

# Real Estate Record and Builders Guide

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# E D I T O R I A L

## Lockwood Report in Serial Form

The publicity managers of the Lockwood Committee usually so adept, evidently slipped a cog somewhere in announcing that the report of that committee would be submitted to the Legislature at Albany last Monday evening. The Lockwood report which Chief Counsel Untermyer has been preparing aboard the houseboat Nirodha, cruising in the vicinity of Palm Beach, was not presented when the legislators reconvened, but in its stead Senator Lockwood submitted a brief statement which had for its high spot the claim that the committee has saved \$280,000,000 for tenants in New York City. Any committee which has saved \$280,000,000 for anybody in these hard times, the statement seemed to intimate, ought to have an extension of life so it could save \$280,000,000 more for somebody. Suiting actions to words, Senator Lockwood on Tuesday offered a concurrent resolution extending the life of his committee until March 1, 1923, and providing an appropriation of \$79,000 to cover its deficit and \$50,000 for paying the freight on the committee's further activities.

There was disappointment in the legislative halls when the Lockwood Committee's report failed to make its appearance as scheduled on Monday evening. The claim that the committee had saved \$280,000,000 got big headlines in all the newspapers, of course, and some thoughtless persons immediately jumped to the conclusion that Chief Counsel Untermyer, even though way down South in the houseboat, had been heard from and had lost none of his genius for holding the newspaper spotlight. A little further along, however, the Monday-night statement declared that the work of the Lockwood Committee, to be done successfully, "had, and has to be, under the direction of a lawyer of great experience and ability and of wonderful industry," and, furthermore, that "the people of the state have been most fortunate that the committee has as counsel the Hon. Samuel Untermyer." As the reading proceeded there naturally arose a question if Senator Lockwood was submitting to the Legislature the real, blown-in-the-bottle report of the committee as prepared by Chief Counsel Untermyer aboard the houseboat Nirodha. There must be some mistake, the thought evidently ran through the minds of the legislators, for certainly Mr. Untermyer, even though glowing in the warm rays of the Florida sun, hardly would feel called upon to pay, in a report of his own preparation, such a handsome tribute to the Lockwood Committee's Chief Counsel. Mr. Untermyer's modesty, it was all too apparent, would have prevented.

Upon second thought, therefore, the members of the Legislature must have realized that what they were hearing was not Mr. Untermyer's report for the Lockwood Committee but a little curtain-raiser prepared by the committee itself. And such proved to be the case. That the legislators were disappointed is clear, for Albany dispatches state that they received in silence this preliminary report from Senator Lockwood, not going wild over the

news that the Lockwood Committee had saved New York tenants \$280,000,000, and not cheering madly the revelation that the committee stands ready to save hundreds of millions more if given a new lease of life.

Later advices from the State Capital are to the effect that the real thing in the way of a Lockwood Committee report is yet to come. It won't all come at once, it seems, but will be administered to the legislators in homeopathic doses. Chief Counsel Untermyer was not ready with the real report last Monday night, but he has now sent to Senator Lockwood Chapter 1, and it is announced that the report will be submitted to the Legislature from time to time in serial form, each chapter presumably to be closed with the phrase, (in italics and enclosed in parentheses), "To be continued in our next." This novel arrangement should stimulate interest and arouse, in increasing ratio, the curiosity of the Lockwood Committee members and the other legislators. When Chief Counsel Untermyer has finished his labor it is to be expected that the Legislature will have before it a Lockwood Committee report which will be recognized at once as the genuine article. The preliminary report submitted by Senator Lockwood last Monday night perhaps will seem like a Florida zephyr as compared with a West Indian typhoon when the real report comes along.

And in the meantime, while the Legislature is waiting to hear from Mr. Untermyer, might it not be proper to suggest that, if the Lockwood Committee really has saved \$280,000,000 for New York tenants, the committee takes steps to have this vast sum utilized for the immediate construction of additional homes for the homeless. It seems hardly fair that the Lockwood Committee should be struggling to get \$100,000,000 from the insurance companies for building more homes if this \$280,000,000 already saved is floating around in the hot air somewhere.

## Interests of Public Should Come First

Without taking time to thoroughly digest the provisions of several bills recently introduced in the Legislature, designed to bring about the settlement of industrial disputes without resort to strikes and lockouts, labor leaders have expressed alarm and indignation that this effort should be made to protect the public from the serious consequences of disputes between labor and capital, for the arbitrament of which there is no established court of last resort. Employers have not yet publicly expressed approval or disapproval of the measure introduced by Senator Duell, which provides for an Industrial Term of the Supreme Court, or the plan sponsored by Assemblyman Miller, proposing the creation of an industrial trial jury panel of 100 representative citizens from which may be drafted three members to act as a board of mediation and conciliation.

The New York State Federation of Labor denounces the bills as revolutionary; as Bolshevism; as unfair to employer and employee alike, in that the measures would prevent a private settlement between these two interested



parties; that the bills emanate from advocates of the "open shop" who seek to defeat trades unionism in the courts, knowing organized labor cannot bear the enormous expenses of extended litigation.

Governor Miller, on the other hand, before committing himself to any specific method for settling industrial disputes, reserves the right to examine the question of the establishment of a tribunal for the weighing and final decision of questions constantly arising between employers and employees, to which representatives of capital, of labor and of the public shall state their cases and the decisions of which must be based on the rights of, and justice to, every member of the community.

Of the three chief parties interested in the matter, numerically the strongest, the general public has recently shown unmistakable signs of impatience with the methods heretofore indulged in by the other two, the employers and employees, in their clashes over wages and working conditions.

The street-car magnate in an Ohio city is just as much incensed by the absurd prolongation of a strike in the shoe factories of Massachusetts which sends the price of footwear soaring as is the shipyard worker along the Delaware, or the Kansas farmer. All suffer alike. Each realizes that the Boston shoe manufacturers and their employees should use a little common sense, get together and compromise their difficulties, or at least seek immediate arbitration with complete acquiescence in the award. The street-car magnate, the shipyard worker and the farmer can all see what is the right thing to do in the shoe strike, but when it comes to a question of wages of conductors and motormen the magnate is unwilling to listen to reason;

when the shipyard worker's pay is cut he resorts to violence; and when the price of wheat falls declivitously the farmer reduces his acreage and holds his crop in the granaries until quotations rise.

The fault lies in the fact that each man wants to be exempt from the regulations which he feels are justifiable for the concerns of other men. The antithesis of this is the realization that only by the enforcement of general laws and regulations can the rights of the whole people be safeguarded and their interests enhanced in value. This is why eventually there must be established a tribunal of some sort to inquire into and decide judicially all industrial disputes. There is much to be said for the Grand Jury idea latent in Assemblyman Miller's bill, and there is more to be praised than criticised in many of the provisions of the Duell bill. Certainly this bill, upon which the maledictions of organized labor are especially centered, does not, as is asserted, prevent employers and employees from getting together and settling their own differences. On the other hand, it specifically enjoins such action, and not until after the parties to the dispute have exerted every effort to come together does it lay down a course of action finally reaching the Industrial Relations Term of the Supreme Court.

It is not to be expected that either of the measures now before the Legislature is perfect. They both merit, however, that attention which Governor Miller proposes to give them, and they should be carefully studied by the representatives of labor and by employers, neither of whom can much longer withstand the demand for the inauguration of some system by which the public shall cease to be the chief sufferer from strikes and lockouts.

### Propose to Levy Cost of Removal of 42d Street "L" Spur on Taxpayers

**R**EPRESENTATIVES of property owners on Forty-second Street have appealed to the Legislature for relief from a peculiar situation which prevents the removal of the elevated spur from Third Avenue to Grand Central station.

A law which was enacted with that end in view during the 1917 session, representatives of the property owners asserted, has remained ineffective because of the impossibility of tracing \$325,000 out of a total of \$800,000 raised by railroad promoters to indemnify owners of abutting property when the elevated structure was set up in Forty-second, in 1870.

When the proposal to discontinue the Third Avenue-Grand Central link was first broached the company demanded that the city pay to it \$1,250,000 in return for what it had spent, as indemnity. The city, it was stated, started out to levy assessments against the properties involved in amounts identical with those received in indemnity by the owners forty years ago. Search in the County Clerk's office, according to the story told here, however, showed

that only \$475,000 actually had been paid to the owners of adjoining property. Where the rest of the money went remains an enigma.

In making its new fight, the Forty-second Street Association has caused to be introduced a bill which would permit the Board of Estimate to levy the cost of removing the structure, including the payment of any claim advanced by the railway company, against the entire city instead of against property owners within the area originally defined as specially benefited by the removal of the elevated structure. The members of the Forty-second Street Association vigorously oppose the proposal to honor the claim of the railway company. The company, however, insists on getting its original \$800,000 back.

Assemblyman John J. O'Connor, representing Tammany Leader Murphy's district, is sponsor for the new bill, which has been approved by the Hylan administration as part of a plan to beautify Pershing Square.

### Production of Fabricated Steel in 1921 Was Low

**T**HE records of the Bridge Builders and Structural Society, from reports collected by its secretary, George E. Gifford, 50 Church Street, New York, show that in December 71,500 tons of fabricated steel was contracted for throughout the United States. This is roughly equivalent to 40 per cent. of the capacity of the bridge and structural shops of the country, put at 180,000 tons per month.

The total fabricated steel business for 1921 appears thus to be 758,000 tons or 35 per cent. of annual capacity. This exceedingly low performance of slightly over 63,000 tons per month compares with about 90,000 tons per month in the two poor years of 1913 and 1914 and with nearly 105,000 tons per month for the nine years of 1912 to 1920 inclusive. Whereas

normally the tenth year of the decade should, other things being equal, show a large total, as a mark of the expansion of the country, the 1921 volume is in fact only 70 per cent. of either of the two poorest years for which records are available. The foregoing recapitulation is merely another commentary on a year which furnishes many records for low production.

Electrical exports for the calendar year 1921 are reported by the Department of Commerce at \$97,935,597, compared with \$102,870,434 in 1920. Chief among the items recording losses were batteries, interior wiring and fixtures, magnetos and spark plugs and electric locomotives. Increases were made in motors, telephones and transformers.



# REAL ESTATE SECTION

## Lockwood Report Arriving from Florida in Sections

Housing Chairman Says It Will Be Presented Next Week, When Fight to Continue Committee Another Year Will Start at Albany

(Special to the Record and Guide.)

Albany, Feb. 16.

SENATOR LOCKWOOD, Chairman of the Legislative Committee on Housing, presented on Tuesday a concurrent resolution to extend the life of that committee until March 1, 1923, and making an additional appropriation of \$129,000 for committee expenses. Of this total, \$50,000 is intended for future expenses of the committee, and \$79,000 is needed to cover a deficit already incurred. Senator Lockwood's resolution was referred to the Senate Committee on Finance, which will consider it next week.

"A week or so should be enough time for deliberation by the committee on a resolution of this kind," Senator Lockwood declared. "Should there be any further delay, I am prepared to make a fight to have the resolution taken from the committee and brought before the Senate, where we can have it out in the open."

Senator Lockwood announced that the report of the Housing Committee would be received at Albany in sections. The first section, he announced, already has been received from Chief Counsel Untermyer, who is in Florida, while four other sections, which are to complete the report, are on the way from Palm Beach.

"This report," the Senator said, "will show in more detail than has been shown to date, accomplishments by the committee fully to justify its existence and the money that has been spent to keep it going. The report will also show in some detail the reasons that impel us to ask that the life of the committee be extended. We believe that our arguments made in that connection are unanswerable."

There is a strong division in the Legislature as to the wisdom of granting further time to the Lockwood Committee or to any other of the committees which have been investigating various subjects. Speaker Machold, when asked about Senator Lockwood's resolution, replied:

"Whether the time of the Lockwood committee is to be extended and whether we are to give that body more money to spend is a question I would not care to answer, one way or the other, right now," he replied. "In a general way I believe all existing legislative committees should be required to make their final reports and go out of existence with the present session. But the question is to be taken up at a conference which will be held within the next few days. It will be determined then, and not before, whether there is merit in the demand that the life of the Lockwood committee be extended."

When the Legislature met on Monday evening it had been expected that the report of the Lockwood Committee would be presented. The report not being ready, however, Senator Lockwood submitted a preliminary report in which the committee claimed to have saved \$280,000,000 to tenants in New York City by curbing profiteering landlords. This estimate, it was explained, had been worked out by real estate statistical experts not friendly to the investigation.

Senator Lockwood's preliminary report also asserted that, as a result of the committee's activities, fines aggregating \$502,550 had been turned into the public treasury, that on one State construction job \$450,000 had been saved, that the City of New York saved \$13,000,000 through the committee's work

on contracts for public school buildings, and that \$800,000 more had been saved through the annulment of the limestone contract for the proposed new County Court House. Credit for a saving of \$2,000,000 on school contracts in Buffalo also was made by the committee, the grand total of these savings being placed at \$16,752,550.

The Lockwood Committee, which was originally appointed in 1919, has had total appropriations of \$152,500, of which it has spent \$150,651. About \$50,000 has been used for counsel fees. The committee has unpaid bills totaling \$78,975. The report added:

"The saving in money to the tenants cannot be compared to the satisfaction of mind, the alleviation of mental distress and worry of thousands of mothers and fathers in the city that followed the enactment of the rent laws. Threatened with loss of home because of demands for unjust increases in rents they were unable to pay, and, knowing that no vacancies could be found anywhere, one can imagine their state of mind and the relief that came from assistance that they could not be dispossessed under the new laws."

During the past year nine legislative committees, including the Lockwood Committee, incurred expenses of approximately \$750,000.

The belief prevails here that the Lockwood committee bill to give life insurance companies the right to invest up to 10 per cent. of their assets in real estate is practically dead. The measures introduced in the Senate and Assembly were referred to the insurance committees, of which the chairmen are Senator James E. Towner, of Dutchess, and Assemblyman Eberly Hutchinson, of the Fulton-Hamilton district. Neither committee has received a letter in favor of the measure. No request for a hearing has been presented. Senator Towner declared today that he did not believe the bill should pass until it is proven conclusively that the building program proposed by Samuel Untermyer, counsel for the housing committee, and endorsed by all members of that body, is financially sound. He expressed the opinion that before the measure gets through some direct figures will have to be submitted showing that insurance companies can realize a profit from the proposed investment in real estate and construction of tenements. Another question to be considered, he said, was whether it would be right to have ten per cent of the assets of a company—money collected from all its policyholders—spent in a housing program centered in New York City.

As a successor to their State-wide License bill, which was passed by the Legislature last year but vetoed by Governor Miller, the New York State Association of Real Estate Boards today had introduced a measure under which real estate brokers and salesmen would be licensed if doing business in cities or in the counties of Westchester and Nassau.

Licenses would be issued by the State Tax Commission. The fees would be \$25 in cities of the first class, \$15 in cities of the second and \$10 in cities of the third class. It is estimated that it would bring in approximately \$300,000 in annual revenue to be divided between the State and localities.

The annual appropriation bill was offered in Senate and As-

(Continued on page 212)



# Many Amendments to Emergency Rent Laws Proposed

## Real Estate Board Sends to Lockwood Committee Suggestions Intended to Simplify and Eliminate Worst Features of Existing Statutes

THE following amendments to the existing landlord and tenant laws have been recommended by the Real Estate Board to the Joint Legislative Committee on Housing, with brief statements giving reasons for their adoption. The changes proposed are in italics:

First:—Amend Subdivision 1-a of Section 1410 of the Civil Practice Act as follows:

(a) A proceeding to recover such possession upon the ground that the person (is) holding over (and), or an occupant of the demised premises, is objectionable, in which case the landlord shall establish to the satisfaction of the court, that the person holding over or such occupant is objectionable.

The present law permits the recovery of property if the hold over tenant is objectionable. As there have been many cases where hold-over tenants have sublet to objectionable persons, it is necessary to extend the exemption to include objectionable sub-lessees as well. Many tenants have profited on sub-tenants.

(b) Or a proceeding in which the owner of record of the building seeks IN GOOD FAITH to recover possession of the demised premises for immediate and personal occupancy of the superintendent or janitor of said building as a dwelling.

Subdivision (b) is designed to remedy a defect in the rent laws which has compelled property owners to violate the tenement house law (Section 110) providing that a janitor or superintendent must be housed on the premises if the building contains eight or more apartments.

(c) Or a proceeding where the petitioner shows to the satisfaction of the court that he desires in good faith to recover premises for the purpose of demolishing the same with the intention of constructing a new building; or for the purpose of making such substantial alterations in a building, other than an existing tenement house, as will make it suitable for two or more families to dwell therein independently of each other, plans for which new building or alterations shall have been duly filed and approved by the proper authority.

Much can be done toward relief of the "housing shortage" by the alteration of old buildings in such a way as to make them accommodate more families. When such an alteration is contemplated there is as much reason for exempting the building from the operation of the rent laws as for the exemption of an entirely new building, as is done by the existing law.

(d) Or a proceeding to recover premises constituting a part of a building and land which has been in good faith sold to a corporation formed under a co-operative ownership plan [whereof the entire stock shall be held by the stockholders in proportion to the number of rooms occupied or to be occupied by them in such building and all apartments or flats therein have been leased to stockholders of such corporation for their own personal, exclusive and permanent occupancy, to begin immediately upon the termination of any tenancy of the apartments or flats leased by them, existing on the date when this subdivision takes effect] under which plan the entire stock of such corporation shall be held by the stockholders in proportion to the value, as agreed upon under such plan, of the portions of the building occupied or to be occupied by them respectively, and in which proceedings it shall be established that the particular apartment constituting the demised premises has been leased to one of such stockholders who seeks in good faith to recover possession of such demised premises for immediate and personal occupancy as a dwelling by himself and his family.

It is an established fact that a man who owns his own home is a better citizen. This is because property ownership encourages economy and thrift.

In the laws previously adopted, the co-operative ownership plan was indorsed with the limitation, however, that all apartments in the building must be sold. This is the so-called one hundred per cent. plan. Such plan must, of necessity, have very restricted use, for it is usually impossible to "sell" the ground floor, or otherwise unattractive apartments.

This amendment will enable them to obtain possession of those few apartments, but it will be impossible for the purchaser of an apartment to secure possession for any other purpose than the personal occupancy of himself and his family. Tenants occupying unsold apartments in the building will be protected from ejection, and from increase in rent, by regular operation of the Rent Laws. The sale of a cooperative apartment under the conditions in subdivision (d) does not reduce housing accommodations. Such sale means that the buyer be-

come a prominent resident of the community. Adoption of sub-division (d) of this act will be beneficial to the community, socially and economically.

(e) Or a proceeding in which it is established that the tenant holds over after the expiration of a written lease containing a "cancellation clause" coupled with a provision for the payment of a bonus to the lessee upon the exercise of a privilege to terminate the lease.

This proposed amendment exempts from the operation of the law the case where a tenant has occupied a temporary lease at a reduced rent, with provision of a payment of a bonus in the event of cancellation.

(f) Or a proceeding in which it is established that the tenant holds over after a written lease was made previous to April 6, 1910.

Where the tenant has had the benefit of a long-term lease at the low rental prevalent in pre-war times, and has been carried at such rental in spite of the advancing costs and heavily increased expenses of his landlord, it seems only fair that such tenant either pay the increased rent sought by his landlord or give up possession to some one who will do so.

(g) Or a proceeding in which it is established that the tenant holds over after a written lease which was made previous to April 1, 1919.

Since under the provisions of the law a tenant may remain in possession as a hold-over, without the formality of a new lease—if not withstanding that privilege he does actually enter into a new lease, he should not be permitted to repudiate it.

(h) Or a proceeding in which it is established that at least four months before the expiration of the term, the landlord, or his authorized agent, served upon the tenant, written notice, by mailing the same by United States registered mail, addressed to the tenant at the demised premises, offering to renew the lease for one year, at the same rate of rent as that payable by the tenant at the date of such notice, but it shall be a defense to such proceeding in such case that the tenant served in like manner upon the landlord or the said authorized agent of the landlord, written acceptance of such offer within thirty days after the service of the offer on behalf of the landlord.

As the Rent Laws operate at present it is possible for tenants to withhold all information from their landlords as to whether or not they intend to remain in possession. In consequence, a landlord cannot negotiate with another applicant for an apartment until the apartment is actually vacated. In all fairness, the landlord is entitled to information three months previous to the termination of a lease as to whether or not a tenant will hold over.

(i) Or a proceeding in which the demised premises consist of a room or rooms in a hotel of one hundred and twenty-five rooms or more, whether used for transients or under lease, or in a lodging house occupied under a tenancy of a week or less.

The purpose of this amendment is to exempt apartment hotels from the operation of the law.

Second:—Amend Section 10 of Chapter 136 of the Laws of 1920 as amended by Chapter 944 of the Laws of 1920, to read as follows:

This act shall not apply to a room or rooms in a hotel of one hundred and twenty-five rooms or more, whether used for transients or under lease, or in a lodging house occupied under a tenancy of a week or less.

The purpose of this amendment is to place apartment hotels upon the same basis as hotels for transient guests.

Amend Section 12 of the same act, to read as follows:

This act as hereby amended shall not apply to buildings in the course of construction [at the time this amendment takes effect] on the first day of April, nineteen hundred and twenty or commenced thereafter, nor to written leases made subsequent to the date upon which this amendment shall take effect, and shall be in force until November first, nineteen hundred and twenty-two.

As has already been pointed out in the argument for the preceding act on summary proceedings, buildings under construction on April 1, 1920, or commenced thereafter were erected when the prices of building material and labor were the highest and therefore such buildings should not be restricted by the operation of the rent laws. The second part of the proposed amendment would restore the power to tenant and owner to make a binding contract, which was taken away by Chapter 136 of the Laws of 1920 as amended by Chapter 944 of the Laws of 1920.

Third:—Amend Section 232 of the Real Property Law as amended by Chapter 130 of the Laws of 1920, to read as follows:—

Duration of certain agreements in New York. An agreement for the

(Concluded on page 202)



# Up-to-Date Developments of Land for Industrial Use

Martin Dodge, of Merchants' Association, Points Out Principal Factors in Successful Conduct of Business in Community Where Property is Located

MARTIN DODGE, manager of the Industries Bureau of the Merchants' Association of New York, delivered the lecture last Tuesday night in the course on real estate subjects being held at the West Side Branch of the Y. M. C. A. on West 57th street. Mr. Dodge's subject was "The Development of Property for Industrial Use." Defining "property" as land and "industrial use" as for the purpose of manufacturing the speaker said the title of the lecture might read: "The Development of Land for the Purpose of Manufacturing."

Mr. Dodge first described the English city of Letchworth, 35 miles from London, as typical of ideal conditions. Here, with a population of 25,000 in an area of 45,000 acres the retail trade is located in the centre, within a ring of parks separating it from the residential quarter which is again separated by a ring of parks from the manufacturing district, outside of which are farms. No factory worker need live more than ten minutes from his factory and no farmer more than ten or fifteen minutes from his farm. Yet his residence is separated from his place of work by forests and parks and his home is located with other homes in such a way as to give him a maximum of community and social benefits.

Only 38 American cities, Mr. Dodge said, have adopted zoning regulations, but 42 others are considering doing so, and it is therefore of the greatest importance to anyone considering the development of a piece of property for industrial use to determine what the existing regulations are concerning its use or what regulations are apt to be applied to that property.

Only recently, the lecturer continued, have manufacturers located their factories on the basis of a careful scientific investigation concerning the relative advantages and disadvantages of the site chosen. All too frequently the decision has rested upon unimportant issues. A particularly cheap piece of land has been discovered or the plot may be located conveniently to the manufacturer's residence. An illustration in point is the case of a manufacturer who located a factory near Clifton, Staten Island, some fifty years ago. He found a high hill which was picturesque and attractive. First he built his residence there, then a few hundred yards distant he built a factory. For fifty years he has received raw materials at the railroad station at the foot of the hill and trucked these to the top of the hill. He has trucked all of his coal from the same station to the top of the hill. His industry required only the processing of the material and practically no change in its bulk. When the process was finished he trucked it back down the hill to the same railroad station and took it away. It has taken the manufacturer fifty years to discover that although the top of the hill was suitable for residential purposes, the bottom of the hill near the railroad station was the suitable place for his manufacturing plant. He has now located his factory there.

A positive factor which unfortunately has been responsible for a considerable part of the unsound industrial development which characterizes many of our communities has been the practice of chambers of commerce, followed until comparatively recent years, of engaging in wholesale campaigning methods and factory grabbing methods for the purpose of establishing new industries in their localities. Cash bonuses have been paid, tax exemption has been secured, the stock of the prospective manufacturer has been endorsed by the chamber of commerce or even sold through a special committee appointed for this purpose. The commercial organization has intervened to secure favorable terms on mortgages; and in various other ways has offered an artificial stimulus in order to secure additional factories.

This experience has proved disastrous in a large measure. The rate of mortality among factories established in communities as a result of such methods has been very high and instead of adding to their prosperity has left them with bankrupt industries.

This experience has led to a radical change in the policies of chambers of commerce. They are now making an effort to analyze their communities more carefully on the basis of their real economic advantages and drawbacks. They are appealing only to industries which if properly managed will have a good chance for success. They are increasing the attractiveness of their communities by supplying more parks, better streets and boulevards, and improved transportation facilities. They are attempting to decrease the death rate. They hope by these methods to make their communities so desirable for industrial purposes that industries will naturally be attracted.

Given a piece of property suitable for industrial development, declared Mr. Dodge, it is important to analyze this property to determine the type of industrial development for which it is best suited. In the first place, is it suited for heavy or light manufacturing? If the site is extensive, if it is not too close to a residential community, if freight transportation facilities are ample, then perhaps it is well suited for heavy manufacturing purposes. If on the other hand the site is comparatively small, if it is not located near a residential community, and if tall loft buildings may be erected without excessive cost for the foundation, then perhaps the

site is well suited for light manufacturing purposes. The speaker continued:

A distinctive type of development is that known as the district or terminal development. This is perhaps best typified by the Bush Terminal, Brooklyn. Other terminal developments on New York Harbor are those of the New York Dock Company, the Degnon Terminal, Long Island City, the Brooklyn Eastern District Terminal on East River in the Williamsburg section of Brooklyn and the Hoboken Terminal. Chicago has eight or nine large terminal developments and probably manufactures a larger proportion of its products in such districts than any other large city in the country. The Central Manufacturing District is Chicago's largest development of this kind.

This type of development is usually undertaken by a central corporation which purchases a large tract of land, preferably on the waterfront and with rail transportation facilities. Loft buildings and warehouses are erected and railroad sidings are constructed to connect these with the main lines and with the piers. The matter of the transfer of the freight, even to cartage and movement on elevators, is frequently taken charge of by the central corporation, which leases the buildings in whole or in part to manufacturers.

There are many advantages to this kind of development. Although rents are somewhat higher than in the ordinary locality, the facilities are usually better. A particular effort is always made to supply adequate transportation facilities, power, water and other necessities for manufacturing. The manufacturing buildings are usually constructed along the most modern lines providing for adequate light, ventilation and convenience. Insurance rates in such districts are usually low.

Mr. Dodge described the type of homogenous developments typified by such manufacturing towns as East Liverpool, Ohio, a pottery centre; Akron, Ohio, famous for rubber products and Troy, N. Y., the home of collars and cuffs.

The single unit development, the lecturer declared, is illustrated in the effort now pending with respect to six hundred acres fronting on New York Harbor, which is in the hands of an agent who believes that this property will yield the best return for all concerned if used as the location of the iron and steel industry. Having come to this conclusion the agent has analyzed the industry from every point of view. He has determined the cost of securing coke and coal, the cost of shipping not only Lake Superior ores but Champlain and Cuban ores; also the availability of scrap material in this vicinity which might be used in the process of manufacturing. Further, he has not only estimated the approximate market for the products of the plant in this vicinity, but he has made an extensive survey to determine whether or not those using the products here would prefer to patronize a local plant rather than plants in Pittsburgh, Bethlehem and other steel producing centers.

Obviously the most important factor affecting the development of a particular piece of property for industrial use is the location of that property; but going back of the question of location I contend that the factors which will lead to the most satisfactory development of a given piece of property for industrial use are the same factors which make for the successful conduct of a manufacturing enterprise located on that property. If a manufacturer chooses a certain location and is successful, the fame of that success soon spreads abroad. It is inseparably connected with the location of the plant. Success begets success, and other industries are attracted to the same vicinity. Land values are enhanced. On the other hand, if he fails that failure is also inseparably connected with his location or the particular site and that location suffers in reputation, especially in so far as the particular industry is concerned.

Now the principal factors which make for the successful or unsuccessful conduct of a manufacturing enterprise are as follows: Proximity of raw materials, proximity of markets, shipping transportation facilities, freight rates, labor supply, rapid transit facilities, cost of capital, cost of management, actual extent of site, price of site, power supply, water supply, taxes, insurance, police and fire protection.

These factors are not given in the order of their importance, as this varies very greatly with different industries. But generally speaking, I should say that the first half dozen were the more important.

Usually a decision must be made between proximity to raw materials and to markets. If the industry is one in which a large part of the raw materials is waste, then it is uneconomical to ship this raw material a considerable distance only to discard sixty or seventy per cent. of it after the process of manufacture is completed. If, on the other hand, the product is fragile or perishable and likely to be damaged by long shipment it is necessary that the plant be located near the points of consumption. These matters must be considered entirely in relationship to particular industries and cannot be settled abstractly. It always should be remembered that nearness to markets or raw materials is not merely a matter of miles but of costs, which means that transportation facilities and freight rates are important factors to be considered.

A labor supply, of course, is necessary to any industry. In this connection not only the supply of labor should be determined but the character of labor which may be depended upon. Of course, the matter of labor supply cannot be considered apart from the question of rapid transit facilities.

The importance of water supply varies very greatly with the different industries. Concerning power, it must be determined whether power can be purchased more advantageously from a central power company than it can be generated in the plant itself.

Taxes are now not so important a factor in industry as they formerly were, as the tax rate in the large industrial communities has tended to equalize. Taxes, moreover, do not bulk large in proportion to many other factors entering into production.

Insurance rates vary more with the particular line of industry, the character of the construction of the building, the materials to be consumed and the carefulness of the management than they do with the general locality in which the factory is located.

In conclusion, said Mr. Dodge, the only policy which can be consistently advocated and followed in the development of property for industrial use is a policy based on the sound industrial development of the community in which the property is located; for this means increased prosperity for that community and increased prosperity means not only good business but more business for all concerned.



# Renew Fight for Fifth Avenue Apartments Above 60th St.

## Owners Petition Supreme Court for Mandamus Order to Compel Superintendent Brady to Issue Permit for 13-Story Building Opposite Central Park

**A** TEST case to determine the height to which buildings may be erected on the east side of Fifth Avenue, between Sixtieth and Ninety-sixth Streets, has been brought before Supreme Court Justice Bijur on the application of Mary Brewster Jennings for a peremptory mandamus order to compel Charles Brady, Superintendent of Buildings, to grant a permit for the erection of a thirteen-story apartment house at the southeast corner of Fifth Avenue and Ninety-Sixth Street.

This action is the direct result of the association of a number of owners of Fifth Avenue property in the section mentioned to oppose the efforts of the Fifth Avenue Association, the City Club and other interests to have the height of building along this section of the avenue limited to three-quarters of its width, or 75 feet. The Board of Estimate on Nov. 25 last passed a resolution, by a vote of 13 to 3, amending the Zoning Law so that this became the limit to which buildings could be constructed. Exception to the legality of the action by the Board of Estimate was immediately taken by property-owners interested in preserving their rights under the Zoning Law as originally enacted which allowed structures of 150 feet height, equal to one-and-one-half the width of the avenue at this point, which is one hundred feet. The basis for exception to the decision of the Board of Estimate was that when more than 20 percent of the owners of property protested against a change in the Zoning Law unanimous action on the part of the Board of Estimate was necessary to make the change. The protestants claimed that more than 20 percent of the property-owners had objected and therefore the vote by which the change was made was invalid.

On Jan. 20 last the Corporation Counsel advised the Board of Estimate that including the Central Park frontage as well as that on the East Side of Fifth Avenue less than 20 percent of owners had objected to the change in the Zoning Law as therefore this amendment limiting the height of buildings to 75 feet was legally adopted.

The application for a mandamus order on Superintendent Brady is made by Robert B. Knowles, of Taylor, Knowles & Hack, for Mary Brewster Jennings, owner of the southeast corner of Ninety-sixth Street and Fifth Avenue. Mr. Knowles, it is understood, selected this as a test case in the fight a

number of owners, including Vincent Astor, Jacob Ruppert Realty Co., J. E. R. Carpenter and the Van Ingen Estate, are making to prevent the city authorities from limiting the development of their property on lines effective under the original terms of the Zoning Law.

Mr. Knowles has developed three arguments upon which his application for a mandamus order is based. These are that the plans for the apartment house to be erected on the Jennings plot were filed on Nov. 23, 1921, with the Tenement House Department and the Bureau of Buildings, prior to action by the Board of Estimate on Nov. 25, 1921, and that under this law nothing in the Zoning Law "shall require any change in the plans, construction or designated use of a building for which a building permit has been heretofore issued or plans for which are on file with the Building Superintendent or with the Tenement House Department at the time of the passage of this resolution." The second contention is that the Central Park frontage should not be included and that if it is not more than 20 per cent of the owners of frontage objected to the change in the Zoning Law and a unanimous vote was necessary to award the law. The third contention is based on the following provision of the Zoning Law defining words used in the resolution:

"The 'width of the street' is the mean of the distances between the sides thereof within a block. Where a street borders a public place, public park or navigable body of water the width of the street is the mean width of such street plus the width, measured at right angles to the street line, of each public place, public park or body of water." The width of Central Park at Ninety-sixth Street, measured at right angles to Fifth Avenue, is approximately 2600 feet. If the "width of the street" is based on the width of Fifth Avenue at Ninety-sixth Street, which is one hundred feet, plus the width of Central Park, which is 2600 feet, the result is 2700 feet. Under the original Zoning Law the height of a building on Fifth Avenue might be one-and-one-half times the width of the street including Central Park. Under the amendment passed last November by the Board of Estimate limiting the height to three quarters of the width of Fifth Avenue between Sixtieth and Ninety-sixth Streets the width of Central Park must be taken into consideration.

Arguments on the application were made last Wednesday and the court took the question under advisement.

## Many Amendments to Emergency Rent Laws Proposed

(Continued from page 200)

occupation of real estate in the City of New York, which shall not particularly specify the duration of the occupation, shall be deemed to continue until the first day of October next after the possession commences under the agreement.

*An occupant of premises in the City of New York used for dwelling purposes, who obtained possession thereof under a lease or rental agreement, and who remains in possession after the expiration of the term created by said lease or rental agreement, shall be deemed to have elected to continue in occupancy of the premises until the first day of October next ensuing after the commencement of the holding over, under all the terms and conditions of the expired lease or rental agreement except the amount of rent reserved, and shall be liable during the term hereby created for a monthly rent payable on the first day of each month in advance at the rate agreed upon between said hold-over and the landlord, or as determined in judicial proceedings, unless expressly released in writing by the landlord.*

As the operation of the Rent Laws has done away with binding contracts, it is now possible for tenants to occupy apartments part of the rental period and then vacate without notice to the landlord. This condition, if unremedied, would result in heavy financial loss to owners of property, particularly if the apartments were left vacant during the summer months, when apartments are not in demand.

Fourth:—Repeal the concluding sentence of Section 6 of Chapter 136 of Laws of 1920, as amended by Chapter 434, Laws of 1921, which provides.

"The plaintiff shall be entitled to costs only in the event that he recover the full amount demanded in the complaint."

Were the law restored to its traditional state in which costs went as a matter of course to the prevailing party, much would be done to remove the chief cause of the congestion in the Municipal Courts.

Fifth:—Enactment of the bill authorizing the Appellate Division of the Supreme Court, 1st Dept., to designate 15 referees to hear and determine cases in the Municipal Courts of that Department in order to relieve the congestion in such courts; the Appellate Division, 2d Dept. to appoint 10 referees to assist in the Municipal Courts of that Department to the same end.

Such a measure was proposed by the Joint Legislative Housing Committee during the Session of 1921, and was passed by both houses of the Legislature, but was vetoed by Mayor Hylan.

Sixth:—Enactment of a bill to amend Section 2 of the Tenement House Law by providing that the definition of "tenement house" shall be read to relate to houses accommodating four families, instead of three families or more as now provided.

The purpose of this measure is to encourage the re-modelling of existing one family houses into dwellings for three families and also to promote the construction of three family houses in the comparatively undeveloped sections of the Bronx, Queens and Richmond.



# Review of Real Estate Market for the Current Week

## Some Large Leases and Sales Gave Distinctiveness to a Market Well Dotted with Substantial Transactions of All Kinds

**P**ROBABLY the most interesting phase of the real estate market this week was the closing of large leases in important trade and traffic centers. Of striking interest was the leasing of a store in the Broadway front of the Loew Theatre building, at Times Square, at the rate of \$1,300 a front foot per annum, whereas the same tenant, less than three years ago, paid for the old store, on the same site, an annual rental of \$200 a front foot. This rental, along with other new store rentals on Times Square during the latter part of last year, emphasizes the premier status of trade in this upper Broadway district. The rental in discussion is on the East or Seventh avenue side of Times Square, near 45th street. It is timely to note that a Seventh avenue corner, three block north of 45th street, was leased to a well known operator, this week, as the site for a new office and store building, while during the week before a corner at Seventh avenue and 49th street was leased to the same operator for a similar improvement. It looks as if the Times Square zone would be a storm center of real estate activity for a long time to come.

Other leases of more than passing interest were the leasing of three floors, on the plans, of the Pershing Square building, to be built on the site of the old Grand Union Hotel, at the southeast corner of Park avenue and 42d street, for a long term of years, at an aggregate rental running into the millions; also a hotel for a long term of years; and the leasing

of other good sized properties and floor areas that our news columns set forth in detail.

In the sales market a transaction of more than ordinary moment was the sale by the Congregation of the Church of The Blessed Sacrament of its edifice, at the southeast corner of Broadway and 71st street, to a prominent firm of builders. The site fronts 112.5 feet on Broadway and 254.7 on the street. Heavy traffic has long focused in this section and it is therefore likely that a modern building of varied business character will supplant the church edifice. Only last December, Christ Church, at the opposite, or northwest corner, leased a portion of its church grounds at that point to builders, who will erect thereon a 7-story business building. In West 69th street, a block and one-half distant, the Government recently leased, on the plans, large space in a new building for post office space to supersede the postal station now at the northwest corner of Broadway and 69th street.

Several superior dwellings, in the Fifth avenue section, changed hands, one of them entirely for cash, while there were several other cash transactions during the week in other parts of town. A notable sale was that of the 9-story St. Margaret apartment hotel, in West 47th street, to the lessee. This is a marked instance of tenant buying. The entire city gave a display of varied dealing that shows a good bottom to the general market. The Bronx and Brooklyn were both active in diversified dealing as well.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded, in Manhattan this week was 101, as against 64 last week and 70 a year ago.

The number of sales south of 59th st was 31, as compared with 17 last week and 22 a year ago.

The number of sales north of 59th st was 70 as compared with 47 last week and 48 a year ago.

From the Bronx 33 sales at private contract were reported as against 29 last week and 38 a year ago.

Statistical tables including the number of recorded instruments will be found on page 210.

#### Sale of a Fine Residence

Albert B. Ashforth, Inc., in conjunction with Douglas L. Elliman & Co., sold the new 5-story English basement dwelling, 16 East 68th st, on a lot 21.6x100.5, for the Charmouth Realty Co., to a prominent client for occupancy. The property was held at \$185,000, and an interesting feature of the transaction is the fact that the entire purchase price was paid in cash. The dwelling is new, having just been erected by the F. H. Wakeham Co. on a day's work basis. The building is of white limestone, and both the interior and exterior are handsomely finished. Directly adjoining, on the east, is the large residence of Henry T. Sloane, from whom the site of this dwelling was purchased through Douglas L. Elliman & Co. last spring. Directly opposite are the mansions of Alfred Anson and Mrs. George T. Bliss.

#### Builders Buy Apartment Site

The two 3-story buildings, 103-105 East 63d st, have been bought by the J. E. Watson, Inc., apartment house builders, who, after negotiations have been completed for the enlargement of the site, will erect a 9-story apartment house. The seller of the property at 103 was the Seligman estate, and Mrs. Emma Lyman was the seller of 105. The properties occupy a plot 50x100.5, and were held at \$125,000. Harris, Vought & Co. were the brokers.

The site for the proposed operation is diagonally in the rear of the new Fifth Avenue Baptist Church, at the southeast corner of Park av and 64th st, and is in the vicinity of the new Third Church Scientist. The Farmers Loan and Trust Co. and Moritz Wormser represented the Seligman estate, and William B. May & Co. represented Mrs. Lyman.

#### Synagogue for Upper West Side

Congregation of the Free Synagogue, Stephen S. Wise, Rabbi, has bought 32-44 West 68th st, between Central Park West and Columbus av,

seven 4-story and basement brick dwellings, on a plot 135.8x100.5. The synagogue already occupies 34-36.

The entire site, including the present synagogue house, will be razed at once, and it is expected that the new edifice will be completed by November.

It will be a 5-story structure and will house the religious school, social service and child adoption bureaus, a seminary for the training of young Jewish college and university students for the ministry in the reformed church and other branches of work carried on by the congregation. The congregation has subscribed \$175,000 toward the \$250,000 needed to erect the building. The synagogue will continue to hold services at Carnegie Hall.

#### Buyers Lower West Side Corner

Brown, Wheelock Co., Inc., sold for Hearth and Home, Inc., to Leonard Weill, a real estate operator, a plot 40x80, on the northeast corner of West Houston and Macdougall sts, known as 146-148 West Houston st, on which there are two old buildings. Negotiations are now under way for a long term net lease upon the premises to a chain store. This plot is opposite the new moving picture theatre on the northwest corner of Macdougall and West Houston sts, now in course of construction. It was held at \$65,000.

#### Estate Sells Ancient Holding

Fisher estate sold 589-593 Eighth av, southwest corner of 39th st, three 3-story brick flats with stores, on a plot 49.6x100. The estate had owned the parcels 87 years. Included in the sale is 304 West 39th st, on the same plot.

#### Some Yorkville Sales

John Finck sold 1697 First av, southwest corner of 88th st, a 5-story brick tenement house with store, on a lot 25.2½x100, for the Mary F. Larkin estate; 1221 Third av, a 4-story brick flat with stores, on a lot 16.8x80, for the Giebler estate; 226 East 74th st, a 5-story brick tenement house with store, on a lot 25x102.2, for Lena Rueseler; 194 East 76th st, a 4-story stone double flat, on a lot 25x102.2, for the estate of Benjamin S. Strauss; 229 East 80th st, a 4-story stone double flat, on a lot 25x100, for Mary Kelly; and 333 East 90th st, a 5-story stone double flat, 25x100, for Arthur Viertel.

#### Operator Deals Heavily

Joseph Sherk, operator, figured recently in six transactions. To H. Goodstein he sold the 6-story elevator house at the southeast corner of St. Nicholas av and 172d st, on a plot 100x125, renting for \$52,000 a year, and held at \$350,000; to Hershkowitz & Rames, through Max Rosenfeld, Harold Court, at the southwest corner of St. Nicholas av and 183d st, a 6-story house, 105x150, renting for \$62,000 and held at \$450,000, and to the Maxroe Realty Corporation, Claremont View,

a 6-story building at 59 Tiemann pl, 100x150, renting for \$60,000 and held at \$375,000.

Mr. Sherk also sold for the Ardsmore Estates to a client of Hiram T. Wood the 6-story apartment house at the northwest corner of Amsterdam av and 103d st, 75x100, renting for \$35,000 and held at \$225,000, and for the same seller to a client of B. Harris 965 Amsterdam av, a 6-story walk-up, 53 x100, renting for \$19,000 and held at \$125,000.

From a client of B. Harris he purchased two 6-story houses at 506 and 510 West 150th st, 100x100, renting for \$35,000 and held at \$250,000.

#### Brown Buys Grand Opera House

Famous for half a century as an amusement centre, the Grand Opera House, at the northwest corner of Eighth av and 23d st, has been sold by the estate of Jay Gould to Frederick Brown, operator. It is a 4-story white stone theatre, office and store building. The plot is L shaped. It fronts 113.6 feet on Eighth av and 115.10 feet on West 23d st, with an interior depth of 159.2 feet. Included in the sale is the 2-story brick building, 320-322 West 24th st, which adjoins the rear of the Opera House and connects with it. The latter is a Clement C. Moore estate leasehold.

The house has a seating capacity of 1,900, with standing room for 1,500 more. It is assessed by the city at \$829,000.

The Opera House site itself was originally also a Moore leasehold, being leased in 1843 from Bishop Clement C. Moore, author of the "Night Before Christmas." Later Samuel Pike bought out the lease and acquired the fee in 1864. For a time it was the scene of the greatest opera productions in this country. Jim Fisk and Jay Gould bought the house in March, 1869, but Gould's name was withdrawn from the enterprise. It was Fisk who gave the theatre its spectacular furnishings and grand stairway. At one time the property was owned by the Erie Railroad, and while Fisk was president of the company its executive offices were there. In 1884 it was reopened as a theatre.

The heirs of the Gould estate are George J. Gould, Mrs. Finley G. Shepard, formerly Helen Gould; Edwin, Howard and Frank Gould, and the Duchess de Talleyrand of France, formerly Anna Gould. The estate was represented by Taylor, Knowles & Hack. John M. Thompson was the broker.

#### Ninth Av. Corner Changes Hands

D. Kempner & Son sold for Harris and Maurice Mandelbaum, Fisher and Irving Lewine, William Prager, the estate of Pincus Lowenfeld, Abraham and Milton Stern to Louis Lublin 607-609 Ninth av, northwest corner of 43d st, two 5-story brick flats with stores, on a plot 50.2½x100. They abut the Second German Baptist Church, 50x100.5, at 407-409 West 43d st.

The buyer will alter the ground floors and build stores on the vacant part of the plot fronting on 43d st. The sellers had owned the corner for 15 years. It was held at \$100,000.



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### Large Third Av. Corner Sold

A. H. Levy sold to Meister Builders, Inc., 973-977 Third av, northwest corner of 58th st, two 6-sty brick apartment houses with stores, one being on a plot 50.2½x105, and the other on a lot 25.1¼x105. They contain 10 stores and 53 apartments of from 4 to 5 rooms each.

This sale disposes of all of the holdings of the State Bank in Manhattan, which were held since 1911, when Mr. Levy assumed charge of the disposal of same. The property was held at \$300,000. Unusual terms were obtained by Meister Builders, a 21-year second mortgage being one of its features. The buyers have resold.

### Fine Apartment House Sold

Daniel H. Jackson sold through Derschuch & Co. 562-568 West End av, adjoining the northeast corner of 87th st, a 12-sty and basement elevator apartment house, on a plot 78x100. It was built by Sumner Gerard in 1914 and is considered to be one of the most modern buildings on the avenue. Mr. Jackson bought the property and 560, at the corner, 18 months ago.

Each floor contains two 8-room apartments, with 3 baths. They are rented to well-known New York families and the building yields an annual rental of \$100,000. Mr. Jackson still owns the adjoining corner parcel.

### Sale Wipes Out Restrictions

The vacant plot, 125x100 feet, on the north side of West 81st st, 100 feet east of Columbus av, and facing the Museum of Natural History, has been purchased from the Marshall O. Roberts estate by I. Randolph Jacobs and Everett Jacobs, operators. The property has been in the hands of the seller for more than 50 years, but as it was restricted to improvement with private residences it was practically unsalable.

The restrictions included the seven residences at 62-74 West 82d st, abutting in the rear. In order to make the plot available for an apartment house the Messrs. Jacobs were obliged to buy the houses at 64, 72 and 74 West 82d st, and to purchase from the owners of the remaining three houses a release of this restriction.

The buyers announce, through N. A. Berwin & Co., the brokers, that they are having plans prepared for a 14-sty apartment house, which they expect to erect on the site facing 81st st. They will offer for resale the houses on 82d st. The entire operation, it is expected, will involve about \$1,500,000.

### Valuable Church Site Sold

The property of the Church of the Blessed Sacrament, at the southeast corner of Broadway and 71st st, has undergone a change of ownership, according to an announcement made by the Rev. William J. Guinan, its rector.

The church edifice, which is located in the Sherman Square section of the city, wherein there has been much activity during the past few months, occupies a site fronting 112.5 feet on 71st st. It extends back 203 feet from the first mentioned thoroughfare and 100.5 feet from the last named.

### Lessee of Hotel Buys It

The St. Margaret, a 9½-sty apartment hotel, on plot 40x100.5, at 129 and 131 West 47th st, has been purchased by Eloise Morton Van Horn, who has operated the hotel as tenant since 1905. She bought it from Leopold Stern, who acquired the St. Margaret about 10 years ago. It carries a mortgage for \$216,700. The sale is recorded.

### Grace Humiston Buys Club Home

Miss Grace Humiston, who heads a social club for boys and girls at 222 Madison av, opposite the J. P. Morgan residence, has purchased the three 4-sty and basement dwellings 147 to 151 East 21st st for the purpose of establishing a new clubhouse to accommodate 72 girls. The houses, which occupy a site 49.2x98.9 are to be remodeled by Miss Humiston and connected, having a single entrance and allowing an uninterrupted passage from one building to another. The site is across from Gramercy Park. The seller of the properties was the Land Map Realty Corporation. The sale is recorded.

### Estate Sells Madison Avenue Corner

Sherman & Kirschner sold for the estate of Ferruccio Vivanti the 5-sty apartment house with store at the northeast corner of 100th st and Madison av, on a lot 25.11x80, to a client for investment. The property was purchased by the Vivanti family from the builder, and was held by them for the last 25 years.

### Cash Sale of West Side Corner

Sidney L. Warsawer resold for the New Amsterdam Realty Co. the northeast corner of Ninth av and 49th st, known as 724 Ninth av, a 4-sty building, on a lot 24.11½x75, to a client, who will remodel and modernize same. This property is assessed at \$46,000, and the sale price was close to this figure, and an all cash transaction.

### Tenants Buy Business Quarters

Green & Porgus, furriers, and tenants of 141-143 West 27th st, bought them from the David Stevenson Brewing Co. The first numbered is an

old 3-sty and basement brick converted dwelling, on a lot 25x98.9, and the second is a 6-sty brick loft building, on a lot 25.2x98.9. The sale is recorded.

### Hospital Completes Purchase

The Hospital for Joint Diseases purchased from George W. Denton 50 East 124th st, a 3-sty and basement dwelling, on lot 18x100.11. With this acquisition the hospital has now assembled a site 200x154, upon which it will construct an 8-sty building from the plans being prepared by Buchman & Kahn. Benjamin Bernstein was the broker.

### Good Upper East Side Sale

Samuel Brener resold through William J. Roope & Co. to a prominent East Side builder 125-135 East 63d st, six 3-sty and basement brick dwellings, on a plot 86.8x100.5. The buyer will reimprove the site with a 9-sty elevator apartment house.

### Buyers San Domingo Apartments

Alfred Somborn and Herbert Jacques Morris sold for the Twelve Hundred Madison Avenue Corporation, represented by Stoddard & Mark, the 12-sty and basement fireproof apartment house, known as the San Domingo, at 949 West End av, facing Straus Park. The buyer is Nathan H. Stone, of Stone & Schleimer, attorneys, who it is understood represents a syndicate of investors. The house is on a plot 75x100, and is arranged in suites of 5, 6 and 7 rooms.

The structure was erected about 6 years ago by Harry Schiff and stands on the site of the former Bloomingdale Church. It was held at \$600,000, and the transaction was closed for all cash above the existing mortgage.

Stanley Wolfson resold for Frederick Brown to a builder 147-51 West 74th st, three 4-sty and basement brick dwellings, on a plot 64.6x102.2. The site will be reimproved with a 9-sty apartment house of medium sized suites.

### Sells Large Bronx Corner

George J. McCaffrey sold for Mrs. C. F. Schultz-Arnold the southwest corner of Tremont and Crotona avs, a vacant plot 158x200. It is the first sale of the property in more than 40 years. The new owner will improve it with a business building.

### A New Bronx Garage Sold

Fred Oppenheimer purchased from the City Kalamain Co. the newly completed 1-sty garage at the junction of Boone av and West Farms rd, Bronx, the same being 101 feet on West Farm by 154 on Boone av by 137 feet in the rear. H. Gillman was the broker.

### Site for Yeast Laboratory

A monumental new research laboratory, dedicated to experimentation in the fermentation of yeast, will be built by the Fleischmann Co. in the Bronx on land just acquired from the Broadway Savings Institution.

The property purchased is the block front on the east side of Mott av, from 157th to 158th st, opposite Franz Sigel Park. It has a frontage of 210 feet on Mott av, opposite Franz Sigel Park, 210 feet on Sheridan av, and 257 feet on both 157th and 158th sts. The selling institution held the property at \$125,000. Ewing, Bacon & Henry were the brokers.

The proposed building will be 2 stories high, of marble and limestone construction, and will cost about \$250,000. It has been designed by Arthur B. Heaton, of Washington. Work was started this week by the George A. Fuller Co., which was awarded the contract.

### Buys a New Bronx Theatre

The newly completed theatre building, on plot 100x110, on the east side of Washington av, 310 feet south of 172d st, Bronx, has been sold by Isidor Benenson, who erected the structure, to the S. K. S. Motion Pictures Co. It was sold subject to mortgages for \$160,000.

### Other Bronx Operations

Stebbins Realty and Construction Co., Inc., sold through Fred Lowenthal to Evarudus, Inc., the southeast corner 161st st and Morris av, a 5-sty and basement brick apartment house with 4 stores, on a plot 56x60; also through William F. Kurz 125 to 127 St. Anns av, two 5-sty brick apartment houses with stores, each on a lot 25x100, to Thomas Greene and Annie Wilson. The same company sold through J. E. Fowler to Albert E. Allen, 288 East 162d st, a 2-sty and basement frame dwelling, 16.8x147, and a similar dwelling at 286 East 162d st to Charles Smythe, on a lot 16.8x147.

### Buys Brooklyn Industrial Site

The Hamilton estate sold to Gustav Girard 285 to 295 Pearl st, and 74-76 Tillary st, southeast corner of the two thoroughfares, a group of old buildings, on a plot comprising 13,000 square feet. Chauncey Real Estate Co., Ltd., was the broker. The site will be reimproved with a factory building.



**On Brooklyn Heights**

Chauncey Real Estate Co., Ltd., sold for Gustave Girard to C. T. Silver 68-72 Columbia Heights, three 4-sty brick apartment houses, on a plot 75x100, overlooking New York harbor. The same brokers sold for the Talmadge estate to the Seven Court Realty Co. 157 Joralemon st., northwest corner of Clinton st., an old brick mansion, on a plot 45x139. On the site the new owner will erect a physicians office building. The reported purchase price is \$100,000.

**Notable Brooklyn Sale**

Adolph Ruger, lawyer, bought from the estate of Caroline Southard 119 Livingston st and from the estate of Janet R. Wilson 121 Livingston st., adjoining the northeast corner of Red Hook la, old 3-sty and basement brick dwellings, on full lots. The new owners will reimprove the site with a business building. Livingston st was widened some years ago and, paralleling Fulton st as it does, it has become a trade adjunct of that leading Brooklyn thoroughfare.

**Some Williamsburg Sales**

George Ganze sold the 3-sty double flat with store at 12 Union av, southeast corner of Johnson av, on a lot 25x100, for S. Marx to B. Katzoff and E. Kamolitz; 101 Lynch st, a 2-sty dwelling, on a lot 17x100, for Susan Maher to Eleanor Harris, and the plot, 75x100, on the east side of Wyckoff av, 50 feet south of Jefferson st, for the estate of Henry Roth to Barney Zirinsky for improvement with a factory.

**Church Buys Railroad Property**

The Long Island Railroad Co. sold to St. Monica's Roman Catholic Parish, Jamaica, the tract of land running from Union Hall st to Washington st and from Center st to the Long Island Railroad tracks for \$50,000 cash. Included in the sale is the old railroad general office building, which will remain standing and will be altered for use as a clubroom. A new school and convent for the parish will be erected and it will be started the latter part of March. The school will face on Center st, and the convent will have a frontage on Washington st. It is reported the cost of these buildings will be in the neighborhood of \$150,000.

Several years ago a Manhattan concern took an option on the same property and was about to erect a large factory, but opposition by the church was so strong that the idea had to be abandoned.

**Important Sale at Long Beach**

Edward J. Farrell, of Long Beach, sold the plot of 4 lots on the boardwalk, adjoining, and west of the Hotel Nassau, at Long Beach, to Richard E. Weingart, representing the Nassau Hotel management. The plot is 80x150, 80 feet fronting on the boardwalk and running 150 feet in depth to a frontage on Broadway. The site was formerly occupied by a group of four stores, which were destroyed by fire.

Mr. Weingart, who is manager of the Nassau, proposes an extensive improvement taking in the entire frontage of the hotel, including the extension of the boardwalk from the hotel entrance toward the beach, and he will erect on the newly acquired property a group of attractive shops and amusements for patrons of the hotel, bathers and boardwalk promenaders. The Nassau has remained open throughout the winter season for the first time in several years and the plan has proved to be a complete success.

**Banker Buys Country Seat**

Edward R. Stettinius is understood to be the buyer of the 34-acre estate at Locust Valley, Nassau County, known as the Levi C. Weir property. The purchase price was about \$250,000. The Weir estate is one of the best landscaped and most elaborate properties of its kind in a district noted for its palatial country homes. It has three water views, a house of stone and shingle and a cottage and garage. It is known as "The Hedges" and was left by the late Mr. Weir to his widow, now the Viscountess de Ledonck. Mr. Weir was president of the Adams Express Co. and assembled the property at great expense.

The Weir estate is just south of the former Paul D. Cravath property which was sold in January, 1921, to a syndicate of prominent residents in the neighborhood who bought the property for the protection of their own estates. Mr. Stettinius is a member of the firm of J. P. Morgan & Co.

**Buys L. I. Home Site**

J. Larocque Anderson, son of Henry B. Anderson, of the law firm of Anderson & Anderson, purchased through L'Ecluse, Washburn & Co. from Country Development Co. a wooded tract of four acres near Plandome Station, Nassau county. Mr. and Mrs. Anderson are to build a home on the property from plans now being prepared.

**Atlantic City Hotel Sold**

The Alamac Hotel, at Tennessee av and the Boardwalk, Atlantic City, has been sold for \$1,250,000 to the Victor Co. (Myer Cravis, a re-

tired Philadelphia business man, president). It is understood that many improvements will be made and an addition built as soon as the lease held by the Mack Latz Co. expires in about a year. The Alamac fronts 137.6 feet on the Boardwalk, and is 320 feet deep.

**Estates Sell Loft Building**

Spotts & Starr sold for the estates of Anthony McOwen and Josiah A. Briggs 11 West 25th st, adjoining the northwest corner of Broadway, a 12-sty loft building on a plot 25x98.9. It adjoins, also, Trinity Chapel. The property was held at \$250,000.

**Big Apartments Change Hands**

The Elsteve Holding Corporation, whose officers are members of the law firm of Gettner, Simon & Asher, bought from the 156 East 79th St. Co., Inc., the 14-sty and basement apartment house, on plot 100x102.2, at 156-166 East 79th st. The house contains one 7-room and two 8-room suites on a floor, each with 3 baths, the top floor being devoted to maids' rooms. It has an annual rent roll of \$160,000 and was valued at \$850,000. There is a first mortgage of \$400,000 on the property, which was acquired through Byrne & Bowman, as brokers. Irving Simon is president of the buying concern.

**Lispensard St. Parcel Bought**

Daniel Birdsall & Co., Inc., sold for George E. Chisholm, Frederick A. M. Schieffelin and New York Trust Co., trustees, 13 to 15 Lispensard st, a 5-sty stone loft, on a plot 49.10 $\frac{3}{4}$ x100, to Harris L. Perelmutter, a client of Edward P. Sobel. The property was held at \$65,000.

**Second Av. Corner Deal**

P. M. Clear & Co. sold for the Moses Danziger estate to Harris Brown 2040-2044 Second av, northeast corner of 105th st, three 5-sty brick tenement houses with stores, on a plot 75.11x75.

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**Manhattan,  
South of 59th St.**

**ATTORNEY ST.**—Liebhaver Realty Corporation bought 164 Attorney st, a 5-sty and basement brick tenement house with stores, on a lot 25x100.

**CONGRESS ST.**—The newly formed 1 Congress Street Realty Corporation, having for directors J. B. Uniacke, J. E. Haggerty and Carlo D. Cella, purchased from the Congress Warehouse and Forwarding Co. the 1-sty brick building, 21x42, at that address, and adjoining the southwest corner of Houston st.

**DELANCEY ST.**—The 48-50 Delancey Street Corporation, representing clients of Morrison & Schiff, attorneys, has been formed to take over the two 3-sty brick and frame tenement houses with store, on a plot 50.1x60, at 48-50 Delancey st, northwest corner of Schiff Parkway or Eldridge st.

**HORATIO ST.**—Duross Co. sold for Mollie Klang 50 Horatio st, southeast corner of Hudson st, a 6-sty brick tenement house with stores, on a plot 46.10x50.3x52.9x55.9.

**MULBERRY ST.**—E. H. Ludlow & Co. sold the 5-sty brick tenement house with stores at 175 Mulberry st, on a lot 24.10x76.9, to Martin Garone, represented by Frank Sullivan.

**WASHINGTON PL.**—Edward J. Hogan, with the Brown, Wheelock Co., sold for Robert B. Sterling, of Philadelphia, the 3½-sty and basement brick dwelling, 69 Washington pl, adjoining the northwest corner of Washington sq W. It was held at \$40,000. The purchaser is a well-known architect, who expects to remodel the house for his own occupancy.

**18TH ST.**—The Henriette, a 6-sty and basement flat, on a plot 48x92, at 320 West 18th st, is to be taken over by the newly formed 320 West Eighteenth Street Corporation, having for directors N. and M. Weiss and M. M. Cohn.

**22D ST.**—Henry Brady and Dwight, Archibald & Perry, Inc., sold for Thomas F. Smith the 3-sty and basement brick dwelling 432 West 22d st, on a lot 19.5x93, to Elizabeth Canton.

**39TH ST.**—Samuel Brener bought from Graham & Larkin the two 4-sty brick buildings with stores, at 244 and 246 West 39th st, on a plot 37.7x98.9. H. H. Neuberger was the broker.

**46TH ST.**—B. & R. Weinman sold to Frederick Brown 121-127 West 46th st, the first being a 4-sty brick building, on a lot 25x100.5, and the others each a 3-sty brick dwelling, on a lot 16.10x100.5.

**54TH ST.**—The newly formed 431 West 54th Street Corporation (R. Rosenow, M. P. Crowley and David Willis) purchased the 5-sty brick tenement house, on a lot 25x100.5, at that address.

**55TH ST.**—Butler & Baldwin, Inc., sold for Mrs. Herbert S. Carpenter the 5-sty steel construction American basement dwelling 56 West 55th st, on a lot 18x100.5, to John W. Brett, who is a large holder of Columbia College leasehold properties. The parcel was held at \$80,000.

**56TH ST.**—E. H. Ludlow & Co. sold for the estate of Eliza O'Callahan the 5-sty stone apartment house 348 West 56th st, on a plot 30x100.5, to the Paupack Power and Timber Co., Henry M. Weill, president.

**North of 59th Street.**

**66TH ST.**—Pease & Elliman sold for Mrs. A. W. Popper 48 East 66th st, a 5-sty stone dwelling, on a lot 20x100.5. The structure was held at \$100,000 and has been bought for occupancy.

**72D ST.**—William A. White & Sons sold for Henry A. Uterhart to M. Fraade 429 East 72d st, a 4-sty stone tenement house with store, on a lot 25x102.2.

**78TH ST.**—James P. Walden sold for the estate of Isaac O. Woodruff to a buyer, for occupancy, 152 West 78th st, a 4-sty and basement stone dwelling, on a lot 20x102.2. It was owned by the seller more than 30 years.

**80TH ST.**—Leroy Coventry sold 165 West 80th st, a 5-sty stone apartment house, on a plot 31x102.2.

**87TH ST.**—Froman & Taubert sold for a client to Joanna Stuke 439 East 87th st, a 3-sty and basement stone single flat, on a lot 21.6x100.

**90TH ST.**—Slawson & Hobbs sold for Mrs. Fannie P. Markwell 27 West 90th st, a 5-sty brick American basement dwelling, on a lot 17x100.8½.

**98TH ST.**—The Joe-Hen Realty Co., represented by Goldfein & Weltfisch, attorneys, bought from the Ardmore Estates, Inc., the two 6-sty walk-up apartment houses 6 to 12 West 98th st, on a plot 100.8x100.11, adjoining the south corner of Central Park West.

**109TH ST.**—Abraham Saffir sold for the Pomply Realty Co. the 5-sty stone tenement house 84 East 109th st, on a lot 17x80.10.

**115TH ST.**—Hudson P. Rose Co. sold to Yetta Breskin the 4-sty brick tenement house with store, on a lot 20x100.11, at 420 East 115th st.

**115TH ST.**—Joseph Nasanowitz sold for E. Metzler to Dr. Samuel Hadler and others 80 East 115th st, a 5-sty brick flat, on a lot 26.10x100.11, adjoining the southwest corner of Park av.

**116TH ST.**—Manhattan & Bronx Co. sold 163 East 116th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x100.11.

**119TH ST.**—Manhattan & Bronx Co. resold to Mrs. G. Avalone 121 East 119th st, a 4-sty brick single flat, on a lot 20x100.11; also resold to Mrs. S. Casabara 123 East 119th st, a 4-sty brick single flat, on a lot 20x100.11; and resold to G. Caporelli 125 East 119th st, a similar property to the others.

**119TH ST.**—Manhattan & Bronx Co. resold to Giovanni Ferruso 308 East 119th st, a 5-sty brick double flat, on a lot 20x100.11; and resold to Mrs. Francesca Laporta 314 East 119th st, a 5-sty brick double flat, on a lot 20x100.11.

**120TH ST.**—James L. Van Sant resold to Miss Theta Peterson 157 West 120th st, a 3-sty and basement stone dwelling, on a lot 16x100.11.

**120TH ST.**—C. M. Folsom & Co. sold for Samuel Gray and others the 4-sty and basement stone dwelling 352 West 120th st, on a lot 18.1x100.11, to a client for investment.

**129TH ST.**—James H. Cruikshank purchased from Andrew P. Nahmens 222 West 129th st, a 3-sty and basement stone dwelling, on a lot 17.9x99.11. R. S. Morgan Realty Co. were the brokers.

**125TH ST.**—Ralph Russo sold for Peter Beck to Dr. F. Stolff 318 East 125th st, a 3-sty and basement stone single flat, on a lot 18.9x100.11.

**129TH ST.**—John H. Pierce sold for Dr. Russell X. Merkeley the 3-sty and basement stone dwelling 213 West 129th st, on a lot 18.9x99.11, held at \$15,000. The new owner is Gabriel Garnett Dardes, of Washington.

**130TH ST.**—James L. Van Sant purchased from Henrietta D. Evans 147 West 130th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11. Charles B. Van Valen was the broker.

**173D ST.**—The 5-sty apartment house, on a plot 50x100, at 502 West 173d st was sold by Mary Soeller to Michael Recker. The building accommodates 20 families, bringing an annual rental of \$12,500, and was held at \$72,000. Samuel Eichler was the broker.

**MACOMB PL.**—Porter & Co. sold for Hattie B. Williams 30 Macomb pl, a 6-sty brick apartment house, on a plot 44.4x106.1½x39x irregular.

**ST. NICHOLAS TERRACE.**—The Lloyd Winthrop Co. sold for the Mosul Realty Co. the 5-sty brick double flat, on a plot 38.7x80, at 6 St. Nicholas terrace, to an investor. The property rents for \$7,000 and was held at \$42,500.

**COLUMBUS AV.**—J. L. & R. W. Davis sold for the Partos Realty Co. to a client of John C. Forster the 4-sty brick apartment house with stores, on a plot 102.2x31.3, at 280-284 Columbus av, northwest corner of 73d st.

**FIRST AV.**—Morris Sax sold for the estate of Charles Fritz to Herman Woesser 1660 First av, a 4-sty stone tenement house with stores, on a lot 25x74.

**LEXINGTON AV.**—Manhattan & Bronx Co. sold to F. Civitano 1835 Lexington av, a 4-sty stone flat with store, on a lot 19.9x78.

**MANHATTAN AV.**—The newly formed 44 Manhattan Avenue Corporation (A. and M. and S. Barzw) purchased from the W. & J. Realty Co. a 5-sty brick flat, on a lot 25x100, at 44 Manhattan av.

**PARK AV.**—Charles Galewski resold at a substantial profit to Max Gottlieb the Hermione apartments at the southeast corner of Park av and 116th st, a 6-sty brick apartment house with stores, on a plot 100.11x25. It is arranged for 8 families on a floor and returns an annual rental of approximately \$30,000. The property was held at \$200,000 and was bought by Mr. Galewski 3 weeks ago from the United States Life Insurance Co. Cohn & Isaacson were the brokers in the present deal.

**PRESCOTT AV.**—Jennie H. Curtiss sold to Bernard E. Wheeler the vacant plot, 25x138x irregular, on the northwest side of Prescott av, 125.11 feet northeast of Bolton rd.

**ST. NICHOLAS AV.**—Joseph P. Day and Andrew M. Robinson sold, for a client, 440 St. Nicholas av, a 5-sty brick apartment house, 19.9 x125x irregular, to a woman investor.

**THIRD AV.**—George W. Brettell & Son sold for William Hyer Jacobs to Deutsch Bros., furniture dealers, 2269 Third av, adjoining the northeast corner of 123d st, a 3-sty frame and brick flat with store, on a lot 20x100.5.

**Bronx**

**139TH ST.**—The Belwood Realty Corporation sold to Samuel Erdman and Jacob Drach the 6-sty and basement brick apartment house 534 East 139th st, on a plot 37.5x100.

**180TH ST.**—Harry Cahn and Samuel Rubin purchased from S. Budd Mandel 906 to 912 East 180th st, southwest corner of Daly av, having a frontage on 180th st of 147 feet and consisting of a 5-sty apartment house of 40 apartments and 10 stores. L. Silverman was the broker.

**182D ST.**—A. L. Frumento sold for Warren E. Sammis to John Gallanti the vacant lot, 26x115x irregular, on the south side of East 182d st, 54 feet east of Belmont av.

**BEECH TERRACE.**—Morris Sax sold for the Benenson Realty Co., B. Beneson, president, the 5-sty and basement brick apartment house 604 Beech terrace, on a plot 37.6x100.



**BOSTON RD.**—Julian Novaes, operator, bought 1385 Boston rd, a 1-sty brick taxpayer, running through to 170th st, on a plot 25x102x39x72.11.

**BOSTON RD.**—The Crotona Improvement Co. purchased from the Miscellaneous Realty Co. the vacant plot, 163.11x110.1x irregular, at the southwest corner of Boston rd and Wilkins av. The buying company is composed of L. Koenig, S. Cohn and P. E. Uhr.

**BOSTON RD.**—Louis Gold & Co., operators, purchased the plot, 65x170, on the west side of Boston rd, between 167th and 168th sts, from Mrs. R. McEveety. This plot contains two dwellings and adjoins the Crescent Theatre Photoplay House. The purchaser will remove these dwellings and immediately erect a 1-sty brick taxpayer containing 5 stores.

**DAWSON ST.**—Louis Gold & Co. sold to B. Evans, of Brooklyn, the vacant plot, 100x168, on the west side of Dawson st, running through to Rogers pl, 101.8 feet south of East 163d st. The new owner will improve the plot with a taxpayer containing 8 stores.

**DAWSON ST.**—Jacob & Emil Leitner sold for a client to Louis Gold & Co. the northwest corner of Dawson st and Rogers pl, a vacant plot, 43x115, which the new owners will improve with a taxpayer containing 15 stores.

**SIMPSON ST.**—Jonas Blott sold 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 75x105.

**BOSCOBEL AV.**—The newly formed Shakespeare Avenue Building Corporation (B. Moses, M. Rafalsky and Emanuel Morganlander) purchased a plot, 79x95, at the intersection of Boscobel and Shakespeare avs, on which it will erect a 1-sty taxpayer.

**COLLEGE AV.**—Julius Trattner sold for George Retz the 5-sty and basement brick apartment house 1212 College av, on a plot 30x100, to Henry Fajen.

**FRANKLIN AV.**—Benenson Realty Co. bought from David Mark the 5-sty brick flat with store, on a plot 44x95, at the northwest corner of Franklin av and 170th st.

**HUGHES AV.**—Joseph E. Sheeran sold through A. L. Frumento the vacant plot, 25x176.2, on the west side of Hughes av, 207.8 feet north of 179th st.

**INTERVALE AV.**—M. Katz sold to B. Safren 1163 Intervale av, southwest corner of 169th st, a 4-sty brick flat with store, on a lot 25x62x irregular.

**LEGGETT AV.**—The newly formed Bot-Horf Realty Co., having for directors N. and M. Botwin and G. Botschansky, purchased from the Silvershire Holding Corporation 990 Leggett av, northwest corner of Fox st, a 5-sty apartment house with stores, on plot 56x105, valued at \$105,000. The company is represented by Goldfein & Weltfisch, attorneys.

**PARK AV.**—Ralph Russo sold for A. Scalone and F. Milio to Ferdinand Alfenito 3125 Park av, a 2½-sty and basement frame dwelling, on a lot 28.1x164.5.

**SOUTHERN BOULEVARD.**—Rose Ross sold to Ida Brantman 883 Southern boulevard, a 5-sty brick apartment house, on a plot 50x105.

**STEBBINS AV.**—Jonas Blott sold 1279 Stebbins av, a 5-sty and basement brick apartment house, at the intersection of Chisholm st, on a plot 101x92x irregular.

**THIRD AV.**—For improvement with a taxpayer containing 21 stores, the vacant plot at the southeast corner of Third av and 178th st, fronting 150.3 feet on the former thoroughfare and 90.7 feet on the latter, has been sold by Lester R. Ruth to the newly formed Kolfield Improvement Co., with C. D. Wishnew, G. Cooper and J. Salomon as directors. The new company, which is capitalized at \$75,000, is reported to have paid \$45,000 for the property.

**UNION AV.**—The 902 Union Corporation (S. Alkoff, M. Diamondson and I. Peskin) has been formed to take over the 6-sty and basement brick apartment house, on a plot 37.5x100, at 902 Union av. Heller & Sussman hold title to the property.

**VALENTINE AV.**—Through its attorneys the Joe-Hen Realty Co. sold to Isidor Abramowitz and Samuel Cooper the new 5-sty apartment house 2828 Valentine av, northeast corner of 197th st, on a site fronting 90 feet on the avenue and 85 feet on the street. The structure was finished recently by the Shirensen Realty Corporation, from whom the present sellers acquired it. It accommodates 41 families, and was held at \$190,000. Samuel Goldfein was the broker.

**WESTCHESTER AV.**—Joseph Silverson purchased the vacant plot at the northeast corner of Westchester av and Rogers pl, 200x121, extending to within 31 feet of Intervale av. Frederick Johnson was the seller. Mr. Silverson will improve the site with a business building. Jacob and Emil Leitner were the brokers.

**WILLIS AV.**—Julius Trattner sold for Mrs. Johanna Koop the 5-sty brick double flat with store at 212 Willis av, on a lot 25x75, to D. Levinson for investment.

**WHITE PLAINS RD.**—Hall J. How & Co. sold for Joseph E. Marx the northwest corner of White Plains rd and 243d st, a vacant plot, 50x67, for improvement with an apartment house containing stores.

### Brooklyn

**UNION ST.**—John Francis sold 887 Union st, near Eighth av, a 3-sty and basement dwelling, on a lot 21x100.

**9TH ST.**—Tankoos, Smith & Co. sold for a client to R. Lefkowitz, for occupancy, 450 9th st, Park Slope, a 3-sty and basement dwelling, on a lot 18x82.

**EAST 15TH ST.**—The newly organized Manor Building Corporation, with J. Gottlieb and S. and H. Sokolov as directors, purchased the plot, 192x100, on the west side of East 15th st, 100 feet north of Av J, Brooklyn. It will erect a group of 2-family houses, involving an outlay of \$200,000. Leder & Thomas, attorneys, represent the new company.

**EAST 31ST ST.**—The M. & F. Building Co., with F. P. Heyman, E. Gershenon and H. Wiesenthal, as directors, purchased a plot, 200x100, on East 31st st, 200 feet south of Av K, for the erection of ten detached dwellings, the cost of which, together with the land, will involve \$85,000. The company is represented by Louis Jakobson, of Schwartz & Jacobson, attorneys.

**EAST 34TH ST.**—Bulkeley & Horton Co. sold for Mrs. Kate Knauer to a buyer, for occupancy, 846 East 34th st, a frame detached 2-family house.

**HENRY ST.**—The brick and stone dwelling, 43x100, at 241 Henry st, northeast corner of Joralemon st, one of the show places of the Heights section, has been purchased by the African Inland Mission from the estate of Edwin Packard. The mission is now located at 356 Bridge st. After structural alterations to the interior of the home have been completed it will be occupied by the new owners for its local headquarters.

**ATLANTIC AV.**—The Folsom Corporation sold for a client the 3-sty brick building 296 Atlantic av to Bernhardt E. Strauss, tenant of the building. This property has been in the seller's family for more than 60 years.

**FOURTH AV.**—Bulkeley & Horton Co. sold for Lee H. Burton the southeast corner of Fourth av and 69th st, a vacant plot, 100x100.

**FLATBUSH AV.**—Realty Associates sold 307-321 Flatbush av, at the junction of Prospect pl, eight 5-sty brick and stone apartment houses with stores, on a plot fronting 161 feet on the avenue and 123 feet on Prospect pl.

**HANOVER PL.**—Realty Associates sold to a Brooklyn builder the vacant plot, 100x84x irregular, on the east side of Hanover pl, southeast corner of Grove pl. Up to the present time it is not known what improvement will be made on this piece of property located in the heart of the downtown shopping district.

**PROSPECT PL.**—Cecelia Ritterman sold 586 and 596 Prospect pl, two 4-sty limestone apartment houses, each housing 20 families.

### Queens

**EDGEEMERE.**—The Lewis H. May Co. sold for Everett, Lawrence & Heaney the southwest corner of Mermaid av and Beach 36th st, Edgemere, to a builder, who will construct ten all year dwellings.

**EDGEEMERE.**—Crovello, Lombard & Weidner sold at Edgemere for I. Goldberg to M. Kuku of this city the plot, 160x100, on the northeast corner of Sprayview av and South Beach 38th st and for Sol Schildkraut to I. Goldberg the northeast corner of North Beach 35th st and Far Rockaway boulevard. The purchaser will erect 9 stores.

**EDGEEMERE.**—The Lewis H. May Co. sold for Goldberg & Levy the Hotel Breakers, at Edgemere, to I. Guryan. The property is on the

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north side of Lowmay rd, on a plot 100x100, and faces the ocean at Beach 31st st. It is a 50-room modern hotel with full equipment. It will be extensively remodeled. Negotiations are pending for its resale. The property was held at \$65,000.

**LONG ISLAND CITY.**—Roman-Callman Co. sold for the A. P. Babcock Co. to the Hope Hampton Productions, Inc., the vacant plot, 50x100, on the west side of Academy st, 103 feet north of the Bridge plaza, Long Island City. The buyer will erect a 1-sty fireproof warehouse on the site.

### Loans By the Metropolitan

The Metropolitan Life Insurance Co. recently authorized mortgage loans amounting to \$4,000,000. Of this, something more than \$1,500,000 were on dwellings and apartment houses to accommodate 473 families, and \$1,846,000 were farm loans. Nearly all of the loans in New York city were for the construction of 12 apartment houses in Queens, these apartments to provide for 124 families. Other building loans were widely scattered, some being in New York, Massachusetts, Pennsylvania, Virginia, West Virginia, North Carolina, Tennessee, Georgia, Alabama, Ohio, Indiana, Wisconsin, Illinois, Minnesota, Nebraska and Connecticut. The farm loans were scattered throughout the West and South, some being made in Mississippi, Georgia, South Dakota, Arkansas, Oklahoma, Kansas and Iowa.

### "Loft, Inc." Makes Big Mortgage

Title Guarantee & Trust Co. loaned, on first mortgage, to Loft, Inc., \$1,250,000 at 6 per cent. for 10 years, with yearly installment of \$125,000.

The mortgage covers property of the famous candy manufacturer on Cleveland pl, from Kenmare to Broome sts, an 8-sty steel and concrete fire-proof factory building, and 54 Barclay st, a 5-sty store and loft building. The mortgage also covers property on Paynter av, from Vernon to Hamilton avs, Long Island City, on which there are fireproof brick and steel factory buildings. The mortgage is recorded.

S. W. Straus & Co. announce that they have issued a first mortgage 6½ per cent. bond issue of \$290,000 on a new elevator apartment house

to be built at 71 West 12th st by S. Morrill Banner. The new building will be 6 stories and will contain 47 housekeeping apartments, divided into units of 2 to 4 rooms each. The land fronts 87 feet on the north side of West 12th st and has a depth of 103 feet.

## RECENT LEASES.

### Big Lease of Floors On Plans

Charles F. Noyes Co. and Manning & Trunk leased, at an aggregate rental of about \$3,000,000, for the Pershing Square Building Corporation, Harry Mandel, vice-president, to the Royal Indemnity Co., Charles H. Holland, president, the 4th, 5th and 6th floors, containing about 75,000 square feet of space, in the new 23-sty Pershing Square Building, which will occupy the east block front on Park av, from 42d to 41st sts, directly opposite the Hotel Belmont and the Grand Central Terminal. The lease is one of the most important negotiated either uptown or downtown. The floors are being specially designed for the occupancy of the tenant, and this work is being handled by York & Sawyer and John Sloan, architects, representing the owners of the building, and Starrett & Van Vleck, architects, representing the tenant. The executive offices of the leasing company, with directors' rooms, etc., will occupy a special open office, taking in two floors, which will give a height of about 25 feet, along the 42d st side of the building.

In selecting this building, Mr. Holland, president of the leasing company, stated: "Our company has selected the Pershing Square Building for its permanent home because we believe that this building, with direct entrances to the Grand Central Terminal, all subways and the Queensborough Tube, gives us the best central location in the Metropolitan district. Not only will our new offices be more convenient to our many agents coming from out of town, but, regarding accessibility for our staff, we believe the location of the building is almost ideal, because by subways, tubes and rail it taps New Jersey, Brooklyn, Queens and Westchester." The Pershing Square Building covers a plot measuring 125 feet on 42d st and 200 feet on Park av. The cost of the ground and building will be nearly

\$10,000,000. The same brokers have one other important negotiation pending for a similar amount of space in the building, and it is stated that several other important leases will shortly be announced.

### New Branch Post Office

Through a \$750,000 transaction closed late last week, the Government is to have a new sub-postal station on the plot at 203-209 West 69th st, west of Amsterdam av. This station will replace the one now at the northwest corner of 69th st and Broadway, which is inadequate to handle the growing business of the district.

The plot, measuring 78.8x100.5, was purchased by Francis B. Robert from the Campion estate and James McLaughlin. The new owner has concluded necessary negotiations with the Government, through which it will be leased to the Post Office Department for 20 years at an aggregate rental of \$750,000. Mr. Robert will also erect the building, which is to be completed by October 1. S. D. Cooper and John Hill were the brokers.

### Bank Leases Bronx Corner

Rice and Hill leased for Marcus Loew Realty Corporation to Herman Bach, jeweler, the store 1538 Broadway, in the Loew Theatre Building, for a long term of years, at a rental of about \$1,300 per annum a front foot. For sixteen years prior to the demolition of the old buildings formerly occupying the site of the present Loew Building, Mr. Bach was at this identical location, and for a considerable portion of that time his rental was less than \$200 per front foot. When the construction of the present building was commenced, Mr. Bach moved two blocks north on Broadway, where he has been located for the last two years.

### Bank Leases Bronx Corner

To meet the needs of the shopkeepers and apartment dwellers in the many new apartment houses in the vicinity of the 167th st station of the Jerome av subway, the Colonial Bank has leased from a client of Hall J. How & Co. the property at the southwest corner of 167th st and Gerard av, for a term of 42 years.

The owners will improve the site with a build-

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ing for the exclusive use of the bank. It will be of Colonial design, fireproof, constructed of marble and brick. While it will be only 1-sty the height will be equivalent to 2 stories. It will front 100 feet on the avenue and will contain vaults to be operated by the Colonial Safe Deposit Co.

**Regent Hotel Newly Leased**

The Regent Hotel, a 9½-sty structure, on plot 40x98.9, at 34-36 East 32d st, has been leased by the newly formed Regent Hotel Corporation for a term of approximately 20 years. S. Cohen, J. Rashbam and J. S. Greenberg compose the new company. They are represented by Abraham Eisenstat, attorney.

**Harlem Theatre Leased**

The Regal Theatre, at 176 and 178 East 112th st, near Third av, has been leased by the B. L. & R. Realty Co. to the Nora Amusement Corporation for a term of 15 years at an annual rental of \$7,200.

**Another Seventh Av. Corner Leased**

Amron Realty Co. leased through Henry Shapiro & Co. to John H. Scheier, for a term of 21 years, the southeast corner of Seventh av and 48th st, a site 50.5x79, at present occupied by old 4-sty buildings. The aggregate rental is more than \$1,000,000.

On the site Mr. Scheier will erect a modern 6-sty office and store building. The basement will be connected directly with the subway.

Mr. Scheier recently leased the southwest corner of Seventh av and 49th st for a long term of years.

**Upper Madison Avenue Corner Leased**

Herbert Hecht & Co. leased for Thomas Weathering for a long term of years the 5-sty altered building at the northwest corner of Madison av and 65th st, at a rental aggregating approximately \$350,000, to an investing corporation. The property is under lease until 1926, the new lessees conducting a lease by paying the owner a bonus each year until the expiration of the present lease.

**Important Downtown Leases**

The Yale & Towne Manufacturing Co. leased the large store in 36 Warren st, which will be used for their city and exporting business. The lease was arranged by Pease & Elliman.

The Sea Service Branch of the U. S. Shipping Board, Emergency Fleet Corporation, have arranged through Pease & Elliman to occupy the store and two floors in the building at 44 Trinity pl, running through to 81 Greenwich st. The premises will be largely used for the recruiting

of sailors for the shipping board fleet. Pease & Elliman placed them in their former quarters on Park pl.

**Brooklyn Store Leases**

Bulkley & Horton Co. leased for a client to the Great Atlantic & Pacific Tea Co. the store at the southwest corner of Myrtle and Carlton avs, for a term of years; and for a client to the Precision Cylinder Grinding Co. the large store in 821 Atlantic av, near Clinton av, Brooklyn, for a term of years.

**Long Lease to an Old Firm**

Frederick Fox & Co., Inc., leased to the Boynton Furnace Co. an entire floor, comprising more than 6,000 square feet, in the Banks Building, 58-64 West 40th st, for a term of 10 years. The Boynton Furnace Co. has been in business for more than 60 years and has moved but twice in that time.

CHARLES G. EDWARDS CO. leased the 2d loft in 71 Franklin st to DeNaeyer Bros. & Co.; space in 54-56 Worth st and the 5th floor in 62-64 Worth st to Fearing, Whiton & Co.; in conjunction with Cross & Brown Co., the 4th loft in 72-74 Greene st to Samuel Blank; the 4th loft in 62-64 Worth st to the Griswoldville Manufacturing Co.; the 2d loft in 80-82 Leonard st to the Wilton Manufacturing Co.; part of the 5th floor in 66 Leonard st to W. G. Phillips; the 10th floor in 352 Fourth av for I. Unterberg to Miller-Frank Co.; the 13th floor in 11 East 26th st for J. E. Gilbert to Milles Bros.; the 2d floor in 164 Madison st for C. P. Wilson to the Peerless Blose Co.; and the 2d floor in 73 Franklin st to C. B. Cahn & Bro.

DOUGLAS L. ELLIMAN & CO. leased for a term of years, for Elizabeth D. Monod, the 4th floor in 13 East 47th st to Bergman & Holmgren, tailors, who will move to their new location, from 353 Fifth av, on March 1.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Vanderbilt Avenue Realty Corporation the store in 405 Madison av, for a term of years, to Ephraim M. Youmans, Inc., hatters.

HEIL & STERN leased to Shiman Bros. & Co., Inc., manufacturers of jewelry, the entire 10th floor in 234-242 West 39th st, for a long term of years, at a total rental of \$100,000.

M. & L. HESS, INC., leased for the Manufacturers Outlet Co. the store and basement in 584-586 Broadway to Simon Kaplan, hosiery and underwear; the 12th floor in 115-117 East 23d st to the Dreadnaught Flooring Co., Inc., and the 3d floor to William H. Robertson Co.; and the 8th floor in 11 West 20th st to Shaw Bros., and the 8th floor in 26 East 22d st to the Barbara Frietche Middy Blose Corporation.

LEVIN & HARRIS, INC., leased for the Krim Realty Co. a store at 17 Rector st to Geraigiry, for a term of years.

**Granville H. Rome In New Place**

The Bulkley & Horton Co., one of the most prominent real estate firms in Brooklyn, has taken into the corporation, as secretary and partner, Granville H. Rome, formerly vice-president of the Long Island Bond & Mortgage Guarantee Co. Mr. Rome has been identified with the Brooklyn and Long Island real estate and mortgage market for 20 years.

A Queens County branch under the personal supervision of Mr. Rome has been added to the Bulkley & Horton offices. This branch makes the fifth office now operated by the Bulkley & Horton Co., and is located temporarily at 355 Fulton st, Jamaica, awaiting completion of the new Bank of Manhattan Building, Fulton st, corner of Union Hall st, Jamaica.

**New Real Estate Firm**

Tier, Fallon & Kyle Co. is the name of a new brokerage firm established at 7 East 42d st. The members of it were previously identified with the real estate department of the United Cigar Stores Co. They are Daniel Tier, president; G. Irwin Kyle and Vincent A. Fallon, vice-presidents, and George H. England, secretary and treasurer.

**Worthington Whitehouse Dead**

Distinguished for the sale and leasing of fine residences and the leasing of costly apartments in this city, Worthington Whitehouse, who long maintained offices in the Fifth avenue section, died on Tuesday, of tuberculosis, at his country estate, Worthington Farms, Elmsford, N. Y. He was in his 57th year. In addition to his fine brokerage business in this town, Mr. Whitehouse was long a specialist in the sale and leasing of fine properties in Newport, Lenox and other fashionable resorts. Prominent in society, he had an entree to persons of large wealth, who bought and leased the character of properties he dealt in.

Mr. Whitehouse was born at Irvington-on-the-Hudson, a son of Edward M. and Amelia Worthington Whitehouse. He was educated in England as well as in this country. He entered the real estate business here at an early age. For a number of years his partner was the late Clarence Porter, a son of the late Gen. Horace Porter, and the firm name was then Whitehouse & Porter. Later it became Worthington Whitehouse, Inc., and Mr. Whitehouse was at the head of it. A half brother, Newton R. Whitehouse, was associated with him in business in recent years. Mr. Whitehouse had been seriously ill for two years.

He was a member of the Knickerbocker, Racquet and Tennis, Delta Phi and Knollwood Country clubs. He was the founder of the Knollwood. The funeral services for Mr. Whitehouse took place at Worthington Farms on Thursday, Bishop Manning of New York officiating. The interment was in the family burial ground on the estate.

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**REAL ESTATE NOTES.**

EMILE RIESER is now associated as broker with the Federated Realty Brokers, Inc.

ROBERT A. BIVINS is now associated, as broker, with the Federated Realty Brokers, Inc.

MAURICE J. RAAB is now connected with the brokerage department of the Goldstein-Salzberg Co.

WILLIAM J. WOOD is now identified with the rental and sales department of Tankoos, Smith & Co.

JACOB SEGAL is the purchaser of 131 Eighth av., a 5-sty building, sold by Margaret Long recently through the Duross Co.

PEASE & ELLIMAN have been appointed by Mrs. M. B. Brady, managers of the apartment house at 517 West 134th st.

SHAW, ROCKWELL & SANFORD have been appointed managing agents of 80 La Salle st, Harlem.

JULIUS FORSTMANN, a silk manufacturer of Passaic, N. J., is the buyer of 20-22 East 71st st, recently sold by the Babcock estate, adjoining the southwest corner of Madison av. The new owner will erect a costly home on the site. The estimated cost is \$200,000. The plot is 45x100.5 and is on the old Lenox Library block.

ALBERT SOKOLSKI, builder and operator, is the buyer of the northeast corner of Madison av and 64th st, sold recently by Robert E. Dowling. The buyer will demolish the five old dwellings on the site and he will erect thereon an 11-sty apartment house arranged in suites of from 3 to 6 rooms. The operation will involve an outlay of nearly \$2,000,000.

ALEXANDER J. and FELIX G. GROSS are the buyers of the 9-sty apartment house 106 East 85th st, adjoining the residence of Edward R. Stettinius at the corner of Park av, which was sold on January 6 through George Neiman. The buyers, who built and now own the 9-sty apartment house abutting at 103 East 84th st, will remove the fence which exists between the properties and will convert the 30 feet of land between the houses into a formal garden, with terraces. In this manner the rear apartments in both houses will be made more attractive.

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**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 7 to Feb. 11	1921 Feb. 8 to Feb. 14
Total No.....	164	123	166	94	539	387
Assessed Value.....	\$18,464,700	\$6,330,600	.....	.....	.....	.....
No. with consideration	14	15	16	6	15	23
Consideration .....	\$347,650	\$469,350	\$325,810	\$17,125	\$127,591	\$221,081
Assessed Value.....	\$367,000	\$417,100	.....	.....	.....	.....
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.....	1,442	1,189	1,553	802	4,469	3,127
Assessed Value.....	\$113,100,850	\$67,388,450	.....	.....	.....	.....
No. with consideration	138	122	201	57	187	210
Consideration .....	\$6,649,808	\$7,947,782	\$1,599,159	\$383,970	\$2,775,029	\$2,554,754
Assessed Value.....	\$6,791,750	\$6,217,600	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 7 to Feb. 11	1921 Feb. 8 to Feb. 14
Total No.....	132	94	135	37	535	298
Amount .....	\$6,342,533	\$2,946,332	\$1,749,328	\$382,395	\$3,751,671	\$1,904,760
To Banks & Ins. Co.	24	23	13	7	97	58
Amount .....	\$2,807,000	\$1,133,500	\$218,150	\$105,500	\$877,200	\$603,300
No. at 6% .....	113	77	121	30	515	269
Amount .....	\$4,401,783	\$1,687,332	\$1,575,366	\$330,100	\$3,061,871	\$1,770,860
No. at 5½% .....	1	7	2	1	17	19
Amount .....	\$200,000	\$124,100	\$4,300	\$8,000	\$666,500	\$104,350
No. at 5% .....	2	1	.....	1	2	4
Amount .....	\$4,900	\$60,000	.....	\$1,500	\$22,300	\$9,750
No. at 4½% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	.....	2	.....	1	1
Amount .....	\$290,000	.....	\$6,237	.....	\$1,000	\$2,600
Interest not given..	15	9	10	5	.....	5
Amount .....	\$1,445,850	\$1,074,900	\$163,425	\$42,795	.....	\$17,200
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 11	Jan. 1 to Feb. 14
Total No.....	1,191	880	1,231	474	4,730	2,587
Amount .....	\$36,094,667	\$35,445,279	\$12,109,700	\$3,128,610	\$27,187,755	\$14,814,856
To Banks & Ins. Co.	151	138	83	11	918	407
Amount .....	\$8,927,056	\$14,635,650	\$1,777,160	\$180,700	\$7,500,520	\$4,338,644

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15
Total No.....	43	43	16	15
Amount .....	\$9,100,300	\$4,775,000	\$928,700	\$225,041
To Banks & Ins. Companies..	27	23	9	5
Amount .....	\$8,497,500	\$3,891,000	\$513,700	\$110,000
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
Total No.....	354	282	123	89
Amount .....	\$25,238,525	\$19,639,372	\$4,203,600	\$1,585,221
To Banks & Ins. Companies..	243	175	75	37
Amount .....	\$22,352,600	\$16,792,775	\$3,016,700	\$847,700

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15	1922 Feb. 8 to Feb. 14	1921 Feb. 9 to Feb. 15
New Buildings...	9	12	69	26	330	135	260	113	28	48
Cost .....	\$527,550	\$2,732,750	\$2,085,400	\$466,600	\$3,433,240	\$1,709,105	\$1,746,100	\$606,413	\$102,755	\$62,845
Alterations .....	\$189,450	\$521,010	\$22,750	\$10,400	\$105,360	\$111,160	\$28,977	\$35,860	\$13,255	\$4,505
	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15	Jan. 1 to Feb. 14	Jan. 1 to Feb. 15
New Buildings...	77	72	428	90	1,366	490	1,783	442	303	136
Cost .....	\$17,728,300	\$5,943,950	\$14,489,560	\$3,149,520	\$14,657,345	\$7,509,140	\$11,039,910	\$2,661,191	\$994,560	\$239,295
Alterations .....	\$3,204,295	\$2,609,755	\$240,850	\$102,200	\$656,035	\$1,286,575	\$737,345	\$247,799	\$92,820	\$19,381



# BUILDING SECTION

## Contract Awarded for \$5,000,000 Addition to Macy's Store

Marc Eidlitz Sons, Builders, Will Construct Nineteen-Story Annex in Herald Square, from Plans by Robert D. Kohn

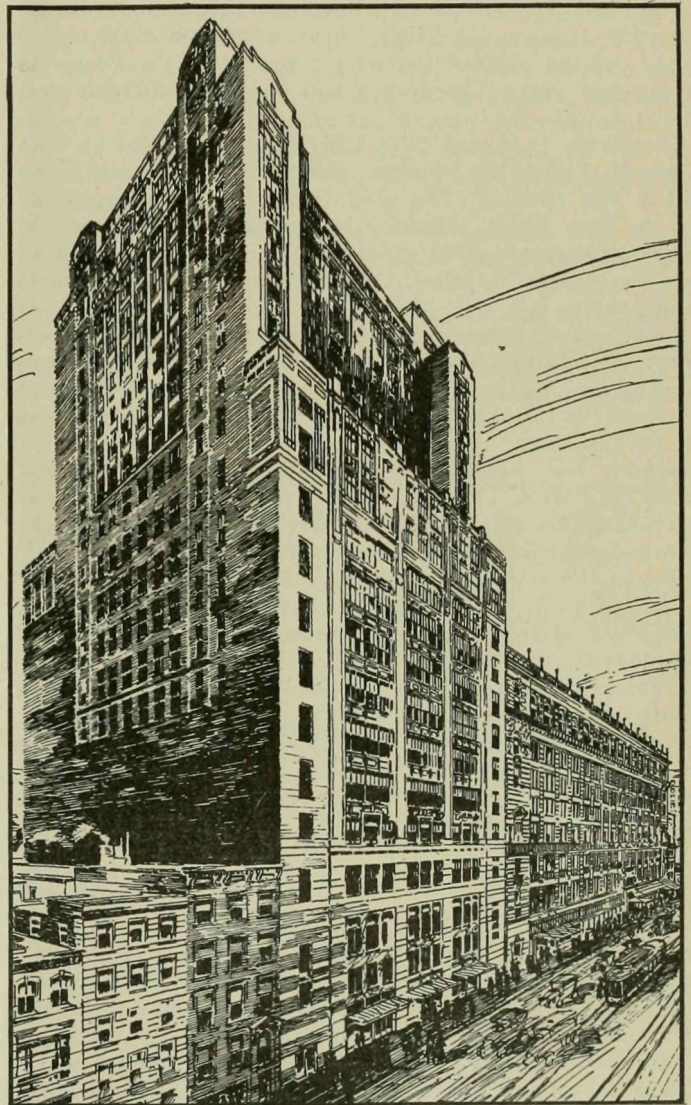
**P**ERCY S. Straus, Vice President of R. H. Macy & Co. has announced the award of a general contract to Marc Eidlitz Sons for the construction of a nineteen-story department store annex to the firm's present building in Herald Square. The new structure will occupy frontages in Thirty-fourth and Thirty-fifth Streets and will adjoin the present store building on the west. The new building and the changes required in the original structure will cost approximately \$5,000,000 and will give this store a total of about 1,500,000 square feet, or nearly forty acres of floor space.

The announcement of the decision to begin work immediately upon this large addition to Macy's was made in connection with the sixty-fourth anniversary of the establishment of the business. Mr. Straus, in discussing this project, declared that in 1902 his father estimated that the then new store in Thirty-fourth Street could do just half of the volume of business the store is doing at present. Improved methods have been responsible for the great increase in trade which can be handled now but the store some time ago reached a point where radical expansions became urgent. Construction on the new annex will be pushed with all speed consistent with good construction and it is anticipated that the addition will be completed and ready for business in the autumn of 1923.

This large project will be erected according to plans and specifications prepared by Robert D. Kohn. The contract for the structural steel has been awarded to Levering & Garrigues and calls for 8,200 tons of fabricated material. This contract is said to be the largest single commitment for structural steel in this city since the Equitable Building was erected nearly ten years ago. A further interesting fact in connection with the award of this contract is that the price is said by the architect to be approximately that of the 1914 or pre-war level for fabricated material, which indicates the extent to which some of the important basic building materials have receded in cost since their high peaks of 1920.

In the study of these plans the architect gave careful attention to traffic conditions in the building and the new structure will be a model for its method of handling both merchandise and customers. The addition, with frontages of 125 feet in each street, will have a basement and sub-basement in which great elevators will transport automobile delivery trucks to the subterranean driveways, where one hundred and thirty cars may be handled at one time. Other large elevators and huge conveyors will carry incoming merchandise to the reserve stock floors, while additional elevators and a most complete system of escalators will be installed for the use of customers. It is planned that the major portion of the passenger traffic in the first eight floors of the new building will be handled by the double line of escalators which will carry passengers up and down. The upper floors will be served by electric traction elevators, with express cars for the topmost floors. The eighth floor will be the highest in the combined building to which customers will go. This floor will be devoted to use as a restaurant and when completed will be the largest in New York City.

The floors from the ninth to nineteenth inclusive will be reserved for the use of the departments of this great enter-



Marc Eidlitz Sons, Builders.

Robert D. Kohn, Architect.

### ANNEX TO MACY'S STORE IN HERALD SQUARE

prise that customers rarely if ever see. Space on these floors will be used for recreation, with locker rooms, rest rooms, etc., for the employes; marking, receiving, reserve stocks, etc. The executive offices and the departments devoted to advertising, accounting, mail order, bureau of investigation, training, planning and various other purposes will be located on the upper floors, and a large space will be set apart for use as a hospital, with emergency rooms, all completely equipped for instant service.

In describing the proposed addition to Macy's, Mr. Kohn, the architect, said that the new structure, which will conform with the old and form a part of a single edifice, will have facades of limestone and architectural terra cotta from grade to fifth floor levels, above which Harvard brick and terra cotta will be employed. The plans call for setbacks at the levels of the thirteenth and eighteenth floors in compliance with the Zoning Law.



# Architectural League's Exhibition of Unusual Interest

Arts Tributary to Building Gaining in Popularity and Wide Range of Subjects Are Displayed in Harmonious Groupings

**B**ROADER in its scope than ever before, the thirty-seventh annual exhibition of the Architectural League of New York, in the Fine Arts Building, 215 West Fifty-seventh Street, is a delight not only to the professions and crafts represented but to all laymen who enjoy the beautiful and who take pleasure in encouraging the artists and craftsmen responsible for its creation.

The exhibition opened with the usual League reception on Saturday afternoon, February 4, at which more than 2,000 friends of the organization were present to view the works of the past year. The display will be open until Saturday, March 4.

The Henry O. Avery prize for 1921 was awarded to Miss Grace H. Talbot, her winning exhibit being a bronze figurine called "The Novice." The special collaborative prize of \$300 for the best design submitted by an architect, sculptor and mural painter, with \$500 added to cover mounting expenses, was awarded to Francis J. Creamer, George Davidson and C. Paul Jennewein.

Architectural League medal awards for 1921 were as follows: Architecture, Walker & Gillette; painting, to Ezra Winter, for his decorations in the new Cunard Building; sculpture, to Leo Lentelli, for the flagpole to be erected at the Rice Stadium; and in landscape architecture, to Olmstead Brothers, for photographs of work in Cleveland, O., and Brookline, Mass. The medal in native industrial art was awarded to Samuel Yellin, who exhibits some finely wrought iron and steel from designs by Walker & Gillette.

One of the new and interesting features of this exhibition is the series of small model rooms designed by mural painters with the fundamental idea of showing that mural decorations need not be restricted to public and monumental buildings but are appropriate in homes of simple construction and moderate cost and inexpensive furnishings. These model rooms are of more than passing interest and cover a wide range of subjects.

The exhibition galleries are marked by several exhibits imposing in size and character. In the Vanderbilt Gallery

Leo Lentelli, winner of the League Medal for sculpture, has his large flagpole base for the Rice Stadium at Pelham Bay Park and his much more distinguished reliefs for the Straus Building. Flanking the flagpole base are two superb decorative paintings on a very large scale, one by Ezra Winter for the Cunard Building, the other by Barry Faulkner, somewhat clearer cut in design. Both make a strong impression at long range.

In the Centre Gallery on the left is the elaborate model of the Harkness Memorial group of which James Gamble Rogers is the architect, enclosed in a cubicle made of the carved woodwork of the interior. On the right is a cubicle containing the plans and drawings for H. Van Buren Magonigle's Liberty Memorial in Kansas City, Mo., and other competitive designs, the central open space occupied by Robert Altken's moving and strongly modeled figure for the Lamb's War Memorial.

The art of building as distinguished from the arts tributary to it, is represented, as it was last year, by the photographs hung this time about the walls of the lesser galleries. This illustrative material points to a considerable accomplishment. In the industrial work there is the suggestion of great interest; such glimpses as we get of the freight terminal by McLanahan & Bencker, for instance, or Cass Gilbert's army supply base. Albert Kahn's storage building in Detroit relates itself to a similar interest.

There are traces of a vast amount of reconstruction, ranging from Walter Chambers's remodeling of No. 1 Broadway to the altered Connecticut farmhouse by William Dominick. Electus Litchfield's village is an essay in community design. A neighborhood pattern is afforded to a section of Montclair in a frankly foreign motive by Francis A. Nelson. C. Howard Crane's theatre, the Music Box, is beguiling. So is the candy store by Strickland, Blodget & Law. Among churches, soberly conventional, such as those by Allen and Collens, W. K. Rainsford, and others, a touch of originality in study of purpose and choice of forms brings forward the Park Avenue elevation by Delano & Aldrich. City banks are plentiful—Alfred Bossom's Seaboard National and several more.

## Lockwood Report Arriving from Florida in Sections

(Continued from page 199)

sembly on Monday night, showing a net decrease of approximately \$8,000,000 in this year's budget as compared with last year's total of \$135,752,278. In submitting the bill, the Finance Chairman of the two houses, Senator Hewitt and Assemblyman McGinnies issued the following explanatory statement:

"The annual appropriation bill reported tonight totals \$102,852,610.64. The annual appropriation bill of last year totaled \$98,223,807.58, but objects which are cared for in the annual appropriation bill this year were provided for in separate bills last year. So that the annual appropriation bill of this year compares with a total of \$112,445,081.77 for the same purposes in 1921, or a reduction in appropriations for similar purposes of \$9,647,471.13. This reduction is made in the face of large increases in fixed charges carried in the Appropriation bill,

which no sort of budgetary control could reduce. This totals \$3,318,584.75.

"The bill appropriates approximately \$2,000,000 for construction work in the State hospitals. The appropriation will permit the progress of increasing the bed capacity and will round out the work already started at Kings Park, Central Islip, Middletown and Marcy, which, when completed, will increase the capacity of the hospital group by 1,600 beds. In addition to the construction thus provided for at the hospitals in the bill reported tonight, there was also made available by this Legislature an appropriation of \$3,000,000 for the construction of a new hospital unit at Creedmoor.

"For the increase of terminal facilities and other improvements on the Barge Canal system the bill makes available appropriations aggregating \$1,000,000."

## Building Trade Employers' Association to Hold Annual Meeting

**T**HE annual meeting of the Building Trades Employers' Association will be held in the rooms of the association, 30 West 33d street, Tuesday, February 21, at 3 p. m. The annual election of officers will be held on the same day and the polls will be open from 11 a. m. to 3 p. m. 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.

At the annual meeting the reports of officers and standing committee, reviewing the work of the past year, will be read and discussed. There is also considerable new business of more than ordinary importance that will come before the meeting for action and the officers urgently request a full attendance.



# Early Spring Building Revival Is General Prediction

Construction Statistics Tabulated by F. W. Dodge Company Indicates Extreme Activity in All Phases of Industry Throughout Coming Season

**A**CTIVITY in the local building industry has improved to a considerable extent during the past two weeks and practically every one affiliated with construction is now looking forward to an unusually busy spring and summer season. There are marked indications that the usual spring revival will commence earlier than it has in former years and that by early summer this locality will be in the midst of a real building boom.

According to statistics tabulated by the F. W. Dodge Company architects and engineers in New York State and New Jersey, north of Trenton, have already experienced the early season rush and contractors report that there has been a decided upturn to the volume of active construction. The report for the sixth week of 1922 shows that plans were announced for 474 new building and engineering operations at an estimated total cost of \$20,916,100. During the same week 265 contracts were awarded in this territory for building projects that will cost approximately \$16,259,700.

Residential construction is mainly occupying the attention of both architects and builders when the totals for the territory are analyzed but in some localities there has been a marked improvement in the volume of projected commercial and industrial building. Manhattan is notable in this respect

but in Brooklyn, Queens and the Bronx along with some of the near-by suburbs the major portion of the work to be undertaken during the coming season will be residential in character.

The list of 474 proposed building operations announced during the week of February 4 to 10 inclusive was made up of the following groups: 82 business and commercial projects such as stores, offices, lofts, commercial garages, etc., \$3,851,500; 15 educational buildings, \$1,410,000; 3 hospitals and institutions, \$25,000; 12 factories and industrial plants, \$515,000; 3 structures for the Army and Navy, \$30,000; 2 public buildings, \$10,000; 11 public works and public utilities, \$888,300; 10 religious and memorial buildings, \$360,000; 328 residential projects, including apartments, flats and tenements and one- and two-family dwellings, \$13,287,300 and 8 social and recreational buildings, \$539,000.

Among the 265 operations for which contracts were awarded during the week were 37 business projects \$1,048,000; 5 educational buildings, \$181,000; 7 factory and industrial buildings, \$674,000; 2 military and naval structures, \$25,000; 6 public works and public utilities, \$1,995,700; 3 religious and memorial structures, \$147,000; 202 residential operations of various types, \$12,153,000, and 3 social and recreational projects, \$36,000.

## PERSONAL AND TRADE NOTES.

**W. H. & F. W. Cane**, builders and general contractors, 233 Broadway, announce that after February 22 their offices will be located at 10 Journal Square, Jersey City, N. J.

**Zipkes, Wolf & Kudruff**, architects, 432 Fourth avenue, announce that owing to the rapid expansion of their practice they have been forced to take larger quarters in the building they now occupy.

**Ernest M. Baltz and Walter Howell**, who took over the firm of Goldingay Bros. Co., 88 East Kinney street, Newark, N. J., in April, 1917, announce the opening of their new warehouse and office at Bloomfield avenue and North 11th street, Newark, where they will operate as the Baltz-Howell Co., manufacturer of standardized millwork.

**Louis J. Horowitz**, president of the Thompson-Starrett Company, general contractors, has accepted the chairmanship of the Real Estate Men's Committee to help speed up the effort of the New York Jewish societies to raise \$5,000,000 as this city's share of the \$14,000,000 fund for the relief of war sufferers in Europe.

**American Fibre Conduit Corporation** announces that J. E. O'Neil, manager of the Chicago office, has been made business manager of the company and will hereafter be located at the executive office in Fulton, N. Y. The general sales office of this corporation is located at 103 Park avenue, New York City, and its product is handled by the Western Electric Company, sole distributors in the United States.

**J. P. Duffy Company**, dealer in building materials, for many years located at the corner of Park avenue and 138th street, the Bronx, has recently completed a new two-story office building for their own occupancy on a plot opposite their old office. The new building is constructed of brick and interlocking tile and is finished in Kellarstone, a material of steadily growing popularity, for which the J. P. Duffy Company is the sole Eastern agent. For a number of years this firm has specialized in the sale of terra cotta flue pipe, terra cotta blocks, gypsum blocks and other building materials.

Branch office and yards are maintained at Second avenue, 50th to 51st streets, Brooklyn and at Jackson avenue and Madden street, Long Island City.

## Death of John J. Nutt

John J. Nutt, who as a member of the editorial staff of the Record and Guide was well known to many prominent building and real estate men in New York City, died suddenly at the home of his son, Clifford H. Nutt, 272 East 163d Street, Monday evening, February 6. His death was caused by heart trouble, following a short illness from bronchial pneumonia.

Mr. Nutt was born in Newburgh sixty-two years ago and received his education in the public schools at that city and the Newburgh Academy. As a young man he wrote numerous articles for the local newspapers and subsequently became a member of the staffs of the Newburgh News and the Newburgh Journal. Mr. Nutt was widely known in his home city and county through his book on "Newburgh," written in 1890-91, and also through his "History of Rockland County." He also wrote numerous special articles on historical and political subjects.

From 1891 to 1901 he was the editor of the Newburgh News and in 1902 he came to New York City as a member of the staff of the Record and Guide, and was associated with Clinton W. Sweet, its founder, as associate editor. During this association he was instrumental in establishing the Architectural Record and contributed to its editorial columns.

In 1917 he suffered a serious breakdown in health and was forced to discontinue his work with the Record and Guide. After his recovery, however, he became associated with the Yonkers Statesman as editorial writer and remained with that publication until its consolidation with the Yonkers Daily News last October. Since then Mr. Nutt had spent his time in travel. He was connected with numerous civic and religious organizations in Newburgh; was an officer of the Newburgh Volunteer Fire Department, secretary of the Newburgh Bible Society, member of the Hendrick Hudson and Hudson-Fulton Yacht clubs and of Newburgh Lodge, No. 309, F. & A. M. Mr. Nutt is survived by his mother, Mrs. Mary Lynn Nutt, and two sons, Weiant and Clifford H. Nutt.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**Building Managers' and Owners' Association of New York** will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, March 14. The speaker of the evening will be announced later.

**Federated Engineering Societies** has appointed a new committee on registration of engineers. The personnel of the committee is as follows: A. S. Dwight, chairman, New York City; Gardiner S. Williams, Ann Arbor, and Philip N. Moore, St. Louis.

**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.

**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.

**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.

**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.

**New Jersey Lumbermen's Association** will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

**American Lumber Congress** is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.



# CURRENT BUILDING OPERATIONS

**A**LTHOUGH weather conditions have been far from ideal for building the local situation is steadily improving and practically everyone identified with the industry is of the opinion that the coming months will witness one of the most active building seasons in history. There is a vast amount of new work being planned by architects and engineers and during the past week or ten days much important construction has been released for estimates. The awards of the past two weeks clearly show the trend of the industry in the increasing number of commitments for large projects in the Metropolitan district.

**Common Brick**—Aside from the sale of one barge-load there was nothing of interest in the New York market for Hudson River common brick. Inclement weather has obstructed building to considerable extent and although there is every prospect of early improvement in the building situation the wholesale brick market is likely to be lifeless until the ice in the river breaks up and it is possible for brick tows to get down from up-river yards. There is no need for anxiety on the part of builders as to a famine in common brick, however, as a number of barges are unloading at various docks in the Metropolitan district and dealers have adequate stocks on hand for all current requirements. Some brick is coming into the city by rail but high freight rates will preclude the possibility of continuing this method of transportation after the river is again open to navigation. Common brick prices in the wholesale market are firm at \$17 a thousand and there is some rumor that higher prices will be asked for the three remaining barge loads.

**Summary**—Transactions in the North River brick market for the week ending Thursday, February 16, 1922. Condition of market: Demand extremely dull; prices firm and with an advancing tendency. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 1. Distribution; Manhattan, 1. Remaining unsold in the New York wholesale market, 3.

**Lumber**—Additional interest has been apparent during the past week in both wholesale and retail departments of the local lumber industry and there are marked signs that business will continue to increase until it reaches its maximum for the year early next summer. There are numerous predictions that the coming season will be historic as to the

amount of new construction undertaken in this territory and material manufacturers and dealers are now making preparations for handling the business that will naturally result. Demand for lumber is excellent considering the time of the year and as there is more building being started all the time lumber interests are looking toward the future for very active trade conditions. At present lumber prices are firm and the market shows no signs of weakening. Wholesale prices are from \$1 to \$2 a thousand feet higher than they were a year ago

and consequently retail prices are higher and firm. Supplies are adequate for all current demand but production at mill points is slow and some lumber dealers have recently expressed some anxiety about the possibility of a scarcity when the big demand comes next spring.

**Structural Steel**—Activity in the local steel market has improved to a very decided extent during the past week and the outlook is better than it has been for some time past. Recent commitments have amounted to a substantial total tonnage and include 8,200 tons for the

## BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:  
For delivered prices in Greater New York add cartage, handling, plus 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) ..... 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags ..... **24.00** per ton

Hydrate Common, in cloth bags ..... **22.50** per ton

**Plaster**—

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

Neat Wall Cement, in cloth bags ..... **\$21.00** per ton

Brown Mortar, in cloth bags. **18.00** per ton

Lath Mortar, in cloth bags... **18.00** per ton

Finishing Plaster, in cloth bags ..... **24.50** per ton

Rebate for returned bags. **15c.** per bag

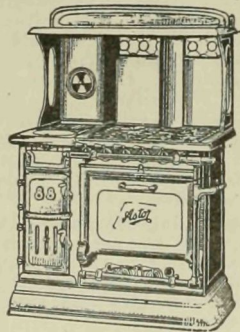
Finishing Plaster (250-lb. barrel) ..... **\$4.00** per bbl.

Finishing Plaster (320-lb. barrel) ..... 5.35 per bbl.

**Plaster Blocks**—

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

3-in. (hollow) per sq. ft..... 0.17 to 0.19



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# MATERIALS AND SUPPLIES

addition to the R. H. Macy & Co. department store, to be furnished by Levering & Garrigues Co. The architect for this building stated that this order for fabricated steel was the largest awarded in New York City since the Equitable Building was erected nearly ten years ago. Architects and engineers have reported progress on plans for a large amount of new construction soon to be released for estimates and it is likely that commitments for the major portion of this work will be announced before long. Steel prices are fairly firm with no change in quotations on mill shipments and con-

tractors quoting about \$60 per ton for structural steel, fabricated and erected in commercial projects in New York City.

**Builders' Hardware**—Considerable buying activity has characterized this line during the past few months and there is every indication that business will increase steadily during the coming months. Dealers are stocking up for the spring building demand and manufacturers are all practically working on full time. At present prices are steady and no important changes are anticipated.

**Window Glass**—Improvement in the rate of demand was noticed during the past

week, and the majority of jobbers feel that the buying slump is over. There is still a large amount of active construction with glass requirements still unfilled, and every indication that a large number of important operations will be in the market for window glass during the early spring. Prices are easier than they were several weeks ago and will in all probability hold to their present levels until spring.

**Cast Iron Pipe**—Demand holds good and for the most part manufacturers are optimistic about the future. Practically all of the Eastern pipe plants are running at about seventy-five per cent. of capacity which is far better than the situation one year ago. Orders from municipal sources are light at present although a considerable tonnage is scheduled to be awarded early next spring. Private buying, although light, is steady and at present the mainstay of the industry. Prices are firm with New York quotations \$47.30 per net ton for 6 in. and larger; \$52.30 for 4 in. and 5 in., and \$62.30 for 3 in., with Class A and gas pipe \$4 extra per ton.

**Lined Oil**—The tone of this market has improved to some extent during the past week, but business is far from being upon a normal basis. Buying is light and inquiries are not quite as numerous as they should be at this time of the year. Jobbers are looking forward to a decided increase in spring business due to the excellent prospects for a building revival of large proportions. Prices are fairly firm and no changes have been reported during the week.

**Nails**—The market is quiet and practically without change of consequence. Demand is dull at present but there are evidences of an early improvement as a result of the steadily increasing volume of active building construction. There has recently developed considerable competition for all local nail business, and therefore prices are being shaded to some extent. It is stated that wire nails are being offered in New York City at \$3.15 per keg, f.o.b. New York, and cut nails at \$3.65 for lots of ten kegs or more, or for mixed lots.

**Face Brick**—The demand for face brick in the Metropolitan district is steadily improving and both manufacturers and dealers are looking forward to a very busy spring and summer building season. The large amount of apartment house and other residential construction on the program combined with an increasing volume of high class commercial building will stimulate the demand for face brick. Prices are unchanged.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

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

### Sand—

Delivered at job in Manhattan ..... \$1.80 to — per cu. yd.  
Delivered at job in Bronx ..... 1.80 to — per cu. yd

### White Sand—

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

### Broken Stone—

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

### Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
Kentucky limestone, per cu. ft.	.....	2.27
Briar Hill sandstone, per cu. ft.	.....	1.63
Gray Canyon sandstone, per cu. ft.	.....	1.65
Buff Wakeman, per cu. ft.	.....	1.90
Buff Mountain, per cu. ft.	.....	1.80
North River bluestone, per cu. ft.	.....	1.85
Seam face granite, per sq. ft.	.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed) New York, per cu. ft.	.....	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:  
**Beams and channels up to 14 in.** ..... 1.88c. to 2.03c.  
**Beams and channels over 14 in.** ..... 1.88c. to 2.03c.  
Angles, 3x2 to 6x3..... 1.88c. to 2.03c.  
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	.....	71.00 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.	.....	\$0.77 to —
Less than 5 bbls.	.....	0.80 to —

### Turpentine—

Turpentines	.....	\$0.92 to \$0.95
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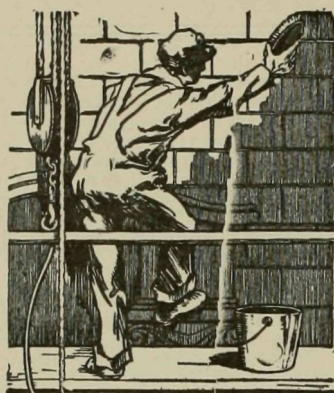
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## CONTEMPLATED CONSTRUCTION.

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

LEXINGTON AV.—Plans are being prepared privately for a 6-sty brick apartment, 170x100 ft, at 943-959 Lexington av for James McGuire & Co., 50 Church st, owner.

206TH ST.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 5-sty brick, limestone and terra cotta apartment, 100x100 ft, in the north side of 206th st, 115 ft west of Perry av, for Moritz Realty Co., Inc., I. Moritz, president, 161 East 85th st, owner and builder. Cost, \$170,000.

189TH ST.—Samuel Sass, 366 5th av, has plans in progress for a 5-sty brick and limestone apartment, 90x115 ft, at the northeast corner of 189th st and St. Nicholas av for Rampton Realty Co., 549 West 163d st, owner and builder. Cost, \$175,000.

#### BANKS.

37TH ST.—Bertram Cunningham, 25 West Broadway, has plans in progress for banking quarters at the southwest corner of 37th st and 7th av for Garment Center Realty Co., 7th av and 36th st to 37 st, owner. Lessee, Capitol National Bank, Max Radt, president, 115 West 30th st.

#### MISCELLANEOUS.

77TH ST.—Trowbridge & Livingston, 527 5th av, have completed plans for an addition to the 5-sty granite and reinforced concrete Museum of Natural History, 65x157 ft, 77th to 81st sts, 8th av to Columbus av, for the City of New York, Department of Parks, Francis D. Gallatin, president, Municipal Bldg., owner. Cost, \$1,500,000. Owner will advertise for bids about March 1.

5TH AV.—Ralph N. Segal, 56 West 46th st, has plans in progress for a 2-sty brick market of irregular dimensions, on plot 25x100 and 50x100 ft, at 5th av and East 111th st for Ralph H. Kayser, 3 West 29th st, owner. Cost, \$125,000.

#### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

FOX ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 6-sty brick and stone apartment house, 50x87 ft, in the west side of Fox st, 109 ft north of Leggett av, for estate of G. F. Johnson, Inc., Fred Johnson, president, 30 East 42d st, owner and builder. Cost, \$75,000.

163D ST.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 6-sty brick, limestone and terra cotta apartment house, 91x90 ft, with stores, at the northwest corner of 163d st and Tinton av for Chas. I. Weinstein, owner, care of architect. Cost, \$200,000.

BEDFORD PARK BLVD.—Irving Margon & Chas. Glaser, 2806 3d av, have plans in progress for a 6-sty brick, limestone and terra cotta elevator apartment house, 113x117 ft, at the southeast corner of Bedford Park blvd and Grand Concourse for B. L. W. Construction Co., care of H. A. Lanzner, 6201 Broadway, owner. Cost, \$350,000.

DAVIDSON AV.—Plans have been prepared privately for a 5-sty brick apartment, 75x103 ft, on the east side of Davidson av, 150 ft north of 184th st for Noslef Construction Co., J. M. Felson, president, 1133 Broadway, owner and builder. Cost, \$120,000.

173D ST.—Shape, Brady & Peterkin, 50 East 42d st, have completed plans for a 5-sty brick apartment, 100x90 ft, at the northwest corner of 173d st and Bryant av for Vyse Building Co., care of Peter Sinnot, 967 East 165th st, owner and builder. Cost, \$150,000. Owner will take bids about March 1.

WOODYCREST AV.—T. F. Dunn, 62 West 45th st, has plans in progress for a brick and limestone or terra cotta apartment, 37x88 ft, on the east side of Woodycrest av, 50 ft south of 164th st, for John B. Levin, 984 Woodycrest av, owner. Cost, \$55,000. Owner will take bids on general contract and separate contracts about February 20.

213TH ST.—Wm. A. Giesen, 2403 Creston av, has plans in progress for a 5-sty brick & stone apartment house, 50x85 ft, in the south side of 213th st, east of Tremont av, for James C. Gaffney, 106 East 182d st, owner. Cost, \$90,000. Owner will take bids on separate contracts about February 25.

190TH ST.—Andrew J. Thomas, 137 East 45th st, has plans in progress for a 5-sty brick apartment, 100x100 ft, at the southwest corner of

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190th st and Morris av, for owner to be announced later. Architect will take bids on separate contracts about February 20.

#### CHURCHES.

VALENTINE AV.—Emery Roth, 119 West 40th st, has plans in progress for a 2 or 3-sty brick synagogue, on plot 123x135 ft, on the east side of Valentine av, about 150 ft north of Fordham rd, for Tiphereth Israel Congregation, care of Louis Rosenbaum, 33 Bleecker st, owner. Cost, \$250,000.

#### DWELLINGS.

HOLLAND AV.—Gross & Lombardi, 75 Bible House, have completed plans for a 2-sty brick dwelling, 25x61 ft, on the east side of Holland av, 84 ft north of 211th st, for Giuseppe Guilliani, 3542 Holland av, owner and builder. Cost, \$20,000.

229TH ST.—Gross & Lombardi, 75 Bible House, have completed plans for a 2-sty brick dwelling, 22x61 ft, in the northeast side of 229th st, 170 ft east of White Plains rd, for A. Rende, 821 East 223d st, owner. Cost, \$15,000.

230TH ST.—Crumley & Skrivan, 355 East 149th st, have plans in progress for a 2-sty brick and limestone dwelling, 23x50 ft, on the south side of 230th st, east of White Plains av, for W. J. Armstrong, owner, care of architect. Cost, \$12,000.

CLAY AV.—Samuel Carner, 118 East 28th st, has plans in progress for alterations to a 2½-sty frame dwelling, 35x85 ft, with garage, on Clay av, between 175th and 176th sts, for owner, care of architect. Cost, \$16,000.

210TH ST.—Wm. A. Giesen, 2403 Creston av, has plans in progress for a 1-sty frame dwelling, 20x55 ft, at the northwest corner of 210th st and Reservoir rd for J. J. O'Kennedy, owner, care of architect. Cost, \$7,000. Bids will be taken about February 25.

DELAFIELD AV.—N. S. Phillips, 137 East 43d st, has completed plans for a 2½-sty frame dwelling, 40x28 ft, on the east side of Delafield av, 220 ft north of Iselin av, for Dr. John Lore, 2001 Grand Concourse, owner. Cost, \$20,000.

RIVERDALE SECTION.—Dwight Jas. Baum, 246th st and Waldo av, has plans in progress for a 3-sty frame & stucco dwelling, with garage, in Riverdale Section, for M. N. Jacobs, owner, care of architect.

#### STORES, OFFICES AND LOFTS.

WEBSTER AV.—D. S. Lang, 110 West 34th st, has plans in progress for fourteen 1-sty brick taxpayers, 135x95 ft, on the east side of Webster av, between 183d and 184th sts, for owner, care of architect. Cost, \$65,000.

#### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

PRESIDENT ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick apartment, 50x80 ft, at the northwest corner of President st and Kingston av for Bertha Lurie, 44 Court st, owner. Cost, \$100,000.

STERLING PL.—Cohn Bros., 363 Stone av, have been retained to prepare plans for a 4-sty face brick and limestone apartment, 120x140 ft, with stores, at the corner of Sterling pl and Schenectady av for David Isacowitz, 1367 President st, owner and builder. Cost, \$250,000.

HINSDALE ST.—S. Millman & Son, Inc., have completed plans for two 3-sty brick apartments, 22x82 ft, in the east side of Hinsdale st, 246 ft north of Newport av, for Max Elstein, 783 Williams av, owner and builder. Cost, \$46,000.

GRAND ST.—Eugene De Rosa, 110 West 40th st, has plans in progress for a 5-sty brick and terra cotta apartment, 100x150 ft, at Grand st and Putnam av for Lazarus, Sternberg & Fleischman, 211 3d av, owner and builder. Cost, \$200,000.

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## DWELLINGS.

61ST ST.—Seelig & Finkelstein, 44 Court st, have completed plans for eighteen 2-sty brick dwellings, 20x58 ft, in the south side of 61st st, 22 ft west of 21st av, for Ramal Bldg. Corp., 44 Court st, owner and builder. Cost, \$270,000.

## STORES, OFFICES AND LOFTS.

NOSTRAND AV.—Clarence Seferet, 206 West 76th st, Manhattan, has completed plans for a 2-sty brick store and office building, 23x200 ft, on the west side of Nostrand av, Sterling st to Empire blvd, for Nostrand Melbourn Co., Inc., M. C. O'Brien, 798 Nostrand av, owner. Cost, \$30,000.

SUTTER AV.—Harry Brodsky, Jr., 583 Sutter av, has plans in progress for alterations to a 3-sty brick office building, 20x75 ft, on Sutter av for Brokaw Construction Co., 583 Sutter av, owner.

## Queens

## APARTMENTS, FLATS AND TENEMENTS.

ELMHURST, L. I.—A. Marinelli, 15 West Jackson av, Corona, has plans in progress for a 3-sty frame apartment, 20x55 ft, in the south side of Banta st, 40 ft east of Van Dine st, Elmhurst, for Chas. Bode, 2 Banta st, Elmhurst, owner and builder. Cost, \$14,000.

## DWELLINGS.

HEMPSTEAD, L. I.—Julius Gregory, 56 West 45th st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, of irregular dimensions, at Hempstead for Garrison Lowe, Villa Court, Hempstead, owner.

ELMHURST, L. I.—H. Brucker, Myrtle av, Ridgewood, has plans in progress for a 2-sty brick dwelling, 20x56 ft, with garage, at Elmhurst, for Fred Young, 111 Schley st, Ridgewood, owner and builder. Cost, \$10,000.

RICHMOND HILL, L. I.—L. Danancher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 34x42 ft, on the east side of 130th st, 550 ft south of Jerome av, Richmond Hill, for E. Shaughnessy, 72 Poplar st, Richmond Hill, owner and builder. Cost, \$10,000.

FLORAL PARK, L. I.—August H. Galow, 17 East 42d st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 22x34 ft, on plot 100x150 ft, with garage, at Floral Park for Walter Riddell, Hollis, owner. Cost, \$12,000. Architect will take bids on general contract about February 20.

DOUGLAS MANOR, L. I.—Plans are being prepared privately for two 2½-sty frame dwellings, one 26x39 ft, and one 32x22 ft, with garages, on Hillside av, Douglas Manor, for Albert Humble, 140 West 34th st, Manhattan, owner. Cost, \$10,000 each.

## STABLES AND GARAGES.

ELMHURST, L. I.—I. Van Nostrand, 225 Madison av, Flushing, has completed plans for a 1-sty brick garage, 99x99 ft, at the northwest corner of 33d st and Roosevelt av, Elmhurst, for John F. Rooney, 86 Corona av, Corona, owner. Cost, \$18,000.

## Nassau

## DWELLINGS.

EAST WILLISTON, L. I.—Geo. W. Conable, 46 West 24th st, Manhattan, has plans in progress for a 2-sty frame dwelling, 33x25 ft, with garage, at East Williston for Edwin W. Weeks, Denton Bldg., Mineola, owner. Cost, \$10,000.

## HALLS AND CLUBS.

FREEPORT, L. I.—C. E. Kern, 47 Railroad av, Freeport, has completed plans for a 3-sty brick and reinforced concrete club house, 100x160 ft, at the corner of Merrick rd and Grove st, Freeport, for B. P. O. E. No. 1253, Gustave Happermeyer, exalted ruler, 47 Railroad av, Freeport, owner. Cost, \$450,000.

## Westchester

## DWELLINGS.

RYE, N. Y.—Wm. Dewsnap, 334 5th av, Manhattan, has completed plans for a 2½-sty brick and frame dwelling, 40x36 ft, with garage, at the northeast corner of Forest av and Rye Beach rd, Rye, for Fred Ponty, 17 North Main st, Port Chester, owner.

TUCKAHOE, N. Y.—Geo. W. Rey, 600 West 144th st, Manhattan, has plans in progress for a 2½-sty field stone, frame and stucco dwelling, 28x36 ft, in Crestwood st, Tuckahoe, for R. J. Schierloh, Crestwood st, Tuckahoe, owner and builder. Cost, \$12,500.

IRVINGTON, N. Y.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame dwelling, 22x38 ft, with garage, at Irvington for Dr. John C. Aikman, 951 East 23d st, Brooklyn, owner. Cost, \$20,000. Architect will take bids on general contract soon.

## MISCELLANEOUS.

DOBBS FERRY, N. Y.—Walter Williams, 309 5th av, Manhattan, has plans in progress for a 1-sty brick laundry building, 27x91 ft, at Dobbs Ferry, for St. Christopher's Home, owner, care of architect.

## New Jersey.

## BANKS.

PASSAIC, N. J.—Walter Leslie Walker, 103 Park av, Manhattan, and associate architect, John F. Kelly, Post Office Bldg., Passaic, have preliminary plans in progress for a brick and

limestone bank on Bloomfield av, near Main av, Passaic, for Passaic National Bank, R. J. Scoles, president, Main av, Passaic, owner. Cost, \$500,000.

## DWELLINGS.

WEST HOBOKEN, N. J.—Peter L. Schultz, Dispatch Bldg., Union Hill, has plans in progress for a 2-sty brick dwelling, 20x57 ft, on Boulevard, near Violet st, West Hoboken, for Wm. Ebenbeck, owner, care of architect. Cost, \$11,000.

SOUTH ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 25x28 ft, on Glen-side rd, South Orange, for Wolfe & Jilson, West Orange, owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 26x28 ft, at 17 Norman rd, Montclair, for Thos. A. Curtis, 47 Forest av, Montclair, owner and builder. Cost, \$8,000.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame and shingle dwelling, 30x31 ft, on Marion rd, Montclair, for Campbell & Hood, 19 Claremont av, Montclair, owner and builder. Cost, \$10,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, 22x48 ft, at Bayway and Summer sts, Elizabeth, for Stephen and John Okulewicz, 619 Grier av, Elizabeth, owner. Cost, \$8,000.

NEWARK, N. J.—Plans have been prepared for a 2½-sty frame, clapboard and shingle dwell-

ing, 24x50 ft, at 103 Goldsmith av, Newark, for David O. Evans, 99 Goldsmith av, Newark, owner and builder. Cost, \$11,000.

BAYONNE, N. J.—W. L. Clarkson, 717 Broadway, Bayonne, has completed plans for a 2½-sty frame dwelling, 22x32 ft, at 329 Boulevard, Bayonne, for Wm. C. Devlin, 30 West 10th st, Bayonne, owner and builder. Cost, \$8,000.

PLAINFIELD, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x28 ft, at 793 Osborne terrace, Plainfield, for Martinus Thompson, 450 Watchung av, North Plainfield, owner and builder. Cost, \$6,500. Mason work, P. Kirch, care of owner.

ELIZABETH, N. J.—J. Ben Beatty, 18 Reid av, Elizabeth, has plans in progress for a 2½-sty hollow tile dwelling, 36x36 ft, in Elmora section, Elizabeth, for A. Cohen, owner, care of architect. Cost, \$15,000.

CRANFORD, N. J.—C. C. Bell, 8 South av, West Cranford, has completed plans for a 2½-sty frame dwelling, 26x24 ft, on Berkeley pl, Cranford, for Henry Morcom, North av, West Cranford, owner and builder. Cost, \$6,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for a 2-sty brick dwelling, 20x45 ft, at 290 Linden av, Jersey City, for Louis Gelato, 25 East 31st st, Bayonne, owner and builder. Cost, \$7,000.

JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for four 2-sty brick dwellings, 20x48 ft, at 23-25-55-57 Stegman st, Jersey City, for Max Mindlien and Barnett Eisenstat, 66 West 24th st, Bayonne, owner and builder. Cost, \$7,000 each.

NEWARK, N. J.—Harry M. Veix, 738 Broad

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st, Newark, has completed plans for a 2½-sty frame and clapboard dwelling, 21x41 ft, at 345 3d av, Newark, for James Cirralli, 406 North 5th st, Newark, has completed plans for a 2½-sty

MAHWAH, N. J.—Wm. Dewsnap, 334 5th av, Manhattan, has plans in progress for a 1½-sty stone and stucco dwelling, 56x16 ft, at Mahwah for P. Smith, Mahwah, owner.

#### FACTORIES AND WAREHOUSES.

ASBURY PARK, N. J.—Clinton B. Cook, Asbury Park Trust Co. Building, Asbury Park, has plans in progress for a 1-sty, hollow tile and stucco auto painting shop, 73x100 ft, at Asbury av and Langford st, Asbury Park, for Fletcher T. Weedin, 807 Main st, 1116 Sunset av, Asbury Park, owner. Cost, \$15,000-\$20,000.

NEWARK, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has plans in progress for a 2-sty steel and concrete warehouse, 105x219 ft, at Clinton and Jelliff avs, Newark, for Bayonne Steel Products Co., Mr. Herr in charge, 223-5 West 19th st, Manhattan, owner. Architect will take bids on general contract about March 1.

NEWARK, N. J.—Edw. V. Warren, Essex Bldg., Newark, has completed plans for a 1-sty frame and novelty siding storage building, 50x100 ft, at 98-104 Av L, Newark, for Universal Fur Dressing Co., 132 Paris st, Newark, owner and builder. Cost, \$5,000.

#### HALLS AND CLUBS.

LONG BRANCH, N. J.—Leon Cubberly, 133 Morris av, Long Branch, has been retained to prepare plans for a Masonic temple at Broadway and 5th av, Long Branch, for Masonic Temple Association, Inc., Wm. E. Van Dusen, president, 7 Arthur av, Long Branch, owner, Cost, \$100,000.

#### SCHOOLS AND COLLEGES.

ESSEX FIELDS, N. J.—Chas. Ackerman, 45 Clinton st, Newark, has completed plans for an addition to the 1-sty brick grade school at Essex Fells for Borough of Essex Fells Board of Education, David H. Kirby, president, Hathaway lane, Essex Fells, owner. Cost, \$50,000.

BAYONNE, N. J.—G. W. Cranwell & Son, Union st, West Hoboken, have the general contract for a 3-sty and basement, common and face brick and terra cotta public school No. 1, 138x140 ft, at the corner of West 5th st and Av C, Bayonne, for City of Bayonne, Board of Education, Geo. T. Greenly, president, 119 West 3d st, Bayonne, owner, from plans by Donald G. Anderson, 28 East 49th st, Manhattan, architect. Cost, \$200,000.

#### STABLES AND GARAGES.

WEST HOBOKEN, N. J.—McDermott & Binia, 582 Bergenline av., West Hoboken, have completed plans for a 1-sty brick garage, 75x100 feet, at the northwest corner of Palisade av. and Malone st., West Hoboken, for John Keavey,

375 Palisade av., West Hoboken, owner. Cost \$5,000. Owner will take bids about January 23.

ASBURY PARK, N. J.—E. A. Arend, 103 West 40th st., Manhattan, and Kinmonth Building, Asbury Park, has plans in progress for a 3-sty brick high school, on the "Old Athletic Grounds," Asbury Park, for City of Asbury Park, Board of Education. H. C. Hurley, president, High School Bldg., Asbury Park, owner. Cost \$400,000. Steam engineer, Chester A. Slocum, 157 West 13th st., Manhattan. Landscape architect, Brinley & Holbrook, 156 5th av., Manhattan. Consulting architects, Guilbert & Bertelle, Aldine Building, Newark. Bids will be taken in the spring.

NEWARK, N. J.—M. N. Shoemaker, 15 Central av, Newark, has completed plans for a 1-sty brick garage, 72x100 ft, at 811-815 Frelinghuysen av, Newark, for Mountain View Brick Co., Geo. Maybury in charge, care of Oschwald & Schmidt, 845 Broad st, Newark, owner. Cost, \$14,000. Carpenter work, J. W. Vliet, 87 Academy st, Newark. Mason work, Oschwald & Schmidt, 845 Broad st, Newark.

#### STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has plans nearing completion for two 1½-sty hollow tile and stucco stores, 27x40 ft, on Valley rd, Montclair, for Max Lipkin, 649 Bloomfield av, Montclair, owner. Cost, \$6,000. Owner will take bids at once.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

ST. GEORGE, S. I.—Thos. J. Steen, 8 East 41st st, Manhattan, has the general contract for a 6-sty brick and terra cotta apartment, 100x150 ft, on Central av, St. George, for Pentz Realty & Construction Co., Dr. Pentz, 26 Bay st, New Brighton, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architects. Cost, \$400,000.

#### BANKS.

MANHATTAN.—Clough Bourne Corp. 101 Park av, has the general contract for a 2-sty limestone bank, 67x98 ft, with offices, at 206-208-210-212 West 34th st, for The North River Savings Bank, Charles Rohe, president, 31 West 34th st, owner, from plans by Charles E. Birge, 29 West 34th st, architect. Cost, \$170,000.

#### CHURCHES.

BROOKLYN.—Miller-Reed Co., 103 Park av, Manhattan, has the general contract for alterations to the church at Driggs av and Humboldt st for St. Stanislaus R. C. Church, Rev. Father Leo Wysieck, 164 Driggs av, owner, from plans

by F. J. Schwartz, Colt Building, Paterson, architect.

#### DWELLINGS.

MANHATTAN.—Cauldwell Wingate Co., 381 4th av, have the general contract for alterations to the 3-sty brick dwelling, 30x40 ft, at 140 East End av, for Duke De Richelieu, Richelieu, France, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects.

BRONX.—Henry M. Weitzner, 145 West 45th st, has the general contract for one 2½-sty tapestry brick dwelling, 25x39 ft, and one 2-family brick dwelling, 22x54 ft, in Coster st, between Spoffard and Lafayette avs, for S. Jawitz, 889 Hunts Point av, owner, from plans by J. J. Gloster Co., 110 West 40th st, architect. Cost, \$50,000.

BAYSHORE, L. I.—H. H. Smith Building Co., Bayshore, has the general contract for a 2½-sty brick, stucco and frame dwelling, 35x80 ft, on Bay Shore av, for Geo. W. Prankaro, on premises, from plans by Ludlow & Peabody, 101 Park av, Manhattan, architects.

ELIZABETH, N. J.—Berman Bros., 1071 North av, Elizabeth, have the general contract for a 2½-sty frame dwelling, 24x30 ft, at 124 Palisade rd, Elizabeth, for Raymond Schneider, 1073 North av, Elizabeth, owner, from plans by Wm. Finne, 712 1st av, Elizabeth, architect. Cost, \$5,500.

MONTCLAIR, N. J.—Thos. Murrin, 90 Elm st, Montclair, has the general contract for a 2½-sty frame dwelling, 24x55 ft, in Park st, Montclair, for P. J. Hyland, 151 Valley rd, Montclair, owner, from plans by H. Messinger Fisher, 460 Bloomfield av, Montclair, architect.

MANHATTAN.—Springstead & Adams, 434 East 107th st, have the general contract for alterations to the 4-sty and basement brick dwelling, 20x72 ft, at 20 West 96th st for W. H. Taylor, 12 West 96th st, owner, from plans by David M. Ach, 1 Madison av, architect. Cost, \$10,000.

BRONX.—Peter May, 1614 Center av, Fort Lee, has the general contract for a 2-sty frame and stucco dwelling, 26x38 ft, on the east side of Laconia av, 250 ft north of Adee av, for Avelina Leone, 689 East 188th st, owner, from plans by Della, Penna & Erickson, 289 East 149th st, architects. Cost, \$9,000.

NEW ROCHELLE, N. Y.—A. J. Contracting Co., 101 Park av, Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 25x32 ft, with garage, at Premium Park, New Rochelle, for Dr. Perlman, owner, care of architect, from plans by Henry S. Lion & Otta A. Held, 15 East 40th st, Manhattan, architects. Cost, \$15,000.

MONTCLAIR, N. J.—S. L. Koenig, 1789 Bathgate av, Manhattan, has the general contract for a 2-sty hollow tile and stucco dwelling, 24x32 ft, on Forest av, near Marne st, Montclair, for owner, care of general contractor, from plans prepared privately. Cost, \$9,000.

#### SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—H. Wilhelm & Sons, Inc., 803 East Jersey st, Elizabeth, have the general contract for a 2-sty and basement brick junior high school, 370x150 ft, on the block bounded by 1st and 2d avs and Loomis st, Elizabeth, for the City of Elizabeth, Board of Education, Alexander Kaufmann, president, South Broad st, Elizabeth, owner, from plans by C. Godfrey Poggi, 275 Morris av, Elizabeth, architect. Cost, \$700,000. Steam and electrical engineer, R. D. Kimball Co., 15 West 38th st, Manhattan. Heating and ventilating, John H. Cooney, 211 North 4th st, Harrison. Plumbing, F. A. Vanderweg, 100 Chestnut st, Roselle Park. Electric wiring, Geo. Woodward, Jr., Co., 1723 Samson st, Philadelphia. Excavating, J. Geiger Sons, 83-89 Hartford st, Newark.

#### STABLES AND GARAGES.

RUMSON, N. J.—C. B. Shropshire, Sea Bright, has the general contract for alterations to a 2½-sty frame stable and garage and a 1-sty greenhouse on Shrewsbury dr, Rumson, for Dr. John A. Victor, 910 5th av, Manhattan, and on premises, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st, Manhattan, architects.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—John S. Hyers Co., Inc., 13 West 30th st, has the general contract for a 2-sty brick store and loft building, 23x98 ft, at 257 West 35th st for F. M. Realty Co., Chas. L. Baumann, president, 206 Broadway, owner, from plans by S. L. Waller, 154 Nassau st, architect. Cost, \$14,500. Wrecking, Max Rosen, 282 South 3d st, Brooklyn.

#### MISCELLANEOUS.

NEWARK, N. J.—John W. Ferguson Co., United Bank Bldg., Paterson, has the general contract for a 2-sty and basement brick, hollow tile and concrete recreation building, 200x80 ft, at 53-57 Clark st, Newark, for Clark Thread Co., Ogden st, Newark, owner, from plans by John H. & Wilson C. Ely, Firemen's Bldg., Newark, architects.

MANHATTAN.—Henry M. Weitzner, 145 West 45th st, has the general contract for alterations to the dwelling at 145 East 116th st, which is to be converted into a business building and restaurant for S. Kurtz, 117 2d av, owner, from plans by I. G. Feiner, 229 East 29th st, architect. Cost, \$20,000.

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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

12TH ST, 71 to 77 W, 6-sty bk tnt, 87x86, slag rf; \$125,000; (o) 71 W, 12th St, Inc., 505 5 av; (a) Robt. T. Lyons, 342 Madison av (70).

#### CHURCHES.

93D ST, 206-8-10 W, 1-sty bk synagogue & apt, 75x86, slag rf; \$100,000; (o) Cong. Chaari Zedek, 23-5 W 118th; (a) Sommerfeld & Stecker, 31 Union sq (64).

#### FACTORIES AND WAREHOUSES.

181ST ST, 509 W, 1-sty metal storage, 22x60, metal rf; \$1,000; (o) Wm. Hobson, 509 W 181st; (a) Jos. Sloup, 140 Washington (73).

BROADWAY, 3166, 1-sty metal storage, 20x40, metal rf; \$800; (o) Keshee Sales Co., 2444 Bway; (a) Willard Parker, 424 Ditmas av, Bklyn (67).

#### STABLES AND GARAGES.

144TH ST, 223-25 W, 5 metal garages, 9x16, metal rf; \$750; (o) Fitz Roy Rly. Co., 33 W 42d; (a) Richard Shutkind, World Bldg (72).

#### STORES, OFFICES AND LOFTS.

BLEECKER ST, 51-3, 3-sty bk str & offices, 29x100, plastic rf; \$30,000; (o) Lafayette Rly. Co., 320 Rutledge, Bklyn; (a) Louis A. Sheinart, 194 Bowery (65).

ESSEX ST, 97, 4-sty bk str & show room, 25x100, slag rf; \$20,000; (o) Max Katz, 97 Stanton; (a) Gronenberg & Leuchtag, 450 4 av (66).

66TH ST, 313 to 21 W, 6-sty bk auto sales-rooms & repairs, 120x150, tar & felt rf; \$150,000; (o) Cutting-Larsen Co., 109 W 64th; (a) P. P.; (g c) Barney Ahlers Constn. Corp., 110 W 40th (69).

#### MISCELLANEOUS.

40TH ST, 403-7 E, 4 & 1-sty bk laboratory, library, switch house, 107x63, tile rf; \$100,000; (o) New Amsterdam Gas Co., 130 E 15th; (a) Wm. Whitehill, Buckley-Newhall Bldg., 41st & 6 av (68).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

FOX ST, e s, 193.9 s Westchester av, 3-5-sty bk tnts, 75x90, slag rf; \$375,000; (o) Chas. Riley, 112 W 121st; (a) Chas. Kreymborg, 2534 Marion av (306).

FOX ST, e s, 100 s 156th, 2-6-sty bk tnts, 100 x87, slag rf; \$340,000; (o) Geo. F. Johnson Est, Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (308).

196TH ST, s s, 150 e Bainbridge av, 5-sty bk tnt, 50x102.9, slag rf; \$80,000; (o) Adam Ciccarone, 2659 Bainbridge av; (a) Chas. Schaefer, Jr., 394 E 150th (333).

BRYANT AV, n w c 173d, 5-sty bk tnt, 100x90, tar & gravel rf; \$150,000; (o) Vyse Bldg. Corp., Peter Sinnott, 967 E 165th, Pres; (a) Shake, Bready & Peterkin, 50 E 42d (318).

BRYANT AV, n w c Jennings, 5-sty bk tnt, 45x90, tar & gravel rf; \$95,000; (o) Jennings Const. Co., Jacob Cornoc, 225 E 36th, Pres; (a) Louis Kasoff, 145 6 av (313).

DAVIDSON AV, e s, 87.09 s Kingsbridge rd, 3-5-sty bk tnts, 66.8x84.2, slag rf; \$360,000; (o) Sam Roseff & Sons, Inc., 113 W 4th, Mt. Vernon; (a) Gronenberg & Leuchtag, 450 4 av (301).

DECATUR AV, s w c 205th, 5-sty bk tnt, 70x90, rubberoid rf; \$115,000; (o) West 40th St. Realty Corp., Michael J. Gilhuly, 3176 Decatur av, pres.; (a) John P. Boyland, 120 E Fordham rd (291).

SHAKESPEARE AV, e s, 140.11 n 172d, 6-sty bk tnt, 75x92.6, plastic slate rf; \$95,000; (o) Maywill Operating Co., Alex Sussman, 20 Featherbed la, pres.; (a) Chas Schaefer, Jr, 394 E 150 (289).

SOUTHERN BLVD, w s, 63.8 n Leggett av, 6-sty bk tnt, 122.2x88, slag rf; \$155,000; (o) Geo. F. Johnson Est, Inc., Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (307).

UNIVERSITY AV, s w c 188th, 6-sty bk tnt, size irreg, slag rf; \$210,000; (o) Chas. Mark Realty Co., Chas. Mark, 370 E 149th, pres; (a) Chas Kreymborg, 2534 Marion av (290).

#### DWELLINGS.

CROSS ST, s s, 50 e Minnieford av, 2-sty & attic fr dwg, 25x27.6, 1-sty fr garage, 18x20, shingle rf; \$6,500; (o) Louise G. Lemke, 550 E 182d; (a) Paul Meyer, 39 W 8th (218).

KNAPP ST, n s, 96.7 w Eastchester rd, 1-sty bk dwg, 22x55, plastic slate rf; \$5,000; (o) Pietro Campanaro, 610 E 191; (a) F. J. Ross, 2276 Hughes av (296).

MACOMBS RD, w s, 63.32 s 174th, 1-sty bk str, 63.32x107.78, plastic slate rf; \$17,000; (o)

Hyman Berman, 198 Bway; (a) Nathan Rotholz, 3295 Bway (235).

VICTOR ST, e s, 220 n Morris Park av, two 2-sty & attic bk dwg, 29x36, asbestos shingle rf; \$22,000; (o) Josephine Odeaner, 1859 Victor st; (a) J. B. Gunnison, 830 Rhineland av (285).

195TH ST, n s, 375 w Hobart av, 2-sty bk dwg, 22x45, rubberoid rf; \$7,000; (o) Lawrence & Kapper, 352 W 45; (a) Robt. Glenn, 358 E 151 (331).

203D ST, s s, 160 e Webster av, 1½-sty fr dwg, 23x32, asbestos shingle rf; \$8,000; (o) Jane McCarthy, 418 E 203; (a) Fred Wall, 272 E 199 (233).

213TH ST E, n s, 127.1 w Laconia av, 2-sty fr dwg, 20x36, plastic slate rf; \$5,500; (o) Mary A. Erder, 453 Pavyonia av, Jersey City; (a) Geo. P. Crosier, 689 E 223d (193).

229TH ST, n s, 180.65 e White Plains rd, 2-sty bk dwg, 21.6x61.4, tar & felt rf; \$15,000; (o) Augusta Rende, 721 E 223; (a) Gross & Lombardi, 75 Bible House (228).

234TH ST E, s s, 100 e Carpenter av, 3-2-sty fr dwgs, 22x28, 3-1-sty fr garages, 10x17, shingle rf; \$24,750; (o) Argyle Bldg. Corp., Edwin A. Worm, Read av, Eastwood, N. Y.; (a) Moore & Landsiedel, 3 av & 148th (213).

BEACH AV, w s, 175 s Patterson av, 2-sty h. t. dwg, 20.8x30.8, asphalt rf; \$5,000; (o) Mary Schorske, 1406 Prospect av; (a) John Schwalbenberg, 2075 Haviland av (211).

BENEDICT AV, n s, 389.2 w Olmstead av, 2-sty bk dwg, 20.6x52.4, slag rf; \$10,000; (o) Wm. A. Heidt, 4360 Viero av; (a) Anton Pirner, 2069 Westchester av (206).

BENEDICT AV, n s, 360 11 w Olmstead av, 2-sty bk dwg, 21x52, tin rf; \$10,000; (o) Wm. Mohr, 1424 Rosedale av; (a) Anton Pirner, 2069 Westchester av (205).

BOGART AV, e s, 225 n Brady av, two 2-sty fr dwgs, 21x52, tin rf; \$18,000; (o) Otto Meissner, 1609 Taylor av; (a) Henry Nordheim, 726 E 234 (334).

BRONXWOOD AV, e s, 25 s 214th, 2-sty bk dwg, 22x46, tin rf; \$9,000; (o) Pasqua La Vopa, 735 E 215th; (a) E. A. Russo, 731 E 215th (292).

BRONXWOOD AV, w s, 102.4 n 230th, 2-sty bk dwg, 18x40, tin rf; \$6,200; (o) Wm. Schmidt, 1011 Union av; (a) Larsen & Wattus, 4 Court sq, Bklyn (323).

BRONXWOOD AV, w s, 770.1 n 229th, 2-sty bk dwg, 20x40, tin rf; \$7,000; (o) Ivan Lilychulf, 620 E 161; (a) Larsen & Wattus, 4 Court sq, Bklyn (321).

BRONXWOOD AV, swc 231st, 2-sty bk dwg, 20 x50, tin rf; \$8,800; (o) Mary Gaffney, 344 E 146; (a) Larsen & Wattus, 4 Court sq, Bklyn (322).

BUSSING AV, n s, 25 w Mundys la, 3-1-sty bk dwgs, 22x45.6, shingle rf; \$15,000; (o) Vincent Riccaidi, 84 W 6th, Mt. Vernon; (a) F. L. Felippo, 431 S 7 av, Mt. Vernon (201).

CARPENTER AV, s e c 240th, 3-2-sty fr dwgs, 19.6x53, 20x53, 21x53, Barretts rf; \$36,000; (o) Jos. Callahan, 119 Eden av, Mt. Vernon; (a) Chas. Scafefer, Jr., 394 E 150th (207).

CLAPLIN AV, e s, 180 s 197th, 2-2-sty bk dwgs, 23x34, asphalt shingle rf; \$20,000; (o) John B. Laemmler, 453 W 152d; (a) Golding & Gundlach, 117 W 63d (198).

CLARENCE AV, w s, 200 n Phillip av, 2-sty fr dwg, 21x29, tin rf; \$7,400; (o) Fedele & Leonardo Di Guiller, 495 E 167th; (a) Chas. A. Newburgh, Grand Central Terminal (200).

CONTINENTAL AV, e s, 300 n 196th, 2½-sty bk & fr dwg, 18x36, shingle rf; \$7,000; (o) Michael Collins, 2494 S av; (a) B. Ebeling, 1372 Zerega av (222).

DEAN AV, w s, 145 s Barkley av, 2-sty fr dwg, 20x26, asphalt shingle rf; \$5,000; (o) Peter & Emilie Miller, 362 W 46th; (a) H. G. Lamson, 154 Nassau (223).

DELAFIELD AV, e s, 295 n Iselin av, 3-sty fr dwg, 31.8x53.7, 1-sty fr garage, 11.2x31.2, tile rf; \$25,800; (o) Wm. R. Williams, 67 W 58th; (a) Dwight J. Baum, 244th & Waldo av (226).

DELAFIELD AV, w s, 290.1 n 256th, 1½-sty fr dwg, 24x31.6, shingle rf; \$4,000; (o) Edw. Comtois, 1108 Clay av; (a) L. A. Bassett, 2593 Grand Concourse (281).

DELAFIELD AV, e s, 220 n Iselin av, 2½-sty fr dwg, 40x28, tile rf; \$20,000; (o) Dr. John Lori, 2001 Grand Concourse; (a) W. S. Phillips, 137 E 43d (279).

EDISON AV, w s, 100 n Randall av, 2-sty bk dwg, 19.6x52, tin rf; \$7,500; (o) Alfred Grimmer, 64 E Tremont av; (a) Harry H. Bond, 140 E Tremont av (214).

EDISON AV, s e c Lafayette av, 2-2½-sty fr dwgs, 26x48, shingle rf; \$20,000; (o) Leo Marino, 1048 Edison av; (a) Harry Schuler, 1005 Edison av (216).



ELLIS AV, n s, 187.11 w Olmstead av, 1½-sty fr dwg, 17x35, 1-sty fr garage, 10x18, shingle rf; \$5,000; (o) Nellie O'Toole, 1948 Clinton av; (a) Jas. O'Toole, 1948 Clinton av (210).

HOWLER AV, e s, 225 s Neil av, 2½-sty fr dwg, 21x57, slag rf; \$7,500; (o) Di Gregorio & Colelli, 606 Van Nest av; (o) Louis Braeco, 217 W 125th (217).

GERARD AV, s e c 167th, 1-sty bk str, 100x65, rubberoid rf; \$35,000; (o) Gaines Roberts Co., 150 E 170; (a) John P. Boyland, 120 E Fordham rd (234).

HOLLAND AV, e s, 84.32 n 211th, 2-sty bk dwg, 25x61.4, tar & felt rf; \$20,000; (o) Guseppe Giuliani, 3542 Holland av; (a) Gross & Lombardi, 75 Bible House (229).

LACONIA AV, e s, 250 n Adee av, 2-sty fr dwg, 26x38, rubberoid rf; \$9,000; (o) Addina Leone, 689 E 188; (a) Della, Penna & Erickson, 289 E 149 (335).

MICHEL AV, w s, 200 s Mace av, 1-sty bk dwg, 18x30, shingle rf; \$3,000; (o) W. H. Fordham, 1345 Amsterdam av; (a) Jas. Anderson, 1790 E Tremont av (209).

MILLETT AV, w s, 138.5 s 219th, 2-sty bk dwg, 25x56 & 1-sty bk garage, 18x20, rubberoid rf; \$8,700; (o) Agnes F. Thompson, 3671 Olinville av; (a) Geo. P. Crosier, 689 E 223 (336).

NEEDHAM AV, w s, from 221st st to Eastchester rd, 2-sty conc dwg, 21x50, slag rf; \$9,000; (o) Louis Cronelli, 1299 Oakley av; (a) M. W. Del Gaudio, 158 W 45 (328).

OVERING AV, e s, 5 s Maclay av, 2-2-sty bk dwgs, 20x55, slag rf; \$20,000; (o) Anna Herwig, 1515 Appleton av; (a) B. Ebeling, 1372 Zerega av (220).

THOMILSON AV, w s, 100 s Pierce av, 4-2½-sty fr dwgs, 20x35, shingle rf; \$24,000; (o) Chas. C. Gruetzner, 1753 Bronxdale av; (a) B. Ebeling, 1372 Zerega av (221).

FENTON AV, w s, 100 n Arnow av, 2-sty fr dwg, 19x30, rubberoid shingle rf; \$5,000; (o & a) John J. Daly, 1613 2 av (187).

GRAND CONCOURSE, w s, 127 s 165th, 4-sty bk dwg, 25x34, 1-sty bk garage, 14x19, asphalt & gravel rf; \$18,000; (o) Wm. Eckenfelder, 1217 Shakespeare av; (a) Emil Paulson, 289 New Main st, Yonkers (185).

HOBART AV, w s, 50 n 194th, 2-sty fr dwg, 20x24, shingle rf; \$4,500; (o) John W. Ellin, 613 Eagle av; (a) Harry C. Sweeney, Times Bldg (283).

PIERCE AV, n e c Paulding av, 1½-sty t c dwg, 37x23.6, shingle rf; \$6,000; (o) Carl F. Muxall, 1452 Seabury av; (a) Toelberg & Son, 1167 Fox (287).

REVERE AV, e s, 175 s Barkley av, 2-sty fr dwg, 18x24, shingle rf; \$4,550; (o) Jos. Bacigalupi, 175 Southern Blvd; (a) Harry C. Sweeney, Times Bldg (282).

ST. LAWRENCE AV, e s, 175 n Randall av, 1½-sty fr dwg, 21x30, asphalt shingle rf; \$4,500; (o) Frank Wenz, 1070 Intervale av; (a) Anton Perier, 2069 Westchester av (294).

THROGGS NECK BLVD, w s, 25 s Lafayette av, 2½-sty fr dwg, 20x43, shingle rf; \$7,000; (o & a) Patrick Johnson, 797 E 142 (227).

TREMONT AV, w s, 236.11 n Harrison av, 2-sty bk dwg, 24x40.8, asbestos shingle rf; \$6,000; (o) Harry Brennies, 1657 Grand Concourse; (a) L. S. Bassett, 2593 Grand Concourse (280).

VAN NEST AV, e s, 100 w Fowler av, 2-sty bk dwg, 21½x53, tin rf; \$9,000; (o) Henry Dietee, 995 Freeman; (a) Frank A. Rappolt, 1879 Morris av (337).

VINCENT AV, w s, 225 s Schley av, 1½-sty fr dwg, 20x34, shingle rf; \$5,000; (o) J. Jamieson, 666 Bergen av; (a) A. L. Sauter, Camp No. 69, Edgewater, Bronx (181).

WILCOX AV, e s, 100 n Schley av, 2-sty fr dwg, 20x36, shingle rf; \$5,000; (o) Mateo Cosulich, 310 W 65th; (a) Wm. M. Hussion, 135 Westchester sq (203).

WHITTIER AV, w s, 325 s Lafayette av, 2-sty bk dwg, 25x58.7, tar & felt rf; \$14,000; (o) Edw. Hammer, 795 Barry; (a) Gross & Lombardi, 75 Bible House (230).

WMSBRIDGE RD, e s, 276.2 n Pierce av, 2-sty fr dwg, 17x38, asphalt shingle rf; \$5,500; (o) Jos. H. Brink, 429 W 214; (a) Anton Pirner, 2069 Westchester av (326).

#### STABLES AND GARAGES.

224TH ST E, n s, 155.11 e Barnes av, 1-sty h. t. garage, 36x22, shingle rf; \$8,000; (o) A. Fretto, 769 E 224th; (a) D. Bartholomew, 3813 White Plains av (315).

232D ST, n e c Van Cortlandt Park E, 1-sty bk garage, 14x33, plastic slate rf; \$25,000; (o) L. K. Peacock, 283 E 236th; (a) Kennedy & Riggs, 157 Remsen st, Bklyn (293).

RANDALL AV, n w c Vincent av, 2-sty fr garage, 28x36, 1-sty fr garage, 21x20, shingle rf; \$7,200; (o) Harry H. Dill, 325 Lenox av; (a) Nelson K. Vanderbeck, 15 Maiden la (309).

WATERBURY AV, n s, 341.7 e Havemeyer av, 1-sty bk garage, 100x83.07, rubberoid rf; \$35,000; (o) Magdalena Rohe, 1306 Havemeyer av; (a) John J. Dunningan, 394 E 150th (286).

#### STORES AND DWELLINGS.

174TH ST E, n s, 19 e Weeks av, four 2-sty bk str & dwgs, 19x55, tar & gravel rf; \$44,000;

(o) Success Bldg. Corp., Abraham Tabor, 1730 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (325).

WEEKS AV, n e c 174th, 3-sty bk str & dwg, 19x55, tar & gravel rf; \$14,000; (o) Success Bldg. Corp., Abraham Tabor, 1730 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (324).

#### STORES, OFFICES AND LOFTS.

HUNTS POINT RD, e s, 100 n Seneca av, 1-sty bk str, 105.6x50, tar & felt rf; \$18,000; (o) Friedman Holding Co., Murray Moran, 135 Bway, Pres; (a) Lorenz F. J. Weiber, 271 W 125th (303).

BAINBRIDGE AV, n w c Fordham rd, 1-sty bk str, 36.7x48.8, slag rf; \$5,500; (o) A. E. Realty Co., Albert Phelps, 554 Melrose av, pres.; (a) M. W. Del Gaudio, 158 W 45 (329).

BOSCOWEL AV, s e c Shakespeare av, 1-sty bk str, 116.2x40, plastic slate rf; \$15,000; (o) Hyman Berman, 198 Bway; (a) Nathan Rothoiz, 3295 Bway (332).

#### MISCELLANEOUS.

CITY ISLAND AV, n w c Old Bridge, 1-sty fr boat house, 100x95, felt rf; \$5,500; (o) Edw. Rosenberg, Minniford av, City Island; (a) Karl F. J. Seifert, 153 E 40th (299).

SOUND VIEW AV, e s, 175 n Gildersleeve av, 1-sty bk shop, 25x53, rubberoid rf; \$5,000; (o) Wm. M. Hussion, Clason Point; (a) Anton Perier, 2069 Westchester av (295).

WHITLOCK AV, w s, 221 s 149th, 1-sty bk shop, 25x50, plastic slate rf; \$10,000; (o) Willis & Diamond Iron Works, 110 W 34; (a) Lang & Brooks, 110 W 34 (338).

#### Brooklyn

##### APARTMENTS, FLATS AND TENEMENTS.

43D ST, 901-11, n e c 9 av, 4-sty bk tnt, 100x90; \$125,000; (o) Kilburne Const. Co., 123 Liberty, Manhattan; (a) Sidney F. Oppenheim, 36 8 av, Manhattan (1649).

SENATOR ST, 314, s s, 95 e 3 av, 3-sty bk tnt, 20x83.6; \$18,000; (o) 59th St. Corp., 44 Court; (a) Boris W. Dorfman, 26 Court (1482).

53D ST, 738-40, s s, 360 w 8 av, 2-3-sty bk tnts, 20x76; \$40,000; (o) Danl. Lynch, 428 57th; (a) Thos. Bennett, 7826 5 av (1485).

68TH ST, 428-42, s s, 348.4 w 5 av, 6-3-sty bk tnts, 25x70; \$96,000; (o) Kings View Home Bldrs., Inc., 44 Court; (a) Boris W. Dorfman, 26 Court (1490).

HOPKINSON AV, 709-15, e s, 140 s Dumont av, 4-sty bk tnt, 60x88.9; \$75,000; (o) Isaac & Chas. Sirota, 412-14 Lenox rd; (a) E. M. Adelsohn, 1778 Pitkin av (1478).

66TH ST, 1773-7, n s, 83 w 18th av, 4-sty bk, 50x87.10; \$60,000; (o) Davis Kass Const. Co., 50 Court st; (a) Seelig & Finkelstein, 44 Court st (1604).

#### DWELLINGS.

COLERIDGE ST, 247-49, e s, 380 s Oriental Blvd, 1½-sty bk, 1-fam dwg, 26x46; \$9,000; (o) R. Eskenazi, 59 West End av; (a) F. G. Biedenapp, 9722 116th st, Richmond Hill (1602).

CROWN ST, 482, s s, 120 w Kingston av, 2-sty bk 2 fam dwg, 20x67; \$13,000; (o) Henry Stearns, 289 Vermont; (a) A. M. Adelsohn, 1778 Pitkin av (1111).

DE SALES PL, 18, e s, 150 n Bway, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Jas. Leddy, Jr., 20 De Sales pl; (a) Jas. A. Boyle, 367 Fulton (1664).

DOVER ST, 121-7, e s, 160 s Hampton av, 2½-sty fr 1 fam dwg, 51.4x27.8; \$11,000; (o) Mrs. Katie Shopin, 2935 W 36th; (a) Snee & Bryson, 154 Montague (1074).

KENSINGTON ST, 42, w s, 310.83 s Shore Blvd, 2-sty fr 1 fam dwg, 26x30; \$8,500; (o) Mrs. Donald Chalmers, 561 W 141st, Manhattan; (a) Raphael J. Smyth, 240 E Tremont av, Bronx (1510).

LAWN CT, s s, 20.8 e E 11th, 15-1-sty fr 1 fam dwgs, 16x34; \$60,000; (o) No Rent, No Tax Homes, Inc., 163 Remsen; (a) Geo. H. Sues, 1131 Gravesend av (1508).

MACKENZIE ST, 152-6, w s, 340 n Oriental Blvd, 2½-sty fr 1 fam dwg, 31.6x28.6; \$10,000; (o) Peter Butkus, 287 Bedford av; (a) Laspia & Samenfeld, 525 Grand (1281).

MONTGOMERY ST, 585, n e c Brooklyn av, 2-sty bk 2 fam dwg, 20x61; \$15,000; (o) Marbenheim Bldg. Corp., 215 Montague; (o) Boris W. Dorfman, 26 Court (1258).

MONTGOMERY ST, 587-97, n s, 20 e Brooklyn av, 4-2-sty bk 2 fam dwgs, 20x61; \$60,000; (o & a) same as above (1259).

MOORE ST, 644, s s, 305 w Reid av, 2-sty bk 2 fam dwg, 20x62; \$15,000; (o) Louis Kahan, 582 Greene av; (a) Murray Klein, 37 Graham av (1342).

HEGEMAN AV, 1185-9, n s, 32 e Pine, 2-2-sty fr 2 fam dwg, 20x55; \$15,000; (o) Jos. Schopis, 291 1 av, Manhattan; (a) H. Praff, 524 Grand av (1253).

VAN BUREN ST, 616, s s, 127 w Bushwick av, 2-sty bk 2 fam dwg, 20x60; \$10,000; (o) Moses Duckman, 753 Bushwick av; (a) Wm. C. Winters, 106 Van Sicken av (1688).

W 1ST ST, 2962-4, w s, 191.53 s Sheepshead Bay rd, 2-2-sty bk 2 fam dwgs, 20x55; \$20,000; (o) Oscar Ruben, 320 Euclid av; (a) Jas. F. Brewster, 2634 E 27th (1662).

E 4TH ST, 999-1009, e s, 100 n Av I, 4-2-sty fr 1 fam dwgs, 18x46; \$32,000; (o) Postrel Const. Co., Inc., 257 Stone av; (a) S. Millman & Son, 1780 Pitkin av (1114).

E 10TH ST, 16-36, w s, 125 s Caton av, 10 2-sty bk, 1-fam dwg, 17.6x50; \$100,000; (o) Sagamore Bldg. Corp., 1001 E. Pkway; (a) Benj. Duesle, 153 Remsen st (1615).

E 11TH ST, 2668, w s, 175.8 n Voorhies av, 2-sty fr 2 fam dwg, 20x57; \$7,500; (o) Lettie M. Falconite, W 15th st, Coney Island; (a) Morris Perlstein, 49 Fulton av, Middle Village (1495).

E 12TH ST, 926, w s, 190 s Av I, 2-sty bk 2 fam dwg, 20.4x68; \$10,000; (o) H. & H. Corp., 210 Riverdale av; (a) M. A. Cantor, 373 Fulton (1468).

E 13TH ST, 2004-12, w s, 22.6 s Av T, 3-2-sty bk 2 fam dwgs, 20.6x64; \$36,000; (o) Gordon & Jaffee, 654 Schenck av; (a) S. L. Malkind, 16 Court (1676).

E 13TH ST, 2002, s w c Av T, 2-sty bk 2 fam dwg, 20.6x64; \$12,000; (o & a) same as above (1677).

E 26TH ST, 1282, w s, 100 n Av M, 2½-sty fr 1 fam dwg, 20x36; \$10,000; (o) Jos. J. Finley, 1648 E 21st; (a) Adolph Goldberg, 164 Montague (1645).

E 31ST ST, 915-23, e s, 120 s Av I, 4-2-sty fr 1 fam dwgs, 16x41; \$40,000; (o) Maurice Goldstein, 914 E 32d; (a) Seelig & Finkelstein, 44 Court (1469).

E 34TH ST, 269-71, e s, 360 n Snyder av, 2 2-sty fr, 1-fam dwg, 16x40; \$10,000; (o) Julius Kruge, Isaac Friedman, 301 Thatford av; (a) Hermand Weinstein, 375 Fulton st (1613).

42D ST, 1545-69, n s, 117 w 16th av, 9 2-sty bk, 1-fam dwg, 20x60; \$135,000; (o) A. Berfong, 1635 44th st; (a) Seelig & Finkelstein, 44 Court (1605).

45TH ST, 926-8, s s, 200 e 9 av, 2-sty bk 2 fam dwgs, 20x58; \$12,000; (o) Mildred Di Martino, 6005 14 av; (a) Ferd Savignano, 6005 14 av (1639).

51ST ST, 1816-32, s s, 110 e 18 av, 4-2-sty fr 2 fam dwgs, 20x52; \$34,000; (o) Nahit Const. Co., Inc., 1438 52d; (a) Jos. J. Millman, 26 Court (1475).

71ST ST, 2150, s w s, 260 w 22 av, 2-sty fr 1 fam dwg, 24x30; \$5,000; (o) Catherine Goette, 440 62d; (a) H. J. Lamson, 154 Nassau, Manhattan (1627).

76TH ST, 1613-15, n s, 100 e 16 av, 2½-sty fr 1 fam dwg, 22x32; \$8,000; (o) Lewoff Const. Co., 361 Fulton; (a) Silverstein & Infanger, 188 Montague (1277).

77TH ST, 530-40, s s, 229.23 e 5th av, 4 2-sty bk, 2-fam dwg, 20x6x10; \$36,000; (o) Chas. Johnson, 964 75th st; (a) Clarence F. Wigren, 1152 78th st (1611).

77TH ST, 1149-59, n s, 200 w 12 av, 4-2-sty fr 2 fam dwgs, 19x53.8; \$26,000; (o) Mrs. Hilda A. Nelson, 1152 78th; (a) Clarence F. Wigren, 1152 78th (1638).

81ST ST, 2251, n s, 400 e Bay pkway, 4-sty bk 22 fam dwg, 60x73.6; \$80,000; (o) Hicklow Const. Co., 116 W 39th, Manhattan; (a) Wm. I. Hohauer, 116 W 39th, Manhattan (1256).

81ST ST, 2237, n s, 280 e Bay pkway, 4-sty bk 22 fam dwg, 60x73.6; \$80,000; (o & a) same as above (1257).

82D ST, 2016-72, s s, 100 w 21st av, 13 2-sty fr, 2-fam, dwg, 25x52; \$130,000; (o) Harry Kantrowitz, 1666 Parker st, Bronx; (a) Philip Caplan, 16 Court st (1606).

85TH ST, 350-54, s s, 240 w 4 av, 2-sty fr 2 fam dwg, 20x52; \$8,000; (o) Wm. H. Mohrmann, 354 87th; (a) Louis W. Feldman, 28 Van Buren (1666).

E 89TH ST, 1157-67, e s, 120 n Av L, 4-1½-sty fr 1 fam dwgs, 20x28; \$14,000; (o) Weyner, 8651 106th; (a) Benj. Driesler, Jr., 153 Remsen (1078).

E 94TH ST, 1471-83, e s, 475 s Av L, 2-2-sty fr 2 fam dwgs, 20x50; \$14,000; (o) Amy W. Hagelmeyer, 1471 E 94th; (a) Gustave Tolsen, 9520 Glenwood rd (1327).

E 95TH ST, 1295, n s, 200.4 w Av K, 2-sty bk 2 fam dwg, 20x63; \$15,000; (o) Jos. Dubshter, 1965 Dumont av; (a) E. M. Adelsohn, 1778 Pitkin av (1106).

AV I, 1201-9, n e c E 12th, 3-2-sty bk 2 fam dwgs, 20.4x68; \$30,000; (o) H. & H. Corp., 210 Riverdale av; (a) M. A. Cantor, 373 Fulton (1101).

AV L, 1202-12, s e c E 12th, 4-2½-sty bk 2 fam dwgs, 20.4x68.2; \$36,000; (o) Herman Glaberson, 44 Court; (a) Snee & Bryson, 154 Montague (1375).

AV N, 9512-14, ss, 80 e East 95th st, 2-sty fr, 1-fam dwg, 16x40; \$4,000; (o) Henry Mauer, 9502 Av N; (a) Chas. Infanger & Sons, 2634 Atlantic av (1612).

AV Z, 2713, n s, 70 w E 28th, 2-sty fr 2 fam dwg, 18.8x57; \$7,500; (o) Thos. F. Corr, 838 Gates av; (a) Holler & Kleinberg, 1012 Gates av (1072).

AV Z, 202-4, s s, 70 e W 17th, 2-sty bk 2 fam dwg, 20x52; \$8,000; (o) Ignazio Sanzone, 106 Greenpoint av; (a) same (1284).

BELMONT AV, 647, n w c Warwick, 2-sty bk 2 fam dwg, 20x60; \$15,000 (o) Murray J. Hecht,



517 Miller av; (a) E. M. Adelson, 1778 Pitkin av (1130).

GREENWOOD AV, 701-3, n e c E 7th, 2-sty bk 2 fam dwg, 23x63; \$18,000; (o) Jos. Dubeshter, 965 Dumont av; (a) E. M. Adelson, 1778 Pitkin av (1103).

FOUNTAIN AV, 468-70, w s, 110 n Hegeman, 4-sty bk 2 fam dwg, 20x42; \$8,000; (o) Salvatore Regan, 228 Av B, Manhattan; (a) S. Millman & Son, 1780 Pitkin av (1391).

NEW YORK AV, 956-8, e s, 260 n Snyder av, 2-sty bk 2 fam dwg, 20.4x70; \$12,000; (o) Jos. Ferraro, 970 Hopkinson av; (a) Chas. P. Cannella, 1163 Herkimer (1380).

OCEAN AV, 608, w s, 175 s Tennis Court, 2-sty fr, 1-fam dwg, 22.6x44.4; \$1,500; (o) Kraslow Bldg. Co., 180 Montague st; (a) McCarthy & Kelly, 16 Court st (1610).

OCEAN PKWAY, 1226, w s, 200 s Av L, 2-sty bk 2 fam dwg, 22x77; \$14,000; (o) Harry Goldstein, 688 S av; (a) Murray Klein, 37 Graham av (1444).

OCEAN PARKWAY, 1329-31, e s, 220 s Av M, 2-2-sty bk 2 fam dwg, 23.4x62; \$30,000; (o) Robert Corp., 1170 Bway, N. Y.; (a) Harry Hurwitz, 1170 Bway, N. Y. (1343).

OCEAN PARKWAY, 1524-42, w s, 100 s Av O, 7-2-sty bk 2 fam dwgs, 20x60; \$105,000; (o) Sarah Silverman, 329 Stone av; (a) E. M. Adelson, 1778 Pitkin av (1301).

SEA GATE AV, e s, 88 n Laurel av, 2-sty fr, 1-fam dwg; \$8,000; (o) Chas. Matteno, Sea Gate and Lyme avs; (a) Morris Perlstein, 49 Fulton av, Middle Village (1623).

13TH AV, 5102-8, w s c, 51st st, 2-sty bk, 1-fam dwg, 20x50; \$9,000; (o) Lutheran Ch of the Ascension, prem; (a) Burke & Olsen, 32 Court st (1608).

28TH AV, 109, e s, 200 s Cropsey av, 2-sty bk 2 fam dwg, 32x42; \$9,000; (o) Francisco Cononito, 170 Thompson, Manhattan; (a) Jos. J. Fricano, Arrochar, S. I. (1631).

FACTORIES AND WAREHOUSES.  
DEAN ST, 465, n s, 118.6 e Flatbush av, 2-sty bk factory, 25x100; \$13,000; (o) Mrs. Margaret Simpson, 143 S Elliott pl; (a) Allison V. B. Norris, 467 Vanderbilt av (1531).

STABLES AND GARAGES.  
FULTON ST, 2618-28, n e c Sheffeld av, 1-sty bk garage, 100x100; \$26,000; (o) Shefton Garage Corp., 2002 Douglass; (a) Jas. J. Millman, 26 Court (1520).

17TH AV, 5311, e s, 90.2 n 54th, 2-sty fr garage & 2 fam dwg, 21x54.6; \$9,000; (o) Nathan & Saml. Scheinblum, 5401 New Utrecht av; (a) S. L. Malkind, 16 Court (1472).

CHRISTOPHER AV, 330-4, w s, 50 s Dumont av, 1-sty bk garage, 50x100; \$12,000; (o) Jos. M. Blumberg, Dumont & Christopher av; (a) E. M. Adelson, 1778 Pitkin av (1681).

STORES AND DWELLINGS.  
ROGERS AV, 1169-73, e s, 140 n Av S, 1-sty bk str & 2 fam dwg, 42x60; \$12,500; (o) Rogers Av. Realty Co., Inc., 370 Macon; (a) R. Thos. Short, 370 Macon (1466).

E 92D ST, 1098, n w c Glenwood rd, 2-sty fr str & 2 fam dwg, 20x44; \$7,500; (o) Hagar A. James, E 92d & Glenwood rd; (a) Gustave T. Olsen, 9520 Glenwood rd (1326).

BLAKE AV, 1069, n e c Berriman, 2-sty bk str & 2 fam dwg, 20x80; \$12,000; (o) Louis Brownstein, 338 Wyona; \$38 Wyona; (a) Chas. Infanger & Son, 2634 Atlantic av (1345).

BLAKE AV, 1071-3, n s, 20 e Berriman, 2-2-sty bk str & 2 fam dwgs, 20x50; \$20,000; (o) Louis Brownstein, 338 Wyona; (a) Chas. Infanger & Son, 2634 Atlantic av (1346).

NEW LOTS AV, 247, n e c Williams av, 3-sty bk str & 2 fam dwg, 17.2x58.1; \$12,000; (o) Morris Hessel, 662 Williams av; (a) Jack J. Feinberg, 695 Georgia av (1362).

NEW LOTS AV, 249-51, n s, 21.2 e Williams av, 3-sty bk str & 2 fam dwg, 30x55.1; \$12,000; (o) Morris Hessel, 662 Williams av; (a) Jack J. Feinberg, 695 Georgia av (1365).

RALPH AV, 48, n w c Monroe, 2-sty bk str & 1 fam dwg, 19.5x50; \$9,000; (o) Wm. Meruk & Son, 1124 Myrtle av; (a) Wm. Debus, 86 Cedar (1333).

RALPH AV, 40-46, w s, 19.5xn Monroe, 5-2-sty bk str & 1 fam dwgs, 19.5x50; \$40,000; (o & a) same as above (1334).

MANHATTAN AV, 681, w s, 120 s Norman av, 3-sty bk str, office & 2 fam dwg; \$15,000; (o) Mrs. K. Teichman, 319 New York av; (a) Abraham Farber, 1746 Pitkin av (1669).

15TH AV, 3901, s e c 39th, 2-sty bk str & 2 fam dwg, 20x100; \$12,500; (o) March Realty Co., Inc., 1534 43d; (a) Jas. J. Millman, 26 Court (1636).

15TH AV, 3903-11, e s, 20 s 39th, 4-2-sty bk str & 2 fam dwgs, 18.9x72; \$30,000; (o & a) same as above (1637).

STORES, OFFICES AND LOFTS.  
NEPTUNE AV, 153-9, n w c E 11th, 4-1-sty bk str, 15.4x48.2; \$16,000; (o) Associated Realty Import Co.; (a) Geo. H. Suess, 1131 Gravesend av (1483).

MISCELLANEOUS.  
LOTT AV, 209-19, n e c Osborn, 2-sty bk bakery, 100x75; \$20,000; (o) Co-Operative Bakery, Inc., 252 Powell; (a) M. A. Cantor, 373 Fulton (1653).

## Queens

### APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—26th st, n w c Hayes av, two 4-sty bk tnts, 110x86, gravel-slate rf, 29 fam, steam heat; \$272,000; (o) Hayes Ave. Apartment, Inc., 2 Claremont ter, Elmhurst; (a) Andrew Thomas, 137 E 45th, N. Y. C. (1375-76).

### DWELLINGS.

ARVERNE.—Swan pl, sw c Beach 68th, 3-2-sty fr dwgs, 22x40, shingle rf, 2 families, gas, steam heat; \$30,000; (o) K. Cohen, Fairview av, Rockaway Beach; (a) A. H. Knoll, Rockaway Beach (1061-62-63).

ARVERNE.—Vernam av, w s, 300 n Alameda av, 2-1-sty fr dwgs, 30x25, shingle rf, 1 family, gas; \$10,000; (o) Frank Donaldson, 310 Radde, L. I. City; (a) A. H. Knoll, Rockaway Beach (986-987).

CORONA.—Lurting st, s s, 250 e Way av, 2-2-sty fr dwgs, 20x50, slag rf, 2 families, gas, steam heat; \$17,000; (o) Geo. Mician, 2386 Silver, Ridgewood; (a) Andrew F. Brems, 83 Corona av, Corona (1057-58).

CORONA.—41st st, e s, 198 s Polk av, 2-sty fr dwg, 20x55, gravel rf, 2 families, gas; \$9,500; (o) Peter Donoghue, 48 41st, Corona; (a) Alfred De Blasi, 94 E Jackson av, Corona (1002).

CORONA.—Ferguson st, s s, 175 w Tieman av, 2½-sty bk dwg, 20x40, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Joseph Vitarelli, 96 Merritt, Corona; (a) Andrew F. Brems, 83 Corona av, Corona (1047).

CORONA.—51st st, w s, 75 n Nicolls, 2-sty fr dwg, 18x50, slag rf, 2 families, gas, steam heat; \$8,500; (o) Frank J. Latterello, 52 Radcliff, Corona; (a) A. F. Brems, 83 Corona av, Corona (1048).

DOUGLSTON.—Virginia rd, n s, 142 d Douglaston rd, & Boulevard, n w c Dartmouth rd, & Virginia Rd, n e c Highland av, & Boulevard, n w c Princeton rd, 6-2-sty fr dwgs, 35x25, shingle rf, 1 family, elec, steam heat; \$94,000; (o & a) Geo. Fike, Douglaston (980-81-82-83-84-85).

DOUGLSTON.—Forest dr, n s, 250 e Centre dr, & Arleigh rd, n e c Centre dr, & Dartmouth rd, e s, 180 n Boulevard, 6-2½-sty fr dwgs, 33x37, shingle rf, 1 family, elec, steam heat; \$86,000; (o & a) Geo. C. Fike, Douglaston (1137-38-39-40-41-42).

EDGEWATER.—Beach 41st st, w s, 570 n Boulevard, 3-1-sty fr dwgs, 20x36, shingle rf, 1 family, gas; \$7,500; (o) Warner & Hartman, Edgewater; (a) J. C. Jorgenson, Far Rockaway (1146-47-48).

EDGEWATER.—Beach 43d st, e s, 260 s Boulevard, 2-sty fr dwg, 22x42, shingle rf, 2 families, gas; \$7,500; (o) Rosenberg & Oppenheimer, 1050 Amsterdam av, Manhattan; (a) Samuel Sass, 366 5 av, Manhattan (993).

FLUSHING.—Laburnam av, s s, 75 w Smart av, 2½-sty fr dwg, shingle rf, 2 families, gas, steam heat; \$8,500; (o) John Lazenby, Bowen st & Laburnam av, Flushing; (a) W. J. McKenna, 21 State, Flushing (1001).

FLUSHING.—18th st, w s, 80 n State, 2½-sty fr dwg, 22x34, shingle rf, 1 family, gas, steam heat; \$8,000; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (1125).

FLUSHING.—Franconia av, n e c 17th, 2½-sty fr dwg, 24x43, shingle rf, 2 families, gas, steam heat; \$7,500; (o) Jos. Graziano, Elm st, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (1122).

GLENDALE.—McComb pl, w s, 139 s Cooper av, 2-2-sty bk dwgs, 22x55, slag rf, 2 families, gas, steam heat; \$10,000; (o) Wolff Bros., 2952 Cooper av, Glendale; (a) Bertram Wolf, same address (1078-1079).

GLENDALE.—Metropolitan av, n s, 734 e Cooper av, 10-2-sty fr dwgs, 18x36, shingle rf, 1 family, gas, hot air heat; \$50,000; (o & a) Thomas Smithwell, Collins av, Maspeth (968-69-70-71-72).

JAMAICA.—Putnam st, n s, 100 w Baisley av, 7-1½-sty fr dwgs, 22x37, shingle rf, 1 family, gas, hot air heat; \$31,500; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1006 to 1012).

JAMAICA.—Hillcrest av, n s, 285 w Grand av, 2-1-sty bk dwg, 41x34, shingle rf, 1 family, gas, hot water heat; \$15,000; (o) A. Holzman, 185 Water, Manhattan; (a) M. E. Freehof, 405 Lexington av, Manhattan (1151).

JAMAICA.—Liberty av, s e c Baltic, 2-sty fr dwg, 20x44, shingle rf, 2 families, gas, steam heat; \$7,500; (o & a) Frank Dupers, Central Park, L. I. (1130).

JAMAICA.—De Graw av, n s, 125 e Victoria, 2-sty fr dwg, 24x32, shingle rf, 1 family, gas, steam heat; \$8,000; (o & a) Stanley Jahrd, 43 W 34th, Manhattan (1088).

JAMAICA.—125th st, n e c Metropolitan av, 2-sty fr dwg, 16x36, shingle rf, 1 family, gas, steam heat; (o) John Rothbaum, 230 Graham av, Bklyn; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica; 6 bldgs; \$21,000 (1110-11-12-13-14-15).

MASPETH.—Muller rd, s w c Folkner, 2-sty fr dwg, 22x55, slag rf, 2 families, gas; \$8,000; (o) Louis Bennett, Fisk av, Maspeth; (a)

Albert H. Stines, Jr., 300 Grand av, Maspeth (998).

MASPETH.—Flushing av, n s, 565 e Clermont av, 2-sty bk dwg, 22x48, slag rf, 2 families, gas, steam heat; \$9,000; (o) John Connick, Prospect pl, Maspeth; (a) Albert H. Stines, 300 Grand, Maspeth (999).

QUEENS.—222d st, w s, 275 n 99 av, 8-2-sty fr dwgs, 20x25, shingle rf, 1 family, gas, steam heat; \$40,000; (o) Mortimer F. Lynch, 42 W 39th, Manhattan; (a) Frederick B. Noonan, 3 E 44th, Manhattan (1153 to 1160).

RICHMOND HILL.—109th st, w s, 195 s Roanoke av, 5-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Prohwitter Building Corporation, 150 96th, Woodhaven; (a) T. G. Anderson, 20 Homer Lee av, Jamaica (1066-67-68-69-70).

SOUTH OZONE PARK.—142d pl, w s, 103 n Baldwin av & 142d, s w c Horan av & 142d pl, n w c Zindler av, 11-2-sty fr dwgs, 14x34, shingle rf, 1 family, gas, hot air heat; \$27,500; (o & a) Thomas F. Malone, South Ozone Park (1093 to 1103).

SOUTH OZONE PARK.—School st, n s, 40 w Hazel, 6-2-sty fr dwgs, 14x26, shingle rf, 1 family, gas, hot air heat; \$12,000; (o & a) Thomas F. Malone, South Ozone Park (1104 to 1109).

WOODSIDE.—11th av, e s, 341 n Woodside av, 2-sty fr dwg, 16x40, shingle rf, 2 families, gas, steam heat; \$9,000; (o) Mrs. A. Wetterstrand, 438 E 118th, Manhattan; (a) Anderson & Werner, 222 Lexington av, Manhattan (1085).

WINFIELD.—Meyers av, w s, 631 n Woodside av, 2½-sty fr dwg, 20x52, shingle rf, elec, steam heat; \$10,000; (o) R. Cassell, care Geo. C. Johnston, Elmhurst; (a) W. S. Worrall, Lynbrook, L. I. (1136).

WINFIELD.—17 st, w s, 75 s Prospect st, 2-sty fr dwg, 20x42, shingle rf, 2 fam, gas; \$8,000; (o) Geo. Truttlin, 218 Woodside av, Winfield; (a) Frank Chmelik, 796 2d av, L. I. City (1149).

### STORES AND DWELLINGS.

RICHMOND HILL.—Liberty av, s e c 116th st, three 1-sty bk stores & dwgs, 16x65, slag rf, 1 fam, gas; \$15,000; (o) Jos. Miller & Sons, Church st, Richmond Hill; (a) L. Dananher, 328 Fulton st, Jamaica (1403).

### MISCELLANEOUS.

LONG ISLAND CITY.—2d av, w s c Graham av, 2-sty bk market & garage, 40x80, slag rf, elec, steam heat; \$20,000; (o) Chas. Abrams & Sons, 546 4 av, Long Island City; (a) R. L. Lukowsky, 49 Stevens st, L. I. City (1390).

## Richmond

### DWELLINGS.

ANNADALE.—Arden av, s s, 50 e Edgegrove av, 1-sty fr dwg, 28x28, shingle rf; \$4,500; (o & b) Andrew Anderson, 246 E 121, N. Y. C. (100).

ANNADALE.—Amboy rd, n s, 1200 e Arbutus av, 1-sty fr dwg, 20x28, rubberoid rf; \$3,000; (o) Jos. Post, Annadale, S. I.; (a) Chas. L. Winant, Huguenot Park, S. I.; (m) M. Peterson, Huguenot Park, S. I.; (c) C. L. Winant, Huguenot Park, S. I. (96).

ELTINGVILLE.—Richmond av, e s, 269 w Katan av, 2-sty fr dwg, 24x25, shingle rf; \$4,000; (o) Herbert Supina, Richmond av, Eltingville, S. I.; (a) E. A. Nilson, 3785 Richmond av, Eltingville, S. I. (144).

ELTINGVILLE.—Ridge Crest av, e s, 50 n Hilltop rd, 2-sty fr dwg, shingle rf, 1155 sq ft ground space; \$4,000; (o b & a) Lutz Gruber, Eltingville, S. I. (124).

ELTINGVILLE.—Seacrest av, e s, 500 s Blvd, 2-sty fr dwg, 22x32, rubberoid rf; \$6,000; (o) Chas. Bonin, 912 Garden st, Hoboken, N. J.; (a & b) E. E. Meissner, 96 Warren, N. Y. C. (118).

FORT WADSWORTH.—Wadsworth av, s s, 100 e Tompkins av, 1½-sty stucco dwg, 25x100, rubberoid shingle rf; \$2,500; (o) Frederick Nadia, 180 Richmond av, S. I.; (a) Chas. B. Heweker, Tompkinsville, S. I.; (m & c) Alfred Pederson (106).

GRANT CITY.—Husson st, s e s, 78 sw Franklin av, 1-sty fr dwg, 22x34, shingle rf; \$3,000; (o & b) Times Sq. Development Co., 18 Egbert (97).

GRANT CITY.—Otis av, w s, 150 s Kruger, 1½ sty fr dwg, 22x28, rubberoid rf; \$5,000; (o) Edward Renz, Stapleton, S. I.; (a & b) A. F. Gerken, Great Kills, S. I. (134).

GREAT KILLS.—Oakdale st, n s, n e c Accia av, 2-sty fr dwg, 24x24, shingle rf; \$4,000; (o) Joseph Dietz, Railroad av, Great Kills, S. I.; (a) M. Mallin, Eltingville, S. I. (128).

MARINERS HARBOR.—South av, s s Washington av, 575 s, 1-sty fr dwg, 25x32, shingle rf; \$2,500; (o & b) Marlow Golant, 38 Hawthorne, Mariners Harbor, S. I. (139).

MARINERS HARBOR.—w s South av, 625 s Washington av, 1-sty fr dwg, 25x32, shingle rf; \$2,500; (o & b) Walter Drozynski, South av, Mariners Harbor, S. I. (140).

MIERS CORNERS.—Gansevoort blvd, e s, 100 n Purdy pl, 2-sty fr dwg, 22x26, rubberoid rf; \$5,000; (o) A. H. Ludwig, 94 Egbert av; (a) P. P. Ludwig, 94 Egbert av (125).

NEW BRIGHTON.—s s Stanley av, 92 e Portland pl, seven 1½-sty bungalows, 22x32, shingle rf; \$3,300 ea; (o) John G. Gingley, 16 Loft av



N. B.; (c) Wm. F. Gorman, 31 Tyler av, West New Brighton (103).

NEW DORP.—Hett av, w s, 220 s Marine way, 2-sty bk dwg, 24x46, rubberoid rf; \$6,000; (o) Leonardo Dia, 321 Bleecker, N. Y. C.; (a) R. Tangere, S. I.; (m & c) Vincenzo Giacchi, 181 5th st, New Dorp, S. I. (114).

PORT RICHMOND.—Charles av, n s, 92 w Treadwell av, 2-sty fr dwg, 19x28, shingle rf; \$3,500; (o) T. Printh, Richmond ter; (a) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (126).

PORT RICHMOND.—Lexington av, e s, 300 s Catherine, 2-sty fr dwg, 22x24, shingle rf; \$3,000; (o) H. Larsen, 191 Lexington av; (a) Ole Jensen, 136 Decker av, Port Richmond (119).

PORT RICHMOND.—John st, n s, 254 w Decker av, five e2-sty fr dwgs, 18x24, shingle rf; \$15,000 (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (110).

PORT RICHMOND.—John st, n s, 100 w Decker av, five 2-sty fr dwgs, 19x28, shingle rf; \$17,500; (o & b) O. O. Odegaard, 183 Sharpe av, Port Richmond, S. I. (109).

PRINCES BAY.—n s Castleton av, 300 e Rossville, two 1-sty fr dwgs, 35x24, rubberoid rf; \$4,000 total; (o & b) Angelo Roneoni, 165 Adam st, Bklyn, N. Y. (80).

WESTERLEIGH.—w s Willard av, 40 s Water st, 2-sty fr dwg, 22x30, shingle rf; \$5,000; (o & b) Olaf T. Thorsen, 557 54th, Bklyn, N. Y. (102).

#### STABLES AND GARAGES.

PORT RICHMOND.—Cor of Maple av & Harrison av, conc & stucco garage, 1-sty, 49x98, asphalt slag rf; \$8,000; (o) B. B. Isaac, 123 Richmond av; (a) M. J. Lawler, 211 Prospect, Port Richmond, S. I. (150).

#### STORES AND TENEMENTS.

MIDLAND BEACH.—Lincoln av, s s, 50 w Ocean av, two 2-sty bk store & apt, 16x50x34x50; rubberoid rf; \$9,000 total; (o) James Graham, Montague st, Bklyn, N. Y.; (a) P. P. Graham (133).

#### MISCELLANEOUS.

RICHMOND VALLEY.—Station av ext, ss, abt 1400 e and n — S. I. R. R., 2-sty (green house) (glass & frame), 30x60; \$3,500; (o & a) Frank Mancirri, Richmond Valley, S. I. 135).

## PLANS FILED FOR ALTERATIONS

### Manhattan

DELANCEY ST, 128, remove rf, partitions, floor beams, new ext, tapestry, bk front, t. c. trim, stairs, partitions, light shafts, bath rooms, rf, plastic slate, bulkhead, steam heating plant, steel & wood beams, girders in 6-sty bk str & tnt; \$60,000; (o) Olga Miller, Rockaway Park, L. I.; (a) Morris Whinston, 116 W 39th (283).

MADISON ST, 56, remove bk wk, str front, new str front on 5-sty bk str & tnt; \$1,000; (o) Mrs. Caliafy Cologera, 56 Madison; (a) John A. Rofano, 1 Mott (271).

10TH ST, 234 E, new ext on 4-sty bk str & tnt; \$1,500; (o) Louis Mayers, 234 E 10th; (a) Jacob Fisher, 25 Av A (292).

13TH ST, 405-7-9 W, new ext on 3-sty bk loft; \$1,500; (o) Fish Rlty. Co., 16 8 av; (a) P. F. Brogan, 36 8 av (280).

32D ST, 16-18-20 W, decrease vault under sidewalk, reduce sidewalk on 11-sty bk str & lofts; \$1,000; (o) Wm. R. Rose, care arch; (a) Henry Wilkens, 204 E 58th (286).

57TH ST, 105-7 W, lower sidewalk on 5-sty bk club house; \$2,000; (o) Metropolis Club, 105-7 W 57th; (a) Geo. & Edw. Blum, 505 5 av (288).

57TH ST, 220-2 W, reduce sidewalk vault, move curb on 4-sty bk auto tire show room; \$3,500; (o) American Soc. of Civil Engrs., 29 W 39th; (a) Arnold W. Brunner, 1 Lexington av (267).

73D ST, 170 E, remove closets, fire retard ceiling, stair enclosures, new f. p. doors in 3-sty bk garage & apts; \$2,000; (o) Geo. Shoffer, 673 Madison av; (a) Dietrich Wortmann, 116 Lexington av (281).

80TH ST, 40 E, new plaster board ceiling, ext, skylight, scuttle, vent & soil pipes, plumbing fixtures, windows in 4-sty bk dwg; \$25,000; (o) Sagamor Land Corp. of N. Y., 11 Nassau; (a) Wallace McCrea, 27 E 40th (282).

87TH ST, 51-3 E, remove partitions, new apts, enlarge hall in 5-sty bk tnt; \$7,000; (o) T. F. McLoughlin, 2 Rector; (a) Gronenberg & Leuchtag, 450 4 av (270).

10TH AV, 828, remove show windows, new driveway doors, 1-sty add on 1-sty bk repair shop & str; \$2,000; (o) Alida B. Emmett, 32 Liberty; (a) Alfred C. Wein, 21 E 40th (268).

23D ST, 140 W, 2 new tanks on 5-sty bk lofts; \$3,600; (o) 140 W. 23d St. Corp., 140 W 23d; (a) Reliance Tower & Steel Constn. Co., 94 Mangin (264).

46TH ST, 33-5 W, remove toilets, alter stable, new ventilating blower system, toilets in 8-sty bk str & lofts; \$6,000; (o) Ritz Rlty. Corp., 14 E 46th; (a) Foster & Vassar, 132 Madison av (266).

79TH ST, 206-16 E, remove partitions, new t. c. partitions, cable slot & mezzanine platform, fr cable hole in floor of 8-sty bk telephone central office bldg; \$15,000; (o) N. Y. Telephone Co., 15 Dey; (a) Edw. A. Munger, 104 Broad (274).

104TH ST, 128 W, remove stoop, porch, partitions, walls, new extension, partitions, plumbing fixtures in 3-sty bk dwg; \$5,000; (o) Louis Grubin, 105 W 105th; (a) Saml. Levingson, 156 E 43d (265).

104TH ST, 51 E, remove window, partitions, new partitions, door, stairs, piers in 3-sty bk synagogue; \$1,000; (o) Cong. Agudas Achim M. Plock, 51 E 104th; (a) Morris Schwartz, 1400 Bway (287).

105TH ST, 51 W, new ext, plumbing in 1 & 3-sty bk str & apts; \$5,000; (o) Frances Hoerl, 51 W 105th; (a) John H. Knubel, 305 W 43d (272).

106TH ST, 211 E, shift hall enclosure, enclose toilet comparts & baths, new stairs, change partitions in 4-sty bk tnt; \$1,000; (o) Henry Kornheiser, 215 E 106th; (a) Bruno W. Berger & Son, 121 Bible House (263).

130TH ST, 513-17 W, new ext, skylight on 1-sty bk garage; \$25,000; (o) Isadore Dielbaum, 513-7 W 130th; (a) Harold L. Young, 253 W 42d (276).

AMSTERDAM AV, 1889, remove str front, partitions, new metal ceiling, stairs, str front on 2-sty bk str & apt; \$2,000; (o) Harry L. Weiss, 514 W 152d; (a) Elwood Hughes, 342 W 42d (291).

BROADWAY, 2276, new coal storage vault in 5-sty bk str & apts; \$1,000; (o) Henry D. Chapin, 150 Bway; (a) John C. Westervelt, 36 W 34th (278).

BROADWAY, 198, new balcony, stairs, dumb-waiter shaft, t. c. partition, vent duct in 12-sty bk restaurant & offices; \$3,500; (o) Rinoco Rlty. Co., 119 W 40th; (a) Beineix & Snyder, 135 W 42d (273).

PARK AV, 1074, remove partitions, new ext, apts in 3-sty bk str & apt; \$3,000; (o) Jacob Zinman, 112 E 87th; (a) A. J. Simberg, 1132 Bway (290).

7TH AV, 494-8, new stairs in 24-sty bk factory; \$1,500; (o) The Garment Centre Rlty. Co., 498 7 av; (a) Bertram Cunningham, 25 W Bway (275).

8TH AV, 886, new tubs, wash basins, partitions in 4-sty bk tnt; \$2,000; (o) 8th Av. & 53d St. Rlty. Co., 859 8 av; (a) J. A. Herbert, 347 5 av (279).

8TH AV, 2329-31, remove wall, new str front, show windows, partitions, str in 4-sty bk str & apts; \$5,000; (o) Michael J. Adrian Corp., 447 2 av; (a) Geo. & Edw. Blum, 505 5 av (289).

### Bronx

165TH ST, 265 E, new steel girders & cols, new plumbing & new partitions to 5-sty bk str & tnt; \$3,500; (o) The Rockshore, Inc., 89 Av C; (a) Chas. M. Straub, 147 4 av (63).

180TH ST, 589 E, 1-sty bk ext, 25.3x25, raise & build 1-sty of bk under, new plumbing, new partitions to 3-sty fr str & dwg; \$5,500; (o) Sam Lizza, on prem; (a) M. W. Del Gaudio, 158 W 45th (59).

204TH ST, 362 E, new toilet, new str front, new partitions to 1-sty fr str; \$1,500; (o) Smith & Bernhard, 460 Tremont av; (a) Wm. H. Meyer, 1861 Carter av (65).

FOREST AV, 1038-40, new rf to 1-sty bk garage; \$1,000; (o) Belefread Garage Corp., on prem; (a) Loranz F. J. Weiher, 271 W 125th (58).

MONROE AV, 1640, 2-1-sty fr exts, 6.6x20.8, 21.10x7.6, to 2 1/2-sty fr dwg; \$1,200; (o) Seymour Realty Co., 25 Broad; (a) Chas. Schaefer, Jr., 394 E 150th (60).

MONROE AV, 1652, new plumbing, new partitions to 2-sty & attic fr dwg; \$1,500; (o) Seymour Realty Co., 25 Broad; (a) Chas. Schaefer, Jr., 394 E 150th (61).

WHITE PLAINS AV, 4700, 1-sty fr ext, 22.6x4, to 2-sty fr dwg; \$1,500; (o) Nicholas Junjulas, on prem; (a) Crumley & Skriver, 355 E 149th (66).

### Brooklyn

DECATUR ST, 643, n s, 25 w Saratoga av, fire-escapes, int alts & plumbing in 3-sty bk 3 fam dwg; \$2,000; (o) Irving Femshil, 986 Halsey; (a) Benj. Sackheim, 26 Court (1821).

FULTON ST, 390, s s, 50 e Smith, str front & int alts to 4-sty bk str; \$10,000; (o) Andrew J. Nutting, prem; (a) David Bleier, 2366 Webster av, Bronx (1717).

HANCOCK ST, 147, s e c Nostrand av, ext, str fixtures, &c. to 4-sty bk str & 4 fam dwg; \$8,000; (o) A. Marnioff, 47 Hancock; (a) Irving M. Fenichel, 583 Bedford av (1851).

JUNIUS ST, 340-56, w s, 100 s Blake av, add sty on 2-sty bk mill; \$3,000; (o) Interborough Sash & Door Co., prem; (a) Morris Rothstein, 2109 3 av, Manhattan (1804).

WILSON ST, 206-10, e s, 270 n Lee av, int alts & plumbing in 3-3-sty bk schools; \$15,000; (o) Yeshiva Torah Vadaas, prem; (a) Levy & Berger, 395 E 2d (1732).

14TH ST, 260-68, s s, 62.9 e 5 av, str fronts & int alts to 2-sty bk str, garage & 1 fam dwg;

\$3,000; (o) Herman Isaacson, 535 5 av; (a) C. E. Murray, 301 Atlantic av (1880).

BROADWAY, 1177, n e s, 25 s e Kossuth pl, str fronts, int alts to 3-sty fr str & 1 fam dwg; \$2,000; (o) Chas. A. Ohle, 237 Stuyvesant av; (a) Fredk. Gerber, 101 E 87th (1767).

DIVISION AV, 278, s s, 110 e Keap, int alts & plumbing to 3-sty bk garage & 2 fam dwg; \$5,000; (o) Lazarus Harris, 223 Rodney; (a) Irving M. Fenichel, 583 Bedford av (1844).

FLUSHING AV, 656, s e c Delmonico pl, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$1,500; (o) Morris Pochenekes, 660 Flushing av; (a) Tobias Goldstone, 50 Graham av (1834).

MARCY AV, 409-13, e s, 18 s Lorimer, exterior & int alts to 2-sty fr 2 fam dwg; \$2,000; (o) Saml. Pasofsky, 370 Wallabout; (a) Hy. M. Entlich, 413 S 5th (1718).

MYRTLE AV, 158, s s, 33.10 e Flatbush av, ext & int 1-sty fr theatre; \$8,000; (o) Subway Motion Picture Co., premises; (a) McCarthy & Kelly, 16 Court (1939).

NASSAU AV, 135, n e c Oakland, exterior & int alts to 3-sty bk str & 2 fam dwg; \$2,600; (o) Chas. Calabrese, prem; (a) I. H. Lanzarone, 60 Jefferson (1701).

OCEAN PKWAY, 3084-3110, n w c Sea Breeze av, exterior & int alts to 3-sty fr hotel; \$5,000; (o) Hotel Shelburne, Inc., prem; (a) Dodge & Morrison, 160 Pearl, Manhaattan (1873).

PITKIN AV, 1538, s s, 80 w Douglass, str front on str & 2 fam dwg; \$2,500; (o) Morris Goldbetter, prem; (a) Jacob Lubroth, 44 Court (1812).

PROSPECT AV, 1110, 11TH AV, TERRACE PL, 17TH ST, add sty & ext to 3-sty bk storage; \$10,000; (o) Pilgrim Steam Laundry, 633 17th; (a) John J. Petit, 107 E 44th, Manhattan (1840).

SUTTER AV, 613, n w c Sheffield av, str fixtures & ext to 3-sty bk str & 2 fam dwg; \$8,000; (o) Sam Cohen, prem; (a) Harry Brodsky, Jr., 583 Sutter av (1728).

WILSON AV, 203, n s, 25 e Stockholm, cellar on 3-sty bk storage & 2 fam dwg; \$4,000; (o) Chris Grozinger Co., Inc., 197 Wilson av; (a) Julius Eckman 217 Bway, Manhattan (1823).

5TH AV, 7516, e s, 85.76 n 76th, exterior & int alts to str & 2 fam dwg; \$2,000; (o) Paulina Eder, prem; (a) Emil Falkenhainer, 547 83d (1722).

### Queens

ASTORIA.—Newtown av, n e c 2 av, in alts to club house to provide for str; \$2,000; (o) George Ridder, 129 Newtown av, Astoria; (a) Thos. Curran, Jr., 840 Crescent, Astoria (323).

FLUSHING.—Sanford av, s w c Union, 2-sty fr & bk ext, 20x28, shingle rf, front & rear, new chimney, int alts; \$7,000; (o) Good Citizenship League, Flushing; (a) S. Edson Gage, 28 E 49th, Manhattan (277).

JAMAICA.—Fulton st, 366, s s, 100 w Washington, elevator; \$3,500; (o) James & Hawkins, prem (325).

JAMAICA.—Meyer av, n s, 300 e Rockaway rd, raise roof, 1-sty; \$2,000; (o & a) John Griemer, prem (251).

LONG ISLAND CITY.—8th st, s w c & Vernon av, int alt, plbg; \$2,000; (o) P. Lapse, 188 8th, L. I. City; (a) Richard Lukowsky, 49 Stevens, L. I. City (215).

LONG ISLAND CITY.—Franklin st, n w c, & Willow st, 2-sty bk ext, 32x23, rear, rubberoid roof, store & dwg; \$2,000; (o) Ant. Saratonio, Willow st, near William st, L. I. City; (a) A. D. Bartholomen, 3813 White Plains av, L. I. City (220).

LONG ISLAND CITY.—Third av, e s, 150 n Washington av, 1-sty fr ext, 24x15, rear, rubberoid roof, int & ext alt; \$1,400; (o) Denis Clair, 166 3d av, Astoria; (a) Ruth Wiendorf, 215 5th av, Astoria (228).

LONG ISLAND CITY.—Jackson av, 602-10, two elevators; \$12,900; (o) Richard Hellman, Inc., 501 Steinway av, L. I. City (229-230).

RICHMOND HILL.—Hillside av, s s, 428 w Jamaica av, 2-sty fr ext, 9x12, side, int alt; \$4,000; (o) Mrs. H. W. Chapin, 432 Sanford av, Flushing; (a) Henry Chapin, 20 Claverly pl, Flushing (227).

ROCKAWAY BEACH.—Rockaway Beach blvd, s s, Beach 103d & Beach 104th strs, 1-sty fr ext, 138 x56, side, slag roof, stores int alt; \$15,000; (o) Bagdad Trading Co., New York City; (a) Harry J. Sprung, 214 Beach 116th st, Rockaway Park (193).

SPRINGFIELD.—Cherry av, s s, nr New York av, int alt dwgs; \$1,200; (o) Fred Ferustusch, prem (206).

### Richmond.

PORT RICHMOND.—Richmond av, w s, 50 n La Forge av, 2-sty fr dwg, 19x30, rubberoid rf; \$1,500; (o) Louis Piscatella, 472 Richmond av; (a) Harry Pelcher, Richmond av, P. R., S. I.; (a) mason & carpenter), Victor Perosi, 275 Morningstar rd, P. R., S. I. (27).

SOUTH BEACH, s e c Arthur & Cedar avs, 2-sty bk bldg, str & furn rooms, 25x42, slag rf; \$4,000; (o) Antonio & Giuseppe Allotta, 67 W 44, N. Y. C.; (a) Vespucci Petrone, 67 W 44th et, N. Y. C. (15).