHOOLS AND COLLEGES.

SUMMIT, N. J.—Guilbert & Betelle, Aldine Building, Newark, have plans nearing completion for a 4-sty brick and stone high school building at Summit, N. J., for the Board of Education of Summit, owner. Cost, about \$500,000. R. S. Shapter, Summit, N. J., associate architect. Details of construction will be announced later.

IRVINGTON, N. J.—J. B. Allen, 989 Springfield av, Irvington, N. J., has prepared plans for a 3-sty brick and stone public school, 204 x165 ft, containing 26 class rooms, auditorium, etc., in Grove st, near Springfield av, for the Board of Education of the Town of Irvington, owner. Cost, \$800,000.

IRVINGTON, N. J.—J. B. Allen, 989 Springfield av, Irvington, has completed plans for a 3-sty brick, limestone and terra cotta high school, 130x135 ft, on Clinton av, West, Irvington, N. J., for the Board of Education of the town of Irvington, owner. Cost, \$400,000.

## CONTRACTS AWARDED.

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

## DWELLINGS.

BRONX.—Engineering Construction Co., 1472 Broadway, has the general contract for alterations to the 2½-sty frame dwelling, 28x38 ft, at 840 Tinton av for Dr. S. Bugman, owner, on premises, from plans by H. M. Wietzner, 1472 Broadway, architect. Cost, \$10,000.

BRONX.—R. Toski, 608 Crescent av, has the general contract for two 2-sty concrete block dwellings, 18x40 ft, on the east side of Seymour av, 50 ft south of Burke av, for Guidano & Tarello, 2404 Crotona av, owners, from plans by M. W. Del Gaudio, 158 West 45th st, architect. Total cost, \$13,000.

ARDSLEY-ON-HUDSON, N. Y.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a 2½-sty brick and stone residence, 32x73 ft, with servants' wing, 66x18 ft, and garage, at Ardsley-on-Hudson for owner, care of Leigh French, Jr., 597 Fifth av, Manhattan, architect. Cost, about \$75,000.

MILLBROOK, N. Y.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a 1-sty frame addition to the brick and frame residence at Millbrook, N. Y., for H. H. Flagler, 103 Park av, Manhattan, owner, from plans by Little & O'Connor, 103 Park av, architects. Details later.

## FACTORIES AND WAREHOUSES.

BROOKLYN.—L. J. Rice, 78 19th st, has the general contract for four 1-sty brick warehouses, 75x150 ft each, in the south side of 19th st, 375 ft west of Third av, for Callen Brothers, Inc., 78 19th st, owners, from plans by Charles M. Spindler, 26 Court st, architect. Total cost, \$100,000.

BROOKLYN.—Parsons & Langtry, 30 Church st, Manhattan, have the general contract for a 1-sty brick factory building, 200x300 ft, at the northeast corner of Calyer st and Russell st, Brooklyn, for the Eclipse Box & Lumber Co., 425 Greenpoint av, owner, from plans by Gilbert & Ashfield, 350 Fulton st, Brooklyn, architects. Cost, \$100,000.

BROOKLYN.—W. H. & F. W. Cane, 233 Broadway, Manhattan, have the general contract for a 1-sty brick factory extension, 50x180 ft, in the south side of 54th st, 930 ft west of First av, for the E. W. Bliss Co., 17 Adams st, owner, from privately prepared plans. Cost, \$20,000.

## HOSPITALS.

MANHATTAN.—J. P. McNulty, 1 West 34th st, has the general contract for alterations to the 3-sty brick and stone private hospital, 30x100 ft, at 153 East 62d st for Dr. Robert H. Fowler, 153 East 62d st, owner, from plans by Edward S. Hewitt, 597 Fifth av, architect. Cost, \$20,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—H. H. Vought Co., 70 East 45th st, has the general contract for a 3-sty brick office building, 51x57 ft, at 10-14 Pearl st, for the Battery Park Land Corporation, 24 State st, owner, from plans by Clinton & Russell, 32 Nassau st, architects. Cost \$25,000.

MANHATTAN.—Charles L. Fraser, 103 Park av, has the general contract for a 4-sty brick and stone restaurant and office building alteration at 56 West 41st st, for Charles W. Lyons, 38 West 33d st, owner, from plans by

Severance & Van Alen, 41st st and Lexington av, architects. Cost \$80,000.

MANHATTAN.—Wolins & Bull, 214 Fulton st, have the general contract for alterations to the 4-sty brick loft building at 60 West 51st st, for Wolins & Lipman, 292 Church st, owners, from privately prepared plans. Cost \$12,500.

MANHATTAN.—Gabler Construction Co., 402 Hudson st, has the general contract for alterations to the loft building at 428 West 25th st, for I. H. Blanchard Co., 425 West 25th st, owner, from plans by Timmis & Chapman, 315 Fifth av, architects. Cost \$14,500.

MANHATTAN.—H. H. Vought Co., 70 East 45th st, has the general contract for a 2-sty brick and limestone office building, 43x66 ft, at 14-16 Pearl st for the 8 State Street Corporation, 115 Broadway, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects.

STANDARDS AND APPEALS  
Calendar.

## BOARD OF APPEALS.

Tuesday, November 30, 1920, at 10 a. m.  
Appeals from Administrative Orders.

529-20-A—79-83 Water street, Brooklyn.  
530-20-A—61-65 Water street, Brooklyn.  
532-20-A—41-51 Water street, Brooklyn.  
534-20-A—53-59 Water street, Brooklyn.  
601-20-A—514-524 Cherry street, Manhattan.  
615-20-A—105-117 John street, Brooklyn.  
617-20-A—105-117 John street, Brooklyn.  
619-20-A—67-73 Water street, Brooklyn.  
621-20-A—North side Water street, 56 ft. West of Main street, Empire Store No. 2, Brooklyn.

BOARD OF APPEALS  
SPECIAL MEETING.

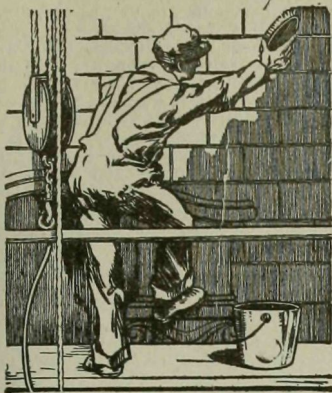
Thursday, December 9, 1920, at 10 a. m.  
The forty pier cases listed herewith were laid over, pending decision of the Supreme Court on a test case.

Appeals from Administrative Orders.  
Pier Cases.

594-19-A—Pier 8, North River, Manhattan.  
595-19-A—Pier 44, East River, Manhattan.  
480-19-A—Piers 4 and 5, North River, Manhattan.  
481-19-A—Old Pier 3, North River, Manhattan.  
877-19-A—Pier 14, North River, Manhattan.  
878-19-A—Pier 15, North River, Manhattan.  
879-19-A—Pier 15, North River, Manhattan.  
880-19-A—Pier 28, East River, Manhattan.  
881-19-A—Pier 1 (Old), North River, Manhattan.  
882-19-A—Pier 27, North River, Manhattan.  
883-19-A—Pier 29, North River, Manhattan.  
884-19-A—Pier 30, North River, Manhattan.  
885-19-A—Pier 78, North River, Manhattan.  
886-19-A—Pier 42, North River, Manhattan.  
937-19-A—Piers 37 and 38, East River, Manhattan.  
948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)  
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)  
950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)  
981-19-A—Piers 22-25, East River, Manhattan.  
1003-19-A—Pier 28, North River, Manhattan.  
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.  
890-19-A—Pier 70, East River, Manhattan.  
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.  
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.  
267-20-A—Pier 31, East River, s. w. s. Atlantic Basin, Brooklyn.  
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.  
269-20-A—Pier 35, East River, n. e. s. Atlantic Basin, Brooklyn.  
270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.  
271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.  
272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.  
273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.  
318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.  
352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.  
353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.  
883-20-A—Pier 29, East River, Manhattan.  
420-20-A—Pier, 5 between Poplar and Middagh streets, Brooklyn.  
421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.  
422-20-A—Pier 29, foot of Harrison street, Brooklyn.  
423-20-A—Pier 32, foot of Degraw street, Brooklyn.  
471-20-A—Pier between North 4th and 5th streets, Brooklyn.



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

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
RIVERSIDE DR., n e c 148th, 6-sty bk tnt, 99x72, tar & gravel rf; \$250,000; (o) Melrose Av. Real Estate Corp., 601 W 115th; (a) Geo. Fred Pelham, 200 W 72d (408).

### FACTORIES AND WAREHOUSES.

JAMES SLIP, 9, 1-sty bk storage, 22x39, plastic slate rf; \$3,000; (o) Umbreto Vitarelli, 11 James slip; (a) Michael A. Cardo, 153-160 W 45th (405).

SOUTH ST & PECK SLIP, n w c; 1-sty bk storage, 78x160, plastic slate roof; \$40,000; (o) City N Y, Dept Plant & Structures; (a) L. A. Sheinart, 194 Bowery (407).

### STORES, OFFICES AND LOFTS.

GREENWICH ST, 113-123, 7-sty concrete strs, offices & stock exchange, 178x44, slag composition rf; \$1,100,000; (o) N. Y. Curb Market Realty Assoc., 25 Broad; (a) Starrett & Van Vleck, 8 W 40th (403).

38TH ST, 45-47 W; 6-sty bk stores, show-rooms & offices, 40x98, rubberoid rf; \$130,000; (o) Walter Eyre Lambert, 112 E 35th; (a) Alex Brociner, 110 W 40th (406).

### MISCELLANEOUS.

BROADWAY, 4816, bet Dykeman & Academy, 1-sty steel oil station, 17x17, steel rf; \$500; (o) A. Baucksbaum Est, 4816 Bway; (a) Harold R. Cloyd, 154 Nassau (404).

### Bronx.

#### DWELLINGS.

CARROLL ST, s s, 470.87 e City Island av, 1-sty fr dwg, 18x35, shingle rf; \$2,000; (o) Fannie Lipmann, 313 City Island av; (a) H. G. Steinmetz, 1007 E 180th (762).

LAFAYETTE AV, s s, 40 e Croes av, 1-sty fr dwg, 27x24, plastic slate rf; \$2,000; (o & a) Clason Point Military Academy, Geo. Kuntz, 50 E 2d, Pres. (764).

VALLES AV, w s, 680 n 254th, 1-sty fr dwg, 22x34, shingle rf; \$3,000; (o) John McDevitt, 256th st & Fieldstone rd; (a) Chas. S. Clark, 441 Tremont av (767).

### FACTORIES AND WAREHOUSES.

132D ST, n s, 200 e Cypress av, 3-sty bk storage, 25x50, rubberoid rf; \$18,000; (o) John Hoffman, 680 E 133d; (a) S. F. Oppenheim, 36-8 av (763).

LAFAYETTE AV, s s, from Dater to Whittier, 1-sty bk factory, 200x99.35, slag rf; \$50,000; (o) Summit Holding Co., John Gerosa, 434 E 141st, Pres; (a) Albert E. Davis, 258 E 138th (766).

### STABLES AND GARAGES.

DAVIDSON AV, e s, 108 s Fordham rd; 1-sty bk garage, 18x20, tar rf; \$1,500; (o) Wm. A. Cole, prem; (a) Franz Wolfgang, 535 E Tremont av (768).

OLINVILLE AV, s w c 219th, 1-sty fr garage, 18x26, rubberoid rf; \$400; (o) Geo. Feilbel, 636 E 219th; (a) Geo. P. Crosier, 687 E 223d (765).

SOUTHERN BOULEVARD, e s, 225 s 149th; 1-sty bk garage, 150x100, rubberoid rf; \$40,000; (o) Wm. F. Kenney Co., 841 Bway; (a) Wm. Whitehill, 12 Elm (769).

### Brooklyn.

#### DWELLINGS.

FENIMORE ST, 440, s s, 85 w New York av, 1-sty bk 1 fam dwg, 20x41; \$4,500; (o) Chas. Bennett, 414 Rutland rd; (o) John A. Gorman, 334 Lefferts av (13609).

HOLLY ST, 169, e s, 90 n Hegeman av; 2-sty fr 2-fam, 16.6x32; \$1,500; (o) Michellina Mancuso, 165 Holly; (a) S. Millman Sons, 1780 Pitkin av (13814).

LAKE PL, 60, s s, 100.10 w W 8th, 1-sty fr 1 fam dwg, 16x45; \$4,500; (o) Pasquale Acunzo, 2862 Stillwell av; (a) same as above (13680).

E 11TH ST, 2727, e s, 80.28 n Blake av, 1-sty fr 1 fam dwg, 16x36; \$3,000; (o) Morris Storozamnick, 3076 W 11th; (a) Morris Perlestein, 49 Fulton av, Middle Village (13691).

W 16TH ST, 2717-19, e s, 680 n Neptune av, 2-sty fr 2 fam dwg, 16x45; \$9,000; (o) Michael Natki, W 16th; (a) Jos. J. Galizia, 1 Webers walk, Coney Island (13679).

86TH ST, 370-72, s s, 100 w 4th av; 2-sty bk 2-fam, 22x66; \$12,000; (o) Economical Housing Corp., 8525 4th av; (a) John C. Wandell Co., 8525 4th av (13765).

AV L, 1117, n s, 40 w E 12th; 2-sty fr 1-fam, 16x30; \$5,000; (o) Alex Nuohman, 4015 8th av; (a) A. J. MacManus, 817 41st (13807).

SAME PREM; 1-sty fr 1-fam, 16x25.4; \$3,000; (o) same; (a) same (13808).

AV Z, 1110, s s, 140 n e 12th; 2-sty fr

1-fam, 15.6x35; \$5,000; (o) Gust E. Nordman, 837 42d; (a) Geo. H. Suess, 2916 R R av (13775).

EAST NEW YORK AV, 608, s s, 20 e Kingston av, 3-sty bk garage & 2 fam dwg, 20x55; \$9,000; (o) Raffaelo Damato, 606 East New York av; (a) Jas. A. Boyle, 369 Fulton (13715).

FARAGUT RD, 3722-4, s w c E 38th; 2-2-sty fr 1-fam, 16x41; \$12,000; (o) Kings Realty Co, 302 Bway, N Y; (a) R. F. Schaefer, 1526 Flatbush av (13795).

SHELL RD, w s, 184.86 s 86th, 1-sty fr 1 fam dwg, 14x32; \$2,500; (o) Josephine Tucci, 230 Shell rd; (a) Frank V. Laspia, 525 Grand (13702).

### STABLES AND GARAGES.

9TH ST, 174, s s, 175 w 3 av, 1-sty conc garage, 25x27; \$1,500; (o) Fred Ahland, 172 9th; (a) Herman A. Weinstein, 375 Fulton (13716).

1ST PL, 31-5, n s, 160.1 w Clinton; 1-sty bk garage, 20x20; \$3,000; (o) Vincent Scala, 254 Columbia; (a) Morris B. Adler 44 Court (13787).

SAME PREM; 2½-sty bk 1-fam 25.4x50; \$15,000; (o) same; (a) same (13788).

BROOKLYN AV, 1762-4, w s, 97.6 n Av I; 1-sty conc garage, 33x18; \$200; (o) J. Bensman, prem; (a) John Lucas, 1431 E 19th (13817).

CONEY ISLAND AV, 2286-94, w s, 545 s Av S, 4-1-sty bk garages, 12x24; \$16,000; (o) Macnesh Realty Constn. Co., 188 Montague; (a) Peter Connolly, 188 Montague (13753).

FT. HAMILTON AV, 5402-12, s s, 54th, 1-sty metal garage; \$2,000; (o) Alvin Iba, 1060 52d; (a) Emi Guterman, 1338 73d (13700).

LAWRENCE AV, 193-20, n s, 101.8 3-8 w Ocean Pkway; 1-sty bk garage, 100x90; \$30,000; (o) Garage Property Corp., 44 Court; (a) Jas J. Millman, 26 Court (13782).

### STORES, OFFICES AND LOFTS.

FLATBUSH AV, 1162-82, w s, 138 s Dorchester rd, 1-sty bk strs, 235.2x80; \$70,000; (o) Jos. Balzarini, care architects, Brook & Sackheim, 26 Court (13751).

KINGS HIGHWAY, 1508-16, s s, 49.11½ e E 15th; 1—metal store; \$2,500; (o) N. Y. Cons. R. Co., 85 Clinton; (a) Gilbert I. Prowler, 367 Fulton (13768).

### MISCELLANEOUS.

KEAP ST, 489-93, n w s, 268.1 n Ainslie, 1-sty bk boiler house, 34x44; \$7,000; (o) J. L. Hopkins & Co., 477 Keap; (o) Jos. A. McCarroll, 852 Monroe (13758).

UNION AV, 271-3, s w c N 10th; 1-sty bk shop; \$4,000; (o) Vincenza Mugno, 280 Devoe; Domenick Salvati, 369 Fulton (13811).

### Queens.

#### DWELLINGS.

AQUEDUCT.—Savannah av, e s, — n Lakeside av, 1½-sty fr dwg, 18x32, shingle rf, 1 family, gas; \$2,500; (o & a) Alvin Allen, Howard Beach (5579).

BAYSIDE.—4th st, e s, 100 s Lamartine av, 2-sty fr dwg, 26x26, shingle rf, steam heat; \$7,000; (o) Sheffield-Anderson, Inc., 3d st, Bayside; (a) G. A. Sheffield, Bayside (5691).

BEECHURST.—15th av, n w c Cryders la, 2-sty fr dwg, 24x34, shingle rf, 1 family, gas, steam heat; \$5,000; (o & a) Hermine Pease, 243 W 34th, Manhattan (5677).

COLLEGE POINT.—28th st, w s, 100 n 3 av, 1-sty fr dwg, 20x28, shingle rf, 1 family, gas; \$1,800; (o) N. Imandt, 3 av, College Point; (a) P. P. Hansen, 28 W 16th, Whitestone (5674).

FLUSHING.—Exeter st, n s, 120 e Ireland rd, 1½-sty fr dwg, 25x40, shingle rf, 1 family, gas, hot water heat; \$5,500; (o) Mrs. Lillian L. Cleveland, 10 Beaufort, Flushing; (a) A. L. Brems, 83 Corona av, Corona (5671).

HAMILTON BEACH.—North st, s s, 248 e L. I. R. R., 1-sty fr dwg, 18x44, shingle rf, 1 family, gas; \$1,800; (o) W. C. Browers, prem (5666).

HOLLIS.—Maple av, n w c Clarendon, 2¼-sty fr dwg, 24x25, shingle rf, 1 family, gas; \$5,500; (o & a) Fannie Kent, Hollis, L. I. (5668).

JAMAICA.—Brown av, w s, 100 n Cumberland, 1-sty bk dwg, 18x36, slag rf, 1 family, gas; \$3,000; (o) Nicola Porazello, 20 Dubroff, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (5673).

JAMAICA.—Highview av, e s, 665 s South, 2-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Wm. F. Bebell, 32 Union av, Jamaica; (a) John F. D. Bebell, 159 Globe av, Jamaica (5681-82).

L. I. CITY.—Radde st, e s, 100 s Beebe av, 2-sty bk dwg, 25x28, slate rf, steam heat, gas; \$2,000; (o) Nicola & Giovanna, 2399 1 av, Manhattan; (a) De Rosa & Cavalier, 370 E 149th, Manhattan (5689).



**SOUTH AQUEDUCT.**—Hawtree Creek rd, n s, 35 w Grand, 1½-sty fr dwg, 18x32, shingle rf, 1 family, gas; \$2,500; (o & a) John J. Martin, South Aqueduct (5678).

**SOUTH JAMAICA.**—High st, n s, 242 e Boulevard, 1½-sty fr dwg, 17x40, shingle rf, 1 family, gas; \$4,500; (o & a) Wm. Hurst, Springfield (5680).

**WOODHAVEN.**—Freeland av & Van Wicklow pl, n w c, 2-sty fr dwg, 20x50, shingle rf, steam heat, electricity; \$8,000; (o) Karo Hamajian, 2 Van Wicklow pl, Woodhaven; (a) Jos. P. Van Aist, Yonkers, N. Y. (5690).

#### Factories and Warehouses.

**L. I. CITY.**—Hancock st, s w c Bodine, 2-sty bk factory, 53x97, slag rf, steam heat; \$20,000; (o & a) A. C. Horn Co., L. I. City (5683).

#### Stables and Garages.

**ARVERNE.**—Beach 69th st, s e c Amstel blvd, fr garage; \$400; (o) G. Olson, prem (5693).

**BEECHURST.**—15th av, n w c Cryders la, fr garage; \$500; (o) H. Pease, prem (5676).

**COLLEGE POINT.**—14th st, w s, 25 n 6 av, metal garage; \$380; (o) Wm. J. Muller, prem (5697).

**DUNTON.**—Nebraska av, w s, 300 s Metropolis av, conc bk garage; \$200; (o) Wm. R. Sargeant, prem (5695).

**FLUSHING.**—20th st, 71, fr garage; \$200; (o) Geo. F. Reynolds, prem (5672).

**JAMAICA.**—Terrace av, s w c Alsop, fr garage; \$1,000; (o) Carl Zorn, prem (5692).

**L. I. CITY.**—Academy st, w s, 167 n Elm, bk garage; \$1,500; (o) S. Bauman, prem (5670).

**MASPETH.**—Highwood pl, e s, 165 s Metropolitan av, fr garage; \$300; (o) Louis Heintz, prem (5696).

**OZONE PARK.**—Freedom av, e s, 300 n Kimball av, fr garage; \$500; (o) H. C. Van Nostrand, prem (5669).

**RIDGEWOOD.**—Prospect st, n e c Woodbine, 1-sty bk garage, 50x23, gravel rf; \$4,500; (o) Louis Sprunck, 2343 Madison, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (5687).

**WOODHAVEN.**—Woodhaven blvd, 1740, fr garage; \$500; (o) Ida Press, prem (5684).

**WOODHAVEN.**—Woodhaven blvd, w s, 150 n Fulton, conc bk garage; \$750; (o) Ida Press, Woodhaven (5688).

**WOODSIDE.**—Cleveland av, w s, 170 s Remsen, fr garage; \$240; (o) John S. Anderson, prem (5694).

#### Stores and Dwellings.

**JAMAICA.**—Queens blvd, e s, 605 n Hillside av, 3-sty bk str & dwg, 20x30, gravel rf, 2 families, gas; \$5,000; (o) Mary E. O'Brien, 303 W 68th, Manhattan; (a) Edward Jackson, Herri-man av, Jamaica (5667).

#### Miscellaneous.

**COLLEGE POINT.**—S 10th st, e s, 75 s Victoria pl, fr shed; \$300; (o) Mrs. Anna Louise Van Horn, prem (5675).

**FLUSHING.**—Broadway, s s, 521 e Main, 1-sty bk shed, 20x100, gravel rf; \$4,000 (o) Tuohy & Upton, 98 Main, Flushing (5665).

**JAMAICA.**—Merrick rd, w s, opp Oxford, fr billboard; \$100; (o) Jamaica Poster Adv. Co., Jamaica (5686).

**L. I. CITY.**—Jackson av, n w c 18 av, fr billboard; \$200; (o) Jamaica Poster Adv. Co., Jamaica (5685).

### PLANS FILED FOR ALTERATIONS

#### Manhattan.

**BIRMINGHAM ST.** 2, remove partitions, new bottom for shaft in 7-sty bk str & lofts; \$150; (o) Isaac Goodstein, 261 Bway; (a) Springsteen & Goldhammer, 32 Union sq (3240).

**DELANEY ST.** 154, new exts, walls, floor, beams, girders, front, stairs, str fronts, ceilings, openings, skylights in 2-sty bk offices & dwg; \$35,000; (o) Isaac Lefkowitz, 152 Delancey; (o) Morris Whinston, 116 W 39th (3248).

**DUTCH ST.** 8-10, remove staircase, etc., new beams, flooring, f. p. stairs, walls, elevator, columns, girders, piers, windows, entrance, stair hall, toilets, rf in 6-sty bk offices; \$100,000; (o) Travelers Insurance Co. of Hartford, Conn.; (a) M. J. Hackett, 22 New Chambers (3235).

**GREENE ST.** 143, new alt, partns in 5-sty bk lofts; \$2,500; (o) Arthur Aster Carey, Fellowship House; (a) Adolph L. Nast, 56 w 45th st, Waltham Mass (3241).

**GREENWICH ST.** 202, remove piers, wall, str front, chimney breasts, new beams, girders, piers, wall, partitions, str fronts, floor in 4-sty bk str & hotel; \$2,700; (o) Fanny Aronowitz, 14 W Bway; (a) James McKillop, 912 Manhattan av, Bklyn (3226).

**PEARL ST.** 278, arrange fire-escapes, windows in 5-sty bk str & offices; \$500; (o) Marmaduke Wardlow, 278 Pearl; (a) Jules J. Diemer, 1 Madison av (3232).

**SUTTON PL.** 7, remove stairs, rearrange partitions, new stairs, plumbing system in 4-sty bk dwg; \$25,000; (o) Mrs. Henry L. Cammann, 500 Madison av; (a) Wm. F. Dominick, 27 E 40th (3230).

**WALL ST.** 60, new balcony, beams, doors in 2-sty bk office bldg; \$3,000; (o) 60 Wall St. Co., 60 Wall; (a) Jos. A. O'Connor, 13-21 Park Row (3242).

**10TH ST.** 428-430 E, new stairs, ext, opening, partitions, skylight, door in 4-sty bk factory; \$600; (o) Frank Youngs, 1 av & 35th; (a) Jean Jaume, 196 Centre (3228).

**21ST ST.** 114 W, remove partitions, new lofts in 3½-sty bk str & lofts; \$1,500; (o) Edw. Hartung, 114 W 21; (a) Sam Roth, 111 E 24th (3236).

**22D ST.** 431 E, new openings in 5-sty bk factory; \$200; (o) Chas. Almone, 431 E 22d; (a) Wm. C. Luth, 2303 Ditmas av, Bklyn (3445).

**22D ST.** 135 W, new stair ext, doors (f. p.) in 3-sty bk light mfg; \$125; (o) Gussie Perlman, 553 W 159th; (a) Chas. Volz, 371 Fulton, Bklyn pasageway, floor, bath rooms in 3-4-sty bk tnt; \$200; (o) Annie W. Gould, Tarrytown, N. Y.; (a) Jardine, Hill & Murdock, 50 E 42d (3249).

**24TH ST.** 514-516 W, remove walls, new piers, beams in 3-sty bk factory; \$2,000; (o) Jos. L. Coustade, 514 W 24th; (a) Sidney Daub, 217 Bway (3223).

**25TH ST.** 259 W, new steps, door in 3-sty bk str & dwg; \$200; (o) James Aspell, 357 W 65th; (a) John H. Knubel, 305 W 43d (3231).

**38TH ST.** 317 W, remove partitions, new door, partitions, girders, columns in 4-sty bk business bldg; \$3,000; (o) Jos. B. McTeigue, 545 W 152d; (a) Rudolf Ludwig, 229 W 42d (3227).

**40TH ST.** 207-209 E, rearrange partitions, new pasageway, floor, bath rooms in 3-4-sty bk tnt; \$6,000; (o) Spiros Karageorges, 209 E 40th; (a) Anastasios Catsanos, 101 Park av (3247).

**49TH ST.** 240-242 W, remove window sill, new partitions, steps, show window in 7-sty bk hotel & str; \$900; (o) Hortense Calvert Realty Co., 240-242 W 49th; (a) Rudolf C. P. Boehler, 116 W 39th (3224).

**59TH ST.** 214 W, new alt, apts, ext, wall in 4-sty bk dwg; \$20,000; (o) Jos. Snyder, 214 W 59th; (a) Arthur Weiser, 45 W 48th (3229).

**93D ST.** 309 W, remove partitions in 7-sty f. p. apt house; \$1,000; (o) De Peyster Realty Co., 92 Pine; (a) D. M. Ach, 1 Madison av (3238).

**118TH ST.** 422 E, remove beams, new stairs, beams in 2-sty bk storage; \$850; (o) Salvatore Russo, 422 E 118th; (a) Richard Passcantando, 405 Pleasant av (3221).

**120TH ST.** 60 W, remove partitions, fixtures, new plastering, partitions, f. p. doors, fixtures, fire-escapes in 3-sty bk dwg; \$3,000; (o) Abram Leibovitz, 60 W 120th; (a) Jas. J. Millman, 26 Court, Bklyn (3233).

**181ST ST.** 663 W, new stairway in 6-sty f. p. str & tnts; \$300; (o) Bendheim Constn. Co., Inc., 280 Madison av; (a) Jos. A. Featherston, 36 E 18th (3225).

**BROADWAY.** 368, remove posts, girders, shaft, stairs, platform, new str front, stairs, f. p. arches, d. w. shaft, entrance doors, floor in 5-sty bk str & lofts; \$25,000; (o) Yawman & Erbe Mfg. Co., 424 St. Pauls st, Rochester, N. Y.; (supt) Isaac S. Rossell, 1 Madison av (3222).

**PARK AV.** 840-942, 81ST ST, 75 E, new steel structure, tank on 7-sty f. p. apts; \$1,000; (o) Mrs. Alice Miller, 940 Park av; (a) Rusling Co., 90-92 West Bway (3237).

**WEST END AV.** 266, remove partitions, new partitions, apts in 5-sty bk dwg; \$7,500; (o) Cora Timkins Burnett, 280 W 70th; (a) Sam Cohen, 32 Union sq (3220).

**1ST AV.** 557, remove partitions in 4-sty bk factory; \$200; (o) Jos. F. A. O'Donnell, 160 Bway; (a) D. J. Comyns, 205 W 9th (3243).

**1ST AV.** 719, remove piers, new lintels in 3-sty bk repair shop; \$200; (o) Abraham Park, 719 1 av; (a) Wm. Luth, 2303 Ditmas av, Bklyn (3446).

**1ST AV.** 1108-1114, new beams in 3-sty bk str, offices & shop; \$300; (o) Est Fredk Cruse & Co., Inc., 1108-1114 1 av; (a) Geo. E. Cruse, 8711 114th, Richmond Hill, N. Y. (3234).

**8TH AV.** 989, 58TH ST, 300 W, remove walls, str fronts, columns, new str fronts, beams, columns, walls, stairway, partitions in 4-sty bk str & offices; \$9,000; (o) John Reisenweber, 987 8 av; (a) L. E. Denslow, 44 W 18th (3239).

**8TH AV.** 981-987, remove stairways, new stairs, flooring, framing in 2 & 8-sty f. p. str & hotel; \$1,000; (o) John Reisenweber, 981 8 av; (a) M. Jos. Harrison, 110 E 31st (3251).

**BLACKWELLS ISLAND.** reconstruct balconies in 2-sty bk alms house; \$8,000; (o) City N. Y. Comm. Pub. Welfare; (a) Chas. B. Meyers, 1 Union Sq W (3444).

#### Bronx.

**164TH ST.** 872, new stairs, plumbing, partitions to 3-sty bk dwg; \$2,000; (o) Jos. Kantowitz, 966 Prospect av; (a) Otto A. Staudt, 55 W 46th (593).

**FOX ST.** e s, 125.9 n Tiffany, move stairways, new plumbing, partitions to 3-sty bk school; \$8,000; (o) St. Athanasius Church, Rev. Henry F. Zavler, 887 Tiffany, rector; (a) J. Edw. Birmingham, Yonkers, N. Y. (597).

**CONCORD AV.** 462, move new plumbing & 1-sty bk ext, 18x60, to 2-sty fr str & dwg; \$10,000; (o) Alfonsino Noechler, 596 Van Cortlandt av; (a) Irving Margon, 355 E 149th (595).

**INTERVALE AV.** 975, 1-sty hollow tile ext, 12.10x8.8, new doors & windows to 3-sty bk tnt; (a) I. Leitersdorfer, 1271 Hoe av (596).

**PARKER AV.** 1563, 2-sty fr ext, 18x15, to 2½-sty fr dwg; \$3,000; (o) Mary Gilmartin, on prem; (a) B. Ebling, 2400 Westchester av (594).

**PROSPECT AV.** 2052, raise to grade 2-sty fr dwg; \$1,000; (o & a) Bernard Lynch, on prem (590).

**PROSPECT AV.** 779, 2-1-sty fr extensions, 14x6, 20x6, to 3-sty fr dwg; \$100; (o & a) Isador S. Faust, 783 Prospect av (591).

**UNIVERSITY AV.** 2269, new bk piers, porch to 2½-sty fr dwg; \$2,000; (o) Abraham Lund, on prem; (a) Fred Pirk & Son, 112 E 198th (592).

#### Brooklyn.

**BALTIC ST.** 484-S, s s, 100 w Nevins; ext 4-sty conc factory; \$150,000; (o) R. G. Dun & Co., 290 Bway, N Y; (a) Wm. J. Mayer, 371 Fulton (13738).

**CLYMER ST.** 122, s s, 219.6 w Bedford av, int alts & plumbing in 3-sty bk 2 fam dwg; \$6,000; (o) Barnet Ginsburg, prem; (a) Harry Hurwitz, 230 Grand, Manhattan (13693).

**COURT ST.** 283, n e c Douglass, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$2,000; (o) Jacob Block, 229 Union; (a) E. M. Adelsohn, 1778 Pitkin av (13687).

**DEAN ST.** 322-24, s s, 175 e 3 av, ext to 1-sty bk garage; \$1,500; (o) Chas. Dorscher, 495 Pacific; (a) John De Hart, 1647 Fox, Bronx (—).

**MCDONOUGH ST.** 87, n s, 100 e Tompkins ax; ext & int alts 3-sty bk hospital; \$10,000; (o) Florence A. Lunsman, 673 St Marks av; (a) P. Filler & Sons, 103 Park av (13757).

**ROSS ST.** 170, s s, 414 w Lee av; ext 3-sty bk 2-fam; \$2,000; (o) Harry Schwartz, prem; (a) Henry M. Entlesch, 413 S 5th (13735).

**SCHERMERHORN ST.** 160-162, s s, 275 e Smith, plumbing in 3-sty bk baths; \$1,200; (o) Sylvan Elec. Bath, Inc., prem; (a) Albert Ullrich, 311 Fulton (13692).

**WASHINGTON ST.** 290, s w c Johnson; st front 3-sty store & bdg house; \$2,000; (o) Louis G. Wilwick, 20 Washington; (a) M. A. Cantor, 373 Fulton (13729).

**W 8TH ST.** 1894, n w c Av S, exterior & int alts in 3-sty bk garage & 2 fam dwg; \$2,000; (o) Frank Atanasco, prem; (o) Vincent S. Todaw, 1901 W 12th (13690).

**42D ST.** 1337, n s, 300 e 13th av; ext & seats 2-sty bk synagogue; \$15,000; (o) Cong Ansher Liebowitz, prem; (a) M. A. Cantor, 373 Fulton (13728).

**54TH ST.** n s, 930 w 1 av, ext to 1-sty bk foundry; \$20,000; (o) E. W. Bliss Co., 17 Adams; (a) Olaf B. Almgren, 1 av & 53d (13682).

**57TH ST.** 536, s s, 280 e 5 av; ext 2-sty fr 2-fam; \$3,000; (o) Frang Russo & Antonetta Bruno, prem; (a) John C. Mandell Co., 8525 4th av (13763).

**59TH ST.** 1425, n s, 200 e 14 av, int alts & porch on 2½-sty 2 fam dwg; \$2,000; (o) Saml Spilka, prem; (a) Ferd Savignano, 6005 14 av (13694).

**85TH ST.** 2353, n e, 240 w 24 av, ext, int & ext to 2½-sty fr 2 fam dwg; \$6,500; (o) Albert Alten, prem; (a) Jacob Lubroth, 44 Court (13667).

**BELMONT AV.** 559, n s, 50 e Hendrix st, 1-sty fr & 1 fam dwg; \$5,000; (o) Michael Blikstein, 559 Belmont av; (a) Jack Fein, 211 Snediker av (13502).

**BROADWAY.** 709, n s, 25 e Fayette st, str fronts, int alt & plbg in 3-sty bk str & factory & 1 family dwg; \$3,000; (o) Isadore Miller, prem; (a) Tobias Goldstone, 50 Graham av (13420).

**BUSHWICK AV.** 869-79, s e c Himrod st, elevator shaft in 3½-sty bk home for aged; \$10,000; (o) Jewish Home for Aged, prem; (a) Morris Whinston, 116 W 39th (13594).

**SAME PREM.** ext & int alt & plbg in 1-sty bk home; \$15,000; (o) same (13595).

**SAME PREM.** ext, int & plbg in 2½-sty bk synagogue & 1 fam dwg; \$15,000; (o) same (13596).

**CLINTON AV.** 347-53, e s, 1192 s Lafayette av; plbg 2½-sty bk 1-fam; \$1,500; (o) Herbert K. Frittekall, prem; (a) M. J. McGrath, 404 S Oxford (13794).

**CONY ISLAND AV.** 1661-7, n e c Elm av, str fronts, int alt & plbg in 2-sty fr 2 fam dwg; \$2,000; (o) Louis Weiner, 356 Vernon av; (a) Saml. L. Malkind, 16 Court (13421).

**CROSEY AV.** 2805, n s, 25 e 28 av, move bldg, int alts to 2-sty fr 2 fam dwg; \$3,000; (o) Louise Simone, prem; (a) Jos. J. Galizia, 1 Webers walk (13676).



DIVISION AV, 91, n s, 131.3 w Bedford av, int alt & skylight on 3-sty bk 2 fam dwg; \$5,000; (o) Solomon Friedman, 315 Grand, N. Y.; (a) Jacob Fisher, 25 Av A, N. Y. (13673).

DIVISION AV, 112, s s, 248.10 e Bedford av, ext st fronts & int in 3-sty bk str & 3 fam dwg; \$2,000; (o) Israel Berkenfeld, 467 Bedford av; (a) Jas. McKellop, 154 India (13605).

EAST NEW YORK AV, 1579, n s, 96.3 w Rockaway av; ext & int 2½-sty fr st & 1-fam; \$1,400; (o) Mary Dunstein, 405 Sutter av; (a) S. Millman & Son, 1780 Pitkin av (13813).

FLATBUSH AV, 882-4, n w c Church av; int & pl 2-sty bk store; \$2,500; (o) Frank Lee & N. G. Chan, prem; (a) Slee & Bryson, 154 Montague (13769).

FOUNTAIN AV, 444, w s, 390 n Hegeman av, raise bldg, porch & int alt to 2-sty fr 1 fam dwg; \$2,000; (o) Michael Realmutz, prem; (a) Frank V. Lasplia, 525 Grand (13411).

FRANKLIN AV, 714-18, s w c Park pl; int & pl 4-sty bk st & 16-fam; \$2,000; (o) Christian C. Gatte, 368 Park pl; John C. Mandell Co., 8525 4th av (13778).

GRAHAM AV, 125, w s, 50 n Boerum; int & st fronts 3-sty bk stores; \$7,000; (o) Kings County Supply Co., prem; (a) Irving M. Fenchel, 89 Taylor (13790).

JOHNSON AV, 338, s s, 208.7 3-4 e White; int & pl 1-sty bk mkt; \$2,000; (o) Saml & Robt Plant, 352 Johnson av; (a) Hy Anerbach, 1443 E 9th (13759).

LEE AV, 52, w s, 60 w Ross st, ext, int plbg & f. e. in 3-sty bk str & 3 fam dwg; \$2,000; (o) Bennie Kanketow, prem; (a) Tobias Goldstone, 50 Graham av (13656).

MEEKER AV, 63, n s, 140 w Humboldt st, int alt in 3-sty fr 3 fam dwg; \$1,200; (o) Paolo Cioffa, prem; (a) Frank V. Lasplia, 525 Grand (13486).

MERMAID AV, 1612-15, n s, 100 e W 17th st, raise bldg & int alt to 2-sty fr boarding house; \$5,000; (o) John Palmieri, 150 Ocean Parkway; (a) Jos. J. Galizia, 1 Webers Walk (13381).

OCEAN PARKWAY, 138, e s, 310.8 s Av R; move bldg, int & ext 2-sty fr 1-fam; \$4,000; (o) Jos. P. Finan, 2116 E 24th; (a) Blath & Hesse, 18 E 41st, N Y (13724).

PARK AV, 146-52, s e c Carltry av; int & pl 3-sty bk store & 2-fam; \$3,000; (o) Jennie Goldberg, 114 Park av; (a) McCarthy & Kelly, 16 Court (13722).

STEWART AV, 47-65, n w c Harrison pl, ext to 3-sty bk shop, garage & offices; \$11,000; (o) Benj. Wexler, 380 Decatur; (a) Koch & Wagner, 32 Court (13706).

8TH AV, 1713-15, e s, 60.2 n 18th, repair fire damage to factory; \$2,000; (o) Herbert Cooper, 618 6 av; (a) Thos. Bennett, 7826 5 av (13698).

#### Queens.

BAYSIDE.—Bell av, e s, 174 s Lawrence, plumbing in dwg; \$200; (o) O. B. Rinsa, prem (2785).

BAYSIDE.—Bell av, e s, 100 s Lamartine av, plumbing in 2 dwgs; \$300; (o) Jos. Millang, prem (2786-87).

BAYSIDE.—Bell av, 4105, elec sign store; \$100; (o & a) Thomas Cavanagh, premises (2602).

BAYSIDE.—Willets Point rd, s s, 300 w Bell av, int alts to dwg; \$900; (o) Mrs. J. P. Smith, prem (2701).

BROAD CHANNEL.—Broad st, w s, 25 n Jamaica Bay, int alts to dwg; \$500; (o) Herman Young, prem (2706).

CORONA.—39th st, e s, 200 n Fillmore av, int alts to dwg; \$90; (o) Phillip Baust, prem (2791).

CORONA.—Lurting st, n s, 400 w Junction av, plumbing in dwg; \$100; (o) J. Blasing, prem (2761).

CORONA.—Sackett st, n s, 200 e 42d, plumbing in dwg; \$100; (o) J. Burns, prem (2862).

CORONA.—Roosevelt av, n w c 40th, int alts to dwg; \$200; (o) Alex. Paul, prem (2770).

CORONA.—50th st, 99, plbg in dwg; \$60; (o & a) H. Fishbein, prem (2654).

CORONA.—41st st, e s, 174 s Fillmore av, repairs to barn; \$300; (o & a) Caesar Albertuzzi, prem (2613).

CORONA.—Corona av, n s, 100 w Alstyne av, plumbing in dwg; \$100; (o & a) John Marshall, prem (2614).

CORONA.—Tulip st, s s, 175 w Corona av, plumbing in dwg; \$100; (o & a) John Cunningham, prem (2615).

CORONA.—Polk av, s s, 185 w 51st, plumbing in dwg; \$100; (o) L. Thompson, prem (2691).

CORONA.—Corona av, s s, 150 e Alburtis av, plumbing in dwg; \$100; (o) J. Piclano, prem (2692).

CORONA.—46th st, w s, 250 n Sackett, int alts to dwg; \$1,000; (o) A. Micodeno, prem (2693).

CORONA.—51st st, e s, 25 s Elm, plumbing in str & dwg; \$250; (o) John Politazzo, prem (2646).

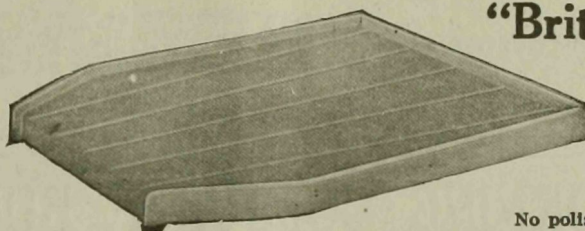
CORONA.—Corona av, s s, opp Backus st, plumbing in dwg; \$200; (o) F. Turaro, prem (2661).

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