

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treasurer

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1922, by The Record and Guide Company,

119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CIX
NO. 4 (2811)

NEW YORK, JANUARY 28, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index

Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	113
Adams & Co.	112
Adler, Ernest N.	113
American Bureau of R. E.	113
American Enameled Brick & Tile Co.	119
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Anderson & Co., James S.	2d Cover
Armstrong & Armstrong	113
Ashforth & Co.	2d Cover
Automatic Fire Alarm Co.	120
Balter, Alexander	112
Bauer, Milbank & Molloy	112
Bechmann, A. G.	112
Bell Co., H. W.	123
Bitmore Realty Corp.	112
Boyd, James	108
Boylan, John J.	2d Cover
Brener, Samuel	113
Brennan, Edmund M.	113
Brett & Goode Co.	Front Cover
Brooks & Momand	108
Brown, Frederick	108
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	112
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	100
Classified Advertisements	111
Coburn, Alfred P.	112
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner, R. E. Co.	2d Cover
Cusack Company	112
Cushman & Wakefield	112
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Dailey, Clarke G.	100
Davies, J. Clarence	114
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	127
Dowd, James A.	113
Dubois, Chas. A.	112
Duffy Co., J. P.	120
Dunlap & Loyd	112
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart	100
Elliman Co., Douglas L.	108
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	120
Finkelstein & Son, Jacob	113
Fischer, J. Arthur	2d Cover

TABLE OF CONTENTS

Editorials	101
Davenport Committee Proposes to Equalize Taxes	103
John M. Stoddard Outlines Real Estate Brokerage Laws	104
How a Few Landlords Used Wash Sales to Force Rentals Up	105
Construction Started on Large West Side Apartment	106
Review of Real Estate Market for the Current Week	107
Private Sales of the Week	107
Statistical Table of the Week	114
Employers Reject Untermeyer's Wage Scale Proposal	115
New York State Builders Meet in Albany Next Week	116
Residential Building Still Dominates Local Situation	117
Personal and Trade Notes	117
Trade and Technical Society Events	117
Building Materials Markets	118
Current Building Operations	118
Contemplated Construction	120
Plans Filed for New Construction	123

Advertising Index

Page

Fisher, James B.	112
Fox & Co., Fredk.	2d Cover
Goodwin & Goodwin	2d Cover
Grunert, Robert G.	113
Gulden, Royal Scott	112
Harris Exchange	113
Hecla Iron Works	122
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	113
Home Title & Insurance Co.	100
Hubbard, C. Bertram	2d Cover
Jackson, Daniel H.	108
Jones & Son, William P.	113
Kane Co., John P.	4th Cover
Keller, Charles G.	112
Kelley, T. H.	112
Kelly, Albert E.	112
Kempner & Son, Inc., D.	Front Cover
Kilpatrick, Wm. D.	100
Kissling, J. P. & L. A.	112
Kloes, F. J.	123
Kohler, Chas. S.	100
Kopp & Co., H. C.	112
Kurz Co., Wm. F. M.	112
Lackman, Otto	112
Lawyers Title & Trust Co.	110
Lawrence, Blake & Jewell	100
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J. Edgar	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson	123
Leyvers, Robert	112
Losere, L. G.	112
Manning & Trunk	2d Cover
Martin, Samuel H.	2d Cover
May Co., Lewis H.	2d Cover
McMahon, Joseph T.	114
Milner, Joseph	113
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	2d Cover
Moore, John Constable	113
Moore's Sons, Morris, Inc.	2d Cover
Moors, J. K.	2d Cover
Morgan Co., Leonard	113
Muhlker, Arthur G.	113
Murray & Sons, Inc., John A.	118
Murtha & Schmoel	4th Cover
Nail & Parker	100
Natanson, Max N.	114
Nehring Bros.	2d Cover
New York Edison Co., The	121
New York Title & Mortgage Co.	100
Niewenhous Co., Inc.	110
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	100
Oppenheimer, Fred	112
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	114
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	125
Pendergast, John F., Jr.	112
Pflom, F. & G.	Front Cover
Phelps, Albert D.	112
Porteroy Co., Inc., S. H.	120
Porter & Co.	Front Cover
Quell & Quell	112
Read & Co., Geo. R.	Front Cover
Realty Co. of America	100
Rickert-Brown Realty Co.	118
Rinaldo, Hiram	112
Ross, Frank U.	120
Runk, Geo. S.	112
Ryan, George J.	2d Cover
Schindler & Liebler	112
Schweibert, Henry	112
Seaman & Pendergast	112
Shaw, Arthur L.	113
Shaw, Rockwell & Sanford	112
Simberg, A. J.	120
Sherman & Kirschner	111
Smith, Malcolm E., Inc.	112
Smith, Gerritt, Mrs.	114
Solove, R.	120
Spear & Co.	112
Speyers, Inc., James B.	113
Spotts & Starr	2d Cover
Sterling Mortgage Co.	111
Straus & Co., S. W.	123
Tabolt, Jacob J.	112
Title Guarantee & Trust Co.	100
Tyng & Co., Stephen H., Jr.	100
Union Stove Works	118
United Elec. L. & P. Co.	109
Van Valen, Chas. B.	108
Vorndrans Sons, C.	120
Walsh, J. Irving	2d Cover
Watson, Elv. Co., Inc.	4th Cover
Weill Co., H. M.	108
Wells Architectural Iron Co.	120
Wells Sons, James N.	2d Cover
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Poster Corp.	112
Williams-Dexter Co.	113
Winter, Benjamin	108
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k.	2d Cover

A Positive Foundation Upon Which to Build

The Federal Reserve Board, in its January bulletin, declares that "the most encouraging feature of the business situation is that a positive foundation apparently has been established upon which to build development during 1922." Governor Harding believes that the country as a whole has passed safely the points of danger entailed in after-war deflation.

One positive foundation upon which real estate and construction interests can effectively build their business is regular, consistent advertising in

THE RECORD AND GUIDE

For 54 Years the Authority in the Metropolitan District.

Phone Bryant 4800 and a representative will call.

Title Insurance and
Mortgage Loans
for the Real Estate Owner

Protection in
Placing Loans
for the Broker

Guaranteed First Mort-
gages and Certificates
for the Investor

New York Title
& Mortgage Company

Manhattan - - - 135 Broadway
Brooklyn - - - 203 Montague St.
Jamaica - - - 375 Fulton St.
Richmond - - - 24 Bay St.
White Plains - - - 163 Main St.
Mt. Vernon - - - 3 South 3d St.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate
Insurance

Broker and Manager of
Estates

MAIN OFFICE:
901 Columbus Ave.—Corner 104th St.
BRANCH OFFICE:
1428 St. Nicholas Ave.—Near 181st St.
NEW YORK

GEORGE L. O'HARE
MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS
SELLING—RENTING—BUSINESS AND
APARTMENT BUILDINGS
SPECIALIZING IN LEASEHOLDS
MORTGAGE LOANS
FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.
TEL. VANDERBILT 5092—6441

William D. Kilpatrick

REAL ESTATE
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS,
DOWDNEY & RICHART
REAL ESTATE
AND
MORTGAGE
LOANS

156 Broadway, New York

Tel. Cortland 1571-1572
Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell

Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem
and
Colored Tenement
Properties

NAIL & PARKER
REAL ESTATE

145 West 135th Street
New York City

JOHN E. NAIL Telephone 7682
HENRY C. PARKER Morningside 7683

BROADWAY STORE
FOR RENT

Located in Breslin Hotel, East Side of
Broadway, near 29th St. Size: 15x50.

For details apply to

CLARKE G. DAILEY

115 BROADWAY Rector 4300

Full Commission to Brokers

STEPHEN H. TYNG H. OAKLEY HALL
Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

Applications for Loans

We would be glad to receive ap-
plications from borrowers for loans
between \$10,000 and \$30,000 in the
Boroughs of Manhattan and the
Bronx.

We do not confine our loans to
any particular class of property but
require it to be properly located for
its use and advantageously occupied.

The rate is six per cent. and the
fees are reasonable and we are pre-
pared to deal either with brokers
or principals.

Our special desire for loans of this
size just now does not preclude our
handling very small loans or very
large loans as usual.

TITLE GUARANTEE
& TRUST CO

Capital \$7,500,000
Surplus \$11,000,000

176 BROADWAY, NEW YORK
137 WEST 125TH STREET, NEW YORK
370 EAST 149TH STREET, NEW YORK

The
Realty Company
of America

FRANKLIN PETTIT
President

TRANSACTS A GEN-
ERAL BUSINESS IN
THE PURCHASE AND
SALE OF NEW YORK
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY
Rector 0275-0276

A Passing Opportunity

Experienced real estate men know that 5½% on a first mortgage,
guarded and guaranteed by a mortgage insurance company, is an
abnormally high rate. That is why we suggest that guaranteed
mortgages be purchased now, for a reduction in rate later in the
year is very probable.

HOME TITLE INSURANCE CO.

Capital and Surplus over \$1,500,000

51 Willoughby Street, Brooklyn

Post Office Building, Jamaica

City Investing
Company

61 Broadway, New York

Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Labor Must Share the Burden

When the Board of Governors of the Building Trades Employers' Association formally rejected the proposal of Samuel Untermyer that the prevailing wage problem be settled by entering into a new contract with labor for two years from January 1, that the present wage scale be continued for the year 1922; and that the wage scale for 1923 be based on that of 1922, subject to decrease or increase in the cost of living for the year 1922 as compared with 1921, they took the only action possible if the building situation is to be readjusted upon a basis fair and equitable to all.

Up to the present time every element in the industry, with a single glaring exception, has made concessions and sacrifices in an effort to revive activity in the construction field. Contractors have cut their profit margins to the absolute minimum compatible with good business practice; material manufacturers have lowered prices by reducing their labor costs and increasing their output; and material dealers, in order to stabilize and improve the building situation, have absorbed losses that under ordinary conditions should have been passed along to the consumer.

Organized building labor stands alone as being unwilling to make a reasonable concession to stimulate construction and relieve the housing shortage even when they will be the direct gainers through more employment and lower living costs because of reduced rentals.

A proposition that is favorable to one element of the building industry and not to all is not economically sound. So that adequate housing may be provided at moderate rentals everyone affiliated with construction must share equally in the burden of reducing costs. Labor cannot be the exception nor should it be. The old agreement between employers and employes expired on December 31, 1921, and since then several constructive plans have been presented for drafting a new contract. None of these have been acceptable to labor now apparently insisting on having its own way or leaving the situation deadlocked.

This attitude is manifestly unfair. Much work is to be done if the housing problem is to be solved and labor, one of the most important factors in this program, is holding out for conditions that would give them a decided advantage over all other elements in the industry.

Printers' Ink to the Rescue

Editors of the metropolitan dailies must have misplaced their sense of humor, judging from the very grave and serious manner in which they accord big display heads and front-page space to Mr. Samuel Untermyer's latest scheme for solving the housing shortage.

Mr. Untermyer's plan gets top position all along the line, no happening anywhere else in the world being of sufficient importance to crowd it off the first page of the morning dailies. Newspaper editors may have winked at their associates or poked the office boy in the ribs as thus they give such prominence to the scheme, but it is to be doubted if any of them really take the news half as seriously as it ap-

pears when they have passed it on to their readers.

"Mr. Untermyer Plans Homes for 225,000," one headline reads: "Untermyer Has Plan to Construct 45,000 New Homes for \$100,000,000," is the way another daily booms the big news. All along the line in newspaper offices, Mr. Untermyer's pronouncement from Washington Heights is treated with the utmost solemnity. No magician asserting that he could turn elephants into pink butterflies by wiggling his left ear could possibly have inspired greater awe.

There is, of course, no question but that it would be a great thing if Mr. Untermyer could build 45,000 new homes for 225,000 people for \$100,000,000. In fact, that would be a fine thing for anybody to do. Maybe that is why the newspapers suppressed their sense of humor for the moment and "played up" the idea. Mr. Untermyer stands ready, if the newspapers reflect his idea accurately, to do all of these wonderful things if some one else will furnish the money, if labor will contribute a part of its labor gratis, and if material dealers will furnish the materials regardless of market conditions. Under such circumstances, almost anybody could end a housing crisis without the slightest difficulty, and have time left over to dabble in a dilettante way in the struggle for justice of the Western farmer and the suppression of the booze traffic along the Atlantic Coast.

This latest idea of Chief Counsel Untermyer may deserve well, but it will be interesting to see whether the other fellows come forward to furnish the money, to do the work for less than regular pay, and to furnish the materials for less than market prices. Stranger things have happened, but it is very difficult to recall when or where.

Report of the Davenport Committee

After three years of earnest work, Senator Davenport's committee which has been studying the tax laws of the state has filed its report with the Legislature. That this inquiry should have extended over so long a period causes surprise in some quarters, but the fact that Senator Davenport and his associates gave so much time to the task may prove in the end of the greatest possible advantage.

No subject has so palpably needed careful attention at Albany as revision of the tax laws. The injustice of some of these statutes, the inconsistencies, the ineffectiveness, and especially the absence of impartial enforcement in all sections of the state, have constituted for many years a grave scandal. Other sagacious leaders before Senator Davenport had taken up boldly the task of improving this situation, but it is the unfortunate fact that their efforts did not meet with marked success. A lot of petty politicians, with Assembly Districts as their kingdoms, have been able for years to control enough Assemblymen to block any real lasting revision of the state's taxation system. Former efforts for improved conditions have met with such poor support in the Legislature that Senator Davenport and his associates deserve special credit for plunging into the subject with so much force and determination.

In some respects the report just made by the Davenport Committee contains recommendations more sweeping than

any submitted by former investigators. Public attention particularly will be directed to the committee's proposal that the Special Franchise Taxes be abolished. The fact that these levies were established after a hot fight at Albany led by Roosevelt as Governor and fought by the corporations and the politicians, will cause the public to look with suspicion upon their repeal. There is, however, great force and logic in the Davenport Committee's contention that these special franchise valuations, classified by law as real estate and in many cases pledged in fixing the local constitutional debt limits, may be working to the very serious disadvantage of real estate itself.

Rent Cases Argued Before United States Supreme Court

(Special to the Record and Guide)

Washington, Jan. 25, 1922.

THE rent law cases on appeal to the United States Supreme Court were argued today by Louis Marshall, who appeared for those attacking the law on the ground of its unconstitutionality, and by W. D. Guthrie and Julius Henry Cohen, in defense of it. Two cases were before the Court. The first was that of the Edgar A. Levy Leasing Company against Henry R. Stern, which involved the constitutionality of Chapter 944 of the laws of 1920, providing that in suits to recover rent for premises used as a dwelling it should be a good defense that the rent had been increased over the charge existing one year before the lease, on the ground that such rent was unjust, unreasonable and oppressive. The other case, known as 810 West End Avenue, Inc., against Jerome Siegel, involved Chapters 942 and 947, which prohibited the bringing of ejecting proceedings and summary proceedings to recover possession of dwellings prior to Nov. 1, 1922.

The landlords side of the argument was presented by Mr. Marshall who said the acts deprived the landlord of his property without due process of law, impaired the obligation of his contract and denied him the equal protection of the law. He attacked the presumption created by the act that the lease was oppressive from the mere fact of an increase within one year. He said that a public emergency due to housing conditions affecting the public welfare did not in fact exist; that the mere recital in the act of the existence of such an emergency did not create one, and that even if an emer-

gency existed, it would not justify legislation in violation of the Federal Constitution.

Mr. Guthrie argued that the Legislature passed the law after three years of exhaustive examination by a legislative committee and the taking of 50,000 pages of testimony.

Mr. Guthrie stated that on Oct. 1, 1920, 100,000 families in New York were served with notices of eviction.

Basing his argument on the maxim that "The welfare of the people is the supreme law," Mr. Guthrie said he conceded the measure would be unconstitutional if there was no compelling necessity for it.

"But," he added, "if there was an emergency which really involved the health and the morals and the safety and welfare of the community, neither the contract clause nor the due process of law clause of the Constitution, within the settled doctrine of this court, prevented the Legislature from affording the appropriate remedies: and the only question before the court, the only question of constitutional law, was whether the end was legitimate; whether the purpose in the mind of the Legislature was legitimate; and if so, then whether the means adopted were reasonably adapted to remedy the public evil."

Mr. Cohen, in supporting the law, said that the whole course of history showed the evils resulting from wholesale evictions, and that every civilized country had found it necessary to pass such legislation as a result of the war.

New Federal Building Bill Favorably Reported

(Special to the Record and Guide)

Washington, January 25,

A FAVORABLE report on Representative Rosedale's bill to authorize the President to appoint a Commission to negotiate the exchange of the old Postoffice site below City Hall, New York, for other property on which a new Federal building or buildings may be erected to provide accommodations for the postoffice, the Federal courts and other bureaus now housed in rented quarters, at a cost to the National Government of \$800,000 annually.

It is understood here that President Harding will appoint Postmaster General Hays, Secretary Hoover, Secretary Mellon,

Secretary Davis, Attorney General Weeks, and that the New York City Commission will include Mayor Hylan and Comptroller Craig.

The hearing on the bill was held by the House Committee on Public Buildings and Grounds and the favorable report was the result of unanimous action of the Committee.

A number of representatives of business organizations from New York appeared, including D. Everest Wade of the American Institute of Architects, R. B. Ingersoll of the City Club, Henry Collins Brown of the Citizens' Committee, and Arthur N. Travers of the Merchants' Association, all of whom favored the bill. There was no opposition.

Real Estate Board Banquet Next Saturday

THE twenty-sixth annual banquet of the Real Estate Board of New York, to be held at the Hotel Commodore on the evening of February fourth, will be unusual to the extent that it will have as its chief speakers, the governors of two states. Governor Nathan L. Miller of New York and Governor Edward I. Edwards of New Jersey have both consented to be present and to speak. Governor Miller's subject will be the development of the Port of New York. Governor Edwards will probably discuss the same subject, it being a joint project in which both the States of New York and New Jersey are interested.

James A. Cattel, City Statistician of Philadelphia and Martin

W. Littleton will also address the diners. Mr. Cattel runs to humor, as those attending the banquet in 1921 will recall. A public official of national prominence is expected to be among the speakers, but it cannot at present be announced definitely.

Charles G. Edwards, President of the Board, will make a brief address and act as toastmaster.

The Banquet Committee, in addition to its arrangements for the speakers, has prepared a program of entertainment that will compare favorably with previous efforts along these lines. The Committee is gratified with the reservations already made, which insure an attendance equalling that of 1921, when the diners numbered 1,450.

REAL ESTATE SECTION

Davenport Committee Proposes to Equalize Taxes

Finds Great Inequalities and Evasion in Present Scheme of Taxation While All National, State and Local Expenditures are Increasing Rapidly

(Special to the RECORD AND GUIDE)

Albany, Jan. 25, 1922.

THE Committee on Taxation and Retrenchment, of which Senator Frederick M. Davenport is chairman, will make a preliminary report of its investigations which have been almost continuous for the last three years. This report contains several recommendations for tax changes and points out that great inequality exists in the taxes imposed on some classes of enterprise while others entirely escape taxation. The object of the legislation which will be asked for, according to Senator Davenport, will be not to increase but to equalize taxation. The committee has been impressed with the fact that expenditures of national, state and local governments have been increasing at an alarming rate during recent years.

"It is true these additional expenditures have, in many instances," said Senator Davenport, "gone for great public improvements. The Committee believes, however, that expenditures, even for such objects, will have to be watched closely in order that waste may be prevented."

The special franchise tax, Senator Davenport contends, should be abolished as soon as a constitutional amendment can be obtained for that purpose, and in the meantime all other State taxes on public utilities should be at once abandoned.

Among other outstanding recommendations made are one in favor of wiping out the last vestige of the personal property tax and another for the relief of real estate by doing away with the direct tax for State purposes now levied against realty, with the substitution of business taxes on unincorporated as well as corporated business earning annually above \$5,000 on a basis of net income. The committee calls attention to the fact that from one-fifth to one-fourth of all the realty in the State is tax exempt.

Co-operation between the State and Federal Governments toward the elimination of exemptions from income tax of State and national bonds also is urged. A tax on gasoline and higher motor vehicle license fees are recommended.

The report of the Committee follows:

"Lack of attention to waste and to vast extensions of expenditure might easily precipitate a financial crisis in government of more far reaching effect than financial crisis in industry. The total tax burden, Federal, state and local, is estimated to be \$106.97 a man, woman and child in the commonwealth.

"This is an increase of 170 per cent. in the ten year period between 1910 and 1920. Half of this burden is Federal and most of the remaining half is local. Only about 10 per cent. of the entire burden is made necessary by the state government. If the state government were entirely abolished, the reduction in per capita cost of government is shown to be only about 10 per cent.

"The Committee is impressed with the fact that burdensome taxation in some directions and unequal taxation in others is repressing initiative, is alarming property holders, and is retarding progress in many directions.

"The inequality of the tax burden is being felt alike by the rent payer, the farmer, the home owner, the small business man and the officials and stockholders of large and wealthy corporations. Even the rent payer does not escape the burden because, naturally, landlords pass on whatever they can of their

increased tax load to their tenants.

"As far as the corporations are concerned, the question is not one of increased taxation but rather of unfair and unequal taxation. Some corporations and some classes of corporations are being taxed out of all proportion to the taxes levied against other business enterprises. Among different classes of public utility corporations some are being taxed to the amount of 4 per cent. of their net income and some to the extent of 10 per cent. Within the same class of corporations the present method of computing bank taxes or public utility taxes, for example, results in very unequal burdens.

Regarding the public utility taxation the report says in part:

"The present system of taxing these corporations in the State is a chaos of intricacy and complexity. The staff of the committee has reduced these complicated taxes to a basis which makes possible a comparison with the taxes paid by other business interests. The grossest inequalities come to light. Many of the companies, particularly some of the electric railway companies which are bound by a fixed low rate of fare, have been literally taxed into bankruptcy. Based on net income, the business taxes on electric railways are nearly four times as great as the corresponding taxes on manufacturing corporations. If local real estate taxes are taken into account, electric railways pay over 38 per cent. of their net income in taxes. This is nearly five times the tax paid altogether by manufacturing companies, for example.

"Not all the public utilities are so unfavorably situated, because some have been more successful in their efforts to shift their burdens to the consumer through increased rates. Every class of public utility, however, pays heavier taxes than either manufacturing or financial institutions.

"It is evident that the State has been using the public utilities to a considerable extent as tax collectors, imposing upon them obligations which in many cases are justified only upon the assumption that the extra burden can be passed on in higher charges to certain particular sections of the consuming public. Some can pass it and some cannot. In the case of those which can pass it on, why strike particular sections of the consuming public with unfair burdens;

"Completely satisfactory adjustment cannot be made until the Constitution is changed so as to make practical the abolition of the so-called special franchise tax.

"As an immediate means of improvement, the committee recommends that the entire series of complicated State taxes on public utilities be at once abandoned, with the exception of the special franchise tax, which cannot be immediately abandoned; and that in substitution a 'gross net' tax be established, against which special franchise taxes, pending the passage of the constitutional amendment, may be used as an offset. It is contemplated that the real estate public utility corporations, closely defined, shall continue to be taxed locally.

"What there is left of personal property taxation consists in part of the stock in trade of small business men whom the committee now proposes to reach by a more equitable method of general business taxation. The cities mainly interested in what remains of the personal property tax generally are Buffalo and New York. The committee proposes to safeguard their interest by permitting localities to participate to a reasonable extent in the proceeds of the taxation of those particular kinds of business which have never before been reached in the State.

"The purpose of this Committee has been to study the most important and urgent aspects of the taxation system of New York State in a comprehensive and scientific manner. It has utilized all available government data, both Federal and state, bearing on the problem, and has in addition conducted extensive statistical surveys on its own initiative. It will propose some changes, the carrying out of which must take time. It will also propose other changes that can be made at once, and that, in the Committee's judgment, should be made at once.

"The first of the latter class of changes has to do with relieving real estate of a portion of the tax burden it is now carrying. The revenue now obtained from real estate must, in part, be obtained elsewhere. As the state's immediate contribution to the relief of real estate the Committee intends to suggest that the state direct tax on real property be eliminated at the earliest practical moment in order that a beginning may be made in easing the onerous burden now borne in many

(Continued on page 116)

John M. Stoddard Outlines Real Estate Brokerage Law

Interesting and Instructive Lecture Given by Prominent Lawyer Before Realty Class in Y. M. C. A. Educational Course

BEFORE an audience comprising the Real Estate Class of the educational course at the West Side Y. M. C. A. on Tuesday evening, John M. Stoddard delivered a lecture on "The Law of Real Estate Brokerage." The speaker, who was introduced by Alfred E. Morling, is a prominent real estate lawyer and a member of the Board of Governors of the New York Real Estate Board.

Mr. Stoddard prefaced his exposition of the relations governing realty brokers with their principals by calling attention to the three kinds of law, constitutional, statutory and the common or unwritten law which latter has been defined as "the embodiment of principles and rules inspired by natural reason and an innate sense of justice," and stressed its importance, and then took up the business of brokerage. He explained that a broker to sell, must find and produce to the seller a person financially able, ready and willing to buy, upon the seller's terms, within the period of his employment, and before some other broker or the owner himself negotiates the sale. In short, he must bring the buyer and seller to an agreement upon all terms. Failing to do that, all of his pains are usually for naught.

"The duty of prime importance," continued Mr. Stoddard, "which a broker owes to himself, before engaging in the enterprise of negotiating a sale of real estate, is to see to it that he is properly employed by the person to whom he proposes to look for his commissions. One cannot usually recover for services voluntarily rendered without any employment. This is such a simple principle that it seems commonplace. But hundreds of cases have reached the Courts where brokers who actually brought about sales were deprived of commissions merely because they were not hired to perform the services which they did perform so well.

"In those cases where a broker negotiates a sale, and the Seller determines to contest the broker's claim for commissions, on the ground that there was no employment of the broker, the Seller usually pretends great surprise that a bill should be presented to him, and says that he assumed all through the negotiation that the broker was employed by the buyer.

"In real estate, we know that it is only in rare instances that a buyer is willing to pay commissions. Yet it does occasionally happen—just about often enough to make that pretense serve as a defense for an unscrupulous or unappreciative or ignorant Seller, when he is sued for a commission by a broker who has negotiated a sale. The Seller says, 'I never hired him. I assumed that he was employed by the purchaser.'

"This is the conventional defense which a broker has to meet in Court. In a large percentage of the brokers' cases which get into the Courts, the answer of the defendant owner is that, 'I never hired him.'

"In a case where two ladies informed a broker that they would like to buy a certain piece of property on Park avenue, in this city, and such broker had an associate who knew the owner, a United States Senator, resident in this city, the broker arranged with his friend to approach the Senator. The second broker induced the Senator to enter into a contract of sale upon which the purchaser subsequently defaulted. Thereupon the broker brought suit and obtained a verdict in his favor, but the judgment was reversed because no employment was shown. The Court said:

"We are of the opinion that said verdict is not supported by the evidence and is against the weight thereof, in that the plaintiff has failed to prove that he was ever employed by the defendant as a broker to sell its property. His negotiations were entirely those of a purchaser. He did nothing in the interest of, or for the benefit of the defendant; the property was never put into his hands for sale; he made the offers, and he represented people whom he continually spoke of as his clients."

"Another case of interest on this point related to a claimed commission for selling the property at the Northwest corner of Broadway and 34th street. The plaintiff was a real estate broker. He first called upon a gentleman who became the ultimate purchaser, and induced him to make an offer for the property to the owner's rental agent. The owner was abroad at the time. After the owner returned to this country, the plaintiff and his customer, Smith, called on the defendant, and during their conference a bargain was struck. *Nothing whatever was said to the defendant about plaintiff's claim for a commission or that he was acting for the defendant owner.* After the contract of sale was signed, plaintiff sent a bill to the owner which the latter declined to pay. Suit was brought. The court said:

"It is hardly necessary to cite authorities to prove that *there must be an employment to entitle a broker to commission for the sale of the property*; but what was said by Judge Woodruff in *Pierce v. Thomas* (4 E. D. Smith, 354) so concisely states the legal principle involved that the decision of this case can be rested upon his opinion. He says:

"To entitle a broker to recover commissions for effecting a sale of real estate, it is indispensable that he should show that he was employed by the owner (or on his behalf) to make the sale. A ratification of his act, where original employment is wanting, may, in some circumstances, be equivalent to an original retainer, but only where there is a plain intent to ratify. An owner cannot be enticed into a liability for commissions against his will. A mere volunteer without authority is not entitled to commissions, merely because he has inquired the price which an owner asks for his property, and has then sent a person to him who consents to take it. A broker has no better claim to recover for voluntary service, rendered without employment and not received and acted upon by the owner as rendered in his behalf, than any other volunteer.

It is not true that an owner may not declare his price to whom he will without the hazard of paying commissions to those who volunteer, unasked, to send him a purchaser on his own terms."

"So, I urge upon you," continued Mr. Stoddard, "don't do any work unless you are employed to do it. Don't waste your

time. Your time and skill and your willingness to venture them in a speculation are the only commodities that you have to sell. Make sure that your success will be rewarded before you enter upon the speculation.

"In a number of cases where a broker has been employed to sell or lease property, the courts have decided that such employment did not authorize the sub-employment of sub-brokers. The sub-employment of a sub-broker may obligate the broker to pay a commission to the sub-broker, but it does not fasten any liability upon the owner toward the sub-broker. The latter must prove that the broker was given authority to employ a sub-broker.

"In a case where the owner's son was a real estate broker, with authority to negotiate leases, and another broker introduced to the son the International Silver Company as a prospective tenant of a store on Fifth Avenue, and the Silver Company did take the lease, the court reversed a verdict in favor of the broker, on the ground that the son, although himself a real estate broker, and to a large extent in charge of his mother's property, **had no authority to hire a sub-broker.**

"So, also, where a married woman has owned property, and her husband has listed it with brokers for sale, she has, in many instances escaped paying a brokerage, because the broker was not able to prove in court that she had authorized her husband to employ a broker. There is no safe rule for you to follow except the one of securing employment, or a promise as to commissions from the owner himself. Reliance upon anything else involves too much risk."

Mr. Stoddard cited the following examples of the things in which a broker must use care to protect his own interests:

"In a case where a husband and wife owned property together, and the husband employed a broker to bring about an exchange, and later the wife, with full knowledge of the facts, signed the deed with her husband, the Court decided that she had thereby ratified the hiring of the broker and that he was entitled to commissions.

"In another case, where an attorney at law for the owner, without authority, employed a broker, and the broker did some work interesting an adjoining owner, and afterwards the broker and owner met, and the broker then mentioned his negotiations with the adjoining owner, and then the husband of the owner quietly stepped in and concluded the sale to such adjoining owner, the Court decided that the employment of the broker by the attorney had been ratified, and that the broker was entitled to a brokerage.

"It may also be possible for a broker to protect himself, under this principle of ratification, even where there has been no original employment by anybody. This can be accomplished by informing the owner, before the negotiation is completed, of what the broker has done, and obtaining the owner's approval of it."

Other points for a broker to remember were described by Mr. Stoddard as follows:

"The mere fact that an owner employs a broker to sell property does not accord to the broker an indefinite period in which to consummate a sale. The owner may terminate the employment and take up the negotiations himself, or employ other brokers, or withdraw the property from the market, provided that he acts in good faith.

"In one case which reached the courts it appeared that the brokers were employed in August to sell 258 lots, and were promised by the owner a commission of \$50 per lot. The brokers erected an office on the property and expended considerable of their own money. There was no time limit in the contract of employment. The brokers sold only two lots. As a result, the owner revoked the employment in the following February, and sold the entire plot in bulk. The brokers sued for commissions or damages, but the Court decided that the owner had acted in good faith and could so terminate the contract.

"On the other hand, in another case, the brokers were employed in the middle of a summer, to sell 290 lots. Nothing was said about time limit. They expended considerable sums of money and did sell 85 lots. In December, the owner terminated the employment, and thereupon the brokers sued for damages. The Court decided that the broker had not been given sufficient time, and that they were entitled to have submitted to a jury the question as to the amount of their damages.

"A *faux pas* often made by a broker in his discussions and correspondence with an owner is to refer to the prospective purchaser as his "client." That is usually fatal to his claim against the Seller for a brokerage, and it always is fatal unless there is a definite agreement with the Seller to pay commissions. The reason is simple. When you tell the Seller that the prospective purchaser is your client, the Seller has a right to assume that *you are working for your client* and that your client is the one who will pay you.

"It very often happens," declared Mr. Stoddard, "that a broker is approached by some one who wishes to buy or to take a lease of property but who will not pay a brokerage. In such case the broker expects to work in the interest of the buyer or the lessee, as the case may be; but also must collect his com-

(Concluded on page 106)

How a Few Landlords Used Wash Sales to Force Rentals Up

Lockwood Committee Gets Testimony to Show That Most of the Recent Landlord and Tenant Litigation Was Instigated by Ten Men

JOHAN P. BURNS, chief clerk of the Seventh District Municipal Court, on Thursday, January 19, gave the Joint Legislative Committee on Housing the names of ten landlords he declared had instigated three-quarters of the landlord and tenant cases in the section from 110th Street to Spuyten Duyvil which has a population of 600,000. Mr. Burns testified that these landlords had brought approximately 20,000 suits in his court and that 25,000 tenants had deposited more than \$1,800,000 with the court as a result of these suits of which \$1,350,000 had subsequently been paid to the landlords. The names of the landlords, with the corporate names under which they brought the cases and the approximate number begun by each, follows:

Joseph Schenck, from 1,500 to 2,000 cases, using the names of the Ardmore Estates, Clason Finance Corporation, Liberal Finance Corporation, Klamer Realty Company, Penant Realty Company, Ranger Realty Company and Joseph Schenck Realty and Construction Company.

Newmark and Jacobs, 1,000 cases, operating as the Alabama Holding Company, Ashton Holding Company, Kentucky Holding Company and Broadway and 146th Street Holding Company.

Charles Moore, from 2,000 to 3,000 cases, operating under the names of Morris Moore's Sons, Inc., Anmore Realty Company, Traymore Leasing Company, Tri-Borough Investment Company, St. James Apartment, James Rensellaer, Inc., Carl Silverman and Clara Bauer.

Corporation of H. and A. Cohen, 1,000 cases.

F. A. Ottenberg, 1,000 cases, operating as Blanche O. Foster, Rauchen Raunheim.

David H. Van Damm, 2,000 cases, operating as Bendheim Construction Company, Duluth Realty Company and Evelyn Realty Corporation.

Mrs. Nellie Roach, 500 cases, operated as Roach Leasing Company, Arabella Realty Company.

Fifty Per Cent. Profit Sharing Company, 500 cases.

Philip A. Payton, Jr. & Co., 300 cases, operating as Payton Apartments, Inc., and W. A. Wortham. 400 Manhattan Avenue Corporation, 700 cases.

Burns said that the figures he gave were estimated and he was asked to have drawn from the books the exact number of cases in which the ten persons mentioned began rent suits.

William H. Wortham of 130 W. 142d Street, head of the Philip A. Payton agency, called to the stand by Samuel Untermyer, counsel to the Committee, testified that he was in business with his wife in the negro section of Harlem. He said he had brought 200 actions for increase of rent and 300 for dispossesses. He gave the real estate holdings of his wife, including 9 West 137th Street, 65 and 67 West 134th Street and 28 West 134th Street. The Payton Apartments, Inc., owns six apartment houses in West 141st and 142d Street. The witness was unable to answer many questions put to him by Mr. Untermyer, pleading he could not remember all the transactions. He will be recalled.

On Friday, January 21, Joseph Schenck was called to the stand. He testified that he is head of the Schenck Realty and Construction Corporation, which has never built a house, but has bought from 300 to 400 houses in the past five years. His place of business is at 552 Riverside Drive.

A year ago, Schenck testified he sold sixty apartment houses to the Ardmore Estate. The transfer involved \$8,000,000 worth of property and he received \$250,000 in cash and \$200,000 in preferred stock in the Ardmore Estate and a blanket mortgage. He denied that he was in any way interested in the Liberal Finance Corporation, but under cross-examination he ad-

mitted that the Liberal Finance Corporation was controlled by Barnett Klahr of Brooklyn, co-owner with Schenck of the Ardmore Estate. He also said the only property of the Liberal Finance Corporation consisted of two apartment houses sold to it by the Ardmore Estate, which got them from Schenck, who bought them in 1919 for \$375,000.

Schenck said that much of the \$250,000 in cash paid into the Schenck Company by the Ardmore Estate, went to the Liberal Finance Corporation. He was asked who collected for the Schenck Company. "Schenck," he replied.

Q.—And the Pennant Co. collects for the Ardmore Estate? A.—Yes.

Q.—And the Pennant Co. is Mr. Shenk? A.—That's right.

Schenck testified that the Pennant Company was a name used by him to avoid keeping an agreement with the owner of a house he leased at Broadway and 168th Street to whom he promised to reveal the rents he was receiving. He renewed the lease in 1919 for \$30,000 a year, an increase of \$8,000, and is now collecting in rents from \$55,000 to \$56,000. He testified that he had increased the rents twice in that house. He changed this to say that he had increased the rents twice since the lease was renewed by him.

Schenck testified that the Klasco Company was controlled by Klahr, his associate in other business. He admitted that he had been bound over for trial on a charge of failing to provide sufficient heat and had served six months on Blackwell's Island for renting apartments to disorderly persons.

Tenants of 200 Claremont Avenue, owned by Schenck, had given the Committee figures which were shown to him after which he admitted that the increase in rent demanded of tenants were as high as 83 per cent. and that some of the tenants had paid increases of 25 per cent. to the previous owner, making total increases of 108 per cent.

The records produced showed that in one apartment a tenant named Maurice, paying \$62.50, is being asked to pay \$110. Other increases sought are from \$65 to \$110, \$75 to \$125 and \$81.25 to \$125.

Schenck said he had 2,379 tenants and had taken 300 cases to court. He denied that he furnished cash for the sale of the houses to other concerns so that he could legally raise the rents. He asserted his only revenue was a 3 per cent. commission on his collections.

Schenck admitted that he was being sued for the return of \$16 a month rent in excess of the amount permitted by the court in the case of a tenant at 200 Claremont Avenue, whose rent was \$84.

The Committee's examination into the affairs of 1,690 Broadway indicated a maze of transactions involving several transfers, new leases and the return of the property to Schenck and the transfer again to the Newton estate, which now owns it. Schenck owns 40 per cent. of the stock of the Newton estate, and Klahr, his associate in other enterprises, owns 60 per cent.

Watt Terry, a negro, head of the Terry Holding Company, owner of properties in the negro section of Harlem, testified as to the Fifty Per Cent. Profit Sharing Corporation, which he controls. Stock of this corporation had been sold to colored people.

Mr. Untermyer produced an official court summons in the case of Cyrus Trent, a tenant of Terry's, which showed that Terry had demanded an increase in rent of from \$40 to \$84. Terry testified his lawyer had probably demanded \$84 in order to fix a basis for adjustment.

Charles Moore of 29 East 124th Street described his interest in Morris Moore's Sons, Inc., the Anmore Realty Co., Traymore Leasing Corporation, the Tri-Borough Investment Company, James Rennsellaer and Charles Silverman. He denied he had instigated 2,000 cases in the Seventh District Court and said he controlled only 700 apartments.

Construction Started on Large West Side Apartment

S. W. Straus & Co. Underwrites Mortgage for Nine-Story Project Being Erected from Plans by Schwartz & Gross, Architects

WITHIN a short time actual construction will be started on a new nine-story fireproof apartment house to be located in the north side of West 71st Street about midway between Columbus Avenue and Broadway. This structure, which will be erected from plans and specifications by Schwartz & Gross, will be owned by the 141 West Seventy-first Street Company, Jacob S. Kahn, president. The building will occupy a plot with a frontage of 100 feet by 102 feet in depth and will involve a number of unusual labor saving features.

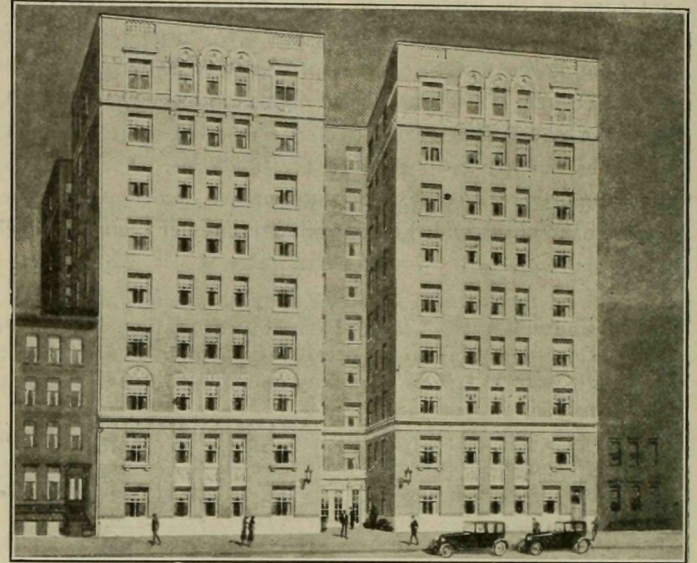
S. W. Straus & Co. have underwritten a first mortgage seven per cent. serial bond issue of \$550,000 on this project. It is expected that the structure will be completed and ready for occupancy by October 1, 1922. A valuation of \$800,000 has been placed on both the land the building and the net annual earnings are estimated at approximately \$78,000.

This new multi-family building will occupy lots 139 to 147 West 71st Street and will contain sixty-three housekeeping units of three and four rooms, each with bath, with a pent house on the roof in which quarters for servants will be located. The apartments will each have a large living room, one or two bed rooms and a combination kitchen and breakfast room.

S. W. Straus & Co. announce that they have recently underwritten first mortgage serial bond issues amounting to \$12,485,000. The list includes two large apartment house projects in Manhattan, \$2,250,000; one apartment in the Bronx, \$1,300,000; a Brooklyn multi-family structure, \$210,000; an apartment in Chicago, \$1,000,000; one in Detroit, \$1,250,000; an apartment hotel in Omaha, \$550,000 and others in San Francisco, Wilmington, Philadelphia, besides large mortgages have been made on a manufacturing plant in Chicago and an office building project in Dallas, Texas.

"There is a continued improvement to be noted in underlying

conditions of the building industry," said Mr. S. W. Straus in discussing the building outlook, "and it is expected that activities during the ensuing year will be on a very heavy scale. There is a healthy inquiry for capital for building purposes,



Schwartz & Gross, Architects.

NEW APARTMENT AT 139 TO 147 WEST 71st ST.

particularly for residential improvements and a large proportion of the outflow of capital for the building industry is being absorbed in financing the construction of these types of structures."

John M. Stoddard Outlines Real Estate Brokerage Laws

(Continued from page 104)

pensation from the owner. There is just one way that he can accomplish his purpose, and treat both parties honorably. That is, by making a full disclosure to the owner, and securing from the owner a promise to pay commissions notwithstanding the situation.

"Unless a broker has announced to the owner that he is working in the interest of the buyer and has secured the promise of the owner to pay commissions notwithstanding that fact, it is the duty of the broker to act in the sole interest of the owner. The man who pays for the services and negotiations of the broker is entitled to all that the broker can do for him.

"Frequently, a broker learns that a parcel of real estate can be purchased at such a price that he is disposed to participate in the purchase himself. In such cases, it is imperative that he disclose to the owner that he is the purchaser or interested in the purchase, and obtain from the owner a consent to the changed conditions. Otherwise, he not only loses his commissions, and is guilty of fraud, but also he will be charged as holding the property in trust for the seller, so that if any profit eventually results, he will be obliged to pay it over to the owner. Those are the penalties. Besides, any such business is not honest. There is plenty of opportunity to make a fortune in real estate brokerage, while adhering strictly to the line of honorable dealing."

Mr. Stoddard concluded by giving the following interesting examples of a broker's experiences:

"In a case where a broker so handled an exchange transaction that he himself obtained some of the property conveyed by his principal, the Court characterized the entire transaction as fraudulent, and gave back such property to the owner and in a case where a broker's clerk became the purchaser, he was required to account to the Seller for all the proceeds of his resales.

"In another case where a broker advised a contract of sale with a

third party at a stated price, and where upon the closing the broker himself took the title, the Court upset the transaction and compelled the broker to restore the property.

"In another case where a broker upon receiving an inquiry by a prospective purchaser in respect to a piece of property, went to the owner and advised that its value was \$42,000 and persuaded the owner to sell at that figure, and it later developed that the broker was interested to the extent of one-half in the purchase, it was held that the Broker and his associate were liable for all of the enhancement in value down to the time of the trial, to wit, \$18,000."

"You gentlemen have chosen an honorable calling," said Mr. Stoddard. "That is, it is honorable if you make it so. Sometimes you will be thrown in contact with unscrupulous clients and unscrupulous competitors. If you sink to their level, you may obtain one commission or a few commissions, but sooner or later you will be classed as a trickster, and treated accordingly.

"Your profession is one in which a good will can be created. You meet many people. The majority of them are looking for an honest man with whom they can trade, and to whom they may give their confidence. In 10 or 15 years' experience you can capitalize that. Look around this town. Is not the important business, are not the most important holdings within the control of the old reliable firms of real estate brokers? The position which they now occupy is the one that you should fill when you reach the prime of life. That is the goal for which you should aim. Any transitory profit is of no consequence compared with it, especially if accompanied with any species of disloyal effort.

"My advice to you is: First: That you be sure, before entering upon any enterprise, that you are promised by somebody that the success of your efforts will be suitably rewarded. Second: That you stick to the negotiation until it is concluded. Third: That you devote your time, skill and honorable efforts in behalf of the persons from whom you expect your recompense."

Review of Real Estate Market for the Current Week

Fifth Avenue and 34th Street Corner Set a High Notch for the Week's Dealing, While Other Good Sales Added Strong Features

MARKING the high-water line of the week, as well as of the year, so far, in real estate dealing is the transaction about to be closed by Max Natanson whereby he disposes of the 14-story Columbia Trust building, on a plot 61.9x100, at the northwest corner of Fifth Avenue and 34th Street. It is one of the premier individual transactions of the city. This building was originally only four stories in height and was built by the Knickerbocker Trust Company and superseded, on the site, the historic mansion of Alexander T. Stewart. The seller enlarged it only a few years ago and it is looked upon as one of the fine investment properties of the city. Mr. Natanson must have had a tempting offer to part with it. Giving the market a New Year's surprise, as he has by this sale, it is to be remembered that he gave it a Christmastide surprise a few weeks ago by the purchase and quick resale of the Belnord apartment house that covers a square block on upper Broadway. The buyer of the Fifth Avenue corner has not yet been announced, but it very likely will be soon. It is to be recalled that about a year ago Mr. Natanson resold to William Ziegler the tall building, known as the structural splinter, at the southeast corner of Broadway and Wall Street.

Less prominent, but nevertheless important, was the sale of one building and the leasing of another one, this week, in the Broadway part of the Pennsylvania zone. The parcel sold was in the ownership of one family for four generations, a period

of time and less when Broadway north of Fourteenth Street evolved from open country to the world's greatest commercial thoroughfare. Another sale of more than ordinary moment was that of the Abyssinian Baptist Church property on West 40th Street, between Seventh and Eighth Avenues. Situated as the latter parcel is, in the new garment center, the church edifice will in all probability make way for an immense loft building for occupancy by cloak and suit manufacturers.

Of marked contemporary interest, in this era of projected port improvements, was the sale by certain heirs of the Rhineland family of Piers 16 and 18, at the foot of Barclay Street and the foot of Murray Street, respectively, to a private purchaser. Both piers are well leased. The city usually makes it a point to acquire any private waterfront in Manhattan that is offered for sale, but the sale alluded to seems to be the exception that proves the rule.

Other sales of importance were several Madison Avenue parcels; the Elmore Court and El Casco apartment house in Harlem; numerous small business properties throughout the city; and numerous newly completed apartment houses in the Bronx and some, there, that are not yet completed, but the floor plans of which satisfied the buyers they were worth owning. The sale of vacant plots in the northerly borough is not as frequent as it was two weeks ago, but renewed activity is expected at any time.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 121 as against 127 last week and 105 a year ago.

The number of sales south of 59th st was 56, as compared with 51 last week and 51 a year ago.

The number of sales north of 59th st was 75, as compared with 76 last week and 54 a year ago.

From the Bronx 27 sales at private contract were reported, as against 53 last week and 22 a year ago.

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

Lawyers Title Elects Officers

At a meeting of the directors of Lawyers Title and Trust Co., held January 18, the following officers were elected or appointed for the ensuing year: Edwin W. Coggeshall, chairman of the board; Louis V. Bright, president; Thorwald Stalknecht, vice-president; Herbert E. Jackson, vice-president and general manager; Lewis H. Losee, vice-president; Walter N. Vail, secretary; Archibald Forbes, assistant vice-president and treasurer; Robert I. Smyth, assistant vice-president; William F. Baeck, assistant vice-president; William K. Swartz, assistant vice-president; Joseph P. Stair, assistant treasurer; George F. Parmelee, assistant secretary; John A. Stoehr, assistant secretary; Marshall E. Munroe, assistant secretary; Henry C. Mersereau, assistant secretary; Walter H. Grief, auditor, and Wilbur C. Witherstine, manager of the Jamaica office.

Operator Buys on East Side

Joseph C. Abramson, operator, purchased from Morris M. Kilborn and William J. Brown 306 to 310 East 74th st, three 4-sty brick flats, on a plot 75x102.2; and from the same sellers 234 to 238 East 56th st, three 5-sty brick tenement houses, 238 containing stores, on a plot 75x100.5. Pease & Elliman were the brokers in both transactions.

Officers of D. L. Elliman & Co.

The annual meeting of stockholders of Douglas L. Elliman & Co., Inc., was held at the company's offices, 15 East 49th st, on January 17, at which meeting the following directors were elected: Douglas L. Elliman, Roland F. Elliman, Argyll R. Parsons, Alfred E. Taylor, D. Chester Noyes, Henry A. Frey, Leslie H. Moore, Keith P. Walker, Lawrence B. Cummings and Sydney A. Jackson.

Immediately following the stockholders' meeting, the newly elected Board held its first meeting and elected the following officers for the ensuing year: President and treasurer, Douglas L. Elliman; first vice-president and

assistant treasurer, Roland F. Elliman; second vice-president, Argyll R. Parsons; third vice-president, Alfred E. Taylor; secretary, Henry A. Frey.

The eleventh annual dinner of the entire organization was held at the Hotel Loraine, Tuesday evening, January 17.

Report by Cushman & Wakefield

Following the annual meeting on January 18, of the stockholders of Cushman & Wakefield, Inc., announcement was made that in spite of adverse general business conditions this realty organization has experienced a prosperous year, its net earnings for 1921 having shown an increase of 138 per cent. over the corporation's net profits of 1920. Since its inception four years ago the corporation has developed increased earnings, averaging more than 100 per cent. increase each year.

On account of the increase in volume and expansion of its business it was decided to separate the office of secretary and treasurer. Consequently, William J. Demorest, for several years a director, was elected secretary of the corporation, and Cyril F. Taylor was re-elected treasurer, J. Clydesdale Cushman was re-elected president, and Reginald W. Murray vice-president.

The following directors were re-elected for another year to succeed themselves: G. Maurice Heckscher, Charles B. Jaqua, J. Clydesdale Cushman, Reginald W. Murray, William J. Demorest and Cyril F. Taylor.

Famous Fifth Av Corner Sold

Negotiations are under way for the sale of the Columbia Trust Co. Building, at the northwest corner of Fifth av and 34th st, by Max N. Natanson, operator. The building was originally a 4-sty white stone structure and was designed by McKim, Mead & White. It formed a notable architectural landmark, with its tall Corinthian columns and decorative cornices. Mr. Natanson bought it about two years ago, and later added 10 stories to it.

The building was designed and built for the old Knickerbocker Trust Co. The foundations were made sufficiently powerful to bear the weight of the additional height. It was once the site of the home of A. T. Stewart, the merchant prince of early New York. It was later occupied for a number of years by the Manhattan Club under lease. In January, 1901, it was purchased by Charles T. Barney for the Knickerbocker Trust Co. from the following Stewart heirs: the Butler and Clinch estates and Besie T. White, wife of the late Stanford White.

West Side Landmark Sold

Builders are buying the old Abyssinian Baptist Church property, on a plot 75x98.9, at 244 West 40th st, between Seventh and Eighth avs, for improvement with a large commercial structure. The price is said to be in the neighborhood of \$200,000. The Abyssinian Baptist Church is one of the oldest negro religious or-

ganizations in the city, having been founded more than a century ago. The Rev. A. Clayton Powell has been its pastor for 14 years. The church is said to have a membership of nearly 4,000, the majority of whom reside in the Harlem colored section.

A year ago six lots on 138th st, between Lenox and Seventh avs, were purchased for a new church site. Work on a new structure will begin soon. The main auditorium will accommodate 2,000 persons. The church will retain the use of its 40th st property for one year, at the expiration of which time the uptown edifice is expected to be completed.

Site at Herald Sq. for New Building

The southeast corner of Broadway and 37th st has been leased by the estate of Robert Hoe to Harry Fischel, who will reimprove the site with a 16-sty office and showroom building to harmonize in architectural appearance with the new bank home, which is to be erected on the Broadway plot adjoined on the south by the Greenwich Savings Bank. The bank, by the way, will make the building and permanent loan on Mr. Fischel's building operation, which, it is expected, will cost \$1,500,000.

The site contains about 14,000 square feet, and is one of the principal holdings of the Hoe estate. The building operation will not include the small buildings on Sixth av. This parcel, however, is under negotiation for a leasing deal on similar building conditions. The Hoe estate will receive a net income of about 6 per cent. on the assessed value of the property. The lease is for 21 years, with two renewal privileges.

Frederick Fox & Co. were the brokers. Joseph Ravitch, who has been connected with Mr. Fischel in some of his other Broadway building deals, will erect the building from plans by Sommerfeld & Steckler. The Greenwich Savings Bank site, adjoining, was purchased last spring by the bank from the Van Ingen estate. It comprises the 2-sty brick taxpayer on 36th st, from Broadway to Sixth av, with good frontages on the three streets.

Hotel Leased on the Plans

L. Marshall Thompson, proprietor of the Thompson chain of hotels, leased the 15-sty apartment hotel to be known as the Emerson, which is about to be erected at 164-168 West 75th st by James Booth, the plans for which were filed on January 19, by Robert T. Lyons, architect. The lease, which was negotiated through Slawson & Hobbs and Boland & Campbell, is for a long term of years and calls for an aggregate rental of \$3,000,000.

The structure will contain 300 rooms and 176 baths, and will, it is expected, be ready for occupancy about October 1. It will be added to the Thompson chain, which now includes the Madison Square, the Langwell and the Westminster. Stoddard & Mark represented the lessor and Samuel M. Reiss represented the lessee.

DANIEL H. JACKSON

REAL ESTATE OPERATOR

Brokers Invited to Submit Offerings

135 BROADWAY
Suite 911

Phone
Rector 3569

Douglas L. Elliman & Co.

Real Estate Brokers

Fifth and Park Avenue Districts
Efficient Property Management
Plaza, 9200 15 East 49th St.

JAMES BOYD

Member Real Estate Board, N. Y.

Real Estate—Mortgage Loans

135 BROADWAY
Phone: Rector 8658-8659

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phone 2267 Rector
2268

CHARLES B. VAN VALEN, INC.

Member Real Estate Board of N. Y.

REAL ESTATE
MORTGAGE LOANS—INSURANCE
110 WILLIAM STREET
Phone: 6000 Beekman

SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

FREDERICK BROWN

Real Estate Operator

OFFERINGS SOLICITED
FROM BROKERS

565 5th Ave. Phone Vanderbilt 8725

BENJAMIN WINTER

BUY AND SELL HIGH-CLASS
MANHATTAN PROPERTY

BROKERS ARE INVITED TO SUBMIT
PROPOSITIONS—Quick Decision Given.

Lansing Building

2299 BROADWAY, AT 82nd STREET
Suite 6 Phone: Schuyler 2897

SAMUEL BRENER

REAL ESTATE OPERATOR

50 EAST 42nd STREET

Vanderbilt 3918-19

Leeds Sells West End Av. Corner

Rudolph G. Leeds, of Richmond, Ind., son of the late William B. Leeds, tinplate king, sold to Benjamin Winter, of the Winter Realities, Inc., the 12-sty apartment house, 92x100, at 780 West End av, southeast corner of 98th st. The house is arranged in suites of from 5 to 8 rooms, and has an annual rental income of about \$125,000.

Mr. Winter has also bought from Mr. Leeds the 3-sty and basement dwelling at 766 West End av, adjoining on the south, to protect the light and air of the apartment house. The properties were held at \$800,000. The apartment house was built by T. J. McLaughlin & Sons and was sold by them several years ago to Mr. Leeds, who gave in part payment the southeast corner of Broadway and 105th st, which was later improved by the buyers.

The Wood, Dolson Company represented Mr. Leeds and Henry I. Cooper of N. Cohn & Co., was the broker for Mr. Winter.

Operator in East Side Sale

Samuel Brener, operator, purchased from Vanderbilt Webb the five 4-sty and basement dwellings 127 to 135 East 63d st, on a plot 100x100.5, between Park and Lexington avs, on a plot 80x100.5. The property was acquired along with a number of other parcels on Park av and adjacent side streets before the New York Central Railroad electrified its road. William J. Rooome & Co. were the brokers in the transaction.

On the Park av end of the block the Third Church of Christ, Scientist, is erecting an ornamental structure on the 63d st corner, while on the adjoining Park av and 64th st corner is the new home of the Fifth Avenue Baptist Church.

A New West Side Building

The ever increasing demand for space in modern buildings with heavy floor capacity is one of the reasons for the erection of the new 8-sty Kymson building, at 313-327 West 37th st, which is now under construction and will be ready for occupancy in May, according to Samuel Minskoff the builder. Concerns desiring to remain in the section north of 23d st and requiring a floor capacity of over 200 pounds per square foot have been practically forced to move their plants and operations to the extreme east or west sides of the city. The majority of present buildings north of 23d st and adjacent to main arteries of the city, being built for the express purpose of office, light manufacturing and garment concerns, have not been able to accommodate manufacturers of commodities necessitating heavy floors.

Jacob Monsky, president of the Herald Square Press, realizing this situation and having the fact brought home to him in his own business, conceived the idea of relieving this condition somewhat by the erection of the Kymson Building. Consequently heavy floors, good light and fire proof construction are facts which are sure to be of interest to many concerns. The building has been designed by Schwartz & Gross the architects and Price, Birkner & Johnston have been appointed as managing agents.

Elmore Court In a Trade

Elmore Court, a 6-sty elevator apartment house, 108x101, at 541 West 124th st, figured in a three cornered deal. The property, which was held at \$235,000, was sold by Joseph M. Nimhauser for Joseph G. Abraham, who was represented by the Lloyd Winthrop Co. The purchasers were Isidor and Philip Baer, who gave in part payment the 5-sty, triple flat, 139 Edgecombe av, 25x112, held at \$42,500.

In further payment the purchasers gave two second mortgages, amounting to \$40,250, on the premises at 75 to 83 Northern av. As part of the transaction, the parcels given in trade were all sold by the Lloyd Winthrop Co. to a client. This is the second three cornered deal effected in less than a year by Joseph Nimhauser for the Messrs. Baer.

Tenants Were the Buyers

Charles F. Noyes Co. were the brokers who sold 277 Pearl st to Clinton K. Scofield; 109-111 Beekman st to A. W. Craven, and a plot, 35.9x100, on Atlantic av, adjoining the southwest corner of Kingston av, Brooklyn, to Charles H. Eggert & Bros. Title to all these properties was transferred within the past few days and all purchasers are present tenants of the premises sold. The Noyes company reports a strong demand for investment properties and properties suitable for occupancy.

N. Y. Times Leases Stores

Theodore C. Young leased to the New York Times Co. the stores in 213-215 West 43d st, which adjoin on the east the Times Annex building. The Times occupies adjoining stores, under lease, as well.

At 231-239 West 43d st, adjoining the Times Annex on the west, are five 5-sty brick and stone apartment houses, on a plot 100x100.5, which The New York Times Co. owns and which it will soon reimprove with an addition to its building that will be of equal height to it. The Times is now using parts of the old buildings it owns for some of its departments.

Undivided Pier Interest Sold

Cruikshank Co. sold for Miss Caroline de Forest, Frederic W. Rhineland and George W. Murray, executors of the estate of Mary R. Callender, to Charles E. Perkins, a large undivided interest in Pier 16 and bulkhead and Pier 18 and bulkhead, North River. Pier 16 is under lease to the N. Y. C. & H. R. R. Co. and Pier 18 is under lease to the Eastern Steamship Lines, Inc. Pier 16 is at the foot of Barclay st and Pier 18 is at the foot of Murray st.

West Side Plot for Improvement

S. Morrill Banner and Herbert Mitler, the operators who recently purchased the Tribune Building at 154 Nassau st, have added to their now extensive holdings in Manhattan by acquiring the four 3-sty and basement brick dwellings, 71 to 77 West 12th st, on a plot on the north side, just east of Sixth av. The buyers will erect a 6-sty elevator apartment house on the site. The properties were sold by Pierce F. Groome, a cotton broker, who has held them since early in 1920. Peyton, Randle & Co. were the brokers.

Completes Apartment House Site

Pease & Elliman sold for Juliet A. Stursberg to James C. McGuire & Co., builders, 955-959 Lexington av, adjoining the southeast corner of 70th st. No. 955 is a 4-sty and basement brick dwelling, on a plot 38x80.6, and 959 is a 3-sty and basement stone dwelling, on a lot 21.6x80.6, while 957 intervening, is a vacant lot 19.5x80.6. The aggregate plot is 79.1x80.6.

In January of 1920 the same firm bought through the same brokers 943 to 953 Lexington av old 4-sty dwellings, giving them a frontage of 179.4 in all on the east side of the avenue. The builders are having plans prepared for the proposed improvement. The seller of the plot, purchased in 1920, was the estate of James McCabe and Henry and Simon McCabe.

Seamans' Estate Sold Two Parcels

Estate of Clarence W. Seamans not only sold the gore, 2x100x81.1, at the northeast corner of Bleeker and Lafayette sts, and along Bleeker st to Shinbone alley, but it also sold 51 Bleeker st, adjoining a 4-sty and basement brick building, on a lot 27x100 and through to Shinbone alley.

L. Tanenbaum, Strauss & Co. were the brokers in both transactions, the buyer being George A. Gunshor. A store will be built on the gore.

Fine Home Site Sold

Brown-Wheelock Co., Inc., sold for the estate of Henry D. Babcock, 20 and 22 East 71st st, a vacant plot, 45x100.5, situated 25 feet west of the southwest corner of Madison av. The purchaser is a prominent manufacturer, who, it is said, plans to erect a residence on the site estimated to cost \$200,000. This is part of the old Lenox Library block, on which many prominent persons built homes following the improvement of the Fifth av end of the block with the mansion of Henry Clay Frick.

Investor Buys West Side Lofts

Dwight, Archibald & Perry, Inc., in conjunction with the Durock Co., sold for Thomas Develon, Jr., to the Acme Lighting & Fixture Co., the 6-sty stone loft building, 107-109 West 13th st, on a plot 40x100. The purchaser will use the greater part of the building for its own business.

Operators Buy Lexington Av Corner

William A. White & Sons sold for William Sloane and others to I. Randolph and Everett Jacobs for an apartment house site the southeast corner of Lexington av and 73d st, containing approximately 12,000 square feet, with a frontage of 85 feet on Lexington av and 130 feet on East 73d st. The site is at present occupied by five dwellings and a 2-sty garage. The property was held at \$275,000.

The garage at 162 East 73d st had been owned by the Sloane family since 1893. In 1909 they purchased the abutting property at 1009-1017 Lexington av to fill out the plot.

Nottingham Apartments Sold

County Holding Co. sold through Sharp & Co., 35 East 30th st, a 9-sty elevator apartment hotel, known as the Nottingham, on a plot 65x98.9. It was held at \$400,000. William Crittenden Adams is president of the selling company.

Resell Second Av Corner

Meister Builders, Inc., resold through Minnie Cohen to R. Mignola, 909 2d av and 259 E 48th st, the northwest corner of the two thoroughfares, a 6-sty brick tenement house with stores, on a plot 70.5x40, the longer frontage being on the avenue.

Fine Harlem Apartments Sold

Everett M. Seixas Co. sold for the El Casco Realty Corporation El Casco Court, at 203-209 West 103d st, a 6-sty elevator apartment house, on plot 80x100. The property was held at \$250,000 and the owners took back a second mortgage of \$68,000 for 10 years beside a first mortgage of \$132,000. The rentals are \$42,000. The selling agents will manage the property.

Family Heirloom Sold

The 4-sty business building, 1179 Broadway, on a lot 25x84, adjoining the southwest corner of 28th st, has been purchased by I. Randolph Jacobs and Everett Jacobs from Henry S. Leverich, Margaret D. Leverich and Catherine S. Leverich, the maternal great grand-children of Dr. Henry Grafton, a foremost physician of his day, who purchased the property in 1863 for his residence and office.

It was altered for business purposes in the late '70s and the purchasers are negotiating for the resale of the property to a prominent retail concern, who will occupy same for their own business at the expiration of the present lease. Harry B. Cutner was the broker.

Investor Takes Madison Av Corner

Pease & Elliman sold for the United States Mortgage & Trust Co. to an investor, 24 East 75th st, southwest corner of Madison av, a 5-sty stone and brick building, on a plot 25.7 1/4 x 102.2. A banking room is in the first floor and apartments are in the upper stories.

The seller utilized the banking room for its East Side Branch; but it will remove to 27-29 East 74th st, northwest corner of Madison av, as soon as the fireproof building it is erecting there is completed.

Buy Rosalind Apartments

Heil & Stern sold for the Evelyn Realty Co. to H. W. Gennerich, 510-512 West 144th st, a 6-sty brick elevator apartment house, known as the Rosalind, on a plot 100x99.11, adjoining the southwest corner of Amsterdam av. It contains 42 apartments.

Cash Sale of Eighth Av Corner

Max N. Natanson purchased through William H. Caldwell, from William J. Robertson, 636 Eighth av, southeast corner of 41st st, a 4-sty brick building, on a lot 24.9x100, including small stores, on the 41st st side. The property was held at \$125,000 and was sold for cash.

Good Harlem Corner Sold

Jeanette Henriquez sold, through White-Goodman, 1315 Amsterdam av, southeast corner of La Salle st (formerly 125th st), a 6-sty brick apartment house with 7 stores, on a lot 25.234x100.

Sells Apartment House on Plans

Edward Polak, Inc., sold for the Skandia Building Co., O. A. Pederson, president, the fire proof apartment house on the northwest corner of the Grand Boulevard and Concourse and 180th st. The apartment is in course of construction and will be finished in April. The house is built on a plot 93 feet on the Concourse by 100 feet on 180th st and contains 161 rooms. It will rent for about \$42,000 and was held for \$250,000. A first mortgage of \$100,000 for 5 years will be loaned on the property.

Good Lower West Side Sale

The J. B. Wallace Co. purchased from the Manhattan Refrigerating Co. 84 to 88 Gansevoort st, near Washington st, three buildings, with stores, on plot 81.11x94.6x irregular. The sale is recorded.

New Bronx Apartments Sold

S. & J. H. Albert sold for the Stebbins Realty and Construction Co., 2722 Morris av, a 5-sty and basement newly completed apartment house, arranged for 42 families. The structure stands on a plot 75x106, and is laid out in suites of 3 and 4 rooms, all of the apartments being occupied. The property was held at \$175,000 and returns an annual rental of about \$30,500.

The new owner is the Rotank Realty Co., H. Kantor, president, which gave in part payment the flat with stores at 1261 Park av, on a lot 25x100, Manhattan.

Large Vacant Bronx Corner Sold

Albert J. Schwarzler purchased from Frederic A. de Peyster the vacant plot, 454x100, at the northwest corner of Morris av and McClellan st.

An Old Queens Fire House Sold

Louis Fallamal, of Colden av, Flushing, purchased through the Halleran Agency from the Twinboro Corporation the old "Young America Hose Co." fire house, on Washington st, near South Prince st, Flushing. It is a 2-sty frame structure, on a lot 25x100. It was at one time owned by the City of New York. The seller had remodeled it into a garage with apartment above. The buyer will use the premises.

Builders Buy Bay Ridge Plot

Realty Associates sold to Kings View Home Builders, Inc., the vacant plot, 420x100, on the south side of 68th st, between Fourth and Fifth avs, in the Bay Ridge section of Brooklyn, which the purchasers will immediately improve with 3-sty brick double apartment houses.

St. Albans Lots at Auction

M. Morgenthau, Jr., Co., sold for the Lanerch Realty Co. an interest in their property, con-

sisting of 248 lots at St. Albans Station, Queens, to a syndicate which will immediately undertake development and sale of the property. Streets will be graded, four-foot sidewalks installed and other improvements made.

M. Morgenthau, Jr., Co., have been retained as sales agents and have decided to sell this property at public auction in their own salesroom, Fulton st and Bergen av, Jamaica, beginning Wednesday evening, February 1.

Buy Prominent Brooklyn Corner

Realty Associates sold through E. A. Goldstein the row of 4-sty brick apartment houses with stores at the southwest corner of Flatbush and St. Marks avs, Brooklyn. The property has a frontage of 145.9 feet on Flatbush av and 163.2 feet on St. Marks av. It was purchased by Nathan Strauss, for investment.

Sells Corner Floor Lease

Real Art Pictures Corporation sold its long term lease of the floor, 100x125, in 461-469 Fifth av, northeast corner of 40th st, to the W. W. Hodgkinson Corporation, which will take possession February 1. Cross & Brown were the brokers.

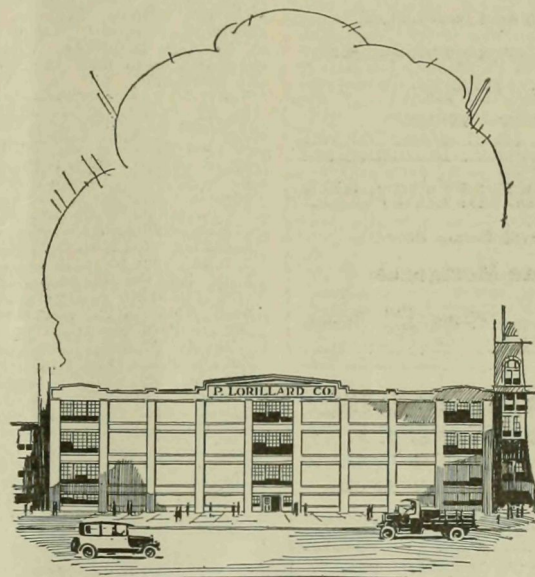
Mortgage Loans

Edwards, Dowdney & Richart negotiated the following first mortgages: \$35,000 on 133 East 71st st; \$31,000 on 138 West 116th st and \$25,500 on 505 West 176th st.

The M. V. and S. Realty Corporation obtained from the Title Guarantee and Trust Co. a building loan of \$102,000 on the property, 125x200, on the west side of Coster st, 381.7 feet north of Spofford av, Bronx.

The Lebos Realty Corporation obtained from the Metropolitan Life Insurance Co. a building loan of \$249,000 on the plot, 100x275, on the west side of Sherman av, 75 feet north of McClellan st, where three 5-sty apartment houses are to be erected.

Charles F. Noyes Co. has negotiated a loan of \$110,000 for the C. & M. Envelope Co. on their large plot, taking in the entire block front on Prince st, 63-67, from Lafayette, 274-278, and Crosby st, 111-113. The loan was placed for 3 years at which time the C. & M. Envelope Co. intend to erect a 12-sty building containing 100,000 square feet of space on the site which largely will be occupied for their own business.



A recent United Electric Service installation

The P. Lorillard Company Building, located between 71st and 72nd Streets and Avenue A; a new three story factory that will be devoted to the manufacture of cigarettes.

The owners are the P. Lorillard Company; the architect, E. G. Tremaine; the builders, Turner Construction Company, and the electrical contractors, Hatzel and Buehler.

When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

The United Electric Light and Power Co.
130 East 15th St., New York.

89th Street and Broadway

146th Street and Broadway

Edwards, Dowdney & Richart obtained a first mortgage of \$108,000 on the premises southeast corner Simpson st and Westchester av, Bronx. They have also placed first mortgages of \$35,000 on premises 133 East 71st st and \$30,000 on 87-89 Post av.

The Lawyers' Mortgage Co. made a building loan of \$90,000 to the Sil-Mark Realty Corporation on the plot, 75x100, at the southeast corner of Longwood av and Beck st, Bronx, for the erection of a 5-sty apartment house.

The Brook and Third Avenue Corporation obtained a building loan of \$60,000 on the property, 59x70, at the southeast corner of Third and Brook av, Bronx, from the Rockland Realty Corporation.

The Wacht Construction Corporation obtained from the City Mortgage Co. a building loan of \$130,000 on the plot, 70x105.2, at the northwest corner of the Grand Boulevard and Concourse and 198th st, Bronx, which it plans to improve with a 5-sty apartment house.

Waddell & Martin placed a loan of \$145,000 on the 5½-sty apartment house, on a plot 100x125, at the northwest corner of Mount Eden and Walton avs, Bronx.

Charles Hirshon obtained from the United States Savings Bank a loan of \$125,000 on the 12-sty store and loft building, 102.6x98.9, at 148 to 156 West 23d st.

Quinlan & Leland placed a first mortgage loan of \$108,000 on the new 5-sty apartment house, on plot 89x100, at the southeast corner of Creston av and Field pl, Bronx, for the P. H. Construction Co., Philip Herschowsky, president.

Lawrence, Blake & Jewell placed for the Frankford Realty Corporation, 18 building and permanent loans of \$6,500 each, for the erection of 2-family houses on the north side of 59th st, 125 feet each on Twentieth av, Brooklyn, each on a lot 25x100. The operation will involve \$250,000.

New York Title & Mortgage Co. loaned to the Kamtun Realty Co., Inc., comprising I. Kamen and M. Tunik, \$160,000, as a building loan, on the 5-sty and basement apartment house under way at the northeast corner of St. Nicholas av and 189th st.

Title Guarantee & Trust Co. loaned, on first mortgage, to the S. & L. Building Corporation, for a term of 5 years, at 6 per cent. per annum, \$135,000 on a new brick theatre and store building at the northeast corner of Jerome av and Kingsbridge rd, Bronx.

Quinlan & Leland placed a first mortgage loan of \$120,000 on the new 1-sty store building covering the block front on the south side of Burnside av, from Walton to Morris avs, for

Realty Managers, Inc., Frank Begrish, Jr., president.

Abraham Saffir placed for the Choice Apartment Corporation, Morris Weinberg, president, a building and permanent loan of \$120,000 on the 4-sty apartment house, on a plot 122x100, being erected on the southeast corner of Brooklyn av and Carroll st, Brooklyn; also, for the same owners, a building and permanent loan of \$115,000 on the 4-sty apartment house, on plot 122x100, being erected on the northeast corner of New York av and Crown st, Brooklyn. These buildings when completed will have accommodations for 64 families.

Metropolitan Mortgage Loans

The Metropolitan Life Insurance Co. on Wednesday authorized mortgage loans amounting to over \$5,000,000. Of this about \$2,700,000 were on farms in Tennessee, Iowa, Colorado, Alabama, Oklahoma, Nebraska and Illinois. A report was made to its real estate committee that on the company's loans on farms, the interest on which amounted to about \$2,500,000, not one dollar that was due on December 31, 1921, in arrears.

Of the building loans about \$750,000 was on New York City dwelling houses and apartment houses, numbering 41 in all, to accommodate 289 families. A little more than \$1,000,000 was on 269 dwelling houses and 20 apartment houses outside of the City of New York to accommodate 412 families. These housing loans outside of New York were widely scattered, being a few each in Massachusetts, Connecticut, Virginia, Georgia, Tennessee, North Carolina, Alabama, Ohio, Iowa, Kansas, Minnesota, Utah, California, Missouri, Illinois, Indiana, Wisconsin, Florida and South Carolina. About \$400,000 was loaned on business buildings. The company now has engagements to loan about \$45,000,000 on bond and mortgage.

Charles F. Noyes Co. announces that Frederick B. Lewis, William B. Falconer, Joseph D. Cronan, Edwin C. Benedict, Walter J. Cashel, Francis W. Gridley, William J. O'Connor, Thomas D. McBride, Charles F. Heller, Albert B. Himmelman, Edward H. Hesse and Thomas Christie have been re-elected members of the board of control. While the company's year ends April 30 yet it is reported that the company is doing a larger business now in the aggregate than it did a year ago, and business for December, 1921, showed a very large gain over that for December, 1920. During the calendar year 1921 the company made a net gain of 32 buildings exclusively managed. Thirty-nine buildings, for management, were placed with the Noyes company during the calendar year 1921, of which 7 were office buildings, 18 were store and loft structures and 14 properties for living purposes. Seven properties were withdrawn due in each case to a sale of the properties. The business is owned and under the active direction of Charles F. Noyes, the founder, and the affairs of the company are under the direction of an executive committee consisting of Frederick B. Lewis, general manager, William B. Falconer, Joseph D. Cronan, Edwin C. Benedict and Walter J. Cashel.

Manhattan

South of 59th Street

BROOME ST.—Meister Builders, Inc., resold through Augusta Pisani to F. Acierno, 362-366 Broome st, two 5-sty and basement brick tenement houses, each on a plot 32.7½x117.11x n regular.

CHAMBERS ST.—William C. Walker & Son sold for the St. Michaels Methodist Episcopal Church the 4-sty brick loft building, on a lot 25x75.1, at 90 Chambers st. The purchasers, Kirtland Bro. & Co., dealers in sporting goods, will occupy the premises. The sale is recorded.

DOWNING ST.—Pepe & Brothers resold for Samuel Mitchell to a client 58 Downing st, a 3-sty and basement brick dwelling, on a lot 16.8x64.8. The purchaser will occupy.

MINETTA LA.—Emeline C. Rickerson sold to Anthony Valentine, 21 Minetta la, a 3-sty and basement frame and brick tenement house, on a lot 28x80, adjoining the southwest corner of Minetta st.

WATER ST.—Norden Ship Supply Co. sold to Edwin E. Vollhart 32 Water st, a 4½-sty brick building, on a lot 29.4x38.9, between Broad st and Coenties slip.

4TH ST.—Helene Brand sold to Anna Greenwald and Abraham Gerster three 6-sty and basement brick tenement houses with stores, on a plot 83.6x95, at 374-378 East 4th st.

14TH ST.—Estate of John Cropper sold, through F. & G. Pfom to the Lloyd Realty Co., 105 East 14th st, a 4-sty brick mercantile building, on a plot 32x83.9, close to the northeast corner of Fourth av, on Union Sq. The parcel was held at \$90,000.

21ST ST.—Joseph P. Burke sold 147-151 East 21st st, three 4-sty and basement brownstone dwellings, each on a lot 16.4x98.9, four doors west of Third av.

23D ST.—Carrie M. Schmuck sold 331 East 23d st, a 5-sty and basement brick tenement house with stores, on a lot 25x98.9.

29TH ST.—Jacob J. Tabolt sold for the estate of Matthew Corbett, 305 West 29th st, a 4-sty and basement brick single flat, on a lot 23x98.9.

35TH ST.—F. & G. Pfom sold for the Metropolitan Life Insurance Co. to J. B. Orkin, 34 West 35th st, a 3-sty brick mercantile building on a lot 20x80. It adjoins the Oakdale apartment hotel.

45TH ST.—Jennie Levy sold to Vincent Vitran, 432 West 45th st, a 4-sty brick tenement house with store, on a lot 25x100.5.

45TH ST.—Estate of Madame Obrey sold through the H. H. Gibson Realty Co. to Charles Tannenbaum 119 West 45th st, a 6-sty brick building, known as the Century Hotel, on a lot 25x100.5.

47TH ST.—Charles F. Noyes Co. sold for the trustees of the Masonic Hall and Asylum Fund, 327 East 47th st, a 5-sty brick tenement house with stores, on a lot 25x100.5, to Sarah Kuhn.

48TH ST.—Gatehead Realty Co., Charles Tanenbaum, president, bought from the 48th Street Corporation 312-316 West 48th st, a 6-sty and basement apartment house, known as Henri Court, on a plot 50x100.5.

FIRST AV.—Ward Belknap & Son sold for Florence Taylor and others to Domenick Palazza the 4-sty brick tenement house with store, on a lot 19.9x70, at 559 First av. This is the first sale of the property in more than 50 years.

EIGHTH AV.—Duross Co. sold for Phillip Schuyler and others 75 Eighth av, adjoining the southwest corner of 14th st, a 4-sty brick building, on a lot 25.9x100. It was owned by the Schuylers more than 50 years, they having bought it from John Astor.

FIRST AV.—Charles Wynne and Louis H. Low, operators, resold to the Bill Realty Co., Inc., the 7-sty brick tenement house with stores at 21 and 23 First av, on a plot 36.7½x100, with an interior L, which they recently purchased from the National Butchers and Drovers' Bank. Ira Rosenstock & Co., were the brokers.

MADISON AV.—Joseph P. Burke sold 222 Madison av, a 4-sty and basement stone dwelling, on a lot 25x95.

North of 59th Street

LEYDEN ST.—Daisy D. Moran sold to Fanny L. Conn the vacant lot, 24.6x47.3x irregular, on the north side of Leyden st, 105.1 feet southwest of 225th st.

60TH ST.—Millie I. Levy sold to Fillipo Marcello, 313 East 60th st, a 5-sty brick tenement house with store, on a lot 25x98.

70TH ST.—Cross & Brown Co. sold for the 334 West 70th Street Corporation, 332-334 West 70th st, two 2-sty brick garages, on a plot 41x100.5.

74TH ST.—Edward Freund sold to Jacob Abraham the 6-sty brick tenement house with stores, on a plot 41.8x79.6x irregular, at 417 and 419 East 74th st.

75TH ST.—F. R. Wood & Co. sold for Adele E. Walsh to Joseph Valery, 25 West 75th st, a 4-sty and basement stone dwelling, on a lot 21x102.2.

86TH ST.—William R. Ware, represented by C. Ames, sold for Julia Quimby the 5-sty brick American basement dwelling, on a lot 20x102.2.

DIVIDENDS

There never was a time when the reasons for diversifying your investments were so urgent. No one can foresee what values will be changed or lost as the world painfully recovers from the effects of the war. The money you are receiving today from stocks and bonds is best invested in a different kind of security—none more attractive than our 5½% Guaranteed Mortgages.

LAWYERS TITLE & TRUST CO.

160 Broadway, New York
188 Montague Street, Brooklyn
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.
383 East 149th Street, New York
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

NIEWENHOUS COMPANY, INC.

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street
Telephone: Melrose 1694-1695 New York City

at 278 West 86th st to a purchaser, who will occupy.

83D ST.—Pauline Lewkowitz bought through the Pierre & Golden Co. 61 West 83d st, a 4-sty and basement brick dwelling, on a lot 16x102.2.

91ST ST.—Rosalla A. Becker sold to a client of Louis W. Osterweis, 151 East 91st st, a 3-sty and basement stone dwelling, on a lot 20x100.8½. Frederick W. Kroehle, Jr., and Leon Lemle were the brokers.

94TH ST.—Edmund J. Snelly sold 24 East 94th st, a 5-sty brick American basement dwelling, on a lot 19x100.8½, adjoining the southwest corner of Madison av.

94TH ST.—Joseph H. Kern sold for S. L. Pakas to Edwin Lent, 21 West 94th st, a 3-sty and basement brick dwelling, on a lot 18x100.8½.

103D ST.—Porter & Co. sold for Margaret L. Alexander 91 West 103d st, a 5-sty brick apartment house, on a lot 27x100.11, adjoining the northeast corner of Columbus av.

103D ST.—William Goldstone and Fanuel Myers purchased from the Johnson Estate, 168 170 East 103d st, the first being a 5-sty brownstone flat and the second a 5-sty brownstone flat with stores, each on a plot 27x100.11, adjoining the southwest corner of Third av. The brokers were Ward Belknap & Son.

105TH ST.—Mary Kimball Marsh sold through Harry Sugarman to James H. Cruikshank 345 East 105th st, a 5-sty and basement brick tenement house with store, on a lot 25x100.11. It is the first sale of the parcel in 20 years.

109TH ST.—Grenville Kane sold to Anna Saltese, 337 East 109th st, a 6-sty and basement brick tenement house with store, on a lot 25x100.11.

113TH ST.—Joseph Winstock sold to Mary Rotherham 253, 257, 259 and 261 West 113th st, each a 3-sty and basement brick dwelling, each on a lot 18x100.11.

115TH ST.—A. Kane Co. sold for Anna M. McIntyre to a buyer, for occupancy, 314 West 115th st, a 3-sty and basement stone dwelling, on a lot 16.8x100.11.

121ST ST.—Adolph Weiss, operator, purchased from Fannie Lustgarten the 5-sty brick tenement house, 236 West 121st st, on a lot 18x100.11, held at \$20,000. Anthony Minot was the broker.

124TH ST.—George W. Bartlett & Son sold for the estate of Emil Gabler to James H. Cruikshank, 326 East 124th st, a 3-sty and basement brownstone dwelling on a lot 18x100.11.

124TH ST.—James H. Cruikshank resold to Thomas Zodda, 326 East 124th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.11, which he purchased last week from the estate of Emil Gabler. George W. Bretell & Son were the brokers.

127TH ST.—Irban Realty Co., Inc., Irving Burstein, treasurer, purchased the two 4-sty brick tenement houses 277-279 West 127th st, on a plot 50x99.11, adjoining the northeast corner of Eighth av, and held at \$38,000.

140TH ST.—Henry M. Fitch sold for F. B. Hall to Mary O'Connor the 3-sty and basement brick dwelling, on a lot 18x99.11, at 473 West 140th st.

147TH ST.—Coughlan & Co., Inc. sold for Edwin Bendreim to an investor the Dardanelles, at 460 West 147th st, a 6-sty and basement elevator apartment house, on a plot 125x99.11, rented for \$47,000, and held at \$285,000. The seller was represented by Stoddard & Mark, attorneys, and the buyer by William Rosmarin.

153D ST.—Elizabeth Moore Ogden sold to Juana Frontela, 514 West 153d st, a 3-sty frame dwelling, on a lot 25x99.11, opposite Trinity Cemetery.

179TH ST.—Nehring Bros. sold for Frederick Herling, 622 West 179th st, southeast corner of Wadsworth av, a 5-sty brick apartment house with stores, on a plot 100x45.

192D ST.—The newly organized Royal Heights Realty Co., having for directors B. and G. G. Feinberg and S. Goldman, purchased from the Alper Realty Co., 563-565 West 192d st, a 5-sty and basement brick apartment house, on a plot 75x100. The house rents for \$25,000 annually and was valued at \$140,000.

214TH ST.—Nehring Bros. resold for the 3 West Thirtieth Street Corporation, 429-431 West 214th st, a 5-sty and basement brick apartment house, on a plot 75x99.11, between Columbus and Amsterdam avs. The brokers continue as agents for the property.

CENTRAL PARK WEST—Horace S. Ely & Co. sold the vacant plot, 50x100, at 372 and 373 Central Park West, adjoining the north corner of 97th st, for Mrs. Julia H. S. Smith. The purchaser will erect a 6-sty apartment house.

CONVENT AV.—Charles A. Du Bois sold for Charles S. Allen to Alfred C. Wotton, 427 Convent av, a 3-sty and basement stone dwelling, on a lot 16x100.

EDGECOMB AV.—James H. Cruikshank resold to the Dickie Terry Realty, Inc., 191 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 17x100.

EIGHTH AV.—The newly formed 2509 Eighth Avenue Corporation (M. Frackman, J. H. Robins and H. Radel) is buying the 5-sty brick tenement house with stores, on a lot 25x75, at

2509 Eighth av, southwest corner of 134th st. It is represented by Frackman & Robins, attorneys. Lillian R. Zwilling, as plaintiff, acquired the parcel last month in foreclosure proceedings.

FIRST AV.—Meister Builders, Inc. bought from the Bloomfield Realty Co., 2011-2015 First av, adjoining the southwest corner of 104th st, three 6-sty brick tenement houses with stores, each on a lot 25.3x100. M. Fein and M. Aronson were the brokers.

HAVEN AV.—H. H. Gibson Realty Co. sold for the Commonwealth Savings Bank the vacant lot, 25.10x134.2x25x127.8, on the east side of Haven av, 73.11 feet north of 169th st.

KINGSBRIDGE AV.—Benenson Realty Co. bought from Charlotte Mark 3044 Kingsbridge av, adjoining the southeast corner of West 231st st, a 5-sty and basement brick apartment house, on a plot 75x113, renting for \$27,000, and valued at \$145,000.

PINEHURST AV.—The Goldstein, Salzberg Co., Inc., sold for the Kamton Realty Co. (Kameram & Tunik) to an investor the recently completed 5-sty apartment house at the southwest corner of Pinehurst av and 179th st, on a plot, 80x100. The structure, classed among the best of the non-elevator structures on Washington Heights, is arranged for 35 families and has an annual rent roll of about \$40,000. It was held at \$225,000. The brokers have been made agents.

PARK AV.—Charles Galewski purchased through A. H. Landley from the United States Life Insurance Co. the southwest corner of Park av and 116th st, a 6-sty elevator apartment house with stores, known as the Hermoine, on a plot 125x90. The property, which houses 7 families on a floor, rents for about \$30,000 per annum, and was held at \$200,000. The United States Life Insurance Co. takes back a purchase money mortgage of \$150,000 at 4½ per cent. per annum, for a term of 10 years.

POST AV.—James N. Buttery sold to Julius B. Ikelheimer the vacant plot, 50x150, on the east side of Post av, 150 feet north of 204th st.

ST. NICHOLAS AV.—M. I. Strunsky sold for Gustavus L. Lawrence to Morris Aron, an investor, the 2-sty brick building, known as the Picken, on a plot 100.11x118, at the southwest corner of St. Nicholas av and 125th st. The building contains 10 stores and offices, has an annual rent roll of \$35,000 and was valued at \$350,000.

THIRD AV.—Charles F. Noyes Co. sold for I. Henry Walker to Hyman Rose, 1897 Third av, southeast corner of 105th st, a 4-sty brick tenement house with stores, on a lot 25.2x74. The buyer is a hardware dealer at 1912 Third av and he will remodel the building just bought and remove his business thereto. The property had been in the previous ownership more than 20 years and was held at \$50,000. The adjoining parcel, 1895 Third av, was recently sold to another buyer.

Bronx

HOME ST.—William F. Kurz sold to Murray Holding Co. the vacant lot, 25x90x25x87, northeast corner of Home st and Bryant av, on which will be erected a 1-sty taxpayer.

1501H ST.—William F. Kurz sold for the 173d Street Realty Co. the vacant plot, 75x100, on the south side of 150th st, about 74.20 feet west of St. Anns av, to a client who, it is reported, will improve with a business building.

158TH ST.—Harry Cahn resold to Amelia Samuel the 4-sty and basement brick apartment house arranged for 12 families at 463 East 158th st, on a lot 25x108. Harry H. Cohen was the broker.

163D ST.—A 1-sty taxpayer to contain 12 stores is to be erected on the south side of 163d st, 198 feet east of Prospect av, by the C. I. Weinstein Building Construction Co., which has purchased the property from the Stebbins Realty and Construction Co. It will occupy a plot 50x100. Gettner, Simon & Asher, attorneys, represented the purchaser in the deal.

ALEXANDER AV.—Eugene J. Busher Co., Inc., with Julius Trattner, sold for Mrs. Grootzinger and Mrs. Daniels, 270 Alexander av, a 5-sty brick flat with stores, on a lot 25x81.5.

COLLEGE AV.—Max Markowitz sold to Saul Cohen, 1240 College av, a 3-sty brick 2-family house, on a lot 20x100.

CONCOURSE.—Benenson Realty Co. sold to a builder the southwest corner of Grand Boulevard and Concourse, a vacant plot, 100x126.

CRESTON AV.—Alexander Selkin and Samuel Hochstein resold for Morris Kastentbaum, 1985 Creston av, a 5-sty and basement brick apartment house, for 40 families, on a plot 102.6x100. It was held at \$215,000.

CRESTON AV.—Max Bloch bought from the 2075 Creston Avenue Corporation the two new 5-sty and basement brick apartment houses 2075-2083 Creston av, each on a plot 66.8x106. They were sold subject to mortgages for \$140,000.

FINDLAY AV.—Abraham Leichter sold 1133 and 1135 Findlay av, a 5-sty apartment house, on a plot 105x100, to Michael Rectzker. The building was recently completed by the 167th Street Building Corporation, Harry Uhfelder, president. It accommodates 45 families and was held at \$225,000. The annual rental is \$40,000. Charles Goldberg was the broker.

INTERVALE AV.—Samuel Corven sold for M. Katz, 1163 Intervale av, southwest corner 169th st, a 4-sty brick flat with one store on a lot 25x62x irregular. The purchaser will make improvements.

LEGGETT AV.—Silvershire Holding Corporation sold to Morris Schanberg 984-986 Leggett av, a new 5-sty and basement brick apartment house, on a plot 46x105, adjoining the northwest corner of Fox st.

MONEY TO LOAN

on-Mortgages

Building Alterations

Leaseholds

Building Loans

BROKERS PROTECTED

Sterling Mortgage Company Inc.

135 Broadway, New York

TELEPHONE RECTOR 1228-9447

Classified Advertisements

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

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

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

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., January 17, 1922—SEALED PROPOSALS will be opened in this office at 3 p. m., Feb. 10, 1922, for Changes in Construction and Mechanical Equipment, at the United States Public Health Service Hospital, Boise, Idaho. Drawing and specification may be obtained at this office in

the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SITUATION WANTED

ENGINEER-ARCHITECT, good appearance, long experience, wishes position as superintendent and representative with contracting firm, salary expected reasonable. George Muller, 1326 North 5th Street, Philadelphia, Pa.

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

Real Estate
170 5TH AVE. Tel. Gramercy 3854
SPECIALIST IN BUSINESS PROPERTY

ALEXANDER BALTER

REAL ESTATE & INSURANCE
Management of Property a Specialty
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

BAUER, MILBANK & MOLLOY, INC.

REAL ESTATE

51 East 42nd Street Murray Hill 1936

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

BILTMORE REALTY CORPORATION REAL ESTATE—COMMERCIAL LEASING MANAGEMENT

TIMES BUILDING PHONE: BRYANT 6888-6869

ALFRED P. COBURN

Real Estate—Appraisals—Insurance
Management of Estate a Specialty
159 W. 72nd ST. Phones: Columbus 4356-2548

CUSACK COMPANY

Real Estate and Insurance Brokers
Specialists in West Side Properties
176 WEST 72nd STREET
Telephones: Columbus 6947-8179

CHAS. A. DUBOIS

REAL ESTATE
3551 BROADWAY

At 146th St. Established 1894

DUNLAP & LLOYD

INCORPORATED
Real Estate—Insurance
80 GROVE STREET Phone Spring 5518

ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION
680 FIFTH AVENUE Phone: Circle 8315

CHARLES G. KELLER

Real Estate and Insurance
109 WEST 23RD STREET
Watkins 5336

ALBERT E. KELLY

Successor to Fredk. A. Booth
REAL ESTATE AND INSURANCE
50 Union Square Tel. Stuyvesant 1125

T. H. KELLEY

Specialist in Fordham Heights Property
158 East 188th St., at Grand Concourse
Phone: Fordham 2509

J. P. & L. A. KISSLING

Sales—Management—Appraisals
896 8TH AVE., NEAR 54TH ST.
Established 1870 Circle 0591 to 5

H. C. KOPP & COMPANY

Specialists in Retail Store Locations
MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

ROBERT LEVERS

Real Estate—Insurance
THE KNICKERBOCKER, 152 West 42nd Street
Uptown Office: 376 Lenox Avenue. Phone Connections.

HIRAM RINALDO

Specializing in the Sale and Leasing of
East Side Property
230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER
Mortgage Loans—Management
1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

Real Estate and Insurance
Rhineland 6122 1393 THIRD AVE., at 79th St.

SEAMAN & PENDERGAST

Member Real Estate Board of New York
RENTALS—SALES—MANAGEMENT
RESIDENTIAL PROPERTIES
542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office 1 WEST 125th STREET
Tel. Harlem 8400

Bronx Office 1972 JEROME AVENUE
Tel. Connection

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

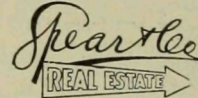
Successors to
SHAW & CO.

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers
185 MADISON AVE. Vanderbilt 7393

COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals
Insurance



840 BROADWAY NEW YORK
Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE
558 EIGHTH AVE. Phone:
Above 37th St. Fits Roy 1866

WHITNEY-FOSTER CORP.

Real Estate Administrator
150 WEST 72nd ST. Columbus 6409

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance
Tel. Intervale 556 1065 SO. BOULEVARD
One block from Simpson Street Subway Station

WM. F. A. KURZ CO.

Bronx Real Estate
370 EAST 149TH STREET
Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

Management of Properties my Specialty
2514 Grand Concourse, near Fordham Road
Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE
Entire Charge Taken of Property
871 Brook Ave., at 161st St. Established 1898

FRED. OPPENHEIMER

Real Estate—Mortgage Loans
540 Bergen Av., at 149th St.
Phone: MELROSE 5797

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed
340 WILLIS AVENUE
Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE
554 Melrose Ave., near 149th St. and 3rd Ave.
PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance
261 EAST FORDHAM ROAD
Near Valentine Avenue Fordham 2348

Brooklyn Brokers

DON'T "SHOP" FOR REAL ESTATE

It doesn't pay. When you want to buy, take advantage of our four offices, 50 years' experience, and thorough organization and get WHAT YOU WANT. AT THE RIGHT PRICE, CONVENIENTLY.

"Established Over Half a Century"

BULKLEY & HORTON CO.

Member of Real Estate Board of New York
Member of Brooklyn Real Estate Board.
G. S. HORTON 585 Nostrand Ave., near Dean St.
Pres. 414 Myrtle Ave., near Clinton Ave.
A. J. HORTON 7520 Third Ave., near 75th St.
Secy. 1214 Flatbush Ave., near Ditmas Ave.

JAMES B. FISHER

Member of Brooklyn Real Estate Board
REAL ESTATE
174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS
MANAGEMENT
318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

M. Wikler through J. Rubin the 5-sty and basement apartment house, 1435 Ogden av, arranged for 32 families and on a plot 75x100. It was held at \$120,000 and returns an annual rental of about \$20,000. Mr. Lese recently acquired the property.

OLMSTEAD AV.—Brown, Wheelock Co., Inc., sold for Masten & Nichols to an investor 1501 Olmstead av, northwest corner of Sterling av, a 2-sty frame flat with store, on a lot 25x100.

TELLER AV.—The Bronxtown Realty Co. sold to Dr. Louis Schwartz 1068 Teller av, a 5-sty and basement brick apartment house, accommodating 25 families, on plot 51x104, renting for \$20,000 and held at \$95,000.

UNIVERSITY AV.—Ennis & Sinnott resold to C. Roeser the vacant plot, 101x115, on the west side of University av, 150 feet north of Burnside av. It is the last vacant plot on the block. Albert D. Phelps and H. J. Rogers were the brokers. The buyer will erect on the plot a taxpayer store building.

VALENTINE AV.—The Joe Hen Realty Corporation, represented by Gettner, Simon & Asher, attorneys, purchased from the Shirensen Realty Corporation the northeast corner of Valentine av and 197th st, a newly completed 5-sty and stone apartment house for 41 families and renting for \$32,000 annually. The property fronts 90 feet on the avenue, 85 feet on the street, and was valued at \$180,000.

VYSE AV.—Benenson Realty Co. sold 1769 Vyse av, a 5-sty and basement brick apartment house, on a plot 50x100, adjoining the northwest corner of East 174th st.

WEBSTER AV.—Charles B. Van Valen, Inc., sold for Harry Kimmelman, 2354 Webster av, a 5-sty and basement brick apartment house, on a plot 50x100.

The erection of a tall apartment structure is soon to be undertaken at 584 to 588 West End av by the newly organized 588 West End Avenue Corporation, which has just purchased the property from the Pandora Realty Corporation for that purpose. The site, now vacant, measures 60x100 feet and adjoins the southeast corner of 89th st. The buying company's directorate is composed of M. Wielands, Jr., J. Krease and H. A. Hyman. It is represented by Krakower & Peters, attorneys.

Brooklyn

BERGEN ST.—Helena Trading Corporation sold through the Bulkley & Horton Co. 1039 Bergen st, a 4-sty brick and stone double apartment house, on a plot 30x100.

DAHILL RD.—A. Mishkin sold for E. Varonhaki to E. Galindo, 1024 Dahill rd, a detached dwelling.

JORALEMON ST.—Realty Associates sold through E. P. Del Masse to J. M. Perazio and Q. Guala 163 Joralemon st, a 4-sty and basement brownstone dwelling, on a lot 25.3x100, between Court and Clinton sts.

18TH ST.—Bulkley & Horton Co. sold for M. Downes to a buyer, for occupancy, 571 18th st, a 2-sty and basement frame 2-family house, on a lot 18x100.

82D ST.—Frank A. Seaver & Co. sold a vacant plot, 60x100, on the north side of 82d st, 100 feet west of Tenth av, for H. R. Dunkum.

COLUMBIA HEIGHTS.—H. H. Gibson Realty Co. sold for Anna Russell of Washington the garage property at 165 Columbia Heights.

CONEY ISLAND AV.—Bulkley & Horton Co. sold the plot, 100x120, on Coney Island av, 200 feet south of Av V, for Mrs. A. H. Ganalo to a builder for improvement.

KINGS HIGHWAY.—William Liss, Inc., sold for the Ritz Holding Co. to Samuel Kahn and clients a block on the south side of Kings Highway, consisting of 5 buildings containing 7 new stores with apartments, fronting 131 feet on Kings Highway and 100 feet on East 10th st by 119 feet by irregular. The property was held at \$110,000. The purchasers, it is reported, paid all cash above the mortgages.

THIRD AV.—Bulkley & Horton Co. sold for V. Levy and Isadore Blum 7522 Third av, a 3-sty brick flat with store, on a lot 20x80.

FIFTH AV.—Edward C. Cerny sold for Max Simon 4106 Fifth av, a 3-sty brick flat with store, on a lot 25x100.

STUYVESANT AV.—Victoria Hofstatter sold 342 Stuyvesant av, a 2-sty and basement brownstone dwelling, to a buyer, for occupancy.

ST. JOHNS PL.—Rose V. Wertheimer sold 616 St. Johns pl, a 2-sty and basement brick 2-family house.

ST. MARKS AV.—Dr. Louis Gamble and Rebecca Benson sold 552 St. Marks av, a 4-sty brick double apartment house with stores.

Queens

EDGEEMERE.—Lewis H. May Co. sold for Jennie R. Tannenbaum the southwest corner of Maple and Edgemere avs, Edgemere, a 2½-sty colonial dwelling, to Morris Posnesky, for occupancy.

RECENT LEASES.

Some Good Midtown Leases

F. & G. Pfomm leased for a M. Shidlovsky & Co. to Henry Kirschman, for a term of years, about 6,000 square feet of space in 1333 Broadway, at an aggregate rental of \$30,000; for Kaplan Bros. to Philip Gavis Co., the second loft in 131-137 West 35th st, for Thomas Snell to Harry Kunet, the 4-sty building, 115 East 28th st; for the estate of Isaac Walker, to J. Kreinitz, for a term of 5 years, the 5-sty stone mercantile building, 15-17 West 30th st, at an aggregate rental of \$70,000; for a client to J. H. Strauss, for a term of 3 years, the store in 275 Eighth av and to S. L. Phorylles, Inc., the first loft in the same building; and in conjunction with Spear & Co. to R. Solomon the 6th floor in 130-134 West 17th st.

Art Firm in West 34th St.

The entire 3d floor of the Cammeyer building on West 34th st has been leased for a term of 10 years by George H. Ainslie, of the Ainslie Galleries, now located at 615 Fifth av, in the Buckingham hotel. The floor will be fitted up extensively for the Ainslie Galleries. Brown-Wheelock Co., Inc., and Spear & Co. were the brokers.

A Good Downtown Lease

The entire 22d floor and part of the 21st floor of the new Munson building, 67 Wall st, have been leased by the Munson Steamship Line to Frank B. Hall & Co., fire and marine insurance, for a term of years. Albert B. Ashforth, Inc., was the broker.

Long Lease of Lexington Av Corner

James Kyle & Sons leased for the Sidum Building Co., Inc., to a lessee for a term of 21 years, the 1-sty brick building, 50.5x100, at the southeast corner of Lexington av and 51st st, adjoining the Lexington Avenue Opera House. The aggregate rental is \$315,000. Extensive improvements will be made by the lessee.

Rival Captures Chain Lunch Store

Mark Rafalsky & Co. leased store and basement now occupied by Thompson's lunchroom in 1250 Broadway for a long term of years to the Capitol Lunch System at an aggregate rental of \$250,000. Possession will be had on July 1, 1922, at the expiration of the Thompson lease. The Capitol Lunch System will pay \$1,000 a front foot, which is considered a record rental for a lunch room in the Pennsylvania zone.

Some Strong Store Leases

Lewis L. Rosenthal Co. leased for Bert Harris the store in 144 East 42d st to Philip Kotler; two stores in the southeast corner of 74th st and Broadway to one of the well-known delicatessen companies, for a long term of years; also, the store at the northwest corner of Broadway and 40th st to S. Meisel, which was formerly occupied by Mitchell the tailor; for the Tivoli Construction Co. the store adjoining the entrance to the Tivoli theatre at 843 Eighth av for a term of 5 years, to Nathan Willens; for the Sidman Realty Corporation store and basement at 1359 First av, adjoining the southeast corner of 73d st, to Kostos Baskoutas and Michael Karvelis; the store in 620 Eighth av to the Washington Butter & Egg Market Co. These leases aggregate a rental of \$130,000.

Sub-Lease Mercantile Buildings

Daniel Birdsall & Co., Inc. sub-leased for Allister Greene the 5-sty stone loft buildings 130 and 132 Duane st, comprising 45,000 square feet, to the Merritt-Elliott Co., at an increase of about 50 per cent. of the present rental. The brokers have been appointed agents.

Large Floor Leases

H. H. Gibson Realty Co. leased for the Twenty-sixth Street and Fifth Avenue Co., Benjamin Winter president, the 8th floor in 212 Fifth av, through to 1130 Broadway, to E. W. Robischon, Inc., hosiery and underwear, at an aggregate rental of \$150,000; in the same building, the 18th floor to the American Carbonization Co. at an aggregate rental of \$150,000, and to Schreiber & Brantman, woollens and silk, showroom space on the 19th.

Important Lease Near Times Sq.

Lewis L. Rosenthal Co. leased for a client to Dr. M. P. Gordon, 144 West 46th st, 5 doors east of the rear of Loew's State Theatre, a 5-sty stone building, on a lot 15x100.5. The lessee will remodel the structure into a studio and apartment building, with a store remaining in the ground floor. The aggregate rental is \$115,000, for a term of 21 years.

St. Denis Building All Rented

Spear & Co. leased 3,000 square feet in the St. Denis Offices to the Workers' Party of America. By this lease, the building, with a total rent roll of \$155,000, is 100 per cent. rented. Although it is in the manufacturing district south of Union Square, the tenantry of the St. Denis Offices, which consists largely of lawyers, accountants, dentists and sales agencies, has demonstrated the need for an office building in this neighborhood. It was originally the St. Denis Hotel.

MANHATTAN BROKERS

ORVILLE B. ACKERLY

Appraiser of

LONG ISLAND REAL PROPERTY

Phone: Longacre 2280

243 West 34th Street, New York City

ERNEST N. ADLER

Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhineland 6125

Telephone: Pennsylvania 0396-0397

AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

MODERN "A B C" SYSTEM

18 West 34th Street

Astor Court Building, New York

Co-operation of Reliable Brokers Invited

ARMSTRONG & ARMSTRONG

Real Estate Agents and Brokers

212 ST. NICHOLAS AVE.—Near Eighth Ave. and

121st Street

Phone: Morningside 1376

EDMUND M. BRENNAN

INCORPORATED

Real Estate—Insurance

11 EAST 56th ST.

Plaza 7604

JAMES A. DOWD

Real Estate—Insurance

Renting—Management

874 SIXTH AVENUE, above 49th Street

JACOB FINKELSTEIN & SON

Real Estate—Mortgages

Specialists in the Bowery Section

42 BOWERY

Phone: Franklin 1810

ROBERT G. GRUNERT

Successor to the

D. A. CUSHMAN REALTY CORPORATION

Real Estate—Management

172 Ninth Ave., at 21st St. Phone: Chelsea 2841

HARRIS EXCHANGE

Real Estate—Mortgages

Renting and Leasing of Stores and Lofts
Times Building Broadway at 42d Street

Phone: Bryant 310-1124

HOLT & MERRALL, Inc.

Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

WM. P. JONES & SON

ESTABLISHED 1895

Real Estate & Insurance

1358 BROADWAY

Corner 86th St.

Phone: Fitz Roy 6207

JOSEPH MILNER

Real Estate

8 EAST 41st STREET, NEW YORK
Murray Hill 2619

JOHN CONSTABLE MOORE

REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8189

LEONARD MORGAN CO.

Real Estate—Insurance—Estates Managed
Gotham Bank Building, Columbus Circle
Suite 504-5 Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance

Yorkville Section

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

ARTHUR L. SHAW

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET
Wadsworth 4150-4151

SHERMAN & KIRSCHNER

Real Estate and Insurance

54 E. 109th STREET

NEW YORK

Tel. Harlem 9028-5863

JAMES B. SPEYERS, INC.

Real Estate

CANADIAN PACIFIC BUILDING
342 Madison Ave. Suite 814-816

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate

Insurance

72 GREENWICH AVE.

Chelsea 8096

Applications wanted for
FIRST MORTGAGE LOANS
(Building and Permanent)

AMOUNTS FROM \$100,000 UP
on improved property in Greater New York

The PRUDENCE COMPANY, Inc.
162 Remsen Street Brooklyn, N. Y.

Member Brooklyn Real Estate Board
Money to Loan on First Mortgage
Joseph T. McMahon
REAL ESTATE and
MORTGAGE LOANS
188 and 190 MONTAGUE STREET
BROOKLYN
Main 0634
SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 17 to Jan. 23	Jan. 18 to Jan. 24
Total No.....	209	190	232	137	759	438
Assessed Value.....	\$18,517,100	\$9,709,100	.....	.....	.....	.....
No. with consideration	20	25	22	6	33	27
Consideration	\$856,578	\$864,250	\$176,633	\$48,500	\$364,358	\$335,633
Assessed Value.....	\$723,600	\$819,000	.....	.....	.....	.....
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 23	Jan. 1 to Jan. 24
Total No.....	764	707	859	474	2,420	1,732
Assessed Value.....	\$62,620,200	\$41,504,000	.....	.....	.....	.....
No. with consideration	79	74	94	37	101	126
Consideration	\$3,162,253	\$5,360,100	\$780,387	\$209,370	\$1,885,317	\$1,260,586
Assessed Value.....	\$3,231,100	\$4,331,000	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 17 to Jan. 23	Jan. 18 to Jan. 24
Total No.....	176	126	212	72	861	378
Amount	\$3,937,705	\$7,009,561	\$2,222,120	\$480,160	\$4,847,287	\$2,344,009
To Banks & Ins. Co.	25	26	12	4	206	55
Amount	\$1,031,500	\$5,258,750	\$259,700	\$39,000	\$1,900,045	\$924,750
No. at 6%	151	83	162	63	826	340
Amount	\$3,557,779	\$1,896,150	\$1,943,550	\$394,860	\$4,579,337	\$2,143,059
No. at 5½%	4	12	5	2	31	15
Amount	\$125,250	\$247,796	\$26,000	\$8,100	\$252,850	\$105,750
No. at 5%	4	3	3	.....	3	5
Amount	\$39,276	\$900,000	\$6,500	.....	\$14,500	\$15,000
No. at 4½% .....	.....	1	.....	.....	.....	.....
Amount .....	.....	\$7,000	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates .....	.....	2	1	.....	.....	4
Amount .....	.....	\$3,531,000	\$550	.....	.....	\$12,500
Interest not given...	17	25	41	7	1	14
Amount	\$215,400	\$427,615	\$245,520	\$77,200	\$600	\$67,700
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 23	Jan. 1 to Jan. 24
Total No.....	645	490	691	272	2,646	1,448
Amount	\$19,034,560	\$24,509,372	\$6,950,484	\$1,567,952	\$14,613,474	\$7,817,370
To Banks & Ins. Co.	77	66	51	15	545	217
Amount	\$3,894,300	\$9,402,150	\$1,110,140	\$115,500	\$4,432,570	\$2,366,594

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25
Total No.....	69	47	26	25
Amount	\$3,768,850	\$2,077,400	\$744,100	\$390,730
To Banks & Ins. Companies...	51	28	18	8
Amount	\$3,150,350	\$1,749,100	\$575,000	\$202,000
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25
Total No.....	189	151	69	52
Amount	\$9,595,275	\$6,452,450	\$1,988,100	\$880,070
To Banks & Ins. Companies...	135	93	40	19
Amount	\$8,254,600	\$5,291,150	\$1,419,500	\$400,500

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25	Jan. 18 to Jan. 24	Jan. 19 to Jan. 25
New Buildings...	19	4	75	10	197	102	444	46	58	12
Cost	\$3,316,000	\$11,600	\$1,864,800	\$138,700	\$2,159,525	\$3,241,645	\$3,251,715	\$302,550	\$159,855	\$39,925
Alterations	\$445,550	\$454,135	\$67,600	\$40,000	\$151,810	\$427,115	\$156,520	\$40,250	\$11,935	\$2,845
	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25	Jan. 1 to Jan. 24	Jan. 1 to Jan. 25
New Buildings...	45	45	208	38	637	242	937	158	145	41
Cost	\$10,720,150	\$2,553,025	\$7,375,950	\$2,342,900	\$6,651,715	\$4,526,740	\$5,783,100	\$867,148	\$502,950	\$39,000
Alterations	\$994,115	\$1,366,410	\$101,100	\$71,000	\$333,065	\$960,520	\$242,397	\$104,650	\$69,735	\$10,390

MAX N. NATANSON
BUYS AND SELLS
IMPROVED
MANHATTAN
PROPERTY
170 BROADWAY
Suite 915-919 Cortlandt 7637-7638

MRS. GERRIT SMITH
Member Real Estate Board of New York
42 EAST 40th STREET
CITY DEPARTMENT
APARTMENTS AND HOUSES
SOUND SHORE PROPERTY A SPECIALTY

J. CLARENCE DAVIES
Member Real Estate Board, N. Y.
BRONX REAL ESTATE
AUCTIONEER—BROKER
APPRAISER—MORTGAGE LOANS
Main Office: 149th St. and Third Ave.
BRANCHES:
32 Nassau Street 51 East 42nd Street
Phone Connections

Philip A. Payton, Jr.,
Company
REAL ESTATE AGENTS
AND BROKERS
New York's Pioneer Negro
Real Estate Agents
127 West 141st Street
Between Lenox and Seventh Avenues
Telephone: Audubon 0945

BUILDING SECTION

Employers Reject Untermeyer's Wage Scale Proposal Board of Governors Hold Plan of Lockwood Committee Counsel Discriminates Against All Other Elements in Industry in Favor of Labor

AT a special meeting of the Board of Governors of the Building Trades Employers' Association held Wednesday afternoon further consideration was given to the proposal recently made by Samuel Untermeyer, special counsel to the Lockwood Joint Legislative Committee. This proposition provided that a new contract for two year from January 1, be entered into between the employers and the Building Trades Council; that the present scale of wages be continued for the year 1922; and that the wage scale for 1923 be based on that of 1922, subject to decrease or increase in the cost of living for the year 1922 as compared with 1921.

After all of the trade organizations affiliated with the Building Trades Employers' Association had met for a careful consideration of this proposal their conclusions were reported to the Board of Governors and the Board, acting in accordance with the expressed will of the entire membership, wrote a letter to Mr. Untermeyer rejecting his proposal. This letter said:

"Your proposition, that a new contract be now made for two years from January 1st by and between the Building Trades Employers' Association and the Building Trades Council, that the present wage scale be continued for the year 1922, and that the wage scale for 1923 be based on that of 1922, subject to decrease or increase in the cost of living for the year 1922 as compared with 1921, provided that the continuance of the present wage scale and the amount of the wage scale for 1923 be condition, as to the wages of \$1.00 per day for each member of the unions, upon the efficiency of each union separately considered, efficiency to be determined by an arbitration board of seven members, has been considered by the trade associations, comprising the Building Trades Employers' Association.

"These trade associations have reported their conclusions to the Board of Governors, and the Board, acting in accordance with the expressed will of the entire membership, has rejected your proposal.

"The present wage scale has been repeatedly condemned by the public. Its continuance without a fair hearing of all the facts relating thereto by the representatives of the public would be unfair to the public and to the nine hundred members of the Building Trades Employers' Association who are dependent upon the patronage of the public for a living.

"Housing is one of the principal items of expenditure considered in computing the cost of living. Our investigation conclusively shows that the peak in rental values has been passed and that the trend is now downward. The items of cost of housing construction, other than labor, have been greatly reduced. The prices of all materials have been reduced and the wages of all those employed in the manufacture of housing materials already have been reduced. You now propose that the labor employed on housing construction, which up to the present suffered no reduction from war time wages, shall not only be exempted from a reduction during the whole year of 1922, but its wages for 1923 shall not be reduced unless additional reductions shall be made in all of the other items entering into the cost of living, which must mean a still further reduction in wages of all other lines except the building line. It seems to us that the building trades unions would not ask for more.

"The solution of other problems almost as important as the

wage question is necessary to the making of agreements with the building trades unions.

"We have not charged that the entire membership of any union has been guilty of shirking. The consideration given by the union in return for the wages paid is a fair day's work by its members, and to enter into arbitration before a numerous board upon the question of whether the consideration has not been or is not being given by the union would mean continuous arbitration as to the performance of the contract, which would be a cumbersome proceeding.

"The Building Trades Employers' Association has for seventeen years enforced an arbitration policy. The unions have for all that time assented to arbitration. We now feel that, in fairness to our members, the public should not only be a party to the arbitration but should sit in all negotiations and participate in the settlement of all questions.

"We have fully advised the unions of our wishes."

A special committee headed by Walter Stabler recently attempted to use its influence in an effort to settle the matter of wage scales and trade abuses without further delay and submitted a program of procedure, that was accepted by the employers, but turned down by the labor representatives.

The letter of the Building Trades' Council to Mr. Stabler, rejecting the proposition of his Committee said in part:

"Your letter of January 16, addressed to Mr. Patrick Crowley, President Building Trades' Council has been received and considered by the Council Executive Committee and the Council. Your letter proposes that a committee of five from the parties you represent be present at a meeting between representatives of the Building Trades Employers' Association and the Building Trades Council in order to assist in the selection of another committee of citizens, this committee to be present and participate in negotiations for a settlement of the agreement for 1922 or longer.

"In a former letter to Mr. Robert D. Kohn, we stated that the Council had accepted a proposal made by Mr. Samuel Untermeyer as a solution of existing differences. We can only reiterate that the Council still believes that nothing better than the proposal made by Mr. Untermeyer has been suggested by any one. Coming as it does from the Council for the Lockwood Committee a Legislative Committee which had made an exhaustive investigation of building conditions—it emanates from that representative of the public best qualified to speak in the public interest and because of that must carry with it the approval of the public. There is nothing sinister or hurtful about it to any one and to the building trades workers it seems to be a fair and square solution of the question at issue.

"We do not want to appear discourteous to the gentlemen you represent but we are responsible to the men we represent and to the public and we must discharge that responsibility in a manner that will conform to the wishes of those men and the public. The organizations seated in the Council have decided in favor of the Untermeyer plan and if the Building Trades Employers' Association does likewise meetings between the two bodies need only consider details and therefore the presence of a third party would hardly be necessary. If however the Employers' Association deems the presence of a third party necessary or if the Lockwood Committee feels that it can pro-

(Concluded on page 116)

New York State Builders Meet in Albany Next Week

Constructive Program of Activity for 1922 Outlined for Annual Convention of Association of Building Trades Employers

THE New York State Association of Builders will hold its twenty-sixth annual convention at Albany, Tuesday and Wednesday, January 31 and February 1. The headquarters of the convention will be at the Ten Eyck Hotel and the sessions will be held in the ball room. The responses from the various employers' associations throughout the State indicate that the forthcoming convention will be a notable gathering as far as the number of delegates is concerned and the sessions should result in some very constructive effort to revive interest in building in this Commonwealth.

The first session will be called to order at 10 a. m. Tuesday and the convention will be formally opened with an address by William S. Hackett, Mayor of Albany. C. W. Luther, president of the New York State Association of Builders, is scheduled to respond to the address of welcome after which the session will be turned over to routine business. This will include the annual reports of the secretary and treasurer and the appointment of special committees. One of the most important of the topics for discussion at this session will be that

of wage scales and trade agreements and working conditions in each of the cities represented by delegates.

The annual banquet of the Association will be held in the ball room of the Ten Eyck Hotel on Tuesday evening at 7 p. m.

The Wednesday morning business session will convene at 10 a. m. and the program includes the reading of annual reports of the various standing committees, the report of the Executive Committee, the appointment of a new executive committee, the report of the Counsel on legislative work of 1921, session of State Legislature; the consideration of a legislative program for 1922 and whatever further routine business may come up. One of the most important features on the program of this session is an address by W. S. Hays, Secretary of the National Federation of Construction Industries, who will speak on national building problems and the plans for their solution.

This session will adjourn at 1 p. m. and will be immediately followed by the annual State Association luncheon. William T. Ritch, of New York City, will be the song leader and informal addresses will be made by past officers of the association and also by Edward A. Keeler, Secretary.

Davenport Committee Proposes to Equalize Taxes

(Continued from page 103)

districts of the state by the farmer, the home owner and the rent payer.

"The committee believes that permanent relief for overburdened real property lies in the development of a new practice in the localities themselves with respect to waste and the extravagant extension of expenditures. At the present time real estate in New York is in an especially exposed position, bearing the full brunt of the mounting costs of government, the committee finds. It is now practically the sole shock absorber.

"Assessments of real property throughout many sections of the State appear to be involved in much incompetence and injustice," the report says. "What appears to be needed is a larger assessment district and more skilled and permanent assessment service. The attainment of this involves the adoption of a constitutional amendment."

"Another proposal which is urgent in the opinion of the Committee has to do with the increased taxation of motor trucks. It is perhaps not generally known that of every \$30,000 a mile spent at present by the state for road building the second \$15,000 is expended mainly that the roads may be fit to permit the operation of heavy trucks carrying great loads of freight.

"The committee has found," continues the report, "that the old method of taxing banks and other financial institutions, which has been in force

for many years, produces very unequal results, and proposes that financial institutions be taxed by a new method on the basis of their 'net income.' This will make it possible to treat financial institutions with more exact fairness as compared with other business, and to correct the injustices which the committee's investigations show now rest upon the smaller banks of the State.

"A crisis has developed in bank taxation in the country because of a decision of the Supreme Court of the United States which apparently makes illegal the traditional method of taxing national banks. Certain of the national banks in the State are seeking under this decision to escape from all State taxation. This committee has joined in an effort to obtain an amendment to the Revised Statutes of the United States which will meet the condition created by the decision of the Supreme Court. Unless this amendment is conceded by Congress, the committee's plan outlined above for a reorganization of the bank taxes of the State, although greatly needed in the interest of justice to the banks themselves, as well as to the State, cannot be put into operation.

"However, if a reasonable plan is blocked through the short-sighted opposition of a small section of the financial community, the committee proposes to prevent the evasion of a fair share of the Government burden by validating the traditional national bank tax through a return to the taxation of all moneyed capital competing with national banks at the same rate as that imposed upon national banks themselves.

"The committee has received many complaints regarding the unequal manner in which the business taxes of the State apply when restricted merely to incorporated business entities. The committee believes that a fair business tax must be as broad as business itself, and that the unincorporated business entities, which prosper under the support and protection of the environment of a free and stable Government, should pay their fair share of the burden which the State finds it necessary to impose upon business. The committee recommends a reasonable tax upon the net income above \$5,000 of unincorporated business."

Restricts Height of Buildings on Fifth Avenue

HHEIGHT of buildings on Fifth Avenue between 60th and 95th Streets will be restricted to 75 feet. This was decided at the meeting of the Board of Estimate on Friday, Jan. 20. Several weeks ago owners of property along this part of Fifth Avenue made an attempt to have the Board of Estimate include that territory in the zoning restrictions, thereby limiting the erection of tall buildings.

A majority of the board voted in favor of the restrictions, but when it was pointed out that the law provided that if 20 per cent. of the property owners within any zoning district opposed restrictions it required a unanimous vote of the board to adopt

a zoning resolution, the matter was laid over until tomorrow to determine if the objectors numbered 20 per cent.

The Corporation Counsel gave an opinion that 20 per cent. of the owners had not protested, and that the resolution passed last November was legal.

Under the present law the height of buildings in this section may be 150 feet, but the amendment restricts the height to 75 feet.

Since the fight to restrict buildings on the Avenue to 75 feet plans have been filed for several apartment houses reaching the 150-foot limit.

Employers Reject Untermeyer's Wage Scale Proposal

(Continued from page 115)

mote the public interest by being present at meetings between representatives of the Employers and the Council we will not object to the presence of the Lockwood Committee because it is truly representative of the public. Your body can render no greater public service in this matter than by urging the Employers to accept the solution offered by Mr. Untermeyer and we would earnestly request you to follow that course.

"Since writing the above Mr. Crowley has been in touch with

Mr. Untermeyer and Mr. Untermeyer has made the following suggestions. That the Council will have no objection to a small committee—say three from your associates to be present while the representatives of the Employers' Association and the Council are discussing their differences but under no consideration are the members of this committee to have any voice in the discussion or to be considered as having any right to arbitrate existing differences.

"This council is thoroughly in accord with this suggestion."

Residential Building Still Dominates Local Situation

Weekly Figures of F. W. Dodge Company Show Tremendous Influence of Tax Exemption Measure Upon Construction Outlook in Greater New York

REPORTS from architects and engineers in New York State and New Jersey, north of Trenton, show a steady increase in the volume of projected construction now scheduled for a start during the early spring months. Although the commitments of the past few weeks have not quite kept pace with the newly projected work reported the actual contract awards have been fair and certainly indicate sufficient active building to assure a busy season to the construction fraternity.

According to the figures tabulated by the F. W. Dodge Company for the third week of 1922 there were 446 new building and engineering operations reported as being planned for locations in New York States and Northern New Jersey. This work will involve an outlay of approximately \$26,020,500. During the same week the contracts awarded in this territory numbered 279 and represented a total value of \$11,754,900.

Residential construction accounts for approximately one-half of the proposed buildings reported and is nearly two-thirds of the work actually placed under contract during the week. This is largely due to the fact that the close of the tax exemption

period is near at hand and speculative builders are making every effort to get their operations started in order to claim their exemption for the specified period.

Among the 446 projects for which plans were reported during the week of January 14 to 20 inclusive were 73 business buildings such as stores, offices, lofts, commercial garages, etc., \$5,345,000; 17 educational projects, \$4,625,400; 3 hospitals and institutions, \$1,058,000; 17 factory and industrial buildings, \$323,500; 9 public works and public utilities, \$345,000; 8 religious and memorial structures, \$224,000; 301 residential operations including apartments, flats and tenements and one and two-family dwellings, \$13,180,100 and 18 social and recreational projects, \$918,500.

The list of 279 projects for which contracts were reported during the third week of 1922 was comprised of the following groups: 49 business buildings of various types, \$1,428,800; 3 educational buildings, \$305,000; 3 hospitals and institutions, \$655,000; 15 factory and industrial projects, \$315,000; 6 public works and public utilities, \$465,000; 1 religious edifice, \$10,000; residential operations, \$8,270,100 and 4 social and recreational projects, \$306,000.

PERSONAL AND TRADE NOTES.

Leonard S. Henry, architect, has moved his office to 36 East 49th street.

Radio Manufacturing Company announces the removal of its general offices and sales department to 170 Fifth avenue.

Birch Burdette Long, architect, announces the removal of his offices from 400 West 23d street to 36 East 49th street.

William Neumann, architect, announces the removal of his offices from 314 Palisade avenue to the Lerner Building, Boulevard and Bergen avenue, Jersey City, N. J.

William G. Dawson, a prominent builder of Mt. Vernon, was elected president of the Westchester County Building Trades Employers' Association at the recent annual meeting of this organization.

H. I. Feldman, architect, announces the opening of an office for the general practice of his profession at 17 West 42d street, and desires samples, catalogues and price lists of building materials and specialties.

Kent Company, Inc., Rome, N. Y., manufacturer of the Utility electric floor machine and the Kent stationary cleaner, announces the establishment of a New York City office at 147 West 57th street. The new office will be in charge of F. T. Kent.

Starobin Electrical Supply Company recently established a branch office and sales room at 173 Hunter avenue, Long Island City. Besides carrying a general line of electrical supplies at this new address the company has put in a stock of commercial and residential lighting fixtures. William Haag is in charge of the Long Island City depot.

Newark Builders Elect Officers

The annual meeting of the Builders' and Traders' Exchange of Newark was held at the Exchange headquarters, 156 Market street, Thursday, January 19. The following officers were re-elected for a term of one year: Frederick Bowden, president; Hugh Kinnard, vice-president; William C. Clift, secretary, and Lewis C. Rusling, treasurer. Two directors were chosen for a term of three years—John W. Shaw and David P. Smith. The other members of the Board of Directors are Harry G. Fowler, John F. Dey, Ira J. Ingram and Wil-

bur M. Whitlock. Action was taken to fill the vacancy caused by the death of Superintendent Walter Rooksby, who died on January 17. He had held this position for the past twenty years.

"Own-Your-Home" Exposition

The fourth annual "Own-Your-Home" Exposition will be held in New York City April 22 to 30, inclusive. Robert H. Sexton, 512 Fifth avenue, is the managing director. The 1922 Exposition will be even more extensive and interesting than those of previous years. Practically every phase of home planning, financing and construction will be shown graphically and considerable exposition space will be devoted to the furnishing and decoration of houses of moderate cost.

Paint Research To Be Undertaken

Research into the problems of the protecting power and durability of paint on wood is being planned by the Engineering Foundation. It is likely that the organization of the proposed investigation will be directed jointly by the Foundation, the Division of Engineering, and the Division of Chemistry and Chemical Technology of the National Research Council. The Foundation says that in view of the great annual expenditure for paint, about \$300,000,000, it is important to have dependable information on the durability both of paint and of the wood which it protects.

John Wilson, Material Dealer, Dies.

John Wilson, president of the Brooklyn Builders' Supply Company, Sixth street and Gowanus Canal, Brooklyn, died of pneumonia at his home, 456 Fourteenth street, Saturday, January 21. Mr. Wilson, who has one of the organizers of the Brooklyn Builders' Supply Company, had been its president for the past ten years. Prior to entering the material supply business he was one of the most prominent builders of the Park Slope section of Brooklyn, where he erected many private residences and large apartment houses. He was born in Aberdeen, Scotland, and came to the United States when he was about twenty years of age. For the past thirty years he had been a resident of Brooklyn and was prominently identified with business and civic activities. He was a member of the Rotary Club, the Brooklyn Chamber of Commerce, the Crescent Athletic Club and Greenwood Lodge, No. 569, F. & A. M. He is survived by his widow and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

Architectural League of New York will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M. The exhibition will be preceded by the usual reception on Saturday afternoon, February 4.

New York State Association of Builders will hold its annual convention at the Ten Eyck Hotel, Albany, January 31 and February 1, inclusive.

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, February 14. The speaker of the evening will be announced later.

Building Trade Employers' Association will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

Lighting Fixture Dealers' Society of America will hold its annual convention at the Milwaukee Auditorium, Milwaukee, Wis., January 30 to February 4, inclusive.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last year.

National Metal Trade Association will hold its twenty-fourth annual convention at the Hotel Astor, New York City, April 19 and 20, inclusive. The program of this meeting will be announced later.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

CURRENT BUILDING OPERATIONS

OCAL building interests are now chiefly concerned with the prospects for a new working agreement and wage scale with labor and until this question is settled there is likely to be some hesitancy about starting new construction. There is a vast amount of contemplated work pending, a large percentage of it for which plans are fully matured, but owners are unwilling to make definite commitments while there remains any doubt as to wages for building mechanics.

Reports from speculative building interests are indicative of an early spring start on a lot of new apartment houses and one and two-family projects so as to obtain the advantages of tax exemption. Although there is a possibility that the tax exemption law may be extended the majority of prospective builders of speculative operations are not taking a chance on the extension of the present law, but will make every possible effort to get their jobs substantially under way by the time specified under the law as it now reads.

Recently there has been a slight advancing tendency to material prices and the markets in general are now quite firm. Brick, Hudson River common, is being held at \$17 a thousand in the wholesale market and lumber is higher than it was. Fabricated steel is off a bit, but several other lines are more costly today than they were a few weeks ago. Demand is fair, but inquiry shows that a large amount of new business will be released just as soon as conditions warrant.

Common Brick—Owing to the extremely cold weather of the past week or ten days business in the New York wholesale market for Hudson River common has been quite light. Sales have been negligible and as the river is completely ice-bound above Tarrytown there have been no arrivals of brick from up-river yards. Common brick prices have advanced sharply during the week with current quotations \$17 a thousand. The manufacturers who are asking this figure feel that they are fully entitled to it because of their extra costs in holding and covering this brick.

Summary—Transactions in the North River common brick market for the week ending Thursday, January 26. Condition of market: Demand light; prices sharply advanced. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 6. Distribution: Manhattan, 4; Bronx, 1; Astoria, 1.

Remaining unsold in the New York wholesale market, 9.

Lumber—Trade is quiet in both branches of the local lumber market, but recent inquiry is indicative of a large amount of potential business that is likely to be released shortly. It is reported that the majority of the yellow pine mills have again resumed operations after the holiday shutdown. Although the present demand for this kind of lumber is weak, prices have not been reduced. Long leaf timber prices are also holding firmly. Flat grain floorings which advanced dur-

ing the last quarter of 1921 are now selling considerably below the December 1 prices, with demand light. Spruce prices are firm but stocks are badly broken. There is a tendency on the part of some mills to make concessions in prices on maple and oak flooring. The market at present is particularly spotty and will not settle down again until the 1922 building season gets actually under way.

Structural Steel—The local market for fabricated steel for buildings is steadily improving, with a continuation of fairly good tonnage for commercial construc-

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...\$17.00 to —
Raritan No quotation
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)\$4.70 per bbl.
Common Lime (Standard 300-lb. barrel) 4.40 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags24.00 per ton
Hydrate Common, in cloth bags22.50 per ton

Plaster—

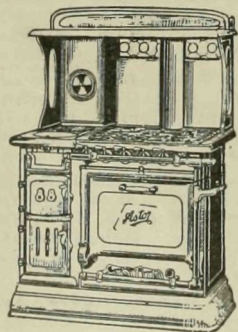
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

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



The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or Pipeless Furnaces, Heating Boilers, Laundry Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 88 Years

Telephone: Beekman 2490

Keen Competition and the Great Struggle for Business has brought into the New York Market a Light Weight Extra Heavy Cast Iron Pipe.

We are selling Full Weight, New York Regulation, Extra Heavy, Cast Iron Pipe.

We do not Substitute, but sell Full, Honest Weight.

JOHN A. MURRAY & SONS, INC.

"The House of Reliability"

310-312 WEST 39TH STREET, NEW YORK

\$80,000

To loan on corner plot, 75x100 feet, in Norwood Gardens, Long Island City, for construction of 5-story walk-up with stores.

One Million Dollars

To loan on one and two-family houses.

Rickert-Brown Realty Co.

52 VANDERBILT AVE., NEW YORK CITY

Tel. Vanderbilt 9484

4-6

MATERIALS AND SUPPLIES

tion and the release of quite a number of apartment house projects, the majority ranging from 500 to 1,000 tons each. Although there has not been quite so much new construction figuring during the past week as there was just prior to the close of 1921, the outlook for the early spring is bright as architects and engineers are working on plans for a number of important operations that will in all probability be shortly released for bids. Prices are slightly lower and ruling quotations range from \$60 to \$65 per ton, fabricated and erected.

Builders' Hardware—There is quite an active interest in this line and both manufacturers and jobbers are anticipating a busy season ahead. Early prospects for an extensive building movement during the coming spring and summer months are excellent and as a consequence the outlook for a heavy hardware demand is particularly bright. At present the movement out of jobbers' stocks is fair and dealers seem to be augmenting their stocks in preparation for the early spring building requirements. Prices are steady and no changes were reported.

Window Glass—Although business in this line has been somewhat dull since the beginning of the year, there has been an increase in the number of inquiries local jobbers have received during the past week that are indicative of greater buying activity within the next few weeks. There is still considerable new construction with window glass requirements yet to be taken care of and a large amount of new work has lately been placed under contract, so that the market for glass is practically assured for the coming spring and summer. Prices are firm and unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
 27x48x 1/2 in. \$0.38 each
 32x36x 1/4 in. 0.22 each
 32x36x 3/8 in. 0.24 each
 32x36x 1/2 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—

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

Building Stone—

Indiana limestone, per cu. ft. \$1.62
 Kentucky limestone, per cu. ft. 2.27
 Briar Hill sandstone, per cu. ft. 1.68
 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.
 Zees 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. \$41.00 to \$51.00
 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 136.00

Flooring:

White oak, quart'd sel. to \$87.50
 Red oak, quart'd select. to 87.50
 Maple No. 1. 65.00 to —
 Yellow pine No. 1 common flat 55.00 to —
 N. C. pine flooring Norfolks 65.00 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. \$0.73 to —
 Less than 5 bbls. 0.76 to —

Turpentine—

Turpentines \$0.92 to \$0.95

Electrical Supplies—Business in this line has slowed down to some extent during the past week and it is all the more apparent because there was quite a buying spurt directly after the first of the year. The outlook for early spring business is excellent, however, and with the volume of projected construction steadily increasing there should be no complaint of a lack of business during the coming season. Prices for electrical materials and supplies remain steady and are practically unchanged. For the most part stocks are adequate for the light current demand and ample supplies are easily available at production points. Quotations on flexible armored conduit are somewhat easier than they were and rubber-covered wire prices are slightly off.

Cast Iron Pipe—Orders for cast iron pipe for spring delivery are coming in from private buyers quite rapidly and some are for fairly large tonnages, so that the industry has quite a large volume of business ahead and prospects of considerable municipal business shortly to be released. Manufacturers are far better off as regards orders than they were one year ago, and practically all of the plants are working at more than 75 per cent. of capacity. Prices are firm and unchanged, with New York quotations as follows: 6 in. and heavier, \$47.30 per net ton; 5 in. and 4 in., \$52.30, and 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Linseed Oil—During the past week there has been somewhat of a change in the linseed oil market situation. The demand has improved, although practically all buying is in small lots, and the number of current inquiries leads to the belief that business conditions are changing for the better. Prices are firm.

Nails—Business has been quite dull during the past few weeks and jobbers do not anticipate much of an increase until the spring building season commences.



Face
 Enameled
 Fire

BRICK

FACE BRICK

in Buffs, Ironspots, Browns and Mingled Effects, in full range or any individual Shade or Texture.

ENAMELED BRICK

in White and Mottled Effects, first and second quality for interiors, exteriors and courts.

FIRE BRICK

and fire clay of highest grades.

Lowest market prices. May we estimate for you?

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials
138th Street and Park Avenue

BROOKLYN
50th-51st Streets and 2nd Avenue

QUEENS
Jackson Avenue and Madden Street

POMEROY

FIRE RETARDANT WINDOWS

Built in the belief that the BEST hollow metal fire retardant window is the only SAFE fire retardant window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.
282-96 East 134th Street NEW YORK
Phone Melrose 6104

TELEPHONES: HARLEM $\left\{ \begin{array}{l} 2345 \\ 3280 \end{array} \right.$

FRANK U. ROSS

Contractor and Dealer in
TILE and MARBLE

80 EAST 116TH STREET NEW YORK

A. J. SIMBERG ARCHITECT

1133 BROADWAY, N. Y.

AT 26TH STREET Phone: Watkins 1877

HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing
Promptly Attended to

Christian Vorndrans Sons
412 E. 147th St., Bronx Tel. Melrose 456

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

PAINTING AND DECORATING

GENERAL CONTRACTING

HIGHEST WORKMANSHIP BEST MATERIALS
REDUCED PRICES ESTIMATES FURNISHED

102 W. 96th St., New York **R. SOLOVE** Riverside 3419-7490

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: (1370
Mott Haven) 1371

Office and Factory: River Ave. and East 151st St.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Plans which are being prepared privately are nearing completion for three 6-sty and basement brick and limestone apartments, 138x125x205x irregular, at 837 Riverside dr, 329 ft north of 158th st, for Friedman & White Realty Co., Inc., 900 Riverside dr, owner and builder. Cost, \$1,000,000.

BENNETT AV.—Samuel Cohen, 32 Union sq, has plans in progress for a 5-sty brick apartment, 157x40 ft, at the southeast corner of Bennett av & West 184th st, for Phil Gold Realty Co., 108 8th av, owner and builder. Cost, \$150,000.

12TH ST.—Emilo Levy, 331 Madison av, has plans in progress for a 6-sty brick apartment, 63x84 ft, at 169-173 West 12th st, for 171 West 12th St, Inc.—E. G. Routjohn, president—57 Greenwich av, owner. Cost, \$100,000. Architect will take bids on general contract from a selected list of bidders about February 1st.

CHURCHES.

93D ST.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a synagogue on plot 75x100 ft, in the south side of 93d st, 100 ft east of Broadway, for Congregation Chaarizalok, 23-25 West 118th st, Nathan Frankel, president, owner.

DWELLINGS.

96TH ST.—David M. Ach, 1 Madison av, has plans nearing completion for alterations to the 4-sty & basement brick dwelling, 20x72 ft, at 20 West 96th st, for W. H. Taylor, 12 West 96th st, owner. Cost, \$10,000.

80TH ST.—Cross & Cross, 681 5th av, have completed plans for a 4-sty brick & stone dwelling, 36x78 ft, at 116-118 East 80th st, for Lewis Spencer Morris, 182 East 64th st, owner. Cost, \$100,000.

FACTORIES AND WAREHOUSES.

15TH ST.—Maurice Courland, 47 West 34th st, has plans in progress for alterations and a top addition to the 8-sty brick factory, 75x100 ft, at 31-33 West 15th st, for Max Schaffer Co., 26 Warren st, owner. Cost, \$90,000. Architect will take bids on general contract about February 1.

HOTELS.

5TH AV.—Emery Roth, 119 West 40th st, has plans in progress for a 14-sty brick and limestone apartment hotel, 54x100 ft, at 37-39 5th av, for Bing & Bing, 119 West 40th st, owner and builder. Owner will soon take bids on separate contracts. Concrete and electrical engineer, Alex Brociner, 110 West 10th st.

STORES, OFFICES AND LOFTS.

UNIVERSITY AV.—Samuel Cohen, 32 Union sq, has plans in progress for a 1-sty brick taxpayer, 60x100 ft, on the west side of University av, 81 ft south of West 179th st, for Occidental Holding Co., owner, care of architect.

36TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 13-sty brick loft building, 126x96 ft, at 242-252 West 36th st, for the 242-252 West 36th Street Corp., Max Aronson, president, 229 West 36th st, owner. Cost, \$2,600,000. Structural engineer, Ball & Snyder, 25 East 24th st.

MISCELLANEOUS.

129TH ST.—J. J. Gloster Co., 110 West 40th st,

SPRINKLER

SUPERVISORY SERVICE
AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC
FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE

Automatic Fire Alarm Co.
416 Broadway New York City
CANAL 5188

has completed plans for alterations and an addition to the 1-sty brick laundry, 40x90 ft, at 118 East 129th st, for Manhattan Wet Wash Laundry, owner, on premises. Cost, \$20,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—I. Margon & C. Glaser, 2806 3d av, have completed plans for a 5-sty brick, limestone & terra cotta apartment house, 120x88 ft, on the west side of Morris av, 103 ft south of 181st st, for Kings Winter Building Co., 81 East 125th st, owner and builder. Cost, \$200,000.

GRAND CONCOURSE.—Irving Margon & Chas. Galser, 2806 3d av, have plans nearing completion for two 5-sty brick, limestone & terra cotta apartments, 90x125 ft each, on the west side of Grand Concourse, north of 196th st, for W. J. Diamond, 1646 Monroe av, owner. Total cost, \$50,000.

171ST ST.—James F. Meehan and associate, Times Building, 42d st & Broadway, have plans in progress for a 6-sty brick, stucco & granite apartment, 358x270 ft, on the block bounded by 171st & 172d sts, Grand Concourse & Whyte pl, for Billingsley Holding Corp., Dr. Logan Billingsley, president, 1884 University av, owner. Cost, \$2,000,000. Architect and owner will take bids on separate contracts at site about February 5.

BRONXWOOD AV.—Lucian Pisciotta, 3011 Barnes av, has completed plans for a 3-sty brick & limestone tenement, 24x60 ft, on the east side of Bronxwood av, 45 ft south of 214th st, for Rose Giordano Emanuell, 636 Crescent av, owner. Cost, \$20,000. Owner will take bids on general contract about February 15.

MORRIS AV.—Chas. Schaefer, 394 East 150th st, has completed plans for two 5-sty brick and limestone apartment houses, 63x81 ft, on the east side of Morris av, 249 ft south of 170th st, for Abraham Hackrott, 3548-50 Park av, owner and builder. Cost, \$180,000.

171ST ST.—Jas. F. Meehan and associate, Times Building, 42d st and Broadway, have plans in progress for a 6-sty brick, stucco and granite apartment, 358x270 ft, on the block bounded by 171st and 172d sts, Grand Concourse and Whyte pl, for Billingsley Holding Corp.—Dr. Logan Billingsley, president—1884 University av, owner. Cost, \$2,000,000. Architect and owner will take bids on separate contracts at site about February 5th.

CROTONA PARK EAST.—Chas. Schaefer, 394 East 150th st, has completed plans for a 5-sty brick and limestone apartment house, 127x92 ft, at the southeast corner of Crotona Park East and Charlotte st for A. Brand, 1560 Wilkens av, owner and builder. Cost, \$180,000.

DWELLINGS.

CAFLIN AV.—Thomas W. Golding, 117 West 63d st, has completed plans for two 2-sty brick dwellings, 26x44 ft, with garage, on the east side of Caflin av, south of West 197th st, for J. B. Laemmle, owner, care of architect. Cost, \$25,000.

MAHAN AV.—E. Ebeling, 1372 Zerrega av, has completed plans for two 2-sty brick dwellings, 20x55 ft each, with a 1-sty garage, 20x20 ft, on the east side of Mahan av, 100 ft south of Burke av, for John Sellitto, 1815 West Farms rd, owner and builder. Total cost, \$21,000.

HOLLAND AV.—Jos. Ziccardi, 912 Burke av, has completed plans for a 2-sty brick dwelling, 35x50 ft, irregular, on the west side of Holland av, near 211th st, for Leonardo Palumbo, 3530 Holland av, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—Wm. H. Meyer, 1861 Carter av, has plans in progress for a 4-sty brick ice plant, 75x110 ft, with storage & offices, on Web-

ster av, between 174th & 175th sts, for E. M. Schildwachter, 4130 Park av, owner. Total cost, \$1,000,000. Bids will be taken about February 1.

STORES, OFFICES AND LOFTS.

KINGSBRIDGE ROAD.—P. R. Henkel, 316 East 161st st, has completed plans for a 2-sty brick store & office building, 90x120 ft, at the southeast corner of Kingsbridge rd & Davidson av, for Weeks Avenue Construction Co., I. Robinson, president, 222 Fulton st, owner and builder.

TREMONT AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for eleven 1-sty and cellar brick and limestone stores, 111x112 ft irregular, at the southeast corner of Tremont and Morris avs for Henry T. Garidel, 623 West 185th st, owner and builder. Cost, \$45,000.

199TH ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for eight 1-sty and cellar brick and limestone stores, 25x100 ft, at the southwest corner of 199th st and Jerome av for West 190th Street Corp., care Chas. Schlesinger, 1776 Weeks av, owner and builder. Cost, \$15,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

UNION ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty brick apartment, 50x97 ft, in the south side of Union st, 150 ft west of Utica av, for Jacob Kurlander, 5 Wayne st, Middle Village, owner and builder. Cost, \$48,000. Owner will take bids on separate contracts about March 15.

LINCOLN PL.—McCarthy & Kelly, 16 Court st, have completed plans for a 4-sty brick apartment, 83x100 ft, on the south side of Lincoln pl, 70 ft east of Underhill av, for Wisconsin Realty Co., Harry Gordon, president, 330 Wyona st, owner and builder. Cost, \$125,000.

81ST ST.—Thos. I. Hohauser, 116 West 39th st, Manhattan, has completed plans for a 4-sty brick apartment, 60x76 ft, in the north side of 81st st, 400 ft east of Bay pkwy, for Hicklow Construction Co., 116 West 39th st, Manhattan, owner and builder. Cost, \$80,000.

BAY 25TH ST.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick and limestone apartment, 70x100 ft, in the west side of Bay 25th st, 150 ft south of 86th st, for I. S. Chanin, 211 Bay 10th st, owner and builder. Cost, \$140,000.

NEW YORK AV.—C. B. Meyers, 31 Union sq Manhattan, has plans in progress for a 6-st, brick apartment, 100x120 ft, at the southeast corner of N Y av and Carroll st, for M. Solomon & Sons, Inc., 217 Havameyer st, owner and builder. Cost, \$175,000.

44TH ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 4-sty brick apartment, 40x100 ft, in the south side of 44th st, 100 ft east of 13th av, for S. Kraus, owner, care of architect. Cost, \$70,000.

DWELLINGS.

38TH ST.—Geo. Alexander, Jr., 3402 av K, has plans in progress for two 2-sty frame dwellings, 16x61 ft, in the east side of East 38th st 170 ft north of av I, for Richard Von Lehn, Jr, 2701 Glenwood rd, owner and builder. Cost \$14,000.

AV I.—Jack Fein, 211 Snediker av, has completed plans for two 2-sty frame dwellings, 20.40 ft, at the northwest corner of Av I and East 51st st, for John Morobito, 230 Thompson st owner and builder. Total cost, \$12,000.

AV Q.—P. A. Smith, 51 East 42d st, has completed plans for a 2-sty frame dwelling, 28x50 ft, on the south side of Av Q, 60 ft east of East 18th st, for Nellie G. Pease, 12 Kenmore pl, owner. Cost, \$16,000.

VAN SICLEN ST.—Wm. A. Lacerenza, 16 Court st, has completed plans for a 2-sty frame dwelling, 18x50 ft, in the east side of Van Siclen st, 354 ft south of Kings Highway, for Fred L. Bartlett, 35 Pineapple st, owner and builder. Cost, \$16,000.

LINCOLN PL.—Benj. Driesler, Jr., 153 Remsen st, has completed plans for a 2-sty brick dwelling, 20x66 ft, on the north side of Lincoln pl, 545 ft east of Underhill av, for Elite Builders, Inc., 1627 Union st, owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

LAFAYETTE AV.—Murray Klein, 37 Graham av, has plans in progress for a 2-sty brick store and office building, 100x134 ft, at the corner of Lafayette av and Ashland pl for Samuel Ageloff, 126 Reid av, owner and builder. Cost, \$175,000.

FLATBUSH AV.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 1-sty brick store, 29x80 ft, on the east side of Flatbush av, 171 ft south of Utica av, for Angelo Marani, 2396 Flatbush av, owner and builder. Cost, \$6,000.

EMMONS AV.—Benj. Driesler, Jr., 153 Remsen st, has plans in progress for four 2-sty brick stores, 40x70 ft, at the corner of Emmons av & Leonard pl, for Milkon Realty Co., M. Cohn, president-owner, care of architect. Cost, \$7,000. Architect will take bids on general contract.

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—G. Ricci, 137 Brighton av, Perth Amboy, has plans in progress for a 4 & 7-sty brick apartment, with stores, at the north-

west corner of Hillside & Flushing avs, Jamaica, for J. L. Mott Engineering & Construction Co., 1049 Haddon av, Camden, owner and builder. Cost, \$900,000.

LONG ISLAND CITY, L. I.—Shampan & Shampan, 50 Court st, Brooklyn, have completed plans for a 5-sty brick apartment, 88x100 ft, on the south side of Hunterspoint av, 100 ft west of Van Alst av, for Tubes Realty & Terminal Co., Wm. P. Shunick, president, 51 East 42d st, Manhattan, owner. Cost, \$140,000. Architect will take bids soon.

DWELLINGS.

HOLLIS PARK GARDENS, L. I.—G. Crane, 615 Stoothoff av, Richmond Hill, has plans in progress for a 2-sty frame apartment, 60x27 ft, on Fairmont av, Hollis Park Gardens, for A. Gascoyne, 1264 Jamaica av, Woodhaven, owner and builder. Cost, \$17,000.

HEMPSTEAD, L. I.—Godwin & Sullivant & Wm. F. McCulloch, 350 Madison av, Manhattan, have plans in progress for a 2½-sty frame & stucco dwelling, 40x60 ft, at Hempstead, for D. A. Marsh, Front st, Hempstead, owner. Architect will take bids on general contract soon.

FLORAL PARK, L. I.—Harold F. Smith, 14 East 23d st, Manhattan, has plans nearing completion for a 2½-sty frame dwelling, 30x66 ft, at Floral Park, for Frank Brunella, owner, care of architect. Cost, \$25,000. Architect will take bids on general contract about February 6.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—H. Brucker, Myrtle av, Ridgewood, has plans in progress for a 1½-sty brick stable, 32x70 ft, in the west side of Schaler

st, north of Catalpa av, Ridgewood, for William Keller, owner and builder, care of architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

EDGEWERE, L. I.—J. Cornell, O'Kane Building, Far Rockaway, has plans in progress for eight 1-sty brick stores, 42x118 ft, on Far Rockaway blvd, Edgemere, for I. Goldberg, O'Kane Building, Far Rockaway, owner and builder. Total cost, \$20,000.

Suffolk.

HOSPITALS.

BAYSHORE, L. I.—York & Sawyer, 50 East 41st st, Manhattan, have plans in progress for a 3-sty brick hospital, 100x100 ft, at Bayshore, for South Side Hospital, Bayshore, owner. Cost, \$200,000. Architect will take bids on general contract about March 1st.

MISCELLANEOUS.

BRIDGEHAMPTON, L. I.—Benj. V. White, 29 West 34th st, Manhattan, has plans nearing completion for a 2-sty frame community building, 26x72x42x82 ft, at the corner of Main & School sts, Bridgehampton, for Community Association, J. T. Adams, chairman of Board, Jobs Lane, Bridgehampton, owner. Cost, \$45,000.

Westchester

DWELLINGS.

WHITE PLAINS, N. Y.—Plans are being prepared privately for a 2-sty frame dwelling, 24x 29 ft, on Alexander av, White Plains, for A. B. Platt Co., 174 Martine av, White Plains, owner and builder. Cost, \$7,000.

National Surety Building

One of the largest new building operations now proceeding in the down town section is the new office building of the National Surety Corporation at Washington, Albany and Carlisle Streets

The New York Edison Company will supply the electric service for this building for the operation of elevators, ventilating system and house pumps. The installation consists of 6,700 lamps and 256 horsepower

Architect—Arthur C Jackson - - - 501 Fifth Avenue
 General Contractor—Geo A Fuller Co - - - 949 Broadway
 Wiring Contractor—Walter H. Taverner Corp - 175 Fifth Avenue

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



WHITE PLAINS, N. Y.—A. B. Platt Co., 174 Martine av, White Plains, has completed plans for a 1½-sty frame dwelling, 30x36 ft, on Wayne av, White Plains, for Anita M. Feister, owner, care of architect. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Reilly & Hall, 405 Lexington av, Manhattan, have plans in progress for three 2½-sty brick and frame dwellings, 70x30 ft, in Braecrest Section, New Rochelle, for owner, care of architect. Cost, \$15,000 each.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—L. V. V. Sweezy, Bible House, Manhattan, has plans in progress for a 2-sty stone club house, 55x245 ft, with golf course, at New Rochelle, for Winged Foot Golf Club, C. C. Nobles, president, 58 West 59th st, Manhattan, owner. Cost, \$650,000. Golf course architect, A. W. Tillinghast, 56 West 45th st, Manhattan. Landscape architect, Lewis & Valentine, 47 West 34th st, Manhattan. Bids will be taken about February 13.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

ELIZABETH, N. J.—Romollo Botelli, 207 Market st, Newark, has plans in progress for two 4-sty common & tapestry brick & limestone apartments, 55x100 ft, with stores, on Westminster av, between Prince & North Broad sts, Elizabeth, for A. G. Construction Co., Abraham Gennett, president, 74 Treacy av, Newark, owner and builder. Cost, \$100,000 each. Owner will take bids on separate contracts soon.

NEWARK, N. J.—Ed. V. Warren, Essex Building, Newark, has completed plans for three 3-sty frame clapboard & shingle flats, 24x75 ft each at 207-213 Hillside av, Newark, for B & D Construction Co., Louis Doroson, president, 52 Hillside av, Newark, owner and builder. Cost, \$25,000.

ORANGE, N. J.—Albert P. Nucciarone, 206 Central av, East Orange, has plans in progress for two 3-sty brick flats, 24x48 ft, at 341 Mechanic st, Orange, for Anthony Tarantino, owner, care of architect. Cost, \$12,000 each. Architect will take bids about January 30.

NEWARK, N. J.—Ed. V. Warren, Essex Building, Newark, has completed plans for a 4-sty common and tapestry brick and limestone apartment, 49x84 ft, at 96-98 Mt. Pleasant av, Newark, for Edward Lowes, 31 Lawrence av, West Orange, owner and builder. Cost, \$60,000.

NEWARK, N. J.—Ed. V. Warren, Essex Building, Newark, has completed plans for two 3-sty frame and clapboard flats, 32x67 ft, at the northeast corner of Nye av and Wolcott terrace, Newark, for Morris Breitman, 339 Waverly av, Newark, owner and builder. Cost, \$20,000 each.

CHURCHES.

PATERSON, N. J.—F. J. Schwarz, Colt Building, Paterson, has completed plans for a 1-sty brick, terra cotta and limestone church, 50x90 ft, in Marshall st, Paterson, for St. George's Syrian R. C. Church, Rev. Cyril Anid, Marshall st, Paterson, owner. Cost, \$45,000.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has plans in progress for a 1-sty tapestry brick, limestone & terra cotta synagogue, 64x80 ft, at Newark, for Congregation Estreich Hungarian, owner, care of architect. Cost, \$50,000. Architect will take bids on general contract and separate contracts about February 1. Exact location will be announced later.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, Henry Baechlin, 665 Broad st, Newark; Backoff, Jones & Cook, Essex Building, Newark, and Jordan Green, Essex Building, Newark, associate architects, have plans in progress for a 3-sty & basement brick & stone temple at 1020-1024 Broad st, Newark, for Salaam Temple, A. A. O. N. M. S., Geo. M. Buttle, illustrious potentate, 165 Market st, Newark, owner. Cost, \$1,000,000.

NEWARK, N. J.—Jos. B. O'Rourke, Firemen's Building, Newark, has preliminary plans in progress for a brick & stone church, ectory, school and convent, on plot 200x200 ft, at the corner of Custer, Meeker & Peshine avs, Newark, for St. Charles Borromeo R. C. Church, Rev. Father Thos. A. Walsh, rector, 86 Custer av, Newark, owner.

DWELLINGS.

WEST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x25 ft, at the corner of Wellington av & Spruce st, West Orange, for J. G. Sinclair, Inc., 358

South Jefferson sts, Orange, owner and builder. Cost, \$6,000.

ORANGE, N. J.—W. Frank Bower, 441 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 28x47 ft, at 442 Berkeley av, Orange, for Andrew Lenart, 114 Chestnut st, East Orange, owner and builder. Cost, \$15,000. Mason work, Josef Christenson, 296 Tremont av, Orange.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—H. Wilhelms & Son, 803 East Jersey st, Elizabeth, have the general contract for a 3-sty hollow tile and stucco factory, 60x100 ft, at 232-6 Marshall st, Elizabeth, for Fred Rieke, 230 Marshall st., Elizabeth, owner, from plans by Louis Quien, Jr., 229 Broad st., Elizabeth, architect. Cost, \$45,000. Plumbing and heating, Sharpe Plumbing & Heating Co., Roselle Park. Electric work, Victor Electric Co., 254 Morris av, Elizabeth.

IRVINGTON, N. J.—Plans are being prepared privately for a 1-sty brick warehouse, 35x60 ft, with garage, on Lyons av, at Lehigh Valley Railroad, Irvington, for Tide Water Oil Co., Wm. De Lichtenberg, in charge, 11 Broadway, Manhattan, owner. Cost, \$25,000. Owner will take bids on general contract about April 1.

NEWARK, N. J.—Frank V. Nickels, 4400 Maneyunk av, Philadelphia, has plans in progress for a 2-sty and basement brick factory, 75x200 ft, at Newark, for A. B. Nassib, 27 East 21st st, Manhattan, owner. Cost, \$100,000.

NEWARK, N. J.—J. B. Accolla, Union Building, Newark, has completed plans for a 1-sty frame and sheet iron storage building, 50x100 ft, in Meadow st, Newark, for Nickelsburg Bros., owners and builders on premises. Cost, \$8,000.

HALLS AND CLUBS.

PATERSON, N. J.—Fredk. W. Wentworth, 140 Market st, Paterson, has plans in progress for a Masonic temple, on plot 130x200 ft, on the north side of Broadway, near Graham av, Paterson, for Masonic Temple Association, A. C. Kendrin, chairman building committee, 82 Clay st, Paterson, owner.

PATERSON, N. J.—Elliott R. Coe, Romaine Bldg., Paterson, has completed plans for a 3-sty brick and terra cotta community house, with stores, in Market st, between Paterson av and Church st, Paterson, for Market Street Methodist Episcopal Church, Rev. C. E. Scudder, pastor, 219 Market st, Paterson, owner. Cost, \$125,000.

ASBURY PARK, N. J.—Wm. Newmann, 314 Palisade av, Jersey City, has been retained to prepare plans for an addition to the 4-sty brick club house, 32x100 ft, on Monroe av, Asbury Park, for Asbury Park Lodge, B. P. O. Elks, George J. Daley, chairman building committee, Monroe av, Asbury Park, owner. Cost, \$150,000.

HOBOKEN, N. J.—Fred J. Meystre, 84 Washington st, Hoboken, has completed plans for a 4-sty brick & granite masonic temple, 40x115 ft, at 9th & Washington sts, Hoboken, for Combined Lodges of Free & Accepted Masons, John M. Verner, chairman building committee, 1239 Garden st, Hoboken, owner. Cost, \$200,000. Architect will take bids in spring.

HOSPITALS.

IRVINGTON, N. J.—Jos. B. Allen, 1091 Sanford av, Irvington, has completed plans for a 2 or 3-sty brick hospital on Chancellor av, Irvington, for Town of Irvington, Department of Parks and Public Property—Dr. Albion C. Christian, chairman of building committee—General Hospital, Irvington, owner. Cost, \$300,000. Consulting architect, Oliver H. Bartine, 152 Lexington av, Manhattan.

CONTRACTS AWARDED.

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

BANKS.

STAMFORD, CONN.—F. S. Dawless, Stamford National Bank Building, Stamford, has the general contract for an addition to the 2-sty brick and steel bank, 31x41 ft, at 300 Main st, Stamford, for Stamford Trust Co.—Walter Ferguson, president—300 Main st, Stamford, owner, from plans by J. C. Jacobson and W. C. Hunting, 4 West 47th st, Manhattan, architects. Cost, \$25,000.

CHURCHES.

MANHATTAN—Thos. O'Reilly & Son, 17 East

49th st, have the general contract for alterations to the 1-sty brick church, 136x290 ft, at 100-118 West 60th st, for Church of the Paulist Fathers—Rev. Father Thos. F. Burke, superior—100-118 West 60th st, owner, from plans by Warren W. Chapin, 347 Madsion av, consulting engineer. Cost, \$60,000. Steel work, Post & McCord, 101 Park av.

DWELLINGS.

SOUTH ORANGE, N. J.—Geo. H. Becker & Bros., 267 Techenor av, South Orange, have the general contract for ten 2-sty frame & brick veneer dwellings, on University Courts, South Orange, for Geo. H. Becker, 267 Techenor av, South Orange, owner, from plans prepared privately. Cost, approximately \$15,000 each.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—H. Wilhelm's & Sons, 803 East Jersey st, Elizabeth, have the general contract for a 3-sty hollow tile & stucco factory, 60x100 ft, at 232-6 Marshall st, Elizabeth, for Fred Rieke, 230 Marshall st, Elizabeth, owner, from plans by Louis Quien, Jr., 229 Broad st, Elizabeth, architect. Cost, \$45,000.

HOTELS.

MANHATTAN—Jos. G. Siegel, Inc., 17 East 149th st, has the general contract for a 15-sty brick apartment hotel, 56x149 ft, with stores and restaurant, at the northeast corner of Broadway and 74th st, for 2120 Broadway Corp.—Jos. Zubor, director—471 4th av, owner, from plans by Sugarman & Hess, 16 East 43d st, architects. Cost, \$1,000,000. Associate architect, Wm. E. Bloodgood, 17 East 49th st. Structural engineer, Chris Jepperson, 56 West 45th st. Lessee, Prismatic Bros., 45 West 32d st.

STORES, OFFICES AND LOFTS.

MANHATTAN—J. S. Hyers Co., 123 West 30th st, has the general contract for alterations to the 4-sty brick store, 25x63 ft, at 41 East 22d st, for Chas. A. Eckhard, 7 East 22d st, owner, from plans by John E. Stasse, 175 5th av, architect. Cost, \$10,000.

MISCELLANEOUS.

VERONA, N. J.—Morgan Construction Co., 207 Market st, Newark, has the general contract for a 1-sty brick & stone public library, 30x40 ft, on Bloomfield av, between Central School & Gould sts, Verona, for Boro of Verona, Wm. Pitt, chairman of building committee, 56 South Prospect st, Verona, owner, from plans by Francis A. Nelson, 15 West 38th st, Manhattan, architect. Cost, \$25,000.

BRONX—Geo. A. Fuller Co., 175 5th av, has the general contract for a 3-sty and cellar brick, limestone and granite laboratory, 165x52 ft, on the east side of Mott av, from 157th to 158th sts, for The Fleischman Co., 701 Washington av, owner, from plans by Arthur B. Heaton, 52 Vanderbilt av, architect. Cost, \$150,000.

New York Gas Light Rates

The New York Mutual Gas Light Co., the Standard Gas Light Co., the New Amsterdam Gas Co. and the East River Gas Co. of Long Island City, filed affidavits with the Public Service Commission Saturday last in justification of the \$1.25 rate which these companies have filed with the Public Service Commission, to take effect February 11, superseding the \$1.20 rate charged by these companies under the temporary injunction granted by the Federal Court. These companies have just obtained final decrees in their rate suits in the United States District Court, and the affidavits filed by the presidents of the respective companies explain that the \$1.25 rate is slightly less than the companies are legally entitled to receive, as a matter of adequacy of return, but that the \$1.25 rate is promulgated in the interests of uniformity with the \$1.25 rate now being charged by the Consolidated Gas Co., the Central Union Gas Co. and the Northern Union Gas Co., in the same territory in Manhattan and The Bronx.

The affidavits show the detailed costs of the production and distribution of gas as of January 1, 1922, in comparison with the costs in 1919 and 1920, and show the present cost to be substantially higher than in those years. These actual costs for the four companies, including return on their actual investment at the rate found by the Federal Court, are stated by the affidavits to be as follows:

	1919	1920	Jan. 1, 1922
New York Mutual Gas			
Light Co.	\$1.2938	\$1.4694	\$1.4012
Standard Gas Light Co.	1.3581	1.4296	1.4526
New Amsterdam Gas Co.	1.3075	1.3395	1.4132
East River Gas Co.	1.3075	1.3395	1.4132

An affidavit contemporaneously filed by Robert A. Carter, vice-president of the Consolidated Gas Co., and in charge of the accounts and records of that company and the affiliated companies in Manhattan and The Bronx, shows the combined cost, as of January 1, 1922, for all the companies, to be \$1.3696, as contrasted with a rate of \$1.25.

The affidavit of Mr. Carter shows that several items of costs, notably taxes, have increased in 1922 as compared with previous years. The increases in taxes assessed by public authority, which the companies are powerless to prevent, amount to several cents per thousand cubic feet of gas sold.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 No th 11th Street

BROOKLYN, N. Y.

A SIGN POST OF SAFETY

The record of S. W. Straus & Co., now 40 years without loss to any investor, is a sign post pointing the way to safe January investments.

Our booklet, "Common Sense in Investing Money," tells the reasons for this record and shows how investors may profit by it. Write for it today, and specify

Booklet A-1202

S.W. STRAUS & CO.

Established 1882 Incorporated

STRAUS BUILDING
 565 Fifth Ave., at 46th St., NEW YORK
 Offices in 15 Principal Cities
 Telephone—Vanderbilt 8500
40 Years Without Loss to Any Investor

Copyright, 1922, by S. W. Straus & Co.

SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best. Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

243 Canal St., New York
 Telephone: Franklin 2216

PLANS FILLED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST, 685; also COOPER ST, 2, 5-sty bk apt house, 100x90, asphalt & rubberoid rf; \$190,000; (o) Cori Rity. Co., 11 Cooper; (a) John P. Boyland, 120 E Fordham rd (37).

EAST BROADWAY, 286, 5-sty bk tnt, 57x100, tar & gravel rf; \$125,000; (o) Louis Cohen, 156 Rivington; (a) Seelig, Finkelstein & Wolfinger, 44 Court, Bklyn (36).

RIVERSIDE DR, 355, 14-sty f. p. apt house, 44x87, t. c. tile & l. g. rf; \$200,000; (o) 355 Riverside Drive Corp., 535 W 20th; (a) Alfred C. Bossom, 680 5 av (40).

69TH ST, 24 W, 9-sty f. p. tnt, 42x85, slag rf; \$125,000; (o) 24 W. 69th St. Corp., 17 W 42d; (a) Geo. Fred Pelham, 200 W 72d (35).

71ST ST, 139-47 W, 9-sty f. p. apt & doctors' offices, 100x86, slag rf; \$550,000; (o) 141 W 71st St. Co., Inc., 1974 Bway; (a) Schwartz & Gross, 347 5 av (33).

162 ST, 501-13 W, ST NICHOLAS AV, 1041-49, 6-sty bk tnt, 121x87, slag and gravel rf; \$180,000; (o) Sophie Simpson, 1646 Monroe av, Bronx; (a) Margon & Glaser, 2804-6 Third av (39).

165TH ST, 600 W, 5-sty bk tnt, 100x106, slag rf; \$180,000; (o) 615 W 164th St Corp, 1540 Broadway; (a) Gronenberg & Leuchtig, 450 4th av (30).

165TH ST W, s s, 100 w Bway, 5-sty bk tnt, 100x100, slag rf; \$180,000; (o) Pay Rity., Inc., 16 Haven av; (a) Gronenberg & Leuchtig, 450 4 av (31).

HAVEN AV, 276-86, 6-sty bk tnt, 151x167x85, slag rf; \$75,000; (o) Arrowhead Bldg. Corp., 41 Convent av; (a) Geo. Fred Pelham, 200 W 72d (28).

5TH AV, 810, 12-sty f. p. tnt, 50x98, slate rf; \$800,000; (o) Mrs. Florence Fish, 810 5 av; (a) F. B. Hoffman, Jr., & Muray Hoffman, 147 E 51st (29).

STABLES AND GARAGES.

BROADWAY, 4160, 5-1-sty metal garages, 10x17, metal rf; \$500; (o) Robt. D. Phillips, 148 W 72d; (a) Peter Herb, 30 E 42d (34).

STORES, OFFICES AND LOFTS.

CANAL ST, n e c Varick, 3-sty f. p. bank & offices, 80x88x83x31; \$190,000; (o) The Corn Exchange Bank, 13 William; (a) Q. Fellheimer & Steward Wagner, 7 E 42d (32).

MISCELLANEOUS.

LAFAYETTE ST, 258-62, 1-sty bk gas station, 4x6; \$500; (o) John Hayes, 258-62 Lafayette; (agt) Martin J. Ford, 534 W 46th (38).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KINGSBRIDGE RD, n e c 230th, 5-sty bk tnt, 191x90, slag rf; \$300,000; (o) Sydel Realty Corp., Abner Distillator, 2 W. 33, pres.; (a) Margon & Glaser, 2804 3 av (114).

230TH ST, n s, 83.6 e Kingsbridge rd, 5-sty bk tnt, 79.7x103.9, slag rf; \$180,000; (o) Sydel Realty Corp., Abner Distillator, 2 W. 33, pres.; (a) Margon & Glaser, 2804 3 av (113).

ANDREWS AV, s e c 179th, 6-sty bk tnt, 169.4 x73.7, slag rf; \$225,000; (o) Build Well Constn. Co., Jos. Wein, 340 W 57th, Pres; (a) Chas. Kreymborg, 2534 Marion av (147).

BRONXWOOD AV, e s, 45 s 214th st, 3-sty br tnt, 34x60, plastic slate rf; \$20,000; (o) Rosa G. Emanuele, 636 Crescent av; (a) Lucian Pisciotta, 3011 Barnes av (175).

DAVIDSON AV, n w c 180th, 5-sty bk tnt, 100x81, slag rf; \$150,000; (o) Val Court Co., Gustav Halpern, 311 Bway., pres.; (a) Chas. Kreymborg, 2534 Marion av (118).

MANIDA ST, e s, 141.4 s Lafayette av, 5-sty bk tnt, 66x86, asphalt rf; \$70,000; (o) Harry Sherman, 1011 Westchester av; (a) John De Hart, 1039 Fox (150).

GRAND CONCOURSE, n w c Clarke pl, 5-sty bk tnt, 96.4x154, plastic slate rf; \$250,000; (o) Joe Hen Realty Corp., Jos. Goldfein, 350 Bway, Pres; (a) Springsteen & Goldhammar, 32 Union sq (121).

GRAND AV, w s, 178.5 n Fordham rd, 5-sty bk tnt, 72.6x93, rubberoid rf; \$120,000; (o) Hurley & Son, Inc., Edw. Hurley, 369 E 164th, Pres; (a) John P. Boyland, 120 E Fordham rd (163).

MARION AV, n w c 194th, 6-sty bk tnt, 100x80, slag rf; \$150,000; (o) Val King Corp., Frank Miltner, 2534 Marion av, Pres; (a) Chas. Kreymborg, 2534 Marion av (148).

MORRIS AV, e s, 248.11 s 170th, 2-5-sty bk tnts, 62.6x80.6, Barrett's rf; \$180,000; (o) Abraham Hochrott, 3550 Park av; (a) Chas. Schaefer, Jr., 394 E 150th (153).

VALENTINE AV, e s, 277.10 s 192d, 6-sty bk tnt, 50x89, slag rf; \$90,000; (o) Padula Realty

Corp., Louis Padula, 291 E 149th, Pres; (a) Moore & Landsiedel, 3 av & 148th (133).

WEBB AV, e s, 100 n Devoe ter, 5-sty bk tnt, 50x93, rubberoid rf; \$90,000; (o) The Taw Realty Corp., Jas. Murray, Jr., 1138 St. Nicholas av, Pres; (a) John P. Boyland, 120 E Fordham rd (164).

DWELLINGS.

EASTCHESTER RD, n s, 230 e Laconia av, 3-sty concrete dwg, 20x40, tin rf; \$4,000; (o & a) Patrick Carry, 422 Willis av (120).

SIGMA PL, e s, 100 s Palisade av, 1-sty fr dwg, 41x27, shingle rf; \$8,000; (o) Bartholin Osgood, 10 Hamilton av, Yonkers; (a) Geo. Provot, 50 W 47th (168).

212TH ST, s s, 200 e Paulding av, 2-sty fr dwg, 20x30, tin rf; \$4,500; (o) Groacchiro, 712 E 215th; (a) Jos. Ziccardi, 912 Burke av (167).

224TH ST, n s, 400 e Schieffelin av, 1½-sty fr dwg, 20x36, slate rf; \$3,000; (o) John Lynch, 116 W 101st; (a) Robt. Moser, 1238 E 223d (152).

231ST ST E, s s, 105 w Bronxwood av, 2-sty fr dwg, 22x58, 1-sty fr garage, 20x19, rubberoid rf; \$9,500; (o) Jos. Reitano, 827 E 226th; (a) B. P. Wilson, 827 E 226th (123).

236TH ST, s s, 137.68 w Webster av, 1½-sty fr dwg, 21x38, asphalt shingle rf; \$4,500; (o) Kutzner & Kutzner, 4236 Verio av; (a) B. C. Smith, 414 E 141st (145).

237TH ST E, n e c Matilda av, 3-sty fr dwg, 27.6x57.6, 1-sty fr garage, 17x17, shingle rf; \$13,100; (o) Frank Selman, 4438 White Plains av; (a) G. A. Innecken, 4438 White Plains av (161).

259TH ST, n s, 70 e Tyndall av, 2-sty bk dwg, 18x53, tin rf; \$10,000; (o) Jos. Eder, 417 E 158th; (a) John H. Friend, 148 Alexander av (127).

BARNES AV, n w c 234th, 2-sty bk dwg, 25x55, plastic slate rf; \$12,000; (o) Peter Buccino, 309 W 116th; (a) Geo. P. Crosier, 223 & White Plains av (156).

BENEDICT AV, n s, 332 w Olmstead av, 2-sty bk dwg, 21.4x55, rubberoid rf; \$10,000; (o) Adam Feeher, 366 E 183; (a) Anton Pirner, 2069 Westchester av (111).

BRONX BLVD, w s, 72 n 241st, 2-sty fr dwg, 18x26, slate rf; \$4,500; (o) Anna M. Raber, 1150 Teller av; (a) Louis D. Kirby, 1750 E Tremont av (143).

BRONX BLVD, e s, 350 s 240th, 2-sty fr dwg, 21x45, tin rf; \$8,500; (o) Antoine Beuda, 383 E 138th; (a) Edw. J. Pavelka, 2416 Dorsey (130).

BRONXWOOD AV, w s, 25 s Bartholdi, 3½-sty fr dwg, 23x44, shingle rf; \$8,500; (o) Nicola Mallardi, 942 E 215; (a) Jos. Ziccardi, 912 Burke av (115).

STABLES AND GARAGES.

LONGFELLOW AV, n w c 172d st, 1-sty br garage, 100x100, slag rf; \$15,000; (o) Land Est. Inc., Geo. Richings, 135 Broadway, pres; (a) Chas. B. Meyers, 31 Union Square (173).

PARK AV, w s, 163 s 160th, 1-sty bk garage, 25x35, slag rf; \$2,500; (o) Angelina Loytola, 291 E 149th; (a) Moore & Landseidel, 3 av & 148th (157).

PARK AV, w s, 206.3 n 179th, 1-sty bk garage, 76.6x126, plastic slate rf; \$30,000; (o) Henry J. Semke, 1662 Boston rd; (a) John E. Kerby, 4487 Park av (144).

3D AV, e s, 50 s Bathgate av, 1-sty bk garage, 75.9x127, slag rf; \$20,000; (o) B. P. Cruccl, 4582 3 av; (a) Chas. Kreymborg, 2534 Marion av (119).

STORES, OFFICES AND LOFTS.

BOSTON RD, n e c 174th, 1-sty bk strs, 47.33 x91.33, slag rf; \$7,000; (o) Wm. Keogh Amus. Co., Wm. T. Keogh, 570 Bergen av, pres.; (a) Geo. A. Bagge & Sons, 299 Madison av (117).

QUEENS BLDGS

JEROME AV, s e c 199th, 1-sty bk strs, 28.53x100, slag rf; \$15,000; (o) West 190th St. Corp., Harry Gillman, 1743 Montgomery av, Pres; (a) Moore & Landsiedel, 3 av & 148th (132).

JEROME AV, n w c Fordham rd, 1-sty bk strs, 204.22x71, slag rf; \$75,000; (o) Realty Managers. Inc., Frank Begrisch, 342 Madison av, Pres; (a) Moore & Landsiedel, 3 av & 148th (134).

LEGGETT AV, n e c Beck st, 1-sty br Market and strs, 117.4x96.98, rubberoid rf; \$20,000; (o) Leggett Av Bldg Corp, Isidor Schwab, 223 So 5th av, Mt. Vernon, pres; (a) Albert E. Davis, 258 E 138th st (172).

OGDEN AV, e s, 300 n 170th st, 1-sty br strs, 50x50, comp rf; \$10,000; (o) Archie Realty Co., Samuel Shapiro, 132 Nassau st, pres; (a) Geo. W. Kibitz, 800 E 175th st (179).

UNIVERSITY AV, w s, 132.33 s 179th, 1-sty bk strs, 101.10x74.6, plastic slate rf; \$30,000; (o) Chas. J. Rosen, 10 Hamilton av, Bronxville; (a) Samuel Cohen, 32 Union sq (146).

H. W. BELL CO.

Gypsum Blocks
 Terra Cotta Blocks
 Plaster Boards
 Dumbwaiter Blocks
 Flue Pipe
 Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134
 BROOKLYN

KENT AVENUE & MORTON STREET

BUILDERS

LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.
 Tel. Vanderbilt 5610

FOR

PAINTING, DECORATING
 and PLASTERING

Consult

LESCH & JOHNSON

261 East Fordham Road New York
 Telephone: Fordham 9345

MISCELLANEOUS.

FORDHAM RD., n s, 150 w Hoffman, 1-sty bk shop, 25x83, rubberoid rf; \$6,000; (o) Thira Realty Co., Thira Young, 2558 Morris av, Pres; (a) John P. Boyland, 120 E Fordham rd (128).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BARRETT ST, 226-32, w s, 35.2 n Dumont av. 4-sty bk tnt, 65x87.6; \$70,000; (o) Louis Wabnik, 365 Elton; (a) Chas. Goodman, 375 Fulton (861).

COLERIDGE ST, 225, e s, 180 s Oriental blvd, 2-sty bk 1 fam dwg, 25x46; \$11,000; (o) Jacob Cohen, 71 5 av, Manhattan; (a) Nelson K. Vanderbeek, 15 Maiden la, Manhattan (865).

COTTAGE PL, 3013-25, e s, 94.7 s Surf av, 6-3-sty bk tnts, 20x78; \$90,000; (o) Isaac & Chas. Rosenberg, 2248 W 22d; (a) Seelig & Finkelstein, 44 Court (588).

DEAN ST, 2155-61, n s, 80 e Saratoga av, 4-sty bk 28 fam dwg, 60x90; \$75,000; (o) Klein & Evans, Inc., 148 Pennsylvania av; (a) E. M. Adelson, 1778 Pitkin av (867).

LINCOLN PL, 338-48, s s, 87.5 e Underhill av, 4-sty bk tnt, 100x83.2; \$125,000; (o) Wisconsin Realty Co., 330 Wyona; (a) McCarthy & Kelly, 16 Court (742).

BAY 16TH ST, 8402-12, s w c 84th, 3-sty bk tnt, 31x90; \$35,000; (o) Rosario Leonardi, 91 Monroe, Manhattan; (a) Michael A. Cardo, 61 Bible House, Manhattan (722).

W 21ST ST, 2942, w s, 167.5 1/2 n Surf av, 3-sty bk tnt, 20x62; \$15,000; (o) Guyden Caynilla, 11 Mermaid av; (a) Morris Perlstein, 49 Fulton, Middle Village (654).

29TH ST, 141-43, n s, 270 w 4 av, 2-3-sty bk tnt, 20x71; \$50,000; (o) Frank Spero, 7625 Ridge blvd; (a) McCarthy & Kelly, 16 Court (961).

30TH ST, 195, n s, 320 e 4 av, 3-sty bk tnt, 22x60.2; \$30,000; (o) Frank Scancerella, 829 3 av; (a) McCarthy & Kelly, 16 Court (960).

E 38TH ST, 1015-17, e s, 170.6 n Av I, 2-2-sty fr 2 fam dwgs, 16x61; \$14,000; (o) Richd. Von Lehn, Jr., 2701 Glenwood rd; (a) Geo. Alexander, Jr., 3402 Av K (821).

E 39TH ST, 947-9, e s, 227.6 s Glenwood rd, 2-sty fr 1 fam dwg, 24x41; \$8,000; (o) Alfred J. Buttin, 1034 Prospect av; (a) Chas. G. Wessel, 1339 E 4th (828).

CROSEY AV, 2137-53, n w c Bay 29th, 4-sty bk tnt, 131.3x93.4; \$200,000; (o) C. S. L. Const. Co., 106 57th; (a) Gronenberg & Leuchtang, 450 4 av, Manhattan (604).

FT. HAMILTON PKWAY, 6701-5, s e c 67th, 4-sty bk tnt, 50.9x91.1; \$30,000; (o) Jonas Const. Co., 902 58th; (a) Boris W. Dorfman, 26 Court (589).

FT. HAMILTON PKWAY, 6707-11, e s, 50.9 s 67th, 4-sty bk tnt, 50.9x102.4; \$75,000; (o & a) same as above (590).

LINDEN AV, 440x4, s s, 40 e E 37th, 2-2-sty fr 2 fam dwgs, 16x48; \$14,000; (o) Herman S. Brody, 412 Linden av; (a) M. A. Cantor, 373 Fulton (868).

LINDEN AV, 445-9, n s, 60 w E 38th, 2-2-sty fr 2 fam dwgs, 25x55; \$18,000; (o & a) same as above (869).

MARCY AV, 742, w s, 50 s Greene av, 4-sty bk tnt, 28.6x88.8; \$40,000; (o) R. H. G. Const. Co., 395 Tiffany; (a) Seelig & Finkelstein, 44 Court (637).

OCEAN AV, 253-63, e s, 515.1 1/2 n Parkside av, 4-sty bk tnt, 102x137; \$160,000; (o) Portwood Realty Co., Inc., 305 Bway., N. Y.; (a) Rose & Goldstone, 512 5 av, N. Y. (676).

28TH AV, 107-9, s s, 200 w Croysey av, 2-sty bk 2 fam dwg, 32x42; \$9,000; (o) Francisco Connetto, 170 Thompson, Manhattan; (a) Jos. J. Fricano, Arrochar, S. I. (849).

Dwellings.

BARRETT ST, 321-31, w s, 200.2 n Riverdale av, 4-2-sty bk 2 fam dwgs, 20x57; \$52,000; (o) Tovo Const. Co., Inc., 1393 Lincoln pl; (a) S. Millman & Son, 1780 Pitkin av (752).

BARRETT ST, 333-43, w s, 100.2 n Riverdale av, 4-2-sty bk 2 fam dwgs, 20x57; \$52,000; (o & a) same as above (753).

CROWN ST, 397-9, n s, 200 w Brooklyn av, 2-sty bk 1 fam dwg, 23x60; \$25,000; (o) Isidor Polvinick, 267 Barrett; (a) E. M. Adelson, 177 Pitkin av (750).

FARRAGUT RD, 3416-18, s s, 40 w E 35th, 2-2 1/2-sty fr 1 fam dwgs, 16x50; \$16,000; (o) Belman Realty & Const. Co., 253 Bway, Manhattan; (a) Albert Morris, 894 Nostrand av (614).

LINCOLN PL, 333, n s, 545 e Underhill av, 2-sty bk 2 fam dwg, 20.6x66 \$10,000; (o) Elite Builders, Inc., 1627 Union; (a) Benj. Driesler, Jr., 153 Remsen (734).

MONROE PL, 16, e s, 175 s Clark, 5-sty bk 1 fam dwg, 25x82.8; \$40,000; (o) 83d St. Const. Co., 1941 83d; (a) Slee & Bryson, 154 Montague (806).

PRESIDENT ST, 1738-44, s s, 100 w Rochester av, 4-2-sty bk 2 fam dwgs, 20x79; \$50,000; (o) Webster Const. Co., 390 Saratoga av; (a) Jacob Lubroth, 44 Court (612).

VAN SICKLEN ST, 43-7, e s, 304.6 s Kings highway, 2-2-sty fr 2 fam dwgs, 18x50; \$16,000; (o) Fred L. Bartlett, 35 Pineapple; (a) Wm. A. Lacerenza, 16 Court (811).

E 15TH ST, 1720-30, w s, 578 n Av R, 3-2-sty fr 2 fam dwgs, 22x53; \$30,000; (o) Miller Berge Co., 1543 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (800).

E 18TH ST, 1182-92, w s, 255 n Av L, 2-2 1/2-sty fr dwgs, 24.8x68.10; \$25,000; (o) South Side Bldg. Co., Inc., 287 Vermont; (a) Chas. Infanger & Son, 2634 Atlantic av (597).

E 24TH ST, 1833-7, e s, 260 s Av R, 2-2 1/2-sty fr 1 fam dwgs, 16x36; \$11,000; (o) C. E. Congdon & M. C. McLaughlin, 2288 Coney Island av; (a) C. E. Murray, 301 Atlantic av (701).

E 24TH ST, 882, w s, 100 n Av I, 1 1/2-sty fr 2 fam dwg, 26.6x44; \$6,500; (o) Henry B. Lyons, 1409 Av J; (a) Fredk. J. Dassau, 26 Court (661).

E 32D ST, 1128-30, w s, 220 s Av K, 2-2-sty fr 1 fam dwg, 16x40; \$12,000; (o) A. & W. Stewart, Inc., 1543 Flatbush av; (a) R. T. Schaefer (642).

Factories and Warehouses.

NEWTON ST, 119-25, n s, 130 w Graham av, 1-sty bk factory, 50x94; \$10,000; (o) I. Feldman & Son, 98 Engert av; (a) Albt. C. Kunzi, 779 Manhattan av (974).

Stables and Garages.

HUMBOLDT ST, 865-87, s w c Greenpoint av, 1-sty bk garage, 89.7x45; \$8,000; (o) Chas. C. Miller, 425 Greenpoint av; (a) J. Bernard Peiffer, 670 48th (620).

MONTGOMERY ST, 682-722, s s, 99.8 e Kingston av, 14-1-sty cnc garages, 18x18; \$11,200; (o) Hochschmit Bldrs., Inc., 573 E 5th; (a) Philip Caplan, 16 Court (969).

RICHARDSON ST, 104-14, s s, 159 w Manhattan av, 1-sty bk garage, 57.8x116.5; \$12,000; (o) John Fraser, 122 Lee av (840).

Stores and Dwellings.

GRAND ST, 576-84, s s, 20 e Lorimer, 4-2-sty bk str & 2 fam dwgs, 20x70; \$48,000; (o) Jos Socoloff & Isaac Miller, 254 Manhattan av; (a) Murray Klein, 37 Graham av (784).

GRAND ST, 574, s e c Lorimer, 2-sty bk str & 2 fam dwg, 20x90; \$12,000; (o & a) same as above (785).

SUTTER AV, 137-45, n s, 20 e Herzl, 4-2-sty bk str & 2 fam dwgs, 20x75; \$48,000; (o) Springfox Realty Co., 593 Howard av; (a) E. M. Adelson, 1778 Pitkin av (747).

SUTTER AV, 135, n s, 20 e Herzl, 2-sty bk str & 2 fam dwg, 20x82.11; \$15,000; (o & a) same as above (748).

SUTTER AV, 591-3, n e c Georgia av, 3-sty bk str & 2 fam dwg, 11.6x39; \$12,000; (o) Louis Silverglade, 593 Sutter av; (a) Harry Brodsky, Jr., 583 Sutter av (850).

4TH AV, 605, e s, 60.2 s 17th, 3-sty bk str & 2-fam dwg, 20x40; \$10,000; (o) Jos. Ekmaus, 570 4 av; (a) Paul Lubroth, 26 Cortlandt, N. Y. (629).

Stores, Offices and Lofts.

GRAND ST, 726-32, s e c Graham av, 2 1/2-sty bk offices & bank, 60.4x94.4; \$150,000; (o) Bushwick Savings Bank, 726 Grand; (a) R. Thos. Short, 370 Macon (644).

JUNIOR ST, 64-74, n w c Liberty av, 1-sty bk str, 50x80; \$12,000; (o) Harry L. Cohen, Inc., 1848 Pitkin av; (a) Chas. Goodman, 375 Fulton (817).

LEONARD ST, 418-26, s e c Newton, 2-sty bk office & warehouse, 50x100; \$13,000; (o) Chas. F. Keyes, 472 E 10th, N. Y.; (a) Albert C. Kunzi, 779 Manhattan av (619).

MESEROLE ST, 161, n s, 125 e Graham av, 3-sty bk str & lofts, 25x90; \$20,000; (o) Max Rosen, 169 Graham av; (a) Henry M. Entlich, 413 S 5th (971).

KINGS HIGHWAY, 2808-14, s e c E 28th, 1-sty bk str, 67x60; \$8,500; (o) Sheepshead Bay Bungalow Corp., 2030 Ocean pkway (807).

PARKSIDE AV, 216-32, s s, 65.11 w Flatbush av, 1-sty bk str, 150.8x34.5; \$70,000; (o) Dyker Const. Co., 1916 Croysey av; (a) Shampam & Shampam, 50 Court (731).

PARKSIDE AV, 234-40, s w c Flatbush av, 2-sty bk office & str, 65.11x34.5; \$70,000; (o & a) same as above (732).

Stores and Tenements.

DUMONT AV, 71-71, n w c Barrett, 4-sty bk str & tnt, 35.2x100; \$45,000; (o) Louis Wabnik, 365 Elton; (a) Chas. Goodman, 375 Fulton (772).

GRAHAM AV, 283-5, s w c Powers, 4-sty bk str & tnt, 50x67.6; \$45,000; (o) Philip Gast, 749 Metropolitan av; (a) Louis F. Waillant, 394 Graham av (602).

Miscellaneous.

4TH AV, 4602-12, s w c 46th, 4-sty bk nurses home, 46x37.4; \$45,000; (o) Norwegian Lutheran Deaconesses Home & Hospital, premises; (a) Foster & Graham, 15 W. 38, N. Y. (657).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—24th st, w s, s w c Hayes av, & 23d st, e s, s e c Hayes av, 4-6-sty bk tnts, 69x 56, slag rf, 12 families, elec, steam heat; \$324,000; (o) Queensboro Corporation, 50 E 42, Manhattan; (a) Andrew J. Thomas, 137 E 45th, Manhattan (566-67-68-69).

ELMHURST.—24th st, w s, 250 s Hayes av, & 23d st, e s, 250 s Hayes av, 8-5-sty bk tnts, 66x 53, slag rf, steam heat, elec; \$512,000; (o) Queensboro Corp., 50 E 42d, Manhattan; (a) Andrew J. Thomas, 137 E 45th, Manhattan (549-50-51-52-53-54-55-56).

Dwellings.

ARVERNE.—Beach 64th st, e s, 200 s Larkin, 2-2-sty fr dwgs, 31x61, shingle rf, 2 families, gas, steam heat; \$19,200; (o) Max Seligman, Beach 64th, Arverne; (a) J. P. Powers, Rockaway Beach (372).

BAISELEY PARK.—Proctor st, n e c Baiseley av, seven 1-sty fr dwgs, 26x40, shingle rf, 1-fam, gas, hot air heat; \$31,500; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Danancher, 328 Fulton, Jamaica (477 to 483).

BELLE HARBOR.—Beach 127th st, e s, n e c Newport av, two 2 1/2-sty fr dwgs, 28x40, shingle rf, 1-family, gas, steam heat; \$20,000; (o) Genevieve A. Regan, 175 Beach 113th, Rockaway Park; (a) J. Alcalde Co., Far Rockaway (427-428).

COLLEGE POINT.—14th st, e s, 100 s North blvd, 2-sty fr dwg, 21x52, slag rf, 2 families, gas; \$8,000; (o) Andrew Connor, 214 7 av, L. I. City; (a) Geo. J. Fischer, 406 12 av, L. I. City (505).

CORONA.—45th st, w s, 114 n Sackett st, 10 2-sty frm dwgs, 20x54, slag rf, 2-fam, gas, steam heat; \$85,000; (a) Paul Roth, Grand and Gilmore av, East Elmhurst; (a) A. DeBlasi, 94 East Jackson av, Corona (777).

EDGEMERE.—Beach 35th st, w s, 400 n Boulevard, 5-2-sty fr dwgs, 20x32, shingle rf, 1 family, gas; \$35,000; (o) E. G. A. Maier, Beach 35th st, Edgemere; (a) Adolph Honnen, Beach 57th, Edgemere (558-59-60-61-62).

EAST ELMHURST.—Ditmars av, s s, 76 w 43d st, 1 1/2-sty bk dwg, 28x39, shingle rf, 1-fam, gas; \$10,000; (a) William Schubert, 1361 Lexington av; (a) Geo. Fischer, 406 12th av, L. I. City (789).

ELMHURST.—22d st, w s, 100 s Roosevelt av, four 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$10,000; (o) V. Scudderl, 277 Woodside av, Elmhurst; (a) Charles Stidolph, 15 Ivy, Elmhurst (460 to 461).

FLUSHING.—17th st, w s, 100 n Franconia av, 4-2-sty fr dwgs, 18x34, shingle rf, 1 family, gas, steam heat; \$18,000; (o) Geo. Kreamer, 4183 Bway, Manhattan; (a) H. G. Lamson, 154 Nassau, Manhattan (668-669-670-671).

JAMAICA.—Atlantic st, n s, 134 e Rockaway rd, 2-sty fr dwg, 17x26, tin rf, 1 family, gas, steam heat; \$12,000; (o) Herbert Shelton, 164 W 144th, Manhattan; (a) Ernest Peterson, 64 Flushing av, Jamaica (709).

JAMAICA.—Homerlee av, e s, 249 n Fulton, 2-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) Arthur Short, Homerlee av, Jamaica (363-64).

JAMAICA.—White av, n e c Eady, & Silver av, s e c Eady, 20-1 1/2-sty fr dwgs, 22x34, shingle rf, 1 family, gas, steam heat; \$80,000; (o) Modern Homes, Inc., 381 Fulton, Bklyn; (a) R. J. Schaefer, 1543 Flatbush av, Bklyn (623 to 642).

L. I. CITY.—16th av, w s, 35 n Grand av, 2-sty bk dwg, 20x52, slag rf, 2 families, gas; \$11,000; (o) William Wade, 555 Grand av, L. I. City; (a) Geo. F. Fischer, 406 12 av, L. I. City (504).

RICHMOND HILL.—91st av, n e c 104th, two 2-sty fr dwgs, 20x55, tar & slag rf, 2-family, gas, steam heat; \$20,000; (o) W. J. Dunn, 33 Court, Bklyn; (a) Geo. Crane, 8711 114th, Richmond Hill (436).

RICHMOND HILL.—Roanoke av, s e c 115th, 3-2-sty fr dwgs, 16x44, shingle rf, 1 family, gas, steam heat; \$13,500; (o) Shulman & Richie, 305 Smediker av, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (276-76-77).

WOODHAVEN.—75th st w s, 277 n 90 av, 11-2-sty fr dwgs, 19x42, shingle rf, 2 family, gas, hot air, heat; \$82,500; (o) Chichester Realty Corp., 8319 Chichester av, Woodhaven; (a) J. M. Baker and Chas. L. Koester, 9 Jackson av, L. I. City (159-60-61-62-63-64).

Stables and Garages.

WOODHAVEN.—78th st, e s, 80 n 101st, ten 2-sty fr dwgs & garages, 20x30, tar & gravel rf, 1-family, gas, steam heat; \$48,000; (o) Herman Schroeder, 791 Carroll st, Bklyn; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (474).

Stores and Dwellings.

FLUSHING.—High st, w s c Lawrence st, 3-sty fr store & dwg, 21x46, shingle rf, 2 families, gas, steam heat; \$12,000; (o) Angelo Fissitto, 76 Washington, Flushing; (a) W. J. McKenna, 21 State, Flushing (398).

HOLLIS.—Jamaica av, n e c Villard, 3-2-sty fr str & dwgs, 18x80, slag rf, 2 families, gas, steam heat; \$34,500; (o) Harry Silverman, 193 Van Buren, Bklyn; (a) Geo. E. Crane, Richmond Hill (527-528).

L. I. CITY.—Astoria av, s s, 33 w 2 av, 3-sty bk store & dwg, 24x60, slag rf, 2-family, gas, steam heat; \$19,000; (o) Samuel Ljokovsky, 145 Flushing av, L. I. City; (a) R. Lukowsky, 432 Stevens, L. I. City (500).

MORRIS PARK.—Liberty av, n s, n e c 115th, 7-3-sty bk str & dwgs, 23x53, slag rf, 2 families, gas, steam heat; \$90,000; (o) Fred

Richtberg, 10344 120th, Richmond Hill; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (753-754).

RICHMOND HILL.—Lefferts av, w s, 90 s Jamaica av, 2-sty bk str & dwg, 40x56, slag rf, steam heat, 2 families, elec; \$17,500; (o) David Schmeier, 11922 Jamaica av, Richmond Hill; (a) A. H. Meissner, 44 79th, Woodhaven (417).

STORES, OFFICES AND LOFTS.

EDGEWATER.—Beach 35th st, n e c, Boulevard, 1-sty bk stores, 118x60, slag rf, elec, steam heat; \$15,000; (o) J. Goldberg, Far Rockaway; (a) J. H. Cornell, Far Rockaway (775).

FAR ROCKAWAY.—Beach 21st st, s s, 250 w Mott av, 1-sty bk str, 46x49, slag rf, elec; \$8,000; (o) G. T. Soper, Far Rockaway; (a) J. H. Cornell, Far Rockaway (710).

FLUSHING.—Jackson av, n e c, Leavitt av, 1-sty bk stores, 48x100, slag rf, elec, steam heat; \$15,000; (o) Jerome F. Bremmish, 34 11th st, College Point; (a) A. E. Richardson, 100 Amity st, Flushing (770).

L. I. CITY.—Jamaica av, n s, 50 w 11 av, 2-1-sty bk str, 25x75, slag rf, gas, elec; \$16,000; (o) Adam Bayer, 335 11 av, L. I. City; (a) Valentine Schiller, 335 11 av, L. I. City (619-620).

ROCKAWAY PARK.—Washington av, 65 e Beach 116th, 2-sty fr str, 35x60, slag rf, 2 families, gas; \$8,000; (o) F. Hallfield, Rockaway Park; (a) A. H. Knoll, 214 Beach 97th, Rockaway Beach (711).

MISCELLANEOUS.

L. I. CITY.—Boulevard, n w c Rawson, 2-sty bk bakery, 80x67, slag rf, steam heat; \$30,000; (o) Robert Swanson, 360 W 23d, Manhattan; (a) Geo. C. Buchtenkirk, 280 Madison av, Manhattan (565).

ROCKAWAY BEACH.—Ocean av, s e c, Pier av, 2-sty fr bath house, 100x253, slag rf, \$10,000; James Flint, Beach 163d st, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (374).

Richmond.

DWELLINGS.

ANNDALE.—Sheldon av, s s, 320 e Jefferson Blvd, 1½-sty fr dwg, asphalt slag rf, 22x24; \$3,000; (o & b) H. Hedlund, Sheldon av (42).

ARROCHAR.—Sea av, e s, 113 s Valley st, 2-sty fr dwg, 22x30, shingle rf; \$4,000; (o) C. Elizabeth Walters, 23 Sea av; (a) Jos. Walters, 23 Sea av (4).

CONCORD.—Oder av, e s, 175 s Clove av, 1-sty fr dwg, 24x36, rubberoid rf; \$3,700; (o) Chas. J. Schiels, Meeker av; (a) G. L. Buttermark, Hanover Avenue Corporation, Buttermark & Hancock (13).

CONCORD.—Richmond rd, e s, 50 s Stuben, 2-sty fr dwg, 22x45, rubberoid rf; \$5,000; (o) Saverio Garzetta, 614 Richmond rd, Concord; (a) Wm. E. Roehrig, 556 Bay, Stapleton (2789).

GRANT CITY.—Bryant av, e s, 60 n Clarkson, 4-sty fr dwg, 22x32, asphalt shingle rf; \$6,000; (o) Jos. & Helen Janickie, 131 Monroe, Hoboken, N. J.; (a) Geo. Alexander, 3402 Av K, Bklyn (2804).

GRANT CITY.—Bryant av, n s, 75 w Kruser, 1½-sty fr dwg, 23x28, shingle rf; \$4,500; (o) H. A. Owens, 362 W 119th, Manhattan; (a) Chas. B. Kewer, Tompkinsville (2826).

GRANT CITY.—Hussan st, s e s, 40 s w Franklin av, 1-sty fr dwg, shingle rf, 22x34; \$3,000; (o) Times Sq Development Co., 18 Egbert st, G. C. S. I.; (a) Steve A. Latino (32).

GRANT TER.—Adams av, n e, 173 w Southfield Blvd, 1-sty fr dwg, shingle rf, 24x30; \$2,500; (o) Elmer W. Reynolds, 64 Stobe st, Dongan, S. I.; (a) Wm. A. Reynolds, 201 Jefferson av, Dongan, S. I. (37).

GREAT KILLS.—Southfield Blvd, w s, n w cor Cleveland av, 2-sty fr dwg, 36x20, shingle rf; \$4,000; (o & b) George Olsen, 274 Harrison av (11).

GREAT KILLS.—Florence st, n s, 152 e Nelson av, 1½-sty fr dwg, 28x34, rubberoid rf; \$10,500; (o) Wm. Korback, Great Kills, S. I. (3).

GREAT KILLS.—Oakdale st, Ramblewood av, 200 e Acacia av, 2-sty fr dwg, 24x28, shingle rf; \$4,900; (o) Oscar Wicks, 135 Winan av, Great Kills; (a) Harry Pelcher, Port Richmond; Capt. Jos. Erickson, 3827 Richmond av, Eltingville (2812).

GREAT KILLS.—Margret st, n s, 100 w Gilford la, 2-sty fr dwg, 22x24, asphalt shingle rf; \$4,400; (o) Ella Bryan, Eltingville; (a) Arthur Buhlman, 204 Nelson av, Great Kills (2788).

HUGUENOT PARK.—Elsworth av, 50, cor w s, 50 w Detroit av, 2-sty fr dwg, 20x30, asbestos shingle rf; \$3,500; (o) Daniel B. Cashion, 174 Foster rd, Prince Bay, S. I.; (a) Miss Elsie Stein, Carlton av, Huguenot Park (2).

MARINES HARBOR.—Lockmann st, w s, 230 s Railroad st, 2-sty fr dwg, 20x28, shingle rf, \$13,500; (o) John A. Snyder, Marines Harbor, S. I.; (a) J. Tortora, 486 Villa av, P. R., S. I. (1).

NEW BRIGHTON.—Beechwood av, e s, 222 n Crescent av, 2-sty fr dwg, shingle rf, 22x45; \$7,000; (o) I. Hessian, 133 Jersey st, N. B., S. I.; (a) J. P. From, 88 Decker av, P. R., S. I. Corp., From & Olsen (28).

NEW BRIGHTON.—Hendricks av, s s, 250 w

Westervelt av, 2-sty fr dwg, 22x38, asphalt shingle rf; \$5,000; (o) Robt. H. Benary, 203 Westervelt av; (a) Geo. B. Jenkins, 71 Wave st, Stapleton (2821).

NEW BRIGHTON.—Private st off Henderson Av E, 350 w Lafayette, 3-2-sty fr dwgs, 24x22, shingle rf; \$3,800 each; (o) Walsh Brothers, 214 Franklin av; (a) Jos. Keenan, Jersey st (2810).

NEW BRIGHTON.—Westervelt av, w s, 100 n Winter av, 4-2-sty fr dwgs, 22x48 & 39x56, shingle rf; \$40,000; (o) Matthew Bregovsky, 410 Westervelt av, New Brighton; (a) Diamond & Marcovitch, 117 Westervelt av, New Brighton (2800).

NEW DORP.—5th st, n s, w c Beach, 2-sty fr dwg, 22x40, shingle rf; \$5,000; (o) Francesco Marrano, Marine way, New Dorp (2815).

NEW DORP.—9th st, s s, 125 w Rose, 2-2½-sty fr dwgs, 36x41, asphalt shingle rf; \$10,000; (o) Patrick F. Noonan, 141 5th, New Dorp; (a) R. E. Archibald, 111 Locust av, New Dorp (2822).

NEW DORP.—West st, s s, w c Weed av, 2-sty fr dwg, 26x55, tar & gravel rf; \$10,000; (o) Giasio La Barbera, 204 Av A, Manhattan; (a) Laspia & Samenfeld, 525 Grand, Bklyn (2811).

NEW DORP MANOR.—3d st, n s, 244 — Egbert av, 2-sty fr & stucco dwg, 22x26, rubberoid rf; \$4,650; (o) Antonio Vendetto, 27 3d, New Dorp Manor, S. I.; (a) John Crute, 60 New Dorp lane, New Dorp, S. I. (2638).

OCEANVILLE, N. D.—Weed av, e s, 337 s N. D. lane, four 1-sty fr dwgs, 18x22, rubberoid rf; \$3,200 total; (o & b) Tony Truscetti, 72 Finley av, N. D., S. I. (2754).

PLEASANT PLAINS.—Stevenson av, n s, 170 w Sharrott av, 2½-sty fr dwg, 22x26, shingle rf; \$4,500; (o) John Minken, 15 Lexington av, Jersey City, N. J.; (a) C. E. Nelson, Irving st, Flushing, L. I. (8).

PLEASANT PLAINS.—Pleasant Plains av, s s, 800 e Amboy rd, 1-sty fr dwg, rubberoid rf, 24x26; \$2,500; (o) C. Sullivan, Slaton av, Pleasant Plains; (a) E. Dobbs, 182 Fisher av, Tottenville, S. I. Mason, G. Sleight, Pleasant Plains, S. I. (38).

PORT RICHMOND.—Stevens pl, s s, 100 w Decker av, 2-sty fr dwg, 20x28, shingle rf; \$3,500; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond (2819).

PORT RICHMOND.—Cortland st, w s, 63 n Shanett pl, 2-2-sty fr dwgs, 21x28, shingle rf; \$4,000; (o & b) O. T. Thorsen, 557 5th, Bklyn (2791).

PORT RICHMOND.—Palmer av, s s, cor Decker av, 2½-sty fr dwg, 26x37, shingle rf; \$7,000; (o) Frank B. Sterner, 64 Lexington av, P. R., S. I.; (a) Frank B. Sterner, Mason, Frank B. Sterner & Co., Inc., 25 Richmond av, P. R., S. I. (14).

PORT RICHMOND.—Lake av, e s, 1300 n Richmond ter, 2-sty fr dwg, shingle rf, 20x36; \$3,000; (o & a) Herman Smeds, 54 Decker av, Port Richmond, S. I. (2619).

PORT RICHMOND.—Decker av, w s, 180 n Katherine st, 2-sty fr dwg, 21x45, slag rf; \$8,000; (o) O. Evinson, Mariner st; (a) B. Finkelsen, W. B., S. I. (2686).

PORT RICHMOND.—Cornell st, n s, 150 e Decker av, 2-sty fr dwg, 20x25, slag rf; \$4,500; (o) Gunder Gunderson, Hangout st, W. N. B.; (a) Louis Larsen, 95 Egbert av, W. N. B. (2685).

PORT RICHMOND.—S e cor Tost and Decker avs, 2-sty bk dwg & store, 24x57 and 24x13, rubberoid rf; \$10,000; (o) Emil Bommer, 25 Hatfield pl, P. R.; (a) O. O. Odegaard, 183 Sharpe av, P. R. (2715).

ROSEBANK.—St. Mary's av, n s, 25 w Oak st, 2½-sty fr dwg, 20x36, shingle rf; \$3,500; (o) Jennie Cangro, Rosebank, S. I.; (a) Chas. B. Heweker, Tompkinsville, S. I. (2779).

SOUTH BEACH PARK.—Old Town rd, e s, 110 n Peave av, 2-sty bk dwg, shingle rf, 22x38; \$7,500; (o) Antonino Faranda, 120 Thompson st, N. Y. C.; (a) Phillip B. Spano, 43 Linden st, Yonkers, N. Y. (2617).

WEST NEW BRIGHTON.—Post av, n s, 200 Jewett av, 2-sty fr dwg and store, 22x48, rubberoid rf; \$5,000; (o) P. Goregome, 231 Jewett av; (a) Victor Beck, 183 Myrtle av, W. N. Brighton (2486).

WEST BRIGHTON.—Houghtont st, s s, 313 w Jewet av, 2-sty fr dwg, 26x28, slate cover asphalt shingle rf; \$5,000; (o) Harry Hamsdofer, Houghtont st, W. B., S. I.; (a) H. E. Jensen, 1581 Castleton av, Port Richmond (2674).

WESTERLEIGH.—Willard av, w s, 250 n Watchogue rd, 2-sty fr dwg, shingle rf, 22x30; \$60,000; (o) F. Ellic, 159 Fish av; (a) J. P. From, Decker av, P. R., S. I.; (b) G. Ericson, 158 Catherine st, P. R., S. I. (33).

FIRST WARD.—Bidwell av, e s, 40 n Waters av, 2-sty fr dwg, 18x30, slate shingle rf; \$4,300; (o) Matthew Dacey, 39 Ave B, P. R., S. I.; (a) G. Anderson, 105 Courtland st, P. R., S. I.; (a) (mason) Joe Massa & Co., 109 Richmond st, W. B., S. I.; (o) F. Anderson & Son, 47 Bond st, P. R., S. I. (6).

STORES AND DWELLINGS.

SOUTH BEACH.—Ocean av, e s, 400 Richmond av, 2-sty bk dwg & str, 26x46, slag rf;

\$6,000; (o) Gregoria Lagana, 94 Old Town rd, South Beach; (a) Jos. J. Frecano, 8 MacFarland av, Arrochar (—).

**PLANS FILED
FOR ALTERATIONS**

Manhattan.

ALLEN ST, 172. remove partitions, new stairs, str front, partitions in 5-sty bk str & tnt; \$5,000; (o) Abraham Copino, 123 Allen; (a) Jacob Fisher, 25 Av A (157).

CHURCH ST, 310. remove wall columns, store fronts, party and shaft wall, new partitions, steel work, store fronts, floor beams, rf beams, in 3-sty bk store and factory; \$12,000; (o) 310 Church St Corp, 351 Canal st; (a) Morris Whinston, 116 W 39th st (149).

DIVISION ST, 39. remove show window, partitions, enlarge ext, new beams, girders, partitions in 3-sty bk str, factory & apt; \$3,500; (o) Michael Bernstein, 76 Division; (a) Max Muller, 115 Nassau (126).

ESSEX ST, 150. raise floor beams, new front, stairs, elevator, connect front & rear bldg, 4-sty bk str & tnt; \$20,000; (o) Max Katz, 97 Stanton; (a) Gronenberg & Leuchtig, 450 4 av (123).

GREENWICH ST, 437-41. new elevator shaft, skylights, f. p. doors in 5-sty bk storage warehouse; \$5,000; (o) Baker & Williams, 126 LeRoy; (a) Renwick, Aspinwall & Lueker, 8 W 40th (127).

LEWIS ST, 80. remove walls, new walls, ext, front, beams, stairs in 3-sty bk synagogue & tnt; \$15,000; (o) Ulanover Chevra Uno Ungegend, 80 Lewis; (a) Jacob Fisher, 25 Av A (158).

MAIDEN LA, 21-23. new conc floor, beams in 8-sty bk office; \$1,000; (o) Frank & Helen Hayes, 21 Maiden la; (a) Walter T. Williams, 41 E 42d st (148).

ORCHARD ST, 43-5. new wall on 7-sty bk tnt & str; \$1,000; (o) Orchard Investing Co., 35 Orchard; (a) Jacob Fisher, 25 Av A (1—).

PEARL ST, 232. new sump pit in 1-sty bk storage; \$3,500; (o) N. Y. C. L'istric Rity. Co., 280 Madison av; (a) A. O. Griest, for Foundation Co., 120 Liberty (132).

WALKER ST, 16-26. new wireless towers on 24-sty f. p. Telephone Exchange; \$3,500; (o) N. Y. Tel. Co., 15 Dey st; (a) McKenzie, Voorhees & Gruelin, 1123 Broadway (145).

WASHINGTON ST, 61. lower beams, 1 tier, remove wall, new add sty, f. p. hallway, iron stairs, front elevator shaft in 5-sty bk warehouse; \$8,000; (o) Abraham Sohadi, 84 Washington st, Nejeet Sohadi, 61 Washington st; (a) E. G. W. Wietrich, 1 Madison av (139).

12TH ST, 167 W. remove stoop, new entrance, window, doors in 4-sty bk res; \$5,000; (o) Jos. P. Warbasse, 2 W 13th; (a) Clarence S. Stein, Robt. D. Kohn, Assoc., 56 W 45th (155).

14TH ST, 53-7 W. remove store front, piers, new store front, encase present columns in f. p. conc in 6-sty f. p. store and lofts; \$5,000; (o) Colonial Realty Asso., 309 Broadway; (a) Ernest H. Fougner, 764 Broad st, Newark, N. J. (146).

28TH ST, 131-33 W. 2 new tanks on 7-sty lofts; \$3,800; (o) Mark H. Cohen & Louis Weisner, 80 Maiden la; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (124).

29TH ST, 125 W. remove wall, new columns, beams, str front on 3-sty bk loft & str; (o) Fineberg, Munter & Blumer Corp., 125 W 29th; (a) Jacob Fisher, 25 Av A (116).

34TH ST, 259 W. new 2-sty ext, front, toilets, lath & plaster, stair hall partitions & ceilings in 4-sty bk str & apts; \$15,000; (o) Lawton McElhone, 80 Bway; (a) Jacques L. De Mesquita, 162 E 53d (130).

35TH ST, 27 W. new add sty, stairs, extension, raise beams in 3-sty bk factory; \$17,000; (o) County Holding Co., 100 Broadway; (a) Samuel Cohen, 32 Union Sq (141).

37TH ST, 257 W. remove partitions, 2 new add sty, extensions, plumbing, elec elevator, t. & g. rf on 2-4½-sty bk res; \$40,000; (o) Mary R. Winters, care Winthrop & Stimson, 32 Liberty; (a) Morton Swimmer, 111 E 24th (151).

39TH ST, 68 W. renovate toilets, change stairs, new vent, skylight, dumbwaiters in 4-sty bk stores and tnt; \$3,000; (o) Agnes W. Peck, 228 W 71st st; (a) Arthur C. Holden, 101 Park av (140).

40TH ST, 304 W. remove toilets, new str fronts, toilets in 4-sty bk str & dwg; \$3,500; (o) Polexeni Spetsieris, 164 W 35th; (a) Andrew R. Fritz, 220 W 121st (119).

42D ST, 15-21 W. remove wall, new ext, str fronts, girders, columns in 4 & 6-sty bk str & offices; \$15,000; (o) Est Eugene A. Hoffman, 285 Bway; (a) Rouse & Goldstone, 512 5 av (159).

46TH ST, 138 W. remove wall, new extensions (front & rear), windows, alter stairs, rearrange partitions in 4-sty bk str, club house & dwg; \$10,000; (o) Saml. Katz, 150 W 46th; (a) Aetna Const. Co., 1476 Bway (154).

61ST ST, 138 E, new elevator and shaft, partitions in 4-sty bk private hospital; \$6,000; (o) Margaret R. Haskell, 130 E 61st st; (a) Geo. and Ed. Blum, 505 5th av (144).

80TH ST, 140 E, new f. p. windows, frames & sash, partitions, add sty, elevator, f. p. stairs, beams, rearrange partitions in 4-sty bk res; \$50,000; (o) Dr. Wm. B. Dunning, 138 E 80th; (a) Robt. J. Reiley, 477 5 av (114).

86TH ST, 164-6 E, rearrange 2 floors, new kitchen, tile floor and base, tile treads, electric work, windows, remove piers in 4-sty bk store and factory; \$15,000; (o) 86th St and 3d Av Corp, 305 Broadway; (a) Moore & Landsiedel, 148th st and 3d av (142).

100TH ST, 1 E, new stairs, corridor, dumb-waiter, enlarge window, remove stairs in 5-sty f. p. hospital; \$1,000; (o) Mt. Sinai Hospital, 1 E 100th; (a) Arnold W. Brunner, 101 Park av (150).

108TH ST, 92-100 W; also COLUMBUS AV, 956-78, new water cooling tower on 3-sty bk bottling bldg; \$13,000; (o) The Lion Brewery of N. Y., 108th & Columbus av; (a) Barton H. Coffey, 15 John (122).

188TH ST, 565 W, new partitions, kitchen, bathroom, apts, fire-escapes on 5-sty bk tnt; \$2,500; (o) Wheeler Const. Co., 43 Cedar; (a) Springsteen & Goldhammer, 32 Union sq (135).

AUDUBON AV, 31-19, new str fronts on 2-sty bk str & offices; \$2,000; (o) Harry H. Jackson, 198 Bway; (a) Eli Benedict, 352 Convent av (133).

BROADWAY, 1166-72, remove show windows, rearrange str into banking rooms, new wall, entrance, windows in 12-sty f. p. str & offices; \$16,000; (o) Caroline H. Field, Hotel Euston, London, Eng.; (a) S. Edson Gage, 28 E 49th (137).

BROADWAY, 1767, new t. c. partitions, toilets, electric work in 27-sty f. p. office bldg; \$10,000; (o) 1767 Broadway Corp., 1767 Bway; (a) Nearsulmer & Lehlbach, 507 5 av (129).

BROADWAY, 1721-23, reinf floors, new dumb-waiter, f. p. stairs, elevator, metal ceiling, skylights, str front on 4-sty bk auto storage & show rooms; \$35,000; (o) Mary A. Fitzgerald, 476 Riverside dr; (a) M. Whitelaw, 2 W 86th (118).

5TH AV, 728-34, new walls, mezzanine str in 25-sty f. p. str., offices, loft; \$2,000; (o) Auaahoma Rity. Corp., 50 E 42d; (a) Whitney, Warren & Wetmore, 16 E 47th (117).

5TH AV, 425, remove partitions, toilet fixtures, new str fronts, stairs, toilet fixtures in 5-sty bk str; \$10,000; (o) Hoffman Bros. Rity Corp., 258 Bway; (a) A. D. Seymour, 35 W 42d (125).

9TH AV, 81-3, remove rf, new add sty, floor, compo rf on 2-sty bk warehouse; \$20,000; (o) Natl. Biscuit Co., 409 W 15th; (a) A. G. Zimmermann, 85 9 av (128).

9TH AV, 67, remove wall, pier, new columns, beams, str front on 3-sty bk str & storage; \$3,000; (o) Wm. W. Astor, 23 W 26th; (a) Jacob Fisher, 25 Av A (156).

Bronx

DEVOE TER, 2440, new doors, new partitions to 2-sty bk dwg; \$1,000; (o) N. Mirriden, 92 Hamilton av, Yonkers; (a) M. M. Silver, 583 Courtlandt av (20).

DEVOE TER, 2471, 1-sty fr ext, 13x14.11 to 2-sty fr dwg; \$2,500; (o) J. M. Loughlin, on prem; (a) John P. Boyland, 120 E. Fordham rd (33).

VAN BUREN ST, 1626, 1-sty bk ext, 20x10.6, to 2-sty bk dwg; \$1,500; (o) Maria & Nicholas Palana, on prem; (a) Anton Pirner, 2069 Westchester av (26).

149TH ST, 349 E, new steel girders, show windows to 5-sty br str and tnt; \$1,000; (o) E. J. B. Realty Co., 551 Courtlandt av; (a) Moore & Landsiedel, 3d av and 148th st (31).

158TH ST, 758 E, new balcony, stairs to 2-sty br synagogue; \$2,000; (o) Cong Bikin Cholin Anshe spard, on prem; (a) J. L. Goldstone, 920 Av St John (30).

161ST ST, 986 E, raise & build 1-sty under & new partitions to 2-sty fr str & dwg; \$3,000; (o) Harry Prueken, 7515 3 av, Bklyn; (a) Gilbert V. Prowler, 367 Fulton, Bklyn (17).

167TH ST, 585, new foundation, new plumbing, new partitions to 3-sty fr tnt; \$3,500; (o) Marcus Dener, 3444 3 av; (a) Robt. Gottlieb, 26 W 113th (22).

201ST ST, 380 E, 1-sty fr ext, 14.6x14.6, to 2 1/2-sty fr dwg; \$1,000; (o) Chas. G. Webster, 371 Bedford Park Blvd; (a) Louis A. Hornum, 405 Lexington av (12).

219TH ST, 737, new bath rooms, new partitions to 3-sty bk tnt; \$1,800; (o) Harry Sadt, on prem; (a) Jos. Ziccardi, 912 Burke av (23).

BALLER AV, e s, 125 s Stidwell av, 2-sty fr dwg, 25x25, Vulcanite shingle rf; \$3,000; (o & a) John J. Antis, 2327 Baychester av (178).

BECKER AV, w s, 102.6 s Morris Park av, 2 2 1/2-sty fr dwgs, 22x32, shingle rf; \$9,000; (o) Frieda E. Kendahl, 2235 Powell av; (a) Geo. W. Kibits, 800 E 175th st (171).

CARPENTER AV, s w c 224th, 1-sty bk ext, 18.4x25.15, new partitions to 2-sty fr dwg, str & garage; \$1,500; (o) Meyer S. Gillis, 3945 Carpenter av; (a) Jos. Ziccardi, 912 Burke av (21).

CARPENTER AV, 4432, 2-sty fr ext, 16x12, to 2 1/2-sty fr dwg; \$2,200; (o) Elizabeth McGraine, on prem; (a) Crumby & Skrivan, 355 E 149th (13).

CITY ISLAND AV, n w c Fordham, 2-sty fr ext, 3x24.3, new str front, new partitions to 2-sty fr str & dwg; \$1,000; (o) Geo. E. Hall, on prem; (a) Karl F. J. Seifert, 153 E 40th (14).

DELAFIELD AV, e s, 420.1 n 261st st, 2 2 1/2-sty br dwgs, 20x50, plastic slate rf; \$13,000; (o) Morris Bornstein, 12 E 127th st; (a) C. G. Covill, 410 W 20th st (174).

LAFONTAINE AV, 2018, 1-sty bk ext, 25x40, to 1-sty bk garage; \$2,600; (o) Peter Santini, on prem; (a) Jos. A. Colette, on prem (15).

MORRIS AV, 2195, new stairs, new rf, new str fronts to 3-sty fr str & dwg; \$2,000; (o) Sathark Amiskhaian, on prem; (a) Crumby & Skrivan, 355 E 150th (25).

OGDEN AV, 1139, 2-sty fr ext, 18.6x24, to 2-sty fr dwg; \$1,000; (o & a) Walter D. Strauss, on prem (27).

SHAKESPEARE AV, e s, 161 s Featherbed la, 8 3-sty br dwgs, 21x46, slag rf; \$104,000; (o & b) Shakespeare Const Corp, S. P. Saperches, 134 W 116th st, pres (177).

TREMONT AV, 3112, 1-sty br ext, 12.8x20, new partition to 2-sty br str & dwg; \$3,000; (o) Frank Sairo, on prem; (a) F. R. Nicosia, 423 E 114th st (35).

TREMONT AV, 445, new stairs, new entrance to 4-sty bk str; \$1,500; (o) Alfred C. Clark, on prem; (a) Harold Birkmire, 1133 Bway (19).

VAN NEST AV, n s, 110 w Williamsbridge rd, 1-sty fr ext, 39.6x91.4, to 3-sty fr restaurant; \$25,000; (o) Woodmaustere Realty Co., Inc., on prem; (a) Sugarman, Hess & Berger, 16 E 43d (16).

VAN NEST AV, 681, new partitions to 2-sty fr dwg; \$1,000; (o) Philip Shapiro, on prem; (a) Philip Bards, 230 Grand st (29).

WASHINGTON AV, 1285, 1-sty bk ext, 14x27, to 2-sty fr str & dwg; \$2,000; (o) Barnet Shapan, on prem; (a) Philip Bards, 230 Grand (28).

WILLIS AV, 130-36, 134TH ST, 400 E, new fire proofing, stair enclosures, screens for fire escapes and balconies to two 6-sty br factories; \$3,500; (o) Crystal Chemical Co., 134 Willis av; (a) John H. Friend, 148 Alexander av (32).

3D AV, 2669, move 3-sty fr str & dwg; \$1,000; (o) Est of Maria Gibney, 140 Nassau; (a) Chas. Schaefer, Jr., 394 E 150th (24).

3D AV, 3083, new str front, new plumbing & new partitions to 3-sty fr str & dwg; \$2,500; (o) Harris B. Goldman, 110 Lenox av; (a) Carl B. Cali, 81 E 125th (18).

Brooklyn

ALBEMARLE RD, 2906-8, s s, 30 e E 29th, int alts to 2-sty fr kennel; \$1,500; (o) Dr. Henry Ross, 345 E 26th; (a) Chas. G. Wessel, 1399 E 4th (78).

COLERIDGE ST, 269, e s, 280 n Esplande, porch & int alts to 2 1/2-sty fr 1 fam dwg; \$2,500; (o) Patk. J. O'Rourke, 273 Coleridge; (a) Chas. G. Wessel, 1399 E 4th (594).

CROWN ST, 448, s s, 260 e Brooklyn av, ext to 2-sty bk 1 fam dwg; \$2,000; (o) Dr. Henry Plotkin, 446 Crown; (a) Philip Freshman, 298 Schenectady av (59).

DEAN ST, 2410, s s, 180.4 e Stone av, ext str & 2 fam dwg; \$3,500; (o) Jos. & Mary Covado, prem; (a) E. M. Adelson, 1778 Pitkin av (579).

HANSON PL, 85, n e c S Portland av, str front & ext to 4-sty bk str & furnished rooms; \$3,000; (o) Herman Weingarten, 339 Wyckoff av; (a) Bly & Hamann, 551 Nostrand av (993).

HANSON PL, 87-91, n s, 20 e S Portland av, exterior & int alts to 3-sty bk furnished rooms; \$6,000; (o & a) same as above (994).

HEWES ST, 205, n s, 187.3 e Lee av, 3-sty bk 3 fam dwg, ext, fire-escape, &c, on 3-sty bk 3 fam dwg; \$2,500; (o) Benj. Jaffe, 178 Orchard, Manhattan; (a) Hy. M. Entlich, 413 S 5th (966).

LEONARD ST, 555-9, s w c Nassau av, exterior & int alts to 3-sty bk str, office & 2 fam dwg; \$10,000; (o) Harris Mankin, 47th & 15 av; (a) Wm. I. Hohauser, 116 W 39th, Manhattan (1005).

REMSEN ST, 166, s s, 175 e Clinton st, int apt, 4-sty bk 1-fam and boarders; \$20,000; (o) Dr. Ernest Coats, 157 Remsen st; (a) J. S. Kennedy, 157 Remsen st (864).

SMITH ST, 137, e s, 50 s Dean, int alts & fire-escape on str & 2 fam dwg; \$2,200; (o) Alfred Tafuri, prem; (a) C. E. Murray, 301 Atlantic av (702).

W 32D ST, 2870, w s, 150 n Mermaid av, raise, exterior & int alts to 2-sty fr str & 1 fam dwg; \$2,000; (o) Joe Riccobono, 249 Himrod; (a) I. H. Lanzarone, 60 Jefferson (605).

39TH ST, 417, n s, 125 e 4 av, add sty to 2-sty bk garage & 1 fam dwg; \$3,000; (o) Thos. J. Moloney, 413 40th; (a) John Ingwersen, 390 Bergen (987).

61ST ST, 1063, n s, 160 e 11 av, cellar & raise bldg 2-sty conc 1 fam dwg; \$4,000; (o) Dominico Abuiso, 1061 61st; (a) Jos. J. Fricano, 8 MacFarland av, Arrochar, S. I. (973).

63D ST, 1313-15, n s, 100 e 13th av, ext 2-sty fr, 2-fam dwg; \$5,000; (o) Antonio Patricolo,

1355 63d st; (a) Ferd Savignano, 6005 14th av (829).

BROADWAY, 277, n s, 116.8 e Havemeyer, str fronts on str; \$1,500; (o) Henry O. Arzen, 273 Bway; (a) Robt. Teichman, 66 Beaver, Manhattan (991).

DE KALB AV, 829, n s, 75 n Throop av, ext, porch & int alts in 2 1/2-sty fr str & 2 fam dwg; \$2,000; (o) Abraham Gerber, 103 Cook; (a) Tobias Goldstone, 50 Graham av (783).

FRANKLIN AV, 938-60, w s, 91.3 s Montgomery st, gravity tank, 4-sty bk factory; \$3,300; (o) Burton Dixie Corp., 148 39th st; (a) The Rusling Co., 26 Cortland st (963).

FRANKLIN AV, 938-60, w s, 91.3 s Montgomery, gravity tank on 4-sty bk factory; \$5,300; (o) Burton Dixie Corp., 148 39th; (a) The Rusling Co., 26 Cortland st, Manhattan (963).

GATES AV, 525, n s, 280 w Tompkins av, str front & int alts to str & 6 fam dwg; \$1,500; (o) H. Posenitzky, 167 Sumner av; (a) Murray Klein, 37 Graham av (786).

LEXINGTON AV, 13-23, n s, 125 e Grand av, repair fire damage in factory; \$10,000; (o) Jacob Voebel, 992 Greene av; (a) Walter B. Wills, 1153 Myrtle av (723).

LEXINGTON AV, 539, e s, 210 n Sumner av, ext to 1 fam dwg; \$2,000; (o) Ferd Klein, prem; (a) Abraham Brook, 26 Court 746).

LEXINGTON AV, 271-5, n s, 100 w Nostrand av, add 2-stys 4-sty bk factory; \$20,000; (o) Frank C. Meyer Co., Inc., prem; (a) Bly & Hamann, 551 Nostrand av (837).

MYRTLE AV, 723, n s, 75 e Walworth st, stm fxts and int, 2-sty fr str and 2-fam dwg; \$1,500; (o) Chas. Kohrn, prem; (a) John J. Carroll, 225 Green av (871).

MYTHE AV, 548, w s, 32.10 s Division av, exterior, porch, etc., 3 1/2-sty bk str - 2-fam dwg; \$1,500; (o) Brina M. Carlisle, 894 Nostrand av; (a) Albert Morris, 894 Nostrand av (959).

OCEAN PKWAY, 1356-62, w s, 280 n AV N, exterior & int alts to 2 1/2-sty fr 2 fam dwg; \$2,000; (o) Fred H. Gibbs, prem; (a) Chas. G. Wessel, 1399 E 4th (764).

SUTTER AV, 1023-31, n e c, Essex st, stm fxts, str and 2-fam dwg; \$5,000; (o) Sam Rich, 924 Blake av; (a) Harry Brodsky, Jr., 583 Sutter av (851).

SUTTER AV, 1041, n s, 20 w Shepherd av, str fxts, int and ext, 2-sty fr str and 4-fam dwg; \$2,600; (o) Nathan Emmerman, 1091 Sutter av; (a) Irving Kershenblitt, 355 Miller av (846).

TOMPKINS AV, 165, e s, 43 n Hart, ext & fire-escape & int alts & plumbing on 4-sty bk str, office & 2 fam dwg; \$5,000; (o) Max Adest, 153 Tompkins av; (a) Silverstein & Infanger, 188 Montague (694).

5TH AV, 393, e s, 100 s 6th, exterior & int alts to 3-sty str & 2 fam dwg; \$3,000; (o) Morris Petlansky, prem; (a) Jas. McKillop, 527 1st (689).

Queens

ELMHURST.—Fillmore av, s w c & 24th, 1-sty bk ext, 34x40, side & rear of church, int alts; \$150,000; (o) Community M. E. Church of Jackson Heights, Elmhurst, 128 25th, Elmhurst; (a) F. P. Platt & Bro., 680 5 av, Manhattan (128).

FLUSHING.—Fowler av, s s, 150 w Lawrence, 2-sty fr ext, 18x22, rear, plumbing in dwg; \$2,500; (o) John Sezensy, 152 Fowler av, Flushing (129).

JAMAICA.—Prospect st, n w c & South st, 2 new str fronts constructed, int alts; \$2,000; (o) Chas. Rippo, Prospect st, Jamaica (130).

L. I. CITY.—Academy st, e s, 275 n Pierce av, 1 sty added to top of garage, tar & gravel rf, bk, plumbing; \$2,700; (o) Joseph Delgio, 384 Academy, L. I. City (73).

RIDGEWOOD.—Fairmount st, s s, 162 e Cooper av, 1-sty fr ext, 17x8, plumbing; \$1,200; (o) Thomas Thomas, 314 Fairmount, Ridgewood; (a) Geo. Clarke, 1756 Armand pl, Ridgewood (127).

ROCKAWAY BEACH.—Rockaway Beach Blvd, n e c Beach 69th, raise rf 1-sty fr, rubberoid rf, plumbing in dwg; \$5,000; (o) C. Seliger, Arverne; (a) Harry Rossmason, Rockaway Beach (74).

Richmond

MARINES HARBOR.—N e c Union av & Railroad av, 1-sty fr factory bldg, remove rf, made ext, 40x70; \$3,000; (o) Birt Owens, Summerville pl, Marines Harbor (5).

NEW BRIGHTON.—Tyson st, e s, 275 Fillmore, 3-sty fr tnt, 36x25, new part & bathroom; \$1,500; (o) Mrs. Margaret McCarty Pigott, 269 Fillmore, New Brighton; (a) Sibley & Featherston, 101 Park av, Manhattan (6).

TOTTENVILLE.—Amboy rd, n s, nr Johnson av, 120 e, 2-sty fr dwg, 16x40; \$3,500; (o) Mrs. Genevieve Bedell, 7447 Amboy rd; (b) W. E. Joline; alt consist of moving bldg to new foundations, raise rf on kitchen, new piazza, new chimneys, new stairs, other minor changes (3).

WEST BRIGHTON.—Cary av, n s Beemont, 250 w, 2-sty stable made into dwg, 24x39; \$1,000; (o & b) R. W. Dunne, 211 Dongan, West Brighton; alt consist of install 5 rooms st floor, 6 on 2d floor (4).