

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1922, by The Record and Guide Company,

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

VOL. CX  
No. 4 (2836)

NEW YORK, JULY 22, 1922

25c. A COPY  
\$12.00 A YEAR

## Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	113
Acme Foundry	122
Adams & Co.	112
Adler, Ernest N.	113
American Bond & Mortgage Co.	120
American Bureau of R. E.	2d Cover
American Enameled Brick & Tile Co.	119
Ames & Co.	111
Amy, A. V., & Co.	111
Anderson, James S., & Co.	111
Anderson Brick & Supply	4th Cover
Armstrong & Armstrong	113
Ashforth & Co.	111
Athens Brick, Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	123
Automatic Fire Alarm Co.	120
Balter, Alexander	112
Bauer, Milbank & Molloy	111
Bechman, A. G.	114
Bell Co., H. W.	120
Benenson Realty Co.	2d Cover
Boyd, James	2d Cover
Bonded Securities Corp.	120
Boylan, John J.	111
Brener, Samuel	2d Cover
Brett & Goode	Front Cover
Brooks, Inc., Louis	122
Brooks & Momand	109
Brooks, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	114
Burling & McCurdy	114
Busher, Eugene J., Co.	111
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd	111
Carpenter, Leonard J.	111
Chauncey Real Estate	111
City Investing Co.	100
Classified Advertisements	109
Coburn, Alfred P.	112
Consolidated Gas Co. of N. Y.	106
Corth, George H., & Co.	113
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	111
Cushman & Wakefield	112
Cutler, Arthur, & Co.	111
Cutner, Harry B.	111
Davenport Real Estate Co.	114
Davies, J. Clarence	109
Day, Joseph P.	111
Dike, O. D. & H. V.	111
Dodge, F. W., Co.	127
Dowd, James A.	113
Dubois, James	112
Duffy, J. P., Co.	124
Dunlap & Lloyd	112
Duross Co.	111
Edwards, Charles G., Co.	111
Edwards, Downtney & Richard	100
Elliman, Douglas L., & Co.	109
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	111
F. S. C. Cement Blocks	4th Cover

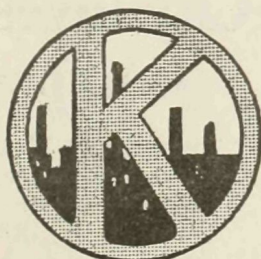
## TABLE OF CONTENTS

Editorials	101
City to Sell 202 Parcels of Real Estate at Auction	103
New Apartment Planned to Comply with Amended Zone Law	105
Review of Real Estate Market for the Current Week	107
Private Sales of the Week	107
Statistical Table of the Week	114
Apprenticeship Training Plans Outlined to Employers	115
New Commitments Indicate Continued Building Progress	117
Personal and Trade Notes	117
Trade and Technical Society Events	117
Building Material Market	118
Current Building Operations	118
Contemplated Construction	120
Plans Filed for New Construction	123

## Advertising Index Page

Murtha & Schmohl	4th Cover
Nail & Parker	100
Nassoit & Lanning	111
Natanson, Max N.	2d Cover
Nehring Bros.	111
New York Edison Co., The	121
New York Title & Mortgage Co.	100
Niewenhou Co., Inc.	122
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	111
O'Hare, Geo. L.	100
Oppenheimer, Fred	113
O'Reilly & Dahn	111
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	124
Pencoyd Steel & Iron Co.	118
Phomm, F. & G.	Front Cover
Phelps, Albert D.	114
Pomeroy, S. H., Co., Inc.	124
Porter & Co.	Front Cover
Quell & Quell	114
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	100
Rinaldo, Hiram	112
Rockaway White Sand Co.	4th Cover
Rose & Co., J.	112
Runk, Geo. S.	112
Ryan, Geo. J.	111
Saffir, Abraham	113
Sansone, F. P., Co.	113
Schindler & Liebler	112
Schweibert, Henry	114
Seaman & Pendergast	112
Shaw, Arthur L.	113
Shaw, Rockwell & Sanford	112
Sherman & Kirschner	113
Slatery Gas Radiator Co.	124
Smith, Malcolm E., Inc.	111
Spear & Co.	112
Speyers, James B., Inc.	113
Spotts & Starr	111
Sterling Mortgage Co.	2d Cover
Straus, S. W., & Co.	123
Tabolt, Jacob J.	112
Tankos, Smith & Co.	113
Title Guarantee & Trust Co.	100
Tuoli, G., & Co.	2d Cover
Tyng, Stephen H., Jr., & Co.	100
Union Stove Works	122
U. S. Gas Range Corp.	120
U. S. Realty & Improvement Co.	2d Cover
U. S. Title Guaranty Co.	113
Van Valen, Chas. B.	2d Cover
Wacht, Samuel	2d Cover
Walden, James P.	111
Walsh, J. Irving	111
Warren Trading Co.	110
Watson Elevator Co., Inc.	125-4th Cover
Weill, H. M., Co.	109
Wells Architectural Iron Co.	122
Wells, James N., Sons	111
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H. & Co.	Front Cover
Whitney-Foster Corp.	112
Wilkes Co., A.	124
Williams-Dexter Co.	113
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	111
Zittel, Fredk., & Sons	111

Finch, Chas. H. & Co.	124
Finkelstein, Jacob & Co.	112
Fischer, J. Arthur	111
Fisher, James B.	114
Fox, Fredk., & Co.	111
Frey, Wm. J.	114
Goodwin & Goodwin	111
Gulden, Royal Scott	112
Hecla Iron Works	122
Hess, M. & L., Inc.	Front Cover-108
Holmes Elec. Protective	123
Holt & Merrill, Inc.	113
Home Title Insurance Co.	100
Hubbard, C. Bertram	111
Hygrade Builders Supply	4th Cover
J. & E. Realty Co.	113
Jackson, Daniel H.	109
Kane, John P., Co.	4th Cover
Keller, Charles G.	112
Kelley, T. H.	112
Kelly, Albert E.	112
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co., Inc.	Title Page
Kilpatrick, Wm. D.	100
Kissling, J. P. & L. A.	112
Kloes, F. J.	118
Kohler, Chas. S.	100
Kopp, H. C. & Co.	111
Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	114
Lackmann, Otto	114
Ladd & Nichols, Inc.	100
Lawrence, Blake & Jewell	100
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	2d Cover
Lawyers Title & Trust Co.	110
Leaycraft, J., & Co.	Front Cover
Leist, Henry G.	111
Livers, Robert	112
Losere, L. G.	114
Martin, Samuel H.	111
May, Lewis H., Co.	111
McMahon, Joseph T.	2d Cover
Marietta Hollow Ware & Enameling Co.	118
Milner, Joseph	112
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	111
Moore, John Constable	113
Moors, J. K.	111
Morgan, Leonard, Co.	113
Muhlker, Arthur G.	113



PROTECTED AGAINST  
COUNTERFEITS

Genuine KEWANEE boilers are built in one grade and sold under one name. That name cannot be used to cover a cheapened or merely competitively built boiler.

**KEWANEE BOILER COMPANY INC.**

47 WEST 42nd STREET, NEW YORK

Longacre 8170

## KEEP YOUNG

Financial worry will age you. Protect yourself by buying our 5½% Guaranteed First Mortgages or Certificates.

NEW YORK  
TITLE AND MORTGAGE  
COMPANY

Manhattan - - - - - 135 Broadway  
Brooklyn - - - - - 203 Montague St.  
Jamaica - - - - - 375 Fulton St.  
L. I. City - - - - - Bridge Plaza  
Staten Island - - - - - 24 Bay St.  
White Plains - - - - - 163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

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

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS  
SELLING—RENTING—BUSINESS AND  
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5092—6441

William D. Kilpatrick

REAL ESTATE  
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS,  
DOWDNEY & RICHART  
REAL ESTATE  
AND  
MORTGAGE  
LOANS

156 Broadway, New York

Tel. Cortland 1571-1572

Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell

Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem  
and  
Colored Tenement  
Properties

NAIL & PARKER  
REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL  
HENRY C. PARKER

Telephone } 7683  
Morningside } 7683

City and Country  
Property—Management

LADD & NICHOLS  
INC.

Real Estate Brokers

9 EAST 46th STREET

S. E. Brewster  
C. J. Coe J. C. Peet  
Tel. Murray Hill 1392-8382

STEPHEN H. TYNG H. OAKLEY HALL  
Stephen H. Tyng, Jr., & Co.  
Incorporated  
Member Real Estate Board, N. Y.  
REAL ESTATE  
MANAGEMENT OF  
BUSINESS PROPERTY  
41 Union Square West  
22 EAST 17TH STREET  
Telephone: Stuyvesant 4090

Real Property  
Loans

If you own real estate in Greater New York and want to borrow money on it, now is the time to take it up with us.

We have ample funds to lend on good real estate security.

We want good loans and due consideration is given to all loan applications.

TITLE GUARANTEE  
& TRUST CO

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

176 Bway, New York 175 Remsen St., Bklyn  
137 W. 125th St., N. Y. 350 Fulton St., Jamaica  
370 E. 149th St., N. Y. Bridge Plaza North,  
90 Bay St., St. George, L. I. City  
S. I. Mineola, Long Island

The  
Realty Company  
of America

FRANKLIN PETTIT  
President

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

2 WALL STREET, NEW YORK CITY  
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans  
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street  
Brooklyn

Post Office Building  
Jamaica

City Investing  
Company

61 Broadway, New York  
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

# E D I T O R I A L

## Housing Shortage Overcome

If any further proof were required that the local housing shortage is past and that there are now adequate accommodations for all homeseekers, that proof is found in the report of the New York City Superintendents of Buildings, which was published in *THE RECORD AND GUIDE* last week. In order that the public might know just where it stood in regard to housing facilities, the building bureaus of the various boroughs in co-operation with the Building Trades Employers' Association, undertook a survey of the new buildings actually in progress on June 30. Although this investigation included projects of all types, the result, with its preponderance of residential construction, was so significant that the survey practically amounts to a guarantee that no further difficulty need be anticipated by the residents of the city as far as their ability to secure modern habitations is concerned.

On June 3 *THE RECORD AND GUIDE* printed an editorial in which it presented by facts and figures the manner in which the Legislature had been grossly misled by the Lockwood Committee into passing certain housing bills despite adequate proof that the crisis was over. Surveys made by the Building Trades Employers' Association and the Real Estate Board of New York were presented in evidence that the housing famine no longer existed and that there was even an actual surplus of dwellings of a certain type. At that time the only apparent shortage was in apartments rentable at very low rates. Since then, however, even this phase of the housing situation has materially improved and today there is a real surplus of residential space on the market, with rentals slowing down perceptibly and many landlords, who have recently erected modern dwellings, confronted with the prospect of seeing their properties indefinitely idle or only partially rented.

The report of the Building Bureaus of the work under construction on June 30 shows that in Greater New York homes in apartments for a total of 38,363 families were in progress. Compared with a similar survey made last December, which then showed housing in multi-family structures under way for the accommodation of 26,760 families, the present is seen to be the most active period in the history of New York City for its volume of apartment building. But to the total of accommodations now in progress in new apartment house projects must be added the homes provided in one- and two-family dwellings throughout the city and with the total of these there is left no room for argument that a shortage longer exists.

In presenting its claims to the Legislature last March for the passage of the housing bills and the extension of the life of the Lockwood Committee, Samuel Untermyer, Special Counsel to the Committee, stated that the city was still in need of homes for 80,000 families. The reports of the surveys made by responsible organizations showed then that this claim was grossly exaggerated, but they were ignored by the legislators in favor of the highly-colored statements of the Lockwood Committee and its counsel.

Exemption from taxation last year was responsible for

a tremendous increase in residential construction and before the year had ended those most competent to analyze the situation saw clearly that the so-called shortage had resolved itself only into a scarcity of low-priced accommodations in tenements. Furthermore, there was already at that time a sufficient number of new one- and two-family dwellings under way to create a surplus in this type of building which more than offset any scarcity in cheap apartments. Early this year the opinion among real estate men was general that the removal of many families into new homes and the vacating of the old-fashioned apartments they had occupied during the period of constantly-increasing rentals would result in a decline in rents in the old structures to a level in closer economic relation to the rent-paying ability of the average workman's family. This opinion is now being borne out.

One of the outstanding facts in connection with the recent report of the Superintendents of Buildings is the relatively small amount of housing activity in Manhattan as compared with the other boroughs of the city. On June 30 in Manhattan housing was in progress in dwellings of all types sufficient to accommodate 4,616 families as against habitations for 13,524 families in the Bronx; more than 9,000 in Brooklyn; about 6,000 in Queens and 1,600 in Richmond. This is a decidedly better showing than that made by the survey of last December and, when it is realized that in the interim from January 1 to June 30 a considerable number of new operations were started and completed which do not appear in any of the reported totals, it can be easily understood that the housing shortage is a thing of the past and that actually the city is now confronted with an over-production of homes.

## Watching the 1923 Budget

With a budget of \$350,000,000 predicted by Comptroller Craig for 1923, various organizations have set on foot a proposal for joint scrutiny of the items entering into this huge total so that their necessity and relative cost may be carefully weighed.

The Real Estate Board calls attention to the fact stated recently by Senator Davenport, that every individual in the state, man, woman and child, pays on the average of \$107 in taxes. For a family of five this means an outlay of \$535 before the family budget can be adjusted to care for such necessary things as food, clothing, education and amusements. With the majority of people these taxes are included in the rent and in the costs of the articles just mentioned. Only a small portion of the voters pay tax bills to the collector, but everybody pays taxes indirectly, in the form of addition to the prices of the various items making up the family budget. In other words, if there were no taxes to pay for the administrative expenses of state and local governments every individual in the community would have \$107 more to spend in better housing, in richer food and clothing, and for higher education and more fun. This is bromidic, but the realization of the plain truth by those who pay taxes indirectly, as well as the property-owners

who are keenly alive to the situation, would do much to clear the way to a solution of the problem which is now engaging the attention of those aiming to see the budget clarified and this having been accomplished cut to the irreducible minimum. Only by systematic and conscientious labor can the burden now so overwhelming to taxpayers be lightened.

It is for this purpose that the Committee on Non-Partisan Facts, of which Herman A. Metz is Chairman, has called a conference of various civic bodies to co-operate in an examination of the budget.

"The best of budgets does not, in itself, mean wise or unwarranted appropriations or services or insure good or bad government," says a statement by the committee. "The official budget preparation of New York City is probably the equal of any in city, state or nation. When one examines the instructions relative to departmental estimates

for the budget of 1923 and accompanying forms, which have just been sent to all city department heads, together with an order that first estimates be submitted by July 10, three weeks before the Charter requires, the citizen must accept full responsibility for any defects of the City Government which he has not attempted to discover and correct during budget-making time."

The committee does not promise to save millions of dollars, but it aims to show the way for eliminating waste and reduction of extravagance in the administration of the finances of the city. And in this it should have the support of every citizen without respect to party affiliations, actuated only by the desire to relieve the administration of the city's finances from either just or undeserved criticism, and to assist the city officials in their sworn duty to safeguard the rights and property of every person in the community.

## City Loses Suit to Oust New York Central from Riverside

THE Court of Appeals last week unanimously affirmed the decisions of the lower courts in favor of the New York Central Railroad Company in the suit begun by the city in 1918 at the direction of Mayor Hylan to eject the railroad from the seven-mile strip along the Hudson River between 72nd street and Spuyten Duyvil Creek.

The city based its action on the ground that the railroad was making use of land belonging to the city and to which it had never obtained title. It was contended by the railroad, however, that it lawfully possessed the strip and also land under water, 60 feet in width, occupied by its tracks over the seven-mile distance. The city began ejectment proceedings before Supreme Court Justice Donnelly after the Public Service Commission had taken up the case, the commission holding that the railroad could not prove title to the land over which it operated its trains north of Seventy-second street and below the Harlem Ship Canal.

Upon the dismissal of this complaint the city authorities carried the case to the Appellate Division, which affirmed the decision of the lower court. Justice Smith, in the opinion, said:—

"The rights of the railroad company do not exist under any general law which requires a franchise from the municipality. The franchise was given by the state itself, subject only to the approval of the municipal authorities, which approval has been given. This franchise, while giving the right to construct the road, would not give the right to take private

property without compensation, and I will assume for argument that the land owned by the city, which was not used for public purposes, was the private property of the city for which compensation might have been required."

Justice Smith also pointed out that to take the property away from the railroad after it had improved it at great expense would not only cause great loss to the road, but would be a blow to the city itself in crippling its commerce.

This decision has now been unanimously affirmed by the Court of Appeals, to which tribunal the city appealed. As soon as this decision of the Court of Appeals was announced, Mayor Hylan wrote to John P. O'Brien, Corporation Counsel, and directed him to carry the case to the United States Supreme Court.

Prior to the starting of this litigation the city and the New York Central Railroad Company had come to terms upon which "Death Avenue" was to be eliminated and the shore park side along Riverside Drive made slightly by covering the tracks, at no cost to the taxpayers but at an expense to the railroad company of \$150,000,000.

Before the contracts for this improvement could be signed, however, Mayor Mitchel was succeeded by Mayor Hylan. One of the first acts of Mayor Hylan in 1918 was to order Corporation Counsel Burr to bring suit against the railroad company for the purpose of reclaiming the seven-mile strip of land along the east bank of the Hudson River occupied by the railroad company.

## Board of Estimate Appropriates \$600,000 for War Memorial

THE Board of Estimate last Wednesday appropriated \$600,000 for a war memorial without deciding on the exact site nor approving plans for the whole project. Of the amount set aside for this memorial \$300,000 is to be used in building an arch, similar to the temporary one placed at Madison Square in honor of the return of the World War veterans. It was expected that before the appropriation was made a public hearing would afford various individuals and organizations opportunity to be heard on tentative plans for placing the memorial in Central Park.

Among organizations that had representatives present were the Citizens Union, City Club, Municipal Art Society, Parks and Playgrounds Association, Broadway Association, American Historic and Scenic Preservation Society, Fifth Avenue Association and Harlem Chamber of Commerce.

Most of the organizations were opposed to taking any part of Central Park for either the war memorial or the art center.

The first proposition for the appropriation of \$600,000 was that \$300,000 should be used for the memorial arch and the other half for taking down the lower reservoir in Central Park and preparing the site for the arch. As passed the resolution provided that the second half of the money should not be available until plans had

been made and approved by the board.

In reply to various criticisms that were voiced at the meeting because those present were not allowed to speak for or against the proposed memorial, Mayor Hylan explained that the details of the plan were immaterial.

Mayor Hylan declared that the meeting was not a public hearing. "We are not going to have hearings on the matter now," he said. "There will be hearings later on."

Comptroller Craig was the only one to vote against the resolution. He did so specifically because there was no plan as yet.

Murray Hulbert, President of the Board of Aldermen, in voting for the appropriation, said that it was necessary to establish a policy, and that was the purpose of the resolution.

"I vote aye on the understanding that we are not voting on details at this time," said Julius Miller, President of the Borough of Manhattan.

"Such details as swimming pools have not been decided upon," said the Mayor. "This only means that a sum has been laid aside. The matter may be discussed by any one when the public hearing is held. Then we will set a policy. Before one dollar of the people's money is spent every one will have a chance to be heard."



## BOROUGH OF MANHATTAN

Parcel	Location	Block	Lot	Section	Upset Price	Parcel	Location	Block	Lot	Section	Upset Price
27—No. 237 East 103rd Street, Manhattan—Improved .....		1653	18	6	25,000	74th Street, 423 feet east of Avenue A, Manhattan—Unimproved .....		1485	18	5	82,500
28—Nos. 135-141 West 30th Street, Manhattan—Unimproved .....		806	13 & 14	3	220,000	30—No. 432 East 88th Street, Manhattan—Improved .....		1567	35	5	60,000
29—Premises on East End Avenue, Exterior Street from East 73rd to East						31—No. 223 East 109th Street, Manhattan—Improved .....		1659	12	6	7,500

## BOROUGH OF THE BRONX

Parcel	Location	Block	Lot	Section	Upset Price	Parcel	Location	Block	Lot	Section	Upset Price
123—Premises on Walton Avenue, East side, 9 feet South of East 151st Street, The Bronx—Unimproved .....		2348	15	9	2,750	side, 90 feet South of East 189th Street, The Bronx—Unimproved .....		3104	25	11	6,500
124—Northwest corner of Sherman Avenue and East 166th Street, The Bronx—Unimproved .....		2456	133	9	8,500	152—Premises on East 238th Street, North side, 245 feet West of Crotona Avenue, The Bronx—Unimproved .....		3379	73	12	1,800
125—Northwest corner of Anderson Avenue and West 167th Street, The Bronx—Unimproved .....		2510	40	9	12,000	153—Premises on Houghton Avenue, North side, 279 feet East of Castleton Avenue, the Bronx—Unimproved .....		3695	66	14	5,750
126—Premises on West 169th Street, South side, 150 feet West of Shakespeare Avenue, The Bronx—Unimproved ..		2517	28	9	3,250	154—Premises on Gleason Avenue, South side, 228 feet West of Castleton Avenue, The Bronx—Improved .....		3811	28	14	6,500
127—Southwest corner of Nelson Avenue and West 170th Street, The Bronx—Unimproved .....		2520	19	9	1,000	155—Premises on Sackett Avenue, Northwest side, 334 feet on Sackett Avenue, The Bronx—Unimproved .....		4090	19	15	7,500
128—Premises on East 164th Street, South side, 150 feet East of Boston Road, through to Teasdale Place, The Bronx—Unimproved .....		2621	56	10	25,000	156—Premises on Ten Broeck Avenue, West side, extending through to the Easterly side of Hering Avenue, The Bronx—Unimproved .....		4113	1	15	15,000
129—Premises on East 149th Street, North side, 91 feet East of Cauldwell Avenue, The Bronx—Improved .....		2623	132	10	8,500	157—Premises on Northerly side of Pierce Avenue, 326 feet on Newport Avenue, The Bronx—Unimproved ..		4117	22	15	15,000
130—Premises on Forest Avenue, West side, 262 feet North of East 161st Street, The Bronx—Unimproved ..		2648	10	10	12,000	158—Premises on Eastchester Road, West side, 127 feet on Eastchester Road, 276 feet on Newport Avenue, The Bronx—Unimproved .....		4118	32	15	7,500
131—Premises on Tiffany Street, East side, 32 feet North of East 167th Street, The Bronx—Unimproved ..		2718	3 & 5	10	5,750	159—Premises on Rhinelander Avenue, South side, extending from the Easterly side of Bogart Avenue to the Westerly side of Radcliff Avenue, The Bronx—Unimproved .....		4125	1	15	15,000
132—Premises on Tiffany Street, East side, 197 feet North of East 167th Street, The Bronx—Unimproved ..		2718	13 & 16	10	6,500	160—Premises on White Plains Road to Boston Post Road, The Bronx—Unimproved .....		4346	58	16	12,500
133—Premises on East 167th Street, North side, 82 feet East of Tiffany Street, The Bronx—Unimproved .....		2718	61	10	2,500	161—Premises on Eurke Avenue, North side, 97 feet West of Bronxwood Avenue, The Bronx—Unimproved ..		4605	5	16	1,800
134—Premises on Longwood Avenue, North side, 59 feet East of Whitlock Avenue, The Bronx—Unimproved ..		2731	13	10	4,250	162—Premises on Southeast corner of Bronx Boulevard and East 228th Street, The Bronx—Unimproved ..		4821	51	17	5,500
135—Premises on Burnett Place, Northeast side, 70 feet West of Barry Street, The Bronx—Unimproved ..		2737	47	10	1,500	163—Premises on Bronx Boulevard, East side, 111 feet south of East 228th Street, The Bronx—Unimproved ..		4821	45	17	4,500
136—Interior plot in block bounded by Jerome Avenue, Townsend Avenue, East 171st Street and East 172nd Streets, The Bronx—Unimproved ..		2844	22	11	2,500	164—Southwest corner of Brook Avenue and East 142d Street, The Bronx—Unimproved .....		2286	62	9	19,500
137—Premises on West 170th Street, South side, 163.99 feet Southwest of Cromwell Avenue, The Bronx—Unimproved .....		2871	85 & 107	11	16,200	165—Premises on East 189th Street, South side, between Crotona and Prospect Avenues, The Bronx—Unimproved .....		3104	29	11	25,000
138—Premises on Boscobel Avenue, East side, 111 feet South of West 170th Street, The Bronx—Unimproved ..		2871	77	11	10,000	166—Northeast corner of Bryant Avenue and East 178th Street, The Bronx—Unimproved .....		3136	1	11	8,500
139—Premises on West 169th Street, North side, 5 feet East of Boscobel Avenue, The Bronx—Unimproved ..		2871	61	11	8,000	167—Northeast corner of East 183d Street and Tiebout Avenue, The Bronx—Unimproved .....		3143	222	11	3,250
140—Premises on Carter Avenue, West side, 255 feet north of East 174th Street, The Bronx—Unimproved ..		2890	29	11	2,750	168—Premises on East 183d Street, South side, 20 feet east of Tiebout Avenue The Bronx—Unimproved .....		3143	220	11	2,500
141—Premises on Carter Avenue, West side, 197 feet North of East 174th Street, The Bronx—Unimproved ..		2890	30	11	4,250	169—Premises on Walton Avenue, East side, 148 feet South of East 182d Street, The Bronx—Unimproved ..		3181	13	11	3,750
142—Premises on Ittner Place, North side 72 feet East of Webster Avenue, The Bronx—Unimproved .....		2899	67	11	3,750	170—Premises on Walton Avenue, West side, 172 feet Northerly from East 182d Street, The Bronx—Unimproved .....		3186	73 & 74	11	9,500
143—Premises on Fairmount Place, South side, 176 feet West of Southern Boulevard, The Bronx—Unimproved ..		2959	43 & 50	11	8,000	171—Premises on Buchanan Place, North side, 145 feet East of Aqueduct Avenue, The Bronx—Unimproved ..		3208	53	11	3,250
144—No. 274 East 176th Street, The Bronx—Improved .....		2998	41	11	11,500	172—Premises on Boston Avenue, East side, 246 North of Perot Street, The Bronx—Unimproved .....		3254	16 & 17	12	3,500
145—Premises on Longfellow Avenue, East side, 81 feet north of Rodman Place, The Bronx—Unimproved ..		3016	37	11	2,500	173—Premises on Summit Place, North side, 82 feet West of Boston Avenue, The Bronx—Unimproved .....		3257	100	12	1,500
146—Premises on East 187th Street, South side, between Marion and Webster Avenues, The Bronx—Unimproved ..		3024	25	11	60,000	174—Premises on Fort Independent Street East side, 790 feet West of 238th Street, The Bronx—Unimproved ..		3258	76	12	3,000
147—Premises on Washington Avenue, East side, 209 feet South of East 180th Street, The Bronx—Unimproved .....		3046	22	11	4,500	175—Premises on East 206th Street, South side, 214 feet West of Mosholu Parkway, The Bronx—Unimproved ..		3312	19	12	1,900
148—Premises on Lafontaine Avenue, West side, 75 feet North of East 181st Street, The Bronx—Unimproved .....		3063	4	11	10,500	176—Premises on Parkside Place, West side, 245 feet North of East 209th Street, The Bronx—Unimproved ..		3355	146	12	2,500
149—Premises on Garden Street, Northeast side, 149 feet East of Crotona Avenue, The Bronx—Unimproved ..		3100	72	11	6,250	177—Premises on East 233d Street, North side, 151 feet West of Keppler Avenue, The Bronx—Unimproved ..		3369	30 & 31	12	2,000
150—Premises on Garden Street, North side, 24 feet West of Prospect Avenue, The Bronx—Unimproved ..		3100	66	11	5,500	178—Premises on East 234th Street, North side, 335 feet West of Crotona Avenue, The Bronx—Unimproved ..		3375	78	12	1,800
151—Premises on Crotona Avenue, East						179—Premises on East 236th Street, North side, 300 feet East of Keppler Avenue, The Bronx—Unimproved ..		3377	91	12	1,800

# Plan Apartment to Comply with Amended Zone Law

Million-Dollar Structure, at Fifth Avenue and Ninety-Seventh Street, Designed and Erected by the Fred F. French Co.

**T**HE first multi-family building of the type now permitted on the newly restricted section of Fifth Avenue according to the amended Zoning Law is at present in course of construction at the northeast corner of Fifth Avenue and Ninety-second street. This building in several respects is unique and of more than ordinary interest from both the real estate and the building viewpoints.

The amended restrictions limit the height of new buildings

bearing walls, which will provide living accommodations for seventy-one families. Apartments are arranged in suites of one to seven rooms, with baths, and each suite will contain a wood-burning open fireplace. Rentals will range from \$660 to \$4,700 per year, according to the size of the suites.

This project, which represents an investment of more than a million dollars, is owned by the Dayfield Realty Company of which Fred F. French is president. The directorate is



Fred F. French Co., Architects and Builders.

## APARTMENT PROJECT AT FIFTH AVENUE AND NINETY-SEVENTH STREET

erected on Fifth Avenue between Sixtieth and Ninety-sixth streets to seventy-five feet. This new project, although just outside of the newly-restricted zone comprehends exactly what might have been done under the amended law had the site been within it. The new regulations permit structures of not more than six stories in height unless their ceilings are abnormally low.

Plans for the new apartment were prepared by the Fred F. French Company which also has the contract for construction. These plans call for a semi-fireproof structure, with

composed of Mr. French, W. Bourke Cochran, Mrs. J. Sargent Cram, Henry B. Clossen and J. Sargent Cram.

Occupying a plot with a frontage of 100 feet on Fifth Avenue and 200 in Ninety-second street, this building will become a notable addition to the group of handsome residential structures on the nation's best-known thoroughfare. The design of the building follows closely the Colonial motifs and the facades are being constructed of white Indiana limestone for the first two stories, above which the walls are to be of face brick with limestone trimmings.

## May Not Use Residence in Restricted District for Business

**T**HE Appellate Division of the Supreme Court in an opinion handed down last week held that the Murray Hill restrictive agreement of 1849 prevented the American Bible Society from occupying and developing the residence of the late Captain Joseph R. De Lamar, at Madison avenue and Thirty-seventh street, for the organization's executive offices and sales headquarters. The opinion was handed down on an appeal which William Nelson Cromwell

and the De Lamar estates executors took to compel the society to complete the purchase of the building.

The Appellate Court held that inasmuch as the society has no business except "a general circulation of the Holy Scriptures without note or comment" it would not be prohibited from the district by the zoning law of 1916. The restrictive agreement, however, was held to bar the organization from using the old mansion for its contemplated purposes.

# Stage Coaches—Horse Cars— Flat-flame Burners

ALL THREE OF THESE VEHICLES HAD THEIR PLACE IN OUR CITY AND LIVES MANY YEARS. THE FLAT-FLAME BURNER WAS THE VEHICLE OF LIGHT AND THE BEST TO BE HAD IN THOSE TIMES. ALL THREE LONG SINCE PASSED INTO THE CLASS OF MUSEUM EXHIBITS.

The introduction of the gas mantle in the 80's supplanted flat-flame burners. It had been found that a far superior light could be obtained from the heat in the gas when used through a mantle. It is the heat in the gas that is used for cooking, heating and industrial work.

Our customers must have the very best illumination possible at a minimum of cost. This can be obtained only by the use of Gas Mantles. There is no excuse for using a flat-flame burner today. Flat-flame burners are wasteful of gas. At best they give the user a very inferior lighting return and discolor walls and ceilings. They clog up and give an irregularly shaped flame.

## Have Us Replace Your Flat-Flame with a Mantle Burner

EXTRA MANTLES FREE. There are three mantles on a "C E-Z" (See Easy) Light, which sells for \$1.75 on easy payments. To each purchaser will be presented *three extra mantles*. An extra mantle will be given to each purchaser of any one of the three "Reflex" Lights.

The "Thrift" Burner sells for 24 cents. We give an extra mantle with that, and an extra mantle with a "Thrift" Light which sells for 39 cents, including a handsome glass globe.

When you purchase a Gas Lamp or Lighting Fixture from us we give you a continuous "Lighting Service," free of expense to you, except where broken mantles or parts have to be replaced, and then no charge is made for time and labor.

We install the Fixture and place the Mantles in position *free of charge*. Details of this unusual "Service" explained at any Manhattan or Bronx Gas Office.

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, *President*

*Telephone, Stuyvesant 4900*



# Review of Real Estate Market for the Current Week

## A Sale in the Premier 34th Street Block Led the Dealing, While a Few Other Good Sales Gave the Market Tone

THE real estate market this week was substantial for a summertime week. There were no spectacular sales, although there were a few good sized ones. There was good diversity to the dealing and it was well scattered over the city.

Leading the transactions was the sale by the estate of John Jacob Astor of two choice office and store properties at 22-30 West 34th street, on the south side of the block between Broadway and Fifth avenue. A cash sale, it is reputed to amount to \$1,600,000. The parcels adjoin the Astor Court building and are close to the Waldorf-Astoria.

Frederick Brown was a big factor in the week's dealing. He acquired the Saint Hubert Hotel, a 12-story property, on West 57th street. A well-known operator sold to another three 6-story loft buildings at 513-519 Broadway and running through to Mercer street. These transactions were in the neighborhood of \$1,000,000 each. N. J. Hess, long a member of a prominent real estate firm, sold his half interest in three large mercantile buildings. A notable instance of tenant buying was that of the sale by the Phelan estate of a row of tenement houses with stores, at the southeast corner of Tenth avenue and 25th street, to various merchant store tenants, after the

estate had owned the properties 70 years.

A purchase involving more than \$500,000 was that by the National Biscuit Company of an 8-story factory on the West Side, for its own uses. The company now owns the entire block bounded by Ninth and Tenth avenues, 15th and 16th streets. There seems to be no abandonment of the West side by large industrial and wholesale concerns. This part of the city has witnessed a number of interesting transactions this year. A little to the south, in Greenwich Village, a corner group of old buildings changed hands this week. There were other sales there as well.

Sales of more than passing interest were a 12-story apartment house in East 86th street, which figured in a trade; a large vacant plot on Broadway, in the Dyckman section; a large commercial taxpayer at the northeast corner of Broadway and 99th street to a well-known operator; and some medium sized business parcels throughout town.

The Bronx loomed stronger than any other borough in the total number of sales made. Apartment houses, one and two-family houses and vacant plots comprised the volume. Some of the multi-family houses sold were new ones. Brooklyn and Queens contributed some good sales as well.

### PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 89, as against 91 last week and 84 a year ago. The number of sales south of 59th st was 37, as compared with 33 last week and 38 a year ago.

The number of sales north of 59th st was 52, as compared with 58 last week and 46 a year ago.

From the Bronx 61 sales at private contract were reported, as against 50 last week and 26 a year ago.

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

### Realty Board Favors Correct Prices

The subject of the publication in the newspapers of sales and leases accompanied by figures representing other than the actual price or rental, has recently been given serious consideration by the Real Estate Board of New York, with the result that the Board of Governors has gone on record as being opposed to this procedure. Members of the board are being so informed.

The matter was brought up at a meeting of the members held on May 15 and was referred to the Ethics and Commissions Committee for consideration. This committee, at a meeting held in June, referred it to the Board of Governors, with the recommendation that the suggestion be approved. After due consideration the following motion was adopted at the June meeting of the Board of Governors:

"That the Real Estate Board of New York is opposed to the publication on the part of its members of a sale or lease at any price other than the correct price."

### Astors Sell on West 34th St.

The John Jacob Astor estate sold the 6-sty building, 75x98.9, at 22 to 26 West 34th st, and the 5-sty building, 50x98.9, at 28 and 30 West 34th st, to Nathaniel Spear of Pittsburgh, president of Spear & Co., real estate brokers, who now occupy part of the property under a lease. The 6-sty building is leased to Spear & Co., with 3 years of the lease yet to run. The 5-sty structure is leased to the United Cigar Stores Co., with 3 years of the lease yet to run. The Brown-Wheelock Co., Inc., was the broker.

The properties were held at \$1,600,000 and were sold for all cash. The city assesses them for tax purposes at \$1,390,000, of which \$1,254,000 is for the land and \$136,000 for the buildings.

### Title to Arcade Passed

Title to the Standard Arcade building, at 44 to 50 Broadway, through to 45-47 New st, was conveyed on July 14 by the Standard Oil Co. to 50 Broadway, Inc., Norman S. Riesenfeld president. Mr. Riesenfeld contracted for the purchase of the property in March, 1920. The transfer was made for a nominal consideration, the Standard Oil Co. allowing a mortgage to remain for \$1,100,000 for 5 years at 6 per cent

per annum, and another for \$550,000 for a similar term at 5 per cent per annum.

### Estate Sells Eighth Ave. Corner

J. P. & L. A. Kissling sold for the estate of William K. Thorn to an operator 198-204 Eighth av, northeast corner of 20th st, four 5-sty brick tenement houses with stores, on a plot 83.10½x 75; also for the same estate 306 Eighth av, a 5-sty brick tenement house with store, on a lot 25 x148.4½x27.8; and for the same estate 263 West 20th st, adjoining the northeast corner of Eighth av, a 3-sty and basement brick tenement house, on a lot 20.9x83.10½.

The Thorn family had owned the parcels more than 100 years, having bought it originally as farm land. It was improved in 1885. Louis Carreau was associate broker.

The buyer has resold 202-204 through the same brokers.

### Winners in Realty Tennis Tournament

The Board's Annual Tennis Tournament was held on July 12 at the West Side Club, Forest Hills, Queens borough. A record breaking entry list of 45 brought out a fine crowd and the West Side Club extended every courtesy and facility for playing. The weather was ideal, as this year the usual thunderstorm did not put in an appearance.

The singles cup was won by C. G. Burrows, who defeated B. Symond, Jr., in the final match by the score of 6-1:6-2. The score, however, does not show the closeness of the contest, as every game in the first set went to deuce. The doubles were won by Sherman A. Manchester and D. M. Pearsall, who defeated Doyle and Rothstein, 6-0:6-3. A consolation singles and double tournament was also run off in the afternoon for the men who lost in the first round in the morning.

The following are the complete scores:

#### SINGLES.

##### First Round.

John C. Tredwell defeated J. H. N. Potter, 6-2:6-1; C. G. Burrows defeated H. J. Fitzpatrick, 6-2:6-2; Burton Smith defeated James P. Walden by default; F. M. DeSelding defeated Allen J. Stern, 6-3:6-1; Guyon L. C. Earle defeated Thomas R. Smith, 6-2:6-2; Gordon R. Fellows defeated Otto H. Hesse by default; B. Symonds defeated Gordon Fellows, 6-0:6-0; Albert A. Selden defeated George W. Ely, 6-3:6-2; R. D. Richey defeated Thos. D. M. Johnson, 6-0:6-2; J. A. Root defeated J. G. Spraker, 6-1:6-4.

##### Second Round

C. G. Burrows defeated John C. Tredwell, 9-7:8-6; Guyon L. C. Earle defeated Burton Smith, 6-1:6-2; B. Symonds defeated Albert A. Selden, 6-1:3-6:6-1; R. D. Richey defeated J. A. Root, 6-1:6-0.

##### Third Round.

C. G. Burrows defeated Guyon L. C. Earle, 6-0:6-2; B. Symonds defeated R. D. Richey, 7-5:4-6:6-1.

##### Finals.

C. G. Burrows defeated B. Symonds, 6-1:6-2.

#### DOUBLES.

##### First Round.

Edward Blum and I. M. Schwartzkopf defeated

Richard Rafalsky and Dudley L. Sniffin, 6-4:6-4. Harvey F. Hambar and A. N. Doremus defeated E. K. Van Winkle and R. I. Dodge, 6-2:3-6:6-1.

Sherman A. Manchester and D. M. Pearsall defeated H. G. Dow and Theo. Anthony, 6-4:6-1. Louis F. Lee and Ira Streusand defeated Maurice I. Cass and Alfred J. Bailey, 6-1:6-2.

##### Second Round.

N. M. Rothstein and E. T. Doyle defeated Thomas McBride and A. B. Himmelman, 6-0:6-0. Hambar and Doremus defeated Blum and Schwartzkopf, 6-4:6-1.

Manchester and Pearsall defeated Lee and Streusand, 6-2:3-6:6-2.

Vasa K. Bracher and C. Royce Hubert defeated Wm. G. Leahy and John P. Leo, Jr., 6-3:6-4.

##### Third Round.

Rothstein and Doyle defeated Hambar and Doremus, 6-3:8-6; Manchester and Pearsall defeated Bracher and Hubert, 6-0:6-1.

##### Finals.

Manchester and Pearsall defeated Rothstein and Doyle, 6-0:6-3.

#### CONSOLATION SINGLES.

##### First Round.

Stern defeated Fitzpatrick; Johnson defeated Potter; Ely defeated Smith; de Selding defeated Fellows.

##### Second Round.

Johnson defeated Stern; Ely defeated de Selding.

##### Finals.

Ely defeated Johnson, 6-2:6-0:8-6.

#### CONSOLATION DOUBLES.

##### First Round.

Sniffin and Rafalsky defeated Leo and Leahy by default; Cass and Bailey defeated Dow and Anthony.

##### Second Round.

Sniffin and Rafalsky defeated Van Winkle and Dodge; Cass and Bailey defeated Himmelman and McBride by default.

##### Finals.

Sniffin and Rafalsky defeated Cass and Bailey, 6-4:4-6:6-3.

### Natanson Resells Another Parcel

M. I. Strunsky resold for the Malex Realty Corporation (Max N. Natanson) 678 Tenth av, a 5-sty brick tenement house with stores, on lot 25.1x100, to Benjamin Raymond for investment. It was held at \$33,500. This is one of the twenty houses on Tenth av, between 46th and 49th sts, purchased recently by Mr. Natanson from the Astors, through the same broker. Ten houses have now been resold.

### Tenants Buy Tenth Ave. Parcels

The Phelan estate, after a continuous ownership of 70 years, sold to a buyer, who resold to certain tenants of the properties the five 4-sty brick tenement houses with stores and the two dwellings comprising the southeast corner of Tenth av and 25th st. The parcels are 250-254 Tenth av, on a plot 59.4x70, and 256-258

Tenth av, on a plot 39.9x58.3. Also 460-462 West 25th st, two 3-sty and basement brick dwellings, on a plot 36.9x98.9x irregular.

Frank Sullivan represented the purchaser, who is a client of Arthur Knox, attorney. The property will be resold to the tenants and others through negotiations now in progress.

### A Good Broadway Deal

Leopold Weiss sold through Ascher Strauss to Meister Builders, Inc., 513-519 Broadway, running through to 84-90 Mercer st, three 6-sty brick and stone loft buildings, on a plot 100x200. They were held at \$750,000, and are between Broome and Spring sts.

The buyers gave in part payment the seven detached cottages, five of which are each on a plot 60x100 and two each on a plot 40x100, located at the Highbie Avenue station, Springfield Gardens, Queens borough.

### Acquires Broadway Corner

Samuel Brenner bought from Maurice D. and Daniel J. Dowdney, executors and trustees of Thomas E. Crimmins, the 1-sty business building with 10 stores, at the northeast corner of Broadway and 99th st, on a plot 51x100. The sale was made to Mr. Brenner subject to a net ground lease made 15 years ago, which lease Mr. Brenner also acquires, giving him complete possession of the property. M. M. Hayward & Co. were the brokers.

### Business Tenants Buy Buildings

The Seydoux & Michau Co., dress goods, bought from Jean Gilbert 236 Church st, a 5-sty brick loft and store building, on a plot 24.10 $\frac{1}{4}$ x75.1. The buyer was the tenant.

O. H. Jadwin & Sons, wholesale druggists, bought from Helen B. Jessup 63 Cortlandt st, a 4-sty brick loft and store building, on a lot 25x78x irregular, between Washington and Greenwich sts. They were the tenants.

### New Studio for MacMonnies

Frederick MacMonnies, sculptor, bought through E. Stanton Riker, the 3-sty brick private stable, 52 West 10th st, which he will remodel into a studio. The building stands on a lot 21x92.3, between Fifth and Sixth avs, and was sold by Cushing Donnell of Boston, who purchased the property through Mr. Riker 3 weeks ago from Mrs. Alice Evens. It was held at \$25,000. Mr. MacMonnies lives at No. 20 on the same block.

### Century Old Holdings Sold

William Goldstone and Simon Myers bought from the estate of Sydney Smith the two old 3 $\frac{1}{2}$ -sty and basement brick dwellings with basement stores at 141 and 143 Hudson st, on plot 57.1x75.10, between Beach and Hubert sts. There are no leases on the property. Ward, Belknap & Son were the brokers. This is the first sale of the property in more than a century.

### Hearst Buys in Ferry St.

The Star Co., of which William R. Hearst is president, purchased from J. M. Delaney & Co. the 5-sty brick building, on a lot 25x116.10x25.6

x111.7, at 7 Ferry st, adjoining the northeast corner of Gold st.

### Biscuit Co. Buys Factory

The National Biscuit Co. bought the 8-sty factory of the American Can Co., at 447 to 453 West 14th st, extending through the block to 444-448 West 15th st, which the city assesses for taxation purposes at \$490,000. The structure stands on a plot fronting 75 feet on each street and has a depth of 206.6 feet. The building is 175 feet east of Tenth av and adjoins on the east a 3-sty building, also on 6 lots, extending through the block, owned by the baking concern.

Last year the National Biscuit Co. completed ownership to the entire block where its factory stands, bounded by Ninth and Tenth avs, 15th and 16th sts, across from its latest acquisition.

### Apartment House in Trade

One of the largest recent exchanges of improved suburban and New York city property took place on Monday when Isabel M. Boadwee conveyed to the Wynlow Realty Corporation 19 high grade private residences in Rye, N. Y., in exchange for the 12-sty apartment house, 63.10x100, at 68-70 East 86th st. The Rye properties comprise 60 lots fronting on Elmwood and Forest avs and Rye Beach rd. The apartment house contains 86 suites and is situated between Park and Madison avs. Coleman, Stern & Ellenwood represented the Boadwee interests and Stoddard & Mark represented the Wynlow Realty Corporation.

### Tenant Buys Park Ave. Property

John J. and Theodore A. Kavanagh sold for Blackstone Realty Co., Edgar A. Levy, president, to Julius Daub, for occupancy, 1110 Park av, a 3-sty brick apartment house with store, on a lot 25.2x82.2. The buyer has occupied the store as a high class meat market more than 17 years and contemplates extensive alterations for a continuance of his own business and his residence above.

### Big Taxpayer Site Is Sold

James E. Barry sold for Joseph Brucker the southwest corner of Amsterdam av and 158th st, a plot 100x100, covered with 2 and 3-sty frame buildings. The Primell Realty Co., buyer, will improve the site with a 2-sty taxpayer with stores and offices. The property was held at \$130,000.

### Interesting Sixth Ave. Realty

John Dunston, owner of "Jack's," on the west side of Sixth av, between 43d and 44th sts, has purchased 781 Sixth av, between 44th and 45th sts. It was sold by the estate of Charles A. Belden and consists of a 4-sty building, 25x100. Mr. Dunston is the owner of the adjoining property at 783 and 785 Sixth av and abutting property at 102 and 104 West 45th st. With the latest acquisition he controls the improvement of the block on the west side of Sixth av between 44th and 45th sts.

Mr. Dunston is also the owner of 759 to 763 Sixth av, between 43d and 44th st, and the abutting property at 103 and 105 West 43d st and 104 and 106 West 44th st, thereby controlling

another block front on Sixth av south of the property which he just bought.

It is announced that the property has been placed on the market and that arrangements have been made to offer the property at voluntary auction sale on September 15 unless previously sold at private sale.

### St. Hubert Hotel in New Hands

Frederick Brown purchased the 12-sty St. Hubert Hotel, 120 West 57th st, from the Anthony Van Bergen estate, Edmund S. Coffin, trustee. The property occupies a plot 60x100, and is between Sixth and Seventh avs. Negotiations for the purchase have been in progress for several months because it was necessary to secure the consent and signatures of heirs in England and Germany. At the expiration of the present lease the property will be remodeled. Dwight, Archibald & Perry and Harold L. Lewis were the brokers.

### Well Known Firms Merge

The real estate firms of Brown, Wheelock Co., Inc., and Harris, Vought & Co., Inc., have joined forces. The firm will henceforth be known as the Brown, Wheelock-Harris, Vought & Co., Inc. The board of officers will remain the same, with Charles S. Brown chairman. The main offices will remain in 14 Wall st, with a branch at 102 First st. After October 1 there will be an office at 20 East 48th st.

The Brown, Wheelock Co. was the successor of the Douglas Robinson & Charles S. Brown Co.

### N. J. Hess Sells Half Interests

M. & L. Hess sold for N. J. Hess a half interest in three mercantile properties in the midtown section, valued at about \$1,250,000. They include the 12-sty building 329-331 Fourth av, on plot 40x83; the 12-sty building 49 to 53 West 21st st, on plot 74x98.9, and the 5-sty building, altered for business, at 134 West 34th st, 25x98.9.

### Big Deal in Bronx Apartments

Crauspol Construction Co., Inc., Bernard Crauspol, president, resold through Jacob Goldfein to Sanford Holding Corporation, J. Rudinsky, president, the two 5-sty apartment houses at 1916 Grand Boulevard and Concourse and 214 Echo pl, covering a plot of 256x103 feet, consisting of 355 rooms housing 100 families, who are paying an annual rental of \$95,000, and which were recently completed from plans drawn by Shampam & Shampam, architects and under their supervision.

### Sell Big Bronx Tract

Spotts & Starr, Inc., sold for the Weewin Construction Co. the two blocks of lots bounded by Baychester av, Boston rd, Edson av, Needham st and Grace av, Bronx, comprising approximately 80 lots. The property lies within 200 feet of the Baychester station of the New York, Westchester and Boston Railroad. The purchaser is the En Peco Realty Co., which will subdivide the lots and sell them to home builders. The company has plans already under way for the erection of ten 2-family houses.

### Group of Bronx Sales

Kilpatrick & White sold for Fred Oppenheimer the 1-sty brick garage, 63.4x155x irregular, at 1901 West Farms rd; also the 1-sty brick taxpayer containing 7 stores, at the southwest corner of Bathgate av and 187th st, on a plot 40x80.3; the 4-sty and basement brick double apartment house, 31x100, at 2482 Tiebout av, held at \$30,000, to an investor; 2-sty and basement frame 2-family house, on a lot 25x100, at 3256 Decatur av, and the 2-sty and basement brick 2-family house, on a lot 25x100, at 3276 Decatur av.

### Some East Bronx Sales

Scott Bros. sold for the Marshall estate to Mary Quare, 3293 Perry av, a 2 $\frac{1}{2}$ -sty and basement frame dwelling with garage, on a lot 25x115 running through to Reservoir Oval; for the Berry estate to Francis Frangella, 314 East 201st st, northwest corner of Perry av, a 2 $\frac{1}{2}$ -sty and basement frame detached dwelling, on a plot 73.8x92x irregular; and for the Newburger estate to Arthur Lary the vacant plot, 50x100, on the east side of Hull av, adjoining the southeast corner of Gun Hill rd, thereby giving him control of a plot fronting 175 feet on Hull av and a depth of 200 feet through to Perry av.

### Resells More Astor Lots

Thomas Morch, who bought heavily at the recent Astor auction sale in the Bronx, has sold 16 lots on Metcalf av to a Philadelphia banker, who intends to hold them as an investment. Of his entire purchase, amounting to \$200,000, Mr. Morch has resold all but 39 lots and the triangular plot at Morris Park av, Tremont av and 180th st, is now under negotiation with the city, which wants it for a high school site.

### City Wins Bronx Titles

The city has won title to several disputed acres of land under water on the east side of Connell's Neck, the Bronx, by a decision of the Appellate

# M. & L. Hess, Inc.

ANNOUNCE the election  
of the following

## Officers and Directors

N. J. Hess, *President*  
John W. Hahner, *Treasurer*  
Henry A. Frey, *Vice-President*  
John S. Pettit, *Vice-President*  
John T. McCormick, *Secretary*  
John N. Wall, *Ass't Secretary*

907 Broadway and Madison Ave. at 45th Street

BORDEN BUILDING

After August 1st

Division of the Supreme Court. Title had been claimed by Alida A. Bliss in a suit against the trustees of the estate of James H. Benedict.

There was no disagreement as to partition of uplands in the tract, divided two-fifths to the plaintiff and the rest equally among the three trustees. The city, through Corporation Counsel John P. O'Brien, disputed their claim to the land under water, asserting that title in a conveyance from the State was invalid because this was city property through original patent to the town of Westchester.

**Brooklyn Garages Sold**

Louis H. Kaplan sold his interest in the garage property known as Captain Frank's Garage. The property, which covers practically the entire block bounded by Eastern Parkway, St. Johns pl, Howard and Ralph avs, Brooklyn, contains about 35,000 square feet on one floor without posts and with stores on Eastern Parkway.

It has now been acquired by Goldman & Heitler, formerly associated with Mr. Kaplan in the management of this business. The transaction, including the rental for 15 years, involves a total of \$350,000.

Louis Kaplan, as president of the Heitkap Construction Co., Inc., John J. Heitler, treasurer, sold the building recently built by them, at 229 Empire boulevard, for close to \$100,000. The building was built for a service station and contains 14,000 square feet. The purchaser, Mr. Rother, intends to operate the building as a garage and service station. The brokers were O'Brien & Harper.

**Some Greenpoint Transactions**

Slawson & Hobbs sold for Walter M. Jermy, of Miami, Fla., to an investor the southeast corner of Franklin and Kent sts, Greenpoint, four 3-sty flats with stores, on a plot 96x67.4, assessed at \$35,000. The property has been in the possession of the seller for about 29 years.

The Edwards Hotel at the southwest corner of Manhattan av and Clay st, Brooklyn, has been leased by the newly formed Edwin Hotel Co., represented by L. J. Jacobson. The company will pay a rental of \$21,000 a year for 15 years.

**Sells L. I. City Factory Site**

Roman-Callman Co. sold for the Sag Harbor Savings Bank to R. A. Bachia & Co., represented by Charles G. Keller, the southeast corner of Wilbur av and Radde st, Long Island City, one block from the Bridge Plaza, containing 5,000 square feet. The purchaser will immediately start the erection of a modern reinforced concrete building for the manufacture of high grade cigars.

**Sale of Long Island Shore Front**

The estate of Mrs. Abbie W. Purdy in Main st, Bayport, Suffolk County, L. I., has been sold to the Fenimore Building Co., Inc., of this city. The property consists of about 35 acres extending from Main st to the Great South Bay with riparian rights extending 400 feet into the bay. There is also a large dwelling with ten rooms, barns, garage, etc. The buyers expect to develop the property into a high class residential section.

**Sells Greenwich Home**

Col. A. J. Nutting, of Brooklyn, sold his estate in Belle Haven, Conn., comprising several acres, a large residence, garage and out-houses, to William L. Alderson, of Pelham, N. Y. The property was held at \$80,000 and was occupied by Col. Nutting until about six months ago, when he secured a farm six miles outside of Greenwich, Conn.

**New Suburban Home Tract**

Opening of a new addition in the Country Club District of Jamaica, adjoining the St. Albans Golf Club and Country Club, has just been announced by the M. Morgenthau, Jr., Co. This addition will be known as Parkway Avenue Addition of Country Club District. It has large frontages on Malone av (174th st), Parkway av (175th st) and Central and 115th avs. It lies between the Country Club District Development which the M. Morgenthau, Jr., Co., recently placed on the market, and which is located at the southeast corner of Merrick rd, Central av and the St. Albans Golf Links.

This property has been laid out in 53 lots of 2,000 square feet each and ten large plots varying in size from 6,000 square feet to over two acres. It is restricted to homes costing not less than \$5,000 each, and only detached one-family homes will be permitted.

**MORTGAGE LOANS**

James Boyd placed for the Stozard Holding Co. a first mortgage of \$87,500, for 5 years, on 7-15 Hamilton pl, a 2-sty business building, on a plot 135x81. He also placed \$45,000 on 2520 Grand Boulevard and Concourse for the Paradise Realty Co.; \$34,500 on 232 East 116th st for B. Margulies; and \$35,000 on 224-226 East 25th st.

E. Osborne Smith, Inc., placed the following Bronx loans: On the 3-family house, 1956 Anthony av, \$8,000; on the dwelling 1185 Franklin av, \$5,000; on the dwelling on the east side of Holland av, 200 feet south of Rhinelander av, \$5,000; on 1759 Sedgwick av and 1761 Sedgwick av, two dwellings, \$4,000 each.

Bulkley & Horton Co., through its Jamaica office, procured for clients mortgage loans amounting to \$100,000 on property north side of Paulding st, Queens, for Alma Powell; west side of Cornwall av, Hollis, for Mary R. Cullmer; northwest corner of 212th st and Queens parkway, Queens, for Alice Kearsey; east side of Baltic st, Jamaica, for H. F. McLaughlin; south side of Shore av, Bayside, for Oscar Eagle; west side of 195th st, Queens, for Middle Holding Co.; Herzog & Ostman, Fulton st, Queens; Malone & Boenig, South Ozone Park.

Lawrence, Blake & Jewell placed for the Midtown Realty Co., represented by M. & L. Hess, a first mortgage of \$275,000 for 5 years on 151-155 West 30th st, a 12-sty loft building, on a plot 75x98.9.

John Peters placed for E. Martin Pietzsch with the Dry Dock Savings Institution a mortgage loan of \$36,000, for 5 years, on 1094-6 Second av, a 6-sty apartment house with two stores.

Joseph P. Day, Inc., placed a mortgage of \$11,000 on 1063 First av.

Waddell & Martin placed a loan of \$180,000 on 969 Fifth av, Manhattan; also a loan of \$80,000 on 43d st, east side, 362.6 feet north of Twelfth av, Brooklyn.

James Boyd placed first mortgages of \$96,500 for the Dresdner Building Corporation on the two 6-sty elevator apartment houses on the block front on the north side of West 159th st,

**BROOKS & MOMAND**

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY      Phones 2207      Rector 2208

**Douglas L. Elliman & Co.**

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

**SPECIALISTS IN  
PENN. TERMINAL SECTION  
REAL ESTATE**

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

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

**DANIEL H. JACKSON  
REAL ESTATE OPERATOR**

OFFERINGS INVITED

Strauss Bldg., 565 5th Ave., Suite 1210

Phone: Murray Hill 4765

**J. CLARENCE DAVIES**

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street      51 East 42nd Street  
Phone Connections

**Classified Advertisements**

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

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

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

**PROPOSAL**

**NOTICE TO CONTRACTORS:** Sealed proposals for Sanitary Work—Test Well, at Creedmoor Division, Brooklyn State Hospital, Creedmoor, Queens County, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock P. M. (Standard Time) on Wednesday, August 2, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3938. The right is reserved to reject any or all bids. Specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y.; or at the New York Office of the Department of Architecture, Room 1058, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. Specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. L. M. FARRINGTON, SECRETARY, STATE HOSPITAL COMMISSION. Dated: July 13, 1922.

A RELIABLE man, experienced in collecting rents, supervising repairs, handling accounts; references and security furnished. Box 921 Record & Guide.

ATTORNEY, specialist in real estate law, titles, mortgages and property management, desires connection with progressive realty or commercial organization. Box 923, Record & Guide.

A YOUNG Christian broker of prominence, with fine record; large sales, leases, exchanges, actual active business and following, is open to contract with live firm where large negotiations are possible. Drawing and commission arrangement. Box 922, Record & Guide.

**SITUATIONS OPEN**

YOUNG MAN with good knowledge of general real estate brokerage business and office management. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

**Building Repair Man**

in old established Real Estate Company. Some architectural experience necessary. Applicants must give in detail full particulars as to experience, salary required, etc.

Real Opportunity,  
Box 924, Record & Guide

**SITUATIONS WANTED**

BROKER  
LEASING MAN  
familiar with section Canal to 59th; a hustler and persistent worker, would join a live wire office that could keep him continuously busy. Address BROKER, Box 919, Record & Guide.

from St. Nicholas to Amsterdam avys for B. B. Engel \$39,000 on 507-509 West 184th st, and for the H. R. T. Realty Corporation \$20,000 on 318 West 107th st.

Lawrence, Blake & Jewell placed for the Kolfield Improvement Corporation a first mortgage of \$75,000 at 6 per cent. for 3 years on the southeast corner of 178th st and Third av, a plot 225x90, improved with a 1-sty taxpayer valued at \$200,000.

## MANHATTAN SALES

### South of 59th Street

GRAND ST.—Wright Barclay sold for the estate of Fannie M. Constable 528-530 Grand st, two old 2½-sty frame and brick buildings with stores, on a plot 40x100, between Columbia and Cannon sts. The new owner will remodel the structures and occupy them for his business purpose.

HORATIO ST.—Schoenemann & Ascher sold for Solomon Wertkin Horatio the 1-sty brick garage at 100-108 Horatio st, through to 95 and Jane st, on a plot 121x174.10x135x irregular, to Levin & Paradis.

3D ST.—David Lion purchased from Josephic Trier of Berkeley, Cal., the 5-sty brick tenement house with store, at 68 West 3d st, on a lot 25x125.10. The house is 105 feet deep and has one large store and basement and 16 families on upper floors. This is the first sale of the property in 20 years. Samuel E. Jacobs represented the seller.

12TH ST.—William Goldstone and Simon Myers sold to the Hudson P. Rose Co. the 4-sty brick front and rear double tenement houses 627 East 12th st, on a lot 25x103.3. Robert M. Fulton was the broker.

23D ST.—John P. Peel Co. sold for W. D. Kilpatrick to Rose Breakstone the 4-sty and basement stone dwelling, 466 West 23d st, on a lot 22x98.9. This building is in the London Terrace block and was recently purchased by the seller.

24TH ST.—En Peco Realty Co., E. V. Pescia, bought from Frances M. Shelton 343 and 345 East 24th st, the first being a 6-sty brick flat, on a lot 25x98.9, and the second a 5-sty brick flat with stores, on a lot 24.9x100, at the northwest corner of First av. Charles M. De Rose & Co. were the brokers.

31ST ST.—Estate of Morris Littman sold to Joseph E. Marx 156 West 31st st, two doors from the southeast corner of Seventh av, an old 3-sty brick mill depot, on a lot 25x98.9. It is the first sale of the property since 1882. The sale is recorded.

37TH ST.—Frederick Zittel & Sons sold for the estate of W. J. A. Fuller to the Arnold Realty Co. 334-336 East 37th st, two 4-sty stone tenement houses, each on a lot 24x98.9, adjoining the southwest corner of First av. It is the first sale of the parcels in more than 30 years.

38TH ST.—Hamilton, Iselin & Co. sold for William Usher Parsons his remodeled 5-sty stone house, 115 East 38th st, to a buyer, for occupancy. The house is on a lot 17x98.9 and was held at \$65,000.

41ST ST.—Leonard Weill bought from Margaret Sheridan the 3-sty and basement brick dwelling, 326 East 41st st, on a lot 16x98.9.

57TH ST.—Adolph & Aaron Weiss sold to J. D. Taylor 475 West 57th st, a 5-sty stone apartment house, known as the Augusta, on a plot 30x100.5, adjoining the northeast corner of Tenth av.

AV A.—Joseph Fuchs bought from Desider Recher 125 Av A, southwest corner of 8th st, a 6-sty brick tenement house with stores, on a lot 24.4x70.

TENTH AV.—Max N. Natanson resold through Maurice I. Strunsky 711 Tenth av, a 5-sty brick tenement house with store, on a lot 25.1½x100. It was a cash transaction.

THIRD AV.—The Malatias Education Society purchased the 5-sty brick flat with stores, 24.8x100, at the northeast corner of Third av and 28th st.

### North of 59th Street

JUMEL PL.—The I. Langner Holding Corporation purchased from Francis W. Aymar, as executor, the vacant plot, 100x176.10x irregular, on the east side of Jumel pl, 30.4 feet north of 167th st and extending through to Edgewood av.

61ST ST.—Douglas Gibbons & Co. sold for Mrs. H. L. Blum to Dr. Abraham Wolbarst, for occupancy, 114 East 61st st, a 3-sty and basement stone dwelling, on a lot 18.6x100.5. The buyer will make extensive alterations.

63D ST.—Mrs. A. G. Michelbacher sold to the Sidbert Realty Corporation 115 West 63d st, a 4-sty brick building, on a lot 16.8x100.5, originally a dwelling. It is arranged for the automobile trade.

72D ST.—Pease & Elliman sold for Samuel Simon 103 East 72d st, a 4-sty and basement stone dwelling, on a lot 20x102.2, adjoining the northeast corner of Park av.

73D ST.—E. K. Van Winkle sold for Mrs. Helen P. Renwick 146 West 73d st, a 4-sty and basement stone dwelling, on a lot 20x102.2. This is the first sale of the property in 37 years, and has been occupied by the seller's family during that time. The buyer, G. L. Lawrence, will offer the property for resale. It was held at \$36,000.

75TH ST.—Neason Jones sold for Eleanor B. Glogan to a buyer, for occupancy, 113 West 75th st, a 4-sty and basement stone dwelling, on a lot 20x102.2. The buyer will remodel the premises.

78TH ST.—M. H. Gaillard & Co. sold for Charles H. Taylor to Carolyn Jacoby the 4-sty and basement stone dwelling, on a lot 20x100.2, at 154 West 78th st, held at \$40,000. The purchaser will occupy it.

86TH ST.—Mrs. Percy Kent sold to Mrs. Robert M. Donaldson, for occupancy, her stock in the West 86th Street Studios, 257 West 86th st, representing a duplex studio apartment of 8 rooms and 2 baths.

86TH ST.—George S. Runk resold for the Guaranty Trust Co. 513 East 86th st, a 4-sty brick tenement house, on a lot 28x100.8½.

86TH ST.—Frederick Zittel & Sons sold for the estate of Cord Meyer to the Jago Realty & Construction Co. 137 West 86th st, a 4-sty and basement brick dwelling, on a lot 23x100.8½. It adjoins the property of the Jewish Centre, Inc. The new owners will remodel the structure into small suites. The sale is recorded.

87TH ST.—James Kyle & Sons sold 547 East 87th st to the group of physicians to whom they recently sold 549 and 551, adjoining. This makes the third house recently sold by the same brokers to the purchasers. The property is a 5-sty brick apartment house, on a lot 25x100.8½.

92D ST.—Cornelius W. and Bella Clark sold to Joseph Ryan the 3-sty and basement brick dwelling 138 East 92d st, on lot 16.8x56.8, adjoining the southwest corner of Lexington av.

95TH ST.—The Richelieu, a 5-sty brick apartment house, on plot 50x100.8, at 169 and 171 West 95th st, has been sold by Marie H. Wilcox to the Reimaw Realty Corporation.

95TH ST.—Harlem Realty Co. sold 216 East 95th st, a 5-sty brick double flat, on a lot 25x100.8½, to Joseph Nardi.

96TH ST.—Slawson & Hobbs sold for the Leopold Haase Corporation to Dr. Ettore Tresca, for occupancy, 19 West 96th st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

96TH ST.—Loton H. Slawson bought from James A. Renwick and Meta R. Sedgwick the three 5-sty brick apartment houses with stores at the northeast corner of Columbus av and 96th st and known as 71-75 West 96th st and 741-743 Columbus av, on a plot 74.11½x99.1. Douglas L. Elliman & Co., Inc., was the broker.

102D ST.—Fred Oppenheimer resold to M. Rosenberg 209 East 102d st, a 5-sty brick tenement house with store, on a lot 25x100.11.

107TH ST.—Herman W. Lefkowitz sold to the Harestel Corporation the 5-sty brick American basement dwelling 304 West 107th st, on lot 18x100.11.

108TH ST.—Slawson & Hobbs sold for the Felton Realty Corporation to the College Holding Co., Joseph Shenk, president, the 6-sty, 20-family elevator apartment house, on a plot 50x100.11, at 3 West 108th st, adjoining the north corner of Central Park West.

116TH ST.—David S. Garabrant sold through Leon S. Altmyer 169 East 116th st, a 3-sty and basement stone dwelling, on a lot 18x100.11. It is opposite the new Cosmos Theatre.

116TH ST.—Ward Belknap & Son sold for Gladys R. Martin to Dominick Palazzo the 3-sty and basement stone dwelling, on a lot 16.8x100.11, at 334 East 116th st.

116TH ST.—Manhattan & Bronx Co. sold for Alfonso Livornese 349 East 116th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11. The buyer will remodel the structure.

120TH ST.—Manhattan & Bronx Co. sold for Joseph P. Federico 338 East 120th st, a 3-sty and basement stone dwelling, on a lot 20x100.11. The new owner will occupy.

121ST ST.—Stallone Bros. sold through Neason Jones to Concetta Gazzola 67 East 121st st, a 4-sty stone single apartment house, on a lot 21.3x100.11.

121ST ST.—The Rose Ward estate sold to the Hudson P. Rose Co. 213 West 121st st, a 5-sty and basement stone apartment house, on a lot 25x100.11. David S. Gerstenfeld was the broker. This is the first sale of the house in 20 years.

122D ST.—The A. Kane Co. sold for the Waldorf Realty Co. the 4-sty and basement stone dwelling, on a lot 12.6x100.11, at 221 West 122d st, to Eleanor A. Byrne.

125TH ST.—Hall J. How & Co. sold to the A1 Building Corporation, M. Just, president, the site, 54x100.11, on the south side of 125th st (formerly Manhattan st), 400 feet west of Amsterdam av, for the estate of Rudolph Baird, upon which the buyers expect to erect a business building. The plot had not changed hands since 1870.

129TH ST.—Samuel A. Kelsey sold for N. C. L. Beversen 208 West 129th st, a 3-sty and basement stone dwelling, on a lot 19x99.11.

143D ST.—Berley & Co., Inc., sold for Estelle Wohlgenuth 126-128 West 143d st, a 6-sty brick apartment house, on a plot 41.8x99.11. It contains 30 apartments.

AMSTERDAM AV.—An investing client of Sharp & Co. purchased from William Sommer 650 Amsterdam av, a 5-sty brick double apartment house, on a lot 25x100, containing 10 suites and 2 stores.

BROADWAY.—Mrs. James H. B. Maxon, represented by James Bloomingdale of Saratoga Springs, sold to M. B. Strong and M. B. Baschein the plot on the east side of Broadway, 40.10 feet north of 214th st, 40.10x78x37.5x99.11. The buying interests recently completed a garage at the southwest corner of 209th st and Ninth av, and upon completion of plans now in the draughtsman's hands will immediately improve the plot.

EAST END AV.—Henry G. Leist sold for Elizabeth Herrlich 70 East End av, a 5-sty brick flat with stores, on a lot 25.6x86, which she owned for 32 years.

EDGEcombe AV.—William A. White & Sons sold for the estate of George S. Gantz to Samuel J. Goldman the vacant plot, 104x167x irregular, on Edgewood av through to Jumel pl, 115 feet north of West 167th st. The buyer will erect a 2-sty garage on the plot.

EDGEcombe AV.—W. J. Huston & Son sold for Mary E. Dunn to the Hudson P. Rose Co. 198 Edgewood av, a 2-sty and basement frame dwelling, on a lot 21.6x53.5.

EIGHTH AV.—The 6-sty brick elevator apartment house with stores, on a plot 87.5x100x99.11, at the southeast corner of Eighth av and 140th st, known as the Lourian, has been sold by the Battim Realty Co. to Julius Cohen.

LENOX AV.—Sherman & Kirschner sold for Carl Fischer, music publisher, the 4-sty and

## BEHEMOTHIAN BANKS

A COMMON complaint of clients of banks, advertising companies, architects, law firms and other professions is the difficulty of getting the personal attention of the heads of the business. The trouble lies here—

1—Great volume of business and the natural tendency to foster the largest accounts.

2—The length of a day and the natural limits of human capacity.

This Trust Company is so organized as to offer the personal service of its executives to every depositor, regardless of size of deposit, and that is the policy which has made it second to none in financial stability and marked it as the most progressive of all the conservative Trust Companies.

## LAWYERS TITLE & TRUST CO.

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

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

## MONEY TO LEND ON SECOND MORTGAGES BUILDING LOANS

BROOKLYN REALTY PREFERRED

BROKERS PROTECTED

## WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

# MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881  
**AMES & COMPANY**  
 REAL ESTATE  
 26 WEST 31ST ST. Tel. 4810 Longacre

**A. V. AMY & CO.**  
 ECONOMICAL AND EFFICIENT  
 MANAGEMENT OF PROPERTY  
 160 WEST 72ND ST. Phone 5809-8810 Columbus.

**JAMES S. ANDERSON & CO.**  
 REAL ESTATE  
 Management—Leasing—Rentals—Insurance  
 Over twenty-five years' experience in  
 the management of property.  
 Offices: 82-84 NASSAU STREET  
 John 0079

Established 1852  
**ASHFORTH & CO.**  
 Incorporated  
 REAL ESTATE  
 Agents—Brokers  
 501 FIFTH AVE., AT 42nd ST.  
 Murray Hill 0142-0143

**BAUER, MILBANK & MOLLOY, INC.**  
 REAL ESTATE  
 51 East 42nd Street Murray Hill 1936

**JOHN J. BOYLAN**  
 Real Estate Agent, Broker and Appraiser  
 402 WEST 51ST STREET - - - Circle 7756  
 377 BROADWAY - - - - - Worth 1823

**EUGENE J. BUSER CO.**  
 INCORPORATED  
 Real Estate — Insurance  
 Mortgages Appraising Management  
 Northwest Corner East 149th Street and  
 Courtlandt Avenue, Bronx  
 Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES  
& FLOYD**  
 MANAGEMENT OF ESTATES  
 84 WILLIAM STREET NEW YORK  
 BROKERS, APPRAISERS, AGENTS

FIRM OF  
**LEONARD J. CARPENTER**  
 Agents Brokers Appraisers  
 75 MAIDEN LANE  
 Branch: Corner Third Ave. and 68th St.  
 Entire Charge of Property  
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY  
 REAL ESTATE CO., Ltd.**  
 BROOKLYN'S OLDEST  
 REAL ESTATE OFFICE  
 187 MONTAGUE ST. BROOKLYN  
 Appraisers—Auctioneers—Brokers

**CUDNER REAL ESTATE CO.**  
 BROKERS and MANAGERS  
 254 WEST 23RD ST. Tel. Chelsea 1276

**ARTHUR CUTLER & CO.**  
 Real Estate  
 176 WEST 72D ST. AT BROADWAY  
 Columbus 4278-9

**HARRY B. CUTNER**  
 REAL ESTATE  
 1181 BROADWAY, AT 28TH ST.  
 Telephone: Watkins 4585-6

*Joseph Day*  
 Auctioneer

67 LIBERTY ST. Telephone:  
 N. Y. CITY Cort. 0744

**O. D. & H. V. DIKE**  
 Specialists in the  
 Management of Income-Producing  
 PROPERTIES

CANDLER BUILDING  
 220 WEST 42ND STREET  
 BRANCH: 271 WEST 23RD STREET

**DUROSS COMPANY**  
 Real Estate  
 155 WEST 14TH ST. 261 BROADWAY

**CHARLES G. EDWARDS CO.**  
 Real Estate—Insurance  
 Specialist in Downtown Dry Goods District  
 321-323 BROADWAY  
 Phone: Worth 8420  
 Uptown Office: 425 FIFTH AVENUE

**J. B. ENGLISH**  
 REAL ESTATE BROKER  
 INSURANCE 1531-7 Broadway  
 ESTATES MANAGED N. W. corner 45th St.  
 RENT COLLECTED Astor Theatre Building  
 HOUSES FOR SALE Phone: Bryant 4773  
 AND TO LET

**J. ARTHUR FISCHER**  
 Real Estate and Mortgages  
 Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

**FRED'K FOX & CO., Inc.**  
 Business Building Brokers  
 297 MADISON AVENUE  
 Southeast Corner 41st Street  
 Vanderbilt 0540  
 793 BROADWAY  
 Near 11th Street  
 Stayveant 2510

**GOODWIN & GOODWIN**  
 REAL ESTATE and INSURANCE  
 Management of Estates a Specialty  
 148 WEST 57TH STREET  
 Near Carnegie Hall Telephone: Circle 6095  
 260 LENOX AVENUE  
 N. E. Cor. 123rd Street Telephone: Harlem 6500

**C. BERTRAM HUBBARD**  
 INCORPORATED  
 REAL ESTATE—INSURANCE  
 MANAGEMENT  
 489 FIFTH AVENUE  
 Tel. Murray Hill 458-3339

**H. C. KOPP & COMPANY**  
 Specialists in Retail Store Locations  
 MANAGEMENT and BROKERAGE  
 402 Madison Avenue Vanderbilt 4900

**SAMUEL H. MARTIN**  
 Real Estate and Insurance  
 Management Specialist  
 1974 BROADWAY Phone: Columbus 0896

**HENRY G. LEIST**  
 REAL ESTATE—INSURANCE

APPRAISER—ESTATES MANAGED

204 East 86th Street Established 1887

**LEWIS H. MAY CO.**  
 SPECIALIZING  
 23rd to 34th St., Lexington to Seventh Ave.  
 18 WEST 27TH ST. Phone: Watkins 2125

**F. BRONSON MONELL**  
 Real Estate—Insurance  
 MANAGEMENT SPECIALIST  
 71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2  
**J. K. MOORS**  
 315 WEST 57' STREET

**NASSOIT & LANNING**  
 REAL ESTATE INVESTMENTS  
 APPRAISALS—MANAGEMENT  
 BROADWAY AT 89th ST. Riverside 8380

**NEHRING BROTHERS**  
 INCORPORATED  
 Real Estate—Insurance  
 ST. NICHOLAS AVE. AND 182D STREET

**OGDEN & CLARKSON**  
 Corporation  
 Real Estate and Insurance  
 One East 49th St. Plaza 6955

**O'REILLY & DAHN**  
 Real Estate—Management  
 YORKVILLE SECTION  
 124 EAST 86th ST. Phone: Lenox 3901

**GEO. J. RYAN**  
 Queens Borough Real Estate  
 AGENT BROKER APPRAISER  
 Member Real Estate Board of New York  
 46 Jackson Avenue, Long Island City  
 Telephone: Hunters Point 3451-2

**MALCOLM E. SMITH, INC.**  
 Real Estate Agents and Brokers  
 185 MADISON AVE. Vanderbilt 7393

**SPOTTS & STARR, Inc.**  
 Real Estate—Insurance  
 Management  
 TIMES BUILDING  
 Phone Bryant 4000

**J. IRVING WALSH**  
 SPECIALIST  
 Washington Square and Greenwich Village  
 73 WEST 11TH STREET

**JAMES N. WELLS' SONS**  
 (James P. Eadie)  
 Real Estate and Insurance  
 Since 1835 at No. 191 NINTH AVENUE  
 Established 1819 Phone: Chelsea 5266

**WALTER C. WYCKOFF**  
 Real Estate—Insurance  
 Management  
 403 MADISON AVENUE

**FRED'K ZITTEL & SONS**  
 Real Estate and Insurance  
 BROADWAY at 79TH STREET  
 THE APTHORP  
 Schuyler 9700 Established 1868

basement brick dwelling, 202 Lenox av, adjoining the northeast corner of 120th st, on a lot 20x80, to a client for occupancy.

MADISON AV.—Anna Richard sold to Morris Gold the southeast corner of Madison av and 116th st, a 5-sty brick apartment house, on a lot 25.11x83. The store is occupied as the branch of a bank.

PARK AV.—Stebbins Realty & Construction Co., Inc., sold to Lillian Rice, 1261 Park av, a 6-sty brick tenement house with stores, on a lot 25.3x100. Leo Hess was the broker.

SECOND AV.—Michael Johannes sold to Pauline Schatten 1546 Second av, a 5-sty brick tenement house with stores, on a lot 25.6½x100.

ST. NICHOLAS PL.—Frederick Brown purchased from the Gamble-Brown Realty Co. the 6-sty elevator apartment house, known as the Bavaria, on a plot 75x100, at 40 St. Nicholas pl. The property is arranged for 30 families in suites of from 4 to 6 rooms. J. S. Maxwell was the broker.

TERRACE VIEW AV.—The Meister Builders, Inc., sold to Frieda Aronson the northwest corner of Terrace View and Adrian avs, Marble Hill, a vacant plot, 105.1x138.8x irregular.

THIRD AV.—Walter C. Wyckoff sold for James A. Renwick and Meta R. Sedgwick the 5-sty brick tenement house with store, on a lot 25.11x95, at 2039 Third av, southeast corner of 112th st, to an investor.

THIRD AV.—The newly formed Yetmar Realty Corporation, having for directors Y. and M. J. Stensler, bought from Arnold Meier 2139 and 2141 Third av and 206 East 117th st, three 4-sty brick flats with stores, on a plot 35.7x100x irregular, forming the southeast corner of those thoroughfares.

WADSWORTH TERRACE.—The newly formed 96 Wadsworth Terrace Corporation, with B. Nolen, R. Kastern and D. Glickman as directors, purchased from the Loring Construction Co. the 5-sty apartment house, 50x100, at that address, near 194th st. M. Shlivek, attorney, represented the new company.

WEST END AV.—Bracher & Hubert sold for Harris A. Dunn, vice-president of the Columbia Trust Co., 634 West End av, a 4-sty and basement stone dwelling, on a lot 19x100. The buyer is a physician, who will occupy the premises.

## BRONX SALES

ELM PL.—Ernest O. Fischer sold to George Schaefer the 2½-sty and basement frame dwelling, 2475 Elm pl, on a lot 25.3x100.

FREEMAN ST.—Max Notes purchased from a client of Martin Gollubier the 5-sty 16-family brick apartment house with stores, on a plot 52.10x85.6, 995 Freeman st, northwest corner of Bryant av.

138TH ST.—Butler & Baldwin, Inc., sold for a client to the Okieford Realty Corporation 690 East 138th st, a 5-sty and basement brick apartment house with stores, on a plot 40x100. It was held at \$53,000.

161ST ST.—The block front comprising the northeast corner of 161st st and Sherman av has been sold by the Astor estate to M. Just through Hall J. How & Co. The plot is 128 feet on 161st st, extending through to 162d st, and fronts 292 feet on Sherman av. The purchaser is preparing plans for a garage and service station.

170TH ST.—Mary Lorens sold 414 East 170th st, a 3-sty and basement frame 3-family house, on a lot 16.2x100.

175TH ST.—William J. Gabel sold for Herman Beitz to Mrs. Kate Foley the 2½-sty and basement frame dwelling 668 East 175th st, on a lot 25x99.4, adjoining the southeast corner of Crotona av.

178TH ST.—Eugene J. Busher Co. sold for the Rhode Island Hospital Trust 221 West 178th st, northwest corner of Cedar av, a 2½-sty and basement frame dwelling, on a lot 21x92.2.

236TH ST.—The vacant plot, 50x100, on the south side of 236th st, 100 feet west of Keppler av, has been bought by James Henry from the Times Square Construction Co.

ANTHONY AV.—Armstrong Bros. resold for Charles Schwab, 1852 Anthony av, a 3-sty frame 3-family house, on a lot 19x100.

BERGEN AV.—Goetz estate sold through Marston & Co. to Fred Oppenheimer, a tenant, 540 Bergen av, adjoining the southeast corner of East 149th st, a 5-sty brick apartment house with stores, on a plot 26.7x100x irregular. The estate had owned the parcel since 1901.

BRYANT AV.—The Lymond Construction Co. sold to Dennis F. McRedmond the 5-sty and basement brick apartment house, on a plot 50x

100, at 1468 Bryant av, 150 feet north of Jennings st.

CAULDWELL AV.—Westward Realty Co., T. H. Mullen, president, sold through Armstrong Bros., 1033 Cauldwell av, a 6-sty and basement brick apartment house, on a plot 70x50, adjoining the northwest corner of 165th st.

CONCOURSE.—Mary L. Wilson bought from Arthur W. Shearer and Robert J. Murphy the northwest corner of Grand Boulevard and Concourse and 168th st, 76.9x106x irregular.

CONCOURSE.—Louis Finkelstein sold to Dora Bierman the southeast corner of Grand Boulevard and Concourse and 183d st, a 5-sty and basement brick apartment house, on a plot 93x84, subject to a mortgage for \$85,000.

CONCOURSE.—George S. Runk sold for Martin M. Stone the northeast corner of Grand Boulevard and Concourse and Field pl, a 5-sty and basement brick apartment house. The property has a frontage of 100 feet on the Concourse and runs through to Ryer av. There are six families on a floor and the total rental approximates \$30,000. It is reported that the same interests who control the similar property adjacent to the north and facing 184th st are the purchasers. This addition will give the owners control of the entire square block.

CRESTON AV.—Elizabeth McGrath sold to Julius Ahr the 2-sty and basement brick dwelling, 2266 Creston av, on a lot 16.8x89.6.

CRESTON AV.—Shalbert Holding Co. sold to the Joseph P. Bender Co. the northeast corner of Creston av and 180th st, a 6-sty and basement brick apartment house, on a plot 111x99.4x irregular.

FIELDSTON.—George Howe sold the following plots in Fieldston to buyers who will improve with residences: For the Delafield estate to William E. Lowther on Delafield av, to William Haig plot on same st, and for the Parkway Heights Co. plot on Tibbett av to A. M. Johanson.

FORDHAM RD.—Armstrong Bros. sold for a client to Hardy Bros., 68-74 West Fordham rd and 2374 University av, forming the southeast corner of the two thoroughfares, a 6-sty elevator apartment house, known as the Miriam, on a plot 103x88.9x77.3. It contains 17 apartments and 4 stores. It was held at \$175,000.

INTERVALE AV.—The Cornucopia Realty Co. sold to Solomon Anlokowitz the 5-sty brick apartment house with stores, on a plot 50x100, at 910 and 912 Intervale av.

# MEMBERS REAL ESTATE BOARD OF NEW YORK

## ADAMS & CO., INC.

Real Estate  
170 5TH AVE. Tel. Gramercy 1092  
SPECIALIST IN BUSINESS PROPERTY

## ALEX. BALTER, INC.

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

## CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF  
BUSINESS BUILDINGS  
50 EAST 42d ST. Murray Hill 7820

## ALFRED P. COBURN

Real Estate—Appraisals—Insurance  
Management of Estate a Specialty  
159 W. 72nd ST. Phones: Columbus 4358-2548

## CHAS. A. DUBOIS

REAL ESTATE  
3551 BROADWAY  
At 146th St. Established 1894

## DUNLAP & LLOYD

Incorporated  
Real Estate—Insurance  
80 GROVE STREET Phone: Spring 5518

## JACOB FINKELSTEIN & SON

Real Estate—Mortgages  
Specialists in the Bowery Section  
42 BOWERY Phone: Franklin 1210

## ROYAL SCOTT GULDEN

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

## CHARLES G. KELLER

Real Estate and Insurance  
113 WEST 23rd STREET  
Watkins 5336

## ALBERT E. KELLY

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

## T. H. KELLEY

Specialist in Fordham Heights Property  
158 East 188th St., at Grand Concourse  
Phone: Fordham 2569

## J. P. & L. A. KISSLING

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

## ROBERT LEVERS

Real Estate—Insurance  
THE KNICKERBOCKER, 152 West 42d Street  
Phone Bryant 7945

## JOSEPH MILNER CO., Inc.

Real Estate  
505 FIFTH AVE., NEW YORK  
Vanderbilt 3607

## HIRAM RINALDO

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

## GEORGE S. RUNK

REAL ESTATE BROKER  
Mortgage Loans—Management  
1252 LEXINGTON AVENUE

## SCHINDLER & LIEBLER

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

## SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT

RESIDENTIAL PROPERTIES

542 FIFTH AVENUE Vanderbilt 1309

Manhattan Office  
1 WEST 125th STREET  
Tel. Harlem 8400

Bronx Office  
1972 JEROME AVENUE  
Bingham 2700

## SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to  
SHAW & CO.

## COMMERCIAL PROPERTY

MANAGEMENT

Rentals—Sales—Appraisals—Insurance  
Industrial Locations



840 BROADWAY 1261 BROADWAY  
Stuyvesant 0627

## JACOB J. TABOLT

REAL ESTATE  
670 EIGHTH AVE. Phone  
Above 42d St. Bryant 7081

## JAMES P. WALDEN

REAL ESTATE  
Specialist in West Side Dwellings  
200 West 72nd St. Columbus 9006

## WHITNEY-FOSTER CORP.

Real Estate Administrator  
150 WEST 72nd ST. Columbus 6409

**INTERVALE AV.**—Louis Reuter sold 994-996 Intervale av, a 5-sty and basement brick apartment house, on a plot 50x100, held at \$70,000, to M. Fixler.

**JEROME AV.**—Stebbins Realty and Construction Co., Inc., resold the northeast corner of Jerome av and 167th st, a 5-sty brick triple flat with stores, on a plot 27.8x121; also the 2-sty and basement frame dwelling, on a lot 21x109, adjoining, 1212 Jerome av, to Lillian and Ferdinand Rice. Leo Hess was the broker.

**JEROME AV.**—Samuel Brenner sold to Frederick Czaki, attorney, the plot, 100x100, at the northeast corner of Jerome and Walton avs. Goldsmith & Rosenthal, attorneys, represented Mr. Brenner. The plot forms half of the block recently bought by Mr. Brenner a few weeks ago. The remaining portion is improved with 1-sty stores.

**KINGSBRIDGE RD.**—The Fivepoint Realty Corporation, Henry Berkowitz president, purchased from John Kerr the triangular plot at the northwest corner of Kingsbridge rd and Southern Boulevard for the erection of a gasoline station, repair store and showrooms. The plot fronts 140 feet on Kingsbridge rd, 110 feet on Southern Boulevard and has a rear line of 88 feet.

**KINGSBRIDGE TERRACE.**—E. Fellman sold to James McDonald for the Thorne estate 3071 Kingsbridge terrace, a 2½-sty frame detached dwelling, on a plot 75x191.

**MARION AV.**—Manhattan & Bronx Co. sold for Dr. N. Kruskal to a buyer, for occupancy, 2638 Marion av, a 2-sty and basement frame detached dwelling, on a plot 50x176.3x irregular, adjoining the northeast corner of East 194th st.

**MORRIS AV.**—The 5-sty and basement brick apartment house, 50x100, at the northwest corner of Morris av and 183d st, containing 6 stores, has been sold by Samuel Berner, operator, to an investor. It is on a plot 47x108.7. Charles B. Van Valen, Inc., was the broker.

**OGDEN AV.**—Julian Kovacs sold to the Amelia Realty Co. the plot of 5 lots fronting 117 feet on Ogden av, just south of Washington Bridge and opposite the new Ogden Theatre.

**PARK AV.**—Ralph Russo sold for Ferdinand Alenito to Francesco Di Fiore, 3125 Park av, a 2½-sty and basement frame dwelling, on a lot 28.1x164.5.

**RIVERDALE.**—Thomas J. Cunningham purchased through E. Fellman 42 lots on the west side of Fieldston rd south of Mosholu av, Riverdale, from the Thorne estate. Mr. Cunningham will build ten stucco and rubble stone 6 and 7-room houses, to be finished by October 1. The rear of this property, about 30 lots, will be devoted to a private park similar to Gramercy Park.

**SEDGWICK AV.**—John J. Egan sold for Charles Nettle the vacant plot, 50x100, on the west side of Sedgwick av, 271.5 feet north of Fort Independence st, Kingsbridge, to Peter Reeves, who will erect a dwelling thereon.

**SHAKESPEARE AV.**—Formation has been made, with S. Drucker, S. Rosneck and M. November as directors, of the 1371 Shakespeare Avenue Corporation, to take over the property at that address.

**SHERIDAN AV.**—E. Osborne Smith, Inc., sold for J. Henry Witt the northwest corner of 161st st and Sheridan av, to Julian Kovacs. The property adjoins the new 12-sty hotel now under construction by the Bronx Boosters on the Concourse. Mr. Kovacs will improve the site with a 1-sty business building.

**SOUTHERN BOULEVARD.**—Sampire Realty Co. bought from the Beaumont Construction Co. the vacant plot, 132.5x110x irregular, on the west side of Southern Boulevard, 160 feet north of Longwood av.

**THIRD AV.**—The East River Savings Institution sold to the Fruchtwain Realty Corporation the 1-sty buildings, on plot 104.8x141.4x irregular, at the northwest corner of Third av and 175th st.

**THIRD AV.**—The 5-sty brick apartment house with stores, on a plot 37x96.8x irregular, at the northwest corner of Claremont Parkway and Third av, has been sold by the 505 Claremont Parkway, Inc., to the Lewray Realty Co., Inc. The house was held at \$60,000. Coleman, Stern & Ellenwood, attorneys, represented the buyers.

**UNIVERSITY AV.**—Henry Sullivan sold to Nora Ryan, 2279 University av, a 2½-sty and basement detached frame dwelling, on a plot 50x100, with garage.

**UNIVERSITY AV.**—Stebbins Realty & Construction Co., Inc., purchased from the Wehat Realty Co. the vacant plot, 175x100, on the north side of University av, 386 feet west of Tremont av. William F. Kurz was the broker.

**VALENTINE AV.**—Manhattan & Bronx Co. sold for a client 2797 Valentine av, southwest corner of East 197th st, a 5-sty and basement brick apartment house, on a plot 32.4x90.

**WASHINGTON AV.**—John A. H. Stadlander sold to Samuel Meiselman the 5-sty brick apartment house with stores at the northwest corner of Washington av and 171st st, on a plot 50x150.

**WASHINGTON AV.**—Robert Foley sold 2158 Washington av, a 2-sty and basement frame 2-family house, on a lot 18.6x110, for Elinor Stanton to I. Theodore and Maria Baer.

**WASHINGTON AV.**—R. Rasmussen sold for Mrs. Amelia F. Kientsch 1833 Washington av, a 2½-sty and basement frame 2-family house on a lot 28x112.8, together with a 2-sty and basement brick factory building on a connecting interior lot 28x108.4, to D. Schlaifer.

**WHEELER AV.**—R. Rasmussen sold for Otto A. Defaia to W. Bantz the 5-sty and basement brick apartment house 1210 Wheeler av, on a plot 40x100.

**WHITE PLAINS AV.**—Joseph P. Day sold to M. Just the plot, 85x80, on the east side of White Plains av, being the only vacant parcel between 217th and 218th st. J. Janss also sold to M. Just the northeast corner of White Plains av and 223d st, 114x80.

**WHITE PLAINS AV.**—Charles Edelson sold for Julius Geher to Edko Realty Company, Inc., plot, 89x280, on the northwest corner of East 222nd st and White Plains av, for the Elkwood Realty Co., Inc., to the same purchasers the plot adjoining on White Plains av, 57x80, giving them a holding of 146 feet on the avenue.

**BROOKLYN SALES**

**BRIGHTON BEACH.**—Stone & Shaw sold clients the southeast corner of Ocean Parkway and Brighton Beach av, Brighton Beach, a vacant plot 100x128. Upon it will be erected a limestone taxpayer containing 10 stores and a loft.

**CONEY ISLAND.**—Realty Associates sold the following plots on Stillwell av, Coney Island: East side of Stillwell av, 620 feet north of Neptune av, 20x135x irregular, to Maria Savasta through A. Abate; east side of Stillwell av, 640 feet north of Neptune av, 136.94x76.17x irregular, to Joseph Cafeiro through A. Abate; West side of Stillwell av, 1,091 feet north of Neptune av, 40x117.62, to A. Pavia.

**KINGS HIGHWAY.**—William Liss, Inc., sold for the estate of Jennie Hand the Kings Highway Theatre Building, at the northeast corner of Kings Highway and East 14th st, 63x163x irregular, consisting of the theatre, containing 600 seats, two stores on Kings Highway, 5 stores on East 14th st, and 6 apartments. It was held at \$80,000.

**We examine and Insure Titles to Real Estate  
United States Title Guaranty Company**

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

**MANHATTAN BROKERS**

**ORVILLE B. ACKERLY & SON**  
Brokers and Appraisers  
LONG ISLAND REAL ESTATE  
Phone: Longacre 2280  
243 West 34th St., New York City

**ERNEST N. ADLER**  
Upper East Side Property a Specialty  
1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhinelander 6125

**ARMSTRONG & ARMSTRONG**  
Real Estate Agents and Brokers  
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street  
Phone: Morningside 1376

**GEORGE H. CORTH & CO.**  
ECONOMICAL and EFFICIENT  
MANAGEMENT OF PROPERTIES  
342 MADISON AVENUE, NEW YORK  
Telephone: Vanderbilt 9494

**JAMES A. DOWD**  
Real Estate—Insurance  
Renting—Management  
874 SIXTH AVENUE, above 49th Street

**HOLT & MERRALL, Inc.**  
Industrial Real Estate  
342 MADISON AVE. Tel. Vanderbilt 4699

**J. & E. REALTY CORPORATION**  
SELLING—LEASING—MANAGEMENT  
Gotham Bank Building  
1819 BROADWAY Phone Columbus: 7094 - 4681

**LEONARD MORGAN CO.**  
Real Estate—Insurance—Estates Managed  
Gotham Bank Building, Columbus Circle  
Suite 504-5 Phone: Columbus 1646

**ARTHUR G. MUHLKER**  
Real Estate—Insurance  
1112 PARK AVE., NEAR 90TH ST.  
Phone: Lenox 2335

**FRED. OPPENHEIMER**  
Real Estate—Mortgage Loans  
540 Bergen Av., at 149th St.  
Phone: MELROSE 5907

**ABRAHAM SAFFIR**  
REAL ESTATE  
1472 BROADWAY, LONGACRE BLDG.  
Phone Bryant 6944

**F. P. SANSONE CO.**  
Real Estate Insurance  
Selling Leasing Management  
Tel. Vanderbilt 4218  
320 EAST 34th STREET, NEW YORK

**JOHN CONSTABLE MOORE**  
REAL ESTATE  
15 EAST 40th ST. Vanderbilt 8189

**ARTHUR L. SHAW**  
Washington Heights Specialist  
4032 BROADWAY, ABOVE 169TH STREET  
Wadsworth 4150-4151

**SHERMAN & KIRSCHNER**  
Real Estate and Insurance  
54 E. 109th STREET NEW YORK  
Tel. University 3237-2720

**JAMES B. SPEYERS & CO., Inc.**  
Real Estate  
CANADIAN PACIFIC BUILDING  
342 Madison Ave. Suite 814-816

**TANKOOS, SMITH & CO.**  
REAL ESTATE  
11 JOHN STREET, CORNER BWAY  
Cortlandt 6938-2372-1306

**WILLIAMS-DEXTER CO., INC.**  
Greenwich Village Real Estate  
Insurance  
72 GREENWICH AVE. Chelsea 8096

REAL ESTATE NOTES.

HAROLD A. WATSON, formerly with Cross & Brown Co., is now associated with Adams & Co.

DR. BYRON SPRAGUE PRICE is the purchaser of 93 Park av, sold recently.

CHARLES F. NOYES, who has been on a tour of Europe, will sail for home on the steamship Aquitania to-day.

ROY M. LITTLE, who was long with the firm of M. & L. Hess, is now associated with the new real estate firm of Thoens & Flaunlacher, Inc.

J. & E. REALTY CORPORATION has removed to the Gotham Bank building, Suite 920, at 1819 Broadway.

ELLIOTT M. WEST and Joseph Leeming have become associated with Charles B. Van Valen, Inc., in the department of mortgages.

MRS. J. SERGEANT CRAM is the purchaser of the plot 100x100, at north corner of Fifth av and 109th st, facing on the plaza at the upper end of Central Park.

THOMAS F. MCGOURTY, formerly manager of F. & G. Buckman, has formed with Victor J. Kubanyi the firm of McGourty & Kubanyi, with offices at 600 West 125th st.

THE NEW FIRM of Epstein & Michaelson has opened offices in 563 East Tremont av, where they will conduct a general real estate and insurance business.

HUGO WABST, real estate and insurance broker, formerly of 3737 White Plains av, Bronx, is now located in his new quarters, 3813 White Plains av, near 219th street subway station.

E. J. MAAS REALTY CO. has removed its offices from 200 West 102d st to larger quarters in 3410 Broadway, northeast corner of 138th st. It has also enlarged the facilities of its insurance department.

MORTIMER G. MAYER, of the firm of J. S. & M. G. Mayer, owners of the Esplanade Hotel, northwest corner of West End av and 74th st, announces that the recently reported deal for the property has been abandoned, and the hotel remains in their possession. It will be operated as heretofore.

HERMAN A. ACKER leased to L. Oppenheimer, Inc., a large double store at 160 East 188th st, adjoining the southwest corner of Grand Boulevard and Concourse, for a period of years, at an aggregate rental of \$15,000.

Bronx Brokers

A. G. BECHMANN

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

WILLIAM J. FREY

Real Estate and Insurance 370 EAST 149th ST.

George J. Frey Mott Haven 5406

WM. F. KURZ CO.

Bronx Real Estate 370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

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

L. G. LOSERE

REAL ESTATE

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

ALBERT D. PHELPS

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

HENRY SCHWIEBERT

Real Estate—Insurance

261 EAST FORDHAM ROAD Near Valentine Avenue Fordham 9345

REAL ESTATE STATISTICS

CONVEYANCES

MANHATTAN BRONX BROOKLYN

Table of conveyance statistics for Manhattan, Bronx, and Brooklyn, showing assessed value, number of transactions, and consideration for the periods July 12 to July 18 and Jan. 1 to July 18 for the years 1921 and 1922.

MORTGAGES

MANHATTAN BRONX BROOKLYN

Table of mortgage statistics for Manhattan, Bronx, and Brooklyn, showing number of mortgages, amount, and interest rates for the periods July 12 to July 18 and Jan. 1 to July 18 for the years 1921 and 1922.

MORTGAGE EXTENSIONS

MANHATTAN BRONX

Table of mortgage extension statistics for Manhattan and Bronx, showing amount and number of extensions for the periods July 12 to July 18 and Jan. 1 to July 18 for the years 1921 and 1922.

BUILDING PERMITS

MANHATTAN BRONX BROOKLYN QUEENS RICHMOND

Table of building permit statistics for Manhattan, Bronx, Brooklyn, Queens, and Richmond, showing number of permits, cost, and alterations for the periods July 12 to July 18 and Jan. 1 to July 18 for the years 1921 and 1922.

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clientelles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century" 585 Nostrand Avenue, near Dean Street 414 Myrtle Avenue, near Clinton Avenue 7520 Thrd Avenue, near 76th Street 1214 Flatbush Avenue, near Ditmas Avenue BROOKLYN Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated

Can Sell Your Brooklyn Real Estate 158 REMSEN STREET Phone Main 5906

Members { Brooklyn Real Estate Board Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS

AND FLATBUSH & LINDEN AVENUES Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y. Telephone: Decatur 4981



# BUILDING SECTION

## Apprenticeship Training Plans Outlined to Employers

Burt L. Fenner, A.I.A., Chairman of N. Y. Building Congress Committee on Apprenticeship, Addressed Monthly Luncheon of Employers' Association

**A**T the most interesting as well as the most instructive of the monthly luncheon meetings held by the Building Trades Employers' Association, which occurred at the Association rooms, Wednesday, July 19, Burt L. Fenner, New York Chapter of the American Institute of Architects and Chairman of the Committee on Apprenticeship of the New York Building Congress, delivered an address on "Training Mechanics for the Building Industry." Nearly two hundred members of the Association were present and showed by their intelligent questions after the conclusion of Mr. Fenner's address that the subject of apprentices is one of the most important problems now confronting the construction industry.

In his address Mr. Fenner not only explained the great need for additional skilled mechanics in practically all of the trades affiliated with the building industry, but gave a brief outline of the problems he has met and overcome during the past six months during which he has studied the situation from all of its various angles as the Chairman of the Apprenticeship Committee of the Congress.

"Among the many problems confronting the building industry in its post-war attempt to re-organize its forces and meet the demand which the world is making of all industry for greater production, with increased efficiency and the elimination of waste, is the problem of recruiting the ranks of the skilled trades and increasing both the quality and the quantity of their output," said Mr. Fenner. "In a company composed almost entirely of employers, it is quite unnecessary for me to quote statistics to prove that in most of the trades an actual shortage, more or less acute, exists. You know it better than I. Nor will it be denied that the skill of the average mechanic of the present generation is less than it was a generation ago. If these are facts, the industry must find a remedy; it must not only increase the number of skilled mechanics but it must raise the standard of skill.

"One result of the great war was to largely increase the output of the manufacturing plants of the United States. Extensions were built and new and improved machinery installed to meet the government's imperative need. This is perhaps less true of the plants manufacturing materials for building construction than of those in other industries, but it is certainly safe to say that the productive capacity of plants producing building materials is today far in excess of what it was in 1914. At the same time, another effect of the war was to almost entirely stop building construction, and, in spite of the abnormal activity of the last year or two, there is still a great accumulation of delayed building projects which must be cleared up during the next few years. Furthermore, the financial condition of the country is such that there will be no difficulty in financing the needs of the building industry.

"This, then is our situation. There is an accumulated demand for building construction sufficient to keep the industry at work at top speed for years to come. There is money to finance the industry; the manufacturing plants are equipped for a production greater than ever before but the supply of skilled labor necessary to assemble and erect the output of the plants is today far below what it was eight or ten years ago. Skilled labor for building erection thus forms the neck of the bottle. If the labor of field and shop cannot absorb the output of the factories, then the factories must curtail production, expensive plant and equipment must remain idle,

overhead costs of production must increase and money which would naturally find investment in the building industry will seek other fields of employment. Up to perhaps fifteen years ago, the ranks of skilled labor in the building trades were recruited satisfactorily from Europe and through the system of indentured apprentices. Until that time, large numbers of skilled mechanics came to this country from the British Isles, Germany, France and the countries of northern and western Europe. In all these countries the standards of education and vocational training were high and the mechanics who came to us from Europe were generally the equals of the American born and trained, but for the last fifteen years the tide of immigration has completely changed.

"In recent years our immigrants have come very largely from the countries of Southern and Eastern Europe where educational standards are low, and from these countries we have received but few trained mechanics. Since the war, drastic restrictions have been placed upon immigration, so that we may now assume that the European source of supply has been completely cut off and we must, therefore, depend solely upon our own resources.

"The system of indentured apprentices has also failed to supply the normal demand. There have been many reasons for this failure. There has been no systematic course of training, planned to produce well-rounded mechanics, skilled in all branches of their trades; no attempt to supplement shop and field instruction with school instruction calculated to make men more intelligent and better citizens; no systematic attempt on the part of employers to provide continuous employment; no certainty that the young men, when trained, would be admitted to union membership, and thus be given an opportunity to earn their livings at the trades they have learned. There have been instances in which employers have exploited the apprentices, using them to take the places of journeymen, and it has been a more or less common experience that apprentices only half trained have left their employment, gone to other cities, posed as full fledged journeymen and obtained employment as such. What with the hit-or-miss methods of training, the closed books of the unions, the tendencies of the young men to break away from their training and obtain the status of mechanics before they were qualified, and the absence of any attempt at training in the responsibilities of citizenship, is it any wonder that the system, or lack of system, has failed to produce mechanics in the necessary quantity or of the desired quality? We must also remember that many journeymen left the building trades for other employment during the war and have not yet returned, and, perhaps, never will, and we must realize that nature's laws are inexorable and that men will grow old and die.

"The present shortage of skilled mechanics is actually throttling the entire industry. You gentlemen, representing the employers in the building trades, cannot escape the duty of correcting this situation. Now, what are you going to do about it? There are doubtless many ways in which improvement may be brought about. A thorough study of the subject of seasonal unemployment ought to point the way to a more efficient use of the labor forces which we now have but, in my opinion, that which will produce the most positive and most immediate results will be the establishment of a system of apprentice training, so designed as to eliminate the weak-

nesses and causes of failure of past systems. Nor will it be necessary for you to adopt the role of pioneer, searching out new and unexplored country.

"The New York Building Congress, which, as you know, comprises in its membership not only contractors but representatives of manufacturing, financial and real estate interests, architects, engineers and labor, and which, since its organization, has devoted itself to a broad general study of the present condition of the industry, has reached the conclusion that the industry has no greater need than that of a comprehensive system of apprenticeship training, not for one or two trades only, but designed so as to be applicable, with slight changes in detail, to any and all trades as their individual needs may determine. So certain does the Congress feel of the soundness of this conclusion, that it has been at work for several months in the constructive work of designing such a

"It has also had the most generous co-operation of the State Department of Education and the Board of Education of New York City. It has had the advice and assistance of Dr. Elliott, of the Hudson Guild, to whom, more perhaps than to any other man, is due the splendid system in use by the printers.

"The Congress has worked out a definite general plan, which has been approved by the Building Trades Employers' Association and the New York Building Trades Council. It has elaborated this plan in detail for the carpentry and allied trades and is making every effort, with the hearty co-operation of employers and unions in these trades to put the plan into full operation within the next two months.

"I shall not take the time to explain it in detail but I want to touch on a few of its general principles.

"The administration is co-operative. The directing agency is a joint general committee of thirteen, five representing the employers, five representing the unions and three chosen by the New York Building Congress from men less directly connected with construction, viz., two architects and a real estate owner and operator. Smaller joint committees will direct the work in the individual trades. Under the direction of the general committee there will be a permanent staff of experts in vocational education, preparation of courses of instruction and text books, inspectors to co-ordinate the work in shops, in the field and in school, and such clerical help as may be required. It will be seen that by this plan the exploitation of the apprentice by the employer and the control of the apprentice by the union will become impossible. The joint committee will act as a court of last resort in case of complaint by the employer, the union or the apprentice himself.

"The minimum age limit is 16 years and the period of training is four years. Sixteen years is the age at which, under our laws, a boy may quit school and, in the great majority of cases, he does so. If not permitted to at once enter upon their apprenticeship training, most boys would find other work and would be unwilling to leave it a year or two later to start their period of training for the building trades. Four years is not too long a training period if the boy is to receive a well rounded education in all branches of his trade, but credit may be given to a boy who can satisfy the committee that previous training entitles him to advanced rating.

"The minimum wage is a graded one, gradually increasing through the four years, and, at all times, a fixed percentage of the journeyman's wage.

"School training in simple mathematics, mechanics, science, English, etc., is obligatory. If the apprentice fails to put in the required time at school, his enrollment will be cancelled and his employment cease.

"Continuous employment is recognized as a moral obligation of the joint committee. At the outset, it seems impossible to induce employers to guarantee continuous employment but the obligation to find steady employment for the boy is one of the important functions of the committee. Evidence already in our possession has convinced us that this obligation will have great effect upon the boy who is considering enrollment

"The joint control will prevent any tendency on the part of the employers to create a surplus of labor and on the part of

the unions to unduly restrict the supply of mechanics.

"I predict that this work, once started, will grow by leaps and bounds. It will surprise you to know that the several local unions in the carpentry and allied trades now number 450 apprentices in their membership; that members of the Employers' Association in those trades are now employing 100 apprentices and have obligated themselves to employ 100 more as soon as we can furnish them. We are, therefore, prepared to enroll 650 apprentices in the carpentry and allied trades at once and the New York City school authorities are now planning to provide for their night school training beginning October first.

"We have been told that we will find an impenetrable obstacle in certain trades, in the 'closed books' of the unions. If there are any unions with closed books, it is, of course, obvious that an apprenticeship system in those trades cannot exist. No boy can be expected to devote four years of his life to learning a trade unless reasonably assured of admission to the union and the full opportunity for employment as a journeyman when competent. I do not fear this obstacle, if it really does exist. The great majority of the unions are keenly interested in our apprenticeship plan. They know that no sane man today would deliberately seek to overload a trade with more mechanics than it can reasonably hope to keep busy in normal times.

"If one or two unions were to seek to delay the rehabilitation of the industry by such a short-sighted policy as maintaining closed books, they would be forced by the sentiment of the other unions to change their tactics, and, in the last analysis, public sentiment would demand an end to such reactionary ideas. You may depend upon it, that two or three unions will never be permitted to throttle the whole great industry.

"We are not so blind as to believe that our plan is letter perfect. In its main essentials, it has passed the critical examination of employers and unions and its main controversial points have been settled by the unqualified acceptance of both. Minor points of criticism will develop, but with the mutual good will which has been thus far manifested, and with the ardent desire to put it into operation, its defects will be ironed out by the joint boards as they develop.

"What, then, remains to be done to put the plan into full operation? One thing only, but a very important thing; viz., the securing of the necessary financial support. Our next step is to organize the general joint committee, the members of which have already been appointed, and to find and engage the experts necessary to start the machine operating.

"You are doubtless preparing to ask me where this money is to be found. Let me say that the industry itself must furnish the bulk, if not all, of it. The unions are prepared to do their share, but you will recognize that they are not financially in position to make a very large contribution. The employers who are now required to pay bonuses in order to get men, and the manufacturers who find the output of their plants restricted by the shortage of setters and erectors must furnish the greater part of the necessary funds. With the industry itself committed wholeheartedly to the undertaking, the Congress will endeavor to interest the general business public insofar as that may be possible, but it goes without saying that the general public will not undertake to do that which the industry will not do for itself.

"The period of paper work is ended. The working drawings and specifications are completed, the estimates are in hand, and the contract is ready for signature. I believe that the employers and manufacturers in the building industry are ready to accept the role of first party to that contract."

At the conclusion of Mr. Fenner's address various members of the Employers' Association questioned the speaker on points which were doubtful and the discussion which followed brought out a number of interesting facts which had not been covered in the address but which were germane to the subject and important to both unions and employers.

The last speaker was A. E. Kleinert, Superintendent of Buildings for the Borough of Brooklyn, who briefly outlined the apprenticeship system as it exists in Germany.

# New Commitments Indicate Continued Building Progress

## Weekly Statistics of F. W. Dodge Company Show Little Decline in Local Activity Because of Unsettled Material Supply Situation

**C**ONSTRUCTION in the Metropolitan district continues at mid-season intensity. Although there is a noticeable decline in the number of new housing projects being brought out there is a decided increase in industrial and commercial operations which has more than offset the loss in residential work. Study of the newly projected operations shows that there will undoubtedly be a continuation of the prevailing conditions in the local construction field for the remainder of the year and that during the next few years the building trades will average far better business than they have had for several years past.

The weekly statistics compiled by the F. W. Dodge Company show that in New York State and New Jersey, north of Trenton, plans were announced for 713 new projects at an estimated total cost of \$29,170,200 during the twenty-eighth week of this year. The contracts actually awarded in this territory during the week numbered 497 and represented a total outlay of \$18,755,300.

In Greater New York there were first reports on 276 new building and engineering operations during the week of July 8 to 14, inclusive, which will require an expenditure of approximately

\$20,068,900, and the records show 130 contracts awarded, which are valued at a total of \$8,623,800.

The list of 276 contemplated operations is divided into the following groups: 50 business buildings such as stores, offices, lofts, commercial garages, etc., \$3,688,000; 9 educational projects, \$1,200,900; 1 hospital, \$1,000,000; 8 factories and industrial plants, \$667,000; 3 public buildings, \$272,500; 5 public works and public utilities, \$2,562,000; 5 religious and memorial buildings, \$298,000; 193 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$10,175,500, and 2 social and recreational projects, \$205,000.

Among the 130 projects for which contracts were awarded in Greater New York during the twenty-eighth week of this year were 23 commercial buildings of various types, \$4,099,000; 3 educational projects, \$150,900; 3 industrial buildings such as factories, shops, warehouses, etc., \$190,000; 2 public buildings, \$85,000; 7 public works and public utilities, \$310,900; 2 religious edifices, \$25,000, and 96 residential projects, including multi-family dwellings and one and two-family houses, \$3,763,000.

### PERSONAL AND TRADE NOTES.

**A. J. Silberstein**, architect, has moved his office from 829 Broad street to 185 Market street, Newark, N. J.

**Newton L. Schloss and Joseph Orlando**, architects and engineers, announce the opening of offices in the Tilden Building, 105 West Fortieth street, for the design and construction of steel, concrete, slow burning and non-fireproof buildings.

**Iron Products Corporation**, of New York City, and its subsidiaries, the Central Iron & Coal Company, Central Radiator Company and the Molby Boiler Company, announce the opening of a district sales office in the Jefferson County Bank Building, Birmingham, Ala.

**Bell Brothers' Lumber Company**, foot East Ninety-ninth street, has acquired a tract containing thirteen lots in 138th street, near Southern boulevard, the Bronx, upon which a modern office building and garage will be erected. The firm proposes to transfer its headquarters upon completion of these buildings.

**Brigadier-General John J. Carty**, vice president of the American Telephone & Telegraph Company, received the honorary degree of doctor of engineering from New York University at its graduation exercises held June 6. This is a very unusual degree and is conferred for only unusually meritorious services.

**Dwight P. Robinson & Co., Inc.**, engineers and constructors, have entered into a contract with the Metropolitan Life Insurance Company by which policies are provided without expense for all members of the contracting organization reporting to the general office. Policies are provided under a group insurance plan without cost to the employees.

**W. D. Cashin & Co.**, Boston, Mass., announce the opening of a New York office, located in the Grand Central Terminal Building, as sales agents for the Thermograde Valve Company and for the Bishop & Babcock Company, vacuum heating specialties. Thomas M. Kellogg has been installed as the manager of the office.

### Manufacturers and Dealers to Co-operate

For the purpose of co-operation, arrangements have been made by the Executive Board of the Lighting Fixture Dealers' Society of America and the officials of the National Council of Lighting Fixture Manufacturers to join to-

gether more closely in discussions regarding promotion of their activities and solution of their problems.

According to Charles H. Hofrichter, secretary of the National Council of Lighting Fixture Manufacturers, the affairs of both organizations will be administered from the same office. Each organization will maintain its own identity, have its own officers, collect and handle its own funds and in every way conduct the detailed work of the organization in an individual manner.

### Employment Service for Engineers

An employment service for engineers of every variety of training and experience is conducted by the four National Engineering Societies of the United States. This service brings in touch with the various business men the service of 50,000 trained technical men who are members of these societies, and one of the objects of it is to show to the various commercial houses the aid which engineers are rendering to others in the same lines and to help these firms and corporations secure similar assistance.

Men of engineering training are prominent in all branches of commercial endeavor and their creative ability is recognized as being of great help in the building up of the nation's wealth.

This service is under the direction of W. V. Brown and is located in the United Engineering Building, 29 West Thirty-ninth street, and is free to both employer and to employee.

### Clay Production Less in 1921

Production of raw clay in New Jersey, the leading clay-producing state, during 1921 decreased both in quantity and value from the high points reached in 1920 and 1919, according to figures compiled by the State Department of Conservation and Development in co-operation with the U. S. Geological Survey.

A total of 263,178 short tons valued at \$1,049,748 was produced in the State in 1921 while the corresponding figures for 1920 were 354,613 short tons valued at \$1,656,867. These figures represent only those clays which are mined and sold as clay, and not those which are mined and used directly by the manufacturer.

Ball clay alone showed an increase. The 1921 tonnage of 8,230 short tons was 65 per cent. greater than that of 1920; the value of the yield for 1921 is placed at \$62,638, while that for 1920 was \$43,157.

Other clays included in the raw clay group, together with the 1921 figures, are: fire clay, 195,572 short tons valued at \$842,257; stoneware clay, 16,354 short tons valued at \$71,919; and miscellaneous clays, 43,022 short tons valued at \$72,934.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**Wall Paper Manufacturers' Association of the United States** will hold its annual convention at the Hotel Commodore, New York City, during the week beginning July 31.

**New York State Retail Hardware Association** will hold its annual convention and exposition at Rochester, February 20 to 23, inclusive, next year.

**Long Island Lumber Dealers' Association** will hold its first annual clambake and field day at Valley Grove, Eatons' Neck, near Northport, Wednesday, July 26. An interesting program of athletic events is being prepared.

**American Society for Municipal Improvements** will hold its annual meeting at Cleveland, October 2 to 6, inclusive. Headquarters will be located at the Hollenden Hotel. An interesting exhibit will be held in connection with this meeting.

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

**American Electrochemical Society** announces the removal of its national headquarters to Columbia University, after having been located for nearly twenty years at Lehigh University, Bethlehem, Pa. The change is due to the fact that the society's new secretary, Dr. Colin G. Fink, has recently been appointed lecturer in electrochemistry at Columbia, and he will have charge of that division of the university's department of chemical engineering.

**National Safety Council** will hold its eleventh annual meeting in Detroit, August 28 to September 1, inclusive. A special program has been arranged for the metals section, of which J. R. Mulligan, safety inspector for the Bethlehem Steel Company, is chairman. The program for the meeting includes reports of officers and committees and several addresses. All meetings will be held in the new Cass Technical High School, which has just been completed. This building has an auditorium with a seating capacity for 3,000 persons.

# CURRENT BUILDING OPERATIONS

**C**ONTRACTING interests in the Metropolitan district need not fear a decline in building activity for some time to come if the records of the past week are any criterion of the outlook for the future. The week has been a notable period for the award of contracts, among which are numbered several costly and important projects. One of the outstanding characteristics of the situation has been the decided improvement in the volume of active commercial work and the number of large alteration jobs recently placed under contract. Another feature is the increasing interest in the construction of costly private residences and the records of the week show several contracts for work of this type, with others being planned for an early release.

The coal and railroad strikes are steadily becoming more of a menace to local building progress. Although there is as yet no real scarcity of materials, supplies in some lines are getting dangerously low and the outlook for the arrival of shipments from production point is not bright. The coal situation is retarding production of steel, lime, plaster, cement, brick, terra cotta and many other items essential to construction and the increasing difficulties of transportation are retarding the deliveries of what reserve stocks the manufacturers have on hand. As a result of this condition prices are remarkably firm and with a decided trend toward higher levels.

One of the significant characteristics of the construction situation is the noticeable decline in the volume of newly proposed residential work. During the past few weeks the records of the building bureaus, of New York City, have shown a decided decrease in the number of new residential buildings filed, and although the construction of dwellings still remains the dominating feature of the local situation there is every indication that within a relatively short time the major portion of the new active residential projects will be completed and the mechanics employed on these operations released for commercial and industrial operations.

**Common Brick**—Business in the New York wholesale market for Hudson River common brick was excellent during the past week. The transactions of the period included the arrival and sale of fifty-six barge loads of brick, a record only exceeded once this year, and that after the river was first opened to navigation last spring. Demand is steady, but is not quite as keen as it was some weeks ago, although the arriving barges are being

promptly disposed of. During the past week or so there has been increased sales of brick in Manhattan which is indicative of the improvement in the commercial building situation. Brooklyn continues to lead all other boroughs in the purchase of common brick and the bulk of it is going into immediate consumption in apartment house projects and other residential operations in that borough and Queens. Prices are quite steady at \$20 a thousand, to dealers in cargo lots, and there is no present anticipation of a softening in price, at least not while labor

costs remain at their prevailing level and the fuel situation continues as serious as it is today. Although the fuel problems have not as yet been responsible for decreased brick production, manufacturers are conserving what little hard coal they have on hand and after starting their kilns on anthracite are maintaining their fires with a high grade of soft coal, or are using coke or cord wood.

**Summary**—Transactions in the North River brick market for the week ending Thursday, July 20, 1922. Condition of market: Demand active; prices steady.

## 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..\$20.00 to —  
Raritan .....

Second-hand brick, per load of 3,000, delivered.....\$47.00 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.. \$3.25  
Rebate for bags, 10c. each.

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

1½-in., Manhattan deliveries, per cu. yd. .... \$2.75  
Bronx deliveries ..... 2.75  
¾-in., Manhattan deliveries..... 2.75  
Bronx deliveries ..... 2.75

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

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

Manhattan deliveries ..... \$2.75  
Bronx deliveries .. ..... 2.75

**Hollow Tile**—

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

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

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

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

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens .....\$10.50 per 1,000

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.

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

Hydrate Common, in paper bags .....\$19.50 per ton

**Plaster**—

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

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

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

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

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

Rebate for returned bags, 15c. per bag

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

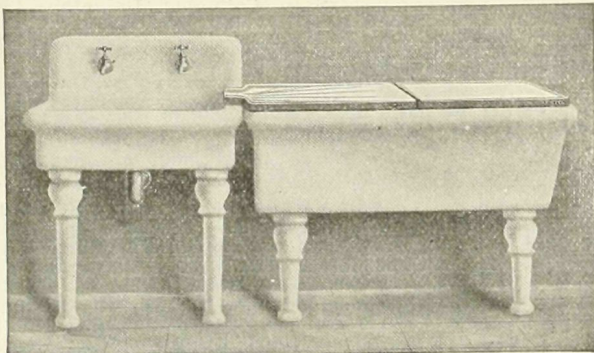
Finishing Plaster (320-lb. barrel) ..... 5.35 per bbl.

**Plaster Blocks**—

2-in. (solid) per sq. ft.....\$0.10½ to \$0.12

3-in. (hollow) per sq. ft... 0.10½ to 0.12

## COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

MARIETTA HOLLOW-WARE & ENAMELING CO.  
MARIETTA, PENNA.

## Sash Weights—Sash Chain Castings and Forgings

Grate Bars

SPECIAL IRON WORK

Pencoyd Steel and Iron Co.

Cort. 1372

206 Broadway, New York

## SHADES, AWNINGS AND CANOPIES

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

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



F. J. KLOES

Established 1872

269 Canal St., New York

Telephone: Canal 4072

# MATERIALS AND SUPPLIES

Quotations: Hudson Rivers, \$20 a thousand, to dealers in cargo lots along-side dock. Number of cargoes arrived, 56; sales, 56. Distribution: Manhattan, 19; Bronx, 2; Brooklyn, 25; New Jersey points, 8; Astoria, 1; Yonkers, 1.

**Structural Steel**—The railroad and coal strikes are responsible for the growing difficulties in the steel industry and as a result of this condition deliveries are getting slower in the face of increasing tonnage demands. Several important commitments have been booked within the past few days and a large number

of projects are likely to be released within the next week or so, and this work will involve a very substantial total tonnage. Prices are very firm with the minimum generally 1.75c. base, Pittsburgh, for reasonably early deliveries. Spot deliveries are calling for premiums considerably above this level. New York prices on structural steel, fabricated and erected, range from \$75 to \$85 per ton, according to size of the tonnage and the type of project.

**Lumber**—A very active demand continues in this market and both wholesale

and retail departments are reporting excellent prospects for the future unless the business is slowed down because of the railroad strike. At the present time lumber orders are largely in excess of production and even shipments from mill points are being made at a rate considerably above the actual output. The railroad strike is exerting a retarding effect upon the lumber industry. Freight is moving slowly and deliveries are becoming more and more uncertain. Prices are steady and practically unchanged.

**Roofing Papers**—An active demand characterizes this market and business is likely to continue at its present rate as long as interest in the construction industry is maintained. Dealers report stocks adequate for all demands and prices firm without likelihood of important changes.

**Window Glass**—Little change has taken place in the market for this material during the past week. Demand is strong, but it is largely for the cheaper grades of glass commonly used in apartments and small house construction. At present there is some scarcity in plate glass due to the active buying of the automobile industry. Prices are steady and there is no indication of a decided movement in either direction at present.

**Cast Iron Pipe**—The demand for this commodity is steadily increasing and as a result deliveries are becoming more extended. The local mills are all practically booked ahead for at least three months and but little spot business is being accepted at any price owing to the coal and transportation difficulties. There is considerable municipal business now on the market and more in sight, but private buying continues to be the outstanding feature of the current demand. Prices are very firm and likely to continue at their prevailing levels for some time if they do not advance further. New York quotations, per net ton, are as follows: 6 in. and larger, \$53.50; 4 in. and 5 in., \$53, and 3 in., \$68.30, with \$4 extra for Class A and gas pipe.

**Electrical Supplies**—Trade conditions in this line remain substantially unchanged. Demand is quite active and all signs indicate a continuation of good business for the remainder of the year. The large amount of new construction is creating a steady demand for wiring materials and other items identified with construction. Prices are somewhat unsettled and no important changes have been reported, but there is a decided upward trend to the market.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x½ in.....	0.22 each
32x36x¾ in.....	0.28 each

### Sand—

Delivered at job in Manhattan .....\$2.00 to — per cu. yd.  
Delivered at job in Bronx ..... 2.00 to — per cu. yd.

### White Sand—

Delivered in Manhattan....\$4.50 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.....	1.68
Gray Canyon sandstone, per cu. ft....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft....	1.85
Seam face granite, per sq. ft.....	1.20
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.....	1.98c. to —
Beams and channels over 14 in.....	1.98c. to —
Angles, 3x2 to 6x3.....	1.98c. to —
Zees and tees.....	1.98c. to —

### Lumber—

Wholesale prices, New York.  
Yellow pine, merchantable 1905, f. o. b., N. Y.

3x4 to 14x14, 10 to 20 ft....	\$42.00 to \$56.00
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)...	28.50 to —
Wide cargoes .....	31.50 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....\$105.00 to —  
Cypress shingles, 6x13, No. 1 Hearts .....

### Flooring:

White oak, quart'd sel....	\$97.50 to —
Red oak, quart'd select..	87.50 to —
Maple No. 1.....	76.00 to —
Yellow pine No. 1 common flat .....	61.00 to —
N. C. pine flooring Norfolks .....	62.50 to —

### Window Glass—

Official discounts from manufacturers lists:

Single strength, A quality, first three brackets .....	84%
B grade, single strength, first three brackets .....	86%
Grades A and B, larger than the first three brackets, single thick.....	86%
Double strength, A quality.....	85%
Double strength, B quality.....	88%

### Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.93 to —
Less than 5 bbls.....	0.96 to —

### Turpentine—

Turpentines .....	\$1.03 to —
-------------------	-------------



Face  
Enameled  
Fire

# BRICK

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

We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

## American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

# Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

## Building Loans

### American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City  
Telephone 9600 Bryant

## H. W. BELL CO.

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

Park Ave. & 139th St.

Phone—Mott Haven 3134  
BROOKLYN

KENT AVENUE & MORTON STREET

## Bonded Securities Corp. Mortgage Loans

165 Broadway, N. Y.

Telephone Cortland 6640

## CONTEMPLATED CONSTRUCTION.

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

37TH ST.—Rouse & Goldstone, 512 5th av, have been retained to prepare plans for an apartment house at the southeast corner of 37th st and Park av, for Cyril Carrean, Inc., 101 Park av, owner. Details will be announced later.

#### BANKS.

42ND ST.—Dennison & Hirons, 288 Lexington av, have completed plans for alterations to the 4-sty brick bank, 25x90 ft, with offices at 115 West 42nd st, for American Savings Bank, Wm. M. Campbell, president, 115 West 42nd st, owner. Cost, \$30,000.

#### FACTORIES AND WAREHOUSES.

ESSEX ST.—Chas. B. Meyers, 31 Union sq, has completed plans for alterations to the 3-sty brick factory, 22x36 ft, at 163 Essex st, for Estate of Benj. R. Winthrop, Chester Fullwood, in charge, 102 1st st, owner. Cost, \$30,000. Owner will take bids on general contract.

30TH ST.—Wm. H. Rahmann & Sons, 126 Cedar st, have completed plans for alterations to the 6-sty brick factory, 49x100 ft, at 654 West 30th st, for John T. Stanley, Inc., & Co., John T. Stanley, president, 640 West 30th st, owner. Cost, \$30,000.

#### HOTELS.

64TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9 or 15-sty brick and stone apartment hotel, 50x100 ft, at 23-25 West 64th st, for Jacob Goldstein, 856 East 178th st, owner and builder.

#### STORES, OFFICES AND LOFTS.

33D ST.—Warren & Wetmore, 16 East 47th st, have completed plans for a 6-sty brick, steel, limestone and terra cotta store and loft building, 50x98 ft, with show rooms, at 45-47-49-51-51½ East 33d st, for Edw. M. Dickerson, owner, care Geo. Jalkel, 41 Park Row. Cost, \$90,000.

BROADWAY.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for thirteen 1-sty brick stores, 102x100 ft, at the southwest corner of Broadway and Academy st, for Chester Judis, 103 Park av, owner and builder. Cost, \$60,000.

DYKMAN ST.—Samuel Cohen, 32 Union sq, has completed plans for sixteen 1-sty and basement brick stores, 100x50 ft, at 130-142 Dykman st, for Chester D. Judis Bldg. Corp., Chester D. Judis, president, 103 Park av, owner and builder. Cost, \$25,000.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Plans are being prepared privately for a 5-sty brick, limestone and terra cotta apartment house, 72x108 ft, on the east side of University av, about 300 ft south of Burnside av, for Sam'l. C. Brenner, 1924 University av, owner. Cost, \$140,000. Owner will take bids on separate contracts about September 1.

#### STABLES AND GARAGES.

JEROME AV.—Jas. F. Meehan, 171st st and Grand Concourse, has completed preliminary plans for a 1-sty brick garage, 175x100 ft, on the west side of Jerome av, 113 ft north of 170th st, for Billingsley Holding Corp., 171st st and Grand Concourse, owner. Cost, \$50,000.

#### STORES, OFFICES AND LOFTS.

GRAND AV.—Gronenberg & Leuchtag, 450 4th av, have completed plans for thirteen 1-sty brick stores, 92x107 ft, at the southeast corner of Grand av and West Burnside av, for J. L. S. Realty Co., Jos. Silverson, president, 103 Park av, owner and builder. Cost, \$100,000.

MT. EDEN AV.—Gronenberg & Leuchtag, 450 4th av, has been retained to prepare plans for a 2-sty brick store and office building at the northeast corner of Mt. Eden and Jerome avs, for Joseph Silverson, 342 Madison av, owner. Cost, \$125,000.

## SPRINKLER

**SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT**

**INSTALLED AS A LOCAL SYSTEM  
OR FOR CENTRAL OFFICE SERVICE**

**AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE**

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

### Brooklyn

#### CHURCHES.

10TH ST.—Delano & Aldrich, 126 East 38th st, Manhattan, have been retained to prepare plans for a 2-sty brick church, with community center, in West 10th st, near Kings Highway, Bensonhurst, for Bensonhurst Presbyterian Church, Rev. B. X. Apelian, 1798 West 8th st, owner.

#### DWELLINGS.

88TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty brick dwelling, 24x59 ft, in the southwest side of 88th st, 100 ft west of Colonial rd, for Martin P. Mawkinney, 6806 Ridge blvd, owner. Cost, \$10,000.

28TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for two 2-sty frame dwellings, 15x70 ft, in the west side of East 28th st, 200 ft north of Clarendon rd, for Patrick J. Reilly, 227 Clarkson rd, owner. Total cost, \$16,000.

11TH AV.—Chas. Braun, 459 41st st, has completed plans for a 2-sty brick dwelling, 55x40 ft, at the northwest corner of 11th av and 84th st, for Amin Merhigi, 421 43rd st, owner. Cost, \$22,000.

34TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for six 2-sty brick dwellings, 13x60 ft, in the west side of East 34th st, 100 ft south of Av J, for L. Seiderman, 1344 Lincoln pl, owner. Total cost, \$36,000.

9TH ST.—Salvati & Le Quornick, 369 Fulton st, have completed plans for a 2-sty frame dwelling, 24x40 ft, in the west side of West 9th st, 420 ft north of Av W, for Maundo Moduco, 384 Kingsland av, Jersey City, owner. Cost, \$8,000.

2D AV.—Chas. P. Cannella, 1163 Herkimer st, has completed plans for a 2-sty brick dwelling, 50x100 ft, with garage, at the northwest corner of 2d av and 41st st, for Giovanni Del Petra, 41021-6 2d av, owner. Cost, \$15,000.

#### SCHOOLS AND COLLEGES.

AV L.—C. B. J. Snyder, southeast corner Flatbush av ext and Concord st, has plans in progress for a 5-sty brick, steel, limestone and terra cotta public school No. 193, 193x119 ft, at Av L and 26th st, for City of New York Board of Education, Geo. Ryan, president, Park av and 59th st, Manhattan, owner. Cost, \$300,000. Bids will be advertised for about August 20.

#### STABLES AND GARAGES.

GRAND AV.—S. J. Kessler, 529 Courtlandt av, Manhattan, has completed preliminary plans for a 2-sty and cellar brick and reinforced concrete garage, 73x129 ft, at corner of Grand and Atlantic avs, for St. Marks Realty Co., S. H. Wolfman, president, 1043 Pacific st, owner. Cost, \$75,000.

OSBORNE ST.—Murray Klein, 37 Graham av, has completed plans for a 1-sty brick garage, 130x100 ft, at northwest corner of Osborne st and Lott av, for H. Mandelowitz, 404 Osborne st, owner. Cost, \$50,000.

#### STORES, OFFICES AND LOFTS.

COURT ST.—Plans are being prepared privately for a 4-sty and basement brick and limestone store and office building, 87x100 ft, at Court and Schermerhorn sts, for Chanin Construction Co., 44 Court st, owner and builder. Cost, \$150,000. Owner will take bids about August 10.

MYRTLE AV.—Jas. J. Millman, 26 Court st, has completed plans for a group of 1-sty brick stores, 112x100 ft, on the south side of Myrtle av, from Knickerbocker av, for Parkside Improvement Co., Sam Hauben, 305 Broadway. Cost, \$15,000.

## "WE CHALLENGE THE WORLD"

### UNITED STATES GAS RANGE CORP.

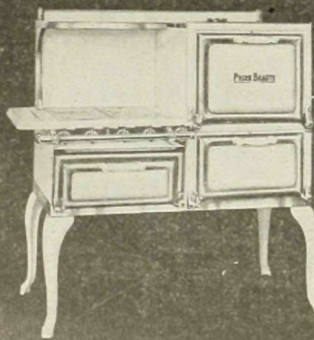
Manufacturers

### "PRIZE BEAUTY" Gas Ranges CLEVELAND, OHIO

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.



**Queens****APARTMENTS, FLATS AND TENEMENTS.**

**LONG BEACH, L. I.**—Arthur Ehrlich, Long Beach, has been retained to prepare plans for four contemplated 4-sty brick and limestone apartment houses, 80x84 ft, at Lafayette and Chester sts, Long Beach, for Individual Homes Corp. M. & H. R. Peck, 114 East Chester st, Long Beach, owner. Cost, \$150,000. Owner will take bids on separate contracts on first house about September 1.

**DWELLINGS.**

**SPRINGFIELD, L. I.**—E. Jackson, Herriman av, Jamaica, has plans in progress for forty 2-sty frame and shingle dwellings, 18x22 ft, at Springfield Hillcrest, Springfield, for Wm. Schabehorn, Springfield Gardens, Springfield, owner and builder. Cost, \$6,000 each.

**FLUSHING, L. I.**—K. C. Budd, 527 5th av, Manhattan, has completed plans for a 3-sty frame dwelling, 34x28 ft, in the north side of Amity st, 225 ft east of Percy st, Flushing, for Howard Seward, 81 Parsons av, Flushing, owner. Cost, \$15,000.

**HOLLIS, L. I.**—Hamilton & Fragasso, 342 Madison av, Manhattan, have plans in progress for a 2½-sty brick dwelling, 30x40 ft, at Hollis, for J. B. Robinson, owner, care of architect. Cost, \$12,000. Architect will take bids on general contract.

**HOLLIS, L. I.**—H. Brucker, 2549 Myrtle av, Ridgewood, has completed plans for two 2½-sty frame dwellings, 16x36 ft, on the east side of Carpenter av, south of Hempstead Turnpike, Hollis, for Conrad Zimmer, 1422 Hancock st, Brooklyn, owner and builder. Cost, \$8,000 each. Owner will take bids on separate contracts.

**SCHOOLS AND COLLEGES.**

**HUNTINGTON, L. I.**—Parker & Galow, 17 East 42nd st, Manhattan, have been retained to prepare plans for a 2-sty brick school at Huntington for Board of Education of Huntington, S. Cheserre, on the board, Huntington, owner. Owner will advertise for bids in the fall.

**STORES, OFFICES AND LOFTS.**

**SOUTH OZONE PARK, L. I.**—W. Spaulding, 375 Fulton st, Jamaica, has plans in progress for a 3-sty and basement brick department store, 50x100 ft, with offices, at the southeast corner of Jerome av and Freedom av, South Ozone Park, for M. Kawaler, South Ozone Park, owner. Cost, \$60,000.

**CONTRACTS AWARDED.**

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

**BANKS.**

**JERSEY CITY, N. J.**—A. W. Crone & Sons, 500 Central av, Jersey City, have the general contract for a rear addition to the 2-sty brick and stone bank, 50x25 ft, at rear of 356 Central av, Jersey City, for Merchants National Bank, Emil Stohm, president, 356 Central av, Jersey City, owner, from plans by A. C. Bosson, 680 5th av, Manhattan, architect.

**BALDWIN, L. I.**—John H. Carl & Son, Inc., 510 1st av, Manhattan, have the general contract for a 1-sty brick and limestone bank, 30x60 ft, at Merrick rd and Grand av, Baldwin, for Baldwin National Bank, Dr. W. S. Steel, president, Baldwin, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects.

**MANHATTAN.**—Fleischmann Construction Co., 531 7th av, has the general contract for a 6-sty brick and limestone bank and office building, 83x50 ft, at 1765-67 Madison av, southeast corner 116th st, for Bank of United States—Jos. S. Marcus, president—320 5th av, owner, from plans by Louis Allen Abramson, 48 West 46th st, architect. Cost, \$250,000. Structural engineer—Ball & Snyder, 25 East 24th st.

**CHURCHES.**

**MANHATTAN.**—G. Richard Davis, 30 East 42nd st, has the general contract for alterations to the 1-sty stone synagogue, 104x184 ft, at the northeast corner of 5th av and 43rd st, for Temple Emanuel, Rev. Joseph Silverman, 45 East 75th st, owner, from plans by Harry Allen Jacobs, 64 East 53th st, architect. Consulting engineer, Eadie Freund & Campbell, 7 West 45th st.

**DWELLINGS.**

**PORT WASHINGTON, L. I.**—Alphonso Nardiello, Port Washington, has the general contract for a 2½-sty frame and shingle dwelling, 36x34 ft, on Murray av, Port Washington, for J. Nardiello, owner, care of general contractor, from plans by A. Schoeller, Way av, Corona, architect. Cost, \$17,000.

**SOUTH ORANGE, N. J.**—The Bilt-Wel Co., Inc., Chas. M. Newman, president, 202 Harrison st, East Orange, has the general contract for a 2½-sty frame clapboard and shingle dwelling, with garage, on the west side of Wyoming av, north of South Orange av, South Orange, for Chas. W. Alexander, 552 Argyle av, Orange, owner, from plans by Wm. E. Garrabrants, 343 Main st, East Orange, architect. Cost, \$15,500.

**PORT WASHINGTON, L. I.**—Central Building Co., 58 Front st, Worcester, Mass., has the gen-

eral contract for a 2½-sty brick dwelling of irregular dimensions on plot of 6 acres on the harbor at Port Washington for Vincent Astor, 23 West 26th st, Manhattan, owner, from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects. Cost, \$250,000.

**ENGLEWOOD, N. J.**—Jas. Bried, West st, Englewood, has the general contract for a 2½-sty hollow tile and stucco dwelling of irregular dimensions, with garage, at Booth av and Woodland st, Englewood, for Josephine Reichmeister, Woodland st, Englewood, owner, from plans by R. W. Bristol, 597 5th av, Manhattan, architect. Cost, \$60,000. Heating and plumbing—James F. Griffin, Engle st, Englewood.

**SOUTHAMPTON, L. I.**—Havens & Wylde, Walnut st, Southampton, have the general contract for alterations to a dwelling at Southampton for H. H. Rogers, 61 Broadway, Manhattan, owner, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects. Cost, \$15,000.

**SUMMIT, N. J.**—Robert A. Howie, 763 Broad st, Newark, has the general contract for a 2½-sty frame and stucco dwelling, 60x65 ft, with garage, on Wood Ridge rd, Summit, for Edward A. Pruden, Lenox rd, Summit, owner, from plans by Benj. V. White, 29 West 34th st, Manhattan, architect.

**EAST NORWICH, L. I.**—Mathews Construction Co., 103 Park av, Manhattan, has the general contract for a 2½-sty brick and stone dwelling, 57x93 ft, at East Norwich, for John F. Birmingham, South st, Oyster Bay, owner, from plans by Jas. W. O'Connor, 162 East 37th st, Manhattan, architect.

**HILLSIDE, N. J.**—Hamilton Construction Co., 1516 Willow av, Hoboken, has the general contract for a 2½-sty hollow tile and stucco dwelling on Westminster av, Hillside, for H. Sherwood Young, 96 West Grand st, Elizabeth, owner, from plans by D. M. Kirkpatrick, Otis Bldg., Philadelphia, architect. Cost, \$18,000.

**WHITE PLAINS, N. Y.**—Jeremiah L. Sullivan, 38 Fisher av, White Plains, has the general contract for a 2-sty frame and stucco dwelling, 46x26 ft, with garage, on Chatterton Parkway, White Plains, for Geo. T. Barnes, owner, care of architect, from plans by Frank P. Whiting, Euclid av, New Rochelle, architect. Cost, \$12,500.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—Ettinger Construction Co., 44 Court st, Brooklyn, has the general contract for a 3-sty brick and concrete factory, 115x144 ft, at the southeast corner of Southern Blvd and 140th st, for S Hirschhorn, 174 East 104th st, owner, from plans by Frank S. Parker, 44 Court st, Brooklyn, architect. Cost, \$100,000.

**IRVINGTON, N. J.**—Enstice Bros., 111 Academy st, Newark, have the general contract for a 2-sty brick factory in Colt st, Irvington, for American Metal Moulding Co., Gustave A. Johnson, president, 141 N. J. R. R. av, Newark, from plans prepared privately. Cost, \$25,000.

**HOSPITALS.**

**MANHATTAN.**—C. T. Wills, Inc., 286 5th av, has the general contract for a 12-sty brick and limestone hospital, 103x125 ft, at the southwest corner of 100th st and Central Park West, for Reconstruction Hospital, N. Y. Red Cross Hospital & Training School, Dr. W. Gilman Thompson,

## Hotel Seymour Adopts Edison Service

For the past few years the Hotel Seymour at 44-50 West 45th Street has used Edison Service as a reserve to its own power plant. After a careful survey and study of the plant conditions the management has been convinced that all-year Central Station Service will result in a saving of approximately \$5,000.00 annually. They agreed that a system which could save so much money, one that has been adopted with so much success in other hotels, must have merit. Accordingly they signed the contract, which has resulted in the abandonment of the private plant

Our engineers are *At Your Service* without obligation to you. Let them help solve your power plant problems

*Big Buildings Use Edison Service*

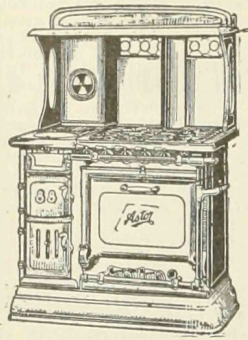
## The New York Edison Company

*At Your Service*

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600





Established 88 Years

Foundry: Peekskill, N. Y.

## The UNION STOVE WORKS

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

### THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Office and Showrooms

Telephone: Beekman 2490

Iron  
Castings  
Repair  
Work

## Acme Foundry

Truck  
Delivery  
in  
New York

20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081

## HECLA IRON WORKS

ESTABLISHED 1876

### Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

## NIEWENHOU COMPANY, INC.

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

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

## WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

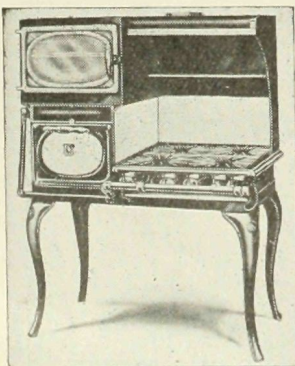
Phone: { 1370  
Mott Haven { 1371

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

## LOUIS BROOK, INC.

### LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING  
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.  
OFFICE: TEL. 2600 GREENPOINT YARDS:  
148-152 INDIA STREET GREENPOINT, BROOKLYN OAKLAND & INDIA STS.



## A-B Gas Ranges

### Headquarters for LANDLORDS AND BUILDERS

Own your own ranges and don't pay  
rent for them forever. A-B Ranges are  
the best bakers, save gas and are finished  
in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices  
Guaranteed to Give Satisfaction

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street  
Tel. Fitzroy 3466 Est. 36 Years

president, 395 Central Park West, owner, from  
plans by York & Sawyer, 50 East 41st st, archi-  
tects. Cost, \$1,000,000.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—Lustbader Construction Co.,  
423 Madison av, has the general contract for  
alterations to the 6-sty brick school, 127x87 ft,  
with offices, at 197 East Broadway, for the Edu-  
cational Alliance Corp., Dr. Fleischmann in  
charge, 197 East Broadway, owner, from plans  
by Robt. D. Kohn, 56 West 10th st, architect.  
Cost \$75,000.

MASPETH, L. I.—Putnam Construction Co.,  
303 5th av, Manhattan, has the general contract  
for a brick and limestone grade school No. 72,  
135x69 ft, at Maspeth, for Board of Education  
of the City of New York, Geo. Ryan, president,  
Park av and 59th st, Manhattan, owner, from  
plans by C. B. J. Snyder, southeast corner  
Flatbush av ext and Concord st, Brooklyn, ar-  
chitect. Cost, \$470,000.

MONTCLAIR, N. J.—J. S. & L. Carlson, Wal-  
nut st, Montclair, have the general contract for  
an addition to the 3-sty brick Nishuane School,  
at Montclair, for Town of Montclair Board of  
Education, H. T. Thurber, president, 22 Valley  
rd, Montclair, owner, from plans by Starrett &  
Van Vleck, S West 40th st, Manhattan, archi-  
tects. Cost, \$310,000.

BELLEVILLE, N. J.—Chas. E. Bowman Co.,  
Washingtonville, and 41 Prospect st, Ridgewood,  
has the general contract for an addition to the  
brick high school on Washington av, Belleville,  
for Town of Belleville Board of Education, D. A.  
Clearman, president, High School, Belleville,  
owner, from plans by Chas. Granville Jones, 280  
Broadway, Manhattan, architect. Cost, \$90,000.

MANHATTAN.—Frymier & Hanna Co., 25  
West 45th st, have the general contract for a  
rear addition to the 5-sty brick public school No  
57 at 161-173 East 114th st, for City of New  
York Board of Education—Geo. J. Ryan, presi-  
dent—Park av and 59th st, owner, from plans by  
C. B. J. Snyder, southeast corner Flatbush av  
ext and Concord st, Brooklyn, architect. Cost,  
\$600,000.

#### STABLES AND GARAGES.

MANHATTAN.—Nisnewitz & Goldstein, 277  
Broadway, have the general contract for a 3-sty  
brick and steel garage, 75x100 ft, at 103-107  
West 108th st, for the 36th Street Garage  
Corp., 256 West 36th st, owner, from plans by  
Bloch & Hesse, 18 East 41st st, architects.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Henry J. Pepper & Co., 1737  
Broadway, have the general contract for altera-  
tions to the 4-sty brick store and office building,  
51x103x150 ft, at 96 5th av, for Mano Realty  
Corp., Jacob Manowitz, president, owner, on the  
premises, from plans by Carl C. Hartzelius, 1737  
Broadway, architect. Cost, \$20,000.

MANHATTAN.—Freeman & Gates, 239 West  
35th st, have the general contract for alterations  
to the 11-sty fireproof office and storage building,  
170x136 ft, at 260 West Broadway, for Wool Ex-  
change Realty Co.—E. E. Phillippi, president—  
260 West Broadway, owner, from plans by Fred'k  
Putman Platt & Bros., 680 5th av, architects.  
Cost, \$59,000. Consulting engineer—M. X. C.  
Weinberger, 154 Nassau st.

MT. VERNON, N. Y.—Wm. Sergeant, 3 South  
3rd av, Mt. Vernon, has the general contract  
for a 2-sty brick store and office building, 20x60  
ft, at 4th av and Depot pl, Mt. Vernon, for J. D.  
Toomey and Sol Levine, 13 Depot pl, Mt. Vernon,  
owners, from plans by W. F. Stickler, Arcade  
Bldg., Mt. Vernon, architect. Cost, \$20,000.

BRONX.—P. J. Murphy, 371 East 144th st,  
has the general contract for a group of 1-sty  
brick and stone stores, 80x60 ft, in the south  
side of 137th st, 106 ft west of St. Ann's av,  
for Geo. F. Moody, 520 Willis av, owner, from  
plans by Moore & Landsiedel, 148th st and 3rd  
av, architects. Cost, \$15,000.

#### MISCELLANEOUS.

MANHATTAN.—Wilcox Construction Co., 1  
Bridge Plaza, L. I. City, has the general con-  
tract for a 2-sty brick and stucco business  
building of irregular dimensions, at southwest  
corner of 7th av and Perry st, for Williams-  
Dexter Co., 72 Greenwich av, owner, from plans  
by John V. Van Pelt, 126 East 59th st, architect.  
Cost, \$25,000.

MANHATTAN.—Chas. R. Hedden Co., 342  
Madison av, has the general contract for a 1-sty  
brick and steel sub-station, 65 ft high on each  
street, 25x100 ft, in 32nd st, L shape to Madison  
av, for New York Edison Co., A. F. Brady,  
president, 130 East 15th st, owner, from plans  
by Wm. Whitehill, Buckley-Newhall Bldg., 41st  
st and 6th av, architect. Cost, \$200,000. En-  
gineer, C. M. Van Nordon, 130 East 15th st.

CORNWALL ON HUDSON, N. Y.—Cornwall  
Industrial Corp., Cornwall, has the general  
contract for a 1-sty frame enclosed tennis  
court, 126x60 ft, at Cornwall on Hudson, for  
C. C. Stillman, 9 East 67th st, Manhattan,  
owner, from plans by Walter D. Blair, 154  
East 61st st, Manhattan, architect. Cost, \$40,000.

JERSEY CITY, N. J.—H. A. Crane & Bro.,  
28 Fairmont av, Jersey City, have the general  
contract for an addition to the brick and steel  
repair shop, 31x57 ft, on Tonnelle av, Jersey  
City, for Brunswick Laundry, 222 Tonnelle av,  
Jersey City, owner, from plans by Geo. A.  
Flagg, 665 Newark av, Jersey City, architect.  
Cost, \$20,000.







## STORES AND DWELLINGS.

L. I. CITY.—Roland st, s e c Hoyt av, 2-2-sty strs & dwgs, 18x53, slag rf, 2 families, elec, steam heat; \$16,000; (o) Estate of John A. Thompson, 41 Woolsey, L. I. City; (a) McAvoy & Smith, Bridge Plaza, L. I. City (5236-37).

## MISCELLANEOUS.

ROCKAWAY BEACH.—Pier av, s w c Bch 105th st, 2-sty fr bathing pavillion, 100x213, tar and paper rf; \$10,000; (o) Leopold Levy, 277 Bway, N. Y. C.; (a) Wm. Lacerenza, 16 Court st, Bklyn (5434).

**PLANS FILED  
FOR ALTERATIONS**

**Manhattan**

CENTRAL PARK SOUTH, 2-22, raise entrance on 18-sty bk hotel; \$1,000; (o) Plaza Operating Co., Plaza Hotel, 5 av & 59th; (a) Warren & Wetmore, 16 E 47th (1562).

DELANCEY ST, 106, remove walls, new partitions, walls, extension, girders, columns, rearrange stairs in 5-sty bk store & apart; \$12,000; (o) Rose A. Block, 255 W 108th; (a) Zipkess, Wolff & Kudroff, 432 4 av (1547).

GRAND ST, 60, remove steps, new steps, retaining wall on 7-sty bk factory; \$1,000; (o) Frances D. Baily, 220 W 42d; (a) Gronenberg & Leuchtag, 450 4 av (1545).

GRAND ST, 64, remove steps, new retaining wall, steps on 7-sty bk factory; \$1,000; (o) Frances D. Baily, 220 W 42d; (a) Gronenberg & Leuchtag, 450 4 av (1546).

HUDSON ST, 543-45, remove columns, new columns, piers, girders, ext on 4-sty bk store & apart; \$6,000; (o) Michael Greco, 731 Greenwich st; (a) Otto Reissmann, 147 4 av (1587).

MERCER ST, 55, new elevator shaft, f p doors, skylight on 5-sty bk warehouse; \$3,000; (o) Maurice H. Steinfels, 55 Mercer st; (a) Seaberg Elevator Co., Inc., 407 Douglas st, Bklyn (1586).

PEARL ST, 330, new front, entrance hall, vault lights, remove steps on 5-sty bk office bldg; \$1,000; (o) Emil Friedman, 330 Pearl; (a) Edw. L. Angell, 17 E 126th (1578).

WALL ST, 45, enclose present vault in reinf conc const, new extension, vault, reinf conc add to base vault, in 9-sty bk bank & offices; \$35,000; (o) U. S. Trust Co., 45 Wall st; (a) Louis E. Ordwein, 2078 Vyse av, Bronx (1580).

WILLET ST, 70, new boiler in 2-sty bk synagogue; \$1,000; (o) Reische Kortynier Cong., 70 Willet st; (a) Jacob Fisher, 25 Av A (1557).

14TH ST, 58-60 W, new elevator, store front, stairs, fire escape in 5-sty bk store & apart; \$10,000; (o) Robt. Smith, 58 W 14th; (a) Geo. Keister, 56 W 45th (1560).

20TH ST, 120-28 W, remove runway, elevator, new elevator, beams, stairs, conc floor, fire retard ceiling in 3-sty bk stable & storage; \$10,000; (o) Anna Rankin, 126-28 W 20th; (a) Louis A. Sheinart, 194 Bowery (1576).

35TH ST, 648 W, new elevator & shaft in 2-sty bk packing plant; \$1,800; (o) Vanderbilt Est; (e) Wm. S. Webb, Grand Central Terminal; (b) Dillon & Wiley, 103 Park av (1553).

50TH ST, 40 W, raise 1 & 2 tier beams, new store fronts on 5-sty bk store & aparts; \$16,000; (o) Columbia University, Morningside Hgts; (a) Ferdinand Savignano, 6005 14 av, Bklyn (1567).

51ST ST, 30 W, remove partitions, raise 1 & 2 tier beams, new extensions, wall, partitions in 4-sty bk dwg; \$20,000; (o) Louis & Albert Pincus, 34 W 50th; (a) Saml Cohen, 32 Union sq (1583).

53D ST, 17 E, new add sty, extension, stairs, fire escape, elevator, rearrange toilets in 5-sty bk dwg; \$35,000; (o) Brown Brand Realty Co., 13 E 49th; (a) Geo. & Edw. Blum, 505 6 av (1571).

53D ST, 49 E, raise extensions, 1-sty on 4½-sty bk dwg; \$2,000; (o) Dr. Wm. W. Herrick, 49 E 53d; (a) Henry C. Pelton, 151 W 42 (1558).

54TH ST, 112 E, remove framing partitions, new add sty, elevator, f p framing, f p doors, f p partitions, walls, plumbing in 5-sty bk apart; \$60,000; (o) The Medical Chambers, Inc, 114-116 E 54th; (a) Polhemus & Coffin, 15 E 40th (1549).

55TH ST, 124 E, remove mantel, partitions, dumbwaiter, stairs, sinks, new toilets, folding doors, change doors, in 4-sty bk dwg; \$9,500; (o) Mrs. Mary H. Cunningham, 1925 Pacific st, San Francisco, Cal; (a) Clinton Mackenzie, 119 Broad st (1561).

55TH ST, 119 E, raise extensions on 5-sty bk dwg; \$2,500; (o) Mrs. Ella A. Charlton, 119 E 55th; (A) O. J. Gette, 103 Park av (1575).

56TH ST, 29 W, & 57TH ST, 28-30 W, remove wall, raise extensions, stairs, elevator, plumbing in four 4-sty bk aparts, store & offices; \$30,000; (o) 28-30 W 57th St Corp, 30 W 57th; (a) Samuel Cohen, 32 Union sq (1582).



A recently  
completed  
and very fine  
installation  
of  
**WATSON  
Electric  
ELEVATORS**

has been placed in the Home Club Building—(11 to 17 East 45th Street)—which has been enlarged and converted to use as an office building, by Robert M. Catts, for the East 45th and 46th Streets Realty Corporation, E. J. S. Brown, Engineer, from plans prepared by Warren and Wetmore, Architects.

The installation, which replaces the original equipment, consists of three high speed WATSON traction elevators of the latest improved model, capacity 2500 lbs., speed 400 ft. per minute, serving 10 floors. All the newest features of elevator design are incorporated. The cabs are of special Tyler design, with highly ornamental finish. An inspection of this installation will well repay your trouble.

The Watson Elevator Co. repairs, alters and installs all types of Electric Elevators. Estimates free on request. Weekly or monthly inspections by competent elevator men.

Phone Longacre 0670, 0671, 0672  
Night and Sunday, Westchester 3521

**WATSON  
ELEVATOR CO.**

Incorporated

407-9 WEST 36th STREET  
NEW YORK CITY

