

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. 8 (2840)

NEW YORK, AUGUST 19, 1922

25c. A COPY
\$12.00 A YEAR

Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	241
Acme Foundry	250
Adams & Co.	240
Adler, Ernest N.	241
American Bond & Mortgage Co.	248
American Bureau of R. E.	2d Cover
American Enameled Brick & Tile Co.	247
American Machine & Foundry Co.	250
Ames & Co.	239
Amy, A. V., & Co.	239
Anderson, James S., & Co.	239
Anderson Brick & Supply	4th Cover
Armstrong & Armstrong	241
Asbestos Mfg. Co.	250
Ashforth & Co.	239
Athens Brick, Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	248
Balter, Alexander	240
Bauer, Milbank & Molloy	239
Bechman, A. G.	242
Bell Co., H. W.	251
Benenson Realty Co.	2d Cover
Boyd, James	2d Cover
Bonded Securities Corp.	248
Boylan, John J.	239
Brener, Samuel	2d Cover
Brett & Goode	Front Cover
Brook, Louis, Inc.	253
Brooks & Momand	236
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	242
Burling & McCurdy	242
Busher, Eugene J., Co.	239
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd	239
Carpenter, Leonard J.	239
Chauncey Real Estate	239
City Investing Co.	228
Classified Advertisements	237
Coburn, Alfred P.	240
Corth, George H., & Co.	241
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	239
Cushman & Wakefield	240
Cutler, Arthur, & Co.	239
Cutner, Hary B.	239
Davenport Real Estate Co.	242
Davies, J. Clarence	236
Day, Joseph P.	239
Dike, O. D. & H. V.	239
Dodge, F. W., Co.	255
Dowd, James A.	241
Dubois, Chas. A.	240
Duffy, J. P., Co.	250
Dunlap & Lloyd	240
Duross Co.	239
Edwards, Charles G., Co.	239
Edwards, Dowdney & Richart	228
Elliman, Douglas L., & Co.	236
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	239
F. S. C. Cement Blocks	4th Cover

TABLE OF CONTENTS

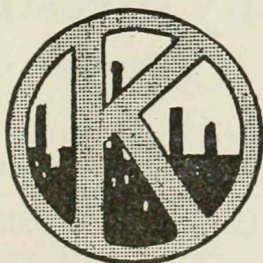
Editorials	229
Official Arrangements to Distribute Coal	231
Brokers' License Law Interpreted	232
Headquarters for Shipping Firm	233
Auction Sale of City Real Estate	234
Review of Real Estate Market for the Week	235
Private Sales of the Week	235
Mortgage Loans	236
Leases	238
Statistical Table of the Week	242
Building Material Shortage Serious	243
Office Building for Brooklyn Edison Co.	244
Real Estate Notes	244
Strikes Retarding Local Building	245
Personal and Trade Notes	245
Trade and Technical Society Events	245
Building Material Market	246
Contemplated Construction	248
Contracts Awarded	250
Plans Filed for New Construction	251
Plans Filed for Alterations	253
Mechanics' Liens and Satisfied Liens	254

Finch, Chas. H., & Co.	246
Finkelstein, Jacob & Co.	240
Fischer, J. Arthur	239
Fisher, James B.	239
Fox, Fredk., & Co.	239
Frey, Wm. J.	242
Goodwin & Goodwin	239
Gulden Royal Scott	240
Hecla Iron Works	250
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	251
Home Title Insurance Co.	228
Hubbard, C. Bertram	239
Hygrade Builders Supply	4th Cover
J. & E. Realty Co.	241
Jackson, Daniel H.	2d Cover
Kane, John P., Co.	4th Cover
Keller, Charles G.	240
Kelley, T. H.	240
Kelly, Albert E.	240
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co., Inc.	Title Page
Kilpatrick, Wm. R.	228
Kissling, J. P. & L. A.	240
Kloes, F. J.	246
Kohler, Chas. S.	228

Kopp, H. C., & Co.	239
Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	242
Lackmann, Otto	242
Ladd & Nichols, Inc.	228
Lawrence, Blake & Jewell	228
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	2d Cover
Lawyers Title & Trust Co.	237
Leaycraft, J., & Co.	Front Cover
Leist, Henry G.	239
Levers, Robert	240
Losere, L. G.	242
Martin, Samuel H.	239
May, Lewis H., Co.	239
McMahon, Joseph T.	2d Cover
Merrall, Wm. B.	241
Milner, Joseph	240
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	239
Moore, John Constable	241
Moors, J. K.	239
Morgan, Leonard, Co.	241
Muhler, Arthur G.	241
Murtha & Schmohl	4th Cover
Nail & Parker	228

Advertising Index Page

Nassoit & Lanning	239
Natanson, Max N.	2d Cover
National Marble & Slate Corp.	254
New York Edison Co. The	249
Nehring Bros.	239
New York Title & Mortgage Co.	228
Niewenhoue Co., Inc.	250
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	239
O'Hare, Geo. L.	228
Oppenheimer, Fred	241
O'Reilly & Dahn	239
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood & Co.	250
Phomm, F. & G.	Front Cover
Phelps, Albert D.	242
Pomeroy, S. H., Co., Inc.	248
Porter & Co.	Front Cover
Quell & Quell	242
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	228
Rinaldo, Hiram	240
Rockaway White Sand Co.	4th Cover
Rose, J., & Co.	251
Runk, Geo. S.	240
Ryan, Geo. J.	239
Saffir, Abraham	241
Sansone, F. P., Co.	241
Schindler & Liebler	240
Schneider & Multer	242
Schweibert, Henry	242
Seaman & Pendergast	240
Shaw, Arthur L.	241
Shaw, Rockwell & Sanford	240
Sherman & Kirschner	241
Slattery Gas Radiator Co.	246
Smith, Malcolm E., Inc.	239
Spear & Co.	240
Speyers, James B., Inc.	241
Spotts & Starr	239
Sterling Mortgage Co.	2d Cover
Straus, S. W., & Co.	251
Tabolt, Jacob J.	240
Tankoos, Smith & Co.	241
Title Guarantee & Trust Co.	228
Tyng, Stephen H., Jr., & Co.	228
Union Stove Works	253
U. S. Gas Range Corp.	248
U. S. Realty & Improvement Co.	2d Cover
U. S. Title Guaranty Co.	238
Van Valen, Chas. B.	2d Cover
Wacht, Samuel	2d Cover
Walden, James P.	240
Walsh, J. Irving	239
Warren Trading Co.	237
Watson Elevator Co., Inc.	4th Cover
Weill, H. M., Co.	2d Cover
Wells Architectural Iron Co.	250
Wells, James N., Sons	239
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Whitney-Foster Corp.	240
Wilkes Co., A.	246
Williams-Dexter Co.	241
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	239
Zittel, Fredk., & Sons	239



BURNS OIL OR COAL

The Standard Oil Company's 20 story office building, Baltimore, Md., burns oil in KEWANEE Boilers at 77% boiler efficiency.

(their test)

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Longacre 8170

INVEST

The 5½% paid by our Guaranteed First Mortgages or Certificates is good interest. Invest in them today.

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 { 7381
Morningside } 7688

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

Our Bank and Our Capital and Surplus

We have \$38,000,000 and more in deposits and 13,574 depositors.

Some of them are located near our banking offices, but many of them are not. We are very useful to those of the real estate fraternity who close their business transactions down town and want their money convenient for the purpose.

As to safety, few banks with deposits of \$38,000,000 have their deposits protected by a capital and surplus so large as ours, \$20,000,000. This means that for each \$100 that you deposit here and which we have safely invested, we have more than \$50 of our own to add to its protection.

TITLE GUARANTEE & TRUST CO.

Capital \$7,500,000

Surplus and Profits \$12,500,000

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 GENERAL
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 6330

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Adverse Effect of Strikes on Building

Current reports from the centers of building material production are almost unanimous in decrying the adverse conditions brought about by the coal and railroad strikes. Although all industrial and commercial activity has been more or less affected by these strikes, the construction industry has been particularly unfortunate because it draws upon such a widely-diversified field for its essential materials and supplies.

Those manufacturers of building commodities who have not been actually forced into a temporary suspension of production are generally curtailing their output. This action has been necessary because of the serious scarcity of fuel without which manufacturers must cease operations and then witness the depreciation of plant which follows as a result of a complete shut-down. During the past few weeks there have been numerous reports of plants manufacturing basic building materials closing down temporarily because of their inability to secure the necessary coal. Many different lines have been affected. Steel mills, cement plants, factories manufacturing hardware, plumbing fixtures, tools and other products used exclusively in construction work are either curtailing their output in an effort to conserve their scanty fuel supplies or are shutting down entirely until the coal supply becomes more liberal and assured.

Furthermore, the conditions resulting from the protracted railroad strike are responsible for limiting the visible supplies of construction essentials, so that at present local building interests are confronted with a greatly depleted market and there is little real likelihood of an immediate improvement. The railroad situation is causing an extension of deliveries from production points that is seriously retarding local building activity. In frequent instances involving large construction projects, the conditions are so deplorable and the outlook so uncertain that prospective builders are most hesitant about making contract commitments for their proposed operations because of the doubts that prevail as to the delivery of materials within a reasonable time. In many important lines it is almost impossible to place orders for delivery in less than two to four months. Some manufacturers have had to refuse to accept otherwise profitable business because they knew they would be unable to promise definite delivery and are only taking orders where the time of shipment is not specified.

As a result, the demand in many lines is considerably in excess of the available supply, and prices, which normally should be easier at this period of the year, are exceedingly firm and exhibiting a marked tendency to seek higher levels.

The prevailing building material supply situation which is the result of these strikes is a decided menace to the progress and prosperity of the construction industry. It is particularly unfortunate for local building interests because this year has been the first real opportunity the industry has had since pre-war times to return to a sem-

blance of normal activity and prosperity. A banner year for the construction industry was predicted and it is hoped that these strikes will be settled speedily so as to relieve the tension in the material supply and make it possible for the early predictions to be borne out in fact.

Golden Opportunities of New York Realty

A good many young New Yorkers today may be passing up the same kind of a chance to become rich that befell John M. Bixby, a lawyer's clerk, ten years before the Civil War. Young Bixby had migrated from the backwoods to Manhattan, hung out a shingle and was struggling to make a meagre living when a lawyer acquaintance offered to sell him for its assessed value of \$200 a plot of land a couple of miles north of the town as it then was. Bixby was broke but, with some misgivings, finally agreed to give his note for the \$200, payable at his own convenience. He thereupon took title to the property, which included the present sites of the Union League Club and the Casino Theatre, on November 28, 1849. Often thereafter, he once told a *Sun* reporter, he was tempted to return the deed to the seller and get back his note but in the course of time sold off enough land to pay his note and the taxes. Later he sold pieces of the plot for \$1,500,000. But he hung on to the northeast corner of Fifth Avenue and Thirty-ninth street, now leased for a long term by the Bixby estate to the Union League Club, and assessed at \$1,900,000. He also held the southeast corner of Broadway, on which leasehold, now assessed at \$1,250,000, the Casino Theatre stands. The whole plot which young Bixby bought seventy-three years ago for \$200, its assessed value, is now assessed at more than \$7,000,000.

The young man of today may characterize this story of the founding of one New Yorker's fortune, again made public by the application of one of the two living heirs of John M. Bixby, the poor young lawyer of 1849, to have the Supreme Court increase his allowance from \$20,000 to \$40,000 annually, as romantic, exceptional and not to be duplicated in these matter-of-fact days. But while seventy-three years elapsed since the purchase for \$200 of the little farm which included the future sites of the Union League Club and the Casino Theatre, \$7,000,000 representing its value today, there have been many turnovers along Fifth Avenue recently which prove the marvelous capability of well-placed New York realty to double or quadruple its value in a comparatively short time. Fifth Avenue property is, perhaps, the leader in sensational advances in value of New York realty, but when prices go up along this thoroughfare it indicates a rising tendency in all well-placed plots. That young Bixby's opportunity was neither very exceptional nor out-of-date is shown by the rise in value of the northwest corner of Fifth Avenue and Thirty-fourth street from \$1,200,000 on easy terms twenty years ago to its present value of \$5,000,000 including the building. The northeast corner of Fifth Avenue and Thirty-seventh street sold fifteen years ago for \$325,000 and

recently for \$1,200,000. Ten years ago the southwest corner of Fifth Avenue and Forty-eighth street sold for \$1,000,000; today it is assessed at \$1,500,000 and held, including building, at \$2,800,000. The most spectacular deal along the Avenue depicts the wonderful accretive power of New York property in its most amazing phase. Early this year Walter J. Salmon leased the northwest corner of Fifth Avenue from Commodore Elbridge T. Gerry for a long term of years. He had previously paid annual rentals of \$45,000 for about 9,375 square feet covered by the Bristol Building. The new lease, of about 19,500 square feet, including the former plot, was for about \$430,000 a year—an increase in rentals from less than \$5 a square foot to more than \$22 a square foot in twenty years.

Luck undoubtedly played into young Bixby's hands because there was no indication in 1849 of New York's tremendous future nor more than a hint that property values to the northward of the environs of the municipality of that day would command prices far above the highest figures quoted for any lots at that time. The metropolis then had a population, including the five boroughs now within its limits, of less than 700,000. It is now nearing

7,000,000. The lawyer who sold young Bixby the little farm for \$200 "thought he would get more for it in time." He was not an expert realty man. The city's future was undetermined. The trend of values was uncertain. Young Bixby took a chance.

Today New York is the first city in population in the world. It has only one rival for the domination of the finances of the world. It is supreme in manufacturing over any other city anywhere. Its harbor is of first importance to which the British shipping business contributes its share only a trifle more important than that conducted under the Stars and Stripes. The city's growth, phenomenal as it has been, is still marked. The zenith of power, of pride, of means of pleasure and profit, has not been reached. But its development has been systematized by the building of intra-mural transportation lines and its growth will assuredly be not northward merely, but along many well-marked lanes. These are known to the expert realtors and investments made now in these well-defined localities give as great, if not greater, promise than the fortune that was founded on the small chance taken by Bixby in the days of youth and courage.

Metropolitan Life Breaks Ground for \$9 a Room Building

PRESIDENT HALEY FISKE of the Metropolitan Life Insurance Company started the \$5,000,000 home-building program of that company by turning over a spadeful of dirt in an open lot at the corner of Anabel Avenue and Heiser Street, in the Thompson Hill section of Long Island City, on Wednesday, August 17. He was accompanied by other officials of the company, State Senator Charles Lockwood, contractors who will do the construction work, the architect who designed the proposed apartments, representatives of the Henry Street Settlement and officials of this city and Queens. Among those at the ceremony was a group of labor leaders, representing the Building Trades Council of this city.

The exercises were started with the sounding of the reveille by Irving Freedman, bugler, who served overseas with the Seventy-first Infantry. The American flag was raised by Henry C. Irons, Jr., son of the principal contractor. A flag of the Metropolitan Life Insurance Company was raised by Frank Stabler, son of Walter B. Stabler, Controller of the company. A short distance away one of the big steam shovels that will be employed on the work began to puff, and the big hopper which had been suspended came to the ground and from it stepped Alberta Glenn, the seven-year-old daughter of Robert Glenn, field captain of the work. She carried a bronze spade, which she presented to President Fiske.

"The children of New York want me to thank you ever so much for these beautiful homes," she said to Mr. Fiske. "Now we needn't be shut up any more in the dark old tenements where we haven't any place to play; but we will come here to

live in sunshine and see the wonderful garden and the flowers all day. We hope that every little child in New York may have a home as fine as these."

"We are about to try the experiment of furnishing homes that will rent for the sum of \$9 a room," said Mr. Fiske after lifting the first spadeful of earth. "These will be homes for the workers. We did not take up this work of our own accord, but were brought into it through legislation. We are endeavoring to keep the trust imposed upon us. We have the plans and we expect to spend \$5,000,000 in the effort. Our success will depend upon the assistance we get from the labor unions and from the building material men. Labor leaders are here today to assure us of their co-operation. Our company is now negotiating with the material men."

Senator Lockwood explained the work accomplished by his committee to relieve the housing shortage. Other speakers were Miss Lillian Wald, head of the Henry Street Settlement; Miss Goodrich, head of the visiting nurses of that settlement; Walter B. Stabler, Andrew J. Thomas, architect; John W. Moore, Commissioner of Buildings of Queens, and John Gill of the Bricklayers' Union.

"The workingmen will do their part in this undertaking," said Mr. Gill. "Labor will speak in the only manner in which it can speak, and that is 'deliver the goods.' If the labor unions are given even half a chance they make good. They have never been called upon in vain in a crisis. They have been called upon to help solve the housing shortage, and they will do their part."

Tax Exemptions on \$86,450,240 Valuation for First Year

PRESIDENT HENRY M. GOLDFOGLE of the Department of Taxes and Assessments has prepared a statement showing the exemptions during the first year of the operation of the law:

	One-Family Houses.	Two-Family Houses.	Multi-Family Houses.
Brooklyn	3,124	1,352	168
Bronx	718	195	67
Queens	5,235	1,411	29
Richmond	1,122	61	3
Manhattan	1	....	45
Total	10,200	3,019	312

Taxes on this property, if not exempt, would have been \$2,294,881.

The assessed valuation which was exempted totaled \$86,450,240, representing \$59,109,840 on one and two family houses, and \$24,341,400 on apartment houses.

The largest exemption was granted in the Borough of Manhattan on the apartment house erected by Harry Schiff on Broadway, between Ninety-seventh and Ninety-eighth Streets. An exemption of \$719,000 was allowed on a total assessed valuation of \$2,750,000.

In the Bronx, a Mount Eden Avenue apartment house received an exemption of \$400,000.

In Brooklyn, the new apartment house at 699 to 711 Ocean Avenue received an exemption of \$340,000 on a value of \$735,000.

In Queens, the new apartment house at Forest Hills received an exemption of \$279,000 on a valuation of \$500,000.

REAL ESTATE SECTION

Federal and Local Officials Will Distribute Coal Rations

Arrangements Being Perfected to Handle Supplies, as Shortage Will Continue for Months Even If Mines Are Opened Immediately

WITH the strike in the bituminous coal fields settled and the anthracite operators and miners in conference and likely to come to terms, the various local agencies organized to deal with the questions of supply, price and rationing if the strikes had been prolonged, turned their efforts to making arrangements for the distribution of the limited amount of coal all agree will be obtainable even if the miners work overtime and at full speed throughout the winter.

One of the most important moves to safeguard the interests of New Yorkers was the formation of a pool of twelve banks to finance the Governor's Coal Commission in the purchase of coal which will be allotted by the Federal Government to New York State. The agreement was reached at a conference with Eugenius H. Outerbridge, Chairman of the commission. Reeve Schley, Vice President of the Chase National Bank, who was Federal Fuel Administrator for the city during the war, was designated as Treasurer of the pool.

Under the program adopted by the Federal authorities, the Federal Fuel Administrator will issue sightdrafts upon the Governor's Coal Commission for all coal allocated to New York State as soon as each shipment crosses the State line. The bankers have agreed to honor these drafts, and the commission will receive reimbursement later from the municipalities, public utilities and other firms and persons to whom the coal will be rationed.

The banks represented at the conference were the Chase National Bank, National Park Bank, Mechanics and Metals National Bank, National City Bank, First National Bank, Irving National Bank, Seaboard National Bank, Bank of the Manhattan Company, Guaranty Trust Company, Bankers' Trust Company, the American Exchange National Bank and the National Bank of Commerce.

Restoration of the Fuel Administration, with its broad powers to fix the prices of coal and control distribution, as established during the war, is essential in the present situation, Secretary Hoover, who is in charge of the coal problem, said in Washington. He intends to ask Congress for such legislation, which is held to be necessary because his voluntary plan to maintain fair prices has collapsed in some quarters.

As it appears that the mining of coal will be resumed soon, the next and most important question confronting the Federal Government, Mr. Hoover said, was the proper distribution of coal so as to prevent it from being transported to places where the highest prices were offered. The operation of such regulation, in his opinion, will be necessary for the next six months.

Eugenius H. Outerbridge, Chairman of the Governor's Advisory Commission on Coal, issued a warning that the agreement between operators and bituminous miners at Cleveland did not mean that the real situation would not be serious for months to come. If full operations were resumed tomorrow, he declared, normal supplies could not prevail for many months in the bituminous field. The anthracite conditions were much worse, he said.

Mr. Outerbridge also declared that the Federal Fuel Administration was not functioning and that without its aid the State commissions could not function. His statement on the general situation follows:

"So far, the number of operators who have signed agreements in the bituminous fields represents only a minority of

the total normal tonnage, but if all had signed up and full operations were resumed tomorrow, normal supplies and normal conditions could not prevail for some time to come.

"In the anthracite fields the loss of production has been so great that normal conditions cannot possibly come about for months to come.

"Consumers must conserve fuel with the greatest economy possible.

"The States which have organized Fuel Administrations have hoped Congress would act immediately on its assembly to furnish adequate powers to the Federal Fuel Administrator, without which the plan which Mr. Hoover has tried to establish cannot possibly function. If the Federal Administration for equitable distribution at reasonable prices does not function, it is impossible for the various State commission to function.

"It is greatly to be hoped that Mr. Hoover will without further delay present to Congress definite legislation which he feels is necessary, and without which, according to his own public statements, no system can function; and public opinion should make itself audibly expressed to Congress for immediate action."

The Bituminous Coal Operators' Information Bureau, 150 Nassau Street, announced that the following telegram had been sent to President Harding by A. M. Ogle, President of the National Coal Association, urging the appointment of a fact-finding commission for the industry:

"The strike in the bituminous coal fields emphatically has demonstrated the immediate need of a non-partisan tribunal that will fairly investigate, in the interest of all parties, every phase of the industry and make public at an early date its findings with such recommendations as it may deem proper and advisable.

"Coal mining is an involved and intricate industry and great confusion exists concerning it, not only in the public mind, but within the industry itself. The immediate resumption of mining may be most important in the minds of many, but if we are to avoid further conflict in the mining industry beginning April 1, 1923, resulting in inconvenience to the consuming public and in interference with industrial progress, all the essential facts must be investigated promptly and given full consideration in order that a proper solution may be determined.

"Accordingly, we urge upon you the advisability of appointing such a commission without delay, and I can assure you the fullest co-operation and support in such action."

Endorsement of the proposed appointment of such a fact-finding tribunal was given yesterday by E. H. Outerbridge, Chairman of Governor Miller's State Coal Commission. Mr. Outerbridge's statement follows:

"In the great industries which vitally affect the lives of the people, such as transportation and fuel, recurring periods of interruption to production or transportation are not infrequent, which seems to indicate that there must be something fundamentally wrong in the economic conditions existing in those fields of endeavor.

"If an adjustment of a permanent character is to be arrived at, it would seem necessary to have a diagnosis, from an unassailable source, of what the economic facts are, and remedies then applied that will be generally recognized by public opinion as entirely equitable to both employer and employee.

"A commission to study and determine the economic facts, if appointed by the President, would have more authoritative in-

State Tax Commission Interprets Brokers' License Law

Clears Up on Construction of Attorney General Many Obscurities in Statute Which Goes Into Effect October 1 Next

THE state law requiring real estate brokers to secure licenses goes into effect on October 1, next. The full text of the new law was published in THE RECORD AND GUIDE in its issue of April 22, last. So many inquiries as to the provisions of the statute have been made that the State Tax Commission has sent out from Albany a statement giving official interpretation of its details, based on constructions obtained from the Attorney General.

The statement of the Tax Commission is in the form of questions and answers, as follows:

QUESTION 1

In case a broker maintains a principal office in a third class city (fee of \$10) and a branch office in a first class city (fee of \$25), is he entitled under paragraph 3 of Section 441-a on payment of a \$10 fee for his license in the third class city to receive a supplemental license to maintain a branch office in a first class city without additional fee?

ANSWER

Under Sec. 441-a of the law, it applies to all cities of the State and to Westchester and Nassau counties.

Under Sec. 441-b, a license for a broker is \$25.00 in first class cities; \$15.00 in second class cities, and \$10.00 in third class cities; for salesmen, the license is \$5.00 in first class cities; \$3.00 in second class cities, and \$2.00 in third class cities.

Under Sec. 441, a broker is required to state in his application, among other things, the kind of license desired, his residence address, and the place or places where the business is to be conducted. Upon the allowance of his application, a license is issued permitting the broker to act as a Real Estate Broker "in this State." It is further provided under Sec. 441, sub-division a, that where a real estate broker maintains more than one place of business, he may obtain a supplemental license for each branch office free of charge. Now, it is gathered from all of this, that the broker in applying for his license and the Tax Commission in allowing it, shall determine in good faith the principal place of business of the broker. If that be, say, in Watertown, then the broker may have his license for \$10.00 and maintain branch offices in Syracuse, a city of the second class, and in Rochester, a city of the first class. Of course, in such an extreme instance, described, the Tax Commission will be careful to determine that the principal place is not really in Rochester or Syracuse.

QUESTION 2

If a salesman is licensed to transact business in a third class city, may he effect a sale in any part of the State, including a first class city?

ANSWER

A salesman, under Sec. 441-a, sub-division 3, is not required to have a supplemental license, but under sub-division 2 of that section, once he is licensed, he is entitled to do business anywhere in the State. His mode of application is much the same as that required of brokers. Again, it becomes a question of good faith. If he is actually employed mostly in a third class city, he is entitled to a third class city license, and may do business incidentally in a first or second class city, or in Westchester or Nassau counties.

QUESTION 3

In case a non-resident broker or salesman desires a license to transact business in this State, should he be charged the highest fee provided for a broker or salesman, as the case may be, in view of the fact that his license will authorize him to transact business in any part of the State?

ANSWER

Non-resident licenses are granted under Sec. 442-h, and that requires in part, that a non-resident may become a real estate broker or salesman "in any place in which the provisions of this article are applicable." In the case of a non-resident broker or salesman, inasmuch as his license permits him to transact business in any part of the State, including any first class city, and inasmuch as he is not attached to any locality by maintaining an office therein, it is

believed the Tax Commission would be justified in exacting the maximum fee.

QUESTION 4

A broker or salesman whose principal office is located in a village or town which is not in Nassau or Westchester county, and who therefore does not require a license to transact business in his home village or town—is such broker or salesman authorized to transact business in a city without a license?

ANSWER

This question would be illustrated by the typical instance of a broker or salesman actually residing and doing business in Valatie, who desires also to carry on business in the City of Albany. It seems a reading of the entire act requires that such a broker or salesman should obtain a license for the City of Albany.

QUESTION 5

Since the broker is entitled to a supplemental license in a first class city without extra charge, what fee should a salesman pay who is attached to the branch office in a first class city?

ANSWER

The fifth question goes back to the second, where reference is made to the typical instance of a broker or salesman having his principal office in Watertown and doing business through branch offices in Syracuse and Rochester. A salesman who is attached to the Watertown office could have a license for the third class fee and work incidentally in Rochester or Syracuse. However, if the salesman was assigned regularly to the Syracuse or Rochester office, then he would have to have a license for a first or second class city.

QUESTION 6

A is a trust company performing the usual duties of such, but conducting a real estate department and frequently or incidentally, buying, selling and leasing real estate for others and for compensation. Must it take out a broker's license?

ANSWER

A trust company transacting real estate business in a way that would bring it within the meaning of Sec. 440, when not included in the exemptions provided for in Sec. 442-g, is required to obtain a Real Estate Broker's License.

QUESTION 7

A is a Real Estate Broker. In his absence on vacation a member of his family, B, comes to the office for two or three weeks in the year and assumes his responsibilities. He received no compensation from A. Must B take out a license? If so, should the license be as a Broker or as a Salesman?

ANSWER

B is required to obtain a license when performing any of the acts as provided for in Sec. 440. It would appear from the question that the licensed broker (an individual) has B acting as his agent or salesman, and B should have a salesman's license.

QUESTION 8

Under the licensing law, are directors officers of the corporation, and as such, entitled to take out a half fee license? Could they, if they preferred, take out a salesman's license?

ANSWER

Directors are considered officers of a corporation within the meaning of the license act. They are entitled to a supplemental or half-fee license if the license is obtained to give them the privilege of acting as a Real Estate Broker for the corporation. If a director or other officer wishes to transact Real Estate business for himself individually, he should apply for a license and remit the full fee. If a director wishes to transact Real Estate business for the corporation, a Broker's license should be obtained, either original or supplemental, as the case may be.

QUESTION 9

A does business in Suffolk County. His office is there. He has

(Continued on page 234)

Landmark Remodeled as Headquarters for Shipping Firm

Walter B. Chambers, Architect, and the Whitney Co., Builders, Solve Difficult Problems to Provide Modern Offices for International Mercantile Marine

ARCHITECTS and builders generally conceded the reconstruction of the old Washington Building at 1 Broadway to be the most interesting construction operation recently undertaken in New York City. The original building was erected in 1882 by Cyrus W. Field, and in 1886 its size was increased by the construction of two additional stories. The old building was a landmark for many years, with its walls of brick and trimmings of red sand stone. The massive wall piers of the old structure carried in part the loads of the several floors and roof and the middle span of the floors were supported by a row of cast iron columns, extending from the cellar and supporting the roof. Generally, the floor plan was U shaped, with a large interior court along the lot line of the adjoining property and opposite the Battery Place front. The offices were arranged along the three fronts and on the interior, around the three sides of the court.

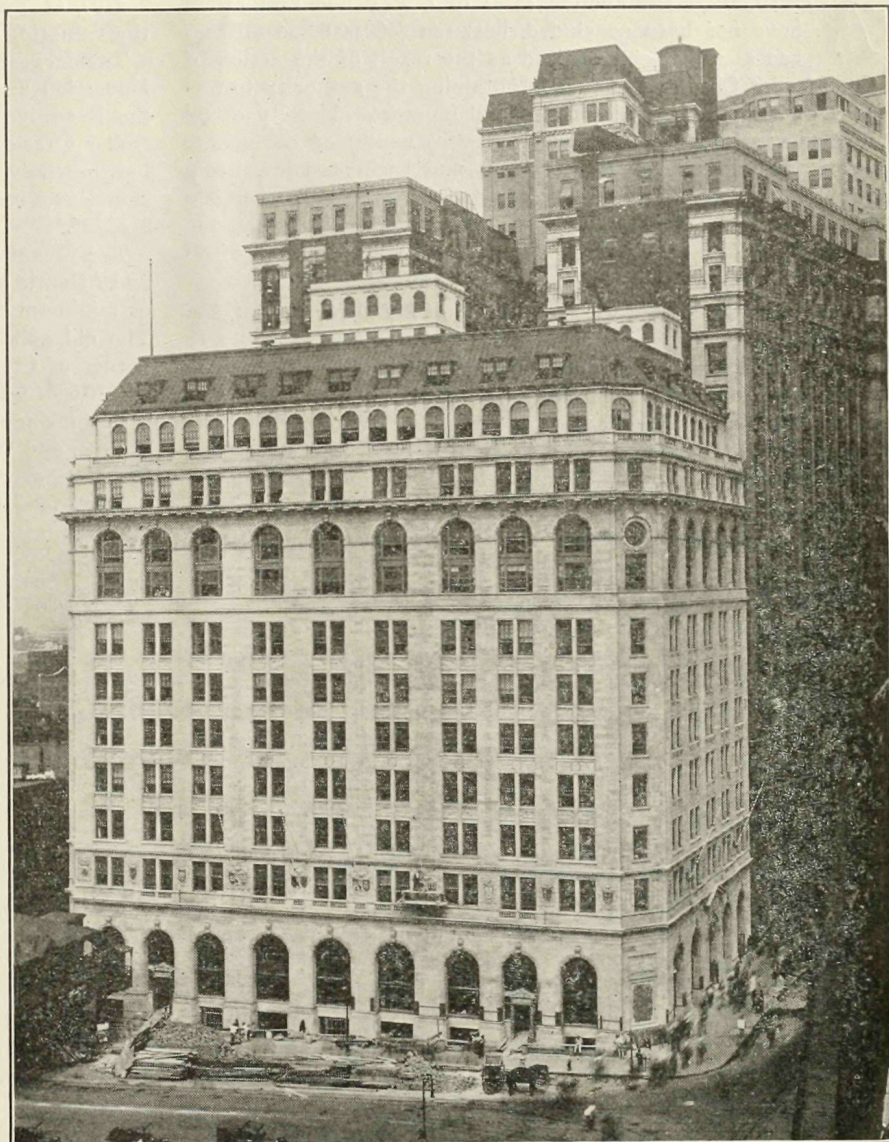
In 1919 this structure was purchased by the International Mercantile Marine Company and after consultation with Walter B. Chambers, A. I. A., it was decided that, in view of the fact that many of the tenants held unexpired leases, that many of the materials of construction were almost impossible to obtain, and furthermore, that the cost of construction having reached the peak, the idea of building a new structure was practically prohibitive.

The architect was therefore directed to remodel the old Washington Building along lines that would provide an up-to-date building, containing all the necessary accommodations for the company and its constituent lines in addition to seven floors of offices for tenants. The problem was not an ordinary one, as it involved the rebuilding of the structure, outside and in, without dispossessing the tenants. However, the completed plans presented a highly successful accomplishment of an exceedingly difficult problem in reconstruction.

Seven of the upper floors were assigned to tenants, the fifth floor for the Board Room and executive offices of the company, the fourth and third floors for the general offices. The second floor was devoted to the construction department and the first was assigned as main entrances, lobby, booths, barber shop, waiting room and booking offices for the first and second class passengers. The steerage booking office, stock rooms, etc., were placed in the basement.

The entire exterior above the base was faced with buff Indiana limestone with the exception of the window spandrels, which were of green marble. The old base course of the building was also removed and a granite base substituted.

The contract for the reconstruction of the Washington Building into a modern office building was awarded to the Whitney Company, 101 Park avenue, and it was through the painstaking effort of this firm that the project was completed with the tenants remaining in undisturbed possession of their offices during the whole period the building was being reconstructed. Furthermore, this extremely difficult project, involving many unusual engineering problems, was completed without the



Walter B. Chambers, Architect.

Whitney Co., Builders.

RECONSTRUCTED WASHINGTON BUILDING AT 1 BROADWAY

slightest accident, and with the least conceivable interference with the occupants of the building.

The distinguishing feature of the new home of the International Mercantile Marine Company is the great booking office in the first floor, extending the entire length of the Battery place front of the building, from Broadway to Greenwich street, with a length of 160 feet and a breadth of 62 feet, and ceiling 25 feet high. This office was designed to represent the latest idea in practical utility, with extensive counter space, a large waiting room for customers, a department devoted to the issuing of travelers' checks and an information bureau. In fact, the reconstructed building is a beautiful, harmonious structure, which few would recognize as the old Washington Building, known for two generations as the first skyscraper of lower Manhattan.

NEW YORK CITY'S distinction as a great manufacturing center comes not only in the fact that the value of its products exceeds the value of all the manufactures south of the Ohio and Potomac rivers, is more than the value of all the manufactures of the great States that border the western bank of the Mississippi and more than the manufactures of any other State except Pennsylvania and Illinois, but because the manufactures of New York City are the finished product for the consumer.

Over \$600,000 Realized So Far From Sales of City Realty

No Bids on Many of 202 Parcels Offered Because of Upset Price, But All Lots Still Unsold Will Be Auctioned August 28

ALTHOUGH the auction sales of city-owned real estate have not been concluded, between \$600,000 and \$700,000 has already been realized as the result of the action of Comptroller Charles L. Craig in obtaining the authority to dispose of 202 parcels of improved and unimproved realty of no further use to the city. The sales were continued during the week, the Bronx, Brooklyn, Queens and Richmond lots being offered. The sale of the Manhattan parcels was reported in last week's issue of THE RECORD AND GUIDE. The last sale will be held Aug. 28. Only three Bronx items were disposed of on August 11.

Arnold Krakauer bid the upset price of \$1,500 for the lot, 25x90, on the north side of Burnett Place, 70 feet west of Barry street, the Bronx. The same purchaser also took the lot, 25x82.9x irregular, on the east side of Longfellow avenue, 81.3 feet north of Rodman place, at the upset price of \$2,500.

The plot, 50.5x71, on the north side of East 233d street, 151 feet west of Kepler avenue, went to Frank Fritton for the upset figure, \$2,000.

The attendance at the next day's sale, when the parcels in Queens were put up, was small, and only six pieces were sold by Auctioneer Theodore Archer.

Edward Fowler bought the plot of 75x150 on the north side of Eighteenth street, formerly Flushing avenue, 137 feet east of Eighth avenue, Whitestone, for the upset price of \$3,600.

Michael Degnon, contractor, paid the upset price of \$20,000 for the block front of about fourteen lots on the south side of Anable avenue, between Van Dam and Hill streets, near Hunters Point avenue.

Bids for the old Rambler Hose fire house plot, 21x100 feet, on Gale street, near Young street, Long Island City, started at the upset figure of \$5,000 and advanced to \$6,300, the successful bidder being Frank McIntyre.

The plot, 50x100 feet, on the west side of Star avenue, twenty-five feet north of Howard street, in the Newtown section, went to Louis M. Stevenson for \$2,000, the upset price.

David M. Gould bought two parcels. For the plot, 50x150, on the north side of Twenty-third avenue, 100 feet east of 149th street, he paid \$1,000, the upset price, and for the abutting lot,

25x100, at Twenty-third avenue and 149th street, he paid \$800, the valuation placed on it by the city.

The largest crowd was present last Monday, when Thomas Hovenden and Samuel Marx, auctioneers, held the auction of the Brooklyn parcels in the list originally made up by Comptroller Charles L. Craig. There were 91 pieces in the Brooklyn list, but only 64 of these could be placed on sale owing to insufficient advertising, and of these 25 were sold for a total of \$135,225.

The vacant plot, 25x117 feet, at the southwest corner of Grant and Atlantic avenues, was sold to Edward Bunsell for the upset or minimum price of \$1,850, fixed by the appraisers of the city. The old police station, on a plot 65x129 feet, at the southeast corner of Clarmont and Flushing avenues, with an upset price of \$50,000, was offered twice, but failed to bring forth a bid.

The triangular plot, with a frontage of 186 feet on Sterling avenue, and 146 feet on Flatbush avenue, and a rear line of 139 feet, was started at the upset price of \$56,000, but was quickly bid up to \$62,000 and sold to H. S. Bacharach.

Other parcels were sold as follows:

Eastern Parkway, n s, 58.7 ft e of Plaza st, 25.9x130x irreg, to S B Wertheim, \$20,000.

3d st, E, w s, 143 ft s of Canal av, 72.5x40.10x irreg, to Muigi Martorillo, \$1,200.

For Hill pl, n e cor of Dahlgren pl, 113.6x50, to David Matzkin, \$1,500.

14th av, n w cor 84th st, 100x100, to Fannie Kapner, \$3,250.

2d st, W, w s, 196 ft south of Sheepshead Bay road, 98.9x9.6x irreg, to Abraham Marken, \$1,200.

86th st, s s, 77.4 ft e of Bay 11th st, 39x95, to Elizabeth Rosenberg, \$1,600.

Battery av, n e cor of 88th st, 174.10x100, to Anna Hacker, \$8,500.

86th st, s e cor of Gubner st, 42.2x20.8x irreg, to Louis M. Cahill, \$950.

Bowne st, e s, 102 ft n of Church av, 100x100, to Charles A. Sackman, \$2,800.

Atlantic av, s w cor of Grant av, to Edward Bimsell, \$1,850.

Park pl, s s, 225 ft w of Buffalo av, \$1,800.

The Richmond parcels were sold last Thursday at the County Court House, St. George.

It was announced by Augustus J. Rinn, appraiser of real estate for the Department of Finance, that all the property left unsold would be re-offered — the Sixty-ninth Regiment Armory, Manhattan, on Aug. 28.

Committee Appointed to Standardize Lumber Specifications

A COMMITTEE to formulate specific recommendations as to standardization of sizes, grades, inspections and guarantees for submission at the next general standardization conference to be called by Secretary Hoover has been appointed by the National Lumber Manufacturers' Association at a meeting recently held in Chicago. This meeting considered the findings of a special committee that met at Madison, Wis., and prepared an outline for the development of grading regulations.

As data were not available with respect to hardwood grading, the Chicago conference considered only the softwoods. The newly-

appointed committee, which is empowered to increase its own membership as occasion may require, consists of the following: John W. Blodgett (chairman), president of the National Lumber Manufacturers' Association, Grand Rapids, Mich.; John H. Kirby, Houston, Texas; Chas. A. Goodman, Marinette, Wis.; J. E. Lloyd, National Retail Lumber Dealers' Association, Philadelphia, Pa.; Dwight Hinckley, American Wholesale Lumbermen's Association, Cincinnati, Ohio; two representatives of consumers—one to be selected by the American Railway Association and other by the American Institute of Architects.

State Tax Commission Interprets Brokers' License Law

(Continued from page 232)

no other office, but incidentally he does business in Nassau County, and occasionally in New York City. Must he get a Nassau County license? If he has no office in New York City could he take out a New York City license?

ANSWER

The Attorney General has ruled that an operator whose place of business is in an unlicensed area must obtain a license when he transacts business in a licensed area. It follows, therefore, that A, whose place of business is in Suffolk County, where no license is required, must obtain a license to transact business in Nassau County or New York City. If his transactions in New York City are not incidental then a license for New York City

should be applied for. An applicant should have an office in New York City to obtain a New York City License.

The State Tax Commission will issue another statement soon, clearing up other obscurities in the law, which will be published in THE RECORD AND GUIDE.

Figures showing the production of cement during June, 1922, as tabulated by the U. S. Geological Survey, indicate an increase of 1,949,000 barrels when compared with the total for June, 1921, while shipments were 2,893,000 barrels heavier. Stocks are 2,225,000 barrels lower than at the end of May and 482,000 barrels under the reserve on hand one year ago.

Review of Real Estate Market for the Current Week

Transactions in Sales and Leases at Low But Seasonable Number, But Outlook for Fall Business Is of Decidedly Favorable Character

THE week just closing has been marked by the smallest number of transactions during the summer season. There was also a letting down in the amount of business in leases and other realty affairs. No very large deals were made, although John D. Rockefeller, Jr., added ten lots to his Riverside Drive acreage, and J. D. Carpenter announced a couple of new apartment houses for Fifth avenue, facing Central Park. Many of the most prominent operators are away on vacations. Frederick Brown being in Europe. Brokers have usually found August, especially the two weeks preceding the Labor Day holiday, an uncertain period for closing transactions because of the absence from the city of investors and of principals in realty trading. So that the drop in the business this week is of no more than seasonable character.

In fact, the feeling in real estate offices is generally hopeful. There is no reason for pessimism with general commercial business expecting a generous revival as soon as the railroad and coal strikes are settled, as they now seem likely to be.

And there is every reason to expect a more active renting season this year than last because of the greater supply of apartments and the likelihood that many more tenants will seek new quarters than was the case last year. At that time the majority of tenants decided to stay where they were rather than risk being caught in a jam. Now there is sufficient leeway to allow of uninterrupted moving about, if tenants desire to make a change. That a larger number will move than did last year is probable.

Another phase of the situation which is likely to affect the real estate market this Fall is the continued ease of the money market and the fall in the general interest rate. In the past, when these conditions existed investors turned to the real estate field, and it is expected they will be inclined to do so now.

Altogether the signs are favorable for an active and advancing market for the months between Labor Day and Christmas holidays. The most disquieting phase of the realty business is the shortage of coal, demanding careful use of existing supplies.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 49, as against 7 last week and 82 a year ago.

The number of sales south of 59th st was 18, as compared with 11 last week and 32 a year ago.

The number of sales north of 59th st was 31, as compared with 49 last week and 27 a year ago.

From the Bronx 28 sales at private contract were reported, as against 31 last week and 27 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 244.

New \$1,300,000 Hotel

Lexington av figured prominently recently in real estate transactions when a 34th st corner was sold for \$750,000 and plans were filed for a \$1,300,000 hotel to be erected on the southeast corner of 46th st, diagonally opposite Grand Central Palace.

The 34th st transaction, one of the largest recently closed in the Murray Hill section, involved the three 7-story elevator apartments on the southwest corner of 34th st.

The structures, which occupy a plot fronting 117.6 on Lexington av and 141 feet on 34th st, were sold by the Ralph Realty Corporation to the Joe-Hen Realty Co.

The buildings contain accommodations for 42 families and show a gross annual rental of \$104,000.

Bronx Theatre Sold

Isidor Benenson sold the motion picture theatre now under construction on five lots on the east side of Southern Blvd, 100 feet south of Fremont st, Bronx, for close to \$250,000. The new owner is Joseph Moscovitz, who operates the City Hall moving picture theatre on Park Row.

Big Deal in Grand Central Zone

Burroughs, Welcome & Co., pharmaceutical manufacturers of London, England, have acquired for a term of 105 years the two 5-story buildings at 9 and 11 East 41st which they may improve with a tall building for their own use.

Henry J. Welcome, acting for his firm, has contracted to pay an aggregate rental of \$1,887,500 from Oct. 1, 1922.

The lease to the manufacturing chemists was secured from the 9 and 11 East Forty-first Street Corporation. According to its terms, the lessees will pay during the first 21 years a net annual rental of \$27,500. For the four succeeding terms, to be exercised at the option of the lessees, the lease calls for a rental to be figured at 5 per cent. on a reappraisal basis, the payment, however, not to fall below the annual rental of the first period.

The property is adjacent to the Grand Central Station, located 166 feet east of Fifth av and comprising a site 44x98.9 feet.

The Raucacia Changes Hands

The Raucacia, a 6-story elevator apartment house at 1071 to 1079 St. Nicholas av, southwest corner of 164th st, has been sold by the 1071 St. Nicholas Avenue Corporation, repre-

sented by Samuel D. Muney, attorney, to Gordon Kay for a recorded consideration of \$165,000. The structure stands on a plot fronting 106.7 feet on the avenue and 53.9 feet on the street and was acquired by the sellers last December from Luke G. Lynch.

Old Homestead Sold

The old Haffen residence, one of the finest private homes in the Bronx, and valued at \$40,000, has changed hands and will be occupied by its new owner. The structure, which is in Bedford Park, occupies a site 70x220, running from Marion av to Perry av, 365 feet north of Bedford Park boulevard (200th st). It has been sold by S. Rakow for Thomas Duffy to Selma Schwartz, a client of Fred J. Rullman, who plans to make extensive alterations. It is a 2½-story brick and frame house, built on the center of the plot, on which are a tea garden and hothouse. The grounds are landscaped.

Operators Purchase Plot

Etnis & Sinnott purchased the vacant plot at the northwest corner of 167th st and Gerard av, 125x140, from the Picken Building Co., Wilma Picken, president. The broker in the transaction was Warren F. Johnston, Inc. The property is a block from the subway on River av, and is one of the few remaining vacant corners at this center.

Activity in 47th Street

Gustav Blumenthal, executor of the estate of Eabette Blumenthal, has sold to the 24 West Forty-seventh Street Corporation the 4-story and basement dwelling at that address, on lot 20x100.5, for a stated consideration of \$80,500, subject to a purchase money mortgage of \$52,350 for three years at 6 per cent. This makes the fourth sale on this block within the last three months.

Opposes Building More Hotels

The Hotel Association of New York City points out that there is a deluge of building hotels, and recalls the years 1901-1903, when the city was overbuilt and did not catch up until the war period.

The association analyzes the situation regarding new hotels to show that with 11,236 rooms in hotels under construction and contemplated thrown on the market in a short time New York would have more than enough hotel accommodations. It estimates that 1297 rooms in hotels that have been opened lately are not filled.

Hotels for the next eight years are not tax exempt in any amount as housekeeping houses are. Hence there is nothing to absorb the increased costs which are 85 per cent. more than they were in 1903 the statement adds.

Quick Resale of Lexington Ave. Corner

Loton H. Slawson, who last week bought from Flora Hirsh 801 Lexington av, southeast corner of 62d st, has resold it to Mary C. Dooley, who owns other nearby property. The parcel is a 4-story and basement brownstone dwelling, on a lot 20.5x80.

Co-operative Buying in Queens

Sales reports of apartments under tenancy-ownership plan at Jackson Heights reveals that the Queensboro Corporation has never

experienced a more prosperous period than during the present season. Not only that, the pending inquiries and prospects listed indicate that December, 1922, will find the big home building organization closing business with a banner year.

Within the last few weeks in the midst of the vacation period no less than 48 Jackson Heights apartments have been purchased. The aggregate equity of the collective tenant-owners represented in these sales is more than \$500,000. In addition to this, tenant-owners purchased additional apartments and there were 19 resales.

Some of the purchasers who have decided that Jackson Heights is the ideal apartment home section are men and women noteworthy in business and social affairs.

The sales business has shown such a steady increase that the sales force has twice been augmented with a number of applicants now in training for appointment.

Auction of Car Barns Postponed

The sale of the New York Railways Co. property-block bounded by 32d and 33d sts and Lexington and Fourth avs, which was scheduled to be sold on August 10, has been adjourned to September 15, at 11 a. m., on the front steps of the County Court House. It is the only remaining piece of property in the action to be disposed of at public auction. The order in connection with the sale of the property has been modified, empowering the special master, Nathaniel A. Elsborg, to sell the property in numerous plots and then as an entirety, thereby giving small buyers who intend to purchase a small plot an opportunity to buy at the auction sale. Stetson, Jennings & Russell are the attorneys.

Sale in Penn Zone

Sylvania Improvement Co., Henry B. Singer president, sold to a client of Horace E. Ely & Co. the 5-story brick loft building, 254 West 34th st, on a plot 32.1x98.9. The property is 21.10 feet west of the 34th st entrance to the Pennsylvania station and was held at \$225,000. Moses & Singer, attorneys, represented the seller.

Two New Apartments on Fifth Ave.

Plans have been filed with the Manhattan Bureau of Buildings for the construction of two apartment houses on Fifth av, one being located at No. 1143, seven stories high, with a frontage of 30 feet and a depth of 83 feet, for the 1143 Fifth Avenue Corporation, as owner, an estimated to cost \$90,000. The other will be located at No. 1170, corner of 98th st, being 14 stories high, with a frontage of 125 feet and a depth of 100 feet, for Pauline S. Murray, as owner. The cost has been placed at \$750,000. J. E. R. Carpenter is the architect in both cases.

Two Tenements Change Ownership

Robert Jardine purchased from Jeanette Chandler a 4-story flat with store at 250 Tenth av, between 24th and 25th sts, size 19.9 by 70 feet. Annie Stricknote has also purchased from the same seller the 3-story and basement dwelling 460 West 25th st.

E. H. Ludlow & Co. and William H. Caldwell were the brokers in both transactions. Both of the above parcels are a part of the seven houses recently purchased by the seller

from the Phelan estate. Negotiations are progressing for the resale of the remaining five houses.

J. D. Rockefeller, Jr., Buys on Drive

John D. Rockefeller, Jr., has added another parcel of about ten city lots to the C. K. G. Billings Hays and Shaefer estates on upper Riverside dr, which he bought about five years ago. This property, which was purchased in the name of the Empire Mortgage Co., controlled by Mr. Rockefeller, from F. A. Libbey, adjoins the Billings property on the south and runs through from Riverside dr to Northern av.

It has a frontage of 116 feet on Riverside dr and 133 feet on Northern av, opposite 193d st, with a northerly line of 244.7 feet. It adjoins on the south additional large Libbey holdings, which will likely be added to the tract in the future.

Tryon Hall, as the former Billings home is known, is a residential landmark of the city and commands extensive views of the Hudson and the Sound. Mr. Billings is said to have expended fully \$2,000,000 in fixing the grounds around the mansion. He acquired the Libbey place some years before through L. J. Phillips & Co. William A. White & Sons assembled the original Rockefeller purchase in 1917 and negotiated the transactions just closed. With this purchase Mr. Rockefeller now controls about 57 acres of the highest land on Manhattan Island.

Apartment House Deals

The 6-sty apartment, on a plot 50x100 feet, at 437 and 439 East 114th st has been sold by the Casa D'Oro Realty Co. through Louis Reuter, as broker. The property was held at \$55,000.

The Lansing Construction Co. sold the 6-sty elevator apartment house at 611 to 617 West 112th st, on a plot 87.6x100.11. The structure is located between Broadway and Riverside dr and is assessed for taxation purposes by the city at \$200,000.

Adolph and Aaron Weiss purchased from Milton Morse 306 and 308 West 144th st, a 6-sty new law house containing 36 apartments. The property was held at \$75,000. Philip A. Payton, Jr., Co. were the brokers.

Edward Merket sold the 5-sty flat with

stores at 1322 Amsterdam av, on lot 25x100, adjoining the northwest corner of 125th st.

Endlich for investment. The purchaser Two 5-sty flat and store buildings, 302 and 304 Third av, northwest corner of 23d st, 40.8x 84, have been sold by Mary Engels to Edward R. Flynn. A mortgage of \$100,000 is on the property.

Charles G. Keller sold for the Mahnken Estates 55 Columbus av, the 5-sty Chester apartments, on a plot of 25.2x100 feet, at the southeast corner of 62d st, for cash.

Smallest House in Bronx Sold

The house at 510 Weiher court, said to be the smallest brick house in the Bronx, has been sold to Wanda Seales by a client of Samuel C. Baum. The building contains but three rooms, one on each floor, and occupies a plot 16 by 25 feet. The buyer will occupy.

MORTGAGE LOANS

R. Telfair Smith placed with the Bond and Mortgage Guarantee Co. a mortgage of \$11,000 on 527 West 142d st.

Lawrence, Blake & Jewell have placed for B. Columbus a first mortgage of \$37,000 at 6 per cent. for several years on 622 West 136th st, a 5-sty flat, on a plot 43x99.11.

H. L. Phelps placed a mortgage of \$60,600 for 5 years for Krundieck Bros., on the 5-sty apartment 820 West 180th st.

The City Mortgage Co. has made building loans of \$235,000 and \$240,000 to the Siegfried Construction Co. on the apartments being erected on the southwest corner of Fort Washington av and 169th st, and the adjoining southeast corner of Haven av and 169th st.

Waddell & Martin placed the following loans: \$100,000 on the 1-sty taxpayer, for the Dochtermann Realty Co. on the west side of Southern blvd, 200 feet north of Barretta st; \$45,000 on a 1-sty taxpayer on the east side of Southern blvd, 400 feet north of Barretta st; \$53,000 on the 1-sty taxpayer at the northeast corner of Fordham rd and Bainbridge av; and \$14,000 on 50 East 100th st.

James Boyd placed a first mortgage of \$134,000 at 5½ per cent. for a term of 3 years on the property of the Summer Colony Co., southeast corner Northern av and 181st st, a 6-sty elevator apartment house, on a plot 114 x97, accommodating 42 families.

Mr. Boyd placed for S. Lasperches a building and permanent loan of \$67,500 at 6 per cent. for 5 years on eight 2-family houses on Shakespeare av, Bronx.

Lawrence, Blake & Jewell placed for the Shenk Realty & Construction Co. a first mortgage of \$165,000 at 5½ per cent. per annum, for a term of 5 years, on 838-844 Riverside dr, a 6-sty elevator apartment house, on a plot 102x128.

Charles B. Van Valen, Inc., obtained a loan of \$500,000 on 592-594 Fifth av, southwest corner of 48th st. The property is triangular, fronting 45.5 feet on the avenue and running back 125 feet on 48th st, with a depth of 100 feet in the rear. It is improved with a 5-sty fireproof building, leased to Black, Starr & Frost, jewelers, for 21 years, at \$94,500 net per annum.

Martin D. Greenwald and William A. White & Sons placed for Michael Salit a first mortgage loan of \$42,500 on the southwest corner of Rockaway and Dumont avs, Brooklyn.

James Boyd has placed for the Montfort Realty Corp. a first mortgage of \$275,000 at 5½ per cent. for 5 years on their new 6-sty apartment on the northwest corner St. Nicholas av and 175th st, on a plot 143x125. The building, which was recently completed, is of the highest type construction, accommodating 84 families in suites of 3, 4 and 5 rooms.

The City Mortgage Co. has made a building loan of \$140,000 to the Russley Co. on a plot, 100x110, on the east side of Fort Washington av, 112 feet north of 183d st, for an apartment operation.

The Lawyers' Title & Trust Co. has lent to Edward and John Burke \$125,000 on their 7-sty warehouse 616 to 620 West 46th st, 75x100.5.

MANHATTAN SALES

South of 59th Street

ALLEN ST.—Morris Candler and Samuel Tishler bought the 4-sty tenements 190 Allen st, 22.2x88.

BOWERY.—Hiram Rinaldo sold for Emma G. Townshend to E. Kastenbaum the 5-sty building, 108-108½ Bowery, 37.6x111. The purchaser intends to raze the building and erect

an 8-sty fireproof building for his own business. The seller was represented by Choate, Laroque & Mitchell, and the buyer by Gaza Eichorn. The above premises was one of the old landmarks known as the National Garden, used for variety and dancehall.

CHERRY ST.—Hiram Rinaldo sold for Anastasia Lynch to M. Garone 145-147½ Cherry st, two 3½-sty brick buildings, 52x60.

MONROE ST.—Rose Chait sold to William Menser the 5-sty tenements 135 Monroe st, 26.1 x100.

SUFFOLK ST.—Hiram Rinaldo and Sharp & Co. sold to a Mr. Meyer to Louis Greenberg 50 and 52 Suffolk st, between Grand and Broome sts, on a plot 41x100, three 3-sty brick and frame buildings. The purchaser intends to raze the buildings and erect in their places a building for his plumbing supplies business.

3D ST.—G. Tuoti & Co. sold for David Lion 68 West 3d st, a 5-sty brick tenement house with stores, on a lot 25x120.4.

11TH ST.—Julia Beverley Higgins has sold 50 West 11th st for Mrs. Gerald Murphy.

42D ST.—Jacob J. Tabolt sold for Sarah E. Morgan to Jacob Halbrun 320-322½ & 324 West 42d sts, on lots 17.2x98.9, 16.8x98.9 and 23.2x 98.9, respectively, with the 4-sty brick tenement and frame dwelling, on a lot 25x98.9, in the rear.

48TH ST.—The 59 West 48th Street, Inc., is acquiring from the 61 West 48th Street Corporation the 5-sty stone American basement dwelling, 59 West 48th st, on a lot 21.6x 100.5. The new company is represented by H. L. Rupert, attorney, and has for directors S. G. Liebeskind, C. Adams and G. G. Nelson.

North of 59th Street

RUTHERFORD PL.—Charles R. Sommer sold to Salvatore Sataleri 2 Rutherford place, a 4-sty dwelling, 19.9x94.

64TH ST.—Lucien Bloch sold 14 West 64th st, a 5-sty flat building, 25x100.5.

69TH ST.—The Rev. Mr. MacMullen has purchased through Slawson & Hobbs from Mr. Robert A. Chambers the 4-sty high stoop dwelling located at 23 West 69th st, 20x100. After extensive alterations the Rev. Mr. MacMullen will occupy the residence.

70TH ST.—The Houghton Co. sold for Geo. H. Bradford the 3-sty English basement dwelling, 318 West 70th st, on a lot 18½x100.5, to a client for occupancy.

76TH ST.—Eric H. Hedlund resold the 4-sty dwelling, 51 West 76th st, 21x102.3. The resale is the third of the property in the last six months.

78TH ST.—Morris Garritts sold to Adolph Klein 414 East 78th st, a 4-sty house, 26.3x 102.2.

81ST ST.—Harry Tepperman sold to Selma Trestman the 3-sty dwelling 108 West 81st st, 20.2x51.2.

82D ST.—Edward C. H. Volger, in conjunction with M. H. Gaillard & Co., has sold for Adeline Mellillo the 4-sty dwelling 113 West 82d st, on lot 18x102, to Anna M. Endlich for improvement. The purchaser leased the property for a term of three years through the same office.

84TH ST.—The newly formed Arlo Realty Company bought the 5-sty 10-family flats, 64 West 84th st, 18.3x102.2, near Columbus av. Evelyn Wildner is the owner of record. N. Sugarman, T. H. Gillen and Joseph Melcer are directors of the new company, the last named being its attorney.

85TH ST.—Slawson & Hobbs sold the 5-sty American basement dwelling, 68 West 85th st, 16.8x100. The house is now under lease and was sold to an investing client. It was held at \$36,000.

88TH ST.—Elizabeth Dervoaux sold 174 East 88th st, a 4-sty flat and store building, 17.7x 100.8.

88TH ST.—S. L. Pakas sold to Elizabeth R. Rodger the 4-sty dwelling at 313 West 88th st, 19x100.8.

89TH ST.—Schindler & Liebler sold for Catherine A. Maickel 323A East 89th st, a 5-sty brick tenement house, on a lot 25x100.8½.

93D ST.—Elizabeth Scott sold to Elizabeth L. Moore the 3-sty dwelling at 155 West 93d st, 17x85.4.

102D ST.—George Krauss sold to Charles Deed the 5-sty flats, 65 West 102d st, 25x100.

104TH ST.—David G. Garabrandt sold to Neilson Burgess the 5-sty flats, 215 West 104th st, 25x100.11.

105TH ST.—Lawrence S. Goldberg sold to Nellie Graham the 5-sty flats, 54 West 105th st, 19.5x100.11.

113TH ST.—Meister Builders, Inc., have purchased the 5-sty 20-family tenement house, on a plot 27x100, located at 106 East 113th st, from Mr. Schwartz.

114TH ST.—Charles G. Bernstein sold to Mollie Feldstein and Jechiel Greenberg two 5-sty flat houses, 26 and 28 East 114th st, 39x 100.11x irregular.

114TH ST.—Casa D'Oro Realty Co. sold to Samuel and Isador Isaacson the 6-sty tenement

Douglas L. Elliman & Co.

Real Estate Brokers

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

Insurance Department Wanted

Young man, 29 years of age, desires position as Manager of the Insurance Department of a live, reputable, established Christian Real Estate Firm in or within 25 miles of New York City. Is able to organize and supervise office detail; good correspondent; has thorough all-round insurance experience; can develop and close prospects and make Insurance Department a Profit Producer. Can be available by September 15th. ADDRESS Box 931, Real Estate Record and Guide.

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phones 2207 2208 Rector

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

ment and store property, 437 and 439 East 114th st, 50x100.11x irregular.

123D ST.—Porter & Co. have sold for John E. Hayes to a client for occupancy the 3-sty dwelling at 64 East 123d st, in size 18.9x100.

123D ST.—Porter & Co. sold for John E. Hayes to a buyer, for occupancy, 64 East 123d st, a 3-sty and basement brick dwelling, on a lot 18.9x100.11.

129TH ST.—Florea & Herbst sold for Lizzie Van Boskerck 107 East 129th st, a 4-sty brick double flat with stores, on a lot 25x99.11.

133D ST.—Charles W. Wynne and Louis H. Low, operators, resold to Matthew Dobson 131 West 133d st, a 5-sty and basement brick, 15-family apartment house, on a plot 33.3¼x99.11, held at \$35,000. Brown & Co. were the brokers

133D ST.—Harry Sugarman and Salem Real Estate Co. sold for Charles Wynne and H. A. Lowe 131 West 133d st, near Lenox av, 33.4x100, a 5-sty building containing 15 suites, to a client for investment. Monte London acted for the sellers.

134TH ST.—Charles Strauss, executor, sold to Archibald P. Barrow 57 West 134th st, a 3-sty dwelling, 18.9x99.11.

143D ST.—Leonard Realty Co. sold to the Matthews Holding Co. the two 6-sty apartments, 107 to 113 West 143d st, each 41.8x99.11.

144TH ST.—Adolph and Aaron Weiss purchased from Milton Morse 306-308 West 144th st, the 6-sty new law house containing 36 apartments. The property was held at \$75,000. Philip A. Payton, Jr., Co. were the brokers, and Weiss & Scheuer acted as the representative for the purchasers.

144TH ST.—Marble Hill Development Corporation transferred to the Lenox Auto Homes Corporation the property, 100x100, north side of 144th st, 450 feet east of Lenox av.

164TH ST.—R. Todd Thurmond sold to Laura A. Curtis 449 and 451 West 164th st, a 2-sty building and vacant property, 50x104.

COLUMBUS AV.—S. and M. E. Bernheimer Co. sold to Isaac and Hyman Altschult 924 Columbus av, southwest corner of 106th st, a 5-sty flat and store building, 25.11x75.

COLUMBUS AV.—Charles G. Keller sold for the Mahnken Estates the building on southeast corner of 62d st and Columbus av to a client.

LEXINGTON AV.—George R. Hotaling, trustee for the Estate of Sarah H. Crosby, deceased, sold the four buildings known as 1450-1452-1456-1458 Lexington av, and for the Fulton Trust Co., as trustees for Catherine C. Houghton, the building 1454 Lexington av, northwest corner of 94th st and Lexington av, having a frontage of 91.8½ feet on Lexington av and 80 feet on East 94th st. The purchaser is J. R. Lewis.

Messrs. Mark Rafalsky & Co. and Leon S. Altmayer, who acted for Mr. Hotaling, have resold the property for Mr. Lewis to Frederick Brown. The attorneys were Forster, Hotaling & Klenke, representing the sellers, and Stoddard & Mark and Julius Zieser representing the various purchasers.

MADISON AV.—Herman Joseph sold 2078 Madison av, a 3-sty dwelling, 16.8x74.10.

MADISON AV.—Rose Platz sold 1722 Madison av, a 3-sty house, 16x70.

PARK AV.—Porter & Co., with George Brettel & Son, have sold for the estate of John Livingston to Nicklas Cooper the 5-sty apartment with stores located at 1637 Park av, being the southeast corner of East 116th st.

SECOND AV.—John McCarthy sold to Phillip Pollak 1907 Second av, a 5-sty tenement with store, 25x75.

SECOND AV.—Lottie Lemle purchased from Emanuel Yankauer the 5-sty double flat with stores at 1345 Second av, on a lot 25x75, adjoining the southwest corner of 71st st.

SECOND AV.—G. Tuoti & Co. sold for Frank La Falce, to Giovanni Di Giovanni, the two 4-sty double flats at 2366-2368 Second av, each on a lot 25.4x71.

FIRST AV.—Jacob Fedelman sold to Ignatz and Rosa Braun the 4-sty tenement and store building, southeast corner of First av and 76th st, 78x22.2.

THIRD AV.—Henry M. Brennan bought 1761 Third av, a 5-sty tenement store building, 25x83.9, near 98th st.

THIRD AV.—Israel Freidus sold 1347 Third av, southeast corner of 77th st, a 4-sty flat and store building, 25.6x75.

FIFTH AV.—Martha A. Rodgers sold to Mabel S. Wendelken and others the 5-sty flats and stores, 2158 Fifth av, southwest corner of 132d st, 18x75.

134TH ST.—J. Lemle sold for John L. and Mary H. Joost the 5-sty double flat at 383 East 134th st, on a lot 25x100, adjoining the northwest corner of Willis av.

167TH ST.—Shaw, Rockwell & Sanford leased the store 70 East 167th st for a term of years to Fred Armour for a drug store.

169TH ST.—Shaw, Rockwell & Sanford sold for R. D. Barnum 788 East 169th st, a 2-sty frame dwelling, on lot 25x98.11, to an operator.

178TH ST.—Hudson P. Rose Co. has purchased from B. di Benedetto the 2-family houses 1169 and 1171 East 178th st.

181ST ST.—Arthur C. Mason sold to Rose Wilson 908 East 181st st, a 5-sty and basement brick apartment house, on a plot 50x80x irregular, adjoining the southeast corner of Honeywell av.

172D ST.—Walter E. Brown has sold for Mary E. Ryan the property situate at 490 East 172d st, consisting of a 2-sty frame 1-family house, on lot 17.5x110, to a client, for occupancy.

182D ST.—The Benenson Realty Co. purchased from a client of Herman J. Rubinstein, attorney, the 5-sty apartment house, 747 East 182d st, on a plot 50x100 feet, renting for about \$10,000 and held at \$65,000. It contains 25 suites. D. Donahue was the broker.

BURNSIDE AV.—Irving and Chester D. Judis bought from the Single Realty Corporation and resold through E. Osborne Smith the northeast corner of Burnside and Harrison vs, a 1-sty and basement brick business building, containing 15 stores, 187x137x100x irregular.

BURNSIDE AV.—Herman A. Acker has sold to a client of Shaw, Rockwell & Samford the 1-sty business building on the east side of Jerome av, 25 feet north of Burnside av, on a plot 50x100. The property shows an annual rental of about \$3,800, and was held at \$55,000. The same broker sold this property to the present seller about four months ago.

GERARD AV.—Ennis & Sinnott purchased the vacant plot at the northwest corner of 167th st and Gerard av, 125x140, from the

Picken Building Co., William Picken president. The broker was Warren F. Johnston, Inc.

HOE AV.—M. Manovitz bought for investment the 2-sty business and apartment building, on a plot 50x100, at the northeast corner of Hoe av and Jennings st. The building was recently completed by S. & I. Isaacson and was held at \$68,000. Louis Reuter was the broker.

JACKSON AV.—Samuel Coryen and I. Charles Schwab sold the 3-sty dwelling, 205 Jackson av, 19x100, to S. Fried.

JEROME AV.—The 1-sty business building on the east side of Jerome av, 25 feet north of Burnside av, on a plot 50x100 feet, was sold by Herman A. Acker to a client of Shaw, Rockwell & Sanford. The property brings an annual rental of \$3,800 and was held at \$55,000.

JEROME AV.—Shaw, Rockwell & Sanford have sold for Henry Acker to the Corn Exchange Bank 2052 Jerome av, a taxpayer, on plot 50x100, adjoining the bank's building at the northeast corner of Burnside and Jerome avs. The bank bought the corner property in January of this year and immediately established a branch in temporary quarters in the rear of the building, and have since made extensive alterations to supply modern banking and safe deposits facilities.

PARK AV.—Armstrong Brothers sold the 3-sty 2-family frame detached dwelling on a lot 28x105, known as 4433 Park av, for Ernst Francis, to a client for occupancy.

TRINITY AV.—Schwab & Co. sold for J. Mlodinoff the 3-family brick house, 1056 Trinity av, size 20x87.6.

VALENTINE AV.—Maurice A. Miller and Jacob Kaplan purchased the plot, 50x170, on the west side of Valentine av, 281 feet south of 199th st, for sites for two 2-family houses. The sale was made by Douglas Gettell for A. Gerbelein.

WHITLOCK AV.—Columbia Ice Corporation sold to the Atwell Realty and Construction

What Does "Service" Mean?

"SERVICE" is the keynote of business today, but can only be had where client and principal are in intimate personal touch. "Service," to clients of this Trust Company, means more than interest on checking accounts.

"Service," to clients of this Trust Company, means both knowing and serving the personal needs of every depositor, and can only be had from a Bank where the individual depositor is not lost sight of in an army of clients.

You are cordially invited to consult

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.

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.

SITUATIONS WANTED

YOUNG WOMAN, college graduate, office executive, bookkeeper, secretary, file expert, draftsman. Familiar with all departments of a real estate office. Box 930, Record & Guide.

LEASING MAN, apartments; experienced high-grade man, reliable, capable, energetic; salary or commission. Box 934, Record & Guide.

WANTS AND OFFERS

WANTED: To form connection with Building Loan operators who will consider good Canadian Building proposition. Box 932, Record & Guide.

BROOKLYN ATLAS wanted. 156 Broadway Annex, Room 5.

WILL PAY 25 cents for copies of Record & Guide, New York Edition of April 22, 1922. Record & Guide, 119 W 40th st.

BRONX SALES

SIMPSON ST.—Charles W. Wynne and Louis H. Low, operators, purchased 1016 Simpson st, near Westchester av, a 5-sty apartment house, 40x100, containing 15 apartments and renting for \$9,500. The sellers were the Dodin estate, and the property was sold for all cash. Kronenberger & Kramer were the brokers.

MONEY TO LEND

BROOKLYN REALTY PREFERRED

WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

ON SECOND MORTGAGES BUILDING LOANS

BROKERS PROTECTED

Tel. Cortland 2556

Co. the southwest corner of Whitlock and Bryant avs, a vacant plot 140x150.

WILLOW AV.—Harry Cahn sold to Samuel Cohn the southwest corner of Willow av and 138th st, a 2-sty and basement brick dwelling, on a lot 17.5x100.

WOODYCREST AV.—Armstrong Brothers sold 1042 Woodycrest av, a 3-sty 3-family semi-detached brick dwelling, on a lot 25x100, for Theodosia Klossert to a client, for occupancy. The purchaser intends to make alterations by constructing a two car garage. Property was held at \$18,000.

BROOKLYN SALES

BERKLEY PL.—The 3-sty brownstone dwelling, on a lot 20x100 feet, at 44 Berkeley pl, has been sold by the John Pullman Real Estate Co. for Mary A. Curry to a client for occupancy.

PARK PL.—Charles Partridge Real Estate Co., Inc., sold the 2-sty and basement limestone 2-family dwelling at 682 Park pl, near Bedford av, for the Martin estate to a client for occupancy.

STERLING PL.—Quell & Quell sold for Tillie Wirth to a buyer, for occupancy, 1384 Sterling pl, a brick 2-family house.

ADELPHIA ST.—Quell & Quell have sold 200 Adelphia st, on a plot 51x102, for George Dressler to Bernard McMann, of New York City, and 489 Decatur st, a 2-family stone dwelling, for S. Elizabeth Crawford to Jacob and Josephine Senger for occupancy.

ADELPHI ST.—Quell & Quell sold for George Dressler to Bernard McMann 200 Adelphi st, a dwelling.

BAINBRIDGE ST.—Quell & Quell sold for Emma Weinberger 343 Bainbridge st, a brick 2-family house; and for Levy Suwalsky 321 Bainbridge st, a brick 2-family house.

CHAUNCEY ST.—Margaret Stich sold through Quell & Quell to Albert Alvarez, for occupancy, 233 Chauncey st, a brick 2-family house.

DECATUR ST.—S. Elizabeth Crawford sold through Quell & Quell to Jacob Senger, for occupancy, 489 Decatur st, a stone 2-family house.

SHERMAN ST.—Henry L. Nielsen offices sold the dwelling, 20x100, at 91 Sherman st, for Lillian Cohen.

SHERMAN ST.—Henry L. Nielsen Offices sold for Lillian Cohen to a buyer, for occupancy, 91 Sherman st, a brick dwelling, on a lot 20x100.

12TH ST.—Meister Builders, Inc., have sold to Michele De Phillipis the 1-family stucco dwelling at 2469 East 12th st, 120 feet north of Av Y, on a plot 40x100, occupancy.

19TH ST.—Brighton Line Homes Co. sold for William Redmond a plot on the west side of East 19th st, 180 feet south of Av I, 196x100, to the Glaberson Construction Co., Inc., which has built several structures in the vicinity during the last year. The price paid for the plot was \$12,500. The building corporation is having plans drawn for the erection of three two family houses and a single house of brick and stucco. The entire operation is estimated to cost \$95,000.

59TH ST.—Henry L. Nielsen Offices sold the 2-family brick dwelling, on plot 20x100, at 418-59th st, for Felix Savkman, to a client for occupancy.

62D ST.—Henry L. Nielsen Offices sold for Emily Benon, to an investor, 523 62d st, a brick 2-family house, on a lot 20x100.

93D ST.—Henry L. Nielsen Offices sold a plot, 50x109, on 93d st, north side, between 3d and 4th avs, for United States Realty and Improvement Co. to a client.

CLINTON AV.—Bulkeley & Horton Co. have sold premises 8-10-12 Clinton av, between Park and Flushing, three 1-family houses, for Mr. Walter G. Stellges to a client for investment.

CLINTON AV.—Bulkeley & Horton Co. have sold premises 191 Clinton av, near Willoughby av, a 3-sty modern stone, 1-family dwelling, on a plot 33x200, running through to Waverly av, for Blanch Nathan, for occupancy. This residence was built and occupied for a number of years by Charles E. Bedford.

CRAWFORD AV.—Meister Builders, Inc., sold the 2-family house at the southwest corner of East 12th st and Crawford av, on a plot 40x100, to Tomasi Salvatore, for occupancy.

EASTERN PARKWAY.—M. C. O'Brien sold for the Jarkoff estate 365 Eastern Parkway, a 2-sty and basement 2-family dwelling, 20x100, to a client for dwelling purposes; for M. Becker 1108 Dean st, a 4-sty multi-family apartment dwelling, 40x110, to a client for investment.

AV L.—J. Lacoov sold for the Naomi Building Corporation to Mrs. A. Brandenburg a 2-family house in course of construction and a garage, 50x100, northeast corner of Av L and East 22d st, for \$25,750.

MYRTLE AV.—McInerney-Klinck Realty Co sold for John C. Krohn to William R. Weiser 497 Myrtle av, a 4-sty brick and stone apartment house, on a lot 25x100.

RAILROAD AV.—Clinton Trading Corporation sold to John F. Schick the 1-family frame detached dwelling situated at Railroad av, west side, 125 feet south of Rensen st, Cedar Manor, Jamaica, L. I. J. F. Barshad was the broker in the transaction.

SARATOGA AV.—Estate of Israel Schaffer sold through Quell & Quell to Henry Pearsall, for occupancy, 202 Saratoga av, a frame dwelling.

QUEENS SALES

FLUSHING.—Quinlan, Terry and Johnson resold for Piscull & Wright the Lever building at Flushing, held at \$100,000 to the Leracher Realty Co. of Flushing. The sellers bought it through the same brokers in December, 1920. The sale includes only the corner building, as the rear plot on Locust st has been retained for the new building for the Flushing post office, which will be started next week.

LONG ISLAND CITY.—The National Liquid Bleach Co., now at 18 Purves st, Long Island City, has purchased the block front on the south side of Foster av, between Honeywell and Buckley sts, Long Island City, which it will improve at once with a large modern plant for the manufacture of its product.

RECENT LEASES.

Paterno Gets Long Lease

The United States Trust Company of New York and Ira Bliss Stewart, trustee under the will of Abram Baudouine, have obtained court approval to execute and deliver the lease for 666 Madison av to Francis S. Paterno, president of the 666 Madison Avenue Corporation. The lease covers 26 and 28 East 61st st, forming the southwest corner of Madison av. It is for 21 years, with the privilege of two renewals for 21 years each. The rent for the first 21 years aggregates \$450,000. Sherman & Sterling represented the trustees and Stoddard & Marks the lessees. Plans for a 5-sty business building with a frontage of 67 feet on Madison av and 48 feet on 61st st have been filed. The first and second floors will be divided into stores and the three upper floors arranged to meet requirements of dentists and doctors. Work will be started immediately, so that the building will be completed and ready for occupancy this autumn. Brady & Bowman, Inc., have been appointed managing agents for the property.

Leases Sixth Ave. Corner Store

M. Rosenthal Co. leased for William Burns the store at the southwest corner of Sixth av and 37th st for a long term of years to William Faber.

Some Broadway Leases

J. Edgar Leaycraft & Co. leased the store at Broadway, West End av and 106th st to Wheeler & Shropshire. After extensive alterations the store will be used as an automobile salesroom.

Broadway Corner Loft Leased

Heil & Stern leased for the Broadway and 37th Street Corporation the 2d floor in the new building they are erecting at the southeast corner of Broadway and 37th st to I. D. Karpas & Co. The lease is for a long term of years, at an aggregate rental of \$150,000.

Former Owner of Property Leases It

Pease & Elliman leased for Charles Warner to Dr. Jacob Heckman 154-156 East 80th st, two 3-sty and basement dwellings. The lessee

sold the parcels to the lessor only a few months ago.

Park Ave. Corner Under Long Lease

William J. Roome, president of the Excelsior Savings Bank, leased through Pease & Elliman and Howard Le C. Roome to H. L. Annenberg, of the Hearst Corporation, 101 East 57th st, northeast corner of Park av, a 4-sty and basement brick and stone dwelling, 17.6 x 80.5. The lessee will remodel the property.

Arthur Brisbane, a business associate of Mr. Annenberg, owns 103-105, adjoining. The two will combine their improvements. The Annenberg lease is for 63 years at an aggregate rental of more than \$1,000,000. It is one of the few properties in the neighborhood susceptible to business use under the zoning laws.

Operator in Canal Street Lease

Harry Aronson, the operator, has leased from Marion Pellet for a term of 21 years the 5-sty store and loft building at 275 Canal st, adjoining the northeast corner of Broadway. Mr. Aronson will pay a net rental of \$4,750 a year.

He has an option to renew for an additional 21-year period at a rental equal to 6 per cent. of the appraised value, but not less than \$5,000 a year. Under the terms of the lease Mr. Aronson must expend at least \$12,000 in reimproving the property.

Large West Side Lease

Fenimore C. Goode Co. leased a part of the ground floor and all of the 5th and 6th floors in Building No. 1 of the Terminal Warehouses at 27th and 28th sts, Eleventh to Thirteenth avs, to the American Paper Mills Corporation, for a term of years.

A New Edison Service Plant

Roman-Callan Co. leased, for a long term of years, to Thomas A. Edison, Inc., for Herman Reher, the brick building on a plot 100x100, northwest corner of Freeman av and Hamilton st, Long Island City. The tenants will use same as a service station, warehouse and distributing plant.

Long Lease on Lafayette Street

Fenimore C. Goode Co. leased the entire 15th floor in the Hallenbeck-Hungerford building, 80 Lafayette st, to Kilm, Lindner & Bauer, lithographers, for a term of 10 years, at an aggregate rental of approximately \$200,000.

Sales of Garage Leases

Francis J. Phillips & Co. sold for the Barhas Auto Corporation the lease of the Sun Garage, 4507 Third av, Bronx, to Emile Gauthier, the aggregate rental being \$168,000; also sold for John Lenahan, Jr., the lease of the garage, 245 West 18th st, Manhattan, to Elton Pettus, the aggregate rental being \$53,000.

Lease Upper West Side Site

Harry Alterstein leased for 63 years from Rosie Kraus and Belle Sondheim two 4-sty dwellings, 40x102.2, at 153 and 155 West 72d st, through Slawson & Hobbs. Mr. Alterstein will erect a 7-sty elevator building designed for stores, offices and lofts from plans prepared by Springsteen & Goldhammer. Morrison & Schiff represented the lessee and Wollman & Wollman the lessors.

Long Island City Leases

Roman-Callan Co. leased for the Eureka Rubber Co., for a term of years, the ground floor of their building at Pierce and 9th av, Long Island City, to the Kashmir Finishing Co., for the purpose of manufacturing and renovating Oriental rugs; and leased for a term of years the 6th floor of the building of the Long Island Loft Corporation, on Van Alst av, near the Bridge Plaza, Long Island City, to the Duffy-Kaufman Co., manufacturers of upholstery goods.

Brooklyn Industrial Lease

The Williamson Candy Co., which operates two large factories in Chicago, will install another plant in the East for the distribution of their specialties. They have leased through Herbert McLean Purdy & Co. 40,000 square feet of space in the Gair Building, 80 Washington st, Brooklyn.

Lease in Brooklyn's Auto Zone

The Leverich Realty Corporation leased the corner store in the new building now being completed on the northwest corner of Bedford av and Eastern Parkway, Brooklyn, for the Bedford Avenue and Eastern Parkway Corporation to the Willys Overland Automobile Co., for a salesroom.

Lease Executive Offices

Douglas L. Elliman & Co., Inc., leased to the New York Eclipsan Organization of the Girls Friendly Society the first floor in 131 East 45th st. The premises will be occupied by the society for its executive offices and club room.

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.

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 5809-6810 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
277 BROADWAY - - - - - Worth 1828

EUGENE J. BUSHER 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.

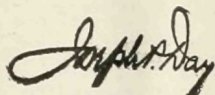
BROKERS and MANAGERS
254 WEST 23RD ST. Tel. Chelsea 1276

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



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
Stuyvesant 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 2135

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

Durant Motors to Open New Branch

Herman A. Acker leased for a client to the C. R. Radcliffe Co., Inc., the ground floor of premises 794-796 Southern Blvd., adjoining the corner of Longwood av., for a term of years, at an aggregate rental of about \$15,000. The premises will be fitted up by the lessee as a high-class showroom for the sale of Durant Motor cars.

Herman A. Acker leased for a client to Joseph Willner a store in the building now in course of construction at the southwest corner of Fordham rd and Grand av., for a period of years, at an aggregate rental of \$14,000. The premises will be occupied by the lessee as a high-class delicatessen store.

Lease Big Brooklyn Corner

For improvement with 20 stores the newly formed Gates and Reid Avenue Realty Corporation leased for a long term of years the plot with old buildings, 200x100, at the southeast corner of those thoroughfares in Brooklyn, from the Ardmore Realty Co. Morrison & Schiff, attorneys, formed the building company, with S. Gerber, B. R. Stein & H. Vogel as directors.

Overlooking Brooklyn Borough Hall

Tankoos, Smith & Co. subleased for Silver & Herman the entire building 363 Fulton st, opposite Borough Hall, Brooklyn, recently secured by Silver & Herman through Tankoos, Smith & Co. The sublease is for a long term of years, at an aggregate rental of \$125,000. The sublessee is the Times Square Auto Supply Co., who, upon completion of alterations, will, on August 15, occupy the entire ground floor and basement for a branch establishment.

Paper Dealers Lease Space

Fenimore C. Goode Co., in conjunction with Price, Birkner & Johnson, leased the entire store and basement in the Kymson building, 313-319 West 37th st, for the Herald Square Press Building Corporation to Alling & Cory, paper dealers, whose main office is at Rochester, N. Y. The lease is for a term of 10 years; the space was held at \$18,000 per annum. The Kymson building is an 8-story structure, 100x100, recently completed. The Goode Co. took charge of the renting of this property in May, when it was entirely vacant, and has filled the building with tenants in the printing and allied trades.

Some Gool Store Leases

Heil & Stern leased for a client to Louis B. Weiss the southerly store in the Victoria building, 1150 Broadway; and to Lipp & Gravenhorst, the store and basement of the building in course of construction at 470-472 Seventh av. Both for a term of years.

Long Lease on Broadway Brooklyn

Tankoos, Smith & Co., in conjunction with the Leverich Realty Corporation, leased for the Golden Shoe Stores Co. to Albert Cook, proprietor of the Cook Tailoring Establishment, the entire upper floors of 1349 Broadway, corner of Linden St., Brooklyn. Upon completion of extensive alterations and improvements, the tenant will occupy the premises for his business. The lease is for a long term of years, at a rental aggregating more than \$25,000.

A. Lyle Leverich of the Leverich Realty Corporation leased the building 1359 Broadway, Brooklyn, for a term of years, and sublet the store to Rice & Hutchins, Inc., and the upper floors to Davis & Weiss, tailors; and leased the building, 1361 Broadway, Brooklyn, 3 years ahead and sub-leased the store to the Kaufman Rental Corporation, and the upper floors to Davis & Weiss, tailors.

Leverich Realty Corporation sub-leased for Rice & Hutchins, Inc., to the Superior Leather Goods Co. the store in 1359 Broadway, Brooklyn, for a term of years.

Some West Side Leases

S. M. Hirsch & Co. leased two floors, containing 26,000 square feet, in the Betty Wales building, being erected at 242-252 West 36th st, to Goldman Costume Co. and Betty Wales. This marks the removal of one of the oldest and largest dress manufacturers to the new garment district. The lease is for a long term of years, for an approximate rental of \$150,000.

The Mannados Realty Co., T. H. Stone treasurer, leased for a long term on a net rental basis to Francis J. Sheridan the 4-sty and basement garage, 147 to 151 West 83d st, 75x100. The lessee will make extensive alterations. Reuben B. Groves was the broker.

Berley & Co., Inc., leased a store in 123 West 33d st for a long term of years to Benforado Bros., athletic goods.

Long Lease of Heights Garage

Frederick Zittel & Sons, in conjunction with James E. Barry, leased for Abraham Ruth the 3-sty and basement garage recently completed, at 506-510 West 181st st, on a plot 75x119.6, for a term of 21 years, at an aggregate rental of about \$350,000.

Berley & Co., Inc., leased a store in 123-125 West 33d st, for a long term of years, to Benforado Bros., for the sale of athletic goods.

Cross & Brown Co. renewed leases in the McNulty building, 549-51 West 52d st, to the Regal Auto Painting Co., to David Stoloff and to Lax & Katz; and leased the 3d floor to the Auto Safety Appliance Corporation.

Heil & Stern leased for clients to the M. & M. Mfg. Co., the 2nd floor of 520 Broadway; and to the American Silk Mills, Inc., the 3d floor in 150 Madison av, southwest corner of 32d st. Both for a term of years.

School Leases Dwelling

Duff & Conger, Inc., leased the 5-sty, 33 foot front dwelling 1042 Madison av, adjoining the northwest corner of 79th st, to the John Burroughs School.

On and Near Fifth Avenue

S. J. Rydell, merchant tailor, leased a suite on the 5th floor of 11-17 East 45th st, for a term of years. Harris, Vought & Co. represented the tenant and Douglas L. Elliman & Co. the owner.

Adams & Co. leased for the Shenk Realty & Construction Co. a floor in 7-9 West 30th st to Pion Bros. & Bobrowsky; in 16 East 23d st space to Dillon & Weeks.

Cross & Brown Co. leased the store and basement at 48 West 39th st to the Hollywood Lunch, Inc., who will take possession on August 15. Price, Birkner & Johnson, agents for the building, represented the owner.

Cushman & Wakefield, Inc., leased offices in the Heckscher building, 57th st and Fifth av, to Arthur Lipper & Co., members of the New York Stock Exchange, as an uptown branch.

Heil & Stern leased for clients to the Columbia Cord & Trimming Co. the 4th floor of 64 West 17th st; to H. L. Braslau, Inc., the 3d

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 47th St. Knickerbocker Bldg. Bryant 2042-8

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. Phone: Columbus 4356-2548

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 1810

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

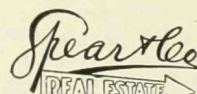
Manhattan Office Bronx Office
1 WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Bingham 2700

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

floor of 43-45 East 12th st; to Ira Moss & Co. the 10th floor of 13-15 West 27th st, and to Fox & Finkelstein the 2d floor of 25 West 30th st. All for a term of years.

E. Sharum leased space in 122 Fifth av to Thomas G. Meehan, Ezekiel Bros., the Ness Import Co., H. Beresin & Son, Rabinowitz & Schechter, the Metro Yarn Co., the Lawsam Electric Co., Richard W. Osland, the Triangle Radio Supply Co., the Maxwell-Brown Co., Harry Hess & Co. and Adham & Bros.

Adams & Co. leased for Levy Brothers Realty Corporation a floor at 63-67 West 38th st, running through to 62-64 West 39th st, to Nat Levine, manufacturer of ladies' hats, for 5 years, at an aggregate rental of \$70,000; and leased a loft in 16 East 23d st to the Superior Distributing Co.

Pease & Elliman leased for a long term of years on a net rental basis for George Gascoigne the 6-sty store and business building, 3 East 48th st, one door from Fifth av. The lessee is Harry Lichtenstein, who, after extensive alterations, will occupy the building as a retail millinery and dressmaking establishment.

Cushman & Wakefield, Inc., leased for the Anahma Realty Corporation offices in the Heckscher building, 57th st and Fifth av, to J. K. Kunz; in the Knox building, Fifth av and 40th st, to the Houck Radio Corporation; and in the Marlin-Rockwell building, 366 Madison av, to C. R. and W. A. Wilson, of Chicago, Ill.

J. Arthur Fischer leased for a client to J. B. Gilman and P. H. Dana the parlor floor of 52 West 39th st, for a term of years.

Pease & Elliman leased for the estate of Bertha M. Bartlett to Miss Alma Henr, the 3-sty and basement dwelling, 57 East 91st st.

Dana de Peyster Whipple leased the second floor, 45 West 57th st, to Cluzelle Bros. for a term of years for an aggregate gross rental of \$200,000; the 4th floor of 28 West 57th st to the A. G. Bernard Co., Inc.; the 6th floor, west, in 19 West 57th st to Charles Bros., Inc., and space in the Canadian Pacific building, 44th st and Madison av, to John Wolfe.

Frederick Zittel & Son and James E. Barry leased for Abraham Ruth the 3-sty and basement garage recently completed at 506 to 510 West 181st st, 75x11.9, for a term of 21 years for an aggregate rental of about \$350,000.

Bella Kayton leased to Frederick T. Brooks for a term of 21 years the 5-sty garage, 182 East 73d st, from October 15 for \$4,500 a year.

Some Downtown Loft Leases

Daniel Birdsall & Co., Inc., leased for clients a loft in 86 Leonard st, to Samuel Weisberg; and in conjunction with Cross & Brown, a loft in 482 Broome st, to the Radio Leather Goods Co.; also, space in 29 West 26th st, to Harry Greenfield, and space in 30-34 University pl, to the Trinity Chemical Co.

Spear & Co. leased for clients to S. Stein & Co., woollens, part of the 8th floor of 20-6 West 22d st; part of same floor to Mary Efros & Son, novelties; the 3rd floor in 12 West 22d st to Anchor Dress & Trimming Mfg. Co., Inc.; the 7th floor in 131-3 Spring st, to Bergen Waist Co.; parts of 11th floor at 684 Broadway to Filmar Hat Works and Millard Stolz, men's neckwear; office space in the Saint Denis building, southwest corner of Broadway and 11th st, to Louis Meyer, manufacturers' agent; Capitol Distributing Co., hosiery; Importers' Company of America, and Herman Defrem.

Charles F. Noyes Co. leased additional space in the Northern Assurance Co. building, 135 William st, to the Spectator Co.; a floor in 24-26 Murray st, for John Gilgar to E. Boehnke; a large suite of offices in 113-15 Broad st to the Odd Lot Cotton Exchange of New York; sub-leased for Furukawa & Co. space in the Equitable building, 15th floor, to Howe, Snow, Corrigan & Bertless; the basement store in 13 Gold st for the Jane Holding Corporation to Benthel Mfg. Co., Inc., and, in conjunction with Sturgis & Lyon, the store in 70 Wall st, to Albert DeLaisne.

BULKLEY & HORTON CO. leased, for a term of years, loft containing 6,000 square feet in the Bush Terminal building, Brooklyn, to Charles G. Hampson Co., manufacturer of wall papers.

BUTLER & BALDWIN, INC., leased for Joseph E. Marx the store at 37 West 48th st, to Julia Maczko, for a term of years. The premises will be used for a high class restaurant.

CROSS & CROSS, architects, who are designing the tall office building to be erected at the southeast corner of Madison av and 47th st for the 385 Madison Avenue, Inc. (Webb & Knapp), have leased about 7,000 square feet of space on the top floor of the structure, which will be completed about January 1. The lease is for 10 years and calls for an aggregate rental of \$200,000. The lessees were formerly located in 681 Fifth av.

DUFF & CONGER, INC., leased for J. Wilson Gordon the 3-sty frame building 1500 Third av to Louis Firstenberg, trunk and bag dealer.

H. H. GIBSON REALTY CO. leased space in 212 Fifth av, southwest corner of 26th st through to 1136 Broadway, at rentals aggregating over \$500,000 to the International Worsted Mills, Textile Yarn Agency, Warwick Knitting Mills, Vay-

anos Bros., Oriental Rug Manufacturing Co., Independent Distributors Co., Howard Sweater Co., Inc., Dress Manufacturers' Association, Inc., Shreiber & Brantman, Abraham Friedberg, Gordon & Ferguson, Inc., the Corona Silk Hosiery Co., Naman Bros., Oriental rug importers; the Sunshine Soda Corporation, H. Mallouk & Sons, laces and embroideries; the Carbonization Company of America, and the Society Maid Hosiery Co. This completes the entire renting of this building.

HANAN & SON leased through Clark T. Chambers and Edgar A. Manning to Miss I. M. Rust, importer of laces, etc., the 1st floor in the Hanan building, southwest corner of Fifth av and 56th st, for a term of years, at \$14,000 a year.

M. & L. HESS, INC., leased for the American Carbonate Co. the entire buildings 424-430 East 19th st to David B. Bartelstone, manufacturer of phonograph records. The lease covers a period of 6 years, at an aggregate rental of approximately \$50,000. The lessee, after the completion of extensive alterations will occupy the buildings in their entirety.

JULIA BEVERLEY HIGGINS leased a whole floor in 16 East 40th st for the Cross & Brown Co. to the Cornell Emery Co., interior decorators, for a term of 5 years.

JAMES KYLE & SONS leased for Morris Blum the 5-sty building, consisting of stores and apartments, at 789 Lexington av. The lease is for a term of 10 years at an aggregate rental of \$70,000.

JAMES KYLE & SONS leased for a client to the Great Atlantic & Pacific Tea Co., a store in the northeast corner of Third av and 95th st, and a store in the southwest corner of East End av and 88th st, as well as the store in 636 Third av.

JOSEPH LEVY & SON, in conjunction with Jacob J. Tabolt, leased the 4-sty building 389 Eighth av to Jacob Rosenblatt and Samuel Rottman, for a long term of years.

JULIUS LIBMAN leased to Harry Berger, dealer in furs, the 11th loft in 48-56 West 38th st, for a term of 5 years at an aggregate rental of \$70,000.

THE MOTION PICTURE DIRECTORS ASSOCIATION OF NEW YORK leased through Henry Shapiro & Co. for a term of years, the 3-sty building 234 West 55th st for their headquarters.

J. K. MOORS leased for F. G. Hoffmann the store at the southwest corner of 45th st and Tenth av to Abraham Kashdam, as a drug store, for a term of years.

F. & G. PFLOMM rented the entire top loft in the recently finished building, 124-126 West 36th st, to Cynthia Dresses, Inc., for a term of 5 years.

ROWANTREE-SCHLEY CO. leased for Louise & Co. store at 554 Fifth av to the Crystal & Glass Shop for a long term of years. A. A. Hageman represented the lessor.

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: Rhineland 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

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

WM. B. MERRALL
Industrial Real Estate
342 MADISON AVE. Vanderbilt 4699

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
1641 Madison Ave. 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.

W. H. EBBETT CO. has moved to larger quarters in 200 West 72d st.
 BERNHARDT E. MILLER, architect, has moved to 527 Fifth av.
 McCARTHY & KELLY, architects, have moved to 159 Remsen st, Brooklyn.
 A. H. MATHEWS & CO. have opened a branch office in the Robinson building, northwest corner of Liberty and Church sts.
 JOSEPH G. HAFT, formerly president of the Berkshire Realty Co., Inc., of Brooklyn, has opened general realty offices in 225 Fifth av.
 THE HAGGSTROM-CALLEN Co. has been appointed managing agent of the apartments 100 West 100th st, southwest corner of Columbus av.
 HENRY S. NIEWENHOUS, formerly vice-president of the Nieuwenhou Co., Bronx builders, has severed his connection with that company and has opened offices at 406 East 149th

st to transact a general real estate and insurance business.

LAWYERS are not required to have licenses to sell real estate or transact negotiations affecting property. The act which was passed by the last Legislature exempts members of the bar. The law requires brokers and their employes to have licenses.

THE CITY AND SUBURBAN HOMES CO.'S report states that it will recommend the extension of the company's operations by the erection of additional tenements, thus providing homes for earners of moderate wages whenever the demands of labor and the price of material will permit construction at a cost which will show a conservative and reasonable return on capital invested.

FEW PERSONS realize how great is the loss to taxpayers as a result of the exemption of real estate and securities from taxation. For instance, there are in this country 17,000,000,000 of tax exempt securities. At least 20 per cent. of them are held in the State of New York. If they were not tax exempt and averaged 5 per cent. return, the State would gain annually approximately \$3,400,000.

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 8 to Aug. 14	1921 Aug. 9 to Aug. 15
Total No.....	152	179	343	301	664	624
Assessed Value.....	\$11,744,400	\$7,785,400	.....	.....	.....	.....
No. with consideration	15	20	203	132	27	34
Consideration.....	\$427,600	\$617,228	\$669,797	\$176,300	\$376,381	\$289,800
Assessed Value.....	\$377,400	\$523,000	.....	.....	.....	.....
	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 14	Jan. 1 to Aug. 15
Total No.....	7,494	7,049	8,123	6,320	25,925	24,381
Assessed Value.....	\$524,102,700	\$387,470,799	.....	.....	.....	.....
No. with consideration	749	778	1,128	560	1,004	1,324
Consideration.....	\$39,122,961	\$40,240,589	\$6,988,818	\$4,382,413	\$14,015,775	\$14,901,041
Assessed Value.....	\$36,505,050	\$36,011,800	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 8 to Aug. 14	1921 Aug. 9 to Aug. 15
Total No.....	150	167	367	168	841	541
Amount.....	\$4,135,864	\$5,070,988	\$2,503,796	\$1,183,020	\$4,976,221	\$3,003,347
To Banks & Ins. Co.	25	26	228	30	191	80
Amount.....	\$1,333,900	\$2,749,250	\$507,600	\$470,744	\$1,610,900	\$641,250
No. at 6%.....	126	148	150	105	816	514
Amount.....	\$3,013,537	\$2,667,638	\$2,172,796	\$1,001,518	\$4,846,121	\$2,882,610
No. at 5 1/4%.....	9	2	.....	.....	14	24
Amount.....	\$904,250	\$25,000	.....	.....	\$77,100	\$116,737
No. at 5%.....	1	2	.....	2	6	3
Amount.....	\$2,800	\$30,000	.....	\$12,780	\$19,500	\$4,000
No. at 4 1/2%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
No. at 4%.....	1	.....	.....	.....	.....	.....
Amount.....	\$500	.....	.....	.....	.....	.....
Unusual Rates.....	2	1	.....	1	.....	.....
Amount.....	\$9,218	\$2,236,000	.....	\$4,000	.....	.....
Interest not given...	11	14	217	60	5	.....
Amount.....	\$205,559	\$112,350	\$331,000	\$164,722	\$33,500	.....
	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 14	Jan. 1 to Aug. 15
Total No.....	6311	5,434	6,836	4,045	27,896	20,272
Amount.....	\$221,360,272	\$166,739,367	\$73,936,984	\$31,028,860	\$156,556,394	\$107,966,681
To Banks & Ins. Co.	973	869	819	317	5,688	2,844
Amount.....	\$75,242,067	\$69,226,727	\$13,912,105	\$5,936,013	\$46,692,521	\$26,543,175

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16
Total No.....	57	21	21	9
Amount.....	\$3,807,100	\$2,508,250	\$673,000	\$318,500
To Banks & Ins. Companies...	44	17	0	5
Amount.....	\$3,407,850	\$2,087,000	\$356,500	\$262,500
	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16
Total No.....	1,803	1,463	608	478
Amount.....	\$128,325,823	\$114,824,231	\$17,639,187	\$11,183,086
To Banks & Ins. Companies...	1,208	900	341	256
Amount.....	\$97,103,756	\$95,636,279	\$11,041,700	\$6,811,375

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16	1922 Aug. 9 to Aug. 15	1921 Aug. 10 to Aug. 16
New Buildings...	6	13	84	132	206	160	431	332	35	62
Cost.....	\$2,565,400	\$2,057,235	\$586,800	\$2,223,200	\$1,126,910	\$1,696,500	\$2,529,755	\$2,190,719	\$117,560	\$158,965
Alterations.....	\$516,960	\$441,425	\$36,250	\$54,600	\$353,915	\$98,500	\$113,255	\$16,864	\$8,415	\$8,792
	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16	Jan. 1 to Aug. 15	Jan. 1 to Aug. 16
New Buildings...	573	483	2,670	1,588	7,365	5,153	12,925	7,509	1,350	1,502
Cost.....	\$86,447,486	\$84,841,203	\$65,637,188	\$34,849,040	\$77,032,391	\$58,947,955	\$79,075,130	\$42,401,095	\$4,552,188	\$4,510,125
Alterations.....	\$18,941,552	\$17,489,402	\$2,333,565	\$1,390,919	\$6,082,815	\$5,238,385	\$2,462,025	\$2,288,511	\$172,300	\$269,794

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 5 09

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

HENRY S. NIEWENHOUS
 Brokerage—Management—Appraiser
 406 EAST 149th STREET
 Melrose 3031

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 9845

Brooklyn Brokers

BROOKLYN APPRAISALS
 With five offices (one in practically every section of Brooklyn and one in Queens) and fifty years' experience, we can give accurate "first-hand" appraisals.

BULKLEY & HORTON CO.
 "Established Over Half a Century"
 585 Nostrand Avenue, near Dean Street
 414 Myrtle Avenue, near Clinton Avenue
 7520 Third 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
 FLATBUSH & LINDEN AVENUES
 Established 1853 Phone Connections

JAMES B. FISHER
 REAL ESTATE
 174 MONTAGUE ST. Main 7267

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

SCHNEIDER & MULTER
 Flatbush Real Estate a Specialty
 Brokers' Co-Operation Solicited
 1947 Coney Island Avenue, near Avenue P
 Phone: Midwood 1967 BROOKLYN, N. Y.

BUILDING SECTION

Growing Material Shortage Hampers Building Progress

Production of Essential Commodities Curtailed by Coal Strike and Railway Transportation Situation Seriously Extending Deliveries

LOCAL building activity has slowed down to a considerable extent during the past two or three weeks as a direct result of the combination of conditions brought about by the railroad and coal strikes. Building projects which were started some time ago are in a number of instances unable to proceed because of the non-delivery of essential materials, and prospective builders are daily becoming more hesitant about making commitments for new construction because of the precarious supply of building materials.

The adverse conditions resulting from these strikes are not only affecting the local building industry. The shortage in certain lines of basic construction materials is rapidly growing acute and relief cannot come until the railroad trike is ended and the speedy transportation of raw materials and finished products resumed nor until a settlement of the coal strike makes possible a steady supply of fuel to those plants now idle or with output greatly curtailed. The difficulty of securing materials is spreading and recent reports from authentic sources show a decline in structural activity throughout a widespread area and in practically every instance the strikes are given as the fundamental reason for the decline.

In the Metropolitan district the growing shortage in some of the important material lines is a problem now assuming a most serious aspect to builders and their allied interests. Although there is an adequate supply of common brick, there is a scarcity of cement, and brick is of little practical value if it cannot be used in construction. The shortage is growing in numerous other lines including face brick, terra cotta, structural steel, nails, hardware, plaster and lime, lumber, etc. The coal and railroad strikes are directly responsible for the supply situation, first, by either entirely or greatly curtailing the production of these supplies and second, by making it very difficult for manufacturers to ship their products to points where they are needed because of the intolerable railroad freight situation.

During the past few weeks a large number of plants have been forced to suspend production on account of the lack of fuel. Consuming demand has been very active because of the large volume of building in course of construction and as a result orders are piling up and deliveries steadily becoming more extended. Commodities which in normal times could be delivered immediately out of stock or obtained from manufacturers in two to four weeks are not to be had under two to four months and in many cases orders are only accepted for delivery at the convenience of manufacturers. Some plants are actually forced to refuse otherwise interesting business because of the congestion of prior orders and the unsatisfactory outlook for early relief.

It is reported from authentic sources that further losses in production were sustained by the steel industry during the past week as a consequence of the strike conditions and there are marked indications of a greater reduction in the operations of blast furnaces and steel mills before conditions improve to any extent. It is said that the production of the U. S. Steel Corporation is now down to sixty per cent. of capacity as compared with about seventy per cent. a week ago and independent mills are not producing at more than fifty per cent. of capacity as a general thing.

As a consequence of the seriously curtailed output of iron and steel products several sharp price advances have been reported during the past few days. Black and galvanized sheets

have advanced \$4 per ton. Wire nails were sharply advanced in price by manufacturers. Several independent makers of standard pipe have advanced their prices and practically all producers of steel plates and shapes have revised their prices to meet the prevailing conditions.

Some anxiety is evidenced in building circles as to the outlook for future lumber supply. The demand for lumber has recently been unusually heavy and premium prices are being paid in some instances as railroad embargoes have been enforced on some of the Southern railroads and priority rules established on virtually all of the coal roads. These embargoes and priority rulings have greatly retarded lumber shipments during the past few weeks and it is extremely doubtful if conditions will improve in favor of the lumber industry for some time to come. There is little possibility of relief for lumber interests while all industry is seriously hampered by the scarcity of fuel.

The Portland Cement Association, in a recent statement, called attention to the fact that owing to the scarcity of fuel many of the cement plants have been forced to suspend operations for the time being, and it is probable that a continuation of the coal strike will mean the closing down of more plants or at least their operation on a part-time schedule. In any event the output of this important commodity is now greatly reduced—far below the actual rate of demand, and as a result mill reserves and stocks on hand in local dealers' yards are being rapidly depleted. It requires approximately 7,000,000 tons of coal per year for an average annual cement production and unless this is speedily forthcoming the construction industry is bound to suffer through its lack.

Although the producers of brick are suffering from the coal shortage and production is not progressing as rapidly as it should, the local brick supply is adequate for all current demands and there is little likelihood of a serious shortage of this material. Since the opening of the brick manufacturing season the producers located in the Hudson River Valley have been confronted with fuel problems which have caused them considerable anxiety. During the past four or five weeks the manufacturers have slowed down considerably and in burning their brick have been forced to use coke and cord wood. These fuels are also very scarce and high in price, but there is no alternative for the brickmakers. They must either use them and pay the prevailing exorbitant prices or cease production. At present there is a slight brick reserve, both at the up-river plants and at the various docks in the Metropolitan district, but it would not last long if producers are forced to stop burning brick because of the lack of coal or other available fuel. The present situation is responsible for maintaining the common brick production costs at very high levels and although there is every likelihood at present that the brick industry will be able to keep builders fully supplied with this important commodity, there is little indication of lower brick prices for some time to come. No recession from current levels is possible while fuel costs are as high as they are now.

Although production in many lines has been seriously retarded by the coal and railroad strikes, and the construction industry is experiencing a more severe and serious setback than some others, there is a general feeling that early settlements will be reached and that business, including construction, will continue to gain in volume.

Million-Dollar Office Building for Brooklyn Edison Co.

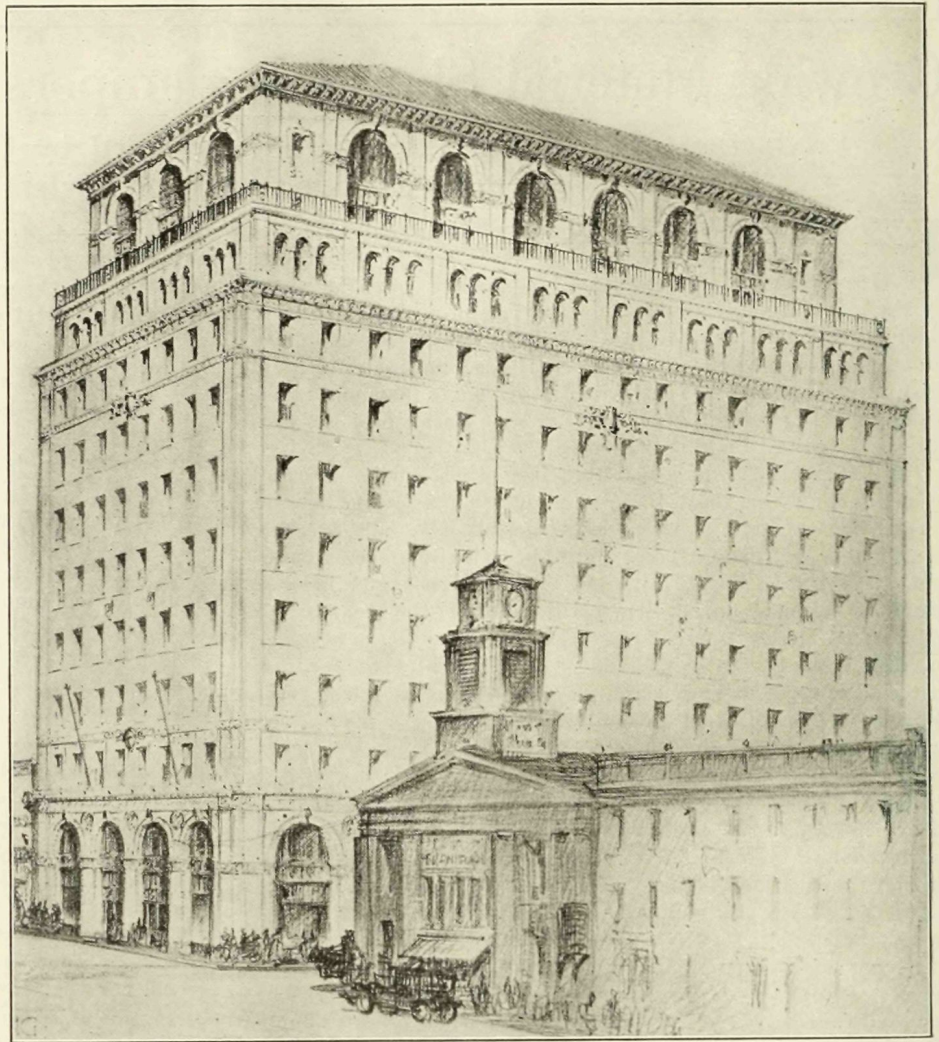
McKenzie, Voorhees & Gmelin, Architects, Retained to Design Twelve-Story Fireproof Structure, on Willoughby Street, Near Borough Hall

THE Brooklyn Edison Company, 360 Pearl street, has announced through Matthew S. Sloan, president, that plans for the erection of a modern office building have been practically perfected and that actual construction will be commenced just as soon as the working drawings are finished and contracts are awarded. This structure, which is estimated will cost more than a million dollars, is being erected to house the various departments of the company and in all probability will be used exclusively for this purpose.

McKenzie, Voorhees & Gmelin, 342 Madison avenue, Manhattan, have been retained to prepare the plans and specifications for the new building, which will be located on a plot at the corner of Willoughby and Pearl streets, which was recently purchased by the Brooklyn Edison Company. This plot is directly opposite the present headquarters of the company's executive staff.

The preliminary plans, as outlined, call for a twelve-story structure, of the modern office building type, strictly fireproof, which will occupy a plot with a frontage of 90 feet and 117 feet in depth. The facades have been designed in the Renaissance style of architecture, and will be constructed of face brick and limestone. The two upper floors will be set back according to the provisions of the Zoning Law. The final details of this project have not as yet been fully determined and will be announced later.

There has recently been a revival of interest in the commercial possibilities of the Borough Hall district. Several new office buildings have been erected, and at the present time there are two or three alteration projects under way of more than ordinary size and importance. The proposed building



McKenzie, Voorhees & Gmelin, Architects

PROPOSED OFFICE BUILDING FOR BROOKLYN EDISON CO.

for the Brooklyn Edison Company will be a notable addition to the large buildings in the financial and commercial center of Brooklyn.

Federal and Local Officials Will Distribute Coal Rations

(Continued from page 231)

fluence with a better command of the confidence of the people than any other agency.

"There is one point, however, in which education must play its part. There must be a stronger conception that serving the public with essentials is a service which cannot be interrupted at the whim or choice either of corporate management or of employees.

"Special protection or other advantageous conditions surround most employments in public service corporations. If men enlist in that work they should recognize an obligation to the public equal if not superior to their private interests; and eventually this idea must prevail."

The Mayors' Conference of New York State Cities, at a meeting with Mr. Outerbridge at his office, 11 Broadway, recommended legislation to enable them to meet the expected emergency at the coming special session of the Legislature.

The Mayors voted to request authority to issue certificates of indebtedness for the purchase of coal allotted the respective municipalities by the Governor's Coal Commission. This method would permit the cities to reimburse the commission for the coal sent them, and the cities in turn would be reimbursed by the ultimate purchasers. The certificates could

also be used for the purchase of coke, wood or any other fuel.

It was also decided to ask for authority to purchase coal in the open market instead of by contract.

The Mayors also voted to ask the Governor to recommend in his emergency message to the Legislature that the State Department of Education should have the authority to suspend the public schools, such suspension not to affect the distribution of the State school fund or the rights of State employees.

The Governor was also requested to give the cities power to suspend the operation of electrically lighted signs and to put into operation the "skip-stop" system for surface car lines.

Mayor Thomas A. Wilson of Binghamton presided. Others present were Mayors George R. Lunn of Schenectady, M. P. Neal of Oswego, E. P. Lynch of Ogdensburg and Glenn W. Woodin of Dunkirk, Corporation Counsel J. McCann, representing Mayor George D. Campbell of Poughkeepsie, Alderman T. Sedgwick, representing Mayor Edwin W. Fiske of Mount Vernon, and W. P. Capes of Albany, secretary of the conference. The conference will maintain headquarters here during the coal emergency in charge of Mr. Capes, who will act as a liaison officer between the cities and the Governor's commission.

Coal and Railroad Strikes Retarding Local Building

Weekly Statistical Report of F. W. Dodge Company Shows Decided Decrease in Metropolitan Area Due to Adverse Conditions

BUILDING activity in the local territory slowed down perceptibly during the thirty-second week of this year. The decline is largely due to the fact that the house building season is drawing to a close and although there has recently been a decided improvement in the volume and value of commercial projects this type of operation has not developed rapidly enough to offset the drop in residential construction. Another important factor in holding back new structural projects is the shortage of essential materials, resulting from the coal strike, and the delayed deliveries due to the railroad strike. As long as these conditions prevail prospective builders will hesitate about committing themselves to contracts.

According to figures tabulated by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, architects and engineers reported work on 505 new building and engineering projects during the week of August 5 to 11 inclusive. This work will require an outlay of approximately \$14,898,200. During the same week in this territory 359 contracts for new building and construction operations were awarded at a total estimated cost of \$12,978,700.

The effect of the conditions brought about by the two strikes are more apparent in the district including the five boroughs of Greater New York than they are in the outlying sections. There has been a decided drop in the amount of new construction being

planned and the contract commitments also indicate a decided falling off when compared with preceding weeks.

During the week of August 5 to 11, plans for 208 new building and engineering operations were announced for locations in New York City. These projects will require a total expenditure of more than \$7,945,100. The contracts awarded in this city during the same week numbered 78 and represent an outlay of approximately \$6,088,000.

The list of 208 proposed projects includes 35 business and commercial projects such as stores, offices, lofts, commercial garages, etc., \$2,044,000; 6 educational buildings, \$244,600; 2 hospitals and institutions, \$65,000; 5 industrial projects of various types, \$212,500; 1 military structure, \$2,000; 3 public buildings, \$13,000; 2 public works and public utilities, \$20,000; 2 religious and memorial projects, \$110,000; 150 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$4,918,000, and 2 social and recreational buildings, \$316,000.

Among the 78 projects for which contracts were announced during the thirty-second week of the current year are 13 business buildings of various types, \$1,986,000; 1 educational building, \$76,000; 2 hospitals, \$85,000; 1 factory building, \$14,000; 4 public works and public utilities, \$58,800; 3 religious and memorial projects, \$130,000; 52 residential operations including multi-family dwellings and one- and two-family houses, \$3,520,200 and 2 social and recreational projects, \$218,000.

PERSONAL AND TRADE NOTES.

Expert Parquet Floor Co., parquet and hardwood flooring, announces the removal of its office from 186 New Lots road to 1177 Nostrand avenue, Brooklyn.

Morris Winston, architect, has moved from the seventh floor of 16 West 39th street to much larger quarters on the third floor of the same building.

James A. Beaubien, formerly vice president and general manager of the Weber Subterranean Pump Co., has become manager of the New York office of the Pennsylvania Pump & Compressor Co., 30 Church street.

Ethelbert Stewart, U. S. Commissioner of Labor Statistics, was recently elected an associate member of the American Society of Safety Engineers. The election of Commissioner Stewart was in recognition of his work on safety codes and interest in accident statistics of industry.

Thomas W. Rolph was recently appointed managing engineer of the scientific street lighting department of the Holophane Glass Co., Inc., 342 Madison avenue, with works at Newark, Ohio. After his graduation from Cornell University with the degree of E. E., Mr. Rolph became associated with the Holophane organization as commercial engineer.

E. H. Rosenquest, of New York City, was recently appointed as representative of the Empire State Gas & Electric Association in the United States Chamber of Commerce. As national counselor, Mr. Rosenquest will fill the roll of liaison officer between the national chamber and his own organization on all important questions.

The Better Business Bureau, of New York City, has opened offices at 61 Broadway, and is rapidly organizing its staff. David F. Houston is president, and H. J. Kenner, who has had long experience in this work, is managing secretary. John G. Holme, formerly an investigator for the New York Tribune, is assistant managing secretary. The investigators already at work are William P. Collis, formerly post office inspector, and Hamil-

ton A. Long, formerly of Bradstreets. Jerome Simmons has been appointed counsel.

New York State Industrial Conference, held under the auspices of the New York State Department of Labor, will take place in Buffalo November 22 and 23. Sessions of the conference will be held at the Hotel Lafayette, which will also be its headquarters. Henry D. Sayer, State Industrial Commissioner, announced that while the conference of 1922 will cover the same ground as did the former Industrial Safety Congress of New York State, the scope will be broadened to take in industrial matters of general interest as well as industrial safety. The underlying theme of the forthcoming conference at Buffalo will be "Elimination of Waste in Industry."

Fire Losses in the United States

Fire losses in the United States in 1921 were more than half a billion dollars.

Fire loss adjustments made by insurance companies in the United States and Canada during the past fourteen years amounted to \$3,410,752,600. The average yearly loss was \$243,625,200. The loss for 1920 was \$330,853,925.

Losses from fire in the United States average \$3 per capita per year. France has a per capita loss of 49 cents; Great Britain, 33 cents; Germany, 28 cents, and Holland, 11 cents.

During the past fourteen-year period our fire losses were 28.1 per cent of the value of new building construction. In 1920, although an abnormal amount of building was done, the fire losses were 23.5 per cent of the value of new buildings.

Startling as these losses are, they do not tell the whole story. They represent only the actual insurance adjustments made. They do not take into account losses due to the fact that buildings are seldom insured for more than 80 per cent of their full value, nor do they include losses not covered by insurance. The insurance adjustments made probably do not exceed 70 per cent of actual fire losses, including both insured and uninsured.

The surest safeguard against loss by fire is a building so constructed that it cannot burn.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

Building Managers' and Owners' Association of New York holds its regular meetings on the second Tuesday of each month. Charles H. Merritt, executive secretary, 220 Broadway.

Society of Industrial Engineers will hold its annual convention and exhibition at the McAlpin Hotel, New York City, October 18 to 20, inclusive.

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.

New York State Association of Real Estate Boards will hold its next state convention on September 21 to 23 at Saratoga Springs. Of special importance will be the national advertising campaign program which by that time will be well worked out and will be presented with data from actual observation.

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.

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.

CURRENT BUILDING OPERATIONS

THE local building situation remained practically unchanged during the past week. The industry is very active on projects which were started some time ago, but there is some evidence of a slowing down in the making of new commitments and also in new construction being planned. This condition is largely traceable to the effects of the coal and railroad strikes on the supply of building materials. During the past week or so some slight difficulty has been experienced in getting deliveries from production points and local reserve stocks are being rapidly depleted. An early settlement of these strikes would immediately improve the outlook for fall and winter building.

Although the demand for building materials and supplies is particularly active and in some lines greater than the visible supply, prices are fairly steady and not advancing as rapidly as might be expected. There is no doubt, however, that the conditions now prevailing will be responsible for putting the material market on a higher price level than was anticipated early this summer and there is every current probability that material prices will be very firm throughout the next four to six months.

Common Brick—Business in the North River wholesale brick market continues quite active and there are strong indications of a steady demand for the remainder of the year. For the first time in many months there is more brick arriving than is being sold, but this is largely due to the fact that owing to wet weather of the past week or ten days manufacturers have not moulded new brick and have concentrated their efforts on loading barges which were subsequently shipped to this market. Prices are steady and firm.

Summary—Transactions in the North River brick market for the week ending Thursday, August 17, 1922. Condition of market: Demand excellent; prices firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 54; sales, 43. Distribution: Manhattan, 15; Bronx, 3; Brooklyn, 18; New Jersey points, 7. Remaining unsold in the New York wholesale market, 14.

Structural Steel—Curtailed output, caused by the coal strike, has given a stronger tone to the local market for fabricated steel. The demand is growing considerably and prices are much firmer than they were a few weeks ago. There are several important contracts pending and some interesting work is being

planned, but it is feared that the prevailing conditions may be responsible for withholding this work from an actual start for some time. Steel prices are advancing.

Cast Iron Pipe—The market for this commodity has lost none of its activity during the past week or so. Although municipal business is not an important factor at present there is considerable new business from this source in sight. The purchasing of private interests continues heavy and as a result manufacturers are continuing to extend deliveries.

From two to three months is the rule on the smaller sizes and the larger sizes are to be had in from four to six weeks. Inquiries are numerous and involve fairly heavy tonnages, but manufacturers are not particularly anxious to accept new business while fuel and railroad conditions remain as uncertain as they are at present. Prices are very firm with New York quotations as follows: 6 in. and larger, \$53.50 per net ton, in cargo lots, f. o. b., New York; 4 in. and 5 in., \$58, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River best grades..\$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 bb1.. \$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

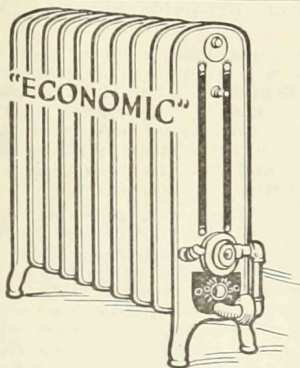
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

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



"ECONOMIC" GAS FIRED STEAM RADIATOR

For Heating

Stores—Offices—Residences—Apartments
or any place where quick heat is required.

Turn on the Gas—Heat at Once

Manufactured by

The Slattery Gas Radiator Co., Inc.
118-120 Sanford Street Brooklyn, N. Y.

A. WILKES COMPANY

PAINTERS
INTERIOR DECORATORS

Exclusive Work, Ask Our References
2371 Jerome Ave. Fordham 9000

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

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

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

MATERIALS AND SUPPLIES

Electrical Supplies—The demand for electrical materials and supplies continues remarkably steady and both manufacturers and jobbers anticipate excellent business throughout the remainder of the year. The only thing likely to affect a change in the market situation is increased difficulty in obtaining fuel, and if this occurs it is possible that production might be curtailed for a while. At present stocks are adequate, with dealers well supplied and manufacturers having reserves that could be called upon. The large volume of active construction, how-

ever, will make heavy inroads upon the visible stocks and decreased production would undoubtedly be reflected immediately in stiffer prices. Prices are very firm in all electrical lines and there are indications that further advances are likely.

Builders' Hardware—Very active demand characterizes this market and all current signs point to a continuation of good business conditions as long as the supply lasts. There has been some complaint recently of depleted local stocks and jobbers are experiencing difficulty in

getting shipments from the manufacturers because of the railroad situation. Manufacturers are operating their plants to the limit of their ability to secure fuel, but production is slowing down to some extent owing to the grave scarcity of coal. Prices are fairly steady, but there are indications of higher levels in the near future.

Roofing Papers—There has been no change in the market for this commodity during the past week and local selling interests anticipate an active demand while the prevailing building boom continues. The suburban work is the dominating factor in the demand, but considerable business is coming from speculative builders in the outlying districts of the city, where quite some small house construction is now going on. Stocks are adequate and prices are steady and unchanged.

Window Glass—Demand continues very active and some shortage is developing because of the continued delay of factory shipments, caused by the railroad strike. There is a vast amount of new construction now nearing the final stages of completion and dealers anticipate that their heaviest business is still to come. A large percentage of the work is of the multi-family house type, in Bronx, Brooklyn and Queens, and although quality is a second consideration, there is hardly sufficient glass in sight to supply all requirements. Prices are very firm and subject to sharp advances.

Linseed Oil—The position of the market is slightly improved with demand showing signs of increasing and prices somewhat firmer. Buying is largely confined to small lots, however, which is indicative of provisions only for immediate requirements, but there are increasing inquiries for carload lot business which have considerably brightened the outlook for the coming months.

Nails—Considerable improvement in the nail market has been noted during the past week with buying more active and inquiries indicative of good business in the future. Stocks are getting very low and delays are complained of by purchasers. Prices are firm and likely to advance in the near future. Current New York quotations are \$3.35 base, per keg, for wire nails, and \$3.90 base, per keg, for cut nails.

Face Brick—Manufacturers of this material are complaining of the serious outlook caused by the coal and railroad strikes. The demand is keen but producers are unable to promise definite delivery dates. Prices are very firm and likely to advance sharply.

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....	\$46.00 to \$58.00
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	15.00 to —
Cypress shingles, 6x13, No. 1 Prime	13.00 to —
Quartered Oak	163.50 to —
Plain Oak	134.00 to —

Flooring:

White oak, quart'd sel....	\$102.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	80.00 to —
Yellow pine No. 1 common flat	61.00 to —
N. C. pine flooring Norfolk	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.	\$0.91 to —
Less than 5 bbls.....	0.94 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 BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

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

POMEROY

Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK
Phone: Mott Haven 5220

Bonded Securities Corp. Mortgage Loans

165 Broadway, N. Y.

Telephone Cortland 6640

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

54TH ST.—Howard Major, 154 East 51st st, has completed plans for alterations to the 4-sty brick and stone residence, 19x55 ft, at 152 East 54th st, into apartments, for the L. R. Holding Co., owner, on premises. Cost, \$20,000. Story & Flickinger, 5 Great Jones st, general contractor.

CHURCHES.

140TH ST.—Ed. R. Williams, 2296 Seventh av, has plans nearing completion for a 1½-sty brick, cast stone and field stone church, 88x91 ft, at 140 to 146 West 140th st, for the Little Mount Zion Baptist Church, Rev. W. A. Campbell, pastor, 234 West 136th st, owner. Cost, about \$200,000. Owner will take estimates on general contract.

MUNICIPAL.

FIFTH AV.—Grosvenor Atterbury, 139 East 53d st, has completed plans for a 3-sty fireproof addition, 60x74 ft, to the Metropolitan Museum of Art, Fifth av, 83d to 84th sts, for the City of New York, Department of Parks, owner. Cost, about \$185,000. Owner will soon advertise for bids on general contract.

STABLES AND GARAGES.

AV A.—Plans have been prepared privately for a 1-sty brick garage, 7x100 ft, at 1731 Av A, for John Arfman, 431 East 90th st, owner. Cost, about \$100,000. Owner will build and will soon be ready for estimates on materials and contracts.

Bronx

DWELLINGS.

POPHAM AV.—Charles S. Clark, 441 East Tremont av, has plans in progress for a 2-sty brick dwelling, 22x57 ft, on the north side of Popham av, 52 ft east of Palisade pl, for Charles G. Silverberg, 35 East 12th st, owner. Cost, \$14,000.

STABLES AND GARAGES.

SOUTHERN BLVD.—John J. Dunnigan, 394 East 150th st, has prepared preliminary plans for a 2-sty brick and stone garage, 75x150 ft, on the west side of Southern boulevard, between 179th and 180th sts, for Joseph Breslauer, 1986 Crotona Parkway, owner. Cost, about \$50,000. Owner builds and will soon be ready for estimates on materials and sub-contracts.

CROTONA PARKWAY.—John J. Dunnigan, 394 East 150th st, has prepared plans for a 2-sty brick and stone garage, 100x115 ft, at the northeast corner of Crotona Parkway and Tremont av, for Joseph Breslauer, 1986 Crotona Parkway, owner and builder.

WHITLOCK AV.—Wm. Shary, 41 Union sq has completed plans for a 1-sty brick and stone garage, 125x120 ft, at the northeast corner of Whitlock av and Bryant av, for the I. Langer Holding Co., 406 East 149th st, owner. Cost, \$40,000. Owner will soon take bids on separate contracts.

Brooklyn

DWELLINGS.

82D ST.—Laspia & Samenfeld, 525 Grand st, have completed plans for a 2-sty brick dwelling, 20x52 ft, in the south side of 82d st, 100 ft west of 17th av, for Giovanni Siola, 535 East 11th st, Manhattan, owner and builder. Cost, \$9,000.

EAST 29TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty frame dwelling, 20x50 ft, at the northwest corner of East 29th st and Av K, for Wm. Bardfeld, 2821 Av N, owner and builder. Cost, about \$8,000.

AMHERST AV.—Nelson K. Vanderbeek, 15 Maiden lane, Manhattan, has finished plans for a 2½-sty frame dwelling, 20x51 ft, on the east side of Amherst av, 100 ft north of

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

Hampton av, for Austin T. Wright, 120 West End av, Brooklyn, owner and builder. Cost, \$5,000.

EAST 51ST ST.—Samuel Gardstein, 44 Court st, has plans completed for a 2-sty frame dwelling, 18x25 ft, in the east side of East 51st st, 500 ft north of Av N, for H. L. Lockwood, 261 Broadway, Manhattan, owner and builder. Cost, \$5,000.

72D ST.—Angelo Adamo, 1351 72d st, has completed plans for a 2-sty brick dwelling, 20x61 ft, in the south side of 72d st, 100 ft west of 13th av, for Ernest Angermuler, Staten Island, owner. Cost, \$10,000.

EAST 19TH ST.—Adam E. Fischer, 373 Fulton ts, has plans finished for two 2-sty frame two family dwellings, 16x41 ft, in the east side of East 19th st, 105 ft north of Av U, for Louis Jappoli, 2069 East 19th st, owner and builder. Cost, \$13,000.

STILLWELL AV.—Vincent S. Todaro, 1901 West 12th st, Brooklyn, has completed plans for two 2-sty brick and dframe twofamily dwellings, 16x70 ft, on the east side of Stillwell av, 520 ft north of Av T, for Antonia Graco and D. Di Nardo, 8670 25th av, owners and builders. Cost, \$16,000.

FACTORIES AND WAREHOUSES.

TLIDEN AV.—Moore & Dunford, 342 Madison av, have plans in progress for a 6-sty reinforced concrete storage warehouse and vault, 50x150 ft, on the north side of Hilden av, between Lott av and Verona pl, for Thos Healy & Sons, 2523 Tilden av, owners. Cost, \$150,000. Plans will not be completed for some time and it is undecided when bids will be taken.

EAST 35TH ST.—Lockwood, Green & Co., Inc., 101 Park av, Manhattan, have prepared plans for a 2-sty brick and stone power house alteration at the corner of East 35th st and Av H, for Benjamin G. Hutchins, Inc., 990 East 34th st, Brooklyn, owner. Cost, \$20,000. Owner builds.

MARSHALL ST.—Thomas E. Murray, Inc., 55 Duane st, Manhattan, has plans in progress for a brick, stone and reinforced concrete power plant in Marshall st and Hudson av, on East River, for the Brooklyn Edison Co., 280 Pearl st, Brooklyn, owner. Cost, \$10,000. Contractor for foundations: Fred Snare, Inc., 8 West 40th st, Manhattan.

HOSPITALS.

SEVENTH AV.—Crow, Lewis & Wick, 200 Fifth av, Manhattan, has plans in progress for a 6-sty fireproof hospital, brick and stone, 154x41 ft, at the corner of Seventh av and 6th st, for the Methodist Hospital, on premises, owner. Architect will soon be ready for estimates on general contract.

STORES, OFFICES AND LOFTS.

BUSHWICK AV.—Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have plans under way for a 1-sty brick store group, 100x100 ft, at the northeast corner of Bushwick av and Decatur st, for Samuel Greenwald & Sons, 189 Grand st, Brooklyn, owners and builders. Cost, \$50,000. Bids will soon be taken on separate contracts.

Queens

DWELLINGS.

JAMAICA, L. I.—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 24x30 ft, at the southwest corner of Arlington av and Desmond av, Jamaica, for Charles B. Clancy, 162d st, Jamaica, owner and builder. Cost, \$8,000.

"WE CHALLENGE THE WORLD"

UNITED STATES GAS RANGE CORP.

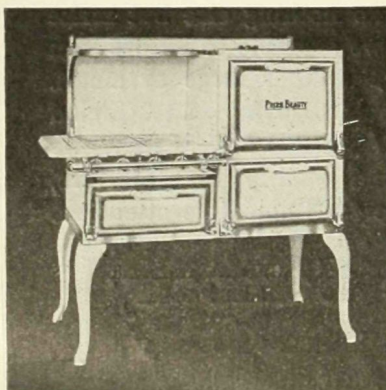
Manufacturers

"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.



LONG ISLAND CITY, L. I.—L. Danancher, 328 Fulton st, Jamaica, has prepared plans for a 2½-sty brick two-family dwelling, 20x30 ft, at the northwest corner of Greenpoint av and Lowry av, Long Island City, for Geo. Behlen, 120 Nassau av, Brooklyn, owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—W. W. Knowles, 1 Bridge Plaza, Long Island City, has started plans for a 1-sty brick and reinforced concrete warehouse, office and store to occupy the block front on Jackson av, between Steinway and Wahington av, for J. J. Bonneau Co., lumber dealers, 314 East 35th st, Manhattan, owners. Cost, \$35,000.

HOTELS.

ROCKAWAY BEACH, L. I.—W. T. Kennedy Co., 222 Beach 82d st, Rockaway Park, L. I., has completed plans for a 3-sty frame hotel, 70x64 ft, in the west side of 118th st, 400 ft south of Washington av, Rockaway Park, for I. Brofmann, 174 Beach 114th st, owner. Cost, \$50,000.

STABLES AND GARAGES.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for a 1-sty brick and stone garage in the north side of Burtis st, 60' east of Gap pl, Jamaica, for the Rapelyea Co., 91 Tompkins av, Brooklyn, owner. Owner now ready for estimates on general contract. Cost, about \$50,000.

STORES, OFFICES AND LOFTS.

ROCKAWAY PARK, L. I.—W. T. Kennedy Co., 82d st, Rockaway Park, has finished plans for a 1-sty brick store, 70x70 ft, at the southeast corner of Beach 114th st and the Boulevard, for Mrs. Marion Abrahams, owner. Cost, \$20,000.

Nassau

CHURCHES.

LONG BEACH, L. I.—Sugarman & Hess, 16 East 143d st, are preparing preliminary plans for a 1-sty brick and stucco synagogue, 40x87 ft, at the northwest corner of Riverside av and Walnut st, Long Beach, for the Congregation Temple Israel, owner. Cost, \$100,000. Architects will take estimates on general contracts when plans are completed.

Suffolk.

MUNICIPAL.

KINGS PARK, L. I.—Lewis F. Pilcher, State Architect, Albany, N. Y., has prepared plans for the completion of the home for nurses, 2-sty brick and stone, 52x35 ft, and 100x35 ft, at Kings Park, L. I., for the New York State Hospital Commission, Capital, Albany, N. Y., owner. Cost, about \$175,000. Owners will soon advertise for bids on general contract.

Westchester

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—Geo. F. Pelham, 200 West 72d st, Manhattan, has plans in progress for a 6-sty brick and stone apartment, 48 families, in Sagamore road, Bronxville, for a corporation now forming. Details and name of owner will be announced later.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for a 1½-sty frame dwelling, 37x45 ft, at the corner of Catskill av and Herald st, Yonkers, for Wm. B. Spencer, 253 Lewis pl, Yonkers, owner and builder. Cost, \$8,000.

YONKERS, N. Y.—H. Lansing Quick, 18 S. Broadway, Yonkers, has plans in progress for alterations and additions to the 2½-sty brick residence in Grassy Sprain road for Arthur Eisig, owner, on premises. Cost, \$15,000. Architect will soon call for bids on general contract.

RYE, N. Y.—Fred Truex, 1170 Broadway, Manhattan, has preliminary plans under way for a 2½-sty residence at Rye, N. Y., for Samuel G. Allen, 11 East 42d st, Manhattan, owner. Details of construction will be available later. Architect will take estimates.

MT. VERNON, N. Y.—Wm. C. Sterner, 26 S. Fifth av, Mt. Vernon, has prepared plans for a 2½-sty hollow tile and stucco residence, 50x30 ft, with garage, in Elsmere road, Mt. Vernon, for Edwin V. Lucas, 20 Depot pl, Mt. Vernon, owner and builder. Cost, about \$15,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 28x28 ft, at 64 Bennett av, Yonkers, for Thomas Mackay, 154 Ashburton av, Yonkers, owner and builder. Cost, \$8,000.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans finished for a 2½-sty frame dwelling, 36x39 ft, at 21 Burhans pl, Yonkers, for D. Alefandro, 92 Park Hill av, Yonkers, owner and builder. Cost, \$15,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—John C. Cleremont, 22 Amakassn terrace, Yonkers, has preliminary plans in progress for a brick and stone parochial school at Yonkers for the Monastery of the Sacred Heart, on premises, owner. Details of construction are to be announced later.

STABLES AND GARAGES.

MT. VERNON, N. Y.—C. J. Wolff, 17 S. Thir av, Mt. Vernon, has plans in progress for a 2-sty brick and stone garage and loft building, 50x90 ft, at the corner of East 3d st and Tecumseh av for W. F. Hayes, 54 S. Third av, Mt. Vernon, owner. Cost, about \$30,000. Owner will soon take estimates on general contract.

THEATRES.

MT. VERNON, N. Y.—M. M. Polansky, 208 S. 10th av, Mt. Vernon, has plans nearing completion for a 2-sty brick, limestone and terra cotta moving picture theatre, on plot 100x105 ft, seating about 1,600, at Mt. Vernon for the Little Playhouse Corporation, 45 S. 4th av, Mt. Vernon, owner. Cost, about \$150,000.

New Jersey
CHURCHES.

JERSEY CITY, N. J.—Cram & Ferguson, 248 Boylston st, Boston, Mass., have preliminary plans in progress for a 1½-sty stone church on Bidwell av, north of Jackson av, Jersey City, for the Roman Catholic Church of the Sacred Heart, 183 Bayview av, owner. Cost, \$150,000. Details of construction will be announced later.

PATERSON, N. J.—Charles E. Sleight & Son, Romaine Building, Paterson, have prepared plans for a 1-sty brick and limestone synagogue, 50x100 ft, at 92 to 96 Fair st, corner of Paterson av, for the Congregation Agudath Achem, W. Werner, rabbi, 50 Goodwin st, Paterson, owner. Cost, about \$74,000. Bids will be taken later.

NEWARK, N. J.—H. J. and J. V. King, 222 Market st, Newark, have plans in progress for a 1½-sty brick and stone church and

chapel, 61x110 ft, at the corner of Sussex av and Jay st, Newark, for St. Augustine's Roman Catholic Church, 170 Sussex st, owner. Architects will soon be ready for bids on general contract.

DWELLINGS.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has plans in progress for a 2½-sty frame dwelling, 22x36 ft, at 838 Broadway, Elizabeth, for Andrew Dusak, Batcheller av, Linden, N. J., owner. Cost, about \$8,500. Architect will take bids on general contract.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has prepared plans for three 2½-sty frame dwellings, 24x26 ft, in North 11th st for Billington & Greenhouse, 255 Belleville av, Newark, owners and builders. Cost, \$6,000 each.

NORTH PLAINFIELD, N. J.—W. H. Clum, 152 Park av, Plainfield, has prepared plans for a 2½-sty frame dwelling at North Plainfield for the Willow Realty Co., 206 West Front st, Plainfield, owner and builder. Cost, about \$12,000.

BOUND BROOK, N. J.—Rockrise & Thompson, 597 5th av, Manhattan, have plans nearing completion for a 2½-sty frame residence, 50x75 ft, with garage, at Bound Brook for E. Jinushi, 600 Lenox av, Westfield, N. J., owner. Cost, about \$40,000. Architects will soon take estimates on general contract.

NEWARK, N. J.—Nathan Siegler, 164 Market st, Newark, has prepared plans for two 2-sty frame 2 family dwellings, 24x55 ft, at 281 and 285 Peshine av, Newark, for Samuel Bender, 12 Marie pl, Newark, owner and builder. Cost, about \$9,000 each.

New York Cotton Exchange to use Edison Service

The contract for the supply of electricity for the new building of the New York Cotton Exchange at 60-62 Beaver Street, the most recent skyscraper planned for lower New York, has been given to The New York Edison Company because Central Station Service will be less expensive and more satisfactory than a privately owned plant

There will be ten elevators, a complete ventilating system, a number of pumps and other motors aggregating 765 horsepower. The equivalent of 9000—50 watt lamps will be used for lighting

Our engineers are *At Your Service*. Consult with them at any time. You will be under no obligation

Architect: Donn Barber - - - - - 101 Park Avenue
General Contractor: George A Fuller Co - - - 949 Broadway
Electrical Contractor: Lord Electric Co - - - 105 West 40th Street

Big Buildings Use Edison Service

The New York Edison Company

At Your Service

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has plans in progress

Building and Permanent MORTGAGE LOANS

QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

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

J. P. Duffy Co.

Flue Pipe
Terra Cotta Blocks
Gypsum Blocks
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

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

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

NEENAN AMF ELEVATORS

BUILT BY

5520 SECOND AVE., BKLYN., N. Y.

TELEPHONE: SUNSET 5800

AMERICAN MACHINE & FOUNDRY COMPANY

FIBRE PACKED TRACTION SHEAVES AN EXCLUSIVE NEENAN FEATURE

SAVE CABLE RENEWALS

BLACKMAR'S ASBESTOS LIQUID ROOFING

Standard Leak-proof Roof Covering of the World. Not a roof paint. It is a new roof. One application will make old leaky roofs just like new at a cost of about 1 1/4c. sq. ft. Prepared in containers ready for use. WE CHALLENGE any manufacturer to a comparison of materials by analysis, test of durability and process of manufacturing. There is not a better Asbestos Liquid or Plastic Cement Roofing at any price. Not affected by the coldest winter weather or the hottest blazing sun; resilient, elastic, expands and contracts with the surface on which it is applied. Will never crack. Air, rain or moisture cannot penetrate the material, absolutely impervious to water, nonporous, permitting no passage of moisture in any degree into or through the material.

ASBESTOS MFG. CO., Executive Offices: One West 34th Street, New York City
Telephone Fitz Roy 5209

Iron
Castings
Repair
Work

Acme Foundry

Truck
Delivery
in
New York

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

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: 1370
Mott Haven 1371

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

for a 1-sty brick and stone garage, 60x82x116 ft, at the corner of Elm rd and Tyler st, Newark, for P. Sznalski, 20 Green st, Newark, owner. Cost, \$15,000.

JERSEY CITY, N. J.—Kelly & Cowan, Trust Company of New Jersey Building, Jersey City, have plans finished for a 1 and 2-sty brick garage, 50x100 ft, at the corner of Mercer st and Mill rd, Jersey City, for Jos. Jewkes & Son, 676 Montgomery st, Jersey City, owners and builders. Cost, \$20,000.

NEWARK, N. J.—A. M. Kleeman, 987 Springfield av, Irvington, N. J., has plans in progress for a 1-sty brick and cement block garage, 30x150 ft, at 149 William st, Newark, for J. Henry Muller & Co., 113 Springfield av, Newark, owner. Cost, \$12,000. Bids will be taken soon.

STORES, OFFICES AND LOFTS.

CLIFTON, N. J.—A. J. Rahn, Clifton, N. J., has started plans for a 3-sty brick and stone store and office building, 60x100 ft, on Clifton av, for J. G. Larson, 62 Madison av, Clifton, owner. Cost about \$25,000.

NEWARK, N. J.—J. Fred Cook, Union Building, Newark, N. J., has plans nearing completion for a 2-sty brick and stone store and office building on Clinton av, near Wright st, for the Fourteenth Ward Building & Loan Association, 10 Elizabeth av, Newark, owner.

THEATRES.

IRVINGTON, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, N. J., have plans in progress for alterations and additions to the brick and stone theatre at 1075 Springfield av for the Liberty Theatre, owner, on premises. Cost, about \$20,000. Architects will probably take estimates.

CONTRACTS AWARDED.

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

DWELLINGS.

NORTHPORT, L. I.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract for a 2 1/2-sty terra cotta block and brick veneer residence, 50x100 ft, garage and farm group, at Northport, L. I., for Louis F. Geissler, owner, care of Aymay Embury, 2d, 132 Madison av, Manhattan, architect. Cost, approximately \$100,000.

PLAINFIELD, N. J.—Apgar Construction Co., 604 Lincoln av, Dunellen, N. J., has the general contract for a 2 1/2-sty frame residence, 28x40 ft, on Martine av, Plainfield, for John K. Nerius, 214 West Front st, Plainfield, owner, from plans by Warren Conover, 126 Liberty st, Manhattan, architect. Cost, \$15,000.

BROOKLYN, N. Y.—F. G. Fearon Co., 280 Madison av, Manhattan, has the general contract for a 2 1/2-sty frame dwelling, 25x54 ft, in the south side of 86th st, 300 ft east of Colonial road, for Hugh Logan, 1037 Hoe av, the Bronx, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, about \$12,000.

YONKERS, N. Y.—Joseph Cosgrove, Palmer av, Yonkers, has the general contract for a 2 1/2-sty frame residence, 23x53 ft, at the corner of Janvrin av and Pondfield road, Yonkers, for Mrs. Julia Youngman, 307 West 79th st, Manhattan, owner, from plans by O. J. Gette, 103 Park av, Manhattan, architect. Cost, \$18,000.

CHURCHES.

BRONX.—A. Sonken, 157 East 104th st, has the general contract for a 2-sty brick and stone synagogue, 60x87 ft, on the west side of Intervale av, 34 ft north of 165th st, for the Minsker Congregation of the Bronx, owner, from plans by A. J. Simberg, 1133 Broadway, architect. Cost, about \$100,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 5-sty brick and reinforced concrete laboratory, 60x200 ft, at Yonkers, N. Y., for the Arlington Chemical Co., 100 Hamilton st, Yonkers, owner, from plans by Timmis & Chapman, 315 5th av, Manhattan, architects and engineers.

HALLS AND CLUBS.

MAPLEWOOD, N. J.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract for a 2 1/2-sty brick and frame clubhouse at Baker and Valley sts, Maplewood, N. J., for the Maplewood Field Club, owner, from plans by Kenneth W. Dalzell, Depot pl, Maplewood, architect. Cost, about \$150,000.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—Egan & Montague, 15 Exchange pl, Jersey City, have the general contract for a 3-sty brick, stone and terra cotta vocational and high school, 200x300 ft, on Av A, 29th to 30th sts, Bayonne, for the Board of Education of Bayonne, owner, from plans by Donald G. Anderson, 126 East 59th st, Manhattan, architect. Cost, about \$1,000,000.

TUXEDO PARK, N. Y.—Mead & Taft, Cornwall, N. Y., have the general contract for a 2-sty brick and frame high school building, 50x50 ft, at Tuxedo Park for the Board of Education of Tuxedo Park, owner, from plans by B. Bancroft Smith, 50 West 47th st, Manhattan, architect.

BROOKLYN, N. Y.—P. M. O'Brien Co., 114 Liberty st, Manhattan, has the general contract for a 3-sty brick and stone parochial school, 35x65 ft, at the corner of Knickerbocker av and Weirfield st, Brooklyn, for the Roman Catholic Church of St. Martin of Tours, on premises, owner, from plans by John Bagley Day, 1265 Broadway, Manhattan, architect.

STABLES AND GARAGES.

GLEN COVE, L. I.—W. I. Lawson, Glen Cove, has the general contract for a 2-sty rear addition to garage, 50x50 ft, at Glen Cove, for S. J. Seaman, 57 Highland road, Glen Cove, owner, from plans by N. W. Hausman, Jamaica, L. I. Cost, about \$16,000.

MANHATTAN.—T. J. McLaughlin Sons, 230 West 105th st, have the general contract for alterations and additions to the 3-sty brick garage, 50x100 ft, at 438 East 92d st, for Harry Bailey, 139 West 97th st, owner, from plans by C. B. Brine, 47 West 34th st, architect. Cost, about \$25,000.

BROOKLYN, N. Y.—J. H. Meyer, 465 Crown st, has the general contract for a 1-sty brick and stone garage, 120x100 ft, at the northwest corner of Navy st and DeKalb av for Florence J. Lang, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Gretsch Construction Co., 50 East 42d st, has the general contract for a 6-sty reinforced concrete loft building, 25x100 ft, at the corner of 10th av and 31st st for the Knickerbocker Chocolate Co., 445 West 31st st, owner, from plans by John M. Baker, 9 Jackson av, Long Island City, architect. Cost, \$60,000.

BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

S.W. STRAUS & CO.
Established 1882 Incorporated

STRAUS BUILDING
565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities
Telephone—Vanderbilt 8500

**40 Years Without Loss
to Any Investor**

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

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

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

181ST ST, 727-29 W, 5-sty bk apt, 198x irreg, slag rf; \$225,000; (o) Ards Bldg. Corp., 469 W 143; (a) George A. Bagge & Sons, 299 Madison av (446).

5TH AV, 1143, 7-sty bk apt, 30x83, tile rf; \$90,000; (o) 1143 5th Ave. Corp., 598 Madison av; (a) J. E. Carpenter, 598 Madison av (444).

5TH AV, 1170-75, 14-sty bk apt, 125x100, tile & slag rf; \$750,000; (o) Pauline S. Murray, 988 5 av; (a) J. E. R. Carpenter, 598 Madison av (445).

FACTORIES AND WAREHOUSES.

45TH ST W, s e c 12 av, 8-sty bk storage bldg, 181x76, tar & gravel concrete slab roof; \$200,000; (o) Republic Storage Co, Inc, 541 W 34; (a) Russel G. Cory, 30 Church (442).

HOTELS.

LEXINGTON AV, 473, 15-sty bk hotel, 100x 150, asphaltum & felt roof; \$1,300,000; (o) Hartwood Holding Co, 587 5 av; (a) Emery Roth, 119 W 40 (443).

STABLES AND GARAGES.

139TH ST, 244 W, 1-sty steel garage, 17x18, steel roof; \$400; (o) Blanch McFarland, 144 W 139th; (a) Maurice Silversten (2441).

Bronx

CHURCHES.

TIEBOUT AV, e s, 24.9 s Ford st, 1-sty bk synagogue, 25x90, slag roof; \$10,000; (o) Assets Funding Corp., P Pensualo, 507 5 av, pres.; (a) M W Del Gaudio, 158 W 45th (2176).

DWELLINGS.

OSMAN PL, w s, 100 s Cranford av, 2½-sty fr dwg, 24x30, asphalt shingle roof; \$7,000; (o) Henry C. & Anna Christman, 2043 Belmont av; (a) Cranford Const. Co., 233d st & White Plains av (2173).

217TH ST, s s, 100 w Barnes av, 2-sty bk dwg, 20x55, slag roof; \$10,000; (o) Louis Quaha, 2386 Bathgate av; (a) Ferdinand Samignano, 6005 14th st, Bklyn (2162).

221ST ST, es, 150 n Oakley av, 1-sty fr dwg, 22x33, asphalt shingle roof; \$4,000; (o) Geo. R. Johnson, 362 E 235; (a) T. G. Ewaldt, 233d st & White Plains av (2170).

229TH ST, s s, 205.8 w Barnes av, 1-sty bk dwg, 25x21, plastic slate roof; \$12,000; (o) Jos. Frankomano, 758 E 224th; (a) A. D. Bartholomew, 721 E 223d (2147).

BAISLEY AV, s w c Vincent av, 1-sty fr dwg, 20x50.6; \$4,500; (o) Katie Schambrue, 1098 Washington av; (a) Anton Pirner, 2069 Westchester av (2177).

BRUNNER AV, e s, 115 s Nereid av, two 2-sty fr dwgs, 16x34.6, shingle roof; \$8,000; (o) Ford Foundry, Inc., Thos. T. Uren, 704 So 5 av, Mt. Vernon, pres.; (a) L. A. Bassett, 704 So 5 av, Mt. Vernon (2163).

BYRON AV, n e c 237th, 2-sty fr dwg, 23 x21, asphalt shingle roof; \$5,000; (o) Joseph Bain, 423 E 160th; (a) T. G. Ewaldt, 233d st & White Plains av (2169).

HERING AV, e s, 125.4 n Sackett av, five 2-sty & attic fr dwgs, 16x36, rubberoid shingle roof; \$27,500; (o) Castle Hill Realty Corp., Jos. Feldman, 2804 3 av, pres.; (a) J. Debus, 2804 3 av (2146).

HOLLAND AV, w s, 245 s Rhinelander av, 2-sty fr dwg, 21x52, rubberoid roof; \$10,000; (o) Eliz. Sackett, 633 Barker av; (a) B. Ebeling, 1372 Zerega av (2174).

LUDLOW AV, s s, 250 w Havemeyer av, 2½-sty bk dwg, 22x36, shingle roof; \$6,500; (o) Mary Brohner, 2256 Ludlow av; (a) B. Ebeling, 1372 Zerega av (2175).

LURTING AV, e s, 100 s Pierce av, 2-sty fr dwg, 23x36, asphalt shingle roof; \$6,000; (o) Alice V. Conklin, Sr, 1945 Benedict av; (a) L. L. Crausman, 865 E 172d (2157).

MINNIEFORD AV, e s, 100 n Sutherland st, 1½-sty fr dwg, 20x44, shingle roof; \$4,500; (o) May D. Mangs, 208 E 49th; (a) Frank A. Miller, 2347 1 av (2159).

NEWTON AV, w s, 150 s Mosholu av, 2½-sty bk dwg, 18x36, asphalt roof; \$5,500; (o) John J. Kennedy, 5654 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (2168).

QUINCY ST, w s, 170 s Lafayette av, 1½-sty fr dwg, 18x26, shingle roof; \$3,000; (o) Chas. Hartnack, 448 Quincy av; (a) E. A. Lynde, 3431 E Tremont av (2167).

ROMBUOTS AV, e s, 215 s City Line, 2-sty fr dwg, 16x36, shingle roof; \$5,000; (o) Ford Foundry, Inc., Thos T. Uren, 704 So 5 av, Mt. Vernon, pres.; (a) L. A. Bassett, 704 So 5 av, Mt. Vernon (2164).

ST LAWRENCE AV, e s, 225 n Randall av, 2-sty fr dwg, 20x26, asphalt shingle roof; \$4,700; (o) Geo. C. Rickett, 219 E 237th; (a) Anton Pirner, 2069 Westchester av (2154).

SOUND VIEW AV, e s, 127 n Gildersleeve av, two 1-sty fr dwgs, 20x30, shingle roof; \$4,000; (o) Geo. Glenz, 190 Clason Point rd; (a) Carl J. Itzel, 1281 Union av (2165).

TOMLINSON AV, e s, 245.8 n Sackett av, two 2-sty fr dwgs, 19x35.8, asbestos shingle roof; \$12,000; (o) Charlott Yung, 1658 Wallace av; (a) John J. Dunnigan, 394 E 150th (2151).

UNDERHILL AV, e s, 150 s Lacombe av, 2-sty bk dwg, 21x50, plastic slate roof; \$7,500; (o) Leonard Sicilian, 448 Underhill av; (a) Kingsley Lloyd, Mamaroneck, N. Y. (2150).

VINCENT AV, w s, 125 e Philip av, 1-sty dwg, 20x40, rubberoid roof; \$4,000; (o) Chas. Bresinger, 2363 Lyon av; (a) Wm. Wall, 1666 Hunt av (2166).

FACTORIES AND WAREHOUSES

WILLOW AV, n w c 134th, 2-sty factory, 100x100, Barretts roof; \$85,000; (o) Koken Chisholm Corp., Chas. B. Chisholm, 773 Centre st, pres.; (a) R. F. Snyder, 135 W 42d (2161).

STABLES AND GARAGES.

INWOOD AV, e s, 230.5 n 172d, 2-sty stone garage, 52x112, slag roof; \$10,000; (o & a) Harold R. Tither, 1416 Franklin av (2160).

WALES AV, w s, 25 n 147th, 1-sty bk garage & storage, 93.6x50, tar & felt roof; \$8,000; (o & a) Scalua Bros., 492 Jackson av (2180).

STORES AND DWELLINGS.

188TH ST, s e c Belmont av, 2-sty bk str & dwg, 20x85, slag rf; \$15,000; (o) Henry Cherwon, 2140 Cropsey av, Bklyn; (a) Maurice Courland, 47 W 34th (1920).

WESTCHESTER AV, s s, 24.95 n Leland av, 3-1-sty bk str & dwgs, 25.2x89.5, slag rf; \$35,000; (o) Michael A. De Leo, 1036 Underhill av; (a) M. W. Del Gaudio, 158 W 45th (1901).

WESTCHESTER AV, n e c Taylor, 1-sty bk str & dwg, 97.8x96.10, tar & gravel rf; \$25,000; (o) Westay Realty Co., Inc., Aug Bauer, 1815 Westchester av, Pres; (a) P. G. Stadler, 1225 Taylor av (1924).

STORES, OFFICES AND LOFTS.

COSTER ST, e s, 159.7 s Hunts Point av, 1-sty bk str, 82.4x109.66, plastic slate roof; \$15,000; (o) Isidore Cuba, 976 Kelly st; (a) John J. Dunnigan, 394 E 150th (2152).

177TH ST, n s, 93.7 e Castle Hill av, 1-sty bk str, 14x77, rubberoid roof; \$1,000; (o) Gerald Cahill, 2217 E 177; (a) Paul Meyer, 39 W 8th (2156).

181ST ST, s e c Valentine av, 1-sty bk str, 90x125, slag rf; \$15,000; (o) Gluk Soloway Co., Sam Soloway, 821 Cauldwell av, Pres; (a) M. Gluk, 499 E 176th (1899).

183D ST, s w c Prospect av, 1-sty bk str, 93.01x29.53, tar & gravel rf; \$10,000; (o) Jas. Tannura, 2265 Prospect av; (a) De Pace & Juster, 3336 Decatur av (1900).

BAINBRIDGE AV, w s, 202.42 s 212th, 1-sty h. t. office, 28.2x22.2, metal shingle rf; \$4,000; (o) Jane Beanchi, 76 E 236th; (a) Wm. S. Irving, 261 E 235th (1915).

BROADWAY, s w c 262d, 1-sty bk str, 51.19x 47.4, slag rf; \$125,000; (o) 262d St. Corp., Geo. E. Jennings, 124 Bruce av, Yonkers, Pres.; (a) — (1910).

BROADWAY, s w c 262d, 1-sty bk str, 51.19x 47.3, slag rf; \$125,000; (o & a) 262d St. Corp., Geo. E. Jennings, 124 Bruce av, Yonkers, Pres. (1910).

FORDHAM RD, n s, 203.10 e Hoffman, 1-sty bk str, 50x40, rubberoid rf; \$5,200; (o) Mrs. G. Glautz, 600 E Fordham rd; (a) J. R. Kaplan, 575 Westchester av (1895).

RELIABLE MEN FOR EVERY PURPOSE HOLMES PATROL

Day or Night Service—City or Country
Holmes Electric Protective Co.
66 West 39th Street—Manhattan
Day and Night Telephone: Murray Hill 3030

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

Attention of Landlords and Builders

Be sure you specify and install

A-B Gas Ranges

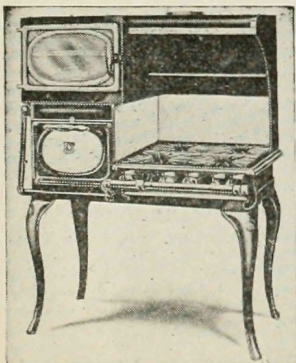
For service, beauty and economy you cannot equal the A-B Range. Every choice in style, size and finish can be satisfied. Rustproof construction. A-B cost no more than ordinary ranges. Immediate delivery. Call, write or phone.

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

Near Broadway

Phone, Fitzroy 3466

Est. 1885



GRAND CONCOURSE, w s, 97.02 n 182d, 1-sty bk str, 49.10x59, rubberoid rf; \$12,000; (o & a) Jacob J. Smith, 2409 Clinton av (1939).

JEROME AV, s w c 176th, 1-sty bk str & shop, 138.01x100, plastic slate rf; \$55,000; (o) Westboro Development Co., Nora Smith, 1927 Harrison av, Pres; (a) Nathan Rotholz, 3295 Bway (1927).

ST. ANNS AV, n w c 149th, 1-sty bk str, 15x 100, slag rf; \$50,000; (o) Morwin Holding Corp., Morris Sincke, 135 Bway, Pres; (a) M. W. Del Gaudio, 158 W 45th (1959).

TREMONT AV, s e c Montgomery av, 1-sty bk str, 62.88x40, rubberoid rf; \$10,000; (o) Louis Asperino, 2361 Crotona av; (a) B. Ebeling, 1372 Zeraga av (1952).

TREMONT AV, w s, 179.11 n Eastern Blvd, 1-sty fr str, 17.2x50, asphalt rf; \$3,000; (o) Robt. D. Smith, 2744 Tremont av; (o) John Schwallenberg, 2075 Haviland av (1957).

WHITE PLAINS AV, w s, 39.3 n 219th, 2-sty bk str, office & dwg, 50x70, tar & felt rf; \$20,000; (o) Geo. H. C. Ramm, 3800 White Plains av; (a) Franz Wolfgang, 535 E Tremont av (1923).

MISCELLANEOUS.

TIMPSON PL, e s, 123.6 s 147th, 1-sty bk shop & office, 50x100, rubberoid roof; \$30,000; (o) Barnett Schacht & Sons, 279 E 148th; (a) John P. Boyland, 120 E Fordham rd (2182).

177TH ST, s s, from Bronx River to N Y B & W R R, steel merry-go-round, 40x40; \$10,000; (o) Casale Annus Apparatus Co., 2 Roosevelt; (a) Louis A. Casazza, 139 Union av, Bklyn (2158).

231ST ST, s s, 230.11 e White Plains av, retaining wall 100 ft long 22 ft high; \$6,000; (o) Selbowitz J. Nisuetiz, 119 E 125th; (a) A. D. Bartholomew, 721 E 223d (2149).

SHORE ROAD, PELHAM BAY PARK, 1-sty fr comfort station, 24.6x83.3, shingle roof; \$18,000; (o) City N. Y.; (a) A. G. Waldron, Claremont Park (2172).

TINTON AV, e s, 100 n 151st, 1-sty bk market, 45x80, compo roof; \$12,000; (o) Sapiro Realty Co., Samuel Shapiro, 565 Tremont av, pres.; (a) Meissner & Uffner, 501 Tremont av (2183).

Brooklyn

DWELLINGS.

BEVERLY RD, 615-19, ns, 120 e Ocean Pkway, 3-sty bk 2 fam dwg, 34.4x63.3; \$20,000; (o) Frank Grossbard, 183 Hendrix st; (a) Philip Steigman, 26 Court st (5140).

ELMORE PL, 1726-S, w s, 100 n Av Q, 2-sty fr 2 fam dwg, 24x50; \$10,000; (o) Kingsboro Bldg. Co., 2316 Av Q; (a) Gilbert I. Prowler, 367 Fulton st (5123).

FENIMORE ST, 319-21, n s, 330 w Nostrand av, 2-2-sty bk 2 fam dwgs, 18x64.2; \$16,000; (o) Wm. J. Reineking, 473 Ocean av; (a) Montrose Morris Sons, 533 Nostrand av (5214).

MONTGOMERY ST, 560, s s, 195 w Brooklyn av, 2-sty bk 1 fam dwg, 25x41; \$10,000; (o) Spain Const. Co.; (a) Fein & Rosen, 1709 Pitkin av (5221).

ROBINSON ST, 561-7, n s, 350 w Rogers av, 2-sty bk 2 fam dwg, 25x55; \$18,000; (o) Wm. J. Kalling, 1950 Bedford av; (a) Harry Grattan, 3437 Bedford av (5194).

W 1ST ST, 2414-16, s s, 100 e Av X, 2-sty bk 2 fam dwg, 30x40; \$12,000; (o) Vincenzo Guriano, 30 E Bway, N Y; (a) John C. Wandell Co., 425 86th (5218).

E 6TH ST, 3049-53, e s, 200 n Brighton Beach av, 2-3-sty bk 2 fam dwg, 19x61.8; \$40,000; (o) Vito Guinto, 127 W 30th, N Y; (a) Brooks & Pevey, 26 Court st (5152).

W 12TH ST, 1861, e s, 260 n Av T, 2 $\frac{1}{2}$ -sty fr 2 fam dwg, 18x52; \$10,000; (o) John Brochard, 134 Edison pl, Glendale; (a) Wm. F. Kenwouth, 150 Nassau st, N Y (5172).

18TH ST, 578, s s, 216 e 10 av, 2-sty bk 2 fam dwg, 20x68; \$10,000; same owner (4890).

E 24TH ST, 1278, w s, 140 n Av M, 2-sty fr 2 fam dwg, 24.4x62.4; \$12,000; (o) Frank & Carmelo Mirabello, 856 Benson av; (a) Chas. G. Wessel, 1399 E 4th st (4686).

E 29TH ST, 1009-11, e s, 60 s Av J, 2-2-sty bk 2 fam dwg, 19.9x55; \$17,000; (o) G. M. & F. G. Bldg. Corp., 256 Harman st; (a) Louis Berger & Co., 1696 Myrtle av (5195).

E 29TH ST, 1021, e s, 156.8 s Ave J, two 2-sty bk 2-family dwgs, 19.9x55; \$17,000; (o) G. M. & F. G. Bldg. Corp., 256 Harman st; (a) Louis Berger & Co., 1696 Myrtle av (5184).

E 29TH ST, 1015-17, e s, 110.1 s Av J, 2-2-sty bk 2 fam dwgs, 19.9x55; \$17,000; same owners (5185).

45TH ST, 926-S, s s, 200 e 9 av, 2 $\frac{1}{2}$ -sty bk 2 fam dwg, 20x66; \$15,000; Mildred Di Martino, 6005 14 av; (a) Ferd Savignano, 6005 14 av (5176).

E 51ST ST, 649-51, e s, 260 s Beverly rd, 2-2-sty fr 1 fam dwg, 16x38; \$10,000; (o) Benj Mittler, 582 Powell st; (a) Chas. Infanger & Son, 2634 Atlantic av (4936).

55TH ST, 1366-S, s s, 125 w 14 av, 2-sty bk 2 fam dwg, 24x66; \$13,000; (o) Napso Const. Co., Inc., 1356 55th; (a) M. A. Cantor, 373 Fulton st (4702).

E 63D ST, 6217, n w c Av T, 2-sty fr 1 fam dwg, 36x25; \$10,000; (o) Atlantic Gulf & Pa-

cific Co., Inc., 13 Park Row, N Y; (a) R T Schaefer, 1543 Flatbush av (5213).

70TH ST, 1049-61, n s, 184 w 11 av, 6-2-sty bk 2 fam dwgs, 16x62; \$51,000; (o) Elser Const. Co., 5204 5 av; (a) Jas. J. Millman, 26 Court st (4642).

70TH ST, 1063-S1, n s, 20 w 11 av, 8-2-sty bk 2 fam dwgs, 16x62; \$68,000; same owner (4643).

70TH ST, 1083, n w c 11 av, 2-sty bk 2 fam dwg, 16x62; \$8,500; same owner (4644).

70TH ST, 1035-47, n s, 304 w 11 av, 6-2-sty bk 2 fam dwgs, 16x62; \$51,000; same owner (4645).

76TH ST, 931-3, ns, 525 w 10 av, 2-sty fr 2 fam dwg, 25x45; \$9,500; (o) Mrs. Eliz. A. Cooney, 159 Carroll st; (a) A. E. Fischer, 373 Fulton (12378).

S1ST ST, 2213-17, ns, 100 e Bay Pkway, 2-2-sty fr 2 fam dwgs, 22x57; \$24,000; (a) Albert Jaret, 8665 23 av; (a) Isaac Kallich, 8609 Bay Pkway (4734).

E 95TH ST, 1350-62, w s, 344.16 n Av L, 4-1 $\frac{1}{2}$ -sty fr 1 fam dwgs, 20x32 \$12,000; (o) Transit Housing Corp., 16 Remsen st; (a) Benj. Driesler, Jr., 153 Remsen st (4939).

E 96TH ST, 1345-77, e s, 180 n Av L, 10-1 $\frac{1}{2}$ -sty fr 1 fam dwgs, 20x32; \$30,000; same owner (4940).

E 96TH ST, 1346-78, w s, 180 n Av L, 10-1 $\frac{1}{2}$ -sty fr 1 fam dwg, 20x32; \$30,000; same owner (4941).

E 94TH ST, 1360-72, w s, 337.29 n Av L, 4-1 $\frac{1}{2}$ -sty fr 1 fam dwg, 20x32; \$12,000; same owner (4942).

AV I, 2712-14, ss, 80 w E 28th, 2-2 $\frac{1}{2}$ -sty fr 1 fam dwg, 16.1x47.3; \$16,000; (o) Kellner Devel. Co., 367 Lincoln pl; (a) Slee & Bryson, 154 Montague st (12376).

AV L, 9014-16, s s, 60 w E 91st, 2-2-sty fr 1 fam dwg, 15.6x33; \$10,000; (o) Mike Viches, 1121 E 87th st; (a) Gilbert I Prowler, 367 Fulton st (5155).

AV N, 1320, s s, 23 w E 14th, 2-2-sty fr 2 fam dwgs, 20x58; \$20,000; (o) Sarone Bldg Corp., 5620 16 av; (a) R. T. Schaefer, 1543 Flatbush av (4982).

AV O, 2105-11, n s, 24 e E 21st, 3-2 $\frac{1}{2}$ -sty fr 1 fam dwg, 16x40; \$18,000; (o) Gideon Richman, 1542 E 12th; (a) Gilbert I. Prowler, 367 Fulton st (4657).

AV O, 2101, n e c Kenmore pl, 2 $\frac{1}{2}$ -sty fr 1 fam dwg, 17x46; \$8,000; (o) Gideon Richman, 1542 E 12th; (a) Gilbert I. Prowler, 367 Fulton st (5116).

AV O, 4714-18, s s, 35 w E 48th, 3-2-sty fr 1 fam dwg, 16x28; \$15,000; (o) John H. Stanton, 409 E 31st; (a) A. White Pierce, 26 Court st (4698).

AV W, 1113-27, n s, 100.4% e Coney Island av, 5-1-sty fr 1 fam dwg, 22x45.6; \$10,000; (o) Alfred Mays, 119 W 96th; (a) Fred R. Thieme, 619 81st (5174).

BROOKLYN AV, 1468-70, w s, 220 n Farragut rd, 2-2-sty fr 1 fam dwg, 14x47; \$12,000; (o) Moe J. Smith, 986 E 40th; (a) R T Schaefer, 1543 Flatbush av (4984).

CONY ISLAND AV, 3119-23, e s, 389 s Sheepshead Bay rd, 6-2-sty fr 1 fam dwg, 24x 28; \$18,000; (o) Borough Housing Corp., 141 Morgan av; (a) Benj. Driesler, Jr., 153 Remsen st (5151).

OCEAN AV, 1110A, w s, 830 n Av G, 2-sty fr 2 fam dwg, 32.8x58.9; \$16,000; (o) Arthur H. Strong, 585 E 18th; (a) Slee & Bryson, 154 Montague st (4976).

RIDGE BLVD, 8416, w s, 50 n 85th, 2-sty bk 1 fam dwg, 26x35; \$12,000; (o) Adams & Turecamo, 435 54th; (a) John C. Wandell Co, 425 86th (4714).

VAN SICKLEN AV, 657-87, es, 265.6 n Hege-man av, 11-2-sty bk 2 fam dwgs, 20.6x50; \$90,750; (o) Jos. Taborisky, 591 Penna av; (a) Morris Rothstein, 26 Court st (5160).

VAN SICKLEN AV, 691-715, e s, 20.6 n Hege-man av, 10-2-sty bk 2 fam dwgs, 20.6x50; \$82,500; (o) Jos. Taborisky, 591 Penna av; (a) Morris Rothstein, 26 Court st (5161).

VAN SICKLEN AV, 719, n e c Hegeman av, 2-sty bk 2 fam dwg, 20.6x50; \$8,500; same owner (5162).

STORES AND DWELLINGS.

FULTON ST, 3447-57, n s, 50.10 e Nichols av, 5-2-sty bk stores & 2 fam dwgs, 20.4x61.2; \$60,000; (o) Isidore Goldstein, 942 Sutter av; (a) Irving Kirshenblitt, 355 Miller av (4715).

GRAVESEND AV, 569, s e c Av C, 3-sty bk str, offices & 2 fam dwg, 20x60; \$15,000; (o) Hyman Selkin, 827 Hopkinson av; (a) Cohn Bros, 361 Stone av (4922).

GRAVESEND AV, 573-9, e s, 20 s Av C, 4-3-sty bk stores & 2 fam dwgs, 20x54; \$60,000; same owner (4923).

KINGSTON AV, 395, e s, 100 s Crown st, 2-sty bk store & 2 fam dwg, 20x60; \$12,000; (o) Saml Lapidus, 80 Georgia av; (a) E Madelsohn, 1778 Pitkin av (4862).

KINGSTON AV, 387-93, e s, 20 s Crown st, 4-2-sty bk stores & 2 fam dwgs, 20x60; \$48,000; same owner (4863).

KINGSTON AV, 385, s e c Crown st, 2-sty bk store & 2 fam dwg, 20x60; \$12,000; same owner (4864).

13TH AV, 7913-17, e s, 40 n 80th, 3-2-sty bk stores & 2 fam dwgs, 20x60; \$24,000; (o) J. Yelon & M. Mester, 207 E 55th; (a) Edwin C. McFarlane, 181 E 55th st (4731).

STORES AND TENEMENTS.

MERMAID AV, 3602-4, s w c W 36th, 4-sty bk stores & tnt, 38.9x85.6; \$50,000; (o) Ajello & Esposito, 140 Montague st; (a) Seelig & Finkelstein, 44 Court st (4872).

MERMAID AV, 3606-14, s s, 38.9 w W 36th, 6-4-sty bk stores & tnts, 19.9 $\frac{1}{2}$ x85.6; \$150,000; same owner (4873).

FULTON ST, 2888, s e c Jerome st, 3-sty bk store & tnt, 20.5x74; \$20,000; (o) 59 South Bldg. Corp., 44 Court st; (a) Boris W. Dorfman, 26 Court st (4915).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA.—6th av, w s, 100 s Jamaica av, two 5-sty bk tenements, 60x85, tar and gravel rf, 35-family, elec, steam heat; \$180,000; (a) Webton Realty Co., 56 Hallett st, Astoria; (a) Albert Kunzi, 779 Manhattan av, Bklyn (4892).

JAMAICA.—Also st, w s, 120 n Jamaica av, two 3-sty bk tenements, 21x77, tar and slag rf, 6-family, elec, steam heat; \$36,000; (o) Wohl & Greenblatt, 99 Union av, Jamaica; (a) Herman Weinstein, 375 Fulton st, Bklyn (4897).

JAMAICA.—Gilman av, n e c 162d st, 4-sty bk tenement, 40x82, tar and gravel rf, 14-family, elec, steam heat; \$48,000; (o) Disbrow & Winzinger, S Union Park av, Jamaica; (a) Albert Kunzi, 779 Manhattan av, Bklyn (4891).

L. I. CITY.—Walcott av, s s, from Goodrich to Chauncey st and Crescent st, w s, 100 n Ditmars av and Lawrence st, w s, 105 s Walcott av, sixty-five 5-sty bk tenements, 18x80, slag rf, 11-family, elec, steam heat; \$1,950,000; (o) N. Y. and Astoria Land & Improvement Co., Walcott av, L. I. City; (a) D. E. McAvoy, 471 7th av, L. I. City (4499 to 4505).

DWELLINGS.

JAMAICA.—190th st, w s, 100 n Jamaica av, 2-sty fr dwg, 20x53, shingle rf, 2-family, gas, steam heat; \$10,000; (o) Wenzler & Huesler, 2447 Gates av, Queens; (a) F. Dassau, 26 Court st, Bklyn (5385).

L. I. CITY.—8th av, e s, 400 n Vanderventer av, 2-sty bk dwg, 21x54, tar and slag rf, 2-family, gas, steam heat; \$11,000; (o) T. Bernardi, Arcadia and 17th avs, L. I. City; (a) Al Dorsch, 440 12th av, L. I. City (5425).

L. I. CITY.—7th av, w s, 348 n Broadway, twenty-three 3-sty bk dwgs, 25x75, slag rf, 6-family, elec, steam heat; \$500,000; (o) B. M. Maltz, 44 Court st, Bklyn; (a) E. W. Dorfman, 26 Court st, Bklyn (5402-03-04).

LITTLE NECK.—Forest av, s e c Berkley st, two 2-sty fr dwgs, 24x25, shingle rf, 1-family, gas, steam heat; \$14,000; (o) Harry Jobs, 12 Herriman av, Jamaica; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (5349-50).

LITTLE NECK.—Kenmore av, s s, 60 e Forest av, 2 $\frac{1}{2}$ -sty fr dwg, 33x24, shingle rf, 1-family, gas, steam heat; \$8,500; (o) Harry Jobs, 12 Herriman av, Jamaica; (a) H. T. Jeffrey, 309 Fulton st, Jamaica (5345).

QUEENS.—Queens rd, e s, 222 n 90th av, six 2-sty fr dwgs, 20x28, shingle rf, 1-family, gas, steam heat; \$39,000; (o) Arthur Short, Ozone Park; (a) H. T. Jeffrey, jr., 309 Fulton st, Jamaica (5331-32-33-34-35-36).

RICHMOND HILL.—107th st, w s, 115 s Roanoke av, seven 2-sty fr dwgs, 15x36, shingle rf, 1-family, gas; \$27,000; (o) Steck & Kasper, 220 Bristol st, Bklyn; (a) Chas. Goodman, 375 Fulton st, Bklyn (5394 to 5400).

RIDGEWOOD.—Summit st, e s, 215 s Metropolitan av, seven 2-sty fr dwgs, 39x42, tar and gravel rf, 2-family, gas, hot water heat; \$35,000; (o) Martin Mager, 1675 Metropolitan av, Ridgewood; (a) Max Jaeger, jr., 318 Linden st, Bklyn (5430 to 5433).

ST. ALBANS.—174th st, w s, 243 s Central av, 2-sty fr dwg, 24x25, shingle rf, 1-family, gas, steam heat; \$7,500; (o) Mrs. V. Baird, 9123 Columbus av, N. Y.; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (5330).

ST. ALBANS.—Central av, n w c Elsworth av, 2 $\frac{1}{2}$ -sty fr dwg, 20x45, shingle rf, 1-family, gas, steam heat; \$9,000; (o) A. L. Soehle, 3141 Hall av, Bronx; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (5329).

SPRINGFIELD.—Springfield av, e s, 110 s Clifford av and Hudson st, e s, 180 s Clifford av and Aberdeen st, w s, 180 s Clifford av, eight 2-sty fr dwgs, 18x34, shingle rf, 1-family, gas, steam heat; \$52,000; (o) C. E. Mills, Erie st, Springfield; (a) H. T. Jeffrey, 309 Fulton st, Jamaica (5354 to 5361).

FACTORIES AND WAREHOUSES.

GLENDALE.—Woodhaven av, e s, 197 s Trotting Course Lane, 1-sty bk factory, 152x362, slag rf, elec, steam heat; \$15,900; (o) The Conley Foil Co., 541 W 25th st, N. Y. C.; (a) R. D. Ward, Geo. Bender, 120 Bway, N. Y. C. (4886).

STABLES AND GARAGES.

CORONA.—51 Dy, s e c, and Lurting st, 1-sty bk garage, 100x100, tar and gravel rf, elec,

steam heat; \$12,000; (o) Mike Muro, 129 Lurt- ing st, Corona; (a) A. Schoeller, Way av, Corona (4760).

STORES AND DWELLINGS.

JAMAICA.—Hillside av, n s, 620 e Alsop st, two 2-sty bk stores and dwgs, 31x45, tar and gravel rf, 2-family, gas, steam heat; \$20,000; (o) Hurwitz Eldg. Corp., 197 Market st, New- ark; (a) David Levinson, 386 Fulton st, Jamaica (4782-3).

Richmond.

DWELLINGS.

MIDLAND BEACH.—4th st, s e s, Lincoln av, 1-sty fr dwg, 24x54, rubberoid shingle rf; \$3,000; (o) Benj. Wagner, 14 St. Paul's av, Tompkinsville, S. I.; (a) M. Ahms, 600 Mid- land av, Midland Beach, S. I. (349).

MARINE HARBOR.—Erastina pla, n s, 95 from De Hart av, 2-sty fr dwg, 19x31, shingle rf (asphalt); \$5,000; (o) Oliver Van Name, 2910 Richmond ter; (a) Herman Behrens, 1978 Richmond ter; (mason & carpt.) Charles Kahn, 28 Van Pelt av, Marine Harbor, S. I. (300).

NEWDORP, S. I.—Cubberly pl, e s, 100 s Oakley pl, 2-sty fr and stucco dwg, 22x43, shingle rf; \$5,000; (o) Chas. H. Wall, 105 Locust av, New Dorp, S. I.; (a) R. E. Archi- bald, 111 Locust av, New Dorp, S. I. (331).

NEW DORP, S. I.—Rockland av, e s, 450 n Highland av, 2-sty fr dwg, 23x26, shingle rf; \$4,500; (o) David J. Typen, New Dorp, S. I.; (a) C. B. Heweker, Tompkinsville, S. I.; (mason & carpt.) done by owner (320).

NEW DORP, S. I.—Rockland av, e s, 220 n Highland av, 2-sty fr dwg, 22x26, shingle rf; \$4,000; (o) David J. Lysen, New Dorp, S. I.; (a) C. B. Heweker, Tompkinsville, S. I.; (mason and carpt.) done by owner (321).

NEW DORP, S. I.—Rockland av, e s, 409 n Eggert av, 2-sty fr dwg, 26x28, shingle rf; \$5,000; (o) David J. Lysen, New Dorp, S. I.; (a) C. B. Heweker, Tompkinsville, S. I.; (mason & carpt.) done by owner (319).

57TH ST, 134 e, remove walls, new add sty, walls, automatic elevator, in 5-sty bk store and apart; \$20,000; (o) Morris Blum, 714 Lexing- ton av; (a) Murgatroyd & Ogden, 369 Lexing- ton av (1635).

57TH ST, 411 e, change partitions, new trim, floor, steps, area, stairs, doors, sills, in 4-sty bk dwg; \$8,000; (o) Hugh Dillman, 355 W 56th; (a) Jas. McClymont, 4 E 39th (1617).

58TH ST, 166 w, new extension, partitions, exhaust fan, metal ducts, in 4-sty bk office, studio and apart; \$4,000; (o) Francis D. Casey, 168 W 58th; (a) Chas. W. Gallo, 806 Monaster st, W. Hoboken, N. J. (1621).

58TH ST, 217 w, remove wall, new extension, girders, beams, metal ceiling, in 2-sty bk stable and apart; \$5,000; (o) Edgar S. and John S. Appleby, 126 Liberty st; (a) John A. Hamilton, 126 Liberty st (1623).

58TH ST, 51 w, remove toilet fixtures, door, exhaust fan, new stairs, bathroom and fixtures, in 4-sty bk dwg; \$3,000; (o) 51 W 58th St. Corp., 30 W 57th; (a) Sam'l Cohen, 32 Union sq (1616).

58TH ST, 131 w, remove partitions, raise 2 floors, stairs, bathrooms, extension, floors, gen repairs, in 5-sty bk stores and apart; \$20,000; (o) John H. Hambay, Lancaster, Pa; (a) B. Robt. Swartburg, 157 E 44th (1644).

59TH ST, 129 e, remove stoop, new stairs, in 3-sty bk store and apart; \$850; (o) Mrs. DeWalt Kieffer, 129 E 59th; (a) Otis E. Kurth, 9 E 59th (1612).

75TH ST, 317 w, remove stoops, partitions, stairs, new partitions, stairs, entrance, gas range, cement sidewalk, on 4-sty bk dwg; \$15,000; (o) Reuben L. Goldberg, 420 West End- Ave; (a) LeRoy P. Ward, 253 Madison st (1641).

83D ST, 68 e, remove front, new plumbing fixtures, extension, bk and stone front, on 4-sty bk dwg; \$5,000; (o) Estella K. Schwartz, 68 E 83d; (a) Wm. La Zinsk, 101 Park av (1613).

86TH ST, 129 w, remove window, baths, stoop, toilet, extend dumbwaiter, new partitions, baths, window, in 5-sty bk dwg; \$9,000; (o) Dr. Henry J. Falk, 225 W 71st; (a) Herbert Lippmann, 126 E 59th (1611).

AMSTERDAM AV, 1324-26, remove rear wall, remove partitions, posts, girders, new exit, steel framing, partitions, doors, toilets, mar- quise, on 2-sty bk M. P. theatre; \$9,000; (o) Hermes Amusement Corp., 1324-26 Amsterdam av; (a) Simeon B. Eisendrath, 18 E. 41st (1640).

BOWERY, 131, new elevator and shaft, in 5-sty bk factory and salesroom; \$5,000; (o) Harry Kupperberg, 131 Bowery; (a) Sam'l Rosenblum, 51 Chambers st (1636).

BWAY, 3915, remove wall, new beams, col- umn, partitions, toilets, store fronts; \$9,000; (o) Chas. Freeman, 1378 E 5th; (a) Harry Schuler, 1005 Edison av, Bronx (1642).

BWAY, 3200, new partitions, store front, tile floor, metal ceiling, stairs, doors in 6-sty bk stores and apart; \$6,500; (o) Alex Wiener, 569 W 125th; (a) J. C. Watson, 271 W 125th (1619).

BWAY, 1323-27, new escalator in 9-sty bk dept store; \$20,000; (o) Jesse I. Strauss, Percy S. Strauss, Herbert Strauss, doing business as R. H. Macy & Co., 34th and Bway; (a) Robt. D. Kohn, 56 W 45th (1628).

E. BWAY, 197, remove window, skylight, new roof over court, extension, partitions, elect. elevator and shaft, house pump, cement and tile floors, doors, drinking fountain, in 5-sty bk offices and school; \$75,000; (o) The Educa- tional Alliance Corp., 197 E Bway; (a) Robt. D. Kohn, 56 W 45th (1643).

2D AV, 2059, remove stairs, partitions, toilet,

rearrange partitions, new metal ceiling and wainscoat, in 4-sty bk store and apart; \$1,500; (o) Israel Regenbogen, 2059 2d av; (a) Henry Z. Harrison, 45 W 116th (1607).

3D AV, 1581, remodel store front, change partitions, reinf floor beams, new toilets, in 3-sty bk restaurant and apart; \$4,500; (o) Harry Archer, 47 W 85th; (a) Fredk. Gerber, 101 E 87th (1614).

3D AV, 1967, remove plumbing, stairs, parti- tions, new store fronts, show windows, in 4-sty bk showroom, in showrooms and apart; \$12,000; (o) Abraham Ray, 1967 3d av; (a) Sam'l Carner, 118 E 28th (1648).

5TH AV, 605, new ventilation, elevator, stairs, partitions, rooms, toilets, plumbing, in 6-sty bk store and lofts; \$25,000; (o) the Phipps Est., 787 5th av; (a) Cross & Cross, 681 5th av (1620).

5TH AV, 2036, remove partitions, new sky- lights, ventilating appar, partition in 4-sty bk dwg; \$1,200; (o) Felix Filipus, Hjalmar Abo, 1929 Madison av; (a) Louis A. Hornum, 405 Lexington av (1650).

5TH AV, 57, new extension, extend fire escape, on 4-sty bk store and office; \$5,000; (o) Geo. Blum and Jos. Hass, 575 5th av; (a) Moore & Landsiedel, 148th and 3d av (1622).

6TH AV, 643, rearrange store, windows, new show window on 4-sty bk stores and storage; \$2,000; (o) Wm. Birns, 643 6th av; (a) Sam'l Carner, 118 E 28th (1649).

7TH AV, 426-28, remove portion of wall, new girder, reinf, in 4-sty bk store and apart; \$2,000; (o) 426 Sophia Scholler, Euclid av, Asbury Park, N. J., 428, Thos. Adelson, 100 Bway; (a) Bruno W. Berger & Son, 121 Bible House (1631).

Bronx

JENNINGS ST, 813-15, new bk frt, new gir- ders to 1-sty bk laundry; \$1,200; (o) Jennings Wet Wash Laundry, on prem; (a) Chas. Schaefer, Jr., 394 E 150 (461).

TIFFANY ST, 941, new fire escapes, new plbg, new partitions to 5-sty bk bldg; \$7,500; (o) Sarah Katz, on prem; (a) Jos. P. McPar- land, 213th st & Ams av (446).

144TH ST, n s, 96 e So Boulevard, new plbg, new partitions & 1-sty fr bk built upon 2-sty bk dwg; \$3,000; (o) Reitman Holding Corp., J. A. Reitman, 134 E 119, pres.; (a) Chas. S. Clark, 441 Tremont av (427).

151ST ST, 272-274 E, new window & new partitions to 1-sty bk school; \$1,000; (o) R. C. Church of Our Lady of Pity, on prem; (a) M. W. Del Gaudio, 158 W 45 (443).

155TH ST, 757-59 E, new str frt, new parti- tion to 6-sty bk str & bldg; \$5,000; (o) Eliz. Ratzman, 556 W 140; (a) Samuel Sass, 366 5 av (439).

157TH ST, n s, 100 e Elton av, move 2-sty fr dwg; \$2,000; (o & a) Wm. V. Spencer, 810 Elton av (448).

165TH ST, 969-71 E, two 3-sty bk ext, 16x20 & 16x21, to two 3-sty fr dwgs & str; \$8,000; (o) Weis & Dosnow, 973 E 165; (a) Wm. I. Hohauser, 116 W 39 (432).

165TH ST, 973, 1-sty bk ext, 4.9x65, to 2-sty bk str; \$1,000; (o) Weiss & Sosnow, on prem; (a) Wm. I. Hohauser, 119 W 39 (431).

220TH ST, 751 E, 2-sty fr ext, 12x14, to 2½- sty fr dwg; \$2,000; (o) Cippolla Const. Co., on prem; (a) Robt. F. Shield, 929 E 214 (423).

239TH ST, 600-602 E, move 2-sty fr dwg; \$2,000; (o) City Real Est. Co., 176 Bway; (a) A. E. Wheeler, 762 W 181 (424).

ARTHUR AV, 2374, 1-sty fr ext, 13.8x18, to 2-sty fr dwg; \$1,800; (o) Grazio Oteri, on prem; (a) Edwin Wilbur, 597 5 av (460).

PLANS FILED FOR ALTERATIONS

Manhattan

CARMINE ST, 84, new store front, roof, on 2½-sty bk auto repair shop; \$2,000; (o) Wm. Fried, 2423 Grand st, Maspeth, L and Frank Mastaudrea, 2425 Grand st; (a) Hall, Reid & Lione, 220 Bway (1632).

GREENWICH ST, 67, new extension, columns, girders, rearrange partitions in 4-sty bk strs and apart; \$6,000; (o) Rose A. McGuigan, 222 W 71st; (a) Zipkes, Wolff & Kudroff, 432 4th av (1608).

MERCER ST, 227, remove and rebuild wall on 3-sty bk factory; \$2,000; (o) Louis R. Fisher, 227 Mercer st; (a) Max Miller, 115 Nassau st (1637).

TOMPKINS ST, 43 and 47, extend stairs, re- move front area, stoop, roof, new roof, steel trusses, columns, walls, toilets, partitions, in 2, 3 and 7-sty bk boiler shop, office and apart; \$21,700; (o) the Heipersbausen Corp., 43-47 Tompkins st; (a) Jno. B. Swoop Sons, 52 Vesey st (1625).

TRINITY PL, 44, new tile floors, beams, 2 additional stys, partitions, extend stairs, ele- vator and vent shaft, in 4-sty restaurant and offices; \$8,000; (o) Lassen Realty Co., 81 Greenwich st; (a) P. P. (1638).

14TH ST, 201, e, remove wall, new store fronts, partitions, beams, columns, in 5-sty bk strs and bldg; \$1,200; (o) Edw. Sullivan, 249 Corbin pl, Bklyn.; (a) L. E. Denslow, 44 W 18th (1610).

23D ST, 24 e, remove show windows, new partitions, reconstr show windows, in 6-sty bk stores and offices; \$1,500; (o) Chas. Noyes, 118 William st; (a) Sam'l Cohen, 32 Union sq (1634).

28TH ST, 34 e, remove partitions, piers, new store front, partitions, in 4-sty bk store and loft; \$1,000; (o) Old Realty Co., 233 Bway; (a) Jacob Fisher, 25 Ave A (1618).

34TH ST, 142 w, new front, extension, stairs, elevator shaft, plumbing, in 4-sty bk stores, showrooms and apart; \$30,000; (o) Motco, Inc., 33 W 42d; (a) Zipkes, Wolff & Kudroff, 432 4th av (1609).

34TH ST, 351 w, remove front court yard, railings, steps, stoop, new steps, lower side- walk, on 4-sty bk hospital and dispensary; \$1,000; (o) Metropolitan Throat Hospital, 351 W 34th; (a) F. B. and A. Ware, 1170 Bway (1627).

38TH ST, 243-5 w, remove stairs, partitions, wall, new stairs, (int & ext), extensions, front, make store and factory from 2 dwgs, 4-sty bk; \$25,000; (o) Cohestill Realty Co., 174 Madison av; (a) Gronenberg & Leuchttag, 450 4th av (1615).

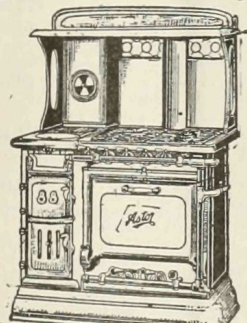
49TH ST, 108-110 w, rearrange partitions, new plumbing fixtures, tile floors, in 4-sty bk restaurant and apart; \$10,000; (o) Oreste Giolitto, 110 W 49th; (a) Jos. Mitchell, 332 W 24th (1647).

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 2480



LOUIS BROOK, INC.

LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING
 SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE: 148-152 INDIA STREET
 TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN
 YARDS: OAKLAND & INDIA STS.

Brooklyn

LEONARD ST, 181, s w c Ten Eyck, exterior & int alts to 2-sty bk shop & 1 fam dwg; \$6,000; (o) Nathan Kaplan, prem; (a) Glucroft & Glucroft, 729 Flushing av (12872).
 MIDDAGH ST, 30, s s, 76.2 e Willow, int alts & plumbing in 3 1/2 sty fr 1 fam dwg; \$5,000; (o) Lee H. Bristol, 282 Washington av; (a) Mengel & Larking, 81 Fulton (12855).
 TILLARY ST, 152-4, s e c Duffield, rf sign on factory; \$2,000; (o) Elie Klein, prem; (a)

(Thos. Cusack Co., 431 E 23d, Manhattan (12886)).

WILSON ST, 133-59, n e c Bedford av, ext on 5-sty bk school; \$60,000; (o) City of N. Y.; (a) C. B. J. Snyder, Flatbush av & Concord (12916).

7TH AV, 455, s e c 16th; str fronts, int alts & plumbing in 2-sty bk str, garage & 2 fam dwg; \$2,500; (o) John Martignetta, 181 Bay 17th; (a) Chas. M. Straub, 147 4 av, Manhattan (12932).

SATISFIED MECHANICS' LIENS

Manhattan

AUG. 10.

74TH ST, 42 E; Marceca Bros Inc—Max Verschleiser et al; Sept1'21..... 150.00
 SAME PROP; Mechanics Fireproofing Sash & Door Co—same; June3'21..... 290.00
 SAME PROP; Samuel L Koenig—same; June23'21 7,050.00
 67TH ST, 205 E; Mechanics Fireproof Sash & Door Co—Max Verschleiser et al; June3'21 195.00
 SAME PROP; Samuel L Koenig—Central Opera House et al; June23'21.. 6,162.00
 5TH AV, 587; Koster Cabinet Works, Inc—587 5th Ave, Inc, et al; Sept12 '21 12,150.00
 CENTRAL PARK W, 135; Frederick R Smith—Langham Corp et al; Oct 27'21 370.20

AUG. 11.

WALKER ST, 15; Saml L Feldheim—Wm D Wolson et al; May10'22..... 243.15
 67TH ST, 203 E; Marceca Bros, Inc—John H Peper et al; Sept1'21..... 100.00
 Av A, ws, 63d to 64th sts, block, &c; M F Westergren, Inc—N Y Homeopathic College & Flower Hospital et al; May9'22 126.51
 BROADWAY, 1317-29; McDougall & Potter Co—R H Macy & Co et al; Oct25'21 1,284.83

AUG. 14.

GOUVERNEUR ST, 1-9; Rubenstein Bros, Inc—No. 1 to 9 Gouverneur St Corp et al; Aug4'22 200.00
 7TH AV, ws, whole front bet 37th & 38th sts; Grassi Contracting Co—Garment Centre Realty Co et al; Oct 27'21 260,573.85
 56TH ST, 25 W; John A Hutaff, Inc—Alice Hoffman et al; Dec10'20..... 7,344.40
 88TH ST, 4 E; Waldo Bros & Bend Co—Almab Corp; Aug8'22..... 2,457.10

AUG. 15.

BROADWAY, 3793; John L Knight—Adolph Lewisohn & Sons, Inc, et al; Aug5'22 645.66
 2D ST, 193 E; Manhattan Sash & Door Co—Congregation Anshe Obertyn et al; Oct27'21 100.00
 74TH ST, 42 E; Philip Adler et al—Max Verschleiser et al; May27'21 ... 670.00
 54TH ST, 136 E; Gaspare Careri—John Neilson et al; Feb10'21 247.27

AUG. 16.

No Satisfied Mechanics Liens filed this day.

Bronx

Bronx

AUG. 9.

176TH ST E, ss, 102.1 e Jerome av, 102.1x146; Knickerbocker Masons Supply Co—J L S Const Co; Jacob Kerner 1,789.25
 MORRIS AV, 2820; Albert Morgan et al—Henry Glaser; S L Koenig 405.00
 WEBB AV, 2720; George M Kahn—Charles & Jessie Schaefer; Westchester Bldg Const Corp 63.00
 164TH ST, 594-6 E; Erich P Haake—Bertha L Richards 459.70

AUG. 10.

FORDHAM RD E, 200; Lewis Mirros & Glass Co—Constantine Wagner; Frank La Scala 828.82
 MULLINER AV, ws, 150 s Brady av, 50x100; Samuel Hirschowitz—Jane & Mary Mullins; Peter Gunderson... 104.82
 TREMONT AV, 1073-85; also BRONX ST, 2015; Rubin Schwartz—Glasko Realty Co; Abraham Leibowitz & Glasko Realty Co 175.00

AUG. 11.

FAIRMONT PL, 898; Joe Vedovato—Klar Bros & S & Z Woodwork Co.. 300.00
 TREMONT AV, es, 25 n Waterbury av, 25x100; Builders Brick & Supply Co—Lenardo Bavario & Guilio Charilli. 626.38
 174TH ST E, nwc Vyse av, 80x100; H W Bell Co—Felsber & Schoer Realty & Constn Co & I O Farber..... 120.00
 180TH ST W, nec Grand av, 100x180; H W Bell—Val Constn Co & I O Farber 1,388.24
 KELLY ST, swc 167th; 90x100; Standard Metal Ceiling Co—Weingold Realty & Constn Co..... 675.00

AUG. 12.

FISH AV, ws, 77.9 s Arnow av, 25x 100; Henry G Silleck, Jr—Joseph Goaoetta et al 63.65
 MORGAN AV, ws, 150.2 s Allerton av, 25x100; Henry G Silleck, Jr—Wm Hauser et al 64.18
 HUGHES AV, 2027; A M Oosterheld & Son—Vincenzo Apuzzo, Mary Apuzzo & Louis Brooks 176.00

AUG. 14.

BROADWAY, 5569-63; W Weinraub—Jacob Basheim 435.00
 COURTLANDT AV, 684; Michael Brescia—Micheale Pagliuco 1,500.00
 PIERCE AV, nwc Yates av, 100x100; Liggio & Castorina—Louis Balteransky & Mendel I Weisman..... 570.00
 WILLIAMSBRIDGE RD, es, 125 n Pierce av, 50x130; Liggio & Castorina—Louis Balteransky & Mendel I Weisman 576.00

AUG. 15.

INTERVALE AV, swc Fox st, 50x100; Eastern Glass Co—David Perlman; Louis Weiner 2,226.86
 KELLY ST, 1081-5; Fells, Lent & Cantor, Inc—Weingold Realty & Const Co 650.00
 224TH ST, 811 E; Cannava & Viviani—Joseph & Mary Titiro; Joseph Titiro 50.60

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

AUG. 10.

BROADWAY, 1652-60; Carl J Anderson Co—Henry A C Taylor et al; Broadway Central Securities Corp; Joseph Hagan (31) 1,063.25
 39TH ST, 149 E; Anthony F A Schmitt—Lida D Koltz (32) 300.00
 116TH ST, 145 E; Walter Thomson Plastering Co—Jacob Kurtz; Phoenix Woodworking Co (33) 147.11
 BROADWAY, 2844; Walter Thomson Plastering Co—Robert E Westcott; Phoenix Woodworking Co (34) 350.00

AUG. 11.

132D ST, 16 E; Saml Dolinsky—Sydney Lubin, Max Zimmerman & H Gerstenhaber (35) 898.45
 TOMPKINS ST, es, whole front bet 3d & 4th sts, 194x7.9x194x6.4 to bulk head of East River; also TOMPKINS ST, ws, whole front bet 3d & 4th sts, 194x504.8x304.8x irreg; Materials Delivery Corp—Chas L Dimon et al & T F T Realty Corp (36) 1,255.20
 LEXINGTON AV, 215-17; Edward Bearkneil—Emil Kaufmann & Astorbilt Garage, Inc; renewal (37) 225.00
 3D ST, ns, 118 w Tompkins, 205x192; Seelig & Finkelstein—T F T Realty Corp (38) 1,200.00

AUG. 12.

118TH ST, 281 W; Richard Anderson—Frank Meuer & Maude Goldberg... 388.03
 59TH ST E, swc Riverview ter, 75x 100.5; Henry Maurer & Son—New York Steam Co (renewal) 965.00

AUG. 14.

5TH AV, 564; Benj W Levitan—Hovhannes S Favshanjian & Geo Constantin 1,750.00
 62D ST, 61.7 W; Paul Silvestri—Arthur F Schermerhorn et al & Michael G Priore 2,677.89
 116TH ST, 11-13 W; Nora Constn Co—Sami Friedman & Manfred Amusement Co 36,835.00

AUG. 15.

ST MARKS PL, 49; Harry Mertz—Jeannette P Kaplan; Julius Lauterbach (44) 650.00
 HAMILTON PL, nec 138th, 35.4x116.5; Benjamin Kaplan—Hamilton Pl & 138th St Corp; John Richman Contracting Co (45) 570.25
 42 U ST, 18 E; Unit Electric Co—18 East 31st St, Inc; Sinclair Construction Co (46) 346.50
 ST NICHOLAS AV, es, whole front between 168th & 169th sts, 188.7x 128.8x irreg x185.3; Benjamin Kaplan—Broadway-170th St Holding Corp; John Richman Plumbing Contracting Co (47) 87.86
 170TH ST, 603-15 W; also 171ST ST, 620-28 W; Benjamin Kaplan—Broadway-170th St Holding Corp; John Richman Plumbing Contracting Co (48) 22.66

Telephone Circle 3834

NATIONAL MARBLE & SLATE CORPORATION

CONTRACTORS

MARBLE, SLATE, TILE, TERRAZZO, MOSAIC

Art Mosaic
 Floor Tile
 Mantels
 Bath Rooms
 Kitchens
 Wall Tile
 Ceramic Mosaic
 Fire Places
 Restaurants
 Store Floors

236 West 55th St. New York City
 Shops at 617-619 West 48th Street