

Real Estate Record and Builders Guide

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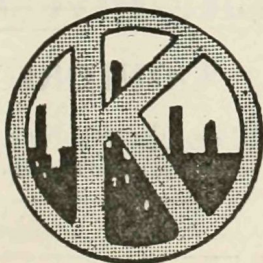
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E D I T O R I A L

Perplexities of the Coal Situation

Now that the strikes have been settled in the anthracite as well as in the bituminous coal fields, the next question is: Can consumers be protected from gouging by coal profiteers?

Suspension of mining five months has led to such a shortage in the usual supply as to make impossible any near return to total normal production for the coming winter's requirements. No matter how glad the idle miners may be to return to work, and no matter how anxious the operators may be to resume the marketing of coal, the loss of production during the five months of the strike cannot be overcome in the short period that will elapse before winter's coldest weather comes. If production can be speeded up during September, October and November that will aid greatly in alleviating the situation, but Mr. Consumer, whether he requires fuel to heat his own home, an apartment house, a hotel, an office building or a factory, must become reconciled to the cold facts of the situation. Indications are that it will now be possible to get through the winter months without actual hardship and distress, but it also is apparent that all consumers will have to burn carefully such coal as will be available and to substitute other fuel wherever possible.

About the only thing the Government can do to relieve consumers is to function capably against profiteering in coal and against favoritism in its distribution. The Washington authorities are giving evidence of their determination to do what they can along these lines. In so far as New York is concerned, the official machinery is being organized with most commendable promptness and with a thoroughness which promises a full measure of protection to the coal users of the Empire State. There is reason to feel that such supplies of coal as are allotted to New York will be distributed with care, and the new State law certainly is drastic enough so that Coal Administrator Woodin should be able to hold profiteers in check.

In view of the low state of the nation's coal supply, however, the New York authorities must exert every effort if they are to get allotments of coal in keeping with the acute necessities of the greatest state in the Union.

Deadlock Threatens New Subways

Not in years has there come up a more important question in municipal affairs than how soon and by what means New Yorkers are to get relief from the intolerable conditions existing on the city's transit lines. After months of preparation by the most competent engineers in the service of the Transit Commission and of the Mayor two schemes have been presented to the Board of Estimate and Apportionment, each aiming to add to the present facilities such extensions as may make them more serviceable and projecting new lines to relieve the old ones, as well as to cover territory

within the city limits now not adequately served. While the routes suggested in these two plans vary in some respects, the fundamental difference between the proposals emanating from Mayor Hylan and from the Transit Commission is as to the method of financing and operation. Mayor Hylan proposes the "recapture" of existing subways, the elimination of surface and elevated systems and municipal operation, and the Transit Commission the continuation, with certain modifications, of the present method of construction and operation.

Now that both plans have been made public there is opportunity for comparing them and this should be taken advantage of to the fullest degree. Criticism or endorsement should be withheld until there has been careful weighing of the superiority or difficulties inherent to each project. In studying the plans no question of political expediency should be allowed to creep in. To seek party advantage when the interests of every man, woman and child in the city are at stake will most certainly react politically against those attempting it.

One of the things, however, that must be taken into consideration is that whatever are the comparative merits of the two plans, one is put forward in accordance with existing law and the other in protest to present contracts with the necessity of radical amendments to the law and changes in public policy, both with respect to the authority of the State over municipal affairs and in the conduct by the city of its own business. Municipal ownership and operation, on which Mayor Hylan's plan is based, can only become possible after many changes in the fundamental laws of the state and the ordinances of the city.

The Board of Estimate has the power to block any proposal not acceptable to it, but it has no power to originate plans for subway extensions. It can disapprove the program of the Transit Commission, but it cannot bring about the acceptance of Mayor Hylan's plan. With politics rampant there is danger that a deadlock may result from which every New Yorker will suffer. There is need, then, for the pressure of public opinion to force the laying aside of every personal or party consideration in the study of both plans for subway extension, and the substitution therefor of high-minded examination and wise decisions so that the public may be served well and quickly.

Four Decades of Electrical Progress

Forty years ago this week the first electric lighting central station in the world was put in operation by Thomas A. Edison. This station was located at 257 Pearl street, in Manhattan, and on its first day of operation 1,284 incandescent lamps were connected, 400 of which were in use before the day was over. At the present time, in corresponding units, the installation

served by central station current exceeds 21,500,000 lights, in addition to those millions of lighting units required to illuminate this city which obtain their current from private dynamos.

Comparison of the city's illuminating units now served by central station current with its relatively insignificant beginning four decades ago only partly indicates the growth and development of electric service to the community, and it utterly fails to show the extent the public has benefited by its use.

The development of central station service has brought electrical energy into the majority of homes in this city. It is now available to all. The time saved by its use cannot be measured in hours, but it is partly indicated by the greater freedom from housekeeping labors due to the fact that electric current is easily available for the operation of washing machines, vacuum cleaners, cooking equipment, etc., in addition to the more efficient lighting obtained by the use of incandescent lamps.

Industry also has gained immeasurably through the development of central station service. Thousands of manufacturers now depend upon central stations for their motive power, which they purchase instead of operating their own steam or generating plants. The

purchase of power eliminates the labor and confusion of an isolated power plant and makes more space available for manufacturing purposes. The perfection of electrically operated machines has substantially lowered production costs by reducing labor and increasing efficiency.

The construction industry has especially benefited through electrical development. Its gain has not only been in time saved and labor eliminated but by a far more important factor, that of increased scope. Had it not been for the rapid development of electric service the skyscrapers of modern times would have been practically impossible because they only developed along with the perfection of the electric traction elevator.

The genius of Edison, the originator of the central station service, is demonstrated by the fact that his first electrical system of forty years ago embodied all of the essential principles in force at the present time. The two decades which have passed since contract station current became available have witnessed splendid achievements in electrical development, but the fundamental ideas underlying the original plant in New York City are practically unchanged and from all accounts will withstand the test of many years to come.

Great Activity in Upper Third Avenue Real Estate

THIRD AVENUE which for some time has been an active field for operators is especially so in its central and northern sections. Numerous corner parcels, as well as inside ones, are changing hands.

After an ownership dating back to 1844, the Mosher estate has sold to an operator the northeast corner of Third Avenue and Twenty-eighth Street, a five-story brick tenement house with stores, on a lot 24.8x100, for about \$60,000. The parcel is rented at \$6,700 a year.

A notable sale was that of the northwest corner of Third Avenue and Fifty-eighth Street, two six-story brick apartment houses with stores, on a plot 75.3x105, at about \$300,000. It has been re-sold at a profit. Another interesting transaction was the sale of the four five-story tenement houses with stores, at the northeast corner of Third Avenue and One Hundred and Twelfth Street, on a plot 101.1x66. Deutsch Brothers, furniture dealers, bought the northeast corner of the avenue and One Hundred and Twenty-third Street. The Gutman estate sold to John King and Benjamin Sherman the northwest corner of Third Avenue and One Hundred and Eighteenth Street, with the result that these new owners now control the entire west block front from One Hundred and Eighteenth to One Hundred and Nineteenth Streets.

Showing the modern trend was the purchase of the old buildings at 157-163 East Seventy-second Street, adjoining the northwest corner of Third Avenue, as the site for a modern

fifteen-story apartment house. After an ownership of fifty-six years by one family, 947 Third Avenue was sold to an operator who will remodel the two five-story brick tenement houses, with stores, that occupy the plot, 50x70. Owned since 1885 by an estate, 1521-1523 Third Avenue, near Eighty-sixth Street, 51x100, has been sold to an operator for about \$150,000. The parcel rents for \$17,000 per annum. The Johnson and Bayles estates, which for forty-nine years owned the four-story brick tenement house with stores, 23x80, at the southwest corner of Third Avenue and Thirty-seventh Street, have sold it to an operator. The owner of the southwest corner of the avenue and Thirty-fifth Street has bought 520 Third Avenue, adjoining, which is a five-story tenement house with store, on a lot 25x75.6. A well-known restaurateur who is a tenant in 977 Third Avenue, adjoining the northeast corner of Fifty-eighth Street, recently formed a corporation to take over the property as an investment. A hardware dealer who had long been at 1912 Third Avenue, has bought 1897 in the same avenue, at the southeast corner of One Hundred and Fifth Street, to which he will remove his business upon completion of alterations. This parcel was held at \$50,000.

The activity throughout Third Avenue shows no signs of abatement. From one end to the other operators and investors are culling prospective purchases. The Yorkville and Harlem sections of the ancient thoroughfare are especially active at this time.

Bronx Board of Trade Publishes Booklet on the Borough

THE Bronx Board of Trade has published for free distribution a 1922 edition of "The Bronx," a handbook of information concerning the Borough of The Bronx, "The City's Fastest-Growing Borough."

"The Bronx," which contains forty pages of information, carefully selected and edited, has a two-color cover on which appears a reproduction of a drawing of the Poe Cottage, in Poe Park, a nationally and internationally-known landmark.

In this booklet are published valuable statistical tables, as well as lists of public officials, parks and parkways, schools, churches, public utilities, freight depots, banks, libraries, homes, hospitals and asylums, points of interest, athletic fields, the-

atres, etc.

There is also a chapter devoted to setting forth the claims of The Bronx to be considered as "The Nation's Ninth City," in point of population. The borough is outranked on this score only by Greater New York, Chicago, Philadelphia, Detroit, Cleveland, St. Louis, Boston and Baltimore. This chapter also includes other valuable data on The Bronx and is accompanied by a chapter setting forth the industrial aspects of the borough.

Copies of this booklet may be had free of charge by calling at the rooms of The Bronx Board of Trade, 137th Street and Third Avenue, or by mail request, accompanied by five cents in stamps for each copy desired, to cover cost of mailing, etc.

REAL ESTATE SECTION

Perfecting Organization to Check Coal Profiteering

Gov. Miller Appoints William H. Woodin State Fuel Administrator Under Emergency Law Giving Him Autocratic Power of Control

WITH the appointment last Tuesday by Governor Miller of William H. Woodin as Fuel Administrator the State machinery for handling the coal situation is completed. Mr. Woodin's appointment follows the passage by the Legislature of the drastic emergency measure designed to curb profiteering and insure equitable distribution of coal throughout the State. Under the terms of the law which provided for his appointment and the employment of an efficient staff to carry the law into effect, the new administrator has almost autocratic powers, including the use of a revolving fund of \$10,000,000 and the entire official forces of the State. Under the rules which he will be able to enforce the distribution of coal and the regulation of price should be governed in the interests of consumers. The settlement of the strike in the bituminous fields, and the agreement reached between anthracite operators and miners which is preliminary to the resumption of work in the hard coal district indicate that supplies of coal of both descriptions will soon begin to reach this city. In the main the efforts of the Fuel Administration will be directed to seeing that these supplies are equally distributed and that the price shall not mount to prohibitive figures for all concerned.

In handing Mr. Woodin his commission at Albany Governor Miller said that it authorized the new official to use the public funds and extraordinary powers to perform a great public service. The Governor continued:

"There will not be enough anthracite coal to supply the demand for several months. Profiteering by whomsoever attempted must be prevented. An equitable distribution of the available supply must be assured. The needs of the householder for domestic fuel, of public utility service and, first of all, the needs of the householders of smallest means must be supplied.

"To assure such a supply at a reasonable cost excessive coal prices must be prevented. It will be necessary to stimulate economy and teach the use of substitutes for anthracite coal.

In brief, this is your task. I trust you will use just as little power as possible and all that may be necessary to perform it. The women of the State will help, the public generally will help. Those who serve the public must help, and you can depend upon my unqualified support at all times."

Mr. Woodin, in reply, outlined the situation as follows:

"Coal mining has been suspended for five months. We have reached the bottom of the bin. No one can expect a full Winter's supply at this time. While production of bituminous coal has commenced, the mining of anthracite will not be resumed until September 11. No matter how rapidly they work, there will be a shortage of anthracite coal this winter.

"The task of the Fuel Administrator is to see that there is fair distribution of all fuel at decent prices. Following this sane policy indicated by Governor Miller in his message to the Legislature in August, effort will be made to have no interference with the ordinary channels of trade. Fuel will be rationed among the regular dealers. They will be held accountable for its distribution. Every dealer will get his share and must distribute it fairly among his customers.

"The Legislature has given the Administrator drastic authority. Profiteers will be prosecuted. The wealthy or influential householder will not be permitted to obtain coal at

the expense of his less fortunate neighbor. Consumers will not be allowed to evade the law by going from one distributor to another. The law will be justly and fairly carried out. Shortages and discomforts can be reduced only if the people of the State recognize their obligations and give to the Fuel Administrator full help and co-operation."

Mr. Woodin announced the appointment of Col. William J. Donovan, of Buffalo, as legal adviser to the Fuel Administrator. He said he would use the existing machinery of the Governor's Coal Commission. It would have taken six months, he said, to build up an efficient staff from the beginning.

Mr. Woodin was not ready to make detailed analysis of the coal situation, but declared it was apparent that unless citizens of every section of the state practice the strictest economy in their use of anthracite coal there will be a serious shortage and possible hardship.

"Crises will not develop until the snow begins to fall and there is a rush for fuel," Mr. Woodin said, "but such data as have been gathered show that strictest economies must be practiced by all consumers of anthracite and substitutes used as long as it is possible to do so."

Mr. Woodin began to prepare a set of rules and regulations for the distribution of coal to prevent profiteering and hoarding and to insure a supply of coal for the poor. Rich customers will not be permitted to overstock their cellars, while the poor are without fuel. Economy in the use of fuel will be enforced, he said, by a system of allotments which will permit householders to buy for their absolute necessities and will prevent one customer from getting double or triple supplies of coal by purchasing from two or more dealers.

As long as dealers "play the game" and obey the orders and instructions of the Fuel Administrator the distribution of coal will be handled through ordinary trade channels, Mr. Woodin said. The \$10,000,000 emergency fund placed at his disposal will not be used until it is found impossible to supply coal in the ordinary way. Mr. Woodin said he had no desire to put the State of New York into the coal business until it becomes absolutely necessary to do so.

Now that the State has established machinery for handling the coal problem, all organizations heretofore acting to protect citizens from the inconvenience and losses resulting from the strikes will subordinate their movements to that of the new Fuel Administrator. Mr. Woodin will have the hearty support of the Public Utilities Committee, the Executive Committee of the New York State Conference of Mayors, and the Committee of the New York State Retail Coal Merchants' Association. The Governor's Coal Commission, of which Eugenius H. Outerbridge is chairman, goes out of business. The final act of this commission was to cancel orders for coal for which an advance over the fair price suggested by Secretary Hoover had been asked. The Commission sent out requisitions for 100,000 tons on August 16. But it has received no offer of coal from mines to which the Federal Fuel Distributor has sent orders which is not an advance on the Hoover price. The problem will be one for the new State Fuel Administrator to solve. Reports from up-State indicated that public utility companies were getting supplies of bituminous coal. The total movement of coal from Great Britain will reach about 1,600,000 tons. This includes cargoes already arrived

(Continued on page 328)

Realty Board to Hold Annual Convention at Albany

Taxation Problems, City and Suburban Planning and Operation by New License Law, Topics for Discussion October 19, 20 and 21

THE 19th Annual Convention of the New York State Association of Real Estate Boards will be held in Albany October 19, 20 and 21 under the auspices of the Albany Realty Board. The association is composed of twenty-eight local real estate boards in the principal cities of the State, the Metropolitan district being represented by the Westchester County, Long Island and Staten Island real estate boards. H. H. Garfield of Rochester is president of the State realty organization, and J. W. Doolittle of Douglaston is one of the vice-presidents.

The principal subjects for discussion at the Albany convention will be the State taxation program to be considered at the next session of the legislature; city and suburban planning; and the operation of the recently enacted real estate license law. Many other subjects of importance to real estate brokers will be considered and the visiting delegates will be extensively entertained by the Albany realtors.

The realty association's Committee on Taxation, headed by James Frank of the Long Island real estate board, has been carefully considering the proposed plan for taxation submitted

by the Joint Legislative Committee on Taxation and will recommend definite action on the part of the local real estate boards. A committee on City and Suburban Planning, of which Charles W. Leavitt of New York City is chairman, will recommend effective, mandatory legislation for city and county planning of arterial highways throughout New York. Judge John A. Barhite of Rochester, a former member of the State Public Service Commission, is chairman of the Committee on Public Service which will recommend action by the public service commissions with respect to the development of real estate subdivisions and to transportation.

A plan is to be developed at the Annual Convention which will enable the local real estate boards to make the license law effective in their respective communities. All local boards now have committees on ethics which are striving to develop and maintain the Code of Ethics adopted by the State realty association in the practice of real estate business.

Permanent headquarters for the State Association of Real Estate Boards are to be established in Albany October first. Meade C. Dobson, Executive Secretary of the State Association, will be in charge.

New York State Title Men Return from National Convention

THE New York delegation to the sixteenth national convention of the American Association of Title Men held at Cedar Point, O., August 29, 30 and 31, has returned. The New York City members were Henry R. Chittick, Solicitor of the Lawyers Title and Trust Company; Cyril H. Burdett, Vice-President of the New York Title and Mortgage Company; Fred P. Condit, Vice-President of the Title Guarantee and Trust Company, and S. H. Evans, Secretary of the New York Board of Title Underwriters.

From upstate the delegates were Henry S. Nichols, Secretary of the Central New York Abstract and Title Company of Utica; George A. Loewenberg of the Syracuse branch of the same company; DeLancy Bentley of the Abstract Guarantee Company of Rochester, and Herbert J. Feehan of Seneca Falls, President of the New York State Title Association.

Frank P. Doherty of Los Angeles retired as Executive Secretary of the association. His successor is Richard Hall of the Hall Abstract Company, Hutchinson, Kansas. Fred P. Condit of New York retired as President of the title insurance section. Mark Brewer, newly-elected President of the Ameri-

can Association of Title Men, is on his way to New York by motor. While here he will consult with title men.

The complete report of the convention is being printed and copies may be obtained by applying to the Secretary of the New York State Title Association, 149 Broadway, New York.

At the convention Mr. Chittick acted as chairman of the Committees on Resolutions and Legislation. Mr. Burdett represented the State on the Committee on Nominations. The convention adopted a resolution proposed by the New York State delegation, previously adopted at the convention of the New York State Title Association which was held at Hobart College, Geneva, on June 23 last, urging Congress to pass the Calder-Graham bill permitting joining the United States of America as a party defendant in an action in Federal and State courts, in certain actions affecting title to real property. The object of this legislation is to cure the situation created by the multiplicity of Federal liens on account of the Internal Revenue Act, Federal Inheritance Tax and the National Prohibition Laws frequently resulting in the freezing of real estate titles.

Perfecting Organization to Check Coal Profiteering

(Continued from page 327)

and those scheduled to reach here as late as October. The movement into New York is proceeding at the rate of about 100,000 tons weekly. Last week seventeen coal carriers arrived with 97,730 tons.

Prices for domestic bituminous have dropped to about \$7.80 a ton at the seaboard, compared with the price of \$8.50 to \$10 a ton at which Welsh coal can be laid down here. This indicates that the movement across seas will be discontinued with the arrival of cargoes under charter. Several charters have been cancelled in view of the lower prices of domestic coal here.

A partial survey of cellar stocks of coal in one and two-family houses has been made in Brooklyn. Cellar bins in 11,613 houses were inspected and only 1,237 found to have any anthracite coal in reserve. The total tonnage of the 1,237 homes was estimated at 2,500, whereas the requirements of all the houses inspected, based on a yearly consumption of between eight and ten tons, are about 104,517 tons.

Instructions to take immediate measures to enlist the co-operation of all shippers and receivers of freight on the Pennsylvania

Railroad System, with the object of getting the maximum of work out of each coal car, were issued yesterday by W. W. Atterbury, vice-president of the Pennsylvania Railroad, in charge of operation. Directions to the four regional vice-presidents of the Pennsylvania Railroad said:

"Coal cars must be kept moving to and from the mines faster than ever before. We must get more service out of every car than has ever before been attempted. To make success possible, loading and unloading must be done in absolute minimum time, and every one using coal equipment must be made to realize the moral duty of releasing the cars as quickly as possible in order that they may be returned to the mines for more coal with the least possible delay."

The New York Central Railroad, it is reported, has decided to substitute fuel oil for coal for the firing of the boilers in the company's big electric power house at Yonkers. The Yonkers plant supplies the power for train operation in the Central's electrified zone. It is understood that the change will be in the nature of a test and if successful may be extended to the other power plants of the road. The plan calls for the installation of the oil burners immediately, the work to be completed within a few weeks.

Board of Estimate Takes Up Subway Extension Plans

Transit Commission Submits Brooklyn Crosstown Project, While Board Arranges Hearings on Mayor Hylan's \$600,000,000 Program

ACTING-CHAIRMAN LE ROY T. HARKNESS of the Transit Commission has sent a letter to the Board of Estimate and Apportionment requesting its approval of the route and general plan of construction of an additional subway to be known as the Jackson Avenue, Roebling Street and Bedford Avenue Crosstown Route. This action will bring to a head the controversy between Mayor Hylan and the Transit Commission as to the plans, the method of construction and the financing of additional subways. The route for which validation is now sought was included in the commission's comprehensive program announced on May 11 last, which provided for 32 miles of new subways, with 84 miles of tracks, to cost \$218,000,000, as printed in THE RECORD AND GUIDE. In the report made public at that time the Transit Commission declared that "the line should be built as a subway without further delay—first, as a means of articulating all of the rapid transit lines at present traversing Brooklyn and Queens, so that any one of these can be reached conveniently and quickly from any other one; second, as a means of access to the shore front of Brooklyn and Queens north of the Navy Yard; and third, as a direct means of carrying passengers from Manhattan and Queens to Brooklyn and Coney Island without traversing the congested district of lower Manhattan."

After this report was made additional transfer points were included in the proposed route on the suggestion of Commissioner Harkness and provision made for a subway to take the place of the "L" on Fulton Street. In the meanwhile, Mayor Hylan has announced that he will oppose the further appropriation of city money for subways not owned and operated by the municipality and has given out his own plan for subway construction calling for an expenditure of \$600,000,000. By its request for the validation of the Brooklyn crosstown line the commission forces the Mayor's hand because the Board of Estimate is compelled by law to begin consideration of the request within ten days and must decide whether to grant it or not within sixty days. If the Board of Estimate approves the route and method of construction, the next steps for the commission to take will be obtaining consents by adjoining property owners, preparation of plans for construction and advertising for bids. When the bids are obtained the commission will have to get an appropriation from the Board of Estimate to carry on the work. If the board denies the request the commission may modify its plan for the purpose of meeting the objections of the board and then resubmit its request for validation. Until the Board of Estimate approves the route and method of construction proposed by the Transit Commission, as the law now stands, the work cannot proceed. Therefore, if Mayor Hylan continues to oppose the Transit Commission's program of new subways they will not be built. In his letter of September 2 to the Board of Estimate Acting-Chairman Harkness, he says:

Under and in accordance with the provisions of the Rapid Transit act (Chapter 4 of the Laws of 1891 as amended) the Transit Commission submits herewith for the approval of your honorable board and the approval of the Mayor of the city, a certified copy of a resolution adopted by it on Aug. 30, 1922, determining and establishing a route and general plan of construction for an additional rapid transit railroad to be known as the Jackson Avenue, Roebling Street and Bedford Avenue—Crosstown route (Route No. 70).

The commission regards the construction of this subway of paramount importance, and believes that the expenditure of the necessary amount involved in its construction will do more to meet the needs of the people of Brooklyn and Queens, provide needed facilities and relieve congestion more than any other similar expenditure.

The main transit lines in Manhattan extend north and south, while those in Brooklyn and Queens generally extend east and west. The need has long been recognized for a line in Brooklyn and Queens that will extend north and south and tap existing rapid transit lines, thus giving much needed flexibility to the

present system and affording the public a wider choice of routes of travel than is now possible.

Some of the main advantages of this route may briefly be summarized as follows:

It joins the Borough of Brooklyn and Queens as they should be joined, and eliminates the necessity for passing through the Borough of Manhattan south of Fifty-ninth street to get to Brooklyn from Queens, and vice versa.

It extends through a thickly settled district in which in large part the transit facilities are archaic. It will provide for the first time modern transportation facilities for a large section of Queens, for Greenpoint, Williamsburg and the Bedford district in Brooklyn. People living in these districts can be carried without change of cars northerly to and through the Queensboro tunnel to Manhattan, or they can travel southerly without change of cars to the business and financial centre of Brooklyn and thence to Manhattan.

By connection with the existing rapid transit lines in Queens, it will provide a line running from Long Island Sound to the Atlantic Ocean.

By connection by the existing Brighton Beach line and the Fourth Avenue subway it links closely together the northern and southern part of Brooklyn.

It crosses the Broadway, Myrtle Avenue and Lexington Avenue elevated lines, and by free transfer (which in such cases is required by Contract No. 4), affords opportunity for passengers transferring to and from the present elevated lines.

Without the crosstown line Brooklyn transit is incomplete and inadequate. With it the system will be co-ordinated and given flexibility of operation, and will afford facilities in important areas of Brooklyn that are now practically destitute of real transit.

Studies are being made of the possibility of co-ordinating with this line a connection between the Fulton Street elevated and the Fourth Avenue subway that may greatly improve the proposed Ashland Place connection. Endeavor is being made to work this in such a way that a subway junction can be made with the Fulton Street elevated at a point east of Bedford avenue, and thence carrying the tracks in the subway and through the Fulton Street branch of the Crosstown line to join with the Fourth Avenue subway and with the Livingston Street line proposed by the commission for early construction. As soon as these studies are completed the commission will adopt routes and general plans therefor and transmit them for the necessary approval and consents.

It is planned temporarily to connect both the Crosstown line and the Fulton Street elevated with the Fourth Avenue subway. But such a connection can be used intensively only temporarily, and thereafter for emergency purposes. The proper permanent outlet is through the proposed Livingston Street subway, and thence by tunnel to a point in Manhattan near the City Hall where a connection can be made with the Broadway subway. Studies of the Livingston Street line, with its tunnel connections with Manhattan, are all advanced and will shortly be transmitted to you in the form of routes and general plans. In these studies is included consideration of a plan for connecting the Fifth Avenue elevated with the Livingston Street line by bringing it down to the surface in private property and thence in subway to Livingston street. This will greatly improve the service available to those using the Fifth Avenue line.

In addition to the great modern facilities, this plan will provide, it also constitutes an important step looking to the eventual removal of elevated railroads from the main business streets of Brooklyn. If the commission's plans are carried through the Fulton Street elevated could be removed from Fulton Ferry to a point east of Bedford avenue, and the Fifth Avenue elevated could be removed from Flatbush avenue and the other downtown streets.

In accordance with the provisions of the Rapid Transit act power is reserved in the route and general plan to construct first two tracks and then add others as traffic develops. The cost of construction of the main two-track trunk of the crosstown line from Queensborough Plaza to a connection with the Brighton Beach line is estimated at \$24,000,000. This is the bare construction cost. As a matter of conservative financing there should properly be added to this an allowance to cover interest during construction, superintendence, engineering and administration, a part of which, at least temporarily, may be met other than by the issue of corporate stock. Allowing 25 per cent. to cover these items would make the total cost of a two-track line \$30,000,000. The bare construction cost of the two-track subway connection between Bedford avenue and Livingston street, including connection to the Fourth Avenue subway at Ashland place, is estimated at \$8,000,000. Adding a similar surcharge to cover interest during construction, superintendence, engineering and administration would increase this latter figure to \$10,000,000. This would make a total for the entire two-track line of \$40,000,000. If it were decided to make the trunk portion of this line four tracks at once the above cost would be increased 80 per cent. Similarly, if the Fulton Street branch were made a three-track instead of a two-track line, the gross cost would be increased from \$10,000,000 to \$14,000,000.

In an interview Commissioner Harkness said that the essen-

(Continued on page 340)

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Review of Real Estate Market for the Current Week

Summer Dullness Was Somewhat Relieved by a Few Good Transactions and Diversity of Dealing That Indicates Strong Reserve Force

ALTHOUGH the market was characterized by summer dullness this week, it nevertheless had interesting features. None of the big operators took part in the dealing, although operators were not lacking entirely. The transactions that lifted the market above the dead level of ordinary dealing were the sale of a 12-story loft building on East 32d street, near Fourth avenue; the resale of the site of the Guilford mansion, at the southeast corner of Lexington avenue and 46th street, for improvement with a large apartment house; the sale of a large elevator apartment house in the Riverside Drive section of Harlem and some good sized apartment properties on Washington Heights, as well as some on the upper West Side; and a plot in the new West Side garment center as the site for a modern building.

After 64 years of ownership, the estate of Clausen, the brewer, sold a Second avenue corner in the Kips Bay section. A few old parcels downtown changed hands. The general trend of dealing, such as it was, was in dwellings of all kinds, old fashioned flats and tenement houses in various

parts of town, some garages and small business buildings, some of which were recently remodeled from dwellings. There is sufficient good undertone to the market to indicate a reserve force that will assert itself before snow flies.

The leasing market, although generally uninteresting at this season, had its strong features too. Two entire floors in the Pershing Square building, now in course of construction at Park avenue and 42d street, were leased on the plans to two large firms now situated downtown; while the immediate corner store in the property, 20.7x43, was leased to the United Cigars Stores Company for a term of ten years at \$30,000 a year. This building is now 44 per cent. leased.

The news columns show that there is an increase in the volume of mortgage money and that the rate ranges from five to six per cent. per annum. It is not so long ago that the rate was fixed at six per cent. Five and one-half and six per cent. per annum are the prevailing rates at this time. Five per cent. is exceptional. Loans are well distributed throughout Manhattan, Bronx, Brooklyn and Queens.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 48, as against 62 last week and 53 a year ago.

The number of sales south of 59th st was 17, as compared with 26 last week and 14 a year ago.

The number of sales north of 59th st was 51, as compared with 36 last week and 39 a year ago.

From the Bronx 27 sales at private contract were reported, as against 25 last week and 17 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 331.

Clausen Estate Sells Parcels

David Vogel sold for the Clausen estate to John J. Reynolds 639-641 Second av and 244-248 East 35th st, forming the southwest corner of the two thoroughfares, the first being two 4-sty brick flats with stores, on a plot 39.9x76, and the second two 4-sty brick tenement houses with stores, on a plot 50x98.9, and a 2-sty brick stable, on a lot 24x98.9.

The buildings on the property were erected by the founder of the Clausen brewery in 1858, and the holding has been valued at \$100,000 by the estate.

Resell a Heights Corner

Meister Builders, Inc., resold to Abraham Vendorf, a cloak and suit manufacturer, the northeast corner of Hamilton pl and 140th st, two 6-sty walk-up brick apartment houses, on a plot fronting 108.6½ feet on the place and 109.0½ on the st. They are known as the Hamiltonian.

The sellers acquired the property in July from the Vermilyea Avenue Corporation, which held it at \$250,000. The houses contain 3, 4 and 5 room suites and return an annual rental of approximately \$38,000.

Buys Maranamay Apartments

The 6-sty elevator apartment house, \$7.6x 100.11, known as the Maranamay Apartments, at 611-617 West 112th st, have been resold to Charles E. Shepard of Hartford, Conn., by Thompson, Austin & Co., W. S. Thompson, president, which acquired the property last month from the Lansing Constructing Co. The house consists of 24 suites of 6 and 7 rooms each. M. H. Gaillard & Co. will continue as managing agents.

Brisbane Adds to Holdings

Arthur Brisbane and M. L. Annenberg, connected with the Hearst publications, purchased the former residence of Gates W. McGarrath, chairman of the board of directors of the Mechanics and Metals National Bank, occupying a plot 40x100.5, at 108-110 East 57th st, between Madison and Park avs. Pease & Elliman were the brokers. According to the brokers, the buyers are undecided whether to lease the property for business purposes or to erect a new structure on the site, to be used as physicians' offices.

Mr. Brisbane and Mr. Annenberg, less than a fortnight ago, leased the former home of W. J. Roome, at 101 East 57th st, northeast

corner of Park av, through the same brokers. As Mr. Brisbane already owns the properties at 103-105 East 57th st, adjoining on the east, his latest acquisition gives him control of a corner plot 52.8x80.5. No decision has been reached as to the disposition of the properties. William R. Hearst is the owner of the parcels at 15-17-19 and 45 East 57th st, between Fifth and Madison avs.

Brooklyn Board Forms Coal Pool

That the members of the Brooklyn Real Estate Board are not going to have a coal-less winter for their tenants, is indicated by the present action of the Board members on the formation of a "pool" for the purchase of coal in cargo lots in order that the bins of apartment houses and other buildings under their management may be filled when the cold weather arrives.

M. C. O'Brien, vice-president of the Board, said: "With the near approach of cold weather and the season for stocking coal bins almost past for most of our members we have been gravely concerned and our Board has given considerable study to this subject.

"We have, of course, been obtaining small quantities of an inferior grade of pea coal at an enormous advance over previous prices without any assurance of deliveries in large quantities, from local dealers throughout the winter.

"When it is considered that some of our members use as many as 8,000 to 12,000 tons of coal per year, and have thousands of tenants for whose comfort they are responsible, it can be readily appreciated that we have much concern for the future.

"It is possible for us to transport coal in 8,000 to 12,000 ton shipments at one time, and land it at Brooklyn docks, thereby avoiding the necessity of railroad transportation. Every ton we carry to Brooklyn in this manner means an equal amount of coal available for others, thereby lessening the demand in some degree and at the same time diminishing the strain on the railroads.

"We intend to co-operate with the State Fuel Administrator at all times, and I am sure that our concern for the comfort of those for whom we are responsible will not be contrary to any plans that the State Fuel Administrator may formulate."

12-Story Loft Building Sold

Paul M. Herzog sold to the Fairchild Realty Co. 44-50 East 32d st, a 12-sty brick and stone loft building with stores, on a plot 66.4 x110, adjoining the southwest corner of Fourth av.

Sale on South Street

The Jacob Lawson Bag Co., through its president, William M. Lawson, purchased from the George E. Bartlett Estate the 5-sty brick warehouse, 243-244 South st, on a plot 41.4½x160, through to 475-477 Water st.

Title has been taken in the name of the Britannia Realty Co. The main building of the purchasers is at 264 Water st. The sale is recorded, and the price is \$50,000.

Takes Profit on West Side Parcels

Meisner estate sold 210 and 212 West 28th st, a 3 and 4-sty brick dwelling, both on a plot 33.4x98.9. The property lies about 147

feet west of Seventh av, and the buyer is understood to have resold it.

Velodrome Site Conveyed

The site of the Velodrome, at 225th st and the Harlem River, has been sold by the Rodgers estate for a stated consideration of \$75,000, title being taken in the name of August Faux. The property is on the south side of 225th st, beginning 250 feet east of Broadway, and has a frontage of 411 feet on the street, with a westerly line of 120 feet.

It was conveyed subject to a mortgage for \$55,000. John M. Chapman of the Newark Velodrome, operates the property.

Resells Lexington Ave. Corner

Alexander M. Bing resold through H. Reinheimer to the Mandel-Ehrlich Corporation the southeast corner of Lexington av and 46th st, a 3-sty and basement brick and stone dwelling, known as the Guilford mansion, on a plot 100.5x150. The new owners will reimprove the entire plot with an apartment hotel.

Buys Co-operative Apartment

Estate of George Curtis Rand sold stock in 925 Park av, represented by a duplex and single apartment, making an apartment of 14 rooms and 5 baths, to Mrs. Alfred Hennen Morris, the present tenant.

To Complete Bronx Operation

Nathan B. L. Cosel, an attorney, bought from the estate of Charles Riley, Richard Kelly, executor and attorney, the vacant plot of 226 feet on Fox st, between 163d st and Westchester av, with foundations and plans for three 5-sty and basement apartment houses, each house on a plot 75x100, and capable of housing 37 families each.

The property was held at \$100,000. It is the intention of Mr. Cosel to complete the operation begun by the late Mr. Riley and when completed, it will involve an outlay of about \$550,000. George E. Cohn was the broker.

Scientists Buy in Bronx

The Eleventh Church of Christ Scientist bought from Edwin Alexander 2562 Briggs av, a 2-sty and basement frame dwelling, on a lot 25x97.1, extending through to Poe pl.

Notable Sale at Far Rockaway

Lewis H. May Co. sold for the Chase National Bank to Bernard Goldberg the northwest corner of Broadway and Oak st, Far Rockaway, two large dwellings, garages and various outbuildings, on a plot 400x400 or more than 70 lots.

The buyer is a builder. He will build a new 50-foot wide street through the tract, raze the present buildings and reimprove the land with a large all year fireproof hotel and 25 brick detached dwellings, each of the latter to be on a plot 60x150. An elevator apartment house will be erected on the Broadway front.

The entire property will be developed on a community plan, following the early English style of architecture. The property was held at \$125,000, and the sale was an all cash transaction. The completed investment will amount in excess of \$1,000,000.

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Some Recent Buyers

Purchasers of some properties recently sold are: Carl Mildner of the apartment at the southwest corner of West End av and 106th st; Matilda B. Crane of 22 West 82d st; Mary J. Wharton of 151 West 94th st.; Florence Steinman of 325 East 54th st.; the Gerrett Holding Corporation of 2350 Davidson av, Bronx, and Jacob Block of 3710 Third av, Bronx.

Good Sales in Nassau County

Richard T. Childs sold for Boston interests an industrial site at Herrick road and Long Island Railroad, Mineola. The purchaser was George M. Murray of Garden City. It will be used as a storage warehouse and distributing station for chemicals. At Mineola there has been a great deal of activity among a number of small operators.

I. Jerome Riker sold to the Five Corners Realty Corporation the Five Corners Hotel building at Lynbrook, L. I., which has been recently altered into stores. The property is one of the most prominent buildings on Long Island, fronting 108 feet on Merrick rd by 145 feet on Hempstead av.

The sellers were Emil F. Kupfer and Mary Kupfer. Opposite the property there is now being erected a 2,500 seat theatre, which will be under the management of William Fox. The property was held at \$150,000.

Sells Nassau County Shore Front

Baker Crowell, Inc., sold to Dr. Thomas J. Ryan of this city the Baycourt Realty property at Great Neck, Nassau county. The property adjoins the Frank Dickerson and A. E. Watts residences and comprises 9 acres with 336 feet of water front on Manhasset Bay.

Casino at Babylon Sold

Upjohn & de Kay sold the property known as the Casino in Argyle Park, Babylon, L. I., consisting of bungalow and 1½ acres of land, overlooking Argyle lake, to Nils Falk of the Guaranty Trust Co., who will occupy it as an all year residence. The property was held at \$25,000.

Auction Sale at Netherwood, N. J.

With the growth of Plainfield, N. J., the residence building sites in the Netherwood section are being brought more and more within the scope of the demand.

On Saturday, September 16, at 2 o'clock p. m., on the premises, Joseph P. Day, auctioneer, will sell, at absolute auction, for whatever they may bring, 145 residence building sites in what is regarded as the finest residential part of Netherwood, only 5 minutes from Netherwood station on the New Jersey Central Railroad. The lots are located on Leland av, Denmark rd, and adjoining highways opposite to the Children's Summer Camp, and in the vicinity of some of the best homes.

Plainfield is located 24 miles from New York, with a service of 48 trains daily. It has a population of 35,000, a taxable valuation of \$42,000,000, and a tax rate of \$2.83. Within the city limits there are four railroad stations on the Central Railroad of New Jersey, and a station at South Plainfield on the Lehigh Valley Railroad.

MORTGAGE LOANS

Warranty Brokerage Corporation obtained from a client for the Gramercy Apartments, Inc., of which Jacob Segal is president, a mortgage loan of \$11,000 at the rate of 6 per cent, per annum, for a period of 3 years, on the 5-sty apartment house, 106 East 17th st, on a lot 25x92. Also obtained for Jo-

seph Bloom a first mortgage loan of \$10,000, for a term of 5 years, at 6 per cent, per annum, on the 2½-sty and basement brick detached dwelling, on a plot 50x100, at 69 West 181st st, Bronx.

Bulkley & Horton Co. has closed mortgage loans amounting to \$150,000 to the following clients: Maude C. Kelley, property located at Plandome, Nassau county; Oscar Eagle, property at Bayside, Queens; Alfred H. Holler, property at Queens Parkway, Bellaire, Queens; Robert G. Anderson, property at Port Washington, Nassau county; Walter J. Moeller, property at 285 Union Hall st, Jamaica; Florence Gruet, property at Debevoise av, north of Bryan av, Hollis, Queens; and M. Loewry, property in 17th st, near State st, Flushing, Queens.

Charles B. Van Valen, Inc., and Robert Jones obtained for the 471 Park Avenue Corporation a loan of \$660,000 on the 14-sty apartment house at that address.

Lawrence, Blake & Jewell placed with the Lawyers Mortgage Co. a first mortgage of \$55,000 for 5 years on the southwest corner of Hull av and 209th st, Bronx, a new 5-sty apartment house, on a plot 50x100.

Charles F. Noyes Co. placed mortgages as follows: for the account of Joseph Wilkenfeld \$55,000 on 1893 Southern Boulevard, a 5-sty apartment house, on plot 73x108; for the same owner \$75,000 on 521 West 185th st, northeast corner of Audubon av, a property similar in character, on plot 54x120; for S. H. Goldstein a loan of \$60,000 on 411 Audubon av, southeast corner of 186th st, a 5-sty building, on plot 54x95; and for L. Goldstein a loan of \$200,000 on 92-98 Gold st, a new 6-sty fireproof building. All the loans were placed at 5½ per cent, interest per annum.

Leon S. Altmayer negotiated a first mortgage of \$30,000 at 6 per cent, per annum for 5 years, on the building 2304-2306 Seventh av, near 135th st, two 5-sty apartment houses with 4 stores.

David Herman of the Atlas Mortgage Co. placed for the Congregation Chaari Zedek a building and permanent loan of \$125,000 at 6 per cent, per annum for 5 years, covering the new Temple of this congregation. The Temple is now in course of construction on the south side of 93d st, 100 feet east of Broadway, and covers a plot 75x100.

Warranty Brokerage Corporation obtained from a client for Mrs. Golde Stern a mortgage loan of \$12,000 at 6 per cent, per annum, for a period of 5 years, on the 4-sty and basement factory and loft building, on a lot 20 x56.5, at 46 West 4th st.

REAL ESTATE NOTES.

SYDNEY A. KIEFFER is now associated with Thoens & Flaunlacher, Inc.

DR. F. FORTUNATO is the buyer of 1163 Park av, a 3-sty and basement dwelling, recently sold by John J. Kavanagh and Theodore A. Kavanagh for Max Greene.

STANLEY S. WOOLLEY, formerly president of Woolley, Watkins & Jordan, Inc., is now connected with William A. White & Sons in their renting department.

CRUIKSHANK CO and the Cross & Brown Co. were the brokers in the sale of 604-610 West 37th st, recently sold by John S. Sills & Sons to the West Virginia Pulp & Paper Co.

LEASE of the 15-sty hotel being erected at 164-168 West 75th st from the plans by James B. Booth and associates, to L. Marshall Thompson, announced last January by Slawson & Hobbs and Boland & Campbell, has been placed on record. It calls for a net annual rental of \$74,000 for 21 years from the date of certificate of occupancy until 1943, and carries a 21 year renewal.

MANHATTAN SALES

South of 59th Street

BLEECKER ST.—Cruikshank Co. sold for the Miller and Tobin estates the 3½-sty brick loft and store building 264 Bleecker st, on a lot 18x75. It is the first sale of the property in more than 20 years.

CANAL ST.—W. H. Long & Co., tenants, bought from Arthur M. Du Bois the 5-sty brick mercantile building with stores at 244 Canal st, on a lot 23x60.4x irregular.

THOMPSON ST.—Pepe & Bro. resold for a client 109 Thompson st, a 5-sty brick tenement house with stores, on a lot 25x100.

3D ST.—David Lion resold through G. Tuti & Co. to Michael Starace 68 West 3d st, a 5-sty brick tenement house with stores, on a lot 25x125.10x20.

26TH ST.—Charles M. De Rosa Co. and George W. Amato sold for Louis Goldberg 321

The Difference Is Important

WILLIAM JAMES gave credit to a carpenter friend of his for having stated a great truth in plain words:

"The difference between one man and another is mighty little. But that difference is important."

Banks may look alike on the surface, but there is a wide difference in their service.

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.

East 26th st, a 5-sty brick tenement house with store, on a lot 25x98.9.

28TH ST.—Shaw, Rockwell & Sanford sold for the estate of Gregorio de Quesada Varona 307 West 28th st, a 4-sty and basement stone dwelling, on lot 20x98.9, to a client for occupancy. This is the first sale of the property in 33 years.

37TH ST.—The West Virginia Pulp and Paper Co. purchased from John S. Sills & Sons the old 6-sty grocery warehouse, 604 to 610 West 37th st, on a plot 108x98.9. The structure is 100 feet west of Eleventh av and adjoins the tracks of the New York Central Railroad. It was taken subject to a mortgage for \$150,000.

51ST ST.—Albert H. Stout sold for the estate of Elliott F. Shepard 107 West 51st st, a 2-sty brick garage, on a lot 25x115.2½.

54TH ST.—George Steinman, Inc., sold to an investor for Nathan Buchholtz 325 East 54th st, a 5-sty brick tenement house containing 20 apartments, on a lot 24.2x100.5. The property was held at \$30,000.

North of 59th Street

73D ST.—Joseph G. Abramson purchased from 160 West Seventy-third Street Corporation the 5-sty converted American basement dwelling at 166 West 73d st, on a lot 18.8½x102.2. The seller altered the building a year ago and converted the same into five units of 3 rooms and kitchenette each and completely renovated the building. Pease & Elliman were the brokers.

76TH ST.—W. H. Ebbitt Co. sold for Smith of Whitehall, Inc., to Dr. B. Lust, for occupancy, 7 West 76th st, a 4-sty and basement brick and stone dwelling, on a lot 30x102.2, two doors west of the New York Historical Society building on Central Park West.

79TH ST.—J. Lemle sold for Dr. Jacob L. Wollheim to a buyer, for occupancy, 338 East 79th st, a 3-sty and basement stone dwelling, on a lot 17x102.2. The new owner will make extensive alterations. The property adjoins that of the Cherokee Democratic Club.

82D ST.—M. H. Gaillard & Co. in conjunction with E. C. H. Vogler, sold for a client 113 West 82d st, a 3-sty and basement stone dwelling, on a lot 16.4x102.2. It has been leased to Mrs. M. Dringle.

84TH ST.—Arnold Investigating Co., Inc., operators, purchased from the Breunen estate 102-104 West 84th st, adjoining the southwest corner of Columbus av, two 6-sty brownstone apartment houses, on a plot 85x102.2. W. H. Ebbitt Co. were the brokers.

88TH ST.—Mandel-Ehrich Corporation bought through Theodore A. Kavanagh 47 East 88th st, a 5-sty brick apartment house, on a lot 25.6x100.8½, adjoining the northeast corner of Madison av.

94TH ST.—Coughlin & Co. sold for Mrs. B. M. Hilborn 11 West 94th st, adjoining the north corner of Central Park West, a 4-sty brick American basement dwelling, on a lot 20x100.8½.

113TH ST.—Aaron and Adolph Weiss bought, through the Biltmore Realty Corporation, from M. J. Finch 203 West 113th st, a 7-sty elevator apartment house, on a plot 50 x100.11, adjoining the northwest corner of Seventh av.

119TH ST.—Ralph Russo sold 315 East 119th st, a 4-sty brownstone single flat, on a lot 18.9x100, for O. Colasuonno to F. Di Paola.

121ST ST.—The estate of Rebecca Gilbert sold 306 West 121st st, a 5-sty and basement stone apartment house, on a plot 27x100.11. George W. Sasse was the broker.

129TH ST.—Shaw, Rockwell & Sanford sold for Lucy N. Ray to Jacob Goodman 220 West 129th st, a 3-sty and basement stone dwelling, on a lot 17x99.11. It is the first sale of the parcel in more than 30 years.

132D ST.—Ernest T. Bower sold to an investor 46 West 132d st, a 5-sty and basement brick apartment house, on a lot 25x99.11.

132D ST.—Ernest T. Bower sold for a client 246 West 132d st, a 3-sty and basement brownstone dwelling, on a lot 17.11x99.11.

146TH ST.—Thomas H. Hall sold through Edward Willman to Mrs. William Schunk, for occupancy, 406 West 146th st, a 3-sty and basement stone dwelling, on a lot 19x99.11.

172D ST.—Ennis & Sinnott resold the plot, 125x95, on the north side of 172d st, 125 feet east of St. Nicholas av, to the Brandt Construction Co., Edward Brandt, secretary. A 5-sty apartment house will be built. McDowell & Byrnes were the brokers.

183D ST.—Nehring Bros. sold for Thomas A. Melody 560 West 183d st, a 3-sty and basement brick dwelling, on a lot 18.9x104.11.

AMSTERDAM AV.—The 2-sty business building, 93x128.6, at the southeast corner of Amsterdam av and 103d st, which has been owned by the Welsh family for 68 years, has been purchased by Samuel Brenner, operator. It was sold by George Welsh, through M. M. Hayward & Co. The sellers acquired it in 1854.

BROADWAY.—Thomas J. McLaughlin's Sons bought from the G. M. G. Realty Cor-

poration the 5-sty and basement stone apartment house 2728 Broadway, on plot 33.1x126.8½x irregular.

EDGEcombe AV.—Albert H. Stout resold for Isabel Mackin to a buyer, for occupancy, 187 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 16.4x100.

LExINGTON AV.—Dwight, Archibald & Perry sold for William H. English to the Haldean Corporation 229 Lexington av, a 4-sty brick flat with store, on a lot 19.5x75. It is two doors south of 34th st.

MADISON AV.—I. Willis resold for Victor Levy to Joseph Calores for investment 1836 Madison av, a 5-sty brick apartment house with store, on a lot 25x100. Sol Tekulsky, attorney, represented the seller, who recently acquired it from the estate of G. Basch.

RIVERSIDE DR.—Pease & Elliman sold for Grace Carroll to a buyer, for occupancy, 86 Riverside dr, south corner of 81st st, a 5-sty stone American basement dwelling, on a plot 52.4x58.3x52.4x36. It was held at \$125,000.

SECOND AV.—J. Lemle resold for a client to Greenhut & Feldbauer 1345 Second av, adjoining the southwest corner of 71st st, a 5-sty stone flat with store, on a lot 25x72. The new owners will make extensive alterations.

BRONX SALES

MINFORD PL.—Gracel Building Corporation sold to Newman Grodnick the plot, 100x

100, on the east side of Minford pl, 100 feet south of 172d st, with an L through to the south side of 172d st, 50x100.

MANIDA ST.—Manida Construction Corporation sold to Harry Levine the vacant plot, 27.3x100, on the east side of Manida st, 475.11 feet south of Lafayette av.

MANIDA ST.—M. V. & S. Realty Corporation sold to Dora Kaplan the house on the east side of Manida st, 431.8 feet north of Spofford av, on a lot 25x100.

163D ST.—J. Lemle sold for Henry S. Niewenhous 508 East 163d st, a 4-sty and basement brick apartment house, on a lot 27.5x100.

176TH ST.—Anna Klainman sold to Charles Engelman the plot, 35.10x103.3x irregular, on the south side of 176th st, 100 feet west of Grand av.

181ST ST.—Selgair Holding Corporation sold the 5-sty and basement brick apartment house, on a plot 61.4x110x irregular, at 945 East 181st st, to Rebecca Rothbaum.

223D ST.—Otterbourg, Steindler & Houston bought for a client the 3-sty dwelling, 819 East 223d st, on a lot 25x114. The purchaser will occupy the premises.

228TH ST.—Paulina Frank sold to Dora Schwenk the 5-sty apartment house 155-157 West 228th st, on a plot 40x90.

ANTHONY AV.—Shaw, Rockwell & Sanford sold for Isaac Roth to Charles W. Erath 2088 Anthony av, a 2-sty and basement frame 2-family house, on a lot 24.6x95.

A Valuable Service To Apartment Owners

APARTMENT owners and real estate agents who want quick results in renting their apartments are taking advantage of the cooperation offered them by The New York Herald through its

Apartment House Directory

THE directory is a list, in convenient form, of the available apartments. Families looking for new apartments are using it as their guide because it enables them to select for their inspection those apartments that meet with their requirements.

APARTMENTS advertised in the Sunday Herald are listed without any additional charge in the Apartment House Directory. This is a result-producing service which no apartment house owner or agent can afford to ignore.

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CORK TILE TALKS

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Hundreds of thousands of dollars are paid out yearly by building owners in the form of damages to people who slip and fall when getting on and off passenger elevators. BE-VER passenger Elevator Tile Floors are made with steel studs to prevent slipping and assure long wear. BE-VER saves you real money both ways. Made in all color combinations.

Write for an estimate to furnish and instal BE-VER Passenger Elevator Cork Tile Steel Studded Floors.

BEAVER TILE, INC.
442 West 42nd St., New York

ANDREWS AV.—Poe Construction Co. sold to Cyril Ruman the new 5-sty and basement brick apartment house, 2263 Andrews av, adjoining the northwest corner of West 183d st, on a plot 75.6x100.

ARTHUR AV.—Frieda Sabelle sold to Antonio Laezza 2480 Arthur av, a 4-sty and basement brick flat, on a plot 27.5x80, adjoining the northeast corner of 189th st.

BAINBRIDGE AV.—Peter S. Gettell of Douglas & Gettell sold the taxpayer, northwest corner of 198th st and Bainbridge av, on a lot 30x93x39.6. New York Bible Society holds a first mortgage of \$45,000 on the property. It was held at \$90,000.

BOSTON RD.—Rebecca Adelman sold to Nathan Brown 1451 Boston rd, a 6-sty brick flat with stores, on a lot 26.5x130.

BROOK AV.—Ida Green sold to Marcio Sepner 421 Brook av, a 5-sty brick apartment house with store, on a lot 24.9x90.

BROOK AV.—Michael Gross sold through Schwab & Co. 1243 Brook av, a 3-sty frame 3-family house, on a lot 17.8x90. It was an all cash transaction.

CASTLE HILL AV.—Harry Sugarman sold for Charles Wynne and Samuel Downing to a builder, for improvement, the vacant plot, 75x105, on the west side of Castle Hill av, 75 feet north of Starling av.

CONCOURSE.—Martin M. Stone sold to the Ming Toy Holding Co. the 5-sty and basement brick and stone apartment house 2356 Grand Boulevard and Concourse, northeast corner of Field pl, on a plot 94x84x irregular.

FOREST AV.—Witlyn Operating Corporation sold to Garman Bros. & Co. the northeast corner of Forest av and 160th st, a 2½-sty and basement frame detached dwelling, with stable, on a plot 75x145.

HONEYWELL AV.—S. Mandel purchased from B. Jakubovitz and G. Leichter the 5-sty brick apartment house with stores, southwest corner of Honeywell av and 180th st, on a plot 65.2x118.2. It was held at \$150,000.

PARK AV.—Augusta L. Ambs sold to Raffaele Ianfolla the 3-sty and basement dwelling at the northwest corner of Park av and 179th st, on a lot 76.4x25.4x irregular.

SENECA AV.—Arthur Weyl & Co. sold for Bessie Sussman and Hannah Goldstein 1216 Seneca av, a 5-sty and basement brick apartment house, on a plot 47.2x165.

SOUTHERN BOULEVARD.—Helen G. M. Kruger sold to Angolina Diminno the plot, 50 x100x irregular, on the west side of Southern Boulevard, 50 feet north of 187th st.

THIRD AV.—The 2 and 3-sty taxpayer, known as the London Casino Building, 200x100, 3861 Third av, adjoining the corner of Claremont Parkway, has been resold by Daniel H. Jackson to Morris Greenberg. The structure contains 14 stores, dance hall, lodge rooms and theatre. It was held at \$250,000. The seller bought the property a few weeks ago. J. Berkowitz was the broker.

VALENTINE AV.—Emma Strange sold to Morris A. Miller the vacant plot, 25x170, on the west side of Valentine av, 306.2 feet south of 199th st.

WEBSTER AV.—Newbold Morris sold to Samuel Rubin the plot, 27x100, at the northeast corner of Webster av and 167th st.

BROOKLYN SALES

PROSPECT PL.—Bulkeley & Horton Co. sold for a client 647 Prospect pl, a 4-sty double apartment house, on a plot 30x125, to Mrs. Edna F. Doorish.

PRINCE ST.—Henry L. Nielsen Offices sold for Gustave Levy and A. Coyne to a buyer, for occupancy, 214 Prince st, a 3-sty dwelling.

MIDDLETON ST.—George Ganzle sold for C. Henry Otterstedt a 4-sty double apartment house, on a lot 25x100, at 73 Middleton st.

44TH ST.—Kilcoyne Bros. sold for Morris Feichman to Albert Grossberg the plot 100x100, on the north side of 44th st, 260 feet east of Ninth av.

58TH ST.—Kilcoyne Bros. sold the plot, 40 x100, on the north side of 58th st, 160 feet east of Thirteenth av, for Anna George to J. B. Brophy for improvement.

64TH ST.—Greenfeld Realty Co., H. Greenfeld president, represented by Jerome Perlmutter, attorney, bought the 2-family house, 2157 64th st, 20x100, and three adjoining and similar houses between Twenty-first and Twenty-second av.

80TH ST.—A. Mishkin sold for the Krupp Building Co., Inc., to William Gordon 1919 80th st, a new brick 2-family house.

EAST 7TH ST.—Brighton Line Homes Co. sold for Dr. Arthur S. Katzenbogen the 2½-sty detached dwelling, with garage, on a plot 40x100, at 1064 East 7th st, Midwood Manor, to a client for occupancy.

EAST 8TH ST.—Strescom Construction Co. sold to Robert Schilling 881 East 8th st, a dwelling.

CANARSIE.—Realty Associates sold the following detached frame dwellings in the Canarsie section: 1165 East 88th st to Hyman Renier; 1153 East 88th st to Z. Chamoff; 1161 East 88th st to R. Walden; 3 Beach pl to W. F. Rausch; 1149 East 88th st to Thomas Gondeon; 1154 East 89th st to John Lewis; 1214 East 87th st to G. Baker, and 1150 East 89th st to Morris Lazarowitz. The above sales were made through the Wolf Housing Corporation as broker. And 6 Beach pl to J. A. Scattergood, no broker.

AV. O.—William Liss, Inc., sold for N. Rubenstein the southwest corner of Av O and East 12th st, a vacant plot, 40x100.

CHURCH AV.—McInerney-Klinck Realty Co. sold for John M. Derby 125 Church av, Flatbush, a 3-sty brick and stone apartment house with store, on a lot 20x100.

FORT HAMILTON AV.—William Liss, Inc. resold for Avondale Realty Corp. to the K. B. C. Realty Co. a block front on the south side of Fort Hamilton av, from East 3d to East 4th sts, 211x100. The building will be improved with apartment houses and stores.

TWELFTH AV.—Meister Builders, Inc., bought and resold to Giuseppe Manganelli the southeast corner of Twelfth av and 82d st, Dyker Heights, a 2½-sty frame detached dwelling, on a plot 100x100.

Warranty Brokerage Corporation obtained from a client a mortgage loan of \$3,000 at 6 per cent. per annum, for a period of two years, for Samuel D. Selikowitz, on the 2-sty dwelling 2314 81st st, Brooklyn, on a lot 26x100.

QUEENS SALES

ASTORIA.—Louis Gold & Co. sold the block front on the east side of Seventh av, between Ditmars and Wolcott avs, Astoria, to a syndicate of builders from Bridgeport, which will erect 25 2-family brick houses. The Metropolitan Life Insurance Co. is making the building and permanent mortgages. The property is part of the tract recently acquired by the sellers from the receivers of the American Real Estate Co., and is one block from the Metropolitan Life Insurance Co.'s apartment house development.

RECENT LEASES.

On and Near Fifth Ave.

Cross & Brown Co. leased for clients to Steinbrucker & Ladds, dealers in laces, the 5th floor, comprising 7,500 square feet, in 19-25 East 24th st, for a term of years. Thoens & Flaunlacher were associate brokers.

Ruland & Benjamin, Inc., leased the south half of the store and the floor above in 636 Fifth av, now occupied by Crichton & Co., goldsmiths, for a term of 16 years at an aggregate rental of \$500,000.

After alterations the space will be occupied by Kargere & Co., importers and manufacturers of women's apparel, now in 621 Fifth av, which is being demolished.

Hamilton, Iselin & Co. leased for clients to Castelli Bros., Inc., space on the 12th floor of the Textile Building, 285 Fifth av, at a gross rental of about \$23,000.

Albert B. Ashforth, Inc., leased office space at 366 Fifth av to Matthew MacCarthy and Joseph M. Wilcox; and the store and basement at 174 Fifth av to Louis Rubenstein.

The Houghton Co. leased for Alexander Munro the newly altered building, 70 West 89th st, for a ten year period, to Emma Gar-side.

Warranty Brokerage Corporation leased for a term of two years for the 28 West 57th Street Corporation, of which Arnold Rothstein is president, to A. William Norins the easterly half of the 4th floor at 28 West 57th st, to be used as a stock brokerage office, at a gross aggregate rental of \$15,600.

Maurice Kelly and Louis Struzzi, who for many years were with C. G. Gunther's Sons, have organized a firm for the sale of fine furs and have taken a long lease on the first floor in 714 Fifth av. Royal Scott Guilden was the broker.

Amount of Woolworth Lease

The lease which F. W. Woolworth & Co. took recently on the 11-sty building at the southwest corner of Fifth av and 35th st for a term of 21 years, from August 11, 1923, has been recorded, and shows that a net rental of \$235,000 a year is to be paid. This would indicate a payment during the term of rentals aggregating \$4,935,000.

The Woolworth company has an option to renew for another 21 years at \$250,000 a year, which would bring the rental for the 42-year period up to \$10,185,000. To this amount must also be added the taxes and other carrying charges. The transaction takes rank as one of the biggest of the year.

\$65,000 Nassau St. Lease

Tankos, Smith & Co. leased for Robert Hirschberg to Nathan Silver and Harry Herman, composing Silver & Herman, for a term of years at a rental aggregating approximately \$65,000, the entire store and basement at 120 Nassau st. The lessee, who conducts a chain of men's furnishing establishments, will on or about September 1 occupy the premises as a downtown branch.

Buys Long Lease of Warehouses

William H. Peckham sold for the Pharmaceutical Capital Co. a lease covering the properties 2191 Third av, a 4-sty brick building, 31x125x irregular, between 119th and 120th st; 208-214 East 120th st, a 3-sty brick building, 100x100.11, and 107 to 115 East 119th st, 120x100, on which there is a cold storage warehouse.

The lease is for an unexpired term of about 18 1-3 years. The warehouse is under long lease to the Municipal Cold Storage Warehouse Co., the Third av property is leased for a market, and the 120th st property is under lease to several concerns. The aggregate rentals are about \$41,000 a year.

Club Leases Corner Dwelling

Charles A. DuBois leased for the Pro Patria Council, Inc., to the Union Club, Inc., Morris Becker, president, the 4-sty dwelling, southwest corner of Convent av and 144th st.

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.

WANTS AND OFFERS

WANTED: RECORD & GUIDE ANNUALS FOR THE YEARS 1914 AND 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

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A WELL KNOWN and long established real

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Apply to us for Mortgages on Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

Five Houses Sold in One Day—Thanks to The JEWISH MORNING JOURNAL

No better proof of the effectiveness of the Real Estate advertising columns of the **Jewish Morning Journal** can be submitted than the following letter from a large firm of builders in Brooklyn. Their **FIRST** advertisement in the **Jewish Morning Journal** sold FIVE HOUSES.

NEW YORK OFFICE
16 STANTON STREET
TEL. ORCHARD 0775

M. & D. HOMES CORPORATION
HOME BUILDERS
AND CONTRACTORS

BROOKLYN OFFICE
EAST 1ST STREET
BET. AVES. U. AND T.

Brooklyn, N.Y.
August 28, 1922

Jewish Morning Journal,
77 Bowery,
New York, N.Y.

Dear Sirs:

Our advertisement in your paper Sunday, August 27, has brought a number of people to our property, and through your one advertisement, we have sold five houses out of the one hundred we are building.

We will continue this advertisement for next Friday, Sunday, and Monday, of which we are sending you a copy.

Very truly yours,

M. & D. Homes Corporation.

S. Dietz PRES.

Builders, brokers and property owners having houses for sale in sections where Jews buy—and Jews buy almost anywhere—can save time and money by advertising in the **Jewish Morning Journal**. It costs money to carry vacant houses, and the Real Estate Columns of the **Jewish Morning Journal** can save you a good many dollars by accelerating sales.

The five houses the letter refers to were sold in the dull season. You can expect even better results now that the season for selling real estate is on.

Your advertising order, sent in by mail, phone, or through your regular advertising agency, will receive our prompt attention.

JEWISH MORNING JOURNAL

77 BOWERY

Orchard 8400

New Leases in Pershing Sq. Building

Two new leases have been concluded in the Pershing Square building being erected on the block front of 42d and 41st sts and Park av. This building, which is well under way, will be ready for tenancy May 1, 1923.

United Cigar Store Co. leased the corner of 42d st and Park av store, 20.7x43, for a period of 10 years, at an aggregate rental of \$300,000. This is the first store rental concluded in this building, where space has been laid out for 12 good size stores.

American Dyewood Co., of 80 Maiden la, has leased the 21st floor for 10 years. This concern is recognized as one of the leading dyewood manufacturers in the United States, and is associated with the United Dyewood Company, which owns and controls plants located at Chester, Pa.; Mobile, Ala.; Havre, France; Glasgow, Scotland, and extensive tracts of forest plants in Haiti and the West Indies.

Part of this space will be occupied by the Tannin Corporation, dealing in the manufacture and distribution of tannin extracts. The aggregate rental for this lease is over \$500,000. Hamilton, Iselin Co. represented the American Dyewood Co. in the transaction.

Forty-four per cent. of the office space of the building has now been leased, and negotiations are pending with several large concerns which, when concluded, will rent up the building 100 per cent. on the plans.

Corn Exchange Bank Renews Lease

Renewal of the lease on the Corn Exchange Bank's Commodore branch, is at a net annual rental of \$16,000, being the 2-sty building, 155 East 42d st, 50x100, near Lexington av. The lease, made with Mary H. Solley and others, runs from August 1, 1922, for 21 years, and carries an option of renewal for a similar term, on a 6 per cent. reappraisal, to be not less than \$16,000 net annually.

Leases of Entire Buildings

Folsom Bros., Inc., leased for Mrs. Anna M. Pender, of Pasadena, Cal., the 5-sty business building, 123 East 18th st, to David Wald for a term of 10 years, at an aggregate net rental of about \$30,000.

William A. White & Sons leased for clients to the George A. Fuller Co. 108 Washington st, a 1-sty brick garage, 23.4x88.8; and in conjunction with the Ruland-Benjamin Corporation, to P. W. Chapman & Co., Inc., 42

Cedar st, a 3-sty brick building, on a lot 20.7x48.3, at an aggregate rental of more than \$115,000, for a term of years.

The 140 West 57th Street Co. leased to the Wire Wheel Repair Co. the 2-sty building, 137 West 56th st, for a term of years.

Lease West 34th St. Store

Ames & Co., Inc., leased for Sampeck Realty Co. the store in 132 West 34th st to Samuel Sackheim for a term of years, to be used for the retail business of ladies' wearing apparel, at a gross aggregate rental of over \$200,000.

Long Lease of Third Ave. Parcel

Walter C. Wyckoff leased for the estate of William H. Redman for a term of 21 years from May 1, 1923, the 4-sty brick tenement house with stores at 816 Third av, southwest corner of East 50th st to Adolph Weiss, Aaron Weiss and Max A. Feuerlicht. The lot is 20.5x100.

Numerous Lofts and Stores Leased

H. J. Friedman Co. leased for Friedman Dress Co., Inc., 10th floor in 151-155 West 30th st to I. Wasserman; for American Real Estate Co. 7th floor in 32-34 East 31st st to Brown & Singerman, Inc.; for Charles Kaye Renting Co., Inc., the top floor to I. Funt and 5th floor of the same building to Abraham Flashberg.

Match & Co. leased for clients the store and basement of 13 East 31st st for a term of years to Vandewart & Co., manufacturers of Vandeco Knitted Outerwear, in addition to their present quarters, 11 East 31st st; loft in 127 West 25th st to Kingsboro Co., manufacturers of children's dresses, formerly at 254 Williams av, Brooklyn; and store in 7 East 14th st to I. Rothenberg, retailer of shoes.

Cross & Brown Co. leased for the Detroit-Cadillac Motor Car Realty Co. the westerly store in 103 West 62d st, to Joseph Beelo.

Some Office Leases

Cushman & Wakefield, Inc., leased for the United Cigar Stores Co. offices in 299 Madison av to C. P. Elliott; offices in the same building to Lockwood, Brackett Co., of Bos-

ton, Mass.; and for the International Exposition Co. offices in the Canadian Pacific Building, Madison av, 43d to 44th sts, to the Credit Security Co.; for the Anahma Realty Corporation offices in the Heckscher building, Fifth av and 57th st to A. E. Neal; and offices in the National City building, 42d st and Madison av, to the Turnpike Golf Club.

Various Leases Change Hands

William H. Peckham sold for the Pharmaceutical Capital Co., Inc., a lease covering 2191 Third av, a 4-sty building, 32x100, between 119th and 120th sts; 210-214 East 120th st, a 3-sty building, on plot 106x100; and 107-115 East 119th st, covering a plot 120x100, on which there is a cold storage warehouse. The lease is for the unexpired term of about 18 1-3 years.

The cold storage warehouse is under a long lease to the Municipal Cold Storage Warehouse Co.; the Third av property is leased for a large market, and 120th st property is under lease to several other concerns. The aggregate rentals are about \$41,000 a year.

AMES & CO. leased for Carstein & Linnekin, agents, space in the building, 3-5-7 West 29th st, to Walker Knitting Mills, Inc., for a term of years; also for Bing & Bing, space in building, 1123 Broadway, to Rubber Process Corp., of Detroit, for a term of years.

AMES & CO. have leased, for the 28 West 31st st Holding Co., the 3d floor in the building, 28 West 31st st, to Isaac Feigel, for a term of years; also for C. Frederick Richards, the 3d floor in the building, 13 East 31st st, to Irving Armour.

DANIEL BIRDSALL & CO., INC., leased the 5-sty building 28 West 72d st to F. E. & J. Kenner, for a term of years; the 4th loft of 654 Broadway to the Commercial Headwear Co., and space in 98 Park pl to Charles E. Baumann.

BUTLER & BALDWIN, INC., in conjunction with Douglas L. Elliman & Co., have leased for B. Tomby, Inc., the parlor floor at 9 East 47th st for a term of years to Carl Schlaitzer.

BUTLER & BALDWIN, INC., with Pease & Elliman, leased for the Nye Holding Corp., the parlor floor store at 51 West 47th st, to W. Morgenstern, Inc., retailers of ladies' dresses.

CARSTEIN & LINNEKIN, INC., leased stores to Barrett, Nephews & Company at the

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following locations: 2937 Broadway, 1046 Madison av, 589 Madison av, 2425 Broadway, 2709 Broadway and 2 West 125th st.

CROSS & BROWN CO. leased to the New York Hospital and Physicians' Supply Co., manufacturers of hospital and dental furniture, 15,000 square feet in the sprinkled building, 69-79 6th st, Long Island City, owned by Frederick Russell.

CROSS & BROWN CO. leased the 5-sty building at 20 West 23d st, to B. Tomby, Inc., who will use the premises, after being renovated, for their china, glassware and crockery business. B. Tomby, Inc., is now located at 8 East 47th st.

CROSS & BROWN CO. leased for the Commercial Research Co., in conjunction with Spotts & Starr, a factory property consisting of 5 acres of land and approximately 25,000 sq. feet of floor space, on Myrtle av and Long Island Railroad tracks, Flushing, Queens. The lease is for a term of years at an aggregate rental of over \$60,000.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Vanderbilt Avenue Realty Corp., the store at 407 Madison av, for a term of years to Clarice, gowns and millinery.

DOUGLAS L. ELLIMAN & CO., INC., leased for a term of years, the 2d floor in the building 12 East 46th st, to Cullingsworth, Inc., clothiers.

DOUGLAS L. ELLIMAN & CO. leased for Steinway & Sons, the house at 111 West 57th st, to Bernice M. Cater, for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased offices in the 11-17 East 45th st building to the Weaver Employment Agency for a term of years.

DUROSS CO. has leased for Mrs. Addie Bevins, to the Fullerton Trucking Co., Inc., the building 528-530 West 22d st, for a term of 10 years. Duross Co. also leased for the estate of Richard W. Block to John G. Rueppel the 4th loft in 12 Elm st.

J. ARTHUR FISCHER leased for Glantz's Restaurant Co., Inc., to Parera & Astor, the store at 102 West 45th st, for a term of years for the cigar business.

LOUIS GOLD & CO. leased for a period of 42 years, the plot of ground 50 feet front, situated on the east side of Broadway, between 150th and 151st sts. Work will be immediately commenced on a 2-story limestone business building. They acquired the lease of these premises from Elizabeth Wellington.

GOODWIN & GOODWIN, INC., leased for the estate of Edward J. H. Tamsen, the 4-sty and basement dwelling on lot 25x100, at 208 Lenox av, for a long term of years, to A. Stiner.

HEIL & STERN leased for the Broadway and 37th Street Corporation the second 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.

M. & L. HESS, INC., leased for the Bangor Realty Corporation (Bing & Bing) the 9th floor, containing 20,000 sq. feet, in the Victoria building, 1148 Broadway and 230 Fifth av, to Elms & Sellon, dealers in upholstery fabrics, for a long term of years, at an aggregate rental of \$275,000.

HENRY HOF leased for the J. Chr. G. Hupfel Co., Inc., loft in the premises 225-7 East 38th st, to the Arden Studios; for the Browning Painting Co., loft at 243 East 35th st, to the Cosmopolitan Weather Strip Co.; for the A. & M. Realty Co., loft at 356 1st av, to M. Klein; for the Beno Realty Co., loft at 15-19 East 80th st, to the Ever-ready Dress Co.

JOHN J. and THEODORE A. KAVANAGH leased for 21 years for Mrs. Regina B. Saporas to the Oxford Market, Inc. (James Traub and Edward Weiss) 931 Madison av, southeast corner 74th st, 5-sty store and apartment building on lot 22.2x80.

JOHN J. and THEODORE A. KAVANAGH leased for Louise H. Cryder to Mrs. A. M. Tiffany, 113 East 78th st, 3-story and basement dwelling.

J. EDGAR LEAYCRAFT & CO. leased for the McMillan Realty & Construction Co. the corner store in the building at the junction of Broadway, West End av and 106th st, to Wheeler & Shropshire. After extensive alterations the store will be used as an automobile showroom and sales room for the Durant car.

MICHAEL E. LIPSET & CO. leased for the Garment Centre Realty Co., to The Theodore Tiedeman Corp., the store and basement, 20,000 sq. feet, in the north building of the Garment Centre Capitol, 500 Seventh av, for a term of ten years. This concern is the first in the cloth sponging field to invade the new garment manufacturing district.

PRICE, BIRKNER & JOHNSTON leased the store, mezzanine and basement in the Kymson building, 313 West 37th st, N. Y., to Alling & Cory, large paper dealers of Rochester, N. Y. The lease is for a long term of years and completes the renting of the building.

PRICE, BIRKNER & JOHNSTON leased for L. S. Boone, the corner store in the Pasadena Apartment Hotel building, located at Broadway and West 61st st, which will be occupied as a confectionery and luncheonette in conjunction with the cigar store now located in the store adjoining.

MOTION PICTURES PROPERTIES CO. leased, through Cross & Brown Co. to the Service Film Laboratory, the property at Fort Lee, N. J., comprising factory building, studio and other buildings, on plot of about 2 acres.

The property was formerly leased to the Fox Film Corporation and was held at \$25,000 per annum.

OCCIDENTAL HOLDING CORPORATION, Nathan Wilson, president, leased to Samuel Wagner the store, 15x60, with an L, in the theatre building in course of construction at the northeast corner of Burnside and Walton avs, Bronx. The term is 10 years, at an aggregate rental of \$35,000.

PEASE & ELLIMAN, in conjunction with Sharp & Co., leased for William Lau the ground floor, 100x100 feet, in the Bush Terminal building at 327-35 East 29th st, to the Burns Corporation, manufacturers of pastry.

GEO. R. READ & CO. leased for a term of years the entire store and basement at 8 West 50th st, for Louis Vogel to Cecilia Hentz, vice-president and director of the Women's Exchange, Chicago, Ill., and Olivia C. Hentz, formerly connected with the dining-room of Wells College, Aurora, New York.

ROMAN-CALLMAN CO. leased to Simon Ackerman of this city, represented by Adams & Co., the 5th and 6th floors of the new reinforced concrete building, 484 Van Alst av, Long Island City, containing 25,000 square feet. The tenant will use same for the manufacture of clothing.

ROSENBERG-COLT CO. leased 141 W 27th st, loft, to the Colonial Costume Co.; in 161 West 44th st, parlor store to Frank Fanelli; in 36 West 26th st, four lofts to Harry J. Sarkin, Abraham Kaufman Levon, M. Orchian and Schild & Steindl; loft in 127-133 West 17th st to Mark Knitting Co.; and space to Silverberg & Gersham; in 32-36 West 18th st, loft to Jacob B. Goldstein; in 143 West 27th st, loft to Krauskopf Dress Co. and space to Jack Levine; in 19-21 West 24th st, space to Hahn & Benjamin; in 127-133 West 17th st to Meyer Sussman, and loft in 130 West 26th st to Weisberg & Solomon.

M. ROSENTHAL CO. leased the store at 209 West 26th st for S. & I. Kempner.

M. ROSENTHAL CO. leased for Gross & Engel the store and basement in 309 Seventh av to William Cohen.

ROWANTREE-SCHLEY CO. leased for the Textile Building, Inc., large spaces in the Textile building, Fifth av, 30th to 31st sts, to J. & J. Dobson, carpets and rugs, now at 230 Fifth av; Thomas L. Leedom & Co., carpets, now at 230 Fifth av; and to the International Lamp Manufacturing Co. of Chicago, for display and sale of art lamps. All leases are for long terms of years.

SARETSKY & CO., INC., furriers, leased the westerly store in the new building, 146-150 West 26th st, through Ames & Co., for a long term of years. This property was recently sold by the same brokers to Glasser Holding Co., who expect to have the premises ready January 1, 1923.

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BUILDING SECTION

Slight Seasonal Decline Shown by August Building Totals

Monthly Statistical Report of F. W. Dodge Company Indicates Active Construction Throughout Nation During Remainder of This Year

REPOR TED contract commitments for building and engineering projects in the twenty-seven Northeastern States during the month of August amounted to a total of \$322,007,000, according to the statistics of the construction industry tabulated by the F. W. Dodge Company. The figure for the past month was 46% greater than that for the same month last year, and is only 8% less than the total for July, 1922. The total of contracts awarded for August undoubtedly shows that a seasonal decline has set in after a four-month period of unprecedented activity in the construction industry throughout the United States, but that the decline is relatively light seems to be a wholesome indication that the remainder of this year will witness steady progress in the construction field despite the retarding influence of the coal and railroad strikes.

The figures for August have brought the total for the year to date up to \$2,362,872,000, which is not only the largest figure on record for the first eight months of any year, but is greater by approximately seven millions of dollars than the total of the entire year 1921. Comparison of the current year with the figures for 1921 on the eight months' basis this year is 58% ahead.

Undoubtedly the outstanding feature of the August statistical statement is the increase shown in industrial plant construction, which amounted to \$67,373,000, or 21% of the entire total for the month. This is the largest monthly figure for this class of work since March, 1920. One project, however, is responsible for this great total, as the figure includes an item of approximately \$35,000,000 for the construction of a by-product coke plant for the Carnegie Steel Company near Pittsburgh. Even omitting this great single project, the remaining amount for industrial construction is greater than any monthly total since November, 1920.

Residential construction continued to maintain its lead during the month of August with \$100,882,000, or about 31% of the entire total devoted to operations of this character. Public works and public utilities amounted to a total of \$49,825,000, or 15% of the total; business projects, such as stores, offices, lofts, commercial garages, etc., \$38,122,000, or 12%; and educational projects \$32,055,000, or 10%.

The contemplated new building and engineering construction reported throughout the twenty-seven Northeastern States during August amounted to a total of \$371,249,000.

The total cost of construction projects started in New England during the first eight months of this year has amounted to \$229,184,000, compared with \$205,147,000 for the entire year 1921. Compared with the first eight months of last year, this year's increase is 87%.

August building contracts in New England amounted to \$28,074,000, an increase of 8% over July and of 37% over the corresponding month of last year. Included in the August total were \$12,672,000, or 45%, for residential buildings; \$4,303,000, or 15%, for business buildings; \$3,437,000, or 12%, for public works and utilities; \$2,961,000, or 11%, for industrial plants; and \$2,291,000, or 8% for educational buildings.

Contemplated new work reported during the month amounted to \$41,236,000 in the New England territory.

During the first eight months of this year the total construction started in New York State and Northern New Jersey,

amounting to \$637,534,000, was only \$8,000,000 less than the amount started in the entire year 1921. Compared with the first eight months of last year, this year's increase is 77%.

August building contracts amounted to \$80,738,000, an increase of 5% over the preceding month and of 33% over the corresponding month of last year. Included in the August total were \$28,970,000, or 36%, for residential buildings; \$12,649,000, or 16%, for industrial buildings; \$11,378,000, or 14%, for business buildings; \$9,638,000, or 12%, for educational buildings.

Contemplated new work reported during the month amounted to \$87,210,000.

Total building contracts awarded during the first eight months of this year in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia, and the Carolinas) have amounted to \$347,170,000, which is only eight millions under the amount for the entire year 1921. Compared with the first eight months of 1921, this year's increase is 55%.

August contracts amounted to \$36,399,000, which was a decline of 34% from the previous month and of 4% from the corresponding month of last year. Last month's figures included \$14,881,000, or 41%, for residential buildings; \$5,895,000, or 16%, for public works and utilities; \$4,969,000, or 14%, for business buildings; and \$4,581,000, or 13%, for educational buildings.

Contemplated new work reported during the month amounted to \$52,294,000.

August building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky, and Tennessee amounted to \$85,406,000, an increase of 42% over July, and of 16% over August, 1921. Last month's total included one contract for thirty-five millions, the by-product coke plant of the Carnegie Steel Company, near Pittsburgh.

The awarding of this large contract caused industrial building to be in the lead during August, amounting to \$39,688,000, or 46% of the month's total. Public works and utilities amounted to \$15,165,000, or 18%; and residential building to \$14,719,000, or 17%.

Contemplated new work reported during August amounted to \$59,184,000.

The total construction business for the first eight months of this year has amounted to \$406,492,000, only fourteen millions less than the amount for the entire year 1921. Compared with the first eight months of last year, this year is 40% ahead.

Construction started in the Central West (Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri, and portions of Eastern Kansas and Nebraska) during the first eight months of this year has amounted to \$680,050,000, an increase of thirty-six millions over the total for the entire year 1921. Comparing the two years on the eight months' basis, this year is 52% ahead of last.

The August total of contracts awarded was \$84,382,000, a decrease of 33% from the peak figure of the preceding month, but an increase of 40% over the corresponding month of last year. Included in last month's total were \$27,524,000, or 33%, for residential buildings; \$19,181,000, or 23%, for public works and utilities; \$11,384,000, or 13%, for business buildings; and \$9,675,000, or 11%, for educational buildings.

(Concluded on page 340)

Revised Priority Order Helps Building Material Supply

Favorable Action on Petition of Associated General Contractors of America Permits Use of Open-Top Cars for Movement of Construction Essentials

AS a result of the petition submitted by the Associated General Contractors of America, requesting a revision of the coal priority orders, and the subsequent hearing granted to the association by the Interstate Commerce Commission, Service Order. No. 23 has been amended to permit the use of open-top cars for the movement of commodities other than coal.

The new amendment to this service order will release approximately 34,000 additional open-top cars, which will avoid the practical shut-down of the majority of construction projects that confronted the construction industry. The amendment will take effect at midnight, September 3, 1922.

Promptly upon the issuance by the commission of service orders giving demands for open-top cars for coal for any purpose priority over requests for open-top cars for other purposes, the Associated General Contractors submitted their petition showing how the continuance of these orders meant such a shut-down.

Upon consideration of this petition the commission heard the case for the construction industry on August 25. Following this hearing, and on the request of the commission, further facts regarding the magnitude of the industry in terms of contracts, money, and men, and the relationship between con-

struction of housing facilities and for all commercial purposes, were furnished.

This modification of orders is of the greatest importance to everyone interested in construction and especially to all contractors, who now can be reasonably certain of the delivery of necessary materials for their various jobs.

Amendment No. 5 to Service Order No. 23 follows in full:

At a session of the INTERSTATE COMMERCE COMMISSION, Division 5, held at its office in Washington, D. C., on the 1st day of September, A. D., 1922.

IT IS ORDERED, That the proviso in Service Order No. 23, entered July 25, 1922, which reads:

"PROVIDED, that the phrase 'suitable for the loading and transportation of coal' as used in this order shall not include or embrace flat (fixed) bottom gondola cars with sides less than 36 inches in height, inside measurement, or cars equipped with racks, or cars which, on July 1, 1922, had been definitely retired from service for the transportation of coal and stenciled or tagged for other service."

be, and it is hereby, amended effective at midnight of September 3, 1922, to read: "provided, that the phrase 'open-top cars suitable for the loading and transportation of coal' as used in this order shall not include or embrace flat (fixed) bottom gondola cars with sides 42 inches or less in height, inside measurement, or cars equipped with racks, or cars which, on July 1, 1922, had been definitely retired from service for the transportation of coal and stenciled or tagged for other service."

Board of Estimate Takes Up Subway Extension Plans

(Continued from page 329)

tial difference between the Mayor's plan and that of the Transit Commission is illustrated to the best advantage by the proposed Brooklyn crosstown line.

"The commission's plans," he said, "provide for reorganizing the existing companies, vesting the title of their roads in the city, the removal of all the abuses in financing and management that have led to just criticism in the past and then unifying the entire system under the control of a public board of control, of which the Mayor of the city appoints three of the seven members. The ownership of the lines would be all vested in the city without drawing on the city treasury, and through reorganization, consolidation and unification permit of the utilization of all lines to the fullest possible extent.

"The Mayor's plan is based upon the breaking apart of the city-owned lines from the company-owned lines, leaving the present companies as at present organized, and with no move to so change them as to prevent the recurrence of past abuses. The important factor, however, is that in moving against the companies he separates the lines, and instead of unification produces disintegration. Instead of securing a completely unified city-owned system without expense to the city, his plan involves, before even getting to new construction, paying scores of millions of dollars to the Interborough and B. R. T. to recapture the possession of city-owned line. At every point where the city-owned line touches a privately owned line there is necessarily involved in the Mayor's plan a transfer point and an additional fare.

"The Brooklyn Crosstown line is an example of how, through the utilization of all existing lines, it is possible to give vastly improved facilities, and through free transfers at all intersecting points make that service available to practically all

parts of the Boroughs of Brooklyn and Queens."

Mayor Hylan presented his \$600,000,000 transit plan at a special meeting of the Board of Estimate last Wednesday. Except for the reading of a long prepared statement by the Mayor, pointing out the advantages of his plan over that of the Transit Commission, as he sees it, there was no discussion of the proposal among the members of the board. Dates were fixed for public hearings upon the sectional features of the plan.

Mayor Hylan said:

"The plan which I herewith present provides for the construction of 126 route miles of new subways and tunnels, or 379 single track miles, at a total cost, including complete equipment for operation, of \$600,000,000.

"Not only will the city save \$10,000,000 a year interest by 'recapture' and be able to reduce the tax rates about ten points, but we will also be able to capitalize city subway earnings and issue several hundred million dollars bonds for new subway construction as a result. We will also expand the city's debt margin several hundred million dollars because of newly created real estate values."

Comptroller Craig suggested postponement of the hearings until late in October, but the Mayor insisted upon holding them this month and early in October.

The first hearing will be held on September 15 at 2 p. m. in the Council Chamber in City Hall on the sections of the plan affecting Harlem, Washington Heights and the Bronx. While the general plan may be more or less discussed at these hearings, it is intended to devote most of the time to hearing the views of citizens from the sections of the city designated at each hearing. Hearings will follow on September 20 on the sections affecting Manhattan Island below 125th street; on September 26, the Borough of Brooklyn; on October 3, Queens, and on October 10, Richmond.

Seasonal Decline Shown by August Building Totals

(Continued from page 339)

Contemplated new work reported during August amounted to \$127,079,000.

August building contracts in Minnesota and the Dakotas amounted to \$7,008,000, a decrease of 12% from the previous month and of 14% from the corresponding month of last year. The August total included \$2,337,000, or 33%, for industrial

buildings; \$2,116,000, or 30%, for residential buildings; and \$1,144,000, or 16%, for business buildings.

Contemplated new work reported during the month amounted to \$4,245,000.

During the first eight months of this year the total amount of construction started in this district was \$62,442,000, an increase of 8% over the corresponding period of last year.

August Commitments Predict Busy Autumn Building

Contracts Awarded in New York City, Tabulated by F. W. Dodge Company, Indicate Splendid Opportunities for Contractors During Coming Months

FIGURES showing new contract commitments for building construction in New York City during the month of August, although indicating a slight seasonal decline when compared with the preceding months, warrant the prediction that the Metropolitan district will witness extremely active times in the construction industry throughout the remainder of the year.

Reports from architects and engineers show a large amount of new work being planned, the majority of which will be released for bids immediately and there is no doubt but that the award of contracts will follow shortly thereafter. The work being planned includes a number of large office and loft buildings, several important theatres, two or three hotels and other operations which will represent a total outlay of many millions of dollars.

According to figures tabulated by the F. W. Dodge Company, the contracts awarded during August in New York City rep-

resented 593 separate building and engineering projects at an estimated total valuation of \$44,597,100. A study of these statistics shows a decided improvement in active industrial construction and a most favorable outlook for commercial work.

The list of 593 projects for which contracts were announced during the past month included 80 business buildings such as stores, offices, lofts, commercial garages, etc., \$8,041,500; 22 educational projects, including schools, colleges, libraries, etc., \$3,863,300; 6 hospitals and institutions, \$1,627,000; 16 factory and industrial buildings, \$10,803,000; 3 structures for the U. S. Army and Navy, \$31,000; 3 public buildings, \$233,500; 21 public works and public utilities, \$627,200; 14 religious and memorial buildings, \$618,500; 307 residential projects, including apartments, flats and tenements and one- and two-family dwellings, \$14,852,600, and 121 social and recreational operations, \$3,899,500.

PERSONAL AND TRADE NOTES.

William E. O'Brien, who has been for some time with the Foundation Co., 120 Liberty street, was recently appointed office manager for that company.

Anderson Sheet Metal Company, Providence, R. I., recently leased the one-story building at 185 to 187 Seventh street, Brooklyn, for manufacturing purposes.

F. J. Schlink, formerly of the development branch of the engineering department of the Western Electric Company, has been appointed assistant secretary of the American Engineering Standards Committee.

S. F. Ferguson has withdrawn from the firm of Hill & Ferguson, consulting engineers, 112 East 19th street, the partnership being dissolved on August 31. The firm's consulting practice will be continued by Nicholas S. Hill, Jr.

Martin Groschen, for some years a lumber inspector in New York, has been appointed a deputy national inspector to assist William H. Nelson in New York City and the Metropolitan district.

Wickwire Spencer Steel Corporation has moved its general administrative and sales office from Worcester, Mass., to the Liggett Building, Madison avenue and 42d street, New York City. The former New York City office at 120 Broadway has been combined with the new general offices.

Maximilian Zipkes, for the past twenty years engaged in the practice of architecture, has opened new offices at 25 West 43d street, where he will continue his architectural practice and also engage extensively in real estate operating. Mr. Zipkes has had a wide experience in real estate and construction and for the past four years has been at the head of the Managing Department of Max N. Natanson, real estate operator.

J. Hunter McDonnell and Howard B. Peare have formed a partnership for the general practice of architecture under the firm name of McDonnell Peare, with offices in the Architects' Building, 101 Park avenue. Samples, catalogues and price lists of building materials and specialties are desired.

The Florandin Equipment Company, general contractors' equipment, was recently organized by C. H. Florandin, with offices at 110 West 40th street. The new firm will represent the Conveyors Corporation of America, Chicago, and will erect and install the lines of contractors' equipment handled by that concern.

George Y. Skinner and Associates, Inc., civil engineers and city surveyors, with offices in New York City and Flushing,

L. I., announce the resumption of the general practice of civil engineering, surveying and real estate development, with additional facilities and personnel.

Harry B. Ennis was recently appointed a field representative in the Metropolitan district for the Bryant Electric Company, wiring devices, 342 Madison avenue. Mr. Ennis was formerly associated with the Brooklyn Edison Company, the Duplex Lighting Works of the General Electric Company and also represented the H. S. Whiting Company as sales manager in the Metropolitan district.

Production of Clay in 1921

The output of clay mined and sold as clay in the United States in 1921 was 1,716,746 tons, valued at \$6,025,300, or \$3.51 per ton, according to the United States Geological Survey, Department of the Interior. This was a decrease of 45 per cent in quantity and 48 per cent in value as compared with 1920. These figures represent only clay sold as clay by the original producers; they do not include the much greater quantities of clay burned into clay products by the producers themselves.

The production of kaolin, the clay that is used in making high-grade pottery and porcelain as well as paper and other products, was 162,726 tons, valued at \$1,579,163, a decrease of 39 per cent and 45 per cent, respectively, as compared with 1920. The clay of largest production and value is fire clay. The sales of fire clay in 1921 amounted to 1,195,861 tons, valued at \$3,560,373, a decrease of 49 and 52 per cent, respectively, as compared with 1920. The output of every kind of clay is classified by the Geological Survey in its statistical report decreased in quantity and value in 1921 as compared with 1920.

The imports and exports of clay also decreased in 1921 as compared with 1920, and the decrease was proportionately greater than the decrease in the domestic production. The total imports of clay were 208,915 tons, valued at \$1,974,685, a decrease of 48 per cent and 51 per cent, respectively. The imports of kaolin, the chief clay imported, were 162,906 tons, a decrease of 55 per cent from 1920.

Include Clay in Lecture Series

BRICK, tile and associated clay product industries will be one of the subjects covered in a series of lectures on the Geology of Commerce and Industry which has recently been announced by the New York University. The purpose of the course is to acquaint students with the fundamental facts underlying the country's mineral and raw material situation. The character and source of supply, the methods and cost of preparing raw materials for market, and their relation to other lines of business will be treated.

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.

National Exposition of Chemical Industries will be held in the Grand Central Palace, New York City, September 11 to 16 inclusive.

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.

National Retail Lumber Dealers' Association will hold its annual meeting at Cleveland, Ohio, October 25 to 27 inclusive. The plans for this meeting are now in preparation and will be announced later.

National Hardware Association of the United States will hold its annual convention at Atlantic City, October 17 to 20 inclusive. Headquarters will be at the Marlborough-Blenheim Hotel.

American Hardware Manufacturers' Association will hold its annual convention at Atlantic City, October 18 to 20 inclusive, with headquarters at the Marlborough-Blenheim Hotel.

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.

CURRENT BUILDING OPERATIONS

ALTHOUGH numerous rumors were current to the effect that building operations were likely to be held up on account of the difficulties between the two rival unions of bricklayers' helpers, so far nothing has transpired to sustain them. Local building activity is progressing favorably and there is no indication that the dispute between the laborers' unions will retard any work now under way.

The strike of the granite cutters in the New England quarries, however, is being felt by local builders, as there is increasing difficulty in obtaining this stone. The coal and railroad strikes have also greatly retarded the arrival of other essential building commodities, and at the present writing a growing shortage is developing in some lines and prices are moving upward.

The conditions brought about by these strikes, however, have not stopped work on new plans nor hindered commitments for new projects. During the past week or so a vast amount of new construction has been reported, and contractors have been exceptionally busy on estimating work likely to be released in the very near future. The volume of new construction in sight indicates a very busy winter building season and unusually bright prospects for the coming year.

Common Brick—The local demand for common brick has slowed down to some extent, and as a result the New York wholesale market for this commodity was duller this week than it has been for the past month or more. Owing to the amount of off-grade brick resulting from the lack of high-grade coal for burning, the price level for Hudson River common is somewhat lower than it has been. First quality brick is generally quoted at \$18 a thousand to dealers in cargo lots, but there is considerable brick being offered at figures considerably below this level.

Summary—Transactions in the North River brick market for the week ending Thursday, September 7, 1922. Condition of market: Demand fair; prices somewhat easier. Quotations: Hudson River, \$18 a thousand to dealers in cargo lots along-side dock. Number of cargoes arrived, 40; sales, 36. Distribution: Manhattan, 14; Bronx, 5; Brooklyn, 9; New Jersey points, 5; Astoria, 3. Remaining unsold in the New York wholesale market on September 6, 23.

Lumber—No change of consequence has taken place in the local market situation. Demand is holding well in both wholesale and retail departments of trade, and there

is every present indication of good business throughout the remainder of the year. The active building season has made heavy demands upon the lumber market and, owing to the recent interruption to deliveries, there is a developing shortage in some lines. Prices are very firm and there is a marked trend toward higher levels.

Structural Steel—The demand for fabricated material is excellent and shows marked signs of growing in volume, but the supplies are limited, and it is reported that several of the large companies are

unable to quote on new business because of restricted output or fully booked mills. Prices on steel shapes are steadily moving upward. Fabricating shop deliveries range from three to four months, and unless there is a speedy improvement in the fuel situation further extensions are likely.

There are several large projects nearing the final planning stage and their specifications will be ready very soon, but whether or not the owners will release this work until the material supply improves remains uncertain.

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. — to \$18.00
Raritan — to —
Second-hand brick, per load
of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

Rough Red.....\$45.00 to —
Smooth Red..... 45.00 to —
Rough Buff 50.00 to —
Smooth Buff 50.00 to —
Rough Gray 53.00 to —
Smooth Gray 53.00 to —
Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl.. \$3.25
Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75
Bronx deliveries 2.75

Hollow Tile—

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

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

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

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

Lath—

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

Lime—

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

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

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

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

Hydrate Common, in paper bags\$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags. 15c. per bag

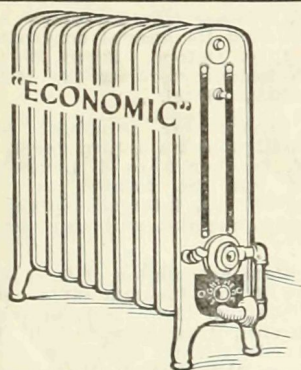
Finishing Plaster (250-lb. barrel)\$4.00 per bbl.

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

Plaster Blocks—

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

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



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MATERIALS AND SUPPLIES

Cast Iron Pipe—Demand continues very heavy and there is no current indication of a decline for some time to come. Although new municipal business is relatively quiet and private purchasers dominate the present demand, there is considerable public work in prospect. So far the producers of cast iron pipe have not been greatly hampered by coal shortages, although fuel is not plentiful, but they have experienced some difficulty in obtaining iron, which has been delayed in transit by the railroad strike. Prices are very firm, with New York quotations

as follows: 6 in. and larger, \$54.40 per net ton, f. o. b., in carload lots; 4 in. and 5 in., \$59, and 3 in., \$64.80 with Class A and gas pipe \$4 extra per ton.

Reinforcing Bars—Improved demand characterizes this market, but supplies are limited and prices are very firm at their advanced levels. The steady increase in industrial construction noticed during the past few weeks has been responsible for the heavy orders being booked, and prices will undoubtedly hold very firm for some time to come.

Roofing and Building Papers—No de-

cline in the demand for these commodities has been noticeable during the past week. Buying continues active and is likely to remain so while the good weather lasts and suburban construction is able to proceed. Local stocks are said to be adequate to the demand and, although the railroad freight situation is retarding deliveries from production points, there is little prospect of a local shortage to an extent that will hinder construction work. Prices are firm and unchanged.

Window Glass—Demand for both plate and window glass is very keen, and there is no anticipation of a slackening off in buying activity for the next month or six weeks at least, as a vast amount of construction is now nearing completion and the glass requirements of this work amounts to a large total. The report has been current in the past week that the coal strike is affecting the production of window glass to a marked extent and some shortage is developing. At present the cheaper grades of window glass are not plentiful, and jobbers are somewhat anxious about factory shipments. Prices are very firm and likely to advance.

Linseed Oil—The market for this commodity has steadied considerably during the past week. Demand has improved and current inquiries indicate excellent prospects for the autumn months. Actual orders are improving in both number and size and prices are steady and practically unchanged.

Nails—The coal and railroad strikes have materially affected the nail market. Serious shortages are beginning to develop in some sizes and prices are advancing slightly. New York quotations for wire nails range from \$3.35 to \$3.50 base per keg, and cut nails at \$3.90 base per keg.

Builders' Hardware—This line is particularly active and both manufacturers and jobbers are confident that active buying will continue for several months to come, as the building program for the current year is far from concluded. This market is feeling the effects of the railroad and coal strikes and stocks are getting dangerously low in some items, while prices are very firm and indicating a tendency to seek higher levels.

Portland Cement—The production of cement during June, 1922, as tabulated by the U. S. Geological Survey, indicates 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.

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.
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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.....	1.30
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00
in.....	2.14c. to —
Angles, 3x2 to 6x3.....	2.14c. to —
Zees and tees.....	2.14c. to —

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	2.14c. to —
Beams and channels over 14 in.....	2.14c. 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.....	\$1.28 to \$1.30
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**CONTEMPLATED
CONSTRUCTION.****Manhattan****APARTMENTS, FLATS AND TENEMENTS.**

BROADWAY.—Henry Attebury Smith, 874 Broadway, has plans in progress for two 6-sty brick apartment houses on plot 200x406 ft, on the east side of Broadway, between 122d & 123d sts, for Open Stair Dwelling Co.—Henry Attebury Smith, president—874 Broadway, owner.

LEXINGTON AV.—Geo. & Edw. Blum, 505 5th av, have plans in progress for an 11-sty brick apartment house, 80x86 ft, at the southeast corner of Lexington av & 93d st, for I. J. Mayer, 15 West 45th st, owner. Architect will soon take bids on separate contracts.

PARK AV.—J. E. R. Carpenter, 598 Madison av, has completed plans for a 14-sty brick apartment, 107x89 ft, at 1060 Park av, for 1060 Park Avenue Corp.—J. E. R. Carpenter, president—598 Madison av, owner and builder. Cost, \$700,000. Owner will take bids on separate contracts about October 1st.

54TH ST.—Harry Allen Jacobs, 64 East 55th st, has plans nearing completion for alterations to the garage at 126 East 54th st, which is to be converted into a 7-sty brick apartment, 25x90 ft, for Gordon S. P. Kleeborg, 66 Broadway, owner. Cost, \$170,000. Architect will take bids on general contract about September 20th.

52D ST.—Schwartz & Gross, 347 5th av, have plans nearing completion for a 9-sty brick apartment house, 85x85 ft, at 146 East 52d st, for 150 East 52d Street Corporation, Wm. Ferguson, president, care Benheim Construction Co., 342 Madison av, owner and builder. Cost, \$425,000. Structural engineer, Ball & Snyder, 25 East 24th st.

STORES, OFFICES AND LOFTS.

95TH ST.—Sugarman, Hess & Berger, 16 East 43d st, have completed plans for a 3-sty brick store and office building, 62x75 ft, at 216 West 95th st, for Harry Schiff & Son, Hotel Monterey, 94th st and Broadway, owner. Cost, \$25,000.

7TH AV.—Wm. I. Hohausner, 116 West 39th st, has plans in progress for an 8-sty brick store & office building, 50x100 ft, at 566-8 7th av, for the Barrett Estate—Nicholas J. Barrett, trustee—500 Broome st, owner and builder. Cost, \$200,000. Lessee, A. Jacobs, 32 Walker st.

CHAMBERS ST.—Chas. B. Meyers, 1 Union st, has completed preliminary plans for alterations and an addition to the 4-sty brick office building, 75x151 ft, at 39-41 Chambers st, for M. B. Brown Corp.—Fred Alfred, president—owner, on premises. Cost, \$75,000.

Bronx**DWELLINGS.**

SEDDON ST.—B. Ebeling, 2400 Westchester av, has completed plans for two 2-sty frame & stucco dwellings, 20x55 ft, in the east side of Seddon st, 152 ft south of Maclay av, for Chas. Eil, 2405 Katonah av, owner. Total cost, \$20,000.

MERRIAM AV.—R. C. Hunter & Bros., 561 5th av, have completed plans for a 2½-sty brick dwelling, 25x39 ft, on Merriam av, near 170th st, for Rose Benioff, 367 10th av, L. I. City, owner and builder. Cost, \$10,000.

ANDREWS AV.—Chas. S. Clark, 441 East Tremont av, has completed plans for four 2-sty brick dwellings, 22x43 ft each, on the west side of Andrews av, 25 ft, 65 ft 105 ft and 145 ft north of 179th st, for Wm. C. Bergin, 130 West 180th st, owner and builder. Total cost, \$60,000.

STABLES AND GARAGES.

MORRIS AV.—Chas. S. Clark, 441 E. Tremont av, has plans in progress for a 1-sty & cellar, brick & stone garage, 100x115 ft, on the east side of Morris av, 93 ft south of 183d

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st, for Dominick Salvato, 158 East 181st st, owner. Cost, \$80,000. Owner will take bids on separate contracts.

STORES, OFFICES AND LOFTS.

149TH ST.—G. H. Levy, 164 Montague st, Brooklyn, has completed plans for four 1-sty and cellar, brick and stone stores, 50x70 ft, in the south side of 149th st, 320 ft east of Morris av, for Benj. Bernard, 907 Broadway, owner. Cost, \$15,000.

Brooklyn**BANKS.**

COURT ST.—McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, have plans in progress for a bank at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, Wm. J. Coombs, president, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan.

CHURCHES.

79TH ST.—Chas. Goodman, 375 Fulton st, has completed plans for a 1-sty brick synagogue, 52x90 ft, at the southwest corner of 79th st & 15th av, for Talmud Torah—Abraham Bliver—1427 78th st, owner. Cost, \$50,000.

DWELLINGS.

52D ST.—Harry Dorr, 614 Kosciusko st, has plans in progress for a 2½-sty brick dwelling, 40x100 ft, in 52d st, between 14th and 15th avs, for Alexander Miller, 5210 12th av, owner and builder. Cost, \$20,000.

NEW UTRECHT AV.—Philip Caplan, 16 Court st, has completed plans for five 2-sty brick dwellings, 22x60 ft, with stores, at the northwest corner of New Utrecht av and 79th st, for Jeanel Construction Corp., Rubin Ginsberg, 135 5th av, Manhattan, owner and builder. Cost, \$66,000.

87TH ST.—Plans are being prepared privately for a contemplated 2-sty stucco dwelling, 39x58 ft, in the north side of 87th st, 135 ft east of Shore rd, for Felix P. Carroll, Jr., and Michael Giancola, 1468 77th st, owners and builders. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

6TH ST.—Michael A. Cardo, 61 Bible House, Manhattan, has completed plans for a 5-sty brick & steel factory, 50x100 ft, in the north side of North 6th st, 400 ft east of Have-meyer st, for Vincenzo & Vita Tiabo, 121 Mott st, Manhattan, owner and builder. Cost, \$75,000.

HOSPITALS.

PROSPECT PL.—The Ballinger Co., 105 So. 12th st, Philadelphia, and 1328 Broadway, Manhattan, has plans in progress for a 5-sty brick & steel general hospital, 70x106 ft, with maternity building, on the north side of Prospect pl, east of Clason av, for The Jewish Hospital—E. C. Blum, president—Prospect pl, owner.

STABLES AND GARAGES.

NEPTUNE AV.—John C. Wandell Co., 425 86th st, has completed plans for a 1-sty brick garage, 160x100 ft, on Neptune av, 37 ft west of West 24th st, for John J. Ryan & Stephen F. Barrera, 1041 38th st, owner and builder. Cost, \$30,000.

20TH AV.—Jacob Lubroth, 44 Court st, has completed plans for a 1-sty brick garage, 100 x100 ft, at the southwest corner of 20th av & 57th st, for J. W. Holding Co., Inc.—Isaac Klapper, 215 Montague st, owner. Cost, \$30,000.

MISCELLANEOUS.

NEW UTRECHT AV.—Jacob Lubroth, 44 Court st, has plans in progress for a 1-sty

brick service station, 119x136 ft, with garage, at the northeast corner of New Utrecht av & 48th st, for Wm. Beckerman, 1916 82d st, owner. Cost, \$50,000.

COLUMBIA ST.—Max Hirsch, 26 Court st, has completed plans for alterations to the 2-sty brick garage, 100x299 ft, irregular, in the east side of Columbia st, 24 ft north of Baltic st, which is to be converted into an ice plant for Baltic Ice Co., Inc.—Jacob Schwartz—91 Columbia st, owner and builder. Cost, \$50,000.

Queens

CHURCHES.

GREAT NECK, L. I.—Mann & McNeille, 70 East 45th st, Manhattan, have plans in progress for a 1-sty stucco on terra cotta and stone church, 40x100 ft, with Sunday School, on Grace av, Great Neck, for All Saints Church, Rev. Kirkland Huske, rector, Great Neck, owner. Cost, \$35,000. Architects will take bids on general contract about September 9 from local contractors only. Donor, Mrs. Lilius Grace, East Shore rd, Great Neck.

DWELLINGS.

RICHMOND HILL, L. I.—L. Danacher, 328 Fulton st, Jamaica, has completed plans for a 2-sty concrete block & stucco dwelling, 22x50 ft, on the east side of Lefferts av, 40 ft south of Savia st, Richmond Hill, for Emil Russo, 4258 Kimball av, Ozone Park, owner and builder. Cost, \$15,000.

CORONA, L. I.—A. F. Brems, 183 Corona av, Corona, has plans in progress for four 2-sty frame dwellings, 20x47 ft, with garages, at the northwest corner of Edson st & Depeyster av, Corona, for Joseph Locastro, 146 Havemeyer st, Corona, owner and builder. Cost, \$9,000 each.

MISCELLANEOUS.

ROCKVILLE CENTRE, L. I.—C. Leslie Weir, 45 East 42d st, Manhattan, has been retained to prepare plans for a contemplated addition to the brick & frame ice plant, consisting of three 1-sty buildings of various dimensions, at Rockville Centre, for Knickerbocker Ice Co., 45 East 42d st, Manhattan, owner. Cost, \$60,000. Owner will take bids on general contract about November 1st.

Suffolk.

SCHOOLS AND COLLEGES.

HICKSVILLE, L. I.—Coffin & Coffin, 522 5th av, Manhattan, have been retained to prepare plans for a high school at Hicksville, for Board of Education of Hicksville—Frank Chiumsky, president—Hicksville, owner. Cost, \$200,000.

Westchester

BANKS.

LARCHMONT, N. Y.—Frank A. Moore, 109 East 29th st, Manhattan, has plans in progress for a 1-sty stone bank, 70x70 ft, at the southeast corner of Larchmont av & Post rd, Larchmont, for Directors Building Corp.—E. F. Albee, president—55 Edgewood rd, Larchmont, owner. Cost, \$90,000. Lessee—Larchmont National Bank, Boston rd, Larchmont.

DWELLINGS.

YONKERS, N. Y.—Jos. S. Carr, 215 Murray av, Yonkers, has completed plans for a 2-sty brick dwelling, 24x36 ft, at 39 Dunwoodie st, Yonkers, for Luigi Mancuso, Dunwoodie st, Yonkers, owner and builder. Cost, \$8,500.

RYE BEACH, N. Y.—W. Stanley Wetmore, 1 No. Main st, Portchester, has plans in progress for seven 2½-sty frame, clapboard & stucco dwellings, 30x36 ft, at Rye Beach, for S. Mazzucca, Pine Tree Inn, Rye Beach, owner. Cost, \$12,000 each. Owner will take bids on general contract.

SCARSDALE, N. Y.—Franklin P. Hammond, 565 5th av, Manhattan, has plans in progress for a 2½-sty brick dwelling, 28x79 ft, at Scarsdale, for Harry K. Anin, Scarsdale, owner. Cost, \$25,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x30 ft, at 107 Chase av, Yonkers, for Wm. Mateer, 107 Chase av, Yonkers, owner and builder. Cost, \$9,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame & stucco dwelling, 24x28 ft, at 797 No. Broadway, Yonkers, for Paul A. Smith, 51 East 42d st, Manhattan, owner and builder. Cost, \$7,500.

YONKERS, N. Y.—J. E. Birmingham, 45 Warburton av, Yonkers, has completed plans for a 2-sty brick dwelling, 27x50 ft, at 75 Lud'ow st, Yonkers, for Mrs. Martin J. Whelan, 280 Riverdale av, Yonkers, owner and builder. Cost, \$22,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame and brick veneer dwelling, 30x46 ft, in Flower st, New Rochelle, for Saule & Montano, 8 Beechwood av, New Rochelle, owner and builder. Cost, \$9,500.

CHAPPAQUA, N. Y.—Chas. A. Valentine, 501 5th av, Manhattan, has plans in progress for a 2½-sty stucco on wire lath dwelling, 27 x39 ft, at Chappaqua, for Miss N. E. Hall, 245 Ocean Parkway, Brooklyn, owner. Cost, \$10,000.

000. Architect will take bids on general contract about September 25th.

MT. KISCO, N. Y.—Plans are being prepared privately for a contemplated 2½-sty frame and clapboard dwelling, 35x42 ft, at Mt. Kisco, for Wm. F. Egan, Crow Hill rd, Mt. Kisco, owner and builder. Cost, \$20,000. Owner will take bids on separate contracts about October 1.

PLEASANTVILLE, N. Y.—Oscar Vatef, 565 5th av, Manhattan, has plans in progress for a 2½-sty stone and timber dwelling, 35x65 ft, at Pleasantville, for Chas. J. Campbell, Pleasantville, owner. Architect will take bids on general contract about September 10.

MT. VERNON, N. Y.—Walter F. Stickle, 4 No. 3d av, Mt. Vernon, has completed plans for a 2½-sty Natco hollow tile dwelling, 38x69 ft, on the west side of Rich av, 212 ft north of Sidney av, Mt. Vernon, for owner, care of architect. Cost, \$25,000. Architect will take bids on general contract.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 2½-sty frame dwelling, 20x28 ft, on Sweet Estate, Yonkers, for P. H. Ayling, Prospect av, Brooklyn, owner and builder. Cost, \$9,000.

MAMARONECK, N. Y.—Geo. P. Chappell, 258 Broadway, Manhattan, has completed plans for a 2½-sty frame dwelling, 38x23 ft, at the northeast corner of Glen and Bungalow rds, Mamaroneck, for Wm. H. Parsons, Orchard st, Rye, owner and builder. Cost, \$10,500.

MAMARONECK, N. Y.—Chas. T. Oakley, 80 Union av, Mamaroneck, has plans in progress

for a 2½-sty frame dwelling, 32x36 ft, at corner of Railroad and Carrell avs, Mamaroneck, for R. T. Oconell, 155 Bary av, Mamaroneck, owner and builder. Cost, \$14,000.

PORTCHESTER, N. Y.—W. Stanley Wetmore, 1 No. Main st, Portchester, has plans in progress for a 2½-sty frame and stucco dwelling, 35x30 ft, on Puritan dr, Portchester, for Oscar Huello, 552 Willett av, Portchester, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 1-sty concrete block and common brick warehouse, 50x87 ft, in Fagan st, Yonkers, for E. Robinson Co., 198 Ashburton av, Yonkers, owner. Cost, \$10,000. Architect will take bids on general contract.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Chamberlain & Fairbrook Assoc., 18 So. Broadway, Yonkers, have plans in progress for a senior high school on plot of 6 acres on Park av, Summit pl & Convent pl, Yonkers, for City of Yonkers Board of Education—Dr. B. W. Stillwell, president—240 Palisade av, Yonkers, owner. Structural engineer—Gunvald Aus, 244 Madison av, Manhattan.

SCHOOLS AND COLLEGES.

MT. VERNON, N. Y.—Werner & Greenfield, 18 West 34th st, Manhattan, and Geo. M. Bartlett, 103 Park av, Manhattan, have plans in progress for a 2-sty & basement brick grade school No. 6, 160x180 ft, at Mt Vernon, for Board of Education of Mt. Vernon—Edwin K.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

54TH ST, 126 E, 7-sty bk apt, 25x90, slag rf; \$100,000; (o) Gordon S. P. Kleeborg, 126 E 54; (a) Henry A. Jacobs, 64 E 55 (469).

LEXINGTON AV, 1033-41, 11-sty bk apt, 85 x74, slag rf; \$500,000; (o) Bricken Realty Imp. Co., 1540 Bway; (a) Gronenberg & Leuchtag, 450 4 av.

PARK AV, 1041, 15-sty bk apt, 90x55, tile rf; \$500,000; (o) Jatison Const. Co., 28 Madison av; (a) Schwartz & Gross, 347 5 av (470).

HOTELS.

MADISON & VANDERBILT AV, 45th to 56th st, 18-sty bk hotel, 200x215, felt & asphalt rf; \$6,000,000; (o) N. Y. State Realty & Terminal Co., Grand Central Terminal, N. Y.; (a) Geo. B. Post & Sons, 101 Park av (477).

STABLES AND GARAGES.

138TH ST, 215 W, 1-sty galv iron garage, 16x18, steel rf; \$250; (o) Mrs. Geo. C. Smith, 215 W 138; (a) Albert E. Davis, 258 E 138 (478).

AMSTERDAM AV, 2169-75, 2-sty bk public garage, 119x86, plastic roof; \$80,000; (o) Est. Chas. Kneeland, 99 Nassau; (a) Louis A. Sheinart, 194 Bowery (474).

AMSTERDAM AV, 2499, 4-sty bk garage, concrete roof, 49x100; \$50,000; (o) Ft. George Garage, Inc., 147 W 43; (a) Quell & Quell, 154 Nassau (475).

12TH AV, e s, 347.10 s 158th, 1-sty bk garage, 134-169, tar & gravel rf; \$50,000; (o) Est. of Sallie E. Stone, 26 Exchange pl; (a) H. H. Bassford, 272 E 199 (472).

STORES, OFFICES AND LOFTS.

5TH AV, 1012, 1-sty bk galv iron store, 18x15, iron roof, \$200; (o) Est of Helen Cutting, Tuxedo Park; (a) Frank Beggi, 1464 3 av (476).

MISCELLANEOUS.

68TH ST, 46 W, 1-sty f. p. library, 19x55; \$20,000; tar & gravel rf; (o) The Free Synagogue, 36 W 68; (a) Eisendrath, Horowitz, Block & Hesse, 18 E 41 (473).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

BRYANT AV, w s, 155 n 174th, 5-sty bk tnt, 50x88, slag rf; \$80,000; (o) Indhar Realty Co., Inc., Irene Harrington, 1478 Vyse av, pres.; (a) Margon & Glaser, 2804 3 av (2306).

EAGLE AV, n e c 149th, 5-sty bk tnt, 101.1½ x90, slag roof; \$150,000; (o) St. Marys Park

Realty & Const. Co., Meyer Stern, 563 Cauldwell av, pres.; (a) Wm. Koppe, 567 E Tremont av (2283).

CHURCHES.

MORRIS AV, n e c 173d, 1-sty stone & bk church, 34x67, asphalt shingle roof; \$30,000; (o) Greater N. Y. Seven Day Adventists, J. Edw. Jayne, 129 Clarence av, Bklyn; (c) Ferd Johnson (2319).

COLLEGES AND SCHOOLS.

DEWEY AV, n s, from Edison to Lafayette avs, 1-sty fr school, 139x27; compo rf; \$16,000; (o) City of New York; (a) T. H. Mackey, 529 Courtlandt av (2298).

WALTON AV, s w c 171st, 5-sty bk school, 197.6x106.2, slag roof; \$610,000; (o) City of New York; (a) C. B. J. Snyder, Flatbush & Concord avs, Bklyn (2315).

DWELLINGS.

208TH ST, s s, 25 e Kossuth av, 2-sty bk dwg & garage, 26x60, asbestos shingle roof; \$15,000; (o) Colagero Bona, 2080 Mohegan av; (a) Lucian Pisciotta, 3011 Barnes av (2286).

211TH ST, n s, 100 e Laconia av, 1½-sty fr dwg, 20x28, shingle rf; \$3,700; (o) John Leich, 423 E 211; (a) Jos. L. Kling, 3410 Gunther av (2308).

215TH ST, ns, 125 w Tilden av, 2-sty bk dwg, 21x32, plastic slate roof; \$5,000; (o) Henry J. Barone, 441 E 119; (a) Lucian Pisciotta, 3011 Barnes av (2288).

221ST ST, s s, 205.6 e Barnes av, 2-sty fr dwg, 24x36, shingle roof; \$7,000; (o) St. Valentes Polish R. C. Church, 810 E 221; (a) H. E. Flaherty, 1178 Clay av (2317).

222D ST, w s, 153 s Laconia av, 2-sty fr dwg, 20x40, shingle rf; \$5,000; (o) Patrick Carney, 422 Willis av; (a) E. A. Lynde, 3431 E. Tremont av (2299).

224TH ST, n s, 350 e Barnes av, 2½-sty fr dwg, 20.2x45, compo rf; \$6,000; (o) Frank Klepacki, 1038 Lowell; (a) S. J. Sheridan, 5646 Newton av (2304).

250TH ST, s s, 150 w Riverdale av, 2½-sty fr dwg, 32.7x24, shingle rf; \$12,000; (o) Mrs. E. B. Perkins, 252d st & Independence av; (a) E. S. Shaw, 252d st & Independence av (2293).

BARNES AV, w s, 329.4 n Allerton av, 2-sty bk dwg, 20x52, tar & felt rf; \$9,000; (o) Saitto Givo & Centorriro Aug, 2346 Creston av; (a) Jos. Ziccardi, 912 Burke av (2300).

BARNES AV, e s, 204.3 n Allerton av, 2-sty fr dwg, 23x47, asphalt shingle roof; \$9,000; (o) Victor Soldati, 55 Burke av; (a) M. A. Assuella, 10 So. 3 av, Mt. Vernon (2285).

BARKLEY AV, n s, 250 e Tremont av, 1-sty fr dwg, 20x46, asphalt shingle rf; \$5,000; (o) John Ebanice, 460 E 184; (a) Albert E. Davis, 258 E 138 (2297).

FAIRFIELD AV, e s, 38 s 232d, 2½-sty t c dwg, 30x28, asbestos shingle rf; \$2,500; (o & a) Geo. P. Monek, 428 E 67 (2296).

COLDEN AV, e s, 250 n Burke av, 2-sty fr dwg, 18.9x55, plastic slate rf; \$4,000; (o) Martin Tynan, 337 E 46; (a) S. J. Sheridan, 5646 Newton av (2305).

GRAND AV, e s, 94.8 n 190th, 2-sty bk dwg, 36x31; \$12,500; Meyer Balch, 344 So 3d st, Bklyn; (a) Maurice Courland, 47 W 34 (2281).

GUNTHER AV, e s, 250.2 s Arnov av, 1-sty fr dwg, 16x22, shingle rf; \$3,000; (o) Axel Johnson, premises; (a) Della Penna & Erickson, 289 E 149 (2289).

GUNTHER AV, s w c Allerton av, 1-sty bk dwg, 32x24.8, copper rf; \$4,000; (o) Catherine McCarthy, on prem; (a) R. F. Knockenhauer, 3492 3 av (2307).

GUNTHER AV, e s, 150.2½ n Bartow av, 2-sty fr dwg, 16x37, shingle roof; \$5,000; (o) John Lochman, Valhalla, N. Y.; (a) F. R. Page, 217 W 125 (2316).

JOHNSON AV, e s, 350 s 235th, 1-sty stone dwg, 32x22, shingle rf; \$3,500; (o & a) Hubert Grant, 5 Lawrence st, Yonkers (2290).

LURTING AV, e s, 100 s Adee av, 2-sty fr dwg, 18x35, slate roof; \$5,000; (o & a) Thos. E. Moore, 1613 2 av (2318).

MAYFLOWER AV, e s, 550 s Waterbury av, 2-sty fr dwg, 18x30, shingle rf; \$7,000; (o) Jos. W. Bramble, 30 E 131; (a) Benj. Silverman, 847 Hollywood av (3309).

PAULDING AV, e s, 150 n Adee av, 2-sty bk dwg, 23x58, tar rf; \$8,000; (o) Jacob & Nellie Hausman, 2250 Bassford av; (a) J. S. Hausman, 2250 Bassford av (2301).

PAULDING AV, e s, 25 s 215th, 2-sty bk dwg, 21x50, slag rf; \$9,000; (o) Luigi Mazzocchi, 172 E 160; (a) Minoli & Oxhandler, 74 Havemeyer st, Corona, L. I. (2291).

PAULDING AV, e s, 125 n Allerton av, 1-sty fr dwg, 21.2x42.6, flexatle rf; \$4,000; (o)

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58TH ST, 220 E, remove front stoop, doorway made into window, new entrance; \$1,000; 3-sty bk dwg; (o) Albert Bardes, 221 E 57; (a) Wm. Hanna, 360 W 122 (2184).

63D ST, 10 E, new elevator, add story in 4-sty bk dwg; \$15,000; (o) Samuel Riker, 19 Cedar; (a) A. Wallace McCrea, 27 E 40 (2226).

64TH ST, 10 E, new ext, partitions, floors, vent duct, toilets, windows, stairs, fireplace in 4st bk res; \$35,000; (o) A. Pavenstedt, 24 Pine, care Speyer & Co.; (a) Donn Barber, 101 Park av (1947).

73D ST, 306 W, remove stoop, new bay window, new interior stairs in 4-sty bk dwg; \$5,000; (o) Edith Raines, 306 W 73; (a) Arthur Weiser, 9 W 48 (2225).

77TH ST, 4 E, ext elev, new windows, int dec, casement sash in 5-sty bk dwg; \$9,000; (o) S. Bowers, 521 Park av; (A) A. W. McCrea, 27 E 40 (1948).

77TH ST, 67 E, extending front to bldg line, new elev, plumb & genl alts in 3-sty bk dwg; \$15,000; (o) E. Kaplan, New London, Conn.; (a) Geo. & Edw. Blum, 505 5 av (2267).

125TH ST, 149 E, new partitions, show windows, stairs, kitchen in 2-sty bk str; \$2,000; (o) Chas. Weisbacker, 268 W 125; (a) M. Jos. Harrison, 110 E 3 (1946).

150TH ST, 463 W, new bath room & stairway installed, rearrange partition in 2-sty bk dwg; \$1,000; (o) Samuel Robinson, 461 W 150; (a) Moore & Landsiedel, 148th st & 3 av (2227).

157TH ST, 507 W, new 1-sty ext, new store fronts, partitions in 3-sty bk store & apt; \$2,500; (o) Saml Goff, 507 W 157; (a) Jos. J. Furman, 249 W 34 (2269).

BROADWAY, 5-11, alt to stores, 22-sty bk stores & offices; \$8,000; (o) Broadway Realty Co., 5-11 Bway; (a) Ludlow & Peabody, 101 Park av (2215).

COLUMBUS AV, 440-52, new partitions, doors, windows, bathrooms, tear out partitions in 7-sty bk hotel; \$1,600; (o) Co-operative Apt. Co., 440 Columbus av; (a) Chas Horvay, 783 5 av, New York City (1939).

MADISON AV, 1887, new brick ext in 3-sty bk dwg; \$1,500; (o) Elihu Katy, 1887 Madison av; (a) I. Henry Glaser, 620 Madison av (1941).

MADISON AV, 777, openings to be covered with reinforced conc slab in 9-sty bk apt; \$1,000; (o) Max Lowenthal, 20 W 60; (a) Clifford C. Wendehack, 101 Park av (2228).

ST NICHOLAS AV, 1488, new ext sty on 1-sty bk store; \$5,000; (o) B. & B. Bldg. Corp., 1501 52d st, Bklyn; (a) M. A. Cantor, 373 Fulton st, Bklyn (2233).

5TH AV, 563-69, construct balcony of steel beams, wood floor in 10-sty bk office bldg; \$1,500; (o) 565 5th Ave. Corp., 565 5 av; (a) Maurice Mendel, Inc., 51 W 42 (2186).

7TH AV, 839, new f p partitions, dumb waiter shaft, new tile floor, copper & glass store fronts in 6-sty bk store & apt; \$5,000; (o) Edw. Hall, 54th & 7 av; (a) Morris Whinston, 16 W 39 (2262).

Bronx

BENEDICT AV, 1936, new porch, new partitions, to 2-sty fr dwg; \$1,000; (o) Max O. Clauss, on prem; (a) Geo. W. Kibitz, 800 E 175 (425).

HOUGHTON AV, 2057, raise & build add stn foundation under 2-sty fr dwg; \$1,000; (o) Eliz. Birmer, on prem; (a) Anton Pirner, 2039 Westchester av (422).

HOUGHTON AV, 2059, 1-sty fr ext, 21x12, to 2-sty fr dwg; \$1,500; (o) Chas. & Eliz. Schreiber, on prem; (a) Anton Pirner, 2069 Westchester av (421).

Brooklyn

FULTON ST, 1248-68, s s, 100 w Nostrand av, ext & int alt to 8-5-sty bk str & tnsts; \$40,000; (o) Est. Ezra B. Tuttle, 70 W 55, N. Y.; (a) Harold G. Dangler, 215 Montague (14722).

FULTON ST, 1413, n s, 326.11 w Tompkins av, ext & plbg 2-sty bk tinsmith & storage; \$8,000; (o) Price & Schumacher Co., Inc., premises; (a) Allen A. Blaustein, 432 15th (14712).

IMLAY ST, 105, n s, bet Commerce & Bowne sts, enlarge platform, 1-sty conc factory; \$3,250; (o) American Can Co., prem; (a) C. G. Pries, So. Lynbrook, L I (14371).

McKIBBEN ST, 144, s s, 100 e Graham av, str frt & 3-sty fr str & 2-fam dwg; \$3,000; (o) Isaac Ginsberg, 142 McKibben; (a) Glucroft & Glucroft, 729 Flushing av (13969).

MONTGOMERY PL, 46, s s, 245 w Prospect Park W, ext & int 3-sty 1 fam dwg; \$3,000; (o) Fred Schaefer, 304 Meserole st; (a) Slee & Bryson, 154 Montague (14328).

NORTH 7TH ST, 101-103, n s, 171 e Myrtle av, str frt & int alt to 2-4-sty bk str & 5-fam dws; \$2,000; (o) Wasil Sizefeyck, 101 N 7; (a) Felix J. Wasselle, 197 Bedford av (13968).

W 10TH ST, 1828-32, e s, 215 s Av R, move bldg & int 2-sty fr 1 fam dwg; \$2,500; (o) Patrick Dempsey; (a) Jos. M. Magrath, 367 Fulton st (14709).

54TH ST, 1570, s s, 100 w 16 av, ext alt to 2-1/2-sty 2-fam dwg; \$4,000; (o) Louis Weiss,

1558 54th; (a) Edw. Tandy, 768 E 168, Bx (14740).

55TH ST, 318, s s, 125 e 3 av, ext, int & plbg 3-sty bk 2-fam dwg; \$2,000; (o) Anton G. Bauman, prem; (a) John G. Michel, 323 45th (14728).

ATLANTIC AV, 590-92, s s, 160 e 4 av, combine 2 bldgs, 2-4-sty bk str & offices; \$30,000; (o) P. Gianakourous, 130 Flatbush av; (a) Shampian & Shampian, 188 Montague (13659).

FT. HAMILTON AV, 5517-19, e s, 32.2 n 56th, ext on 2-sty fr str & 2 fam dwg; \$2,000; (o) Abraham Cohen, prem; (a) S. L. Malkind, 16 Court (13619).

PATCHEN AV, 202, w s, 85 n Macon, ext on 3-sty bk club; \$4,000; (o) Kings Co. Rep. Club, prem; (a) John J. Dunnigan, 394 E 150th, Bronx (13536).

SARATOGA AV, 212-14, n w c Fulton, ext, int alts & plumbing in 3-sty bk str & 4 fam dwg; \$8,500; (o) Harry Hameroff, 436 Hopkinson av; (a) Jas. J. Millman, 26 Court (13552).

SARATOGA AV, 777-79, n e c Livonia av, ext & int 2-2-sty bk str & 2-fam dwg; \$6,000; (o) Vera Kaufman, 474 Stone av; (a) J. M. Berlinger, 469 7 av, N. Y. (13954).

SUTTER AV, 621-5, ns, 55 e Sheffield av, windows, exterior & int alts in 1-sty bk market; \$7,000; (o) Rose Mandelbaum, 1057 Carroll; (a) L. L. Bullerisen, 225 5 av, Manhattan (13649).

5TH AV, 689, n w c 27th, str frt & int 3-sty bk str & 2-fam dwg; \$2,000; (o) Polish American Co-operative Savings & Loan Assn, 8306 7 av; (a) John C. Wardell Co., 425 86th (14771).

Queens

CORONA—Kingsland av, s s, 175 w Alburdis av, 2-sty fr ext, 20x17, rear store & dwg, int alt; \$2,000; (o) G. Valantino, 7 Thompson st, N. Y.; (a) A. F. Brems, 83 Corona av, Corona (2866).

FAR ROCKAWAY—Boulevard, w s, bet Sage pl & 12th, 1-sty bk ext, 20x25, rear church int alt; \$6,000; (o) First Presbyterian Church, Far Rockaway; (a) Morrell Smith, Far Rockaway (2835).

JAMAICA—New York av, w s, 100 s South st, 1-sty con blk ext, 24x31, rear church, gravel roof, int alt; \$1,200; (o) German Lutheran Church, Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (2867).

LONG ISLAND CITY—Astoria av, 75, int alt, store & dwg, int alt to provide for bank; \$17,000; (o) Corn Exchange Bank, 11 William st, N Y; (a) Fellheimer & Wagner, 7 E 42, N Y (2865).

LONG ISLAND CITY—7th st, s e c East av, 1-sty bk ext, 37x16, rear store & dwg, siag roof, int alt; \$2,000; (o & a) P Falzia, premises (2848).

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