

# Real Estate Record and Builders Guide

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Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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# E D I T O R I A L

## As to Representing the Public

It is surprising indeed to note the attitude of the Building Trades Council in the negotiations which are under way to reach new wage and working agreements in the building trades. The Council takes the position that the so-called Public Group engaged in the negotiations does not actually represent the public, or, at least, that the Public Group does not represent the public as does the Lockwood Committee. And the Lockwood Committee, in turn, holds that the public cannot be fully and properly represented in these negotiations unless its Chief Counsel, Mr. Samuel Untermeyer, is made a party to the proceedings.

This amazing proposition naturally is resented by the Public Group, the Secretary of which, Mr. Robert D. Kohn, properly declared that "the Council cannot tell us that we do not represent the public interest," adding, "twenty-five civic organizations are represented in this committee and we have a perfect right to interest ourselves in this situation and to represent the public."

Unless THE RECORD AND GUIDE is greatly mistaken, a large number of New Yorkers take exception to the idea that in the present building situation in the metropolis no one has any regard for the public interest excepting the Lockwood Committee or its Chief Counsel. Thoughtful observers keep in mind the fact that the Lockwood Committee, although marvelously press-agented for many months, is made up of individual Senators and Assemblymen of limited experience in public affairs, men whose activities prior to their appointment on the Lockwood Committee were largely confined to the small geographical sections of the city which they represent at Albany. When the Legislature decided to have a Housing Committee the personnel of that committee was determined by the up-state political leaders, and none of the members owed his selection to the fact that he stood out pre-eminently either as an authority on housing or on civic affairs in general in the metropolis. In fact, little was known about any member of the committee outside his own district.

Contrasted with these men, it is interesting to note who constitute the Public Group participating in the present negotiations. In the list with Mr. Walter Stabler as Chairman are found the names of some of the best-known and most reputable architects in New York, bankers of high standing and wide experience, leaders in the real estate field like Mr. Clarence H. Kelsey, high officials of savings banks which furnish millions on millions of the money used in building, Mr. William Fellowes Morgan, President of the Merchants Association of New York, Mr. Charles G. Edwards, President of the Real Estate Board of New York, Mr. J. Harvey Williams, President of the Brooklyn Chamber of Commerce, and representatives of the Bronx Board of Trade and the Queens Chamber of Commerce, together with other long-recognized leaders in civic and business organizations.

When the acting Public Group is contrasted with the Lockwood group it seems amazing, if it were not so ludicrous, that the effort to adjust the building situation in the

metropolis should be held back because of such a puerile discussion as to which group is more truly representative of the public in the situation. The leaders of the Building Trades Council probably have their reasons for favoring the Lockwood Committee and Mr. Untermeyer as the only simon-pure representatives of the New York public, but the great mass of New Yorkers cannot be so blind. Many as are the difficulties that beset Father Knickerbocker these days, surely he cannot yet have reached the point where nobody loves him or is willing to safeguard his interests excepting the members of the Lockwood Committee and its Chief Counsel.

On the contrary, the character and standing and experience and public-spirit of the men constituting the Public Group in the present negotiations furnish in themselves an answer to the absurd proposition. Representing the public in such a vital matter as is involved in the present negotiations is a serious business and the great public of the metropolis, more vitally interested than any single group, may well count itself fortunate in having as its representatives in the Public Group such a body of men as are now working on this problem. Certainly if these men cannot adequately represent the public in the present negotiations it would be a waste of time to try to find any group which could satisfactorily perform that public service.

## Albany Helps Out the Taxpayers

Governor Miller has completed consideration of the various financial bills passed by the recent Legislature, and the taxpayers of the state now know how much it will cost them for state government during the next fiscal year. Because of some extraordinary but necessary expenditures, Governor Miller has not succeeded in keeping the totals quite as low as he had hoped to do, but it is only fair to say that he has done well by the taxpayers under the circumstances.

The total appropriations approved by the Governor amount to \$133,142,807.34, a decrease of about \$2,500,000 as compared with the present fiscal year and a decrease of more than \$12,000,000 as compared with the appropriations for 1920. These comparisons with the record of the last two preceding years show that the taxpayers have ample ground for satisfaction, even though the total for the new fiscal year shows a smaller relative reduction than was effected in 1921.

As Governor Miller points out, the 1922 appropriations include four items, totaling \$9,000,000, to meet extraordinary demands on the State Treasury. These unusual items include \$5,500,000 to complete the state's share of the New York and New Jersey Vehicular Tunnel, \$1,500,000 to acquire land for the improvement of the Harlem River, \$1,000,000 to utilize surplus canal waters now running to waste, and \$1,000,000 for prompt, temporary relief of disabled veterans of the World War. No objection can be raised to any of these extraordinary expenditures, but for which the total appropriations this year would be between \$11,000,000 and \$12,000,000 less than those for 1921. In



this connection it is interesting to note the Governor's statement that "the legitimate needs of the state and needful public improvements have been adequately provided for." In other words, Governor Miller shows by the record that he has instituted real economy in the conduct of the state government and that this has been done without detriment to the public interest. That is the sort of record which appeals to all taxpayers, and taxpayers do not care what may be the political proclivities of the official bringing about the economies.

A good example of governmental economy has been given at Albany and it should be followed by city and county officials all over the state. The only way to cut tax burdens is to cut them, and extravagance by local officials should not be permitted to eat up the millions saved in running the state government.

## 1922 Setting New Building Records

If the building activity reported throughout the country during the first quarter of the current year is any criterion, there can be no doubt that 1922 will establish a new high record for national building accomplishments. Already the total commitments are significant of the long-predicted revival in building, and from the manner in which the industry has gained momentum during the past two or three months in practically all sections of the United States the recent forecasts of the extent of the 1922 building boom are likely to be more than fulfilled.

Construction statistics compiled by the F. W. Dodge Company show that the building commitments for March in the twenty-seven Northeastern States reached a total of \$293,636,000. This figure represents a gain of sixty-five per cent. over the total for the previous month and is approximately seventy-nine per cent. greater than the volume

of construction reported placed under contract during March, 1921.

The first quarter of 1922 is about sixty-eight per cent. ahead of the same period a year ago in the value of contract awards for new building and engineering projects, and as the reported contemplated construction for last month, plans for a large percentage of which are fully matured, amounted to a total of nearly \$613,000,000, or more than twice the value of the work actually awarded during the same period, there is a practical assurance that only a widespread stoppage of construction activity in various parts of the country will prevent the current year from establishing a new high record for building achievement. The March total of reported construction being planned is the largest of any single month since March, 1920, which was a banner month, and as the records of the past three months show a steady gain there is a likelihood that previous records will be broken before the year is half over.

Despite repeated claims that a large amount of local construction is being held in abeyance because of prevailing high costs, particularly as applied to building labor, the March commitments for the territory including New York State and Northern New Jersey amounted to \$88,506,000. This total is less than a quarter of a million dollars below the record total for this district and an additional project of the ordinary New York City commercial loft building type would have broken the local monthly record.

Although the major portion of the work now active throughout the country is residential in character, and operations of this type during March represent the greatest total of any single month since the summer of 1919, there has been a healthy gain in all classifications of construction. The building industry has every reason to feel assured that the future is exceptionally bright and the outlook for progress better than it has been for many years past.

## Hearing on Amendments to Emergency Rent Laws Next Monday

**G**OVERNOR MILLER will give a hearing on the amendments to the Emergency Rent Laws passed at the recent session next Monday, April 10, in the Executive Chamber at Albany. It is expected that a large number of those interested in this legislation will attend.

The Real Estate Board of New York will oppose the bill extending the Emergency Rent Laws for two years, to February 15, 1924, because the board takes the position that this date is far beyond the reasonable possibility of the existence of any "emergency" which may have existed and that the bill applies equally to all types of apartments, even those of which there is already a surplus.

Another bill which will be opposed by the Real Estate Board is intended to modify the administration of the rent laws for both tenant and landlord. In the judgment of the Board it does not do this through faulty drafting. The provision in the old law requiring that there could be no defense when the tenant had paid three months' rent without question, was generally satisfactory to both landlord and tenant; but complaint was made that some landlords compelled first payment of three

months' rent in advance. In order to remedy this a new section is proposed, but is so badly drawn that it leaves the matter for both landlord and tenant worse than it was before. Another undesirable feature is that the assessed value be presumed to be real value as of the time of payment of the first month's rent. This in many cases would be the value of some three to five years ago.

The bill permitting insurance companies to go into the building business on the plea that they can produce cheap housing is objected to by the Real Estate Board because while the bill provides that the maximum rent to be obtained per room per month shall be \$9, it says nothing as to the character of the apartments or the service to be rendered.

"Except among theorists there is no particular interest in this bill, apparently not even on the part of the insurance companies," declares the Board. "Indiscriminate owning of real estate was forbidden to the insurance companies after very thorough consideration some years ago. Policyholders will agree that life insurance funds should not be used in speculative building."

## Philadelphia Will Have Real Estate and Building Exposition April 15-22

**T**HE Philadelphia Real Estate Board will hold the fourth annual real estate and building exposition in that city from April 15 to 22 inclusive. It will be held in the First Regiment Armory and will include exhibits of building materials, furnishings and appliances of all kinds, and will also have as a part of the exhibits a competition of architects for various types of residences.

Included in the membership of the Philadelphia Real Estate

Board are practically all the real estate men in that city, the larger contractors and bankers and business men of all kinds as honorary members.

The general chairman of the committee in charge of the exposition is C. William Spiess. Interest in this annual event has been growing rapidly since its inauguration four years ago and it is confidently expected that all former efforts will be eclipsed this year.



# REAL ESTATE SECTION

## Total Legislative Appropriations \$2,500,000 Under 1921

Governor Miller Points Out Net Reduction Notwithstanding Increases in Unavoidable Fixed Charges and Extraordinary Public Improvements

[ Special to the RECORD AND GUIDE ]

Albany, April 6.

**T**HE supplemental appropriation bill carrying items aggregating \$1,229,142, which includes \$765,000 for adjusted canal claims and judgments of the State court of claims was signed by Governor Miller this week. A number of other bills received his approval.

"The total appropriations carried in this bill, the general appropriation bill amounting to \$102,857,610 and special bills appropriating \$19,167,587, mainly for highway construction and maintenance, are \$123,254,340," the Governor commented in a memorandum accompanying this legislation. "That sum fairly represents the amount to which the regular expenses of the State government have been reduced. In addition to the foregoing the Legislature has deemed it wise to provide for a number of extraordinary demands including the following items:

To complete the State's share of the construction of the New York and New Jersey Vehicular Tunnel .....	\$5,500,000
To acquire land necessary for the improvement of the Harlem River imperatively needed both for Barge Canal shipping and to relieve conditions in New York Harbor .....	1,500,000
To utilize the surplus canal waters at Visscher's Ferry and Crescent Dam, now running to waste	1,000,000
To give prompt, temporary relief to disabled veterans of the World War .....	1,000,000
Total .....	9,000,000

"Those with other items bring the total appropriations made by the Legislature up to \$133,143,807.34, which is two and a half millions under the appropriations of last year and more than twelve millions under the appropriations of 1920.

"That result is especially gratifying in view of the drastic cut of seventy millions of dollars, in round numbers, from the budget requests last year and of the further fact that there are annual increases in fixed charges and expenses of government which cannot be avoided. Some of these increases in the requirements of this over last year are as follows:

Debt service .....	\$705,378.57
Highways, under the Lowman Act and to supplement Federal Aid .....	506,483.72
Fixed charges in Education Department.....	2,416,765.00
Pension retirement system.....	100,477.00
Taxes on public lands.....	55,984.18
Tubercular cattle .....	382,618.39
Opening of Marcy Division, Utica State Hospital....	297,678.00
Statutory increases in salaries in institutions.....	191,399.98
Statutory increases in salaries for normal schools...	72,670.00
State Police .....	8,774.00
Total .....	\$4,738,228.84

"In other words the Legislature provided more than nine million dollars for extraordinary public improvements and requirements, met the necessary increases in the cost of government of more than four and three-fourths million dollars, and effected a net reduction of more than two and a half million dollars in the appropriations as compared with last year.

"The Legislature has not been parsimonious. The legitimate needs of the state and needful public improvements have been

adequately provided for. It is now for the administrative departments of the Government to make efficient and economical use of the funds provided and to discharge their several functions within the appropriations allowed them. To do that it will only be necessary to maintain the spirit of co-operation and the will constantly to improve methods of administration which have been exhibited in marked fashion during the past year."

The direct State tax bill was signed by the Governor this week, with this comment: "This bill levies a direct State tax of one-half of a mill for teachers' salaries and a trifle less than eight-tenths of a mill for debt service. That will result in a total reduction in direct State taxes of \$15,055,790 as compared with 1920 and unless absorbed by increases in local taxation will cause substantial tax reductions in every county in New York State."

The Governor also approved an amendment to the Real Property Law and the Executive Law, affecting counties in which there are registers and requiring a notary public in addition to filing his autograph signature with such register to file a certificate from the county clerk in which such notary was originally appointed or a certificate from the county clerk of the county where such notary has acknowledged a deed or other instrument.

The State standard building code bill was also signed by the Governor. This measure affects theatres and other places of public amusement having a seating capacity of 100 or more and is the precautionary outcome of the Washington theatre collapse of last winter. Under the terms of the bill the State industrial commission is directed to frame the building code and compel compliance with its regulations. The code shall supersede any special or local law or ordinance. In municipalities where there is a department or bureau of buildings the new regulations shall be administered by such department. The State code will represent the minimum of requirement, and municipalities may establish by ordinance additional requirements and restrictions. A special bureau will be established in the industrial commission for the administration of the code.

The Governor has also signed the Rayher bill providing that an owner or occupant of property who shall be deprived of light and air by any fence or fence structure exceeding 10 feet in height may institute an action to have such fence declared a private nuisance.

Governor Miller signed two bills aimed to curb the crime wave in New York City by speeding up the work of the criminal courts.

One of the measures provides for six additional assistant district attorneys for New York County and the other restores to the New York County District Attorney the control over the trial of indictments, now possessed by all other district attorneys in the State. The bill providing for the additional assistant district attorneys has the approval of Mayor Hylan.

Following the signing of the bills, the Governor sent a letter to District Attorney Joab H. Banton, of New York County, pointing out that all the measures he had requested to enable him to speedily bring lawbreakers to justice have now been provided. In his letter the Governor said there is no reason why New York should not be a safe place in which to live.



# Joseph P. Day Tells How to Succeed as Realty Auctioneer

His Address in Y. M. C. A. Lecture Course Followed by Robert E. Dowling, Who Stressed Growing Importance and Respectability of Realty Business

**T**HE members of the Real Estate Training Class of the West Side Y. M. C. A. received an extra charge of real estate information on Tuesday evening, when Robert E. Dowling, who presided and introduced the scheduled speaker, Joseph P. Day, himself spoke at length and unexpectedly on various phases of the real estate situation. Mr. Dowling's address followed that by Mr. Day and each speaker was greatly interested in what the other said, as was the audience. Mr. Dowling's speech was a pleasant surprise to his auditors and they asked him as many questions when he had finished as they asked Mr. Day.

In opening the meeting Mr. Dowling said that he did not know why he was asked to introduce Mr. Day to a real estate audience or to any other audience for that matter, for the reason that he was so well known he needed no introduction anywhere. Mr. Day, in response, said: "Mr. Dowling is more gracious to me than I deserve. But, his presence here tonight reminds me that I should utter a truism to this audience. John Jacob Astor was the biggest investor in New York real estate. Robert E. Dowling is the biggest and highest class operator in New York real estate. I express no flattery when I say that. He is one of the great constructive forces in the real estate movement of this city and you, students of a great line of business with which he is identified, should know it if you do not.

"Pardon me for being reminiscent for a few minutes. Mr. Dowling's presence here reminds me what an inspiration and bulwark he is to the New York real estate market. During the trying panic days of 1907, when building operations were going by the board, when most men lost their nerve as well as their money, when anything pertaining to the payment of money caused confusion, Dowling was in the midst of the huge job of erecting the City Investing Building, at 165 Broadway. During all of that era that tried men's souls and pocket-books Mr. Dowling went about his business daily, calmly effecting all that he had planned, and quietly and coolly he drew up his payroll each week and paid for the construction of the monumental pile that I have mentioned. He went through the panic of 1907 successfully. He knew his business. His judgment kept pace with the crucial hours. And, by the way, he is a native of this city. It seems to be a generally accepted belief that the most successful men in any line of business in this town are outlanders, that they come from Ohio, Indiana, Illinois, California and other parts of the country and show us something. Here is a salient instance of a native teaching the outlanders something. He is the real operator of this city. I say it in all sincerity. With such a success as this man has achieved don't ever wish to yourself that you had been born in Oshkosh, Kalamazoo or Hoboken, instead of here. If it has been your luck to have been born there, why, then do the best you can with the handicap."

Continuing, Mr. Day said:—

"My assigned task to-night is to talk on the selling of real estate at auction. I cannot give you a real heart-to-heart, man-to-man demonstration here because the environment is not here. Just come around to the Real Estate Salesroom any day when I am on the job. I will do better then and incidentally I may sell you a few lots. (Great laughter). I can only say now that I have been at the game twenty years in dead earnest. They have been twenty years filled with hard work, enthusiasm for that work and satisfaction, as a rule, over having performed it. Let me tell you the selling of real estate, either at auction or privately, is not always a bed of roses. You must have initiative and nerve to succeed, for you are always up against men of nerve and judgment who do succeed. As for the auction business, it is the hardest kind of work. If you become an auctioneer there will be many a day and night when you will have to absolutely forget home, mother and the babies in order to pull a big sale through to success. Work and then more work, that is the secret of my success. Boundless and undaunted enthusiasm for work. The fellow who said that genius was the faculty of working hard came pretty near the diagnosis. My beginning in the general real estate business dates back twenty-five years, but I got the idea of being a live auctioneer about twenty years ago.

"When I paid \$1,000 for a seat on the Real Estate Exchange and announced an active membership Peter F. Meyer and Adrian Muller were the king-pins of the business. And, let me say, they were remarkable men in their field. Because I ventured to sell real estate at auction they looked upon me as a sort of a fresh kid. Some said that I was crazy, and

wanted to know where I got off. Just at that moment, while they were thinking that way, I got on. (Laughter). You know that this world is not made for any coterie, as nearly as I can reckon.

"If so happened," Mr. Day continued, "that the Bennett building on Nassau street, erected by that journalistic genius, the late James Gordon Bennett, was to be sold at auction. It had previously passed out of the hands of Mr. Bennett. I went out and looked for the job of selling that property at auction and I got it. I think my fee was \$15. But I urged that a big advertising appropriation be made and it was. That exploited the property so well that it brought many persons to the sale. It was a success. Then subsequently I got busy hunting for executors' sales. That is where the auctioneer makes the real money. I finally got to the stage where I did not have to beg for sales. I suppose that my work to some extent spoke for itself.

"Let me impress upon you the four fundamentals of the real estate auction business. First, get your man's attention; then his interest in your proposition; then his desire to have it; and then his action. The last is the grand climax of the others. In arousing his attention show him the unique features of what you are offering, such as the profit a re-sale will yield and the renting power and possible increased renting power. You can do this best on a broad scale by advertising. Sometimes the pulling power of a daily newspaper page may require less than a page of actual space. Attract your public by advancing an unusual statement. Make it brief, pointed and impressive. Then, in another advertisement, arouse its interest by advancing arguments with merit. Then arouse its desire in another advertisement. Then your work is really done. Get so you feel it in your bones that you are selling the property to yourself. When that is done you are a sure winner.

"The power of suggestion is a wonderful power. While I was riding uptown on the subway tonight I beheld an advertisement of a certain brand of canned beans. It was illustrated so cleverly that the more I looked at it the more I felt like sitting down right there and eating a dishful. Let the power of suggestion work along the right lines in the real estate business. It is bound to come out right. Always feel that you are going to do better than the best. It is a grand and glorious feeling. The greatest indoor sport, to my mind, is selling real estate at auction. If you can only feel that way you have the feeling that will make the buyer come across. You will get some hard knocks as you go along. What of it? Knocks are always mixed with success.

"An essential in the auction room is quiet concentration on the work at hand. Be determined to sell and to hold the interest and desire of a prospective buyer even if there is a riot on hand. Straight order of business is necessary. Why, I want to tell you that at a recent auction sale of government property I made in Camden, N. J., the crowd was so dense and noisy that I had one prospective buyer dragged through a window so that he could learn what he wanted to know. And I sold him a parcel. There was local prejudice against the entire sale at the beginning, a high old row developed and things looked ominous for a while. But, I concentrated on my objective and within an hour and a half that gathering was a perfect love feast. Don't ever forget to exercise the power to put things over as quickly as possible. Keep cool. Don't lose sight of the main point. The power of a dominating will to do things must prevail."

When Mr. Day had finished, Mr. Dowling said: "I made my first sale of real estate when I was twenty years old. I started my career as a broker pure and simple. It is always interesting work. When I started the Upper West Side was mostly vacant lots. Nearly everybody said when the boom there began that values there would not last six months. Think of it! However, I believed in the future growth of this city. I had

(Continued on page 426)



# Modern Apartment House for Madison Ave. Car Barn Site

S. W. Straus & Co. Underwrite Bond Issue on Fifteen-Story Multi-Family Project to Be Conducted According to New and Unique Plan of Operation

**B**Y far the most important as well as interesting transaction in the real estate and building fields during the past week was the closing of negotiations for the construction of a fifteen-story apartment house to be erected on the west side of Madison avenue between Eighty-fifth and Eighty-sixth streets. This structure will be located upon the site of the old street car barns and will practically cover a plot with a frontage of 204 feet on Madison avenue and extending back 220 feet in both streets.

New methods of operation will be introduced by the owners and the innovations are likely to be viewed with extreme interest by other owners of multi-family houses.

The final plans and specifications for this project are now being prepared by Schwartz & Gross and work will be started immediately under a general contract which has been awarded to the Fred T. Ley Co., builders.

S. W. Straus & Co. have underwritten a first mortgage serial bond issue of \$4,200,000 on the land and building, which includes a first lien on the net annual earnings of this operation which are estimated at \$546,000. The building will contain 1,003 rooms, arranged in 365 living suites, in addition to the usual features of a modern hotel. The first floor will contain restaurants, banquet hall, office, lounge rooms and a large lobby. On this floor also will be located sixteen shops facing on Madison avenue, with rear entrances to the main lobby of the building. According to the present plans the Eighty-sixth street frontage will embody special accommodations for doctors' suites arranged with two and three rooms each.

This apartment will be owned and operated by the 12 East Eighty-sixth Street Corporation, of which I. Fluegelman, directing operator of the Hotel Hamilton, is president and one of the controlling stockholders. Discussing the newly-projected multi-family dwelling on the car barn site Mr. Fluegelman said:

"Tremendous progress has been made in the apartment house field within the past decade and it has in a measure solved many of the problems of living, particularly as it applies to the servant question of the present day. The modern apartment hotel is an expensive place to live in at best and the prime idea behind the construction of this new building is to commence by renting a vacant apartment with, however, a more complete service than the usual high class multi-family building offers, and for rooms and such service to charge a moderate rent in keeping with current apartment house rentals. In addition it is planned to furnish practically at cost any further service that may be desired by the tenants. This additional service is to be rendered as and when the tenants wish it, be it daily, weekly or at irregular intervals. Every apartment will have a completely equipped kitchen so that the families can live from one extreme to the other. The housewife may do her own cooking and when she desires will be able to have her house work done by trained servants on a per hour basis. She can also have meals or portions of meals served in her own apartment or the family can dine in the main dining room on the ground floor. In brief, this new project will be what might be termed a semi-hotel, combining all of the features of a non-furnished housekeeping apartment,



Fred T. Ley Co., Builders

Schwartz & Gross, Architects

## PROPOSED FIFTEEN-STORY APARTMENT ON MADISON AVENUE

as well as all the comforts, conveniences and even luxuries of a perfectly appointed modern hotel."

**W**ALTER I. WILLIS, secretary of the Queensboro Chamber of Commerce, in a recent address to the members of the Ozone Park Chamber of Commerce, said that Queens is not only the fastest growing borough in New York City, but one of the fastest growing communities in the United States. Mr. Willis gave the following comparisons showing how activities in all lines have increased in Queens during the past ten years:

			Per cent.
	1911	1921	Increase
No. of Plans Filed for New Bldgs. ....	5,000	15,000	200
Value of Plans Filed for New Bldgs. ....	\$22,000,000	\$84,000,000	280
Population .....	300,000	600,000	100
Assessed Valuation .....	\$446,000,000	\$732,000,000	62
No of Telephones .....	12,000	70,000	480
No. of Factories .....	771	1,500	100
Value of Mfg'd Products ..	\$151,000,000	\$330,000,000	100
No. of Factory Employees	25,000	75,000	200
Rapid Transit Passengers..	.....	100,000,000	..
Long Isl. R. R. Passengers	34,000,000	80,000,000	135



# Work Started On Vehicular Tunnel Under Hudson River

## Contractors Expect to Complete Twin Tubes Connecting Manhattan Island With New Jersey Within Specified Time of Three Years

CONTRACTS for the vehicular tunnel under the Hudson River having been signed last week, as reported in the RECORD AND GUIDE, work on this important link between Manhattan Island and New Jersey was actually started on Friday, March 31. Ground was broken at Canal and West streets for the power house in which will be installed the air compressors for driving the shields through the bed of the river, and other machinery for removal of rock and silt, and for many purposes connected with digging the hole that will at last connect this water-bound borough with the mainland. The project has been mooted for years, required the awakening of public interest to its importance, the overcoming of official objections to it, and favorable action carrying large appropriations by the New York and the New Jersey legislatures.

There was no ceremony to mark the start of so great an enterprise. In the presence of a small group of day laborers, Clifford M. Holland, chief engineer of the New York and New Jersey Tunnel Commission, drove a workman's pick into the soil, and Michael L. Quinn, general superintendent of Booth & Flinn, Ltd., who have the contract for building the tunnel at \$19,321,723, thrust a shovel into the loosened dirt and threw it to one side. Then the laborers took up the job and the huge task was under way. There will be two air compressors, one on the Manhattan shore and the other on the New Jersey shore.

Six shields to be used in driving the tunnel are now being manufactured by the Merchants' Shipbuilding Company at Chester, Pa. Thirty-nine jacks will be used in forcing the shields forward at a rate of from two and a half to fifteen feet a day, according to the resistance encountered. These jacks, placed about the outer edge of the shield, thrust forward with a power sufficient to move 7,600 tons. The shields, weighing 300 tons apiece, will be taken down the shaft in sections and set up below the surface. The shafts at Spring and Canal streets are sixty feet deep. They were sunk by Holbrook, Cabot & Rollins.

The total length of the tunnels will be 9,250 feet, with 8,330 feet

between the portals. The distance between the river shafts is 3,375 feet and the length of the under-river portion will be 5,480 feet. The twin tubes will have an outside diameter of 29 feet 6 inches. Each tube will have room for two automobiles abreast, and there will be a footway six feet wide in each tube. The maximum depth between the top of the tunnel and the high water level of the river will be 72 feet and the maximum depth of the roadway 92 feet.

The ventilation plan provides for changing the air forty times an hour and the projectors have no fear of gasoline fumes. The two tubes have an estimated hourly capacity in both directions of 3,800 vehicles. The maximum upgrade is 3.6 per cent. and a down grade of 4.05 per cent. The roadway widths are 20 feet and the headroom is 13 feet 6 inches.

The entrance on the New York side will be at Broome, between Hudson and Varick streets, and the New York exit at Vestry and Varick. On the Jersey City end the entrance will be at Provost and Twelfth streets and the exit at Provost and Fourteenth streets. Sixty parcels of land, costing \$1,700,000, are to be used in Manhattan for the entrance and exit plazas.

The Jersey City authorities have not yet approved the ordinances providing for the closing of certain streets needed for the tunnel plaza, but it was said that this approval would not be delayed more than a week. The total cost of the tunnel, when ready for the passage through it of the estimated 15,000,000 vehicles a year, is \$28,669,000.

George H. Flinn, president of Booth & Flinn, Ltd., said that his firm expected to complete the work within the specified time of 36 months. Already contracts for materials costing \$7,000,000 have been let with responsible firms, assuring against increase in prices. He said the company would employ from 1,000 to 1,500 men in three shifts.

The contracting firm built six of the tunnels under the East River at a total cost of \$18,000,000. These tunnels are only seventeen feet six inches in diameter, while the Hudson River tunnel is to be thirty feet in diameter.

## Joseph P. Day Tells How to Succeed as Realty Auctioneer

(Continued from page 424)

studied its history, its progress, its strategetic position and its growing power. I felt that it could not stop and that feeling was based on all the substantial things that had gone before. When I look back and think of the pessimistic prophets of that era it is to laugh. Like Mr. Day, I had faith based on things seen and the unseen has been realized. When I started people generally looked upon the real estate business as something that a man went into after he had failed at everything else. It is no longer so. The real estate business has attained an importance and a respectability as high, if not higher, than other first class callings. In its best sense it has become a profession. There are men in it who are as well educated and as intelligent as in other good lines of existence. Real estate is a business that deals with the largest values. When one buys a good automobile he thinks he has spent a lot of money. When he buys a house or a larger building in this city he has really spent some money. A chain of pearls or a painting by an old master may bring as good a price as a first-class piece of real estate. But there are many parcels of real estate that surpass those in price, and consequently the real estate business is an honorable and an important line of business. It cannot be successfully belittled.

"There is too much legislation now affecting real estate. The truth is that real estate in this city will be legislated to death if legislation at Albany and elsewhere does not cease. Underlying all attempts to regulate and control real estate by legislation is the single-tax idea of handling real property. A single-tax advocate once told me that I did not dare meet him on the platform to thresh out the idea. Why should I? It

was not necessary. I had read 'Progress and Poverty' thoroughly and I did not agree with it. I had seen the practical workings of real estate as it is and I felt and still feel that all the fine-spun theories in the world cannot supplant the economic workings of property.

"All real value will be taxed out of real estate if the performances of the last four years are continued in the same volume. Some time ago I sold the City Investing Building to B. Benenson. He is a Russian by birth. He owned considerable real estate in Russia. All of it was confiscated by the Soviet Government in one sweeping decree. What was done in Russia through fine-spun theories and ignorance of economics and by main strength can be done here by constant agitation against property rights and by connivance. That may sound like a rash statement, but it can come to pass. To punish real property is a trend of the times. To succor it and conserve it as a great asset of society is being discouraged in many places. The Geddes' report, recently made in England, should be read by all students of governmental interference with property rights. It proves an utter failure on the part of the government to solve the housing problem. There has been much foolish legislation in New York by honest and well-meaning persons. There must be an end to it or there will be an end to property as surely as there is in Russia.

"To succeed in the real estate business one must have the faculty of acting at the right time. A man may possess a profound knowledge of the market, but if he lacks the faculty of decision he is nil. Personality is frequently a big asset, as it is in every business, but action must be the prime accompaniment of all other qualities."



# Review of Real Estate Market for the Current Week

## Fine Elevator Apartment Houses Were Sold and There Was Variety of Dealing in Medium Sized Parcels and Costly Acreage

**T**HIS has been a week of substantial transactions. There were no spectacular sales. A number of them ran up to the \$500,000 mark and some beyond that figure. The aggregate market shows that real estate at this time has a strong undertone with a likelihood of a good market continuing until summer. The leasing of space in new large buildings goes on unabated which shows the demand for modern office space. A feature of the week was the leasing for long terms of several large garages. All parts of town are feeling the impulse of a general demand for property for sale and rent. Some new and costly large apartments on upper Fifth avenue were leased for terms of fair length. Costly private dwellings in the same region changed hands. The upper West Side figured in all kinds of real estate transactions. Costly elevator apartment houses in the Park and Madison avenue zones as well as on the upper West Side and on Washington Heights sold well. Sites for several new large apartment houses were assembled. New apartment houses in the Bronx appear to be selling at fair prices.

A well known firm of warehousemen for the second time in two weeks bought a large warehouse. They now have one each in East and West Harlem. Several commercial buildings on the West Side were bought, one by a large wholesale paper firm which will occupy it. Various old parcels on the West Side of various descriptions changed hands. The Greenwich

Village district contributed some sales of more than ordinary moment. Operators are fairly busy in private dwellings and medium sized tenement houses in all parts of the city where such properties are.

A sale that marks the improving character of the neighborhood adjacent to Jefferson Market Court was that of three century old houses at 1 to 5 Minetta lane. An investor bought them who will restore them to their original Colonial appearance for use by artists and writers. The operation shows the expansion of the artist colony to Sixth avenue. These dwellings were long occupied by the lower elements of New York's population and the rehabilitation of them shows that the same trend is under way at the beginning of Sixth avenue and its environs as has been under way for a year or more further west in Greenwich Village.

The name of the recent buyer of the northwest corner of Fifth avenue and 34th street was made public by Max Natanson, the seller.

Conspicuous among the acreage purchases of the week was that of 36 acres and a mansion, at Sands Point, Nassau county by Vincent Astor. This buyer has long owned a magnificent estate at Rhinecliff near the Hudson, where generations of his family were before him. The fact that he is attracted to Long Island's North shore which is honeycombed with costly estates shows the allurements of that region for the wealthy.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week, was 89 as against 60 last week and 92 a year ago.

The number of sales south of 59th st was 31 as compared with 19 last week and 33 a year ago.

The number of sales north of 59th st was 58 as compared with 41 last week and 59 a year ago.

From the Bronx 33 sales at private contract were reported, as against 23 last week and 25 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 434.

### Investors Buy Loft Building

Cross & Brown Co. sold for a client to the Seymour Co., wholesale paper dealers, 323-327 West 16th st, a 6-sty brick building, on a plot 75x60, formerly used as a furniture factory. After extensive alterations the new owners will occupy the entire building.

### A Bit of Old New York Sold

Pepe & Bro. sold for the estate of Alice J. Merriam, 1 to 5 Minetta la (also known as 19 Minetta st) to Dr. Samuel Bookman. The property consists of three old 3-sty and basement brick dwellings, more than 100 years old and are of the old colonial type. Improvements will be installed so as to use them as studios for artists and writers. They will be restored to their original substantial character.

### Warehousemen Again Invest

Lee Bros., Inc., bought from Washington Storage Warehouse & Van Co., the 6-sty warehouse, 75x100, 2296-2300 Eighth av, and the abutting 4-sty tenement house, 18.9x100.11, at 262 West 124th st. The sale of the warehouse business was also included in the transaction. This is the second large purchase in the 125th st zone made by Lee Bros., Inc., recently, the other being the 12-sty fireproof warehouse and office building at the northeast corner of 125th st and Park av. The brokers were Nathan Grabenheimer and Benedict B. Nurick.

### Distinctive Lexington Avenue Sale

The Joint-Ownership Construction Co., Inc., Frederic Culver, president, has entered into a contract to acquire from James C. McGuire & Co. the property at the northeast corner of Lexington av and 69th st, a plot of about 14,000 square feet, 72.6x179.4x80.6 feet in size, which takes in all of the block front on the east side of Lexington av, with the exception of a 21-foot dwelling on the south corner of 70th st. Pease & Elliman were the brokers, and it was through Pease & Elliman that Mr. McGuire assembled the plot.

On this property the Joint-Ownership Con-

struction Co., Inc., will erect two joint-ownership apartment buildings, one to cover the corner plot, 72.6 feet on 69th st, by 100 feet on Lexington av, and the other to cover the plot in the north, 78.11x80.6. Both of these buildings will be 11 stories in height.

The corner building will be known as 943 Lexington av, and will contain ten 8-room apartments and ten 9-room apartments with smaller suites on the ground floor. The avenue building will be known as 955 Lexington av, and will contain ten 6-room apartments, 22 4-room and two 3-room apartments. In the rear of the buildings will be a large central court, 30x50, and the inside buildings will overlook the fine residence at 154-6 East 70th st, to the east, belonging to Matland F. Griggs, thus ensuring excellent light to the rear. The two buildings will be jointly operated which will considerably decrease the maintenance costs.

### A New Real Estate Firm

Fenimore C. Goode has retired from the real estate firm of Brett & Goode Co., Inc., at 582 Fifth av. He has formed the new firm of Fenimore C. Goode Co., Inc., with offices in the Straus building, 565 Fifth av.

Andre L. Benel, formerly a director of the Brett & Goode Co., Inc., is an officer and director of the new company and manager of its industrial department.

### Vincent Astor in Nassau County

Vincent Astor purchased the William Butler Duncan estate at Sands Point, Nassau County, L. I. The property adjoins the estate of J. S. Cosden of the firm of J. S. Cosden & Co. It includes a large mansion and 36 acres of land with an extensive frontage on Long Island Sound. It has been held at \$300,000, but it is said Mr. Astor is securing it at a price considerably below that figure.

Among the other noted properties in the vicinity are those of Howard Gould, W. Bourke Cockran and the Guggenheim, Sloane, Thayer and Bourne estates. Mr. Astor owns the famous 14 Astor estate, Ferncliff, at Rhinebeck-on-the-Hudson.

### Operator in Heights Deals

The A. Z. Realty Co., Inc., George Zauderer, president, operator, purchased the Somerset apartments, a 6-sty elevator apartment house, on a plot 100x100, at 385 Edgecombe av from Bing & Bing, operators. There are 41 apartments.

To the Yet Development Co., Inc., Louis Meyersfeld, president, Mr. Zauderer sold the Washington and Lafayette apartments, two 5-sty walk-up buildings, on a plot 100x100, at 556-560 West 148th st. The buildings accommodate 40 tenants.

### Company Buys Broad St. Corner

The newly organized 115 Broad Street Corporation, whose directorate is composed of Wil-

liam Leake Hewson, Thomas M. Bell and Theodore Crane, purchased from the Carl Platon Realty Corporation the 12-sty building, 113-115 Broad st and 27 Front st, forming the southeast corner of those thoroughfares. The property, which was valued at \$650,000, measures 62.5 feet on the former street and 76.3 feet on the latter. The sale is recorded.

### Fifth Ave. Parcel Changes Hands

The 279 Fifth Avenue Corporation, S. R. Golding, R. Catterson and L. Cug, directors, has been formed to take over the 5-sty building, 25x100, at that address, adjoining the southeast corner of 30th st. The new company is represented by Snitkin & Goodman, attorneys.

### Interesting Broad St. Deal

The Broad-Exchange Co., Walter T. Rosen, president, purchased from the estate of Calvin Stevens the 4-sty business building, 39 Broad st, covering a plot 30.36x117. The buyer recently purchased 35 and 37 Broad st, adjoining on the north, and has for some time owned No. 41, adjoining on the south. The latest purchase therefore fills out a plot with an entire frontage of 105 feet directly adjoining the Broad-Exchange Building, which the company also owns, at the southeast corner of Exchange pl and Broad st. The Broad-Exchange Co. recently purchased the 6-sty building, 51 Beaver st, as an outlet for the Broad-Exchange building.

The fee of the property at 43 to 47 Broad st, upon which the Combustion Engineering Corporation has erected a new 8-sty building on a long term lease, is owned by the Alliance Realty Co., so that the purchase just consummated finally brings into the ownership of these two companies an entire area of land of 52,000 square feet, being one of the largest plots in the financial district.

Property owners in Broad st. not long ago secured a court injunction which has resulted in the removal from the street of the remnant of the so-called curb market, which for so long held back the development of the block.

The site of the new home of the Stock Exchange firm of Post & Flagg, 49 and 51 Broad st, was originally purchased by the Broad-Exchange Co. and resold to that firm under restrictions as to the height of the building since erected. The Seaboard National Bank and the Western Union Co. have likewise put up new buildings in this block, and it is believed the recent purchases portend similar improvements in the near future which will complete the transformation of the block.

### Audrey Hall in New Hands

Samuel Augenblick and Louis B. Brodsky sold Audrey Hall, a 6-sty elevator apartment house, at 1240-1246 St. Nicholas av, northeast corner of 172d st, to a client of William S. Baker. It contains 40 apartments and 7 stores and was held at \$280,000. The plot is 45x100.



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**Builders Sell Fine Apartments**

N. A. Berwin & Co. sold for Randolph and Everett Jacobs and S. Morrill Banner, 161 East 79th st, a 12-sty elevator apartment house, on plot 62x102.2.

This is one of the highest type apartment house in the Park av section. There are two apartments, 7 rooms and 3 baths, and 8 rooms and 3 baths, on a floor. The house is fully occupied and brings an annual rental of \$85,000.

It is the first time this property has been sold, having been built by the sellers in 1915. The buyer purchased this house for an investment. It was held at \$600,000.

**50 Year Old Holdings Sold**

Pease & Elliman sold for the estate of Martin B. Ochs to Samuel A. Herzog 145-149 East 50th st, three 5-sty brick flats, on a plot 75x100. It was a cash sale. The parcels were in the Ochs ownership 50 years.

**Roosevelt Estate Sells Parcel**

Cammann, Voorhees & Floyd sold for the Roosevelt estate, John E. Roosevelt and others, trustees, to M. J. Delehanty, director of the Delehanty Institute of Civil Service, the 3-sty brick building 113-115 East 15th st, on a plot 50x103.3. After alterations the new owner will occupy. The Institute has long been in Webster Hall, 121 East 11th st.

This is the first sale of the property since 1839, at which time the Roosevelt interests purchased the lots for \$4,000. They are now assessed at \$89,000.

**West Side Plot Assembled**

Spear & Co. have completed, for a client, the assembling of a plot comprising the site of four old 3-sty and basement brick dwellings, at 107-113 Leroy st. Each lot is 20x100, except No. 107, which is 20x75. The new owner will reimprove the plot.

The sales of 107, 111 and 113 were made 3 years ago. The title to 109 has just passed, as the late Mrs. McCullough, who had a life interest in the property, refused to sell during her lifetime.

Negotiations for 107 Leroy st were carried on by cable with the owner, Mrs. Lyle Samuels, who resides in England and who inherited this property from Mr. Lyle, at one time partner of Lord & Taylor.

**A Sale on Fifth Avenue**

Estate of Capt. Warren C. Beach sold 585 Fifth av, a 4-sty and basement brownstone dwelling on a lot 19x100, between 47th and 48th sts, on the East side. The price is said to constitute more than \$171 per square foot. It is one of the few private houses remaining on the avenue south of 48th st and lies between the store and loft owned by the Marcus Daly estate and James W. Gerard and the 10-sty structure built last year by Peck & Peck.

**Sells Riverside Drive Corner**

The Switzerland apartments, at the northeast corner of Riverside dr and 151st st, has been purchased by Abraham Crosney, lawyer and operator, from Herman Schafer. It is a 6-sty and basement elevator building, arranged for 8 families on a floor, and occupies a plot 103.9½ feet on Riverside dr and 8 feet on 151st st with an inner line of 173.1½. It rents for \$86,000 per annum and was held at \$425,000. Morris Aronson and Herman Warshauer were the brokers.

**Sewall Estate Sells Dwelling**

Heirs of the Henry F. Sewall estate sold through Bracher & Hubert to a buyer, for occupancy, 320 West 81st st, adjoining the south corner of Riverside dr, a 5-sty brick American basement dwelling, on a lot 24x60.8.

The property is at present under lease to Andrew Mills, president of the Dry Dock Savings Institution, on the Bowery. The parcel was held at \$50,000.

**Sell Lexington Avenue Corners**

George S. Runk, in conjunction with William Herrlich, sold for Samuel Goodman 1361-1365 Lexington av, northeast corner of 90th st, a 4-sty brick flat with stores, on a lot 20x100.8½.

Cammann, Voorhees & Floyd, in conjunction with William Wolf's Son, sold for a client the northwest corner of Lexington av and 80th st, a 6-sty brick and stone apartment house with stores, on a plot 30x100. The buyer owns other property nearby.

**Antique Dealers Buy Artistic House**

The most individual house in the Washington Square section, and probably in the city, 7 East 10th st, has been sold. It was built and owned by Mr. Lockwood de Forest, artist, who now makes his home in California.

It is one of those houses that always attracts attention. The doors, door frames, window frames and sashes, also the bay window on the front, are made of carved Indian teakwood; the walls of the hall, foyer and grand staircase to the second floor are lined with Indian tiles; also the fireplaces and chimney breasts are of these rare old tiles, some of which were in ex-

istence before the birth of Christ. The ceiling in the drawing room on the second floor is of carved glass which together with the teakwood trim and teakwood carvings over the doorways give a truly Oriental effect. It is a beautiful house, 24.6 feet wide, 5 stories and basement, with elevator, 3 rooms deep on first and second floors, and a large studio on the top floor. The house was purchased by Jaehne Brothers, dealers of antiques, of 560 Fifth av, who contemplate making extensive alteration, taking two floors for their own use. The property was held at \$75,000. R. Telfair Smith was the broker. The lot is 24.6x94.9.

**Car Barn Auctions Postponed**

Auction of the car barn property of the New York Railways Co., occupying the block bounded by Fourth av, Lexington av, 32d and 33d sts, scheduled March 30 by Joseph P. Day, was adjourned without date.

The auction sale of the Second av car barns, bounded by First and Second avs, 96th and 97th sts, scheduled for March 30 by Mr. Day, was adjourned to June 15.

**Operators Buy in Brooklyn**

The newly formed A. G. W. Realty Corporation purchased from the A. L. G. Realty Corporation 587 to 591 Gates av, a motion picture theatre, 40x100; also the plot, 125x100, on the north side of Knickerbocker av, 25 feet from Melrose av, for improvement with a taxpayer. The new company is composed of M. H. Wurtzel, E. Meyers and J. L. Grubel.

**Sells Canarsie Plots**

Realty Associates sold to Weyman Homes, Inc., two additional parcels in Canarsie, on the east side of East 89th st, 223.4 feet north of Av L, 56.8x100; and on the west side of East 91st st, 220 feet north of Av L, 112.2x100, which the purchaser will immediately improve with 2-sty frame bungalows to further meet the demand for low priced houses in this section.

**Club House in Richmond Sold**

P. H. Steinfurth Corporation sold for Mrs. S. Hammerschick the Imperator Club House, at New Brighton, Staten Island, on a plot 50x213, for \$25,000, \$19,000 cash, to Hans Firsching.

**Real Estate Class to Dine**

To close the season, the Real Estate Training Class of the West Side Branch, Y. M. C. A., will hold a banquet in the ballroom of the Park Avenue Hotel, on Tuesday evening, April 25, at 6.30 o'clock.

A number of good speakers will enliven the occasion, as well as good music.

Tickets are \$2.50 each and may be obtained from C. A. Robinson, chairman of the Dinner Committee, at the West Side branch.

**Buys Fifth Av. Corner.**

The 14-sty Columbia Trust building at the northwest corner of Fifth av and 34th st has been sold by Max N. Natanson to Joseph Durst, cloak and suit manufacturer. It was held at \$3,250,000, and was sold for all cash over a mortgage for \$2,000,000 held by the Columbia Trust Co. and maturing in 1940. Byrne & Bowman were the brokers. Two years ago Mr. Durst bought the 12-sty Century building at 1 West 34th st adjoining and held at \$1,100,000. The Columbia Trust building fronts 62 feet on Fifth av and 100 feet on 34th st. The banking floors are occupied under a long lease by the Columbia Trust Co. Mr. Natanson bought it in November, 1919, from the Columbia Trust Co., when it was a 4-sty bank building. He added 10 stories. The annual rent is about \$350,000.

**Investor Buys in Leonard St.**

Daniel Birdsall & Co. sold for the Central Union Trust Co. as trustee, to the Hardwick Realty Co. 71 Leonard st, a 5-sty stone loft building, on a lot 24.3x100.

**Buys a Seventh Avenue Corner**

Benenson Eros, and the Denwood Realty Co. sold to the Waverly Building Co., Louis Gold & Co., the two 3-sty and basement stone dwellings at the northeast corner of Seventh av and 126th st, on a plot 33.8x99.11, diagonally opposite Keith's Alhambra Theatre. The property was sold to the sellers in this transaction last spring by the estate of Charles Weisbecker.

**Some Bronx Deals.**

David J. Rubinstein, builder, has just closed a trio of deals, one of them involving 6-sty apartment house on the Grand Concourse, plot 100x90, at the southwest corner of Field pl, which Mr. Rubinstein, as president of the Blossom Realty Corp., completed March 1. The house is known as Blossom Court, and is arranged for 42 families, returning an annual rental of approximately \$40,000. He held it at \$225,000.

The Rolla Holding Corp., of which Mr. Rubinstein is president, has bought from Samuel Garfield the block front on the west side of Sherman av between 165th and 166th sts, a plot 359x100, on which it will build three 6-sty apartment houses, representing an investment of about \$800,000.



**Hotel Anderson and Lease Sold**

J. & E. Realty Corporation sold for Charles Tenebaum to Max L. Solinsky 102 West 80th st, adjoining the southwest corner of Columbus av, an 8-sty apartment hotel, known as the Anderson, on a plot 60.1x102.2½. The existing lease on the property and the furnishings were also acquired. The aggregate cost was in excess of \$400,000.

**MORTGAGE LOANS**

The Metropolitan Life Insurance Company has authorized loans on bond and mortgage amounting to about \$10,000,000. Of these over \$1,500,000 were on housing—331 dwellings and 28 apartment houses, accommodating 542 families. These dwellings were not only in New York City but were scattered through 24 States. Over \$1,250,000 were office business buildings in various parts of the country. About \$2,500,000 were on farm loans in 20 Western and Southern States. About \$4,500,000 were on bank buildings in Canada, which last investments are to be deposited in Canada to meet the requirements of the Canadian laws as to deposit of reserve.

William A. White & Sons placed a mortgage of \$500,000 on the block front of Riverside dr. 89th and 90th sts, for William H. Barnard. Mr. Barnard bought this property some years ago from the Clark estate, who purchased it from the late Bishop Henry C. Potter. The plot is improved with one of the finest residences on the drive. The loan was taken by the Title Guarantee & Trust Co.

Lawrence, Blake & Jewell placed for the Hudson and Manhattan Railroad Co. a first mortgage of \$500,000, for a term of years, on 42-44 Cortlandt st running through to 49-55 Dey st, improved with a 6-sty fireproof office building, known as the "Hudson Terminal Extension." It is valued at over \$1,000,000. The plot contains about 6 lots.

S. W. Straus & Co. announce recent loans made by them of \$8,640,000 in various cities of the country as follows: three apartment buildings, New York, \$2,500,000; three apartment buildings, Chicago, \$1,140,000; office building, Boston, \$1,100,000; apartment building, Kansas City, \$550,000; bank and office building, Fort Worth, Tex., \$1,250,000; apartment building, Omaha, Neb., \$375,000; apartment hotel, Seattle, Wash., \$475,000; Independent Packing Co., Chicago, \$1,250,000; Max Pollock & Co., Inc., thread manufacturers, Groton, Conn., \$200,000.

S. W. Straus & Co. have underwritten a first mortgage bond issue of \$1,100,000 on the new 19-sty Allerton House, 130 East 57th st. The building is now in course of construction. The land fronts 67.6 feet on the south side of 57th st, 22.6 feet west of Lexington av. by 100 feet deep, plus a frontage of 75 feet on the west side of Lexington av, 25.6 feet south of 57th st, and contains approximately 8,462 square feet. A valuation of \$1,600,000 has been placed on the land and building.

J. P. & L. A. Kissling placed for Lowenfeld & Prager a mortgage loan of \$20,000 on 206-208 West 148th st; a loan of \$35,000 for George Latour on 2099 Eighth av, Manhattan; a loan of \$25,000 for Max Greenberg on 13-15 Meserole st, Brooklyn; a loan of \$10,000 for Daniel F. Farrell on 430 West 44th st, Manhattan.

William A. White & Sons arranged a loan of \$60,000 for the Arben Realty Corporation on its 4-sty, 33-family flat on Seabreeze av, Coney Island.

Lawrence, Blake & Jewell were the brokers who placed the building loan of \$1,000,000 on 139 to 145 West 35th st through to 132 to 138 West 36th st with William Henry Barnum & Co. This property, which fronts 75 feet on each street, is now being improved with a 12-sty fireproof building by a company controlled by S. Morrell Banner and Herbert E. Mitler.

Charles Heymann with H. T. Gurney negotiated a first mortgage loan of \$140,000 on the 5-sty building, 50x100, at 427 and 429 Broadway, southwest corner of Howard st.

Duross Co. placed for M. M. Bahrenburg a first mortgage of \$18,000 on his property 795 Washington st and 92 Horatio st, Manhattan, and a first mortgage of \$28,000 on the apartment house 180 Quincy st, Brooklyn.

William A. White & Sons placed a first mortgage of \$60,000 on the Smith Rubber & Tire Co.'s plant at Garfield, N. J. The mortgage was made for a period of 3 years at 6 per cent. interest per annum.

Edwards, Dowdney & Richart placed for the Harding Construction Co. a first mortgage loan of \$155,000 on the apartment house, recently completed, on the southeast corner University av and 192nd st, with the Lawyers Mortgage Co.

They also placed a first mortgage of \$45,000

on the taxpayer on the northwest corner of Webster av and 167th st.

William A. White & Sons obtained for the Hebrew Children's Convalescent Home, at Rockaway Beach, Queens, a first mortgage of \$65,000, which will be used to remodel the buildings and to install more modern equipment. The loan was made for a term of 5 years and bears interest at the rate of six per cent. per annum.

**MANHATTAN SALES**

**South of 59th Street**

CARMINE ST.—Fregulia & Lotti sold for David Silberstein to the Demartini Realty Co., 26-28 Carmine st, adjoining the southwest corner of Bleecker st, two 6-sty brick tenement houses with stores, on a plot 50x70.

BETHUNE ST.—Francis J. Ryan sold 30 Bethune st, a 3-sty and basement brick dwelling, on a lot 17x80.

MACDOUGAL ST.—Leonard Weill sold 49 Macdougall st, a 3-sty and basement frame and brick dwelling, on a lot 21x50.

MONROE ST.—Brown, Wheelock Co. sold for

the U. S. Trust Co., as trustee, 280 Monroe st, a 5-sty brick tenement house, on a lot 25.2x 68.1¼, adjoining the southeast corner of Gouverneur st.

MULBERRY ST.—Leopold Porrino sold for the East River Holding Corporation, 245 Mulberry st, a 5-sty and basement brick tenement house on a lot 25x99.3.

WEST HOUSTON ST.—Pepe & Bro. sold for Leonard and Charles Weill to a buyer, for occupancy, 171 West Houston st, a 4-sty and basement brick dwelling with store, on a lot 21.10x76.

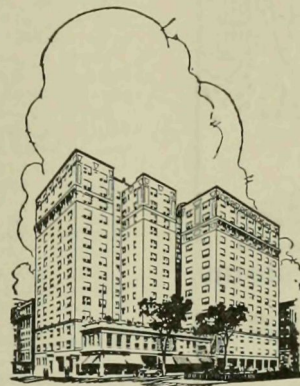
WILLETT ST.—William B. Codling sold to Feigenbaum & Blumenberg, 52 Willett st, a 6-sty brick business building with store, on a lot 16.8x100. The new owners will occupy.

10TH ST.—Miss Anna Boettner sold the leasehold, 110 East 10th st, 22x64.1, improved with a 4-sty and basement brick flat.

12TH ST.—Former District Attorney Edward Swann purchased the 3-sty and basement brick dwelling, on a lot 22.5x103.3, at 135 West 12th st, from the estate of Grace C. Turp through Edward S. Foley & Co. The property was held at \$30,000.

15TH ST.—William H. Whiting & Co. sold for Mabel W. Hill, Louise K. Boulton and the estate of Anita Bliss the three 5-sty brick tene-

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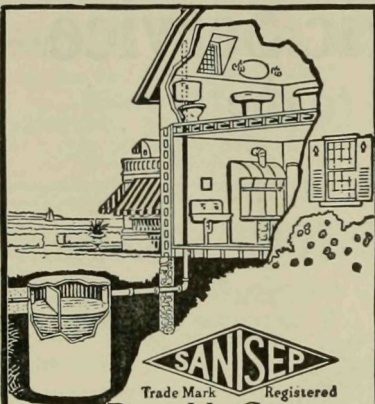


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APARTMENTS AND HOUSES

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ment houses with stores, on a plot 74.9x103.3, at 507-511 East 15th st. The purchasers are Thomas A. Aurelio and Salvatore Aurelio.

21ST ST.—Petersfield Realty Corporation sold 303 East 21st st, a 3-sty and basement brick flat on a lot 25x100, adjoining the northeast corner of Second av.

23D ST.—William A. White & Son sold for the estate of Arthur R. Wilson to Frank J. Duval, for occupancy, 440 West 23d st, a 4-sty and basement brownstone dwelling, on a lot 25x98.9.

26TH ST.—Leopold Porrino sold for Joseph Guffanti, 119 West 26th st, a 5-sty loft building, on a lot 21.10½x98.9.

43D ST.—William P. Jones & Son sold for Eugene Callahan to John Marshlian, 454 West 43d st, a 3-sty and basement brick dwelling, on a lot 19x100.5.

52D ST.—John Constable Moore sold for Mrs. L. L. Danforth the 4-sty and basement brownstone dwelling, on a lot 20x100.5, at 49 West 52d st, to a physician, for his own occupancy.

EIGHTH AV.—Louis P. Van Riper of H. V. Mead & Co. purchased from the Ray Estate Corporation the 4-sty brick building, or a lot 21x70, at 397 Eighth av. The office of H. V. Mead & Co. is in the property.

### North of 59th Street

DYCKMAN ST.—Frank Volz sold for Morris Bienenstock the 2-sty brick business building on a lot 16.4x100, at 124 Dyckman st, to Samuel Schechter.

60TH ST.—William R. Van Bokkellan sold through William P. Jones & Son to Caroline C. Doig, 129 West 60th st, a 5-sty brownstone tenement house, on a lot 25x100.5.

62D ST.—Julia Beverly Higgins sold for Mrs. Alice E. Schoenberger to Edward Blanc, 18 East 62d st, a 4-sty and basement stone dwelling, on a lot 23x100.5. The buyer will remodel and occupy.

69TH ST.—Mrs. Harriet F. Haas sold 7 East 69th st, a 4-sty and basement brick dwelling, on a lot 30x100.5.

70TH ST.—Cusack Co. sold for a client to a buyer, for occupancy, 109 West 70th st, a 4-sty and basement stone dwelling, on a lot 20x100.5.

74TH ST.—Charles W. Bowring sold 160 East 74th st, a 4-sty stone American basement dwelling, on a lot 18.9x102.2. The buyer will occupy.

77TH ST.—M. H. Gaillard & Co. sold for Louis Carreau, representing the estate of Marie A. Dunley, the 4-sty and basement dwelling, 156 West 77th st, on a lot 20x102.2, to Edith M. Stoughton, who will occupy after alterations are completed. It was held at \$30,000.

85TH ST.—Clark estate sold 63 and 67 West 85th st, two 4-sty and basement brick dwellings, the first being on a lot 17.10x102.2 and the second on a lot 17.6x102.2. They are the last of 14 houses sold by this estate in 18 months.

88TH ST.—J. Lemle sold for William Hartmann, 528 East 88th st, a 5-sty brick double flat on a lot 25x100.8½.

92D ST.—Estate of Addie Steinhardt sold 23 East 92d st, a 5-sty stone American basement dwelling on a lot 20.6x100.8½. The buyer will occupy. It was owned by the seller more than 25 years.

92D ST.—William S. Denison & Co. sold for Catherine C. Middleton to James H. Cruikshank, 127 West 92d st, a 3-sty and basement stone dwelling, on a lot 20x100.8½.

93D ST.—Grace P. Butler sold through the Duross Co. and H. T. Gurney, 139 West 93d st, a 3-sty and basement brick dwelling, on a lot 16.9x99.11. Howard A. Raymond is the buyer. Abutting this property in the rear is the cow path, better known as Aphorp lane, title of which was cleared up a few years ago through the courts, and allotted to the adjacent owners.

95TH ST.—Pease & Elliman sold for Mrs. Margaret W. Snelling to Joseph G. Abramson, operator, 336 East 95th st, a 6-sty brick tenement house with stores, on a plot 40x100.8½. It was a cash sale.

113TH ST.—James H. Cruikshank bought through Harry Sugarman from Hattie T. Farland and resold through Charles Metzger to Frank Terrell, for occupancy, 238 West 113th st, a 3-sty and basement brick dwelling, on a lot 17x100.11.

116TH ST.—Ralph Russo sold for Seidemann Bros. to Salvatore Russo, 203 East 116th st, adjoining the northeast corner of Third av, a 5-sty brick tenement house with store, on a lot 20x100.

116TH ST.—Mulvihill & Co. sold for Catherine A. F. Boylan to Barbara Whitman, 229 East 116th st, a 3-sty and basement stone dwelling, on a lot 20x100.11. It is the first sale of the parcel in 35 years.

123D ST.—James H. Cruikshank resold through George Bretell & Son to Elizabeth Hall, 123 East 123d st, a 3-sty and basement brownstone dwelling, on a lot 15x100.11.

129TH ST.—J. H. Outlear resold for James H. Cruikshank to Mack Twitty, 147 West 129th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

129TH ST.—Porter & Co. sold for the Wells Holding Co. to Jacob Goodman, 227 West 129th

st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

136TH ST.—James E. Poe sold for Henry S. Warner and Albert McD. Taylor to Alfred E. Burnett, 161 West 136th st, a 4-sty brick dwelling, on a lot 12.6x99.11.

137TH ST.—Morris Florea sold for a client 6-12 West 137th st, adjoining the southwest corner of Fifth av, two 6-sty and basement brick apartment houses with stores, on a plot 75x99.11.

169TH ST.—Arthur L. Shaw sold for J. J. Beaman, 517-519 West 169th st, a 6-sty and basement brick walk-up apartment house, on a plot 50x81.7½.

172D ST.—Norman Denzer sold for Caecilie Ettinger to Minnie Ruteiser, 506 West 172d st, a 5-sty brick non-elevator apartment house, on a plot 48.4x95.

180TH ST.—Arthur L. Shaw sold for the L. C. S. Realty Co., 815 West 180th st, northwest corner Pinehurst av, a 5-sty and basement brick apartment house, on a plot 53.6 on the avenue and 106.8¾ on the street, held at \$112,000.

207TH ST.—Daniel F. Farrell sold to A. L. Mordecai & Son the vacant plot, 150x99.11, on the south side of 207th st, 100 feet west of Columbus (Ninth) av. The plot will be resold.

AMSTERDAM AV.—The 5-sty brick flat with store, on a lot 24.11x100, at the southwest corner of Amsterdam av and 132d st has been sold by Joseph Adler through Thomas J. Meehan. It was held at \$50,000.

AMSTERDAM AV.—J. K. Moors sold for the Wendel Bieser Sons Realty Co., to the Shutters Realty Co., 2006-2008 Amsterdam av, a 6-sty brick apartment house with stores, on a plot 50x80, adjoining the northwest corner of 159th st.

AV. A—Wilhelmina Statts sold through J. Lemle, 1692 Av A, southeast corner of East 89th st, a 4-sty brick single flat with stores, on a lot 20x60.

BROADWAY.—Slawson & Hobbs sold for Joseph Shenk, Sherwood Hall, 2790 Broadway, adjoining the southeast corner of 108th st, a 7-sty apartment house with 2 stores, on a plot 51.7½x105.4½ and known as Sherwood House.

BROADWAY.—Cusack Co., in conjunction with James Shea, sold for C. N. Diamond, 3132 Broadway, a 5-sty and basement brick apartment house, on a plot 32.6x75, between 124th and La Salle sts.

EDGECOMBE AV.—Mrs. Sophie M. Loebinger sold 32 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 17.6x90, to Fred Miller. The corner house, 26, was sold by Harry W. Bell to Mrs. Roach. Nos. 28, 40 and 42 were recently reported sold for occupancy by negroes.

FT. WASHINGTON AV.—The Dee Realty Corporation, representing Joseph Durst, sold the Rock Forest, a 6-sty elevator apartment house at the southwest corner of Fort Washington av and 171st st. The property measures 94.1 feet on the avenue and 103.10 feet on the street.

HAVEN AV.—Herman Shaffer sold through M. Aronson to Meister Builders, Inc., the northeast corner of Haven av and 180th st, a 6-sty and basement elevator apartment house, on a plot 129.1½x125x92.7x125. It houses 54 families. The buyers have resold the property to the Chalmers Realty Co.

MADISON AV.—Porter & Co. sold for Clara Patterson to Helen Mahon, 2001 Madison av, a 3-sty and basement stone dwelling, on a lot 16.7x60.

PARK AV.—O'Reilly & Dahn sold for J. Zinman, 1074 Park av, adjoining the southwest corner of 88th st, a 3-sty brick flat with store, on a lot 25.2x82.2.

ST. NICHOLAS AV.—Joseph Shenk sold to David Silverman the 5-sty and basement apartment house, with stores, on a plot 94.10x100, at the southwest corner of St. Nicholas av and 188th st.

## BRONX SALES

BRONX ST.—The New York, New Haven and Hartford Railroad sold to Samuel N. Glasserow the 1 and 2-sty buildings, 105.10x100x irregular, at the northwest corner of Bronx and 177th sts.

SIMPSON ST.—Edward Polak sold for M. Turin to L. Solomon 1247 Simpson st, a 2-sty and basement frame 2-family house, on a lot 17.5x60.

149TH ST.—William F. Kurz & Co. sold for the 173d Street Realty Co. to Krimbrick Bros. the 1-sty brick taxpayer, containing 10 stores, on a plot 124.5x75, on the north side of 149th st, 100 feet west of St. Ann's av.

166TH ST.—Bartels & Waxman sold for Max Mandell, 443-447 East 166th st, a 6-sty and basement brick apartment house, on a plot 59.2x90.

180TH ST.—Angelo L. Frumento sold for M. Hochstein to A. Strogin, 927 East 180th st, a 5-sty brick flat with store, on a plot 42x109.11, adjoining the northeast corner of Daly av.

AQUEDUCT AV.—Schwab & Co. sold for the S. A. & J. Building Corporation the southwest corner of Aqueduct av and 192d st, a new 5-sty apartment house, on a plot 103x123. It contains



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- Cleveland - 920 Citizens Bank Building
- Cincinnati - - - 301 Gerke Building
- Detroit - - - 300 Penobscot Building
- Chicago - - - 131 No. Franklin Street
- St. Louis - 600 Title Guaranty Building
- Minneapolis - 407 South Fourth Street



54 apartments and was held at \$300,000. It was a cash sale.

**BERGEN AV.**—Cahn & Cahn sold to O. Lippmann the 4-sty and basement brick double flat, 637 Bergen av, on a lot 25x86.

**CAMBRELENG AV.**—G. Tuoti & Co. sold for F. de Candido to M. Neglia the southwest corner of Cambreleng av and East 189th st, a 5-sty and basement brick apartment house, on a plot 50x100.

**CARPENTER AV.**—J. Clarence Davies sold for 23rd Ward Bank to George H. Janes the vacant plot, 50x95, on the west side of Carpenter av, 298 feet north of 239th st.

**DAVIDSON AV.**—Harry Cahn resold to Bella Feurst and Rebecca Cahill 2391 Davidson av, a 4-sty and basement brick apartment house, on a plot 50x100. It houses 18 families.

**FAIRMONT PL.**—J. Lieberman sold to F. Potenzen, 798 Fairmont pl, a 2½-sty and basement brick dwelling, on a lot 18.5x83.

**INTERVALE AV.**—Samuel Kaplan sold for Max Lippman to Simon Jacobson 993 Intervale av, a 5-sty brick apartment house with stores, on a plot 50x100.

**JEROME AV.**—Shaw, Rockwell & Sanford sold for Julian Kovac to a builder the southeast corner of Jerome av and 176th st, a vacant plot, 148x103. It will be improved with a 1-sty taxpayer.

**MORRIS AV.**—Harry Cahn, operator, purchased from the Reywal Holding Corporation the vacant plot, 150x92.5, on the east side of Morris av, 90 feet north of 169th st. Plans will soon be prepared for the erection of apartment houses.

**SOUTHERN BOULEVARD.**—Samuel Kaplan sold for Clara Plehn to Isadore Montefiore Levy, 1559 Southern boulevard, a 5-sty brick apartment house with stores, on a plot 40x100.

**THIRD AV.**—Julius Trattner sold for Mrs. Amelia Welsch the 3-sty frame building with store at 2776 Third av on a lot 28.11x80x irregular.

**THIRD AV.**—Edward Polak sold for a client 4030 Third av, southwest corner of East 174th st, a 4-sty brick flat with store, on a lot 26.9x 100.

**UNIONPORT RD.**—Ralph Russo sold for Mary Brokly to Adolfo Bedini and G. Gianini 1864 Unionport rd, a 2-sty and basement frame dwelling, on a lot 26.5x47.6, running through to Amethyst st.

**WILLIS AV.**—Benenson Realty Co. purchased from an estate, 304-306 Willis av, adjoining the northeast corner of 140th st, two 5-sty brick flats, containing 18 suites and 4 stores, on a plot 50x100. John M. Fetzer was the broker.

**WEBSTER AV.**—The Ebling Co. sold to Henry R. Stelling the plot, 75x100x irregular, at the northeast corner of Webster av and Woodlawn rd.

**WESTCHESTER AV.**—Cammann, Voorhees & Floyd sold for the William Sherwood Realty Co. 961-969 Westchester av and 1000 Kelly st, forming the northeast corner of the two thoroughfares, two 5-sty brick apartment houses with 10 stores, on a plot 100x150x82.1x113.8.

**WESTCHESTER AV.**—George A. Heffer, Inc., sold for A. Hupfel & Sons to the Trichester Realty Corporation 2168-2170 Westchester av, southwest corner of Castle Hill av, a 3-sty brick flat with store and some stables and garages, on a plot 74 feet on Westchester av and 237.7 feet on Castle Hill av, running back to Newbold av where the frontage is 101.4 feet.

### BROOKLYN SALES

**BARBEY ST.**—E. Bast sold through Edouard C. Panitz and R. E. Hower 13 Barbey st, a brick dwelling.

**ESSEX ST.**—Edouard C. Panitz and Robert E. Hower sold for A. Fay 18 Essex st, a brick 2-family house.

**HICKS ST.**—J. P. & L. A. Kissling sold for Walter C. Korn 50 Hicks st, a 4-sty business building, on a lot 25x100.

**CLERMONT AV.**—Bulkeley & Horton Co. sold for Mrs. Mary O. Quackenbush to a buyer, for occupancy, 84 Clermont av, a 3-sty and basement 2-family house.

**CONEY ISLAND AV.**—Meister Builders, Inc., sold to Ralph H. Segal 15 building lots on Coney Island av, East 11th st and Av X, upon which he will erect 2-family houses.

**FLATBUSH AV.**—McInerney-Klinck Realty Co. sold for Isador Edelbaum 1110 Flatbush av, a 3-sty brick and stone double flat with store, on a lot 22x100.

**PROSPECT PARK WEST.**—E. T. Newman sold the 3-sty stone dwelling, 26x97, at 65 Prospect Park West for Francis Lambert.

**RIDGEWOOD AV.**—Edouard C. Panitz in con-

junction with Robert E. Hower sold for F. Kiendl 263 Ridgewood av, a brick dwelling.

**SUNNYSIDE AV.**—Edouard C. Panitz, in conjunction with Robert E. Hower, sold for E. East 154 Sunnyside av, a brick dwelling; and for L. Hanna 108 Sunnyside av, a brick 2-family house.

**VAN SICLEN COURT.**—A. Hoppel sold through Edouard C. Panitz and Robert E. Hower 3 Van Siclen Court, a brick dwelling.

**WASHINGTON AV.**—Florence B. Buell sold 790-794 Washington av, two, 4-sty brick and stone double apartment houses.

### QUEENS SALES

**ASTORIA.**—F. de Bellegarde, Inc., importer of Italian marbles, purchased through Joseph P. Day, Inc., the stone plant of George Brown & Co., fronting 225 feet on the East River, and on the Boulevard, at the foot of Stevens st, Astoria. The property consists of a tract of 2½ acres of land, improved with 1-sty monitor roof buildings containing 42,000 square feet of floor space. The property was occupied for a number of years by the George Brown Co. and the plant is fully equipped. It was held at \$200,000.

**ASTORIA.**—A. Cantore sold for J. Schneider to C. Wilkins 75 Fourteenth av, Astoria, a 4-sty brick double flat; for A. Penze to G. Passanti 49 Ridge av, a 2-family house; for Henry M. Dietz to Ellen Berubuckler 146 Thirteenth av, a detached dwelling, on a plot 45x100; for Dermer Bros. to R. Citre a lot, 25x100, at Broadway and Hopkins av; for E. Mayer to J. Nicotra 178 Jamaica av, a brick 2-family house; and for John McArdler to T. Assanti 35 Willow st, a frame 2-family house. All in Astoria.

**FAR ROCKAWAY.**—The Lewis H. May Co. resold for Morris Bieber the 2½-sty dwelling with garage, at 1427 Sheridan boulevard, Far Rockaway, to Joseph Levy, for occupancy.

**JAMAICA.**—A. G. Thompson Co. sold a 6-room dwelling on lot 25x100 at 21 Lincoln av, Jamaica, for J. Bauer, builder, to Willie Jordan, for occupancy.

**QUEENS.**—Bulkeley & Horton Co. sold for the Cohasset Realty Corporation to the Twerton Construction Co. a tract of 30 lots in Buckingham Park, Queens. It will be improved with private dwellings. The same brokers sold for a client to Charles Flores a tract of 20 lots on Queens rd, for immediate improvement with private dwellings.

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**RECENT LEASES.**

**Choice Leasehold Bought**

The Hampton Shops, Inc., decorators, purchased from Helena B. Garvey Hayden the ground site of their 11-sty building, 18-20 East 50th st, measuring 56.2x100.5, on the south side of the street, facing St. Patrick's Cathedral.

The sale terminates one of the most unusual leases ever drawn in New York city. It was remarkable because it was made to operate practically in perpetuity with no reappraisals. It was drawn in 1893 by Andrew Jeffries Garvey, an old time politician, to Arthur H. Cutler of the Cutler School. The property then contained two substantial dwellings. The lease was to begin in 1894 and was to run for 20 years at \$8,500 a year. The lease also carried options for similar terms to run indefinitely and the rental called for in the first term was to be continued throughout the renewals. Usually leases are made with rental values based on reappraisements of the property every 21 years.

The taxes on the Garvey property at that time were \$1,037.40 a year and it was agreed that the owner would always pay this tax, but that all taxes above that amount were to be paid by the tenant.

In 1908 the Cutlers assigned the lease to W. W. & T. M. Hall, and 6 years later they disposed of it to the Grand Rapids Furniture Co., which improved it with an 11-sty building. This subsequently became the property of the Hampton Shops, Inc. The Mutual Life Insurance Co. has advanced a loan of \$300,000 on the property.

**A Long Lease in Fulton Street**

Walter F. Libby, Inc., who have for years occupied the store in 122 Fulton st, have leased the entire 6-sty building from the 122 Fulton Street Realty Corporation, for a term of 21 years, at an aggregate rental of \$262,000.

Libby's Oyster House has been famous for more than 75 years and was the favorite eating place of Horace Greeley, Henry Ward Beecher, Grover Cleveland and many other prominent citizens. The Libby Co. will make extensive alterations to the building for the expansion of their ever-growing business. Harold L. Lewis was the broker.

**Lease with Right to Buy**

Lewis L. Rosenthal Co. leased, for a term of 21 years, to Edward Hart, owner of the Hub Clothiers, the building, 20x100, at 166 West 48th st from the Freeman Purveying Co., with an option to purchase. This lease aggregates a rental of \$126,000. Plans are being drawn for

remodeling the present structure or erecting a new building.

**Hotel America Leased**

Edward Arlington, proprietor of the Hotel Harding at Broadway and 54th st and the Colonial Arms in Jamaica, has leased the Hotel America at 145 West 47th st for a long term at an aggregate rental of \$1,335,000. The house will be continued under the management of Juan Berutisch and will continue to cater to the Latin American clientele. Mr. Berutisch will act as assistant to J. H. Kenny, treasurer and general manager of the 145 West 47th St. Co. Messrs. Arlington and Kenny are negotiating for another hotel in the Forties, and will then control more than 1,000 rooms within ten square blocks.

**Milliner Invades Sixth Avenue**

Frederick Fox & Co., Inc., leased for the United Cigar Stores Co. a store on Sixth av, adjoining the southeast corner of 38th st, to William J. Houser, millinery, for a term of 10 years, at an aggregate rental of \$100,000.

**Leases a Lexington Ave. Parcel**

Pease & Elliman leased for Mrs. A. Wintjen, for a term of 21 years, at an aggregate rental of about \$100,000, the 5-sty building, 562 Lexington av. The lessor will extensively alter the building for business purposes.

**Cortlandt Street Corner Leased**

Tankoos, Smith & Co. leased to Burnee Co., who own and operate the Nedick Orangeade Drink Stands, the store at the northeast corner of Cortlandt and Greenwich sts, adjoining the Hudson Terminal Building. The lease is for 20 years, at a rental aggregating approximately \$185,000. The lessee, upon completion of alterations, will open a branch establishment.

**From Tower to Tower**

White-Goodman leased for the New York Times Co. the entire 23d floor in the tower of the Times Building, Broadway and 42d st, to Morris and Samuel Meyers, lawyers, who are now located in the Metropolitan Tower, 1 Madison av.

**Some Fine Apartments Leased**

Douglas L. Elliman & Co. leased a large apartment of 18 rooms and 6 baths in 907 Fifth av, southeast corner of 72d st, for the 907 Fifth Avenue Co., Inc., J. E. R. Carpenter, president, to Emanuel Gerli; also an apartment in 383 Park av to William E. Winchester; and an

apartment in 830 Park av to Mrs. Frederick Roosevelt; and an apartment in 840 Park av to Mrs. Francis M. Weld, Sr.

Pease & Elliman leased for J. E. R. Carpenter an apartment of 12 rooms and 4 baths in 920 Fifth av, which he is building at the south corner of 73d st, to Mrs. Richard T. Jader; also leased for Potter Bros. an apartment in 350 Park av, the southwest corner of 52d st, of 10 rooms and 3 baths, to Mrs. J. P. Edwards; and one in 11 East 68th st northwest corner of Madison av, to Mrs. H. C. Horton.

**Law Firm Not to Move**

The law firm of Cadwalader, Wickersham & Taft will not remove its offices from 40 Wall st to the new wing of the Bar Association building at 36 West 44th st. They have merely leased space in the new building to be used for conference purposes exclusively.

**Notable Garage Leases**

Silberman's Exchange, in conjunction with the Promoters Realty Exchange, leased for Isaac Ziff & Son to Schiller & Katz, the irregularly shaped 2 and 3-sty brick and concrete garage at 474 West 130th st, running through to and along West 129th st to and including the northwest corner of 129th st and Convent av. There is a store in the corner which has a frontage on the avenue of 54.2 feet. The garage fronts on West 129th st, 251 feet, and on West 130th st, 22.6 feet, with a total depth of 198.8 feet and of irregular width. It is known as the Covent Garden Garage.

The lease is for a term of 21 years, at an aggregate rental of \$750,000. Embracing 66,000 square feet, the garage will house 300 automobiles.

Silberman's Exchange leased for the Podher Realty Corporation to the Mossgut Co., Inc., the 6-sty and basement fireproof garage, at 256-258 West 36th st, on a plot 35.7x98.9 for a term of 20 years, at an aggregate rental of \$145,000.

**Some Bronx Store Leases**

Herman A. Acker leased for clients the store in 1066 Westchester av to Max Rubrum, for the dry goods business; also, store on the northwest corner of Grand Boulevard and Concourse and Burnside av to Grinstead Bros.; 1947 University av to Collins and Collins; 1949 University av to a client, Benjamin Zatlun, as a first-class delicatessen; 1951 University av to the Great Atlantic and Pacific Tea Co.; 1953 University av to the Morningside Supply Store, for hardware and house furnishings. This completes the leasing of all stores at the junc-

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tion of the west side of University and Burnside avs, in the taxpayer now nearing completion. These leases are for periods of 3 to 5 years, at an aggregate annual rental of \$40,000.

#### Lease a Long Beach Hotel

Lewis H. May Co. leased for the Krug estate to Louis H. Saltzman the Hotel Brighton, at Long Beach, L. I. It is the second largest hotel on the boardwalk and fronting the ocean and is equipped for all-year use. The lease is for a term of years, at an aggregate rental of \$425,000. An option of purchase accompanies the lease.

The new lessee plans many changes, including a Venetian roof garden, extensive restaurant

and cafe, remodeling, including the installation of a 1,000 mile Radio Station. The location being directly on the ocean, will be in direct communication with incoming and outgoing steamers.

#### Hotels at Edgemere Leased

Lewis H. May Co. leased for Louis H. Saltzman to Regina Winkler, for a term of years, the Hotel Shelburne, fronting on the ocean, at Beach 30th st, Edgemere, Queens borough, at an aggregate rental of \$80,000, and leased for the same owner to Charles Seilitz, for a term of years, the Shelburne Casino and bath houses, adjoining the Hotel Shelburne, Edgemere, at an aggregate rental of \$40,000.

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ADAMS & CO. leased for Weil & Mayer 10,000 square feet in 580-582 Broadway to M. & A. Abood; also for the Blockton Realty Co. space in the Penn Terminal Building to M. L. Rimes Illustrating Co., for a term of years; also space in 128 East 23d st to Hobart Service, Inc., Chester Waterproof Co., Knickerbocker Art Embroidery Co. and Handel & Corak.

LEON S. ALTMAYER and Chr. Volzing & Son, Inc., leased to the Yellow Taxicab Co. a suite of offices in the Subway Express Building, at the northeast corner of Lexington av and 86th st.

DANIEL BIRDSALL & CO. leased for Sheldon Du Cret the store, basement and sub-basement of 69 Leonard st to Max Schwartz Textile Corporation, for a term of years; also the 5th loft in 24 Union sq to L. Reusche & Co.; and the 4th loft of 139-141 Spring st to M. Booth & Co.

G. P. BUTTERLY leased for the Burroughs Adding Machine Co. the store in 161 Atlantic av, Brooklyn, to the Anchor Machinery & Supply Co., Inc., for a term of years.

P. M. CLEAR & CO. leased for Albert Oliver & Son, Inc., 15,000 square feet at 717 East 140th st, Bronx, to Weydig & Henkelman, piano manufacturers, for a long term of years; and leased for William Goldstone the 3d loft, in 252 West 31st st, to the Es-Kay Novelty Co.

CROSS & BROWN CO. leased for a client to the Mitchell Publications, Inc., a floor, comprising 7,500 square feet, in 15 West 37th st; and sub-leased for the Mitchell Publications, Inc., to J. Matthews & Co. space in 912 Broadway.

DUROSS CO. leased for the Persephone Realty Corporation the 3-sty and basement dwelling, 6 Van Nest pl, to Helen Helmar, for a term of 10 years.

DOUGLAS L. ELLIMAN & CO. leased, for a term of years, for the Vanderbilt Avenue Realty Corporation the store in 395 Madison av to Mme. Obry, cleaner and dyer.

DOUGLAS L. ELLIMAN & CO., representing the L. Martin Co., manufacturers of lamp-black, leased for Albert B. Ashforth, Inc., as agents representing the Liggett-Winchester-Ley Corporation, the balance of the 19th floor in the Liggett Building, 42d st and Madison av, for the executive offices of the tenant. This completes the leasing of this floor, the balance of which was leased recently through the same brokers.

J. B. ENGLISH leased for Ellen V. Snowden to L. Bailey the three 3-sty and basement dwellings, 313-317 West 48th st, for a term of years.

J. B. ENGLISH leased for J. Hatfield Morton to Thomas A. Richeson, store in 151 West 48th st. The premises, after alterations are completed, will be used as a salesroom for men's wearing apparel.

J. ARTHUR FISCHER leased for a client to M. Singer, restaurateur, the store and basement of 693 Sixth av, for a term of years at an aggregate rental of \$70,000; and leased to J. Mathis the store and basement of 865 Sixth av, for a long term of years, at an aggregate rental of \$80,000.

M. & L. HESS leased, in the Hess Building, Fourth av and 26th st, space to the American Army & Navy Journal, Inc., for executive offices; also the store and basement of 25 West 15th st to the Franc-Graham Paper Co.; space on the 7th floor of 49 East 21st st to Marcus Bros.; space on the 6th floor of 125 East 23d st to the T. & P. Optical Co.; and the store and basement at 17 East 31st st to the Branford Knitting Mills.

HARMAN SPECIALTY SHOP, INC., leased to M. Tanenbaum & Co., Inc., the store in 2541 Broadway, for a term of years, at an aggregate rental of \$50,000.

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LEWINE & CO., INC., leased for L. M. Goldberg the store in 885 Eighth av to the Jackson Clothing Co., Inc., for a term of years, at an aggregate rental of approximately \$35,000.

PEASE & ELLIMAN leased for J. E. R. Carpenter an apartment of 12 rooms and 4 baths in the new apartment house 920 Fifth av, south corner of 73d st, to Albert B. Boardman, of the legal firm of O'Brien, Boardman, Harper & Fox. Also leased a loft in 16-18 East 15th st for the Charles Zinn Co. to H. E. Werran & Co., of Union sq.

PRICE, BIRKNER & JOHNSTON leased to the Metropolitan Roto Gravur Co. a floor in 521 West 26th st; to the Houghton Elevator Co. the 12th floor in 250 West 54th st; to the Panhellen Phonograph Recording Co. the top floor in 48 West 39th st; for the Eastern Construction Co. to Harry Roman Co. the 2d floor in 56 West 39th st. All the above leases are for a term of years.

PRICE, BIRKNER & JOHNSTON leased for I. Goldberg to Solomon Tauscher, electrical supplies, a store in the new building 303 Eighth av for a term of years, at an aggregate rental of \$25,000.

REAL ESTATE NOTES.

THE HOUGHTON CO. has removed from 174 West 72d st to 132 West 72d st.

WILLIAM P. JONES & SON will, on May 1, remove their real estate business from 1358 Broadway to the Times Building, on Times square.

RULAND & BENJAMIN negotiated a first mortgage loan of \$200,000 on the 10-story business building 17-19 West 45th st and a first mortgage loan of \$5,000 on the 2-family house 2034 Morris av, Bronx.

UNITED STATES MORTGAGE & TRUST CO. has declared a quarterly dividend of 4 per cent, on the capital stock of the company, payable April 1, 1922, to stockholders of record March 28, 1922.

FRANK H. BUSH is again identified with the Brooklyn office of the Lawyers Title & Trust Co., at 188 Montague st. For several years Mr. Bush was connected with two of the largest mortgage and real estate companies in Brooklyn.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 28 to Apr. 3	1921 Mar. 29 to Apr. 4
Total No.....	346	353	267	201	995	975
Assessed Value.....	\$21,159,000	\$25,017,766	.....	.....	.....	.....
No. with consideration	29	44	9	11	41	36
Consideration .....	\$1,793,400	\$2,974,560	\$172,100	\$181,580	\$1,119,000	\$335,246
Assessed Value.....	\$1,921,000	\$2,308,200	.....	.....	.....	.....
	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 3	Jan. 1 to Apr. 4
Total No.....	3,071	2,677	3,042	1,861	9,916	7,628
Assessed Value.....	\$219,170,450	\$149,254,249	.....	.....	.....	.....
No. with consideration	281	272	321	122	442	442
Consideration .....	\$13,647,833	\$16,461,486	\$2,883,239	\$966,224	\$6,581,414	\$5,197,876
Assessed Value.....	\$13,675,750	\$13,071,600	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 28 to Apr. 3	1921 Mar. 29 to Apr. 4
Total No.....	287	212	200	127	952	722
Amount .....	\$10,546,969	\$6,455,746	\$2,360,332	\$977,026	\$5,927,109	\$3,719,856
To Banks & Ins. Co.	32	35	10	7	135	93
Amount .....	\$961,900	\$1,716,250	\$198,000	\$59,500	\$1,249,850	\$1,060,733
No. at 6% .....	241	179	181	111	912	680
Amount .....	\$4,345,754	\$4,963,356	\$1,953,749	\$881,896	\$5,669,946	\$3,533,800
No. at 5 1/2% .....	5	6	3	6	23	20
Amount .....	\$142,000	\$124,900	\$64,000	\$40,999	\$117,550	\$104,100
No. at 5% .....	2	4	2	1	6	7
Amount .....	\$30,000	\$279,500	\$202,000	\$6,581	\$27,550	\$34,200
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	3	2	3	.....	2	1
Amount .....	\$5,475,000	\$25,658	\$8,983	.....	\$71,500	\$1,000
Interest not given..	36	21	11	9	9	14
Amount .....	\$554,215	\$1,062,350	\$131,600	\$47,550	\$40,563	\$46,750
	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 3	Jan. 1 to Apr. 4
Total No.....	2,499	1,999	2,448	1,081	10,108	6,123
Amount .....	\$80,806,610	\$65,594,334	\$26,889,521	\$8,318,969	\$58,325,099	\$33,046,733
To Banks & Ins. Co.	332	345	192	57	1,925	928
Amount .....	\$21,460,978	\$23,186,150	\$4,138,480	\$1,110,795	\$16,252,192	\$9,395,286

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5
Total No.....	77	45	26	12
Amount .....	\$4,491,725	\$4,407,400	\$503,500	\$250,000
To Banks & Ins. Companies..	50	32	16	7
Amount .....	\$3,226,350	\$3,970,900	\$295,500	\$136,000
	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
Total No.....	732	620	259	196
Amount .....	\$53,966,148	\$45,308,186	\$7,860,600	\$3,937,721
To Banks & Ins. Companies..	508	387	164	90
Amount .....	\$40,442,975	\$36,590,789	\$5,428,700	\$2,289,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5	1922 Mar. 29 to Apr. 4	1921 Mar. 30 to Apr. 5
New Buildings...	13	11	194	53	382	272	600	267	65	75
Cost .....	\$1,315,200	\$417,600	\$6,340,404	\$1,269,800	\$3,700,135	\$2,211,845	\$3,859,810	\$1,058,865	\$226,175	\$213,225
Alterations .....	\$397,300	\$457,575	\$62,800	\$19,500	\$192,245	\$215,980	\$24,115	.....	.....	\$21,400
	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5	Jan. 1 to Apr. 4	Jan. 1 to Apr. 5
New Buildings...	228	173	1,592	353	3,876	1,613	6,636	1,663	651	397
Cost .....	\$37,126,570	\$21,322,960	\$48,093,076	\$11,748,220	\$41,908,935	\$16,332,420	\$44,450,653	\$9,367,519	\$2,339,426	\$1,114,000
Alterations .....	\$7,403,166	\$5,623,159	\$1,053,750	\$467,330	\$1,354,505	\$2,248,295	\$879,045	\$697,391	\$139,225	\$78,578

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# BUILDING SECTION

## March Building Totals Equal Record Figures of April 1920

Statistics Tabulated by F. W. Dodge Company Show Commitments of \$293,636,000 in Twenty-Seven States, a Gain of 65 Per Cent. Over Previous Month

**T**HE month of March witnessed the largest volume of construction started in any month since April, 1920, according to the F. W. Dodge Company. The total amount of contracts awarded during March in the 27 Northwestern States of the country amounted to \$293,636,000, an increase of 65 per cent. over February and of 79 per cent. over March, 1921. The first quarter of this year was 68 per cent. ahead of the first quarter of 1921.

Practically every class of construction showed a notable increase in March. The amount of residential construction was the largest since the summer months of 1919. March residential contracts amounted to \$121,551,000, which was 41 per cent. of the month's total. Public works and utilities amounted to \$51,997,000, or 18 per cent. of the total; business buildings, \$49,758,000 (largest figure on this class since May, 1920), or 17 per cent. of the month's total; educational buildings, \$25,575,000, or 8 per cent.; and industrial buildings, \$24,270,000, or 8 per cent.

Building contracts awarded in the 27 Northeastern States during the week ending March 17 amounted to \$71,105,100, according to the F. W. Dodge Company. This figure was greater by over 2% than the largest weekly total reported in 1921, which was in the middle of September. The week's figure showed a 9% increase over the previous week, and was far in excess of the amount reported for any previous week this year.

The amount of contemplated new work reported in March was \$613,000,000, more than double the amount of contracts awarded, the largest amount of contemplated work reported for any month since March, 1920.

Contracts awarded in the New England States during March amounted to \$27,795,000, an increase of 78 per cent. over the previous month, and of more than 100 per cent. over the corresponding month of last year. During the first quarter of this year the volume of construction contracts let has been more than double the commitments for the first quarter of last year.

The March total included: \$12,590,000, or 45 per cent., for residential buildings; \$5,769,000, or 21 per cent., for business buildings; \$3,106,000, or 11 per cent., for educational buildings; and \$2,848,000, or 10 per cent., for public works and utilities.

Contemplated new work reported during the first three months of this year has amounted to \$131,000,000, more than double the amount of contracts awarded in the same period.

Contracts awarded in New York State and Northern New Jersey during March amounted to \$88,506,000, only a quarter of a million under the maximum monthly total on record for this district. The March total was 49 per cent. greater than the February total, and three times the figure for March, 1921.

The volume of construction started in this district during the first quarter of the year has been more than two and a half times that of the first quarter of 1921.

The March, 1922, total included: \$50,424,000, or 57 per cent., for residential buildings; \$21,362,000, or 24 per cent., for business buildings, the largest amount of construction in this class since June, 1920; \$5,493,000, or 6 per cent., for educational buildings; and \$4,245,000, or 5 per cent., for public works and utilities.

Contemplated new work reported in the first quarter of this

year has amounted to \$336,000,000, compared with \$202,000,000 of contracts awarded in the same period.

March building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$44,532,000, an increase of 62 per cent. over the previous month and of 66 per cent. over March, 1921. The total for the first quarter of this year has been 69 per cent. greater than for the corresponding period of 1921.

The March total included: \$18,720,000, or 42 per cent., for residential buildings; \$10,719,300, or 24 per cent., for public works and utilities; \$5,010,000, or 11 per cent., for business buildings; and \$3,513,000, or 8 per cent., for industrial buildings.

Contemplated new work reported in the first quarter of this year has amounted to \$203,000,000, more than double the amount of contracts awarded in the same period.

March building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee, amounted to \$37,748,000, which was 52 per cent. greater than the February figure, and 10 per cent. under the total for March, 1921. The total for the first three months of this year is 4 per cent. ahead of the corresponding period of 1921.

Included in the March total were: \$12,857,000, or 34 per cent., for residential buildings; \$8,981,000, or 24 per cent., for public works and utilities; \$5,161,000, or 14 per cent., for educational buildings; and \$4,505,000, or 12 per cent., for industrial buildings.

Contemplated new work reported during the first three months of the year has amounted to \$171,000,000, nearly double the amount of contracts actually awarded.

March building contracts in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri, and portions of Eastern Kansas and Nebraska) amounted to \$84,993,000, the largest monthly total for this district since April, 1920. The March figure was 88 per cent. over February and 75 per cent. over March, 1921. The first quarter of 1922 has shown an increase of 48 per cent. over the first quarter of 1921.

The March total included: \$24,893,000, or 29 per cent., for residential buildings; \$19,921,000, or 23 per cent., for public works and utilities; \$12,799,000, or 15 per cent., for business buildings; and \$11,355,000, or 13 per cent., for industrial plants.

Contemplated new work reported in the first three months of the year has amounted to \$540,000,000, more than three times the amount of contracts awarded.

March building contracts in Minnesota, the Dakotas and Northern Michigan amounted to \$10,064,000, the largest monthly total for this district since May, 1920. March construction started was double that of February and one-third greater than that of March, 1921. The first quarter of 1922 shows an increase of 19 per cent. in value of awards over the first quarter of last year.

Included in this March total were: \$5,282,000, or 52 per cent., for public works and utilities; \$2,067,000, or 20 per cent., for residential buildings; \$828,000, or 8 per cent., for industrial plants.

The amount of contemplated new work reported in the first three months of this year was two and a half times the amount of work started.



# State to Spend \$10,000,000 on Construction This Year

## Funds Made Available for New Buildings, Repairs and Equipment of State Institutions Far Below Allotments of Previous Years

[Special to the RECORD AND GUIDE]

Albany, April 6.

THE pruning knife was used unsparingly this year upon appropriation requests for construction, repairs and equipment of State institutions and buildings, an analysis of the appropriation bills signed by Governor Miller discloses. The appropriations for this particular work or service are not within fifty per cent. of allotments made in other years.

The largest single appropriation was made for the construction of a state hospital for mentally defective soldiers and sailors residing in New York State. This institution will be located at Creedmore, L. I., and \$3,000,000 will be spent on its construction.

For construction and repairs at Central Islip State Hospital an appropriation of \$285,000 was made.

At Kings Park State Hospital \$362,000 will be spent for construction of additional wards; \$53,000 for furniture and equipment and \$25,000 for floor covering, linoleum, etc.

For additional accommodations at the Middletown State Hospital \$550,000 was appropriated.

For construction at the Utica State Hospital (Marcy Site) an appropriation of \$600,000 was made. At the Utica State Hospital proper \$100,000 will be spent for construction and repairs.

For an attendants' home, assembly hall and industrial building at Letchworth Village, Thiells, \$210,000 was appropriated.

Construction of a solarium at the Hospital for the Care of Crippled and Defective Children at West Haverstraw will cost \$40,000.

For continuing the work of construction at Sing Sing \$101,000 was appropriated.

An appropriation of \$198,000 was made for the construction work at Cornell College of Agriculture; \$70,000 for the Cornell Veterinary College.

Division of laboratories at Albany, \$98,000; elimination of grade crossings, \$175,000; cattle building on fair grounds at Syracuse, \$125,000; Institute of Applied Agriculture at Farmingdale, \$18,000; camps and rifle ranges, \$30,000; Troy Armory, \$25,000; Peekskill Camp, \$58,000; New York City Arsenal, \$20,000.

Equipment of dining room, Manhattan State Hospital, \$10,000; State Hospital at Raybrook, \$13,000; lighting facilities at Rome School for Mental Defectives, \$15,000; Syracuse School for Mental Defectives, \$20,000; repair of State Capitol roof, \$25,000; buildings at Alleghany Park, \$45,000.

Repairs of structures and equipment of buildings along the Barge Canal, \$600,000; canal shops, \$300,000; repairs to locks, dams and other terminals, \$513,000; repair of bridges over old Erie Canal, \$90,000; continuing work on Rochester terminal, \$50,000.

Bills now before the Governor which are likely to be signed provide \$480,000 for the continuation of the construction work on the Schenectady-Scotia bridge; \$40,000 for the terminal at Gowanus Bay; \$1,500,000 for the Harlem River improvement; \$46,050 for a research station on Long Island; \$1,000,000 for construction in connection with the State development of hydro-electricity.

## Employers and Unions Remain Deadlocked Over Building Wage Revision

PRACTICALLY no progress has been made during the past week toward settling the dispute between the employers and the union workers in the building trades over the matter of revising the wage scales for the remainder of this year. The Building Trades' Council remains determined not to participate in any conference at which the Lockwood Committee and its special counsel are not represented. The employers are quite willing to meet the Council leaders at any conference at which legal counsel is barred but feel that the Public Group of which Walter Stabler is chairman adequately represents the public interest in construction and will be sufficient to assure that the public's welfare will be sufficiently safeguarded by this committee, which will have a voice in the deliberations but no vote.

The Building Trades Employers' Association, however, are determined that should future conferences result in the formulation of a new agreement the document must be signed by the various unions as individual organizations. No new agreement will be made by the employers with the Building Trades' Council, chiefly because that body has been expelled from the American Federation of Labor on account of its arrogant and arbitrary attitude toward the national organization, and furthermore, because several of the most important of the building trades unions are not affiliated with the Council and therefore whatever was accomplished with this organization would have to be repeated with the unions not included in its membership.

The Building Trades Employers' Association recently prepared in the form of "fourteen points" the principles which the members of this organization believe should be accepted as the basis for future trade agreements between employers and workmen. C. G. Norman, chairman of the Board of Governors of the employers' association, recently declared that whether or not the employers succeed in impressing the union officials with the justice of these principles, the employers will continue to advocate them for adoption at as early a date

as it may be practicable to do so. The "fourteen points" as drawn up by the employers' association are as follows:

1. All trade agreements made by the employers' associations, members of the Building Trades Employers' Association, and trade unions shall provide that all disputes arising in the trades shall be settled by trade boards of arbitration, with an umpire if necessary, and the decisions of trade boards and umpires shall be final and binding.

2. There shall be no strikes or lockouts or stoppage of work, neither shall members of a union collectively leave the work of a member of the Building Trades Employers' Association.

3. There shall be no agreement providing for discrimination against building materials, raw or manufactured.

4. The amount of work a man may perform shall not be restricted by a union nor by the representatives, officers or members of a union.

5. The use of machinery, tools, appliances or methods shall not be restricted or interfered with.

6. The employer shall be the judge of the competency of the employe and he shall be at liberty to employ and discharge whomsoever he sees fit; and the members of the unions shall be at liberty to work for whomsoever they shall see fit.

7. The foreman shall be the agent of the employer, and he shall not be subject to charges nor held accountable to the union for carrying out the instructions of his employer.

8. The trade associations and unions shall jointly maintain an apprenticeship system which will provide an adequate force of skilled mechanics for all trades. Arbitrary limitation and restriction of the number, qualifications and conduct of apprentices shall not be permitted.

9. The members of the unions shall not refuse to work with men who are not members of their organizations when the unions have failed to supply a sufficient number of competent mechanics.

10. Overtime shall not be worked, except when unavoidable.

11. There shall be no provision in any trade agreement having for its object the collection of claims.

12. There shall be no provision in any trade agreement which will prevent the doing of cutting by the trade which installs the work for which the cutting is done.

13. All trade agreements shall provide that laborers shall perform all work which requires no skill.

14. All trade agreements shall provide that disputes between trades and disputes relative to questions of jurisdiction of trade shall be adjusted in accordance with the method set forth in the joint arbitration plan of the New York Building Trades as adopted on July 9, 1903, and amended on April 22, 1905, and that all decisions rendered thereunder determining disputes arising out of the conflicting jurisdictional claims of the various trades shall be recognized by and be binding upon the parties thereto.

Although New York City building trades employers have as yet been unable to affect a downward revision in wage scales in order to stimulate construction employers' associations in other cities have been more successful.



# Builders Optimistic Despite Predicted Labor Troubles

## Steady Increase in Projected Construction Throughout Local Territory Indicated by Figures of F. W. Dodge Company for Past Week

**D**ESPITE the predictions that the building industry is likely to be halted by strikes unless labor will submit to a revision of wage scales, the architects and engineers in this territory are going ahead with plans for new construction projects with the apparent feeling that the dispute between employers and workers will not particularly affect their operations. This is true to a considerable extent, as the major portion of the new projects being planned are of the speculative type, including multi-family dwellings and a vast number of small houses, and a large percentage of the total is scheduled for suburban locations where no difficulty prevails between labor and employers.

Construction totals for the thirteenth week of this year, covering the territory including New York State and New Jersey, north of Trenton, indicate a steady upward trend to the general building situation, and from the amount of residential building involved allow the prediction of an early solution of the housing problems of local communities. Figures tabulated by the F. W. Dodge Company show that during the week a total of 897 new operations were reported in the planning stage in this territory and the work will involve a total expenditure of \$36,495,400. During the same week the contracts for new construction actually awarded numbered 479 and represented a total cost of \$18,223,100.

Residential construction continues as the outstanding feature of

the building situation in all communities in the local territory. There is a steady increase in the number of apartments and small dwellings being planned and every likelihood that the number will grow throughout the coming season.

The list of 897 projects for which plans were reported during the week of March 25 to 31, inclusive, was comprised of the following groups: 81 business operations, such as stores, offices, lofts, commercial garages, etc., \$2,450,000; 15 educational projects of various types, \$3,012,000; 9 hospitals and institutions, \$370,400; 18 factory and other industrial buildings, \$723,100; 25 public works and public utilities, \$1,279,000; 5 religious and memorial projects, \$396,000; 734 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$27,849,900, and 10 social and recreational projects, \$415,000.

Among the 479 operations for which contracts were awarded during the thirteenth week of 1922 were 61 business projects of various types, \$1,841,000; 10 educational buildings, \$2,483,000; 4 hospitals and institutions, \$939,000; 18 factory and industrial buildings, \$989,500; 1 public building, \$30,000; 20 public works and public utilities, \$1,180,100; 2 religious and memorial structures, \$170,000; 358 residential operations, including multi-family dwellings and one- and two-family houses, \$10,299,500, and 5 social and recreational projects, \$291,000.

### PERSONAL AND TRADE NOTES.

**William Albert Swasey**, architect, recently moved his offices to the Gotham Bank Building, Columbus Circle.

**Cranford Bros.**, plumbing contractors, announce the removal of their office and shop from 291 to 329 Flatbush avenue, Brooklyn.

**Hobart Upjohn**, architect, announces the opening of new offices in the Grand Central Terminal Building and will have associated with him Aaron G. Alexander and Otto F. Langmann.

**Elliot S. Phillips** was recently elected a vice-president of Devoe & Reynolds Co., Inc. He will act as general manager of the Eastern division of the company's business.

**Arthur Shimel** was re-elected president of the Hardware & Supply Dealers' Association of Manhattan and Bronx Boroughs, Inc., at the recent annual meeting of this organization.

**F. B. Colt & Company**, contracting electrical engineers, 15-17 West 42d street, is the name of the new firm recently organized by F. B. Colt, formerly associated with Colt & Brackett.

**McKenzie, Voorhees & Gmelin**, architects, announce the removal of their offices from 1123 Broadway to the twentieth floor of the Canadian Pacific Building, 342 Madison avenue. Telephone: Vandervilt 2600.

**Ophuls, Hill & McCreery, Inc.**, electrical engineers, 112 West 42d street, have applied for a change in charter to Ophuls, Hill, Inc., the interests of J. H. McCreery having been purchased by the other partners. The firm will continue with the same personnel and at the same address.

**N. A. Habersack**, architect, announces the opening of an office for the general practice of his profession at 1 East Fordham road, the Bronx, and desires samples, catalogues and price lists of building materials and supplies.

**J. W. & S. W. Moore**, general contractors, 103 Park avenue, have recently re-organized under the name of Moore & Patience, Inc. S. W. Moore has been active in the management of the old firm and Mr. Patience has a wide experience in the building business and was with the firm of Fred T. Ley & Company for some time.

### Electric Auto Show

New York's Electric Motor Vehicle Show opened yesterday in the large main floor room of the New York Edison Company, Irving Place and Fifteenth street. Several new models of both passenger and commercial vehicles were displayed. Heavy attendance late in the afternoon evidenced a wide interest in the utility and comfortable service of the electric automobile.

Among the exhibits which attracted particular attention were a new model taxicab, a five-ton chassis of the Walter electric truck with a novel differential which prevents skidding, and the latest model of the Walker truck with a balanced drive.

The first electric automobile ever driven on the streets of New York was displayed, presenting a curious contrast to the luxurious passenger vehicles of today. The old timer was invented and built forty years ago by Leon Mendel, who resides at the Peter Stuyvesant Hotel, 2 West Eighty-sixth street. He still owns the car.

It is a diminutive two-passenger machine, mounted on three wheels. The single rear wheel is the steering gear. The front wheels were propelled by a direct drive motor attached to batteries under the seat. Occupied by two young ladies, it provided the amusing feature of the show.

The new Steinmetz truck, recently perfected, was another interesting exhibit. Other attractive displays were made by the Ward, Lansden and O. B. Electric Companies.

The electric taxicab, known as the Electrocar, accommodates five persons in addition to the driver. It has an operating capacity of from sixty to seventy miles on a single battery charge and has a simple system for a rapid change of batteries.

The show will remain open for two weeks. Next week industrial trucks will be shown.

### Will Manufacture Copper Shingles.

The Anaconda Copper Mining Co. expects to use more than 30,000,000 lb. of copper this year in the manufacture of copper shingles. Although the initial cost of the new product is about twice that of the ordinary wooden shingle, has the advantages of durability and light weight. The shingles are supplied in natural copper finish and also in seven shades, ranging from green to russet brown.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**Building Managers and Owners Association of New York** will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, April 11. The speaker of the evening will be Harry M. Goldfogle, president of the Board of Commissioners of the Department of Taxes and Assessments. After the regular meeting R. L. Hallett, assistant chief chemist of the National Lead Company, will deliver a lecture on the subject of "Paint in Its Relation to the Maintenance of Apartments, Hotels and Office Buildings."

**National Metal Trades Association** will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

**New York Building Superintendents' Association** will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a notable event.

**Building Officials Conference** for 1922 will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

**Illuminating Engineering Society** will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.



# CURRENT BUILDING OPERATIONS

**ANNOUNCEMENTS** that several large building projects had been placed under contract and that work will be started immediately have materially increased the interest in the local building situation. There is a steadily growing volume of work being placed on the schedule for the coming spring and summer, and the entire building industry of the Metropolitan district will in all likelihood be pushed to capacity before the end of the current year.

There is at present only one retardant factor and that is the deadlock between the building trade employers and union workmen over a revision of wage scales. Practically no progress was made during the past week toward settling this difficulty, and, although efforts are being made to get both sides to agree to meet in conference at an early date for a discussion of the points in dispute, no date for this gathering has as yet been selected.

In the meantime there is a vast amount of new work coming out in all sections of the Metropolitan district, some of which will naturally be held in abeyance until the wage question is settled, but the major portion, however, including that great volume of speculative housing construction, is going ahead and practically dominating the local building field.

**Common Brick**—Although the reported transactions in the North River wholesale common brick market were lighter during the past week than they were for the preceding week the business of the past few days indicates a remarkably strong demand for common brick and a continuation of busy times in the local building industry during the coming months. Arrivals were not so numerous as they were one week ago, and the demand has slowed down slightly, but the outlook is extremely favorable for active market conditions for the remainder of the year. Prices generally range between \$16 and \$16.50 per thousand. There is not much brick available at the lower figure, and manufacturers are inclined to feel that the market will exhibit greater strength as to prices within the next week or so because of the large amount of new construction being released. Brick manufacturers are perfecting their plans for opening their plants for the season, and there are prospects that the season will start earlier than usual and that the 1922 production will be considerably higher than that of the past few seasons.

**Summary**—Transactions in the North River common brick market for the week

ending Thursday, April 6, 1922. Condition of market: Demand good; prices, firm and unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 49; sales, 48. Distribution: Manhattan, 11; the Bronx, 3; Brooklyn, 26; New Jersey points, 4; Astoria, 3; Yonkers, 1. Remaining unsold, 1.

**Lumber**—There has been a marked improvement in the local lumber market situation within the past few weeks, and, according to all reports, the spring buying movement has commenced, and deal-

ers in both wholesale and retail departments of trade are anticipating active weeks ahead. The continuation of the local tax exemption measure has already been reflected in increased buying by speculative builders in the outlying sections of the city who have important programs of small house building under way. This work will make heavy demands upon the lumber market during the remainder of the year, as the majority of the projects are frame or a combination of brick and frame construction. Lumber prices have settled down and no changes of con-

## BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:  
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$16.00 to \$16.50  
Raritan ..... 16.50 to 17.00  
Second-hand brick, per load  
of 3,000, delivered.....\$45.00 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..\$2.80  
Rebate for bags, 10c. each.

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

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

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

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

Manhattan deliveries ..... \$3.50  
Bronx deliveries ..... 3.50

**Hollow Tile**—

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

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

2x12x12 split furring.....\$0.12 per sq. ft.  
3x12x12 ..... 0.12 per sq. ft.  
4x12x12 ..... 0.17 per sq. ft.  
6x12x12 ..... 0.19 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 .....\$10.50 per 1,000

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.  
Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.  
Finishing Lime (Standard in Hydrate Finishing, in paper bags .....24.00 per ton  
Hydrate Common, in paper bags .....\$19.50 per ton

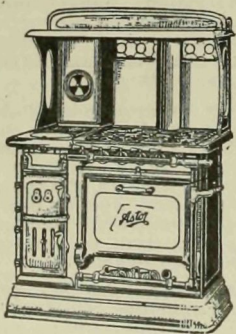
**Plaster**—

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

Neat Wall Cement, in cloth bags .....\$21.00 per ton  
Brown Mortar, in cloth bags. 18.00 per ton  
Lath Mortar, in cloth bags... 18.00 per ton  
Finishing Plaster, in cloth bags ..... 24.50 per ton  
Rebate for returned bags. 15c. per bag  
Finishing Plaster (250-lb. barrel) .....\$4.00 per bbl.  
Finishing Plaster (320-lb. barrel) ..... 5.35 per bbl.

**Plaster Blocks**—

2-in. (solid) per sq. ft.....\$0.17 to 0.19  
3-in. (hollow) per sq. ft..... 0.17 to 0.19



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# MATERIALS AND SUPPLIES

sequence have been reported. Retail dealers are inclined to believe that there will be a strong market throughout the remainder of the year, but that prices will not greatly advance over the level prevailing at present.

**Structural Steel**—Commitments for fabricated material to be used in the construction of several important commercial building projects were reported during the past week and the announcement of these bookings has materially strengthened the local market situation. Architects have plans well advanced for con-

siderable new construction in which the total steel tonnage requirements will amount to a high figure, and as a large part of this work is likely to be released very soon the outlook for better business conditions in the steel market is excellent. Although the differences between building trade employers and labor are still far from settlement, the industry is generally optimistic and just as soon as the wage scale controversy is over there is certain to be a decided improvement in all lines of construction. Steel prices are firm and fabricated material, erected

in commercial structures, is ranging from \$62 to \$65 per ton.

**Electrical Supplies**—The trend in this line is steadily upward and both manufacturers and dealers are anticipating a consistent improvement in the volume of new business throughout the remainder of the year. The continuation of the local tax exemption ordinance on residential construction has brought out a tremendous amount of new building of this type and there is every indication that the next six or eight months will be the busiest in history from a housing viewpoint. Wiring material sales have increased to some extent during the past week and demand for other items is steady. Prices are unchanged and the majority of local jobbers have their stocks complete and ready for any jump in the trade requirements.

**Cast Iron Pipe**—The market for this commodity continues its showing of strength and manufacturers are generally confident that business will grow steadily in volume throughout the spring and summer months. There is an excellent outlook for a large amount of new municipal business and more than likely a considerable percentage of this work will be released within the next few weeks. Plans are well advanced and it only remains for specifications to be completed and bids advertised. Private buying continues at a satisfactory rate and increased business is also anticipated from this source. Prices are slightly advanced and very firm, with New York quotations as follows: 6 in. and larger, \$48.80 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

**Window Glass**—The demand for this commodity is considered very good for this season of the year and the outlook for the coming months is excellent. The program of construction now actually under way indicates that the demand for plate and window glass will steadily increase and there are some who are willing at this early date to predict a shortage in glass before the building season ends. There is practically no foundation for predictions of this character and there are healthy reserves at the factories and manufacturers will undoubtedly be able to keep ahead of their orders without difficulty. Prices are steady and unchanged.

**Linseed Oil**—The market for this commodity is exceptionally dull, but jobbers are in hopes that conditions will change within the next few weeks because of the general improvement in the building situation. At present buyers are purchasing only for immediate requirements.

## IN THE METROPOLITAN MARKETS

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

27x48x½ in.	.....	\$0.38 each
32x36x¼ in.	.....	0.22 each
32x36x⅜ in.	.....	0.24 each
32x36x½ in.	.....	0.30 each

**Sand**—  
Delivered at job in Manhattan ..... \$1.80 to — per cu. yd.  
Delivered at job in Bronx ..... 1.80 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.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.63
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
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.	.....	1.88c. to 2.03c.
Beams and channels over 14 in.	.....	1.88c. to 2.03c.
Angles, 3x2 to 6x3.	.....	1.88c. to 2.03c.
Zeas and tees.	.....	1.88c. to 2.03c.

**Lumber**—  
Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft.	.....	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	.....	37.50 to —
Hemlock, W. Va., base price, per M.	.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)		
Spruce, Eastern, random cargoes, narrow (delivered)	..	30.00 to —
Wide cargoes	.....	33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet 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.	.....	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts	.....	— to —
Cypress shingles, 6x13, No. 1 Prime	.....	— to —
Quartered Oak	.....	to \$166.00
Plain Oak	.....	to 126.00

**Flooring:**

White oak, quart'd sel.	.....	\$97.50 to —
Red oak, quart'd select.	.....	97.50 to —
Maple No. 1.	.....	71.00 to —
Yellow pine No. 1 common flat	.....	55.50 to —
N. C. pine flooring Norfolks	.....	62.50 to —

**Window Glass**—  
Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	.....	85%
B grade, single strength, first three brackets	.....	85%
Grades A and B, larger than the first three brackets, single thick	.....	85%
Double strength, A quality	.....	85%
Double strength, B quality	.....	87%

**Linseed Oil**—  
City brands, oiled, 5 bbls. lot. \$0.83 to \$0.85  
Less than 5 bbls. .... 0.86 to 0.88

**Turpentine**—  
Turpentine ..... \$0.88 to \$0.90



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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

63D ST.—Sugarman & Hess and A. G. Berger, 16 East 43d st, have completed plans for a 9-sty brick apartment, 86x82 ft, at 125-135 East 63d st for 125 East 63d Street Corporation, Louis Cowan, president, 377 Broadway, owner and builder. Cost, \$350,000.

RIVERSIDE DR.—Geo. Fred Pelham, 200 West 72d st, has plans in progress for a 14-sty fireproof apartment, 100x135 ft, at 300 Riverside dr, northeast corner 102d st, for 300 Riverside Drive Corp., Albert Sakolski, president, 217 Broadway, owner. Cost, \$1,000,000. Owner will take bids.

#### BANKS.

47TH ST.—Geo. F. Pelham, 200 West 72d st, has completed plans for a 10-sty brick and steel bank, 33x100 ft, with offices, at 224-226 West 47th st for Greenwich Bank, Henry Ward Ford, vice-president, 402 Hudson st, owner. Structural engineer, Robt. E. Moss, 96 Warren st.

#### STABLES AND GARAGES.

108TH ST.—John P. Boyland, 120 East Fordham rd, has completed preliminary plans for a 1-sty brick garage, 275x100 ft, irregular, at 108th st and 1st av for estate of John Cullen, care of Beith & Riley, 2475 3d av, owner. Cost, \$70,000.

#### STORES, OFFICES AND LOFTS.

AMSTERDAM AV.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for four 1-sty brick and terra cotta stores, 50x100 ft, on the east side of Amsterdam av, 50 ft south of 154th st, for H. L. Weiss, 514 West 152d st, owner. Cost, \$15,000.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

UNDERCLIFF AV.—Arne Dehli, 154 Nassau st, has completed plans for a 5-sty brick apartment house, 83x71 ft, on the west side of Undercliff av, 96 ft south of Washington Bridge Park, for Robt. S. Anent, 2380 Grand av, owner. Cost, \$80,000.

BEDFORD PARK BLVD.—John P. Boyland, 120 East Fordham rd, has completed plans for a 5-sty brick apartment, 125x91 ft, at the southeast corner of Bedford Park Blvd and Decatur av for the 55 Mount Hope Place, Inc., Cornelius J. Carey, 261 East Fordham rd, owner and builder. Cost, \$200,000.

#### DWELLINGS.

202D ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a 2½-sty frame dwelling, 32x60 ft, with garage, in 202d st, 45 ft east of Grand Concourse, for Anna McCarthy, 884 Faile st, owner. Cost, \$20,000. Owner will take bids on separate contracts about April 15.

#### SCHOOLS AND COLLEGES.

BATHGATE AV.—Robt. J. Reiley, 477 5th av, has completed plans for a 4-sty brick and stone parochial school, 82x100 ft, on the east side of Bathgate av, 185 ft north of Tremont av, for St. Joseph's R. C. Church, Rev. Father Patrick Morris, pastor, 1949 Bathgate av, owner. Cost, \$150,000. Architect will soon take bids on general contract from a selected list of bidders.

#### STABLES AND GARAGES.

WEBSTER AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 1-sty brick and stone garage, 164x100 ft, on the west side

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of Webster av, 100 ft north of 167th st, for Samuel Rubin, 1060 Findlay av, owner. Cost, \$30,000.

SPUYTEN DUYVIL RD.—R. F. Knockenhauer, 3492 3d av, has completed plans for a 1-sty brick garage, 100x80 ft, on the south side of Spuyten Duyvil rd, 133 ft north of 230th st, for Ellen J. McCarthy, owner and builder, on premises. Cost, \$60,000.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—McCarthy & Kelly, 16 Court st, have plans in progress for a 6-sty brick apartment, 105x110 ft, at the northeast corner of Ocean av and Albemarle rd for Berrons Realty Co., 765 East 17th st, owner. Cost, \$300,000.

MERMAID AV.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for two 4-sty brick apartments, 19x85 ft, on the south side of Mermaid av, 118 ft west of West 36th st, for Agello & Esposito, 140 Montague st, owner and builder. Cost, \$50,000. Owner will soon take bids.

FLATBUSH AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 4-sty brick and limestone apartment house, 70x100 ft, with stores, on the west side of Flatbush av, 147 ft south of Bedford av, for Isidor Polivnick, owner. Cost, approximately \$100,000.

BARRETT ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 4-sty brick and limestone apartment houses, 60x90 ft, on the west side of Barrett st, 160 ft south of Blake av, for Isidor Levine, owner. Cost, approximately \$200,000.

#### DWELLINGS.

67TH ST.—Harrison G. Wiseman, 25 East 43d st, Manhattan, has plans in progress for forty-two 2-sty brick dwellings in 67th and 68th sts, between 20th and 21st avs, for Allied Erectors, Inc., Paul Krieger, Ben A. Hartstein, 299 Broadway, Manhattan, owner.

RIDGE BLVD.—Seelig, Finkelstein & Wolfinger, 44 Court st, have completed plans for six 2-sty brick dwellings, 20x60 ft, on the west side of Ridge Blvd, 25 ft north of 70th st, for Finberg Lucherman Construction Co., W. S. Finberg, president, 36 Bay 35th st, owner and builder. Cost, \$90,000.

LEFFERTS ST.—Harold Dangler, 215 Montague st, has plans in progress for seventy 2-sty brick dwellings, 18x50 and 20x60 ft, with garages, in Lefferts and Sterling sts, from Flatbush av to Bedford av, for Prospect Park Homes Co., H. F. Wittemann, 188 Montague st, owner and builder. Cost, \$1,000,000. Owner will take bids about April 15.

8TH ST.—McCarthy & Kelly, 16 Court st, have completed plans for three 2-sty frame dwellings, 20x62 ft, in the west side of East 8th st, 110 ft north of Av U, for Crex Construction Co., T. Henry Glick, president, 5112 17th av, owner and builder. Cost, \$36,000. Owner will soon take bids.

CARROLL ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for eighteen 2-sty brick and limestone dwellings, 20x60 ft, in the north side of Carroll st, 105 ft east of Schenectady av, for Klein & Evans Construction Co., owner. Cost, \$270,000.

86TH ST.—Adolph Goldberg, 164 Montague st, has plans in progress for six 2-sty frame dwellings, 18x40 ft, at the corner of 86th st and Colonial rd for Hygrade Homes, Inc., Joseph Aaron, president, 1043 Pacific st, owner. Total cost, \$48,000.

13TH ST.—David A. Lucas, 2224 East 19th st, has completed plans for a 1-sty frame dwelling, 17x46 ft, in the east side of East 13th st, 100 ft south of Av Y, for Vito Pappara, owner, on premises. Cost, \$4,500.



**STERLING ST.**—Plans are being prepared for seventy-one frame dwellings, with garages, in Sterling st. between Bedford and Washington avs. for Prospect Park Homes Co., Harold E. Whiteman, president, 188 Montague st., owner. Name of architect will be announced later.

**HOTELS.**

**OCEAN AV.**—Maurice Courland, 47 West 34th st., Manhattan, has completed plans for a 12-sty brick, steel and limestone apartment hotel, 140x140 ft., at Ocean av. and Lincoln pl for Old Colony Engineering Co., Mr. Frankel, in charge, 50 Court st., owner and builder. Cost, \$2,500,000. Owner will take bids about April 10.

**STORES, OFFICES AND LOFTS.**

**SMITH ST.**—Chas. P. Canella, 1163 Herkimer st., has completed plans for alterations to the 3-sty brick store, with dwellings, at the northeast corner of Smith and Sackett sts, for Vincenzo Marmiella, 264 Smith st., owner. Cost, \$5,000.

**Queens**

**APARTMENTS, FLATS AND TENEMENTS.**

**ELMHURST, L. I.**—R. L. Lukowsky, 49 Stevens st., Astoria, has plans in progress for a 4-sty brick apartment, 44x85 ft., at Elmhurst av. and Judge st., Elmhurst, for owner, care of architect. Cost, \$80,000.

**BANKS.**

**FOREST HILLS, L. I.**—Alfred Fellheimer and Stewart Wagner, 7 East 42d st., Manhattan, have been retained to prepare plans for a 1-sty brick bank building at the corner of Austin and Continental avs, Forest Hills, for the Corn Exchange Bank, Mr. Brown, in charge, 13 William st., Manhattan, owner. Cost, \$80,000.

**DWELLINGS.**

**QUEENS, L. I.**—H. T. Jeffrey, Jr., 309 Fulton st., Jamaica, has completed plans for a 2-sty frame dwelling, 20x28 ft., in the north side of Meade st., 40 ft west of Katherine st., Queens, for W. J. Byrnes, 226 Lafayette st., Manhattan, owner and builder. Cost, \$7,000.

**ASTORIA, L. I.**—Plans have been prepared privately for two hundred 2-sty brick and limestone dwellings, 20x30 ft., in Potter, Ditmar and adjoining streets in Arleigh Section, Astoria, for David W. Keen, 4616 5th av., Brooklyn, owner and builder. Cost, \$1,200,000. Owner will take bids on separate contracts.

**AMITYVILLE, L. I.**—Plans are being prepared privately for a contemplated 2-sty frame dwelling, 20x36 ft., at Amityville for Geo. Gibson, Elmhurst Manor, owner. Cost, \$7,000.

**FACTORIES AND WAREHOUSES.**

**LONG ISLAND CITY, L. I.**—Plans have been prepared for a 1-sty brick factory, 100x100 ft., in the south side of 13th st., 115 ft west of Ely av., L. I. City, for Neivel Realty Corp. Holding Co., for Levien Iron Works, 226 East 41st st., Manhattan, owner and builder. Cost, \$12,000.

**CORONA, L. I.**—A. F. Richardson, 100 Amity st., Flushing, has completed plans for a 2-sty reinforced concrete factory, 50x100 ft., at Corona av. and Stroney st., Corona, for Corona Braid Works, David McCauley, president, owner, at site. Cost, \$40,000.

**Westchester**

**APARTMENTS, FLATS AND TENEMENTS.**

**NEW ROCHELLE, N. Y.**—L. M. Loeb, 57 Lawton st., New Rochelle, has plans in progress for a 4-sty brick apartment, 100x112 ft., at Brook st. and Coligne av., New Rochelle, for Mrs. S. Hubel, owner, care of architect. Cost, \$135,000.

**DWELLINGS.**

**PELHAM MANOR, N. Y.**—F. Albert Hunt & Klein, 1 West 34th st., have plans in progress for a 2½-sty brick dwelling, 77x41 ft., with garage, on Colonial av., Pelham Manor, for John Smith, 87 Wolfs lane, Pelham Manor, owner and builder.

**New Jersey**

**APARTMENTS, FLATS AND TENEMENTS.**

**JERSEY CITY, N. J.**—Nathan Welitoff, 249 Washington st., Jersey City, has completed plans for a 5-sty brick apartment, 75x110 ft., at Duncan av., Boulevard and Bergen av., Jersey City, for Jos. Gatoff, 234 Claremont av., Jersey City, owner and builder. Cost, \$175,000.

**NEWARK, N. J.**—Louis Kasoff, 145 6th av., Manhattan, has completed plans for two 4-sty brick and limestone apartments, 52x92 ft., at 193-201 Millford av., Newark, for Julius Sharff and Louis Koplowitz, 489 Avon av., Newark, owner and builder. Cost, \$55,000 each.

**NEWARK, N. J.**—Romolo Bottelli, 207 Market st., Newark, has plans nearing completion for a 4-sty and basement common and tapestry brick and limestone apartment, 50x116 ft., at corner of Alpine st. and Hillside av., Newark, for Isadore Portnoff, 82 Rose terrace, Newark, owner and builder. Cost, \$100,000.

**WOODCLIFF, N. J.**—A. De Paola, 106 18th st., West New York, has been retained to prepare plans for a 3-sty brick apartment, 25x70 ft., on the west side of Park av., 25 ft south of 31st st., Woodcliff, for Martin Fiori, 325 30th st., Woodcliff, owner and builder. Cost, \$25,000.

**HACKENSACK, N. J.**—Robert L. Pryor, 859 Broad st., Newark, has plans in progress for alterations to the two 2½-sty brick school buildings at 225 Essex st., which are to be converted into an apartment house for the Newman School,

Geo. McDonald, treasurer, 149 Broadway, Manhattan, owner. Cost, \$50,000.

**WEST NEW YORK, N. J.**—Jos. D. Lugosch, 21 Bergenline av., Union Hill, has completed plans for a 4-sty brick apartment, 75x100 ft., at 208 16th st., West New York, for C. A. Baush, 210 16th st., West New York, owner. Cost, \$100,000. Architect will take bids on general contract.

**BANKS.**

**MONTCLAIR, N. J.**—Mowbray & Uffinger, 56 Liberty st., Manhattan, has been retained to prepare plans for an addition to the bank at 475 Bloomfield av., Montclair, for Montclair Trust Co., owner, on premises. Cost, \$150,000.

**PATERSON, N. J.**—Fred T. Ley Co., 19 West 44th st., Manhattan, has plans in progress for a 1-sty brick, limestone and granite bank building, 50x50 ft., at North Main and Arch sts., Paterson, for Hamilton Trust Co., 152 Washington st., Paterson, owner. Cost, \$100,000. Architect will take bids on separate contracts and materials.

**RUTHERFORD, N. J.**—Thos. M. James Co., 31 East 27th st., Manhattan, has plans in progress for a 1-sty brick and limestone bank building, 48x50 ft., at the southwest corner of Park av. and Ames av., Rutherford, for Rutherford National Bank, E. J. Turner, president, 35 Park av., Rutherford, owner. Cost, \$175,000. Architect will take bids on general contract.

**CHURCHES.**

**TEANECK, N. J.**—Jos. Hudnut, 51 West 10th st., Manhattan, has plans in progress for a 2-sty stone church, 50x80 ft., on Fort Lee rd., near Queen Ann's rd., Teaneck, for Methodist Episco-

pal Church, Floyd Farrant, chairman building committee, Queen Ann's rd. and trolley line, Bogota, owner. Cost, \$50,000.

**HACKENSACK, N. J.**—Plans are being prepared privately for a 2-sty brick and limestone church, 50x90 ft., at 1st st. and Berdan pl., Hackensack, for Mt. Hope Baptist Church, J. P. E. Love, pastor, 267 High st., Hackensack, owner. Cost, \$25,000.

**DWELLINGS.**

**MAPLEWOOD, N. J.**—Strombach & Mertens, 1091 Clinton av., Irvington, have plans in progress for a 2½-sty frame and Colonial siding dwelling, 30x24 ft., in Prospect st., Maplewood, for E. S. Dieckmann, owner, care of architect. Cost, \$10,000.

**GRANTWOOD, N. J.**—Chas. Eicholz, Jr., 427 Bergenline av., Union Hill, has completed plans for a 2½-sty frame dwelling, 24x28 ft., on Edgewood lane, Grantwood, for J. Morrison, Monroe pl., West New York, owner and builder.

**PASSAIC, N. J.**—John Kelly, P. O. Bldg., Passaic, has plans in progress for a 2½-sty brick dwelling, 28x66 ft., at Passaic, for Frank Bauer, 145 Ascension st., Passaic, owner.

**BLOOMFIELD, N. J.**—Fred L. Pierson, 160 Bloomfield av., Bloomfield, has completed plans for two 2½-sty frame dwellings, 24x32 ft., at 315 Broad st., Bloomfield, for Chris and Walter Jacobus, 369 Broad st., Bloomfield, owner and builder. Cost, \$10,000 each.

**GLEN RIDGE, N. J.**—Plans have been prepared privately for three 2½-sty frame dwellings, 24x26 ft., at 106-110 Sherman av., Glen Ridge, for Alfred H. Rowe, Oxford st., Glen Ridge, owner and builder. Cost, \$7,000 each.

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## HOMES AND ASYLUMS.

SUMMIT, N. J.—B. V. White, 29 West 34th st, Manhattan, has plans in progress for a 3-sty and basement hollow tile and stucco home for children, 66x60 ft, near Kent Place bldg, Summit, for Summit Home for Children, B. V. Muchmon, member of board, 155 Park av, Summit, owner.

## SCHOOLS AND COLLEGES.

HILLSIDE, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has completed plans for an addition to the 2-sty brick grade school No. 4, on Liberty av, Hillside, for Township of Hillside, Board of Education, Harry W. Doremus, president, Hillside, owner. Cost, \$100,000. Owner will advertise for bids soon.

CLOSTER, N. J.—P. J. Lauritzen, 158 West 35th st, Manhattan, has completed plans for an addition to a 3-sty brick and stone grade school, 63x80 ft, in High st, Closter, for Town of Closter, Board of Education, Clarence A. Clough, president, Closter, owner.

## STABLES AND GARAGES.

PATERSON, N. J.—M. Van Vlanderen, 140 Market st, Paterson, has plans in progress for a 3-sty brick and concrete garage, 25x75 ft, in Smith st, near Market st, Paterson, for J. B. Pfeiffer, 16 Prince st, Paterson, owner. Cost, \$15,000.

JERSEY CITY, N. J.—Geo. A. Flagg, 665 Newark av, Jersey City, has plans in progress for a 1-sty brick garage, 75x100 ft, at Henderson st and Pavia av, Jersey City, for Jos. L. Boland, 302 Montgomery st, Jersey City, owner. Cost, \$15,000.

## MISCELLANEOUS.

EAST ORANGE, N. J.—Frank J. Nies, Hoboken Terminal, has plans nearing completion for a 2-sty brick and art stone railroad station in Main st, East Orange, for D. L. & W. R. R. Co., Wm. H. Truesdale, president, 90 West st, Manhattan, owner. Cost, \$190,000. Bids will not be taken before March 1st. Chief Engineer, G. T. Ray, Hoboken Terminal.

## CONTRACTS AWARDED.

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

## APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jos. G. Siegel, 17 East 49th st, has the general contract for a 10-sty brick, limestone and terra cotta apartment, 100x45 ft, at the corner of Lexington av and 90th st for Rhineland Real Estate Co., Wm. R. Stewart, president, 31 Nassau st, owner, from plans by Maynicke & Frank, 125 East 26th st, architects. Cost, \$600,000. Consulting engineer, Louis E. Eden, 1170 Broadway, Mason work, The Micwell Co., 503 5th av. Carpenter work, Solomon Bros., 695 Jackson av. Lessee, The Paulding Drug Store, formerly at 95th st and 8d av.

MANHATTAN.—Jos. G. Siegel, 17 East 49th st, has the general contract for alterations to the 6-sty brick tenement, 65x112 ft, at 14-16 Washington Sq North, which is to be converted into an apartment for the Rhineland Realty Co., Wm. R. Stuart, president, 31 Nassau st, owner, from plans by Maynicke & Franke, 25 East 26th st, architects. Cost, \$100,000.

BRONX.—Fleischman Construction Co., 531 7th av, has the general contract for a 5-sty brick apartment house, on plot 100x119 ft, on the east side of University av, 481 ft south of intersection of Featherbed lane and Plimpton av, for Legas Realty Co., Inc., care of Otta A. Samuels, 385 5th av, owner, from plans by Schwartz & Gross, 447 5th av, architect. Cost, \$150,000.

## BANKS.

MANHATTAN.—Marc Eidlitz & Son, 33-49 East 42d st, have the general contract for alterations to the 10 and 15-sty brick bank, 173x124 ft, at 124-26 William st and 20-26 Exchange pl, for the Farmers Loan & Trust Co., Jas. H. Perkins, president, owner, on premises, from plans by York & Sawyer, 50 East 41st st, architects. Cost, \$50,000. Heating and ventilating engineer, Meyer, Stronk & Jones, 101 Park av.

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JAMAICA, L. I.—Thompson Starrett Co., 49 Wall st, Manhattan, has the general contract for alterations and an addition to the 3-sty brick, limestone and granite bank, 49x153 ft, at 350 Fulton st, Jamaica, for Title Guaranty & Trust Co., M. Peuchon, in charge, 175 Remsen st, Brooklyn, owner, from plans by Severance & Van Allen, 372 Lexington av, Manhattan, architects.

FREEPORT, L. I.—Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for alterations to the 2-sty brick and limestone store and office building, 50x46 ft, on Railroad av, Freeport, which is to be converted into a bank for the First National Bank, Rosville Davis, president, Freeport, owner, from plans by E. S. Randall, care of J. Randall, Freeport, architect. Cost, \$30,000.

## CHURCHES.

NEW SPRINGVILLE, S. I.—H. W. Wyman, 27 Wyond av, Port Richmond, has the general contract for a 2½-sty frame church, 32x57 ft, on the west side of Richmond av, at Signs rd, New Springville, for Emanuel Lutheran Church, New Springville, owner, from plans by Wm. H. Hoffman, Duer lane, West New Brighton, architect. Cost, \$20,000.

## DWELLINGS.

AMITYVILLE, L. I.—Gardener & Ketcham, Amityville, have the general contract for a 1½-sty frame bungalow, 20x32 ft, at Amityville, for A. M. Lumley, 80 Park av, Amityville, owner, from plans prepared privately. Cost, \$7,000.

AMITYVILLE, L. I.—Gardener & Ketcham, Amityville, have the general contract for a 1½-sty frame bungalow, 20x32 ft, on Ireland pl, Amityville, for J. M. Shea, Amityville, owner, from plans prepared privately. Cost, \$6,000.

BELLE HARBOR, L. I.—D. MacDonald & Harworeth, 1081 Roanoke av, Far Rockaway, have the general contract for a 2-sty frame dwelling, 20x47 ft, in the east side of Beach 137th st, 100 ft south of Bayside dr, Belle Harbor, for Anna Julia Jupp, 82 Nassau st, Manhattan, owner, from plans by Donald MacDonald, 8651 106th st, Richmond Hill, architect. Cost, \$9,000.

KEW GARDENS, L. I.—Joseph Lagana, 2526 Globe av, Manhattan, has the general contract for a 2½-sty brick dwelling, 23x40 ft, on the south side of Richmond Hill rd, 60 ft east of Abington rd, Kew Gardens, for Wm. A. Pusch, 400 122d st, Richmond Hill, owner, from plans prepared privately. Cost, \$20,000.

MONTCLAIR, N. J.—Geo. C. Marstead, 532 Bloomfield av, Verona, has the general contract for a 2½-sty tapestry brick dwelling, 30x40 ft, with garage, at 44 Edgemont rd, Montclair, for Mrs. J. J. Sinclair, 3 Emerson pl, Upper Montclair, owner, from plans by Francis Nelson, 15 West 38th st, Manhattan, architect. Cost, \$25,000.

NEWARK, N. J.—N. J. Building Co., Joseph Meister, president, 270 Seymour av, Newark, has the general contract for a 2½-sty tapestry brick, hollow tile and stucco dwelling, 36x42 ft, with garage, at 695 Clinton av, Newark, for Dr. B. E. Kaplan, 771 Bergen st, Newark, owner, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost, \$25,000.

WHITE PLAINS, N. Y.—Briante Construction Co., 12 Hillside av, White Plains, has the general contract for a 1½-sty stucco on hollow tile dwelling, 33x47 ft, in High st, White Plains, for Paul L. Russell, Bloomingdale Hospital, White Plains, owner, from plans prepared privately. Cost, \$10,000.

## FACTORIES AND WAREHOUSES.

MANHATTAN.—Wm. Steel & Sons, 219 North Broad st, Philadelphia, have the general contract for a 4-sty brick and steel factory, with floor area of 15,000 sq. ft., at the northwest corner of 1st av and 33d st for Gotham Silk Hosiery Co., 516 5th av, owner, from plans prepared privately.

## HOSPITALS.

MANHATTAN.—Marc Eidlitz & Son, 33-49 East 42d st, has the general contract for alterations and addition to the 6-sty fireproof hospital, 177x199 ft, at 315 East 42d st and 314 East 43d st for N. Y. Society for Relief of Ruptured & Cripples, Wm. C. Osborn, president, 321 East 42d st, owner, from plans by York & Sawyer, 50 East 41st st, architect. Cost, \$200,000.

POUGHKEEPSIE, N. Y.—Geo. A. Anderson, Poughkeepsie, has the general contract for an addition to a hospital at Poughkeepsie for Vassar Bros. Hospital, Benj. M. Fowler, superintendent, Poughkeepsie, owner, from plans by Wm. J.

Beardsley, 49 Market st, Poughkeepsie, architect. Cost, \$700,000.

## SCHOOLS AND COLLEGES.

ELMHURST, L. I.—Blenton Bldg. Corp., 342 Madison av, Manhattan, has the general contract for a 3-sty brick and limestone grade school, No. 102, 142x123 ft, in the south side of Van Horn st, between Lewis av and Laconia st, Elmhurst, for City of New York Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, Room 2800 Municipal Bldg., Manhattan, architect. Cost, \$325,000.

GLEN COVE, L. I.—P. S. Hoey Co., 166 Montague, Brooklyn, has the general contract for an addition to a 2-sty brick convent, 69x76x55 ft, with school, at Glen Cove, for St. Patrick's R. C. Church, Rev. Father Bernard J. O'Reilly, pastor, 235 Glen st, Glen Cove, owner, from plans by Helmle & Corbett, 130 West 42d st, Manhattan, architects.

NEW ROCHELLE, N. Y.—G. A. Zimmerman Corp., 16 East 41st st, Manhattan, has the general contract for the addition of a 1-sty brick and marble school, 54x119 ft, to the church on Mayflower av, New Rochelle, for Holy Family Church, Rev. Father Thomas G. Carroll, in charge, 104 Mt. Joy pl, New Rochelle, owner, from plans by Jos. H. McGuire, 137 East 46th st, Manhattan, architect. Cost, \$50,000.

FANWOOD, N. J.—Dillon & Wiley, Inc., 103 Park av, Manhattan, have the general contract for a 2-sty common brick and hollow tile grade school on South av, Fanwood, for Scotch Plains, Township Board of Education of School District of Scotch Plains, Dr. F. W. Westcott, Martine av, Fanwood, owner, from plans by Hollingsworth & Bragdon, 17 West 45th st, Manhattan, architects. Cost, \$110,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—Guggenheim & O'Brien Co., 3 East 48th st, have the general contract for alterations to the 5-sty brick loft building, 19x96 ft, at 159 East 48th st for Herbert W. Gray, 2 West 45th st, owner, from plans by John Wolfe, 9 East 48th st, architect. Cost, \$20,000.

MANHATTAN.—H. Porter Co., 360 West 43d st, has the general contract for a group of 1-sty brick stores, 58x101 ft, in the north side of 173d st, from Carter to Anthony avs, for John R. Slattery, owner, care of lessee. Cost, \$30,000. Lessee, H. M. Weil, 221 West 33d st.

MANHATTAN.—Caldwell Wingate Co., 381 4th av, has the general contract for alterations to the 10-sty brick office building, 65x75 ft, at 106-108 Hudson st and 166 Franklin st for Borden Co., Chas. A. Weeant, president, 108 Hudson st, owner, from plans by Buchman & Kahn, 56 West 45th st, architect. Cost, \$15,000.

BRONX.—G. Richard Davis, 30 East 42d st, has the general contract for a group of 1-sty brick stores, 60x125 ft, at 163d st and Southern blvd for D. & D. Land & Improvement Co., care of J. Clarence Davies, 522 Willis av, owner, from plans by Harry Allen Jacobs, 64 East 55th st, architect.

FLUSHING, L. I.—J. Kasenetz, 254 Kosciusko st, has the general contract for a 2-sty brick, terra cotta and granite department store, 45x67x140 ft, with offices, at the southwest corner of Main and Washington sts, Flushing, for Max Abramson, 101 Main st, Flushing, owner, from plans by W. W. Knowles, 3 Bridge Plaza, L. I. City, architect. Cost, \$70,000.

## THEATRES.

EAST ORANGE, N. J.—Rolo Co., 188 Market st, Newark, has the general contract for a 1 and 2-sty brick and limestone moving picture theatre, 191x73 ft, with stores and offices, at Main and Grove sts, East Orange, for East Orange Amusement Co., Judge J. S. Strahl, president, 828 Broad st, Newark, owner, from plans by Hyman Rosensohn, 188 Market st, Newark, architect. Cost, \$150,000.

## MISCELLANEOUS.

MANHATTAN.—Kenn Well Construction Co., 841 Broadway, has the general contract for a 2-sty and basement brick, stone and terra cotta electric transformer station, 25x100 ft, at 33 Attorney st, for New York Edison Co., Nicholas F. Brady, president, 130 East 15th st, owner, from plans by Wm. Whitehill, 41st st and 6th av, architect. Cost, \$75,000.

MORSEMERE, N. J.—James J. O'Leary, 125 Prospect st, Passaic, has the general contract for a 2-sty brick bottling plant, 62x98 ft, at Morsemerer for Keewis Realty Co., owner, on premises, from plans by Lockwood Green Co., 101 Park av, Manhattan, engineers. Cost, \$30,000.

ROCKVILLE CENTRE, L. I.—Post & McCord, 101 Park av, Manhattan, have the general contract for an addition to a 2-sty brick and steel boiler house, 53x33 ft, at Rockville Centre for Knickerbocker Ice Co., C. L. Weir, in charge, 45 East 42d st, Manhattan, owner, from plans prepared privately.

WEST ORANGE, N. J.—Herbert Strong, 2256 Cornaga av, Far Rockaway, has the general contract for an 18-hole golf course at West Orange for Mountain Ridge Country Club, Harry B. Epstein, vice-president, Prospect av, West Orange, owner, from plans prepared privately. Cost, \$63,000.



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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

63D ST. 103-5 E, 9-sty bk tnt, 50x85, tile and slag rf; \$240,000; (o) J. E. Watson, Inc., 144 E. 36th st; (a) Schwartz & Gross, 347 5th av (187).

63D ST. 125-35 E, 9-sty bk tnt, 86x82, tar and slag rf; \$350,000; (o) 125 E 63d St Corp, 377 Bway; (a) Sugarman & Hess and A. G. Berger, 16 E 43d st (191).

WADSWORTH TER, 72-78, 5-sty bk tnt, 98x84, slag rf; \$150,000; (o) Loring Const. Co., 79 5 av; (a) Emery Roth, 119 W 40th (192).

#### FACTORIES AND WAREHOUSES.

33D ST, 301-9 E, 4-sty bk hoisery factory, 66x135, slag rf; \$150,000; (o) Gotham Silk Hosiery Co., 516 5 av; (a) Wm. Steele & Sons Co., 1600 Arch st, Philadelphia, Pa. (194).

#### STABLES AND GARAGES.

BROOME ST, 520 to 528, THOMPSON ST, 55, 2-sty bk garage and stores, 120x100, asbestos comp rf; \$50,000; (o) Tunnel Garage, Inc., 3 Charlton st; (a) Hector O. Hamilton, 17 W 42d st (188).

97TH ST, 101 E, PARK AV, 1255, 3 2-sty bk garages and aparts, 100x25, plastic slate rf; \$45,000; (o) John R. Kilpatrick, 135 Bway; (a) Nathan Rotholz, 715 Jennings st, Bronx (190).

#### STORES, OFFICES AND LOFTS.

41ST ST, 260-62 W, 7-sty bk loft, 50x98, tar and gravel rf; \$115,000; (o) Est Pompeo Maresi, 45 Wall st; (a) Arthur J. Barzohi, 17 E 48th st (197).

69TH ST, 203-9 W, 2-sty bk post office, 79x100, slag rf; \$50,000; (o) Francis Robert, 217 Bway; (a) Patk. J. Murray, Tuckahoe, N. Y. (193).

#### MISCELLANEOUS.

MOTT ST, 285-91, 4-sty bk ice plant, 80x89x90, tar and gravel roof; \$130,000; (o) The Huntoon Ice Co., 631 Hudson st; (a) Russell G. Cory, 50 Church st (189).

128TH ST, 127 W, 4-sty bk rooming house, 25x99, rubberoid rf; \$35,000; (o) Feinsacks Corp., 72 E 104th st; (a) Gronenberg & Leuchtag, 450 4th av (196).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

ROGERS PL, e s, 121.6 n Westchester av, 6-sty bk tnt, 128.6x77, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1203).

ROGERS PL, e s, 100 s 163d, 6-sty bk tnt, 100 x87, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1196).

GRAND CONCOURSE, n e c Kingsbridge rd, 6-sty bk tnt, 156.6x121.1, slag rf; \$240,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1206).

GRAND CONCOURSE, n e c Miriam av, 5-sty bk tnt, 127.8x147.32, plastic slate rf; \$450,000; (o) N. & C. Contracting Co., Benj. Nieberg, 196th & Grand Concourse, Pres; (a) Nathan Rotholz, 3295 Bway (1251).

GRAND CONCOURSE, e s, 156.6 n Kingsbridge rd, 6-sty bk tnt, 156x124, slag rf; \$250,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1202).

SOUTHERN BLVD, e s, 200 n Longwood av, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1197).

SOUTHERN BLVD, e s, 250 s Tiffany, 6-sty bk tnt, 100x87, slag rf; \$170,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (1198).

163D ST, n s, 125 e Prospect av, 2-5-sty bk tnt, 75x88, plastic slate rf; \$300,000; (o) Samsol Realty Corp., Solomon Gettenberg, 1861 Madison av, Pres; (a) Springsteen & Goldhammer, 32 Union sq (1230).

LEGGETT AV, n e c Kelly, 5-sty bk tnt, 65.10 x105, slag rf; \$185,000; (o) Leggett Bldg. Co., Isidor D. Mehlman, 978 Aldus, Pres; (a) Chas. Kreymborg, 2534 Marion av (1200).

MARMION AV, w s, 119 n 175th, 5-sty bk tnt, 75x103.11, slag rf; \$135,000; (o) Chabro Realty Corp., B. Brodsky, 811 E 176th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1199).

PROSPECT AV, n w c Crotona Park N, 5-sty bk tnt, 50x90.7, slag rf; \$85,000; (o) J. T. Const. Co., Jos. Theiss, 219 E 188th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1184).

VALENTINE AV, w s, 283.6 n Kingsbridge rd, 5-sty bk tnt, 96.9x82.10, slag rf; \$165,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas Kreymborg, 2534 Marion av (1205).

VALENTINE AV, w s, 183.6 n Kingsbridge rd, 6-sty bk tnt, 100x87.9, slag rf; \$170,000; (o) Masak Realty Corp., Julian Kovacs, 245 Ft. Washington av, Pres; (a) Chas. Kreymborg, 2534 Marion av (1201).

#### COLLEGES AND SCHOOLS.

198TH TO 200TH ST, MARION AV TO BAINBRIDGE AV, 3-sty bk school & auditorium 117.3x40.2, 1-sty ext, 50.8x91.10, slag rf; \$120,000; (o) Academy of Mt. St. Ursula, on prem; (a) Griffin, Wynkoop & Halley, 30 Church (1210).

#### DWELLINGS.

BOYD AV, w s, 75 s Pitman av, 2-sty fr dwg, 21x54, tin rf; \$12,200; (o) Minnie Gutman, 2045 So. Boulevard; (a) De Van Orden, 799A Monroe, Bklyn (477).

BRONXWOOD AV, w s, 27.01 s 230th, 2-sty bk dwg, 18x36, tin rf; \$5,400; (o) Frank Gilronan, 205 E 38th; (a) Larsen & Walters, 4 Court sq, Bklyn (432).

BRUNER AV, s s, 165.3 1/4 e Boston rd, 2 1/2-sty bk dwg, 25x46, shingle rf; \$12,000; (o) Jos. Chiochi, 2145 Crotona av; (a) Eugene De Rosa, 110 W 45 (528).

BURKE AV, n s, 50 w Bronxwood av, 2-sty bk dwg, 31.6x40.6, Barretts rf; \$8,000; (o) Anthony Costa, 434 W Bway; (a) Fravosioni Miseke, 928 E 169 (530).

EASTBURN AV, e s, 46.8 n 173d, 2-2-sty bk dwgs, 20.6x63, rubberoid rf; \$30,000; (o) Morris B. Berman, 116 Nassau; (a) Otto L. Spannake, 116 Nassau (457).

EDISON AV, e s, 127.6 s Randall av, 1-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Alex Vazae, 2502 Webster av; (a) Jas. B. Allen, 2502 Webster av (443).

ELLSWORTH AV, e s, 275 n Randall av, 1-sty fr dwg, 18.3x30.3, shingle rf; \$2,500; (o) Edw. H. Carson, 166 Cromwell av; (a) Frank Aigner, 585 E 164 (540).

HOLLAND AV, w s, 200 s Rhineland av, 2-sty bk dwg, 22x52, rubberoid rf; \$10,000; (o) Elsie Bachmann, 922 Bryant av; (a) B. Ebeling, 1372 Zerega av (543).

HOLLAND AV, e s, 60 n 211th, 2-sty bk dwg, 22x45, saig rf; \$15,000; (o) Frank Belotti, 3542 Holland av; (a) De Pace & Justin, 3617 White Plains av (625).

LA SALLE AV, n s, 50 w Hollywood av, three 2 1/2-sty fr dwgs, 17.4x30, shingle rf; \$13,500; (o) John Press, 1256 Clay av; (a) Thos. C. Petersen, 1628 Combs rd (538).

LELAND AV, w s, 413.11 s Guerlain st, three 2-sty fr dwgs, 24x49, shingle rf; \$30,000; (o) Goss Bldg. Corp., Barnet Goss, 500 St Pauls pl, pres; (a) Anton Pirner, 2069 Westchester av (607).

MAYFLOWER AV, e s, 274 s Morris Park av, 2-sty fr dwg, 18.4x32, shingle rf; \$3,000; (o) Geo. McCauslan, 4 Park Row; (a) A. H. Olson, 759 43d, Bklyn (428).

MAYFLOWER AV, w s, 123 s Bronx & Pelham pkway, 2-sty bk dwg, 20.6x36.6, asbestos shingle rf; \$4,500; (o) Wm. Kirby, 2081 Southern blvd; (a) C. S. Fish, 906 Summit av (425).

MT. EDEN AV, n s, 45 e Selwyn av, 2 1/2-sty bk dwg, 24x43.8, tile rf; \$10,000; (o) Emma Hessol, 1824 Weeks av; (a) Wm. Shary, 41 Union sq (509).

MURDOCK AV, w s, 100 s Cranford av, six 1-sty fr dwgs, 24x33, shingle rf; \$27,000; (o) Idela Home Const. Co., D. J. Rosen, 350 Bway, pres; (a) L. A. Bassett, 2593 Grand Concourse (571).

POPHAM AV, e s, 288.11 n 176th, 2-sty bk dwg, 30x67.6, tar & gravel rf; \$22,000; (o) Samuel Toxin, 240 Audubon av; (a) Samuel L. Waller, 154 Nassau (573).

PURITAN AV, w s, 153.10 n Waterbury av, 2-sty fr dwg, 18.8x48.8, rubberoid rf; \$8,000; (o) Arthur Comysi, 590 E 134; (a) Paul Meyer, 39 W 8 (581).

QUIMBY AV, s s, 299.01 w Castle Hill av, 2-sty bk dwg, 21x57.4, plastic slate rf; \$12,000; (o) Chas. Bauer, 921 Violet st, West Hoboken; (a) H. R. W. Muller, 313 E 124th (470).

RANDALL AV, n s, 25 e Monticello av, 2-sty & attic fr dwg, 20x49, shingle rf; \$9,800; (o) Jacob Wodrzaka, 4713 Richardson av; (a) Edw. J. Pavilka, 2416 Dorsey (517).

RANDALL AV, s e c Ellsworth av, 1 1/2-sty concrete dwg, 34x44, shingle rf; \$5,000; (o & a) E. J. Dunn, 233 Bway (616).

RESERVOIR AV, w s, 75.4 s 195th, 2-2-sty fr dwgs, 20.6x53, plastic slate rf; \$21,000; (o) Frank Treadwell, 2102 Valentine av; (a) Wm. H. Meyer, 1861 Carter av (461).

ROBERTS AV, n w c Mahan av, 2 1/2-sty fr dwg, 50x23, asphalt shingle rf; \$11,000; (o & a) Pellegrino, 205 E 69; (a) Valentine Becker, 954 Edison av (583).



RICHARDSON AV, w s, 100 s 237th, 2-sty fr dwg, 21x48, tin rf; \$8,000; (o) Sarah McCarthy, 4231 Bergen av; (a) S. J. McCarthy, 1760 Bussing av (416).

SACKET AV, n w c Yates av, 2-sty fr dwg, 25x48, tin rf; \$10,000; (o) Jos. Klein, 1317 Front; (a) Max Hausle, 3307 3 av (437).

SEDGWICK AV, w s, 100 s Perot st, 2-sty t c dwg, 21x62.6, tar & gravel rf; \$13,000; (o) Calvert & Conden, 807 Jennings; (a) Wm. Hickmann, 101 Park av (531).

UNIVERSITY AV, e s, 64.5 s Strong, 2-sty & attic bk dwg, 27x65, tile rf; \$14,000; (o) G. Schwarz, 415 W 128; (a) A. F. Meissner, 44 79th Woodhaven, L. I. (586).

VINCENT AV, w s, 200 n Randall av, 1-sty fr dwg, 22x32, shingle rf; \$4,300; (o) Wm. Coles, Jr., 415 W 37; (a) J. N. Chute, 130 Eames pl (486).

WALDO AV, w s, 306 s 238th, 1½-sty bk dwg, 20x34, shingle rf; \$10,000; (o) Michael J. Murphy, 3630 Greystone av; (a) Moore & Lansidel, 3 av & 148th st (495).

WEBB AV, w s, 150 n 197th, 2½-sty bk dwg & garage, 26.4x42.4, asbestos rf; \$13,000; (o) Janoro Realty Co., Inc., Wm. J. Fallhee, 61 E 132, pres.; (a) Chas. S. Clark, 441 Tremont av (554).

WILDER AV, e s, 135.5 n Bissel av, 1-sty fr dwg, 24x33, shingle rf; \$4,500; (o) Ideal Home Const. Co., D. J. Rosen, 350 Bway, pres.; (a) La Basset, 2593 Grand Concourse (570).

WILLETT AV, e s, 350 n 216th, 2-sty fr dwg, 20x28, shingle rf; \$4,000; (o) F. I. & L. E. Briggs, 3665 Olinville av; (a) Geo. P. Crsoler, 689 E 223 (518).

WILLET AV, w s, 25 s 213th, 2-sty bk dwg, 20x36, slag rf; \$8,000; (o) Juliuo Carucci, 3071 Villa av; (a) Chas. S. Clark, 441 Tremont av (490).

WOODHULL AV, e s, 150 s Mace av, 2-sty fr dwg, 18x38, asphalt shingle rf; \$4,500; (o & a) Jas. Anderson, 1790 E Tremont av (619).

WOODHULL AV, e s, 80.23 n Waring av, 1½-sty fr dwg, 18x38, asphalt shingle rf; \$3,500; (o) Frank Svorcina, 324 29th, Bklyn; (a) Jas. Anderson, 1790 E Tremont av (618).

ZULETTE AV, s s, 150 w Mayflower av, 2-sty fr dwg, 21x50, tin rf; \$7,500; (o) Patrick Hayes, 2840 Zulette av; (a) Wm. Hopkins, 2600 Decatur av (548).

#### STABLES AND GARAGES.

PROSPECT AV, e s, 100 s 176th, 3-1-sty bk garages, 8x86, slag rf; \$3,600; (o) Jos. Brieter, 83 Canal; (a) Ferd Savignano, 600 14 av, Bklyn (1229).

#### STORES AND DWELLINGS.

CLARENCE AV, e s, 275 n Philip av, 2-sty fr str & dwg, 20x36, asbestos shingle rf; \$5,000; (o) Frank Orth, 832 Clarence av; (a) Julius J. Deinur, 1 Madison av (1236).

#### STORES, OFFICES AND LOFTS.

AV ST. JOHN, s s, 105 w Southern blvd, 1-sty bk str & market, 75x100, plastic slate rf; \$20,000; (o) Archie Realty Co., Samuel Shapiro, 132 Nassau, Pres.; (a) Meissner & Uffner, 501 Tremont av (1256).

COLONIAL AV, w s, 100 n 196th, 2-sty 11 dwg, 18x42, shingle rf; \$5,000; (o) Geo. E. Crew, Clason Point; (a) W. M. Husson, 135 Westchester sq (944).

CRANFORD AV, n s, 289 e Barnes av, 2-sty & attic fr dwg, 25.2x26.2, shingle rf; \$6,500; (o) Cranford Gardens, Inc., Clara Obendorfer, 350 Fulton, Bklyn, Pres.; (a) Zipkes, Wolf & Kudroff, 432 4 av (843).

DECATUR AV, s w c Bedford Park blvd, 1-sty bk str, 64x108.77, slag rf; \$35,000; (o) Wm. Phelan, Inc., Wm. L. Phelan, 1879 Harrison av, Pres.; (a) Moore & Landsidel, 3 av & 148th (1234).

EASTCHESTER RD, w s, 50.04 s Knapp, 2-sty & attic fr dwg, 20.6x49, shingle rf; \$10,000; (o) Fredk. Kammienerid, 1742 2 av; (a) Carl B. Cali, 81 E 125th (848).

EDISON AV, e s, 380 s Randall av, 1-sty fr dwg, 20x40, asphalt shingle rf; \$3,000; (o) Douglas Cummings, 120 Graham av, Jersey City; (a) Jos. L. Kling, 3410 Gunther av (922).

ELY AV, e s, 173.52 s Boston rd, 2-sty fr dwg, 17.6x35.8, asphalt shingle rf; \$4,800; (o) Carl Eridus, 1043 Intervale av; (a) Jos. L. Kling, 3410 Gunther av (921).

HULL AV, s w c 204th, 1-sty bk str, 100x 45.41, slag rf; \$10,000; (a) Archibald Hamilton, 501 Tremont av; (a) Chas. S. Clark, 441 Tremont av (1226).

PROSPECT AV, w s, 25 s 150th, 1-sty bk str & market, 75x96, plastic slate rf; \$15,000; (o) Isaac Ross, 755 Coster; (a) John De Hart, 1039 Fox (1245).

PROSPECT AV, e s, 344.9 n Westchester av, 3-sty bk str & lofts, 34x135, slag rf; \$50,000; (o) Bild & Regent, 896 Prospect av; (a) Margon & Glaser, 2804 3 av (873).

#### MISCELLANEOUS.

184TH ST, n s, from Tiebout to Valentine av, 3-sty bk telephone exchange, 116.06x238.0, tar & gravel rf; \$500,000; (o) N. Y. Telephone Co., Howard F. Thurber, 15 Dey, Pres.; (a) McKenzie, Voorhess & Gmelin, 1123 Bway (870).

WALTON AV, s e c 144th, 2-sty bk & concrete bakery & stable, 163.5x202.43, felt & slag rf; \$249,000; (o) General Baking Co., Wm. Denninger, 342 Madison av, Pres.; (a) The Ballinger Co., 328 Bway (1237).

### Brooklyn DWELLINGS.

E 17TH ST, 1151, e s, 229 s Av K, 2-sty fr 1 fam dwg, 20.8x44.4; \$10,000; (o) Mary Israel, 26 Court st; (a) S. Gardstein, 26 Court st (2832).

E 22D ST, 952-6, w s, 150 n Av I, 2-2½-sty fr 2 fam dwg, 24.4x58; \$24,000; (o) Erik T. Hanson, Inc, 1158 Flatbush av; (a) Chas. G. Wessel, 1399 E 4th st (2985).

E 24TH ST, 1213-17, e s, 100 s Av L, 2-sty fr 2 fam dwg, 22x42; \$8,000; (o) Wm. F. Viemester, 846 E 15th st; (a) Jas. A. Boyle, 367 Fulton st (3313).

E 26TH ST, 1071-7, e s, 137.6 n Av K, 4-2-sty fr 1 fam dwg, 13x50; \$20,000; (o) Wm. F. Viemester, 846 E 15th st; (a) Jas. A. Boyle, 367 Fulton st (3346).

E 26TH ST, 914-30, w s, 100 s Av I, 8-2-sty fr 1 fam dwg, 16x32; \$42,000; (o) Ave Street Realty Corp., 200 5 av, N. Y.; (a) Magmason & Kleinert, 52 Vanderbilt av (2913).

E 26TH ST, 914-30, w s, 100 s Av I, 8-2-sty fr 1 fam dwg, 16x32; \$56,000; (o) Ave Street Realty Corp., 200 5 av, N. Y.; (a) Magmason & Kleinert, 52 Vanderbilt av (2915).

E 27TH ST, 711-15, e s, 250 n Farragut rd, 2-sty fr 1 fam dwg, 22.2x34.2; \$7,500; (o) Murray Wallant, 665 E 7th st; (a) Silverstein & Infanger, 188 Montague st (3029).

E 29TH ST, 1032-8, w s, 240 s Av J, 3-2-sty fr 1 fam dwg, 18x46; \$19,500; (o) W. T. Evans, 138 Clarkson av; (a) R. T. Schaefer, 11543 Flatbush av (3102).

BAY 31ST ST, 68-72, w s, 100 e Benson av, 2-sty bk 2 fam dwg, 27x68.6; \$15,000; (o) Henry Edelstein, 26 Court st; (a) Benj. Sackheim, 26 Court st (3014).

E 31ST ST, 925-7, e s, 200 s Av I, 2-2-sty fr 1 fam dwg, 16x41; \$20,000; (o) Maurice Goldstein, 914 E 32d st; (a) Seelig & Finkelstein, 44 Court st (3246).

E 32D ST, 34-6, w s, 300 n Snyder av, 2-2-sty fr 1 fam dwg, 16x40; \$2,000; (o) Leon Pascow, 3304 Church av; (o) Herman A. Weinstein, 375 Fulton st (2873).

BAY 37TH ST, 50-56, n w s, 240 n e Benson av, 2-sty fr 2 fam dwg, 20.6x52; \$10,000; (o) Domenick D. Angelo, 8614 25th av; (a) Vincent S. Tadov, 50 Church st, N. Y. (2867).

39TH ST, 1558-62, ss, 175 w 16 av, 3-2-sty bk 1 fam dwg, 16x40; \$18,000; (o) Borough Park Operating Co., Inc, 1354 48th st; (a) Jas. J. Millman, 26 Court st (2823).

39TH ST, 1551-7, ns, 225 w 16 av, 3-2-sty bk 1 fam dwg, 16x40; \$18,000; (o) Borough Park Operating Co., Inc, 1354 48th st; (a) Jas. J. Millman, 26 Court st (2822).

AV R, 1305-7, n s, 25 e E 13th st, 2-2-sty fr, 2-fam dwgs, 20x45.8; \$20,000; (o) Shagast Realty Co., 1802 E 13th st; (a) C. T. Schaefer, 1543 Flatbush av (3075).

AV S, 1606-24, s s, 25 e E 16th st, 6 2½-sty, fr, 2-fam dwgs, 20x45; \$30,000; (o) Geo. V. Fink, 298 Lenox rd; (a) Chas. E. Anderson, 842 52d st (2852).

AV T, 221-5, n s, 40 e W 5th st, 2-sty bk, 2-fam dwg, 20x52; \$8,000; (o) Gioacchino Franzino, 2026 W 5th st; (a) Taspia Lemenfeld, 525 Grand st (2927).

6TH AV, 8112, w s, 80.9 s 81st st, 2-sty bk, 2-fam dwg, 20x53; \$13,000; (o) Ben Cohen, 1563 58th st; (a) Seelig & Finkelstein, 44 Court st (2922).

6TH AV, 7415, n e s, 28.4 n 75th st, 3 2-sty bk, 2-fam dwgs, 20.4x58; \$36,000; (o) Morrison Allardye Const. Co., 463 80th st; (a) S. Barclay McDonald, 1636 Surf av (3084).

11TH AV, 5713-23, w e c, 58th st, 4 2-sty bk, 2-fam dwgs, 20x55; \$36,000; (o) Harry Olsen, 1044 57th st (3311).

14TH AV, 5119-23, n e c, 52d st, 2½-sty bk, 2-fam dwg, 30x65.6; \$18,000; (o) Mrs. Sarah Levine, 1217 50th st; (a) Frank Rousseau, 159 Remsen st (3319).

15TH AV, 4513-19, e s, 29 n 46th st, 2 2-sty, fr, 2-fam dwgs, 24x57; \$24,000; (o) Jacob Dorfman, 1240 51st st; (a) S. Gardstein, 26 Court st (2983).

15TH AV, 4523, n e c, 46th st, 2-sty fr, 2-fam dwg, 24x57; \$12,000; (o) Jacob Dorman, 1240 51st st; (a) S. Gardstein, 26 Court st (2984).

21ST AV, 7602, s w c, 76th st, 2-sty bk, 1-fam dwg, 16x40; 6,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st; (a) Jas. J. Millman, 26 Court st (3009).

21ST AV, 7604-22, w s, 20 s 76th st, 8 2-sty bk, 1-fam dwgs, 16x40; \$48,000; (o) Borough Pk. Operating Co., Inc., 1354 48th st (3010).

### Queens

#### DWELLINGS.

FLUSHING.—37th av, n s, 311 w Perry, 2½-sty fr dwg, 44x30, shingle rf, 1 family, gas, hot water heat; \$18,000; (o) Dr. J. R. Losee, 114 E 54th, Manhattan; (a) John Boese, 280 Bway, Manhattan (1506).

FLUSHING.—Whitestone av, e s, 103 s Myrtle av, 2½-sty fr dwg, 25x29, shingle rf, 1 family, gas, steam heat; \$8,500; (o) Lodop Const. Co., 112 Albertus av, Corona; (a) Aldred De Blasi, 94 E Jackson av, Corona (952).

HOLLIS.—Holliswood av, w s, 60 s Grand Central Parkway, 2½-sty fr dwg, 25x28, & fr garage, shingle rf, 1-family, gas, hot water heat, elec; \$8,600; (o) Conrad Heilman, 95 Foxall st, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood d (1494-95).

HOLLIS.—Fulton st, s s, 40 e Skidmore av, 2-sty bk dwg, 23x55, tar & gravel rf, 2 families, gas, steam heat; \$7,500; (o) Frank Fisher, 163 Melrose, Bklyn; (a) L. Allmendinger, 20 Palmetto, Bklyn (1517).

HOLLIS PARK.—De Bevois st, w s, 175 n Bryan av, 2-2-sty fr dwgs, 16x34, shingle rf, 1 family, gas, hot air heat; \$12,000; (o) Mr. & Mrs. C. E. Peterson, 133 Globe av, Jamaica; (a) Ernest G. Peterson, 64 Flushing av, Jamaica (1579-80).

HOLLIS.—Villard av, w s, 118 n Jamaica av, 2-sty fr dwg, 22x55, shingle rf, 2 fam, gas, steam heat; \$9,000; (o) Andrew Herbert, 5 Villard av, Hollis; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (1217).

HOLLIS PARK GARDENS.—Fairmont av, e s, 327 s Hillside av, 1½-sty fr dwg, 47x35, slate rf, 1 family, gas, elec, steam heat; \$12,000; (o) Chas. C. Schnecke, 163 Lefferts av, Bklyn; (a) Holler & Kleinheuz, 1012 Gates av, Bklyn (1530).

JAMAICA HEIGHTS.—89th av, n w c & 182d pl, 2-sty fr dwg, 20x56, shingle rf, 2 fam, gas, steam heat; \$10,000; (o) Chas. Kumm, Linden st, Ridgewood; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (1188).

LIBERTY HEIGHTS.—Sutter av, n w c Ferry st, two 2-sty fr dwgs, 17x36, tar & slag rf, 1 fam, gas, hot water heat; \$9,000; (o) E. Mansbacher, 1414 89th st, Woodhaven; (a) L. Schilling, 167 Van Sich av, Bklyn (1407).

MASPETH.—Hill st, s s, 368 w Clermont av, six 2-sty bk dwgs, 24x20, mastic rf, 1 fam, gas, hot air heat; \$24,000; (o) Maspeth Devel. Co., Forest Hills; (a) Magnuson & Kleinert, 52 Vanderbilt av, N. Y. City (1294 to 1299, incl.).

## PLANS FILED FOR ALTERATIONS

### Manhattan

BLEECKER ST, 272-8, remove entrance, new stairs & entrance, windows, doors, partitions in 6-sty bk str & apt; \$1,500; (o) Antonio Rossano, 278 Bleecker; (a) Vincent M. Cajano, 239 Bleecker (604).

CANAL ST, 86-92, new partitions, offices in 5-sty bk str & factory; \$3,000; (o) Louis Rubenstein, 215 4 av; (a) Saml. Sass, 366 5 av (699).

CANAL ST, 79, shift stairs, remove dumb-waiter, new str front on 4-sty bk str & storage; \$2,500; (o) Est Sml. J. Silberman, 72 Madison av; (a) Max Muller, 115 Nassau (692).

CANAL ST, 188-90, remove str front, partitions, wall, new floor, rf, columns, wall, str front on 2 & 3-sty bk str & shop \$6,000; (o) Georgiana Maclay, 160 Pearl; (a) Dodge & Morrison, 160 Pearl (697).

CHERRY ST, 444, new ext on 1-sty bk wagon storage; \$2,500; (o) Jos. Hochman, Hyman Barr, 575 Grand; (a) Levy & Berger, 395 S 2d, Bklyn (690).

EAST BROADWAY, 228, remove wall, new wall, tier beams, stairs, shaft in 2, 3 & 4-sty bk str, offices & apts; \$25,000; (o) Bialystoker Center Bikur Cholim, 228 E Bway; (a) Jacob Fisher, 25 Av A (611).

EXCHANGE PL, 43, new orn stairs, mezzanine, book vault in 25-sty bk offices; \$8,000; (o) Wall St. Exchange Bldg. Assoc., 60 Wall; (a) A. C. Jackson, 501 5 av (723).

FRONT ST, 336, remove fr & bk walls, new walls on 1-sty bk garage & stable; \$4,000; (o) Abraham Portman, 20 Orchard; (a) Edw. M. Adelsohn, 1778 Pitkin av, Bklyn (716).

NASSAU ST, 31, reinf safety deposit vault with steel & conc, new piers in 18-sty bank bldg; \$5,000; (o) National Bank of Commerce, 31 Nassau; (a) R. D. Blauvelt, 51 Wall (609).

PEARL ST, 144, new fire-escape, iron stairs on 5-sty bk str & lofts; \$1,000; (o) Wm. C. Siegert, 144 Pearl; (a) Wm. C. Winters, 105 Van Sien av, Bklyn (687).

PITT ST, 15, new partitions, rooms, repair fire damage in 6-sty bk str, synagogue & apts; \$2,000; (o) Jos. Sperber, 14 Pitt; (a) Jay E. Rice, 363 W 36th (705).

11TH ST, 147-167 W, 7TH AV, 1-19, 12TH ST, 148-172 W, new t. c. blocks, rf shelter, solarium, storm vestibule, remove dumbwaiter shaft, flag pole on 7-sty bk hospital; \$12,000; (o) The St. Vincent Hospital, 7th av, 11th & 12th; (a) I. E. Ditmars, 111 5 av (698).

12TH ST, 115-121 E, remove floor, const, arches, switchboard, new steel & conc floor, mezzanine, stairs, fresh air shaft, toilets in 2-sty bk elect transformer station; \$120,000; (o) The N. Y. Edison Co., 130 E 15th; (engr) Ernest M. Van Norden, 130 E 15th (727).



14TH ST, 30-32 E, fire retard hall partitions in 2-5-sty bk str & tnt; \$3,000; (o) Rea Operating Co., 15 E 14th; (a) Geo. M. McCabe, 96 5 av (607).

18TH ST, 519-21 E, remove cooling tower, condensers, extend mezzanine, new cooling tower, condensers, transformer & switch room, toilet in 1-sty bk ice plant; \$25,000; (o) Ice Service Co., 152 W 42d; (a) Jas. S. Maher, 431 D 14th (718).

21ST ST, 54-62 W, new stairs in 12-sty bk office bldg; \$1,000; (o) Norville Rlty. Co., 119 W 40th; (a) Emery Roth, 119 W 40th (627).

26TH ST, 127-131 W, new mezzanine in 12-sty bk str & loft; \$1,500; (o) Gresham Rlty. Co., 587 5 av; (a) Geo. B. Meeteer, 100 Bleecker (625).

27TH ST, 237-43 W, alter fire-escapes on 4 & 5-sty str & factories; \$1,000; (o) Julia S. Kirby, 600 W 161st; (a) Irving Kudroff, 432 4 av (623).

35TH ST, 524-6 W, new steel supports & tank on 6-sty bk store rooms; \$1,550; (o) Sprague Elect. Co., 527 W 34th; (a) Royal J. Mansfield, 135 William (613).

38TH ST W, n e c 9 av, remove partitions, new ext, stairs, show windows, piers in 4-sty fr str & apts; \$25,000; (o) Margaret O'Leary, 33 W 67th; (a) Margon & Glaser, 2804-6 3 av (717).

39TH ST, 149 E, remove partitions, skylight plumbing, furnace, cornice, new partitions, dumbwaiter & shaft, skylight, window, ducts, plumbing, steam heating system, hot water supply system, cornice in 4-sty bk tnt; \$7,000; (o) Lida D. Klotz, 86 University pl; (a) Anthony F. A. Schmitt, 604 Courtlandt st (633).

44TH ST, 110 W, remove wall, excavate cellar, new beams, ext, show windows, fire retard halls in 4-sty bk restaurant & apt; \$14,000; (o) Teresa Rissetto, 110 W 44th; (a) Elwood Hughes, 342 W 42d (624).

57TH ST, 119 W, remove stoop, area, alter basement of 4-sty bk dwg; \$1,000; (o) Herman C. Kudlich, 119 W 57th; (a) Maynicke & Franke, 25 Madison Sq N (620).

57TH ST, 147-149 W, remove partitions, stairs, new windows, girder, bath room, show window, sash, stoop, lower beams in 4-sty bk str & apts; \$25,000; (o) John P. Metcalfe, 147 4 av; (a) Arthur Weiser, 9 W 48th (700).

60TH ST, 35 E, set back steps & area on 4-sty bk res; \$2,200; (o) Wm. Cowen, M. D., 35 E 60th; (a) Edw. L. Angell, 959 Madison av (714).

79TH ST, 218 E, remove stoop, rail, partition, new ext, window in 3-sty bk res; \$6,000; (o) Dr. Adolph Schoen, 218 E 79th; (a) Geo. M. Landsman, 105 W 40th (608).

84TH ST, 31 W, new ext on 4-sty bk dwg; \$2,000; (o) Adele Lucas, 31 W 84th; (a) Franklin M. Small, 407 Bway (622).

116TH ST, 246 E, cone wood floor with fireproof conc, fire retard ceiling in 2-sty bk office & stable; \$1,000; (o) Raffaele Pasqua, 2254 1 av; (a) De Rose & Cavalieri, 370 E 149th (606).

116TH ST, 165 E, remove rf beams, walls, stoop, new ext, dumbwaiter, beams, columns, add sty, wood girders in 3-sty bk factory & apt; \$9,000; (o) Anton Kohn, 203 E 116th; (a) Arthur J. Stever, Jr., 55 Bway (681).

120TH ST, 63 E, remove stoop, new ext on 3½-sty bk dwg; \$2,000; (o) Anna Katz, 63 E 120th; (a) Saml. Caruer, 118 E 28th (676).

122D ST, 224 E, remove stairs, new stairs, window, rearrange partitions in 2-sty bk dwg; \$1,500; (o) Frank Lodico, 224 E 122d; (a) Nathan Langer, 81 E 125th (693).

127TH ST, 11-13 E, remove stoop, new entrance, stucco front on 3-sty bk dwgs; \$2,000; (o) Wm. R. Hill, 11 E 127th; (a) De Suarez & Hatters, 527 5 av (694).

132D ST, 52 to 60 W, new ext on 1-sty bk church; \$4,500; (o) A. M. E. Church, 52 to 60 W 132d; (a) Geo. W. Foster, 15 W 38th (684).

137TH ST, 245 W, new fire-escape on 5-sty bk dwg; \$2,000; (o) Monarch Lodge (I. B. P. O. E. W.), 145 W 137th; (a) Chas. A. B. Mitchell, 129 E 27th (725).

174TH ST, 554-8 W, new add sty on 2-sty bk garage; \$22,000; (o) Thos. J. McAvoy, 554 W 174th; (a) Wm. I. Hohausler, 116 W 39th (616).

181ST ST, 560 W, new partitions, exits in 1 & 2-sty bk skating rink & offices; \$4,000; (o) Palais De Grace, Inc., 560 W 181st; (a) E. E. Murray, 301 Atlantic av, Bklyn (715).

AMSTERDAM AV, 2032, lower 1-tier beams, remove partitions, chimney, front, stairs, new columns, stairs, partitions in 2-sty bk store and apt; \$3,000; (o) Max Lobel, 2032 Amsterdam av; (a) Chas. M. Straub, 147 4th av (635).

AMSTERDAM AV, MORNINGSIDE AV, W 113TH & 114TH ST, block, remove stairs, new windows, doors, f. p. bridge in 8-sty bk hospital; \$1,500; (o) St. Luke's Hospital, Amsterdam av & 113th; (a) Ernest Flagg, 111 E 40th (720).

BROADWAY, 368, remove stairs, ornamental iron, pass elevator, new vestibule, sheet metal work, stairs, f. p. windows, doors, alter fire-escape, lower show windows in 5-sty bk str & lofts; \$14,000; (o) Yawman & Erbe Mfg. Co., 424 St. Paul st, Rochester, N. Y.; (g) J. K. French, 163 Underhill av, Bklyn (719).

BROADWAY, 518, remove stairs, partitions, new elevator shaft, doors, stairs in 5-sty bk str

& factory; \$5,000; (o) Edna McKee, 44 W 19th; (a) Chas. M. Straub, 147 4 av (712).

BROADWAY, 2589-95, restaurant installed in cellar & 1 sty, new stairs, vault light, refrigerators in 14-sty bk tnt; \$10,000; (o) Broadway-98th St. Rlty. Co., 498 7th av; (a) Schwartz & Gross & B. N. Marcus, 347 5 av (724).

BROADWAY, 3472, remove partitions, raise floor, rearrange partitions, new ext on 4-sty bk str & apt; \$4,000; (o) Morris B. Rich, 66 Bway; (a) Dinney-Newgarden Co., 17 W 42d (726).

BROADWAY, 35-39, rearrange str fittings, remove partitions, piers, new girders, stairs, alter entrance in 5-sty bk offices; \$5,000; (o) 39 Broadway Corp., 39 Bway; (a) Maynicke & Franke, 25 Madison Sq N (617).

LEXINGTON AV, 1650, remove stoop, partitions, wall, raise beams, new show windows, extension, girders, columns, window, partitions, entrance in 3-sty bk store and apt; \$5,000; (o) Irving Schach, 1680 Lexington av; (a) Chas. M. Straub, 147 4th av (632).

### Bronx

CROTONA PARK SOUTH, 612, 2-sty fr exten, 6x12.3 to 3-sty fr str and dwg; \$1,500; (o) S. I. Eisenberg on prem; (a) Walter Rossberg, 502 Tinton av (141).

FORDHAM RD, 580, 1-sty fr extension, 20x 12.6, to 2-sty fr dwg; \$1,000; (o) Jos. Ferro, on prem; (a) Frank J. Ross, 2276 Hughes av (146).

KINGSBRIDGE RD, 48, e, 1-sty br exten, 25x 11.3 and new partitions to 2-sty br str and dwg; \$3,000; (o) Albert S. Grauraglia, on prem; (a) De Rose & Cavalieri, 370 E 149th st (175).

156TH ST, 402, new plumbing, new str fronts and new partitions to 5-sty br str and tnt; \$5,000; (o) The Elliman Investing Corp., 391 E 149th; (a) Moore & Landsiedel, 3d av and 148th st (145).

161ST ST, 725, new chimney, stairs, partitions and 3-sty br extension, 21x10, to 3-sty br str and dwg; \$5,000; (o) Annie Olinko, on prem; (a) David Holstein, 723 E 160th st (148).

161ST ST, 786, 1-sty br exten, 21.2x15 and new partitions to 2-sty fr str and dwg; \$2,500; (o) Goldberg, Ripper & Krone, on prem; (a) David Bleier, 2366 Webster av (172).

202D ST, 228, 1-sty bk ext, 25x19.10, to 2½-sty fr dwg; \$1,200; (o) Robt. Allen, on prem; (a) Chas. Schaefer, Jr., 394 E 150th (168).

BERGEN AV, w s, 299, 62 n 153d st, move 3-sty fr str and dwg; \$2,000; (o) Walter W. Teresby, 3146 Tremont av; (a) Chas. S. Clark, 441 Tremont av (138).

BOLLERS AV, e s, 50 s Stilwell av, 1-sty bk ext, 11x14, & move 1-sty fr dwg; \$1,050; (o) Jos. Huber, on prem; (a) Wm. R. Bachus, 225 E 40th (134).

BOSTON POST ROAD, e s, 88 n Wicke av, 1-sty of bk built upon and 2-sty bk extension, 18x10, to 1-sty stone str and dwg; \$3,000; (o) Romeo Secondi, 141 W 4th st; (a) M. W. Del Gaudio, 158 W 45th st (144).

BROOK AV, 979 to 983, new lintels, new openings to 5-sty br ice and cold storage; \$5,000; (o) Anheuser Busch, on prem; (a) Ophuls, Hill & McCreery, 112 W 42d st (171).

CASTLE HILL AV, 1211, 1-sty bk ext, 50.02x 32, to 2-sty fr dwg, str & garage; \$5,000; (o) Eliz. Jost, on prem; (a) Anton Pirner, 2069 Westchester av (132).

FOREST AV, 993, 2-1-sty fr extns, 18x10, 15x5, to 3-sty fr dwg; \$5,000; (o) Thillg Maastabon, on prem; (a) Samuel Conner, 118 E 28th (167).

FRANKLIN AV, s w c 169th, 4-1-sty bk extns, 20x5, 3-1-sty bk extns, 26.5x5, new girders, new str fronts, new partitions to 7 2-sty, 1-sty, 3-sty fr & bk str & dwgs; \$25,000; (o) S. L. Aronds, 470 E Tremont av; (a) R. J. & F. J. Johnson, 375 E Fordham rd (125).

LAYTON AV, 3276, 1-sty of fr built upon 1-sty fr bath house; \$2,500; (o) Frank Santamarena, on prem; (a) G. Dentrach, 970 Prospect av (129).

NELSON AV, 1020, 1-sty of fr built upon exten, new plumbing, new partitions to 1-sty and attic fr dwg; \$4,000; (o) A. Imperato, 289 E 136th st; (a) Vincut Bonazur, 789 Home st (170).

OLINVILLE AV, 3416, 1-sty of fr built upon present 1-sty t. c. garage, add story to be used as dwg; \$1,500; (o & a) Mary A. Halberstadt, on prem (165).

ST. LAURENCE, 1518, 2 2-sty br extens, 22.6x3, 22.6x11.5, to 2-sty fr dwg; \$3,000; (o) Nifa De Giuseppe, on prem; (a) De Rose & Cavalieri, 370 E 149th st (176).

TREMONT AV, 506, 1-sty bk ext, 20x26.9, to 2-sty str & offices; \$2,000; (o) G. Cameron, 1785 Clay av; (a) Chas. S. Clark, 441 Tremont av (169).

SO. BOULEVARD, 2299, 2-sty tile exten, 19.2x20.9, to 2-sty tile dwg and garage; \$1,500; (o & a) Mrs. F. Pacificio, on prem (177).

WHITE PLAINS RD, 1530, change attic to full sty, 3-sty fr ext, 20.2x13, new plumbing, new partitions to 2-sty & attic fr dwg; \$6,500; (o) Frank Cashel, on prem; (a) Jos. B. Gunnison, 830 Rhinelander av (128).

3D AV, 2922, 1-sty bk ext, 26.3x45.6, new str front to 2-sty bk str & storage; \$8,000; (o) Wilhelmina Schneider, 215 W 136th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (137).

### Brooklyn

BERGEN ST, 761, n s, 160 e Washington av, ext 3-sty fr str and 2-fam dwg; \$1,500; (o) Gaetano Serra, on prem; (a) Bly & Hamann, 551 Nostrand av (4609).

BERGEN ST, 468, s s, 170.10 w Flatbush av, ext 3-sty bk str and 2-fam dwg; \$1,500; (o) Jos. J. Bloeth, on prem; (a) Eric O'Holmgren, 371 Fulton st (5450).

BERGEN ST, 1525-33, n e c Schenectady av, move bldg, 2-sty fr 1 fam dwg; \$2,000; (o) Chas. Morton, prem; (a) E. M. Adelsohn, 1778 Pitkin av (5284).

CARROLL ST, 588-90, s s, 320 e 4th av, ext and skylight, 2-sty fr str and 1-fam dwg; \$3,500; (o) O. D. Antonio, on prem; (a) Salvate and L. Monik, 369 Fulton st (4575).

CLINTON ST, 238, s w c, Amity st, int 3½-sty bk 2-fam dwg; \$2,000; (o) Anna Donnmarr, prem; (a) Burke & Olsen, 32 Court st (4727).

DOUGLASS ST, 1836-8, w s, 100 n Pitkin av, ext on 1-sty bk str; \$3,000; (o) Feinberg Realty Co., Inc., 1545 Pitkin av; (a) E. M. Adelsohn, 1778 Pitkin av (5283).

FT GREENE PL, 187, e s, 171.4 n Atlantic av, ext and int, 2-sty bk office and store; \$3,000; (o) M. Hinrichs & Blanthard Bros., 185 Ft Greene pl; (a) Levy & Berger, 395 So 2d st (4413).

FULTON ST, 1912-18, s s, 175 w Ralph av, ext 3-sty bk convent; \$15,000; (o) R. C. Church of St. Benedict, 367 Clermont av; (a) Gustave E. Stembach, 157 W 94th st (5454).

FULTON ST, 57, n s, 229.9½ e Front st, st fit and int, 4-sty bk store and fur rm; \$3,500; (o) Etta Cohen, 1165 E Broadway; (a) John H. Friend, 148 Alexander av, Bronx (4604).

GLEN ST, 103, n s, 100 w Crescent st, move bldg and ext 1-sty fr 1-fam dwg; \$1,500; (o) Chas. A. Feiren, 103 Glen st; (a) Albert A. Bridotti, 1272 Clay st, Bronx (4519).

GRAND ST, 466-74, s w c, Grand st, ext add 2-stys to ext, 3-sty bk stores and offices; \$8,000; (o) John Freitag, on prem; (a) Herman E. Fink, 29 Cooper st (4479).

GRAND ST, 104, s s, 166.4 w Berry, str fronts, int alts & plumbing on 3-sty bk str & 3-fam dwg; \$3,000; (o) Jos. H. Brown, 139A Cambridge pl; (a) Max Cohn, 189 Grand (3372).

HOPKINS ST, 161, n s, 118.1 e Delmonico pl, exterior & int alts to 4-sty fr garages, storage & 2 fam dwg; \$4,000; (o) Harry Singer, 112 Hopkins; (a) Levy & Berger, 395 S 2d (5293).

JAY ST, 225-37, e s, bet Chapel and Cathedral pl, int 1-sty bk church; \$7,000; (o) St. James R. C. Church, on prem; (a) Gustave E. Steinback, 157 W 74th st (5453).

LINDEN ST, 118, s s, 350 w Central av, exterior & int alts & plumbing to 2-sty fr 2 family dwg; \$4,800; (o) Richd. Begbie, prem; (a) Fred Volweiler, 1612 Bway (3925).

LIVINGSTON ST, 144, s s, 100 w Smith, str front, exterior & int alts to 3-sty bk str & 2 fam dwg; \$4,000; (o) Fred J. & Carl A. Wustl, 27 Smith; (a) Arthur N. Starin, 80 Court (3378).

LEONARD ST, 555, w s, 40 s Nassau av, new store, 3-sty bk str and 2-fam dwg; \$2,000; (o) Harris Mankin, 47th st and 15th av; (a) Wm. I. Hohausler, 116 W 39th st (4716).

LEONARD ST, 557-9, s w c, Nassau av, ext and int, 2 3-sty bk str and 2-fam; \$4,000; (o) Harris Mankin, 47th st and 15th av; (a) Wm. I. Hohausler, 116 W 39th st (4662).

LORIMER ST, 608, e s, 75 s Skillman av, ext int and pl, 2-sty fr str and 2-fam dwg; \$4,500; (o) Giuseppe Albanese, on prem; (a) Laspia & Samenfeld, 525 Grand st (3640).

HALSEY ST, 1000, e s, 286.5 n Bway, exterior & int alts to 3-sty bk fr rooms, 1 fam dwg; \$1,800; (o) Elizabeth Ryan, 1000 Halsey; (a) John Ingwersen, 390 Bergen (5108).

MONTAGUE ST, 142, s s, 300 w Clinton st, int and pl 4-sty bk non-housekeeping apts; \$9,000; (o) Arnold Ajello, on prem; (a) Slee & Bryson, 154 Montague st (3782).

ORMOND PL, 21-9, s e c Jefferson av, ext & plumbing to 3-sty bk rectory & 1 fam dwg; \$6,000; (o) Colored Cath. Mission, 284 Schermerhorn; (a) McCarroll, Murphy & Lehrman, 852 Monroe (5280).

### Queens

FAR ROCKAWAY, Clinton st, n s, and Baywater channel, elevator; \$9,300; (o) Queens Borough Gas & Electric Co., 347 Central av, Far Rockaway (517).

JAMAICA, Willow st, n s, 54 w Brandon av, 2-sty fr ext, 12-22, slag rf, intl alt; \$1,500; (o) Dominico Serapiglio, Willow st, Jamaica (528).

WINFIELD, Metz av, n s, 300 w Middagh st, 2-sty fr ext, 20x16, rear, intl alt; \$3,000; (o) James Taylor, 31 Metz av, Winfield; (a) Chas. Muller, 16 Delafield st, Winfield (482).

### Richmond

ANNADALE.—Arden av, s e s, Ramona av, 1½-sty fr dwg, 18x18; \$2,000; (o) J. J. Du Bois, Arden and Ramona av. Alterations consist of 1-sty extension, remove front. (105).

OAKWOOD HEIGHTS.—14th st, w s, Guyon av, 2-sty fr dwg, 10x22; \$1,500; (o) A. Denardo, 385 Guyon av, Oakwood, S. I. Alt, build and add to present bldg interior alt, new plumb fix to be installed (124).



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