

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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

VOL. CX
No. 14 (2846)

NEW YORK, SEPTEMBER 30, 1922

25c. A COPY
\$12.00 A YEAR

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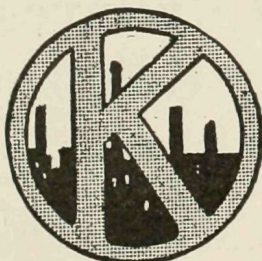
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EDITORIAL

Fall Rental Conditions

Surveys of the housing situation on the eve of the fall moving day disclose much more healthy conditions in realty circles than have existed for several years. Until landlords and tenants come together in the semi-annual contest over apartments and rentals thereof within the city limits the actual state of the leasing end of the real estate business cannot be very accurately gauged. But now that October 1 is at hand, both brokers and others conversant with what is going on throughout the various sections of the city with respect to the demand, the supply and the price of living quarters for the rich, the poor, and the great middle classes, are in a position to know just how far New York has gone in providing for the actual needs of its citizens. That there had been a large amount of building was conceded, but how far this had overcome the shortage, and whether all classes of tenants would be relieved, was problematical.

Information obtained by THE RECORD AND GUIDE from various sources indicates pretty clearly that there is no considerable number of vacancies in housing of any description. Undoubtedly not all of the highest-priced apartments have tenants and there is more than a suggestion that rentals of the most expensive suites are being shaved and may be further reduced after the renting season is over for this time of year. The only other vacancies are reported in the upper sections of the city, where apparently two- and three-room apartment building was slightly over done. In Manhattan these small apartments are all filled. Of moderate-priced quarters in any part of the city there is no excess, and there still is crying need for the kind of flat renting below \$20 per room.

What is evident is that the very considerable building movement of the last eight months hardly more than kept pace with the normal growth of the city and that in the medium, lower-priced flats and apartments there has not yet been effected any extensive relief from the congested conditions of two years ago. The fact that prices are not rising indicates that the building program was sufficiently large to prevent a recurrence of the upward movement so marked a year or two ago. That rentals are being firmly held and vacancies comparatively few indicate the stabilizing of the leasing situation. With landlords and tenants accepting present conditions as more or less inevitable, there is less friction between them, which augurs well for both.

Publicity for Coal Profiteering

While the national and state authorities are doing what they can to reassure coal consumers, it is recognized on all sides that the anthracite situation is sufficiently serious to cause no little concern. The authorities believe, however, that the winter can be passed without suffering if all the anthracite users show proper

regard for the general interest in meeting the situation.

It is evident that State Fuel Administrator Woodin fears many citizens may be reluctant as to advise him as to the operations of coal profiteers. It certainly is reassuring to learn from him that there is no reason why anyone should have to pay much more for coal this year than last. His statement is borne out by the announcement of the principal coal dealers in the metropolis that the rates for the present will compare very favorably with those of last March. As to prices, however, the State Fuel Administrator urges consumers who feel they are over-charged to furnish him in writing the facts in any case where a dealer exacts profiteering prices. That is the only way, as Mr. Woodin points out, by which the state authorities can get the information they will require in order to proceed against any dealers who may seek to take unfair advantage of their customers. Mr. Woodin declares that persons furnishing his office with such information need have no fear of reprisals, and he believes he is in a position to protect them against such developments.

In this connection the *World* makes a pertinent suggestion, namely, that if Mr. Woodin is looking for a method of curbing profiteers without going into the coal business for the State he will find nothing better than daily published lists of dealers whose prices are excessive. The *World* believes there is not a newspaper in this city or in the state that would not aid in maintaining fair prices by printing such lists, and that there are few householders who would not consult these lists before purchasing their coal.

If developments in the next few weeks are such as to make necessary a public drive against profiteering, this suggestion undoubtedly would prove well worth adopting. It is true, as the *World* pertinently declares, that profiteering can stand nearly anything but publicity.

Curbing Jurisdictional Strikes

The drastic resolution to prevent jurisdictional strikes adopted by the Executive Committee of the American Federation of Labor at its recent Atlantic City conference will undoubtedly exert a salutary effect upon the building industry in every part of the United States. This resolution, which is to be acted upon in the near future by the national labor organization, has for its prime objective the elimination of strikes in the building trades over questions of jurisdiction.

For many years past jurisdictional strikes, in which two or more trade unions disagreed over which trade should or should not do certain work on construction projects, have been a serious retardant to building progress. A large amount of valuable time has been wasted pending the settlement of these strikes and the financial loss to both the industry and the striking workmen has been very great. In the majority of in-

stances there has been little necessity for these strikes because they have been over questions that could have been settled promptly by the arbitration machinery provided for exactly such emergencies.

The Executive Committee of the Federation has recognized for some time the evils which were resulting from these strikes and although the resolution forwarded to the Federation for early action was a direct outgrowth of the refusal of the Carpenters' Union to abide by a decision of the National Board of Jurisdictional Awards in the difficulty between the carpenters and the sheet-metal workers as to which trade was to place metal doors and trim in buildings, definite measures to prevent future jurisdictional troubles have been contemplated for some time.

Auction Sales of Lorillard Estate and University Heights Lots

THE New York Public Library, as the co-owner of the Lorillard Spencer Estate in the Pelham Bay Park-Long Island Sound section of the East Bronx, will share with the heirs of the Lorillard Spencer Estate in the proceeds of the sale of the property at absolute public action, by Joseph P. Day, auctioneer, on Columbus Day, Thursday, October 12, and the following days: Friday, October 13, and Saturday, October 14, at 2 p. m. and 8 p. m., daily, on the premises.

For the purpose of this big auction sale, the Lorillard Spencer Estate has been divided into 1,200, 25 x 100 foot lots, fronting on Long Island Sound, the Eastern Boulevard, Middletown Road and other prominent avenues, and located directly opposite the Pelham Bay Park, the \$1,000,000 Isaac L. Race Stadium and Playfield, and the Huntington Estate, and directly north of the highly restricted Westchester Country Club. The lots are unrestricted, as to the character and cost of the residences to be erected thereon, except with regard to the protective zoning regulations of the City of New York, which safeguard the property against undesirable improvements in the future.

The Lorillard Spencer Estate waterfront and Pelham Bay Park lots are located only a few short blocks south of the Pelham Bay Park terminal station on the Lexington Avenue subway, and also a few blocks from the Buhre Avenue and Middletown Road stations on the same rapid transit line, at a five-cent fare to all parts of the City of New York. A bus line runs on Eastern Boulevard, past the property to be sold, from West Farms to City Island.

The highly protected and unique location of this property, on and overlooking Long Island Sound, facing Pelham Bay Park, adjoining the Westchester Country Club, and close to three subway stations, offers to the home-seekers of New York one of the rarest of rare opportunities to buy one or more standard size city lots on or near the waterfront and to build thereon, under the munificent tax-exemption law, a more or less costly permanent home, a summer cottage or an inexpensive bungalow.

Between the Lorillard Spencer Estate and East Tremont Avenue, the gateway to the famous Throg's Neck section, where approximately 1,000 homes have been erected in the last two years, is located the highly improved and popular Lohbauer Park residential colony, which property was sold at public auction by Mr. Day more than a decade ago.

With the exception of the Westchester Country Club prop-

The Executive Committee's resolution, severe as it may seem to some, is an important step in the right direction. There can be no permanent peace in the building industry if the decisions of committees and boards specially organized to handle and settle certain matters are utterly disregarded. The prime function of the American Federation of Labor is to supervise and direct the affairs of organized labor in the United States and when its appointed agents for settling differences are ignored and the rulings of duly authorized boards are flouted the only possible recourse of the Federation is to take such measures as will promptly bring the recalcitrant unions back into line and make them powerless to delay the industry's progress and the prestige of the parent organization.

erty, which is to be cut up into large size, highly restricted residence building lots, and sold, the Lorillard Spencer Estate is practically the last large property in the Pelham Bay Park and Long Island Sound section of the East Bronx remaining to be sold at public auction. The only other property of note is the Huntington Estate, which lies just north of the Lorillard Spencer Estate and east of Pelham Bay Park, with a considerable frontage along Eastchester Bay overlooking Long Island Sound.

The late Lorillard Spencer, 1st, acquired this property for use as a country seat, about 75 years ago. The 1,756 acres constituting the area of Pelham Bay Park, with about 20 miles of water frontage, were acquired by the City of New York in the year 1888, about 40 years ago, 35 years after Lorillard Spencer, 1st, had the foresight to purchase the present Lorillard Spencer Estate, which at that time was located in Westchester County, although now a part of the Bronx.

Pelham Bay Park is one of the largest, if not the largest, waterfront playground in the world, and this great public park, on a site directly opposite the Lorillard Spencer Estate, on Middletown Road, is the location of the \$1,000,000 Stadium and Playground erected by Mrs. Isaac L. Rice as a monument to the memory of her late husband.

The subdivision of the Lorillard Spencer Estate among hundreds of New York City home-seekers will create a new and most desirable residential colony in the five-cent fare zone of the City of New York, and outside of the fire limits, where the erection of frame constructed dwellings and bungalows is permitted.

In the University Heights-West Bronx section of New York, where the recent sale, by Joseph P. Day, auctioneer, of the Montgomery Estate, for \$441,000, established new ranges of value, the same auctioneer will sell by absolute receiver's auction sale, on Tuesday, October 17, at 12 o'clock noon, in the Real Estate Exchange, No. 14 Vesey St., New York City, the 63 lots comprising the entire block bounded by Featherbed Lane, West 172d St., Shakespeare and Nelson Aves. The property is to be sold for the Atlantic Dock Company, in liquidation.

These lots are in the center of the immense apartment building activity that, for the last three or four years, has completely transformed the University Ave. and Jerome Ave. sections of University Heights in the West Bronx. The 170th St. and Belmont St. stations on the Jerome Ave. subway are near.

Tentative Assessments to Be Made Public Next Monday

ON next Monday, October 2, the Board of Taxes and Assessments will make public the tentative real and personal property assessment rolls. Taxpayers will have until November 15 to file protests provided they believe the value assessed against their property is unjust. Unless such protests are filed within the time and in the form prescribed by law taxpayers will have no recourse to the right of

certiorari proceedings. The publishing of the assessment rolls will be followed on October 10 by the presentation of the tentative budget. The proposed budget must be filed by the Board of Estimate with its secretary on or before October 20, after which date no new item may be inserted. The budget must be finally adopted and certified and filed with the city clerk by December 25.

REAL ESTATE SECTION

Few Vacancies Oct. 1, Except in High Class Apartments

Buildings With Small Suites Not Fully Rented in Upper Sections of City, But Shortage of Low Cost Quarters Continues

THE outstanding feature this year of the autumn moving which has been going on all this week, is great concentration of moving from one place to another within Manhattan, instead of out of it. Last year at this time there was a great movement of tenants from the central borough to the Bronx, Brooklyn and Queens, as well as to suburban areas. This year the trend is for tenants of all classes to move into cheaper apartments than they have been occupying. The scale of reduction is from \$1,000 to \$1,500 a year each on rental on the part of tenants all along the line on apartments that range in rent from \$3,500 to \$7,500 a year each. Most of the vacancies are in the higher-priced apartment buildings, for the reason that the tenants in that class of buildings are the ones who started the reducing process by removing to lower-priced quarters. The fact that they prefer to pay the rents demanded for apartments considerably lower in price is causing a maintenance of rental standards in the latter buildings. There are few if any apartments in Manhattan available at from \$2,500 to \$4,000 a year. And there are practically none vacant at figures lower.

The movement of families is a sort of chain movement. As soon as an old tenant moves out the new tenant is there with his load of furniture to move in. Frequently the moving schedule of the van owners is upset by some tenants not moving on the day or hour set by them. This results in confusion and delay for many other moving tenants.

All of the new apartment houses in Brooklyn and Queens and the Bronx are being filled by tenants within those boroughs primarily. The new buildings have simply met the demand for living space that was so long acute there. Rents in these boroughs have not been reduced to any marked degree, except in certain parts of the Bronx, where there is a super-abundance of new small suites. Manhattan could stand an increase in the number of small apartments at this time, but it is not having a sufficient increase of them. General cost of construction, along with the fact that higher rents obtain in Manhattan anyway, has much to do with the shortage of reasonable-priced suites here.

It is impossible to get apartments in Manhattan renting at from \$15 to \$20 a room a month when modern and old apartments in Brooklyn and Queens are in many instances bringing more than those figures. The only apartments here that rent at anywhere near those sums are in the older parts of Yorkville, Harlem and the lower West Side; and they are all occupied.

One need only look into the average storage warehouse in this town to learn the reason for high rentals for all kinds of apartments. Spaces in the ground floors of storage buildings that are usually utilized for the receiving and discharge of furniture are now occupied as permanent storage space. Warehouses simply are not large enough to hold all that it is sought to put into them. Thousands of families who cannot obtain apartments within their means are storing their furniture and either boarding in apartment hotels of all kinds and descriptions or living in boarding houses. Numerous well-known storage firms have within the last year built large annexes to their buildings or have built large new branches in other parts of town where there is excessive demand for storage space. Other new warehouses are in course of construction. It is one line of business that is doing splendidly. Many families that

have in the past occupied apartments of from five to seven rooms are conserving their rent by moving into suites of three and four rooms.

The higher-priced apartments are usually taken on leases ranging in length from one to three years, primarily the latter term. As those on which leases expire this autumn are given up the tenants in many cases are storing either all or part of their furniture, according to what the particular tenant has decided to do as regards a cheaper apartment or none at all. It is believed that rentals on the high-priced apartments will be shaved considerably after October 1, but that remains to be seen. Certainly the boarding-house business is thriving.

On all sides it is argued that prevailing high rentals for all kinds of apartments is a logical outcome of the situation. Construction costs are high, taxes are high, building laws are exacting in their demands for safety against fire and as regards cubic space for air and light, and cost of maintenance is high. Added to this there is no over-supply of buildings. The situation seems to prove what was apparent a year or more ago, that it would take from two to three years at least for the apartment-house supply to catch up with the heavy demand for living space. When that happens generally there may be a fall in rentals, but not before. There are many new buildings in a state of near-completion but which are not ready for this autumn's rental demand. Probably spring will arrive before they are available. Will they be sufficient in number to cause a fall in rentals, considering their high cost? It seems inevitable that the tenant must pay the penalty of high cost of construction the same as the consumer of any other commodity is paying for high cost and general shortage.

The movement of families to the suburban areas is not confined to any particular period of the year. Vans are busy at odd seasons moving them to the suburban counties of New Jersey, to Westchester County, to Nassau and to Suffolk. Most of the exodus to those points is by persons who have bought houses there and at prices higher than prevailed before the war. The shortage of houses for rent in all suburban areas is as acute as the shortage of apartments is within the city and the rentals are as high as ever in the past. The increases range from 60 to 100 per cent.

Discussing the situation, Charles F. Morris, president of the Van Owners' Association and himself the head of a large warehouse corporation, said: "There never before was such a concentration of moving within Manhattan as there is this autumn. The shortage of apartments within the financial reach of the average man is great and the result has been a great increase in the demand for storage space. All warehouses are full to the limit. The movement of families in the other boroughs is confined primarily to those boroughs. There is no pronounced interborough feature this year. Our work brings us into contact with all classes and conditions of persons. For the life of me I do not see where the man of small means is going to live on a rental within his means in any borough of the city. The storage business shows that there is no immediate or remote likelihood of rentals coming down to any appreciable extent. It looks as if all of New York is destined to be a city of very small families or no families. The doubling up process of metropolitan living is more apparent to we warehousemen than it is to the general run of the population. The living problem is making a storage problem."

Building Managers Show How to Avoid Soft Coal Hazards

Dangers of Spontaneous Combustion and Flue Fires Can Be Lessened by Proper Storage and Removal of Soot in Chimneys

IN view of the shortage of anthracite and the necessity for the substitution of bituminous coal by many consumers who are unaccustomed to its use the Fire Prevention Committee of the Building Managers' Association has issued a statement calling attention to the fire hazards in the use and storage of soft coal, as follows:—

"Large quantities of soft coal are being stored by mercantile establishments and industries because of the fear of a fuel shortage during the winter. The danger of spontaneous combustion in this causes a serious fire hazard, and unusual care should be exercised by the owners of such properties. The hazard can be reduced by proper selection of the grades and sizes of soft coal, and the exercise of proper precautions in its handling and storage. Where large quantities of soft coal are stored in the open it should be in separate piles, so that a fire starting will not spread through the entire supply, and the affected pile can be extinguished or moved. Where the coal is stored in basements the Fuel Administration suggests the following precautions:

Coal the size of a walnut or larger is well adapted for storing. Mine run, slack or screenings, on account of fine coal and dust, are not suited for storage in a basement.

Never place coal near a hot pipe, against a hot furnace or any other hot-surface.

Do not mix ashes with the coal, as there may be live coals in the ashes.

If coal must be wet down, wet only the portion that is to be used immediately.

It is very important that pieces of waste, oily rags, sticks, paper and other rubbish should not be mixed, or allowed to come in contact with the coal.

Special attention should be paid to the proper cleaning of flues and chimneys regularly.

"Large numbers of shingle roof and defective flue fires are being reported, due to the increasing use of soft coal. The accumulation of soot on heating surfaces reduces the value of the fuel and starts fires. The Federal Fuel Administration Board suggests the following plan for removal of soot:

"The fire is put into good condition with a substantial body of hot fuel. Common salt, thoroughly dried, is then thrown or sprinkled on to the incandescent fuel bed in a quantity depending entirely on the size of the furnace. In the case of a house heating furnace, one pound at a time is ample, in the case of a large power plant boiler four or five scoops fully may be required. The dampers are kept open so as to maintain the furnace temperature and the salt is allowed to remain until the fumes have entirely disappeared.

"Immediately upon charging the salt, the furnace becomes filled with dense white fumes which may require as much as half an hour to entirely disappear. If results are not secured on the first application, it should be repeated as many times

as necessary. Once the heating surface is thoroughly cleaned a small application every few days is usually sufficient to keep it so.

"Everyone using soft coal is urged by the administration to use this remarkably simple and cheap process for getting rid of the soot, cleaning and heating surfaces of boilers, thus saving large amounts of coal, preventing fires from chimneys and generally conserving all along the line of heating and the production of power."

William H. Woodin, State Fuel Administrator, has issued a warning to dealers in and consumers of coal that ignorance of General Order No. 1 will not prevent their vigorous prosecution for infractions of the order prohibiting the sale of more than two weeks' supply to one customer. Mr. Woodin declared this order is still in force and that the penalty for the first offence, which constitutes a misdemeanor, is a fine of not less than \$100 nor more than \$1,000 or imprisonment for not more than one year or both.

A second offence constitutes a felony and the penalty is more severe. Mr. Woodin believes prices for coal can be kept at a small advance over last year's figures. Hard coal continues to arrive in New York in large quantities.

A new high mark for coal car loadings last week was reported by the Association of Railway Executives in the following statement:

"The total for the week was 212,110 cars. This exceeded the preceding week by 10,968 cars. On the basis of this loading coal production during the past week approximated 11,500,000 tons, of which about 9,750,000 was bituminous and 1,750,000 tons was anthracite coal. Total production for the week before was approximately 10,633,000 tons for both kinds of coal.

"Bituminous coal loading last week, according to complete reports, totaled 177,207 cars, 1,881 cars over the week before. The remaining 34,903 cars were loaded with anthracite, an increase of 15,087 cars over the preceding week.

"Loading of anthracite coal on Saturday amounted to 5,588 cars, 142 under the day before, but 137 cars above the daily average for September one year ago."

President Harding has appointed C. E. Spens as Federal Fuel Distributor. He has named two committees to assist the Government in efforts to speed up transportation of coal and to conserve available supplies.

One committee is composed of railroad men, headed by President Willard of the Baltimore & Ohio Railroad, to handle the transportation problem. The other committee comprises business men headed by S. M. Vauclain, president of the Baldwin Locomotive Works.

The United Real Estate Owners' Association, through its president, Stewart Browne, announces that it is prepared to furnish its members with five tons of coke at \$15 per ton delivered and with ten tons American smokeless semi-anthracite coal at \$12.75 per ton delivered.

Monthly Meeting of the New York Society of Architects

THE regular monthly business meetings of the New York Society of Architects have been resumed after the usual summer recess. The first meeting, which inaugurates the new season's work for this organization, was held at the United Engineering Societies' Building, 29 West Thirty-ninth street, Tuesday evening, September 19. There was a large attendance especially in view of the fact that many members of the Society are still out of town. One of the most gratifying features of the meeting was the large attendance of new members and their interest in the proceedings.

After the usual routine business of the evening was dis-

posed of George Meisner, Louis R. Uffner and Eugene Schoen were elected to membership in the Society.

Following an extended discussion a resolution was unanimously adopted that the New York Society of Architects make application to the Board of Appeals to adopt a uniform method of procedure for all Superintendents of Buildings in approving the plans which are submitted to their bureaus by architects and others, independently of any action in the granting of building permits. This resolution was passed as expressing the Society's sense of the confusion existing in the various branches of the Building Department, arising in part from the newly adopted requirements of the Compensation Law.

Another Palatial Apartment Hotel In Terminal Zone

George A. Fuller Company Has Contract to Construct Project According to Plans and Specifications of Schultze & Weaver

PLANS are being prepared in the offices of Schultze & Weaver, 17 East Forty-ninth street, for another palatial apartment hotel to be erected on Park avenue, in the Grand Central Terminal Zone. This structure will be located at 299 Park avenue and will embody a number of novel features in its plans. This apartment hotel will be erected over the tracks of the New York Central Railroad, on the east side of Park avenue, and will take in the entire block front between Forty-eighth and Forty-ninth streets.

The size of the plot to be improved is 200x150 feet and in order to insure perpetual light and air a new street will be built along the rear or eastern boundary connecting Forty-eighth and Forty-ninth streets. The building will have its principal entrance on Park avenue, near Forty-eighth street, and the central portion of the Park avenue facade

will be occupied by a restaurant, intended to be used by the public as well as the tenants of the building.

A ballroom, with its own private entrance, foyer and subsidiary rooms, will be on the east side and this suite has been designed to take care of the need of a small ballroom to accommodate parties of between 250 and 300 people, which has existed in New York ever since the demolition of the Sherry Building, corner of Fifth avenue and Forty-fourth street.

There will be six private dining rooms on the mezzanine floor and the kitchen will be located directly between the ballroom and the restaurant. The latter will be in charge of one of New York's famous restaurant managers and will be operated primarily for the benefit of the tenants of the building.



Geo. A. Fuller Co., Builder.

Schultze & Weaver, Architects.

NEW APARTMENT HOTEL BEING ERECTED ON PARK AVENUE

Suites in this apartment hotel will range in size from one to six rooms with maid's rooms in the larger units. There will be single rooms on each floor which will be retained for rental purposes by the company, so that tenants desiring to have guests may avail themselves of these additional rooms for a limited period without incurring the expense of renting when they do not require them.

Meals will be served in the apartments from the kitchen below with no extra charge and it is intended the rental shall cover such items as maid, valet and lighting service.

The building will be erected under a general contract by the George A. Fuller Company and Douglas L. Elliman & Co. have been appointed renting agents.

Street Improvement in the Roadway at Columbus Circle

THE rapid growth of traffic at Columbus Circle has compelled the widening of the roadway at the north side of the circle and Broadway by taking away eight feet at the turn. After nearly two years' effort on the part of the Columbus Circle League it was finally arranged that the work be done by the Interboro Company and the Bureau of Highways. Changes in the subway structure were necessary before changing the curb line. The work is now under way and when completed the roadway will have a radius of forty feet at this point.

It is claimed that this is the most congested corner in New York and the change there will allow vehicular traffic to move easily and more rapidly. David Robinson, Chairman of

the League, stated that continued efforts will be made for an underground passageway from the subway station to the sidewalks at this point.

The continuation of the widening of Madison avenue north of Sixtieth street is another recent example of the high-class development of Madison avenue, which was widened between Forty-sixth and Sixtieth streets last year. Madison avenue already has commenced to feel a tremendous building boom and business development. The improvement has been so marked there is little question but that before another year this avenue will be further widened as far as Eighty-sixth street, making a through traffic street and increasing business development and property values.

A Day of Reckoning In Mortgage Securities

"The mills of the gods grind slowly, but they grind exceeding small." Applied to mortgage investments, this inexorable principle means that any mortgage business conducted on an unsound basis will sooner or later come to grief. An unusually active market for securities has recently brought to New York a large number of companies exploiting the mortgage field upon a new basis. The rapidity with which these companies are selling their real estate mortgage bonds, tempting the public by high rates of interest, reminds observers of conditions thirty years ago, when a similar group of mortgage companies came into existence, issuing real estate mortgage bonds by the million to a hungry public. Practically all of these early mortgage companies failed, and it would appear that any mortgage company organized from the selling end and not from the lending end is fore-ordained to fail. To be on safe and permanent ground, a mortgage company should be organized by lenders of care, skill and experience; and managed with full information as to fluctuating real estate values and with a willingness, year after year, to refuse the large fees which accompany excessive loans. In such case, the mortgage company should last hundreds of years, as have the mortgage companies in Europe. On the other hand, if a mortgage company is organized by expert selling men with excessive expenses for advertising, salesmen, office and overhead charges, a pressure to get large commissions ensues, under which mortgages even up to 100% of the cost of the property are accepted. Experience shows that such companies last only during the intervals—long or short—between real estate depressions. If it is argued that these modern companies cannot fail as the earlier companies did, because they guarantee nothing, the answer is that when their issues of real estate mortgage bonds begin to be foreclosed with losses to investors, they can sell no more bonds and will cease business.

How can an investor know whether a mortgage company is organized from the lending end or from the selling end? First—by noting whether the mortgage company will put all of its own resources as a guarantee, back of the mortgage investments it sells; and, second—by the rate of interest which these mortgage investments bear. For example, in the present market, guaranteed mortgages are selling to net 5%. If the real estate mortgage bonds bear 6½%, 7% or 7½% and are unguaranteed, the investor may be quite confident that the company he is dealing with is organized from the selling end. The fact that an issue of bonds, for example, on an office building is written at 6½% for ten years or more—whereas office buildings in New York over a period of years earn on an average less than 4% net per annum—does not mean that the investor will receive 6½% during the life of these bonds, but does mean that when the present high rents fall, his interest rate will also fall. The stream cannot rise higher than its source, and as these bonds are not guaranteed there is no source from which a higher return can be paid to the investor than the building yields in net rentals. In plain words, this means that the bond issue will be scaled down in amount or in rate, to the normal interest yield. If by chance the investor is so unfortunate as to have purchased a bond on a building erected on leased land, he is in even a worse position, in that he may suffer a total loss. The inexperienced investor does not realize that the ground rent, capitalized at the current rate of interest, constitutes a heavy first mortgage, ahead of his leasehold bonds, so that his first mortgage real estate bonds on a building on leased ground are in effect second mortgage bonds, but are in reality inferior to them, since second mortgage bond holders may protect themselves by buying up the first mortgage, whereas leasehold bond holders have no right to purchase the land, but must continue to pay the ground rent for a long term of years, whether earned or not. The most favorable feature of the recent issues of real estate mortgage bonds is the requirement for annual reductions of principal. It is true that if rentals and values always continued to increase, an issue of real estate mortgage bonds, even up to 100% of the value of the property, might "lift itself by its boot straps" and ultimately by instalment reductions of the principal become a sound investment, but in this plan, the economic factors are not taken into account. At recurrent intervals come business panics, crises and depressions, failures of business houses, unemployment, severe drops in rents and scaling down of real estate values. It is during these periods that holders of excessive real estate bond issues will face loss. A few examples to illustrate recent actual transactions may be worth while:

| | | | |
|---|-------------|-------|-------------|
| A store and office building being erected— | | Issue | \$6,000,000 |
| Land cost, about | \$1,750,000 | | |
| Building cost, estimated | 3,250,000 | | |
| Estimated taxes, financing, etc. | 1,000,000 | Total | 6,000,000 |
| A business building erected— | | Issue | \$1,650,000 |
| Land cost, about | \$ 380,000 | | |
| Building cost, estimated | 1,270,000 | Total | 1,650,000 |
| An apartment hotel erected— | | Issue | \$1,100,000 |
| Land cost, about | \$ 425,000 | | |
| Building cost, estimated | 675,000 | Total | 1,100,000 |
| A store and office building on leased ground— | | Issue | \$3,000,000 |
| Land leased at \$115,000 net per year | | | |
| Building cost, estimated | | | \$3,000,000 |

Few investors realize that the ground rent of \$115,000 which precedes their claim for interest is equivalent at 5% to the existence of a mortgage of \$2,300,000 ahead of their claim of \$3,000,000.

To sum up—the old fashioned mortgage lenders view with apprehension the large sales of excessive issues of real estate mortgage bonds, bearing high rates of interest. These old fashioned lenders have done business with caution and success over a long term of years and their experience has taught them that 100% mortgage loans at high rates of interest spell loss to the investors who purchase them.

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Hylan's Subway Plans Commended by Brooklyn Speakers

Criticism of Injunction Proceedings Which Stopped Operation of Bus Lines Crops Out at Hearing Before Board of Estimate

THE series of hearings before the Board of Estimate and Apportionment on Mayor Hylan's plans for the extension of the subways was continued last Tuesday, when the Brooklyn lines were taken up. Representatives of many civic and political organizations crowded the room in City Hall where the hearing took place. Several of the speakers referred to the inconveniences to the public caused by the granting by the courts of injunctions preventing the operation of buses.

James A. McQuade, of the Fifteenth Assembly District Democratic Club, brought up the question of bus lines.

"When the bus lines were running," said Mr. McQuade, "we had service, but with the Brooklyn City and the B. R. T. or whatever their names are—

"Aren't those bus lines running now?" asked the Mayor.

"No. They have been taken off through that injunction or for some other reason."

Mr. McQuade said that when the buses were in operation the "cars are falling over each other and there are more cars than people," but that when the buses were stopped, "cars became conspicuous by their absence."

Robert W. Higbie, of the Queens Chamber of Commerce, said that his constituents were in sympathy with the actions of the Board of Estimate and of every other body which will hasten the subway extension. Mayor Hylan informed Mr. Higbie that the Hylan plan contemplated the recapture of lines in 1925 and 1926 as provided by the dual subway contracts, and to that Mr. Higbie replied:

"I can only say, and I have not the slightest disposition to argue with your Honor the Mayor that this is 1922 and not 1925."

When Mr. Higbie made reference to the crosstown line proposed by the Transit Commission Mayor Hylan informed him there would be a hearing on the crosstown line on October 2.

Miss Estelle Corcoran, of Greenpoint, appealed for more transit lines if for no other reason than to save the women from insults at the hands of hoodlums in the subways.

The Mayor announced that he was working out a plan to meet the situation "if the Legislature elected this fall will not

give us authority to issue \$25,000,000 or \$30,000,000 in bonds to purchase and operate buses." He asserted that the Board of Estimate had come to the conclusion that no matter how many subways were put into operation the service would always be inadequate "so long as the transit corporations practically control our State Transit Commission."

George T. McQuade, of the Coastwise Lumber Supply Co., said there were between 150,000 and 200,000 men and women employed in the Red Hook section who were without adequate transportation to and from business. He handed in a list of sixty plants in which these people are employed.

Herbert L. Carpenter, representing the Brooklyn Chamber of Commerce, read a statement prepared by former Comptroller Herman A. Metz, as chairman of the Chamber's Transit Committee, endorsing the construction of the crosstown railroad as outlined by the Transit Commission, and calling attention to the "small differences in principle which are the basis of the political controversy now going on between the City Administration and the Transit Commission." The statement asked for more co-operation between the Board of Estimate and the Transit Commission.

Walter R. Hart, of the Brownsville Business Men's League, said that the use of a new school house was limited because of inadequate transit facilities.

Alderman Peter J. McGuinness, of Greenpoint, was another speaker who favored the Mayor's plans. Others endorsing the plans wholly or in part were S. A. Rudd and Isaac Frank, Senator Jeremiah Toomey, former Senator Charles A. Russell, John J. Keene of the Prospect Hills Citizens' League; J. J. McCue of the Hylan Park Civic Association, and F. Cornelius Wanamaker, representing the Flatbush Chamber of Commerce.

The next hearing will be on October 2, when the crosstown line and other lines in Queens will be taken up.

Following this hearing there will be opportunity for citizens to discuss the merits of other sections of the plans proposed by the Mayor for extending and improving the subway system in other parts of the city at an estimated cost of \$600,000,000.

Merchants' Association Opposes War Memorial in Central Park

THE Board of Directors of the Merchants' Association has adopted a resolution opposing the location of a permanent war memorial in Central Park. The action of this board was based upon the recommendation of its Committee on City Plan, of which Charles R. Lamb is chairman. The matter of a permanent memorial in the park was referred to the Committee on City Plan while it was still pending before the Board of Estimate and Apportionment and the Committee reported on July 15. This report, as approved by the Board of Directors of the Association, is as follows.

"The Mayor's Committee on Permanent War Memorial, under date of June 22, 1922, submitted to the Mayor a plan for the erection on the site of the lower reservoir in Central Park of a Memorial Arch. It is proposed by that Committee to have the dedication of the Arch of Freedom as a central motive of the twenty-fifth anniversary of the establishment of the greater City of New York to be held in May, 1923. Other features of the proposed war memorial recommended by the Mayor's Committee include a swimming and wading pool and other play ground facilities.

"In conformity with the request of the Mayor's Committee on Permanent War Memorial, the Committee of the Whole of the Board of Estimate and Apportionment has recommended an appropriation of \$600,000 for the purposes specified. A resolution carrying such an appropriation is pending before the Board of Estimate and Apportionment and will be acted upon at the meeting on Wednesday, July 19, 1922. Under the terms of that

resolution, one-half of the appropriation, or \$300,000, is to be expended on the proposed Memorial Arch and the remaining \$300,000 expended on the recreational features mentioned by the Mayor's Committee. The resolution specifically provides that the proposed Memorial Arch shall be located on the site of the lower reservoir, thus limiting the expenditure of this money within Central Park.

"It is understood that the work incident to the erection of the Memorial Arch is to be undertaken at once, but that no expenditure will be made or action taken with respect to the recreational features until after plans have been prepared, presented to and approved by the Board of Estimate and Apportionment after a public hearing thereon, and that such hearing will probably not be held until next fall.

"After fully considering the Memorial Arch feature of the above mentioned proposals, your Committee on City Plan is unanimously of the opinion that the lower reservoir site in Central Park is not a proper location for this proposed Memorial Arch; that there are other more appropriate sites which should be considered before final action is taken; and that any appropriation made for this purpose should not be limited to expenditure within Central Park.

"Your Committee on City Plan, therefore, recommends that the Association disapprove the resolution pending before the Board of Estimate and Apportionment, so far as it definitely fixes the site of the proposed Memorial Arch and limits the expenditure of the appropriation therefor within Central Park."

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Review of Real Estate Market for the Current Week

Large Loft Buildings and Apartment Houses Were the Outstanding Features of a Week That Had a Big Volume of Business

THE week demonstrated that the flood tide of real estate dealing, due as cold weather approaches, is returning. The market was distinguished not so much for numerous large sales as it was for a steady flow of diversified dealing that shows keen public interest in real estate as a valuable asset. The investment feature was as strong as the speculative and some well situated parcels turned over by speculators passed into the hands of investors. In sorting the market over there gleams out of the aggregate some large elevator apartment houses on the upper West side, a good sized Madison avenue corner suitable as a site for a new large building, a site for a mercantile building on the West side and large loft buildings near Fifth avenue. A sale that recalled the transition of the city in recent years was that of the old five-story building at Union Square and 15th street that was for many years occupied and owned by Tiffany & Company. It passed to Frederick Brown, the fee of the property being a Van Beuren leasehold. The building was remodeled into a loft building for wholesale firms a few years ago. The Yorkville Bank bought a parcel adjoining its home at Third avenue and 85th street, which it will use as the site for an annex to its building.

A noticeable feature of the market was the large number of

dwellings that changed hands in all parts of the city. Among them was the costly dwelling at 4 East 65th street formerly occupied by Alfred Wagstaff, Jr. Other choice dwellings in the Fifth avenue, Madison avenue and upper West side districts found new owners as did a few in Harlem and on Washington Heights. Here and there a dwelling was bought for the purpose of remodeling it into studios, apartments and stores. The tendency now is to remodel dwellings into mercantile and store buildings mostly.

Max Natanson has succeeded in reselling practically all of the various parcels he took from Col. Jacob Ruppert recently in payment for the large loft building at Fourth avenue and 29th street that he sold to Mr. Ruppert. The resales proved the absorbing capacity of the market at this time as the parcels in discussion were of varied character and in both the East and West sides of town. It is only two weeks since Mr. Natanson acquired them.

Dealing in Bronx real estate is becoming heavier with each week of the autumn. The demand is varied, ranging from vacant plots for improvement to apartment houses.

Distinctive among leases was the sub-leasing for 63 years, of the northwest corner of Broadway and 34th street to the Fain Knitting Mills by Loft, Inc.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 77, as against 88 last week and 85 a year ago.

The number of sales south of 59th st was 35 as compared with 18 last week and 17 a year ago.

The number of sales north of 59th st was 42 as compared with 70 last week and 46 a year ago.

From the Bronx 37 sales at private contract were reported, as against 58 last week and 39 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 436.

G. L. Miller & Co. Open New York Office

G. L. Miller & Co., investment bankers of Atlanta, Ga., have opened an office at 30 East 42d st, this city. The office will be the national headquarters for the distribution of Miller bonds. The firm for a number of years past has been creating these bonds, secured by first mortgages on apartment structures, hotels, warehouses and other income-earning buildings in the leading Southern cities. Through years of hard work and persistent effort Miller & Co. have made these bonds a nationally known investment, thereby bringing millions of dollars into the South annually for the construction of necessary buildings.

The following statement was made by the firm: "The fact that we have moved our principal bond selling organization to New York means that we will be better able than ever before to finance Southern building con-

struction and to furnish high-grade investments to people in the South and throughout the country. We shall continue to create Southern bond issues and will aim at all times to lead as underwriters of the best Southern first mortgage bonds.

"Our New York office is a natural result of steady growth and the leadership which we have attained throughout the South by years of untiring effort. Our firm has already become a national investment institution, with owners of Miller bonds living in every state and in more than 20 foreign countries.

"The possession of an office in New York, the financial center of the country, will give us the facilities which a national financial institution must possess if its growth and usefulness are to be unhampered. In addition to first class Southern mortgage bonds we shall underwrite desirable issues secured by income earning buildings located in cities in all parts of the country.

"Our Atlanta office, as well as those of other Southern cities, will be maintained in the future as in the past."

Lofts Near Fifth Ave. Sold

Albert B. Ashforth, Inc., sold for Ball Realty Co. the Ball building, 36-38 West 37th st, to the Milmont Holding Corporation, Milton Dryfoos, president. Pease & Elliman represented the purchaser.

The building, comprising ten lofts and store, occupies a ground area of 51x100.

Byrne & Bowman resold for the Denwood Realty Co. Benjamin Benenson, president, to R. Wishnak, for investment, the 12-story mercantile building, with two elevators, at 19-21 West 36th st, on plot 48x98.9. The property was held at \$500,000 and rents for about \$67,000 annually. The selling company now holds

the property under a contract of purchase recently made with the Ideal Investing Co., and the new owner will take title direct from the latter company.

This is the seventh large property in the West 30s sold by Byrne & Bowman since the first of the year.

Madison Avenue Corner Deal

Samuel Brener purchased the three 5-story and basement brick buildings at the southeast corner of Madison av and 85th st, fronting 62.2 feet on the avenue and 75 feet on the street. Byrne & Bowman were the brokers. Mr. Brener recently resold the opposite southwest corner, which he acquired a short time before from Julia Cameron.

Sells Lasanno Court

Frances G. Stoddard, of New Rochelle, sold 307-313 West 79th st, adjoining the northwest corner of West End av, a 10-story elevator apartment house, known as the Lasanno, on a plot 100x102.2. It was held at \$500,000. It is assessed by the city for taxation purposes at \$435,000 and is said to have an annual rent roll of \$81,000.

The Paramount in New Hands

Samuel Kaplan sold to the Margat Realty Co., Morris Garinkel, president, for the Mantuck Realty Corporation the 8-story and basement fireproof elevator apartment house, known as the Paramount, on a plot 75x100.11, at 313-315 West 99th st. The structure, containing suites of from 4 to 7 rooms each, returns an annual rental of about \$52,000, and was held at \$350,000. David Goldstein, attorney, acted for the Mantuck Realty Corporation and Max Monfried for the purchaser.

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Autumn Golf for Realtors

The fall golf tournament of the Real Estate Board of New York will take place on Wednesday, October 4, on the links of the Sunningdale Country Club, Scarsdale, N. Y.

New Post for Alfred E. Marling

Long known as one of the most prominent realtors in New York, Alfred E. Marling, president of the firm of Horace S. Ely & Co., Inc., was on September 20 elected chairman of the Members' Council of the Merchants' Association by the board of directors of that body. He succeeds William C. Breed, of Breed, Abbott & Morgan, who had been the head of the Members' Council since its organization. Pressure of professional work caused Mr. Breed's resignation from the chairmanship.

Mr. Marling for a long time has been active in the affairs of the Merchants' Association and he comes to the head of the Members' Council well equipped for the task. The council includes the entire membership of the Association, organized as a body for the purpose of holding monthly luncheon meetings for the discussion of subjects of public interest. Mr. Marling has been a director of the Merchants' Association since 1920, and before that time he served upon several of its active committees. He was chairman of the Committee for the Protection of the Rights of the Public in the Transportation of Goods, which was formed during the period of congestion on the coastwise steamship piers during the longshoremen's strike in 1920. He is chairman of the Association's Committee on Building Laws and Regulations and has served during the past year as a member of several special committees of the Association.

Sell Fine Cooperative Apartment

Douglas L. Elliman & Co. sold for a client an apartment in the new building 485 Park av. northeast corner of 53rd st. which will be completed October 1, to Hamilton Fish Benjamin. It is of interest to note that this building, which is being sold on the 100 per cent tenant owned plan, is now over 70 per cent sold before completion.

Cruikshank Buys More Astor Parcels

James H. Cruikshank bought from the Astor estate 2108-2116 Fifth av. six 5-sty brick dwellings, on a plot 100.3x76.8, at the southwest corner of 120th st. Also, 4-6 West 130th st. two 3-sty and basement brick dwellings, each on a lot 16.8x99.11 and adjoining the foregoing corner.

Some time ago Mr. Cruikshank purchased

the former Astor holdings, consisting of 28 dwellings, 8 to 62 West 130th st. which adjoins the present purchase to the west. Clarence E. Hutchinson was the broker.

Quick Turn By Operator

Max N. Natanson sold to William Prager 600 East 83d st. a 4-sty flat at the southeast corner of East End av (Av B), on lot 26x81; and 632 Tenth av. a 5-sty flat, at the southeast corner of 45th st. on lot 25x75.

These are two of the properties acquired by Mr. Natanson recently from Col. Jacob Rupert in the exchange of 432 Fourth av. northwest corner of 29th st.

The two parcels were held at \$70,000, and were sold for all cash, Mr. Prager doing his own financing.

Byrne & Bowman were the brokers.

Tiffany's Old Quarters Sold

After ownership of more than 40 years Tiffany & Co. sold their old home, 11-15 Union sq. southwest corner of 15th st. to Frederick Brown. It is a 5-sty iron exterior building, 77.6x166.10, built by Tiffany & Co. for more than \$300,000. The ground was leased from the Van Buren estate. Albert B. Ashforth, Inc., was the broker.

Buy Site for Loft Building

A 12-sty building is to be erected at 351-363 West 42d st. on a plot 120x210 feet, extending to 352-360 West 43d st. the Uptown Holding Co. (Charles H. Smith and J. Kahn) acquired on Friday and immediately resold to Fred Goldberg on the property.

Yorkville Bank Buys Parcel

The Yorkville Bank purchased from the Baecht family the 3-sty brick tenement house with stores, on a lot 25.6½x90, at 1515 Third av. The bank intends to demolish the structure and erect a building which, on completion, will be added to its present quarters, 1511-1513 Third av. northeast corner of 85th st. The sellers have owned the property since 1883.

By this purchase, the bank will have a banking room 76.7½x100 feet, which will greatly facilitate its rapidly growing needs. The sale is recorded.

Buyers To Insure Light

The 3-sty and basement stone dwelling, on lot 18x100, at 105 East 80th st. recently reported sold by Philip G. Becker, was pur-

chased by 925 Park Avenue, Inc., owner of the 14-sty apartment house at the adjoining northeast corner of Park av. With this purchase the company has increased its frontage on 80th st to 118 feet and thereby protects the easterly light of the structure. The Park av frontage is 100 feet.

Gets Option on West Side Plot

The Uptown Holding Co., J. Kahn, president, acquired an option on the property at 351-363 West 42d st through to 352-360 West 43d st. near Ninth av. from Louis J. Darmstadt. The plan is to erect a 12-sty loft building. The option has about 2 weeks to run.

The realty involved covers a plot 120x120, flanking on the west the convent and academy of the Roman Catholic Church of the Holy Cross. It is at present covered with six 4 and 5-sty brick flats and dwellings, on a plot 120.4x100.5 on each street.

Approves Astor Sale

William E. Russell, referee appointed to pass upon the petition of the United States Trust Company of New York as trustee of the will of the late Col. John Jacob Astor to sell the property at 22-26 West 34th st to Nathaniel Spear of Spear & Co., furniture dealers, for \$1,200,000, has reported to the Supreme Court that the price is equitable in view of the fact that it is to be paid in cash. It is a 6-sty stone loft building, covering a plot 75x98.9.

McAlpin Estate Sells the Palermo

The McAlpin estate sold to an operator the Palermo, an 8-sty and basement brick elevator apartment house at 125 to 129 East 57th st. valued at about \$350,000. The structure stands on a plot 75x100.5, and is 100 feet west of the northwest corner of Lexington av.

Varick Street Taxpayer Sold

David Lieberman bought from the Fialbar Realty Corporation the new 2-sty brick taxpayer on Varick st. at the junction of Houston and Downing sts. on a plot 57.10½x33.3¾x36.5x19.1. The building, just completed, shows rent of \$9,500, with graduating rentals up to \$11,000, and was held at \$85,000. Samuel Horwitz negotiated the sale and will manage the property.

Sale of a Costly Dwelling

Mrs. Henry F. Shoemaker sold to Harold C. Matthews 4 East 65th st. a 6-sty American basement brick dwelling, on a lot 25x100.5. It was long occupied by Alfred Wagstaff, Jr. It was held at \$210,000. Donald Carr was the broker.

The buyer paid all cash above a mortgage of \$100,000. The property measures 25x100.5.

It was built in 1915 from plans by Thomas Nash, architect, and was purchased in 1916 by Mrs. Shoemaker. Since it was vacated in 1917 by Mrs. Wagstaff it has been leased furnished several times. During the winter of 1919-1920 Thomas B. Yuille of the American Tobacco Co. leased it at a rental of \$12,000 for the season.

Simple School to Enlarge Quarters

Wood, Dolson Co., Inc. sold for Mrs. Bertha Lang O'Neill the 4-sty and basement brick dwelling, on lot 20x100, at 242 Central Park West, which property she has owned for 20 years. This adjoins the north corner of 84th st. The purchaser is the Simple School for Girls, who conduct a private finishing school in the adjoining corner building and have now added to their holdings by the purchase of No. 242, which will also be used for school purposes. The corner property was purchased by the Simple School 13 years ago through Wood, Dolson Co. and they now control a plot at this point of 45x100. The Simple School also own 245 Central Park West, a few doors north. The property just purchased was held at \$50,000.

Lumberman Buys on West Side

Joseph R. Potter, one of the oldest and best known trim and lumber merchants in the Pennsylvania terminal section, has purchased of Joseph E. Marx the two brick buildings 210-212 West 28th st and after alterations will occupy the same for business. These buildings occupy a plot 33.4x98.9, near Seventh av. The sale is recorded. One is a 3-sty and the other a 4-sty structure.

Firms Leaving Save New York Zone

The Save New York Committee has announced that the following co-operating manufacturing firms of ready-to-wear goods have signed leases for loft space outside of the Save New York Zone.

Seperisky & Kaiser, suits, 155 West 34th st to 144 West 27th st; K. I. Litwin, dresses, 20 West 33d st to Garment Centre Canal; Shaft & Mandel, coats, suits, 134 West 37th st to Garment Centre; J. H. Herbst & Co., furs, 20 West 37th st to 1237 Broadway; Louis G. Spooner, furs, 57 West 38th st to 30 West 26th st; Goldman Costume Co., 16 West 33d st to 242 West 36th st. and S. J. Manne & Son, Inc., furs, 48 West 30th st to 8-14 West 30th st.

Home of Famous Auctioneer Passes

The 4-sty and basement brownstone dwelling, on a plot 80x139x142, at 160 Hancock st, Brooklyn, has been sold by the estate of Jeremiah Johnson to a syndicate of physicians who recently organized the De Witt Sanatorium, which will handle obstetrical and surgical cases.

The property was for many years and until his death the home of Jeremiah Johnson, Jr., famous for a generation or more as a real estate auctioneer. His business continues under the name of the Jere Johnson Jr. Co., with headquarters on Montague st, Brooklyn, the head of which is Remsen Johnson, a son of the founder. Jeremiah Johnson was the greatest suburban lot auctioneer of his era.

Brooklyn Board's Nominees

The Nominating Committee of the Brooklyn Real Estate Board, Charles Partridge, chairman; DeHart Bergen, Charles Behrens, Joseph N. Neef and John E. Henry, Jr., have posted the nominees for officers and directors, to be voted for by the members at the annual meeting of the board, to be held on October 5.

The nominations for officers and directors are: Eugene J. Grant, president; Clarence B. Smith, vice-president; Joseph W. Catharine, treasurer; Isaac Cortelyou, secretary. The other directors, active class, are: Fred C. Robbins, of Rustin & Robbins; Stephen Barrera, of Bailey & Barrera; Charles E. Warren, of Frank H. Tyler Co.; George J. Patterson, president of Scranton and Lehigh Coal Co.; Frederick S. Pendleton, Pendleton & Pendleton, insurance; Edward A. Richards, president of East New York Savings Bank; R. G. Simonds, vice-president and treasurer of Bush Terminal Co.

For members of Auditing Committee: James E. Harrity, Arthur J. Horton and Allyn S. Crumm.

Mr. Grant, who is a charter member and one of the nine original organizers of the board, has been engaged in the real estate business since 1891. He has had a long and active career in club and civic life in Brooklyn, having served as secretary of the board for five terms and until recently was president of the Marine and Field Club, which office he held for four terms. He is active in the Order of Founders and Patriots of America, Sons of the Revolution, New England Society, and president of the Grant Family Association.

Mr. Smith has been engaged in the real estate business in the Bedford section for 30 years and is a trustee of the Brevoort Savings

Bank and a member of its Finance Committee.

Mr. Catharine is secretary of the Chauncey Real Estate Co., and Mr. Cortelyou has been nominated to succeed himself after serving as secretary for 7 consecutive years.

The retiring officers and directors are: President, James B. Fisher; Vice-President, M. C. O'Brien; Treasurer, George H. Gray. Directors, active class: William Raymond Burling, George S. Horton, William G. Morrisey and Joseph M. May. Associate Class: Charles J. Obermayer, Frank H. Quinby, J. Whitney Richardson, Laudus E. Sutton and William H. Todd.

Must Register Apartment Houses

Stewart Browne, president of the United Real Estate Owners' Association, calls attention to the law requiring all owners of apartment and tenement houses to register such buildings with the Tenement House Department, under a penalty of \$50 fine.

Buys Estate at Bernardsville

Duross Co. sold for Charles E. Gremmels to A. E. Vignetto the large stone mansion, out-buildings and 113 acres of land known as the Hultzheimer place, at Bernardsville, N. J. It was at one time owned by Samuel S. Childs. The buyer will take possession October 15.

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Southwest Corner Elwood and 196th Street. 75x100 feet. 1 block from Broadway. (See sign on property.)
Southeast Corner Lawrence Avenue and Graham Square. 54x41x72x92.08 feet. Highbridge Section. Overlooking Harlem River. (See sign on property.)
East Side Giles Place North of Independence Street. 2 choice building lots. Ideal for Homes. Kings Bridge Section. (See sign on property.)

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Amid Roslyn's Hills

Henry A. Rogers, of the Wheatley Hills Real Estate Corporation, sold for the estate of Joseph E. Firth to Edward S. Moore, represented by Douglas Gibbons & Co., a farm of 60 acres at Roslyn, Nassau county. It is situated on the east side of the highway leading from the Mineola and Roslyn road to the Westbury road. The property is immediately south of and ad-

joining the new home of C. C. Auchincloss and is east of and opposite the country estates of Dewees Dilworth and James H. Jourdan and north of and adjoining the former William Schuette 30-acre estate.

To Close Out St. Albans Tract

M. Morgenthau, Jr., who has just returned from Europe, announces the first real auction sale of the M. Morgenthau, Jr., Co., which will be held in the Vesey Street Auction Room on Thursday, October 5, at noon. The habitués of the auction room will have an opportunity to see a new face on the auction stand, as George Frynhofer, who has recently become a director of the M. Morgenthau, Jr., Co., and who is now manager of their auction department, will assist Mr. Morgenthau on the stand. Mr. Frynhofer has had extensive experience in handling real estate at auction in Palm Beach, Florida, Chicago, St. Louis and elsewhere. He has been handling the auction sales of Kelsey City, just north of Palm Beach, which is the largest town site in the South. He has been assisting Mr. Morgenthau with the auction sales of Jamaica and St. Albans property.

This special Fall sale of the M. Morgenthau, Jr., Co. is particularly planned to appeal to home seekers, builders and small investors. The offerings will include all of the remaining home sites in Country Club District No. 2 at St. Albans, Queens. This section, which is located only two blocks from the St. Albans station, has been almost sold out to home builders during the last few months. The installation of sidewalks has been completed and the city has just ordered the water department to install water and fire hydrants throughout the property. Electric light is already available. New homes are springing up all over the property and the remaining 33 home sites which are to be offered at this sale will liquidate the holdings of the Lanaren Land Co., which has been operating for many years in this section.

Another important offering to be included in this sale is 49 business lots suitable for immediate erection of apartments and stores, fronting on Merrick rd, just below Central av, in the Country Club district. This property is only one mile from the center of the business section of Jamaica, and with hundreds of dwellings going up on all sides, it is sure to become an important business center.

Merrick rd was recently repaved from Fulton st, Jamaica, to the city line and is in perfect condition. Proceedings have been started and approved by the Board of Estimate for the widening of this thoroughfare to a 100-foot boulevard. This will necessitate the taking of about 30 feet off of the lots to be sold, but as most of the cost of this widening will be borne by the city, as a whole the owners will obtain a very substantial award. It is also proposed to ultimately extend the subway, which now terminates on Fulton st, Jamaica, one mile away, down Merrick rd past this property to the city line. The prospect of this should increase values on Merrick rd many fold.

Several choice building sites in the Bronx have also been listed with the M. Morgenthau, Jr., Co. for sale on October 5. The sale will also include a high class estate at Orienta Point, Mamaroneck, Westchester county, N. Y. This property, located at Beach, Walton and Seney avs, just south of Boston Post rd and only two blocks from Mamaroneck Bay, three blocks from the Sound, includes private bathing privileges. The property has been occupied by M. Morgenthau for several years as a summer home and was entirely remodeled and modernized by him at considerable expense last Spring.

New Directors Elected

Guy Emerson, a vice-president of the National Bank of Commerce, and Burgoyne Hamilton, of the real estate firm of Hamilton, Ise-lin & Co., have been elected to the board of directors of Goodell, Willis & Co., Inc., real estate mortgage bond bankers, 30 East 42d st.

Mr. Emerson is widely known for his work in the New York district during the Liberty Loan campaigns and is at present active in the arrangements for the coming convention here of the American Bankers' Association. Mr. Hamilton is a director of the Western Connecticut Title and Mortgage Co. and of the International Silver Co. and the Bridgeport Brass Co.

Goodell, Willis & Co. was recently organized to finance high-class apartment buildings, hotels and mercantile buildings and to issue mortgage bond securities in form available for small investors. The chairman of the board of directors is Benjamin E. Smythe, formerly vice-president of the Liberty National Bank and at one time president of the New York State Bankers' Association. R. H. Goodell, formerly of R. H. Goodell & Co., investment bankers of Chicago and New York, is president of the company.

In Western Nassau County

John Titus, of Oyster Bay, sold his East Williston property, adjoining the Wheatley Hills Golf Club, to an out-of-town buyer, the property consisting of 17 acres, large house and out-buildings. L'Ecluse, Washburn & Co. were the brokers.

L'Ecluse, Washburn & Co. sold for the Manhasset Development Co. a plot 150x260, on Manhasset Bay, at Plandome Park.

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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.

PROPOSALS**TOWNSHIP OF SOUTH ORANGE PROPOSALS****NOTICE TO BIDDERS.**

PUBLIC NOTICE is hereby given that the Board of Education of the School District of the Township of South Orange, County of Essex, will meet at its office in the High School Building, Academy Street, South Orange, on October 16, 1922, at the hour of 8 o'clock P. M. and then and there will receive and open sealed proposals for furnishing labor and material to erect and complete a Grade School building to be located on Ridge-wood Road, between Virginia Road and Maryland Road, South Orange, New Jersey.

The building will be two and three stories high, being approximately 176' 0" on Ridge-wood Road, by 90' 0" deep, with a Play Court Addition 86 ft. by 50 ft., and will be of semi-fireproof construction.

Bids will be received for the work under four separate contracts, as follows:

1. For General Construction, which includes all Masonry, Carpentry, Steel and Iron, Roofing, Painting, and all work kindred thereto.
2. For Plumbing and Gas Fitting, and all work kindred thereto.
3. For Heating and Ventilating and all work kindred thereto.
4. For Electric Work.

No bid will be considered unless accompanied by a certified check to the order of the Board of Education, South Orange, N. J., to be the amount of 5% of the amount of the bid or a bid bond of like amount, binding the bidder to execute the contract if awarded him. The terms of the proposal with surety required are fixed by the specifications.

Copies of the drawings and specifications will be on file at the office of the Board of Education at its office in the High School Building, Academy Street, South Orange, N. J., or the office of the Architects, for the purpose of estimating.

The Architects, Guilbert & Betelle, 546 Broad Street, Newark, N. J., will provide a limited number of copies of the plans and specifications which will be loaned to the prospective bidders on deposit of a certified check to the order of the Board of Education, South Orange, N. J., in the sum of \$25.00. If plans and specifications are returned on or before the submission of estimates the check will be returned, but should the plans and specifications be not returned the deposit may become forfeited.

THE BOARD OF EDUCATION OF THE SCHOOL DISTRICT OF THE TOWNSHIP OF SOUTH ORANGE, IN THE COUNTY OF ESSEX.

MARGARET M. PRYOR, District Clerk.
Dated: Sept. 22, 1922.

NOTICE TO CONTRACTORS.—Sealed proposals for Construction, Heating, Sanitary and Electric Work, for Central Heating and Lighting Plant, Kitchen and Dining Room Building and Buildings for Chronic Patients (North and South), and Construction of Tun-

nels at the Creedmoor Division, Brooklyn State Hospital, Creedmoor, Borough of Queens, Long Island, N. Y., will be received by the State Hospital Commission, Room 1046, 25 Broadway, New York City, N. Y., until 12 o'clock noon (Standard Time) on Tuesday, October 31st, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contracts within thirty (30) days after official notice of award of contracts and in accordance with the terms of Specifications Nos. 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989 and 3995. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1658, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon the deposit of a certified check in the sum of \$25.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are returned in good condition to the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,

Secretary, State Hospital Commission.
Dated: September 21, 1922.

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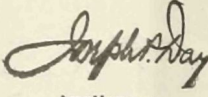
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MORTGAGE LOANS

The New York Central Railroad through its subsidiary, the New York State Realty and Terminal Co. obtained a mortgage loan of \$2,000,000 from the Guaranty Trust Co. to finance the erection of a 13-sty apartment hotel at 299 Park av. on the east side, between 48th and 49th sts. The site has been leased from the New York Central by a syndicate headed by S. Fullerton Weaver.

With pyramided rents and cost of construction the actual cost of the operation will be in the neighborhood of \$11,000,000. Schultz & Weaver are the architects and the George A. Fuller Co. the builders. The Guaranty Trust Co. will issue \$2,000,000 par value 5 per cent. gold bonds maturing in 1927 and 1936 to cover the loan.

Brooks & Momand placed a first mortgage loan of \$300,000 with the Emigrant Industrial Savings Bank on property of Mitchell Lohman at 256 to 262 West 43d st.

Slawson & Hobbs placed for the D & M Realty Co. S. Dinerstein, president, a first mortgage of \$50,000 on a 5-sty apartment house recently completed, on a plot 50x150, on the east side of Ocean av, 352.5 feet south of Lincoln rd, Brooklyn.

Slawson & Hobbs placed for the A. C. & H. M. Hall Realty Co. a first mortgage of \$575,000 on the Cornwall, a 12-sty apartment house, on a plot 100.8½x100, northwest corner of Broadway and 90th st.

Steel Realty Development Corporation obtained for Anna Wecker a first mortgage of \$4,000 on 199 East 55th st, Brooklyn.

New York Title & Mortgage Co. advanced \$300,000 to the Beckmann Realty & Construction Co. for the erection of apartment houses on the west side of Sedgwick av, 580 feet north of Kingsbridge rd, on a plot 270x139.

The Concourse Center of Israel obtained from the City Mortgage Co. a building loan

of \$65,000 on the site, 50x179, on the west side of Grand Boulevard and Concourse, 197 feet north of 183d st.

The Lawyers Mortgage Co. made a building loan of \$65,000 to the A. & L. Building Corporation on the northeast corner of Burnside av and Loring pl, 50x104.

Lawyers Mortgage Co. made a building and permanent loan, for a term of years, on the northeast corner of Park av and 89th st to Michael E. Paterno, for the erection of a 14-sty apartment house. The plot has a frontage on Park av of 100.8½ feet and on the street of 133.4 feet. Work of demolishing the present old buildings will start at once. The loan was negotiated by Lawrence, Blake & Jewell. It is estimated the total operation will involve about \$2,000,000.

William A. White & Sons placed since January 1 \$23,118,500 in mortgages, of which approximately \$8,000,000 has been placed recently. Omitting a number of mortgages for amounts of less than \$100,000, the more important of the recent loans are: \$200,000 on 733 Park av.; \$1,250,000 on the Argonne Apartments, Washington, D. C.; \$225,000 to the Barvodon Theaters Corporation on the Stratford Theater, the Bardavon Collingwood Theater and the Taylor Office Building in Poughkeepsie, N. Y.; \$150,000 second mortgage on 1471-1473 Fifth av.; \$130,000 on northeast corner of St. Nicholas av and 125th st.; \$600,000 on the property of the Pittsburgh Gage & Supply Co., Pittsburgh, Pa.

Other loans include: \$180,000 on the southwest corner of Broadway and 145th st.; \$450,000 on 310 West 79th st.; \$400,000 on 51 Broadway; \$150,000 on the Henry & Wright Manufacturing Co.'s property at Hartford, Conn.; \$725,000 on 11-17 East 36th st, through to 37th st; and \$3,200,000 building and permanent mortgage on the new Chatham apartment in Brookline, Mass.

The interest rates vary on the out of town loans according to local conditions. The New York loans were made at rates varying from 5 per cent. to 6 per cent. per annum.

John Gagliano Co. placed for the Lewmax Realty Corporation a building and permanent

loan of \$13,000 on 2875-77 West 36th st, Coney Island. For Rubino Bros. \$11,000 on 211 East 102d st, Manhattan. For Charles Dicosola \$3,000 on 1033 East 215th st, Bronx. For G. Ingrassia and G. Panzarella a building and permanent loan of \$6,000 on St. Albans Park, Queens. For B. D'Azzo and G. Azzara \$3,500 on 47 Prospect pl, New Dorp, Richmond. For A. Genco \$3,000 on 8622 Seventeenth av, Bath Beach, Brooklyn.

MANHATTAN SALES

South of 59th Street

COMMERCE ST.—Pepe & Bro. sold for O. Harrison Smith to a buyer, for occupancy, 18 Commerce st, running through to Seventh av extension, a 2½-sty and basement frame and brick dwelling, on a lot 25x64.4x irregular.

FORSYTH ST.—The 5-sty brick tenement house with stores, on a lot 25x100.5, at 36 Forsyth st, is to be taken over by the 36 Forsyth Street Corporation, with M. & J. L. Rosenberg as directors. S. Wolbarst, attorney, represented the company. Carl M. Wallach is the owner of record.

GOERCK ST.—Arthur Cutler & Co. sold for the Rosan Realty and Construction Co. 27 Goerck st, a 6-sty brick tenement house with stores, on a plot 50x100.

HORATIO ST.—Robert R. Rainey, Inc., sold for F. B. Welcher and Mrs. E. C. Osborn 69 Horatio st, a 3-sty and basement brick dwelling, on a lot 23x84.3.

PERRY ST.—Leonard Weill bought from Gertrude M. Burum the 3-sty and basement brick dwelling, 141 Perry st, on a lot 20.1x 80x irregular. This is the first sale of the property in 25 years. Alexander A. Olsen was the broker.

RUTGERS ST.—The estate of I. Black sold the three 5-sty brick tenement houses 41 to 45 Rutgers st, on a plot 72x53.9, adjoining the northeast corner of Monroe st, to the Rosemin Realty Corporation, operator.

15TH ST.—William A. White & Sons sold for Nina W. Allen to Theodore Thorner 625-627 East 15th st, a 4-sty brick studio building, on a plot 50x103.3. It will be occupied by

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BUILDING SECTION

Classes Forming to Train Building Trades Apprentices

Board of Education Co-Operating with New York Building Congress in Preparing Young for the Construction Industry

THE first classes for the training of apprentices in the building trades will be started early next month through the co-operation of the New York City Board of Education with the New York Building Congress. The plans for undertaking the training of hundreds of apprentices in the building trades, not only in their chosen lines but also in the ideals of good citizenship, have been going ahead for several months past. The Congress Committee on Apprenticeship, headed by Burt L. Fenner, has been disbanded and the work of supervising the training of the apprentices has been turned over to a joint commission which includes employers, union officials, noted educators and representatives of interests allied with construction but which are not directly employers of building labor.

Evening classes for apprentices in the various trades represented by the New York Building Congress will be provided in the evening trade schools conducted by the Board of Education as rapidly as the employers and trade unions are able to come to definite agreements on the subjects. Classes for apprentices in the carpentry trade are to be established in three schools in October. An agreement has been reached also between the Employers' Association and the Brotherhood of Painters, Decorators and Paperhangers of America, District Council No. 9, which includes Manhattan, the Bronx and Richmond, for classes in the painting and decorating industry. Others will be started as the industries are ready for them. Herman Weinberger, who has been actively in charge of the classes for sheet metal workers, has been made supervisor of vocational training for the Joint Commission on Apprenticeship in the Building Industry and will work under the general direction of Frank L. Glynn, who is largely responsible for plans as finally approved by both employers and unions.

The agreement between the employers and union regarding apprentices in the painting and decorating industry is the latest and is expected to be the model after which future agreements adopted by other trades will be designed. It includes not only evening classes but also gives credit for attendance at day vocation and continuation schools. The rules and regulations governing apprenticeships were adopted by a joint apprenticeship committee composed of three employers and three members of the union.

Rule 1 relates to the recruiting of apprentices and is as follows:

"(a) in recruiting apprentices for the painting and decorating trade the employers guarantee to take all of the graduates from the painting and decorating classes established in the day vocational schools. Such graduates will be allowed one year of the regular apprentice period by the Brotherhood of Painters, Decorators and Paperhangers of America, District Council No. 9.

"(b) Next preference will be given to boys who are attending continuation school. Selected boys can be secured from these schools through the secretary of the advisory board on industrial education."

The allowance of one year in the apprenticeship period for graduation from a vocational school reduces the apprenticeship to three years.

"During the term of apprenticeship," the rules provide, "the employer shall allow the apprentice one-half the regular hourly

wage rate in addition to his time at work for the time spent in school as approved by the joint committee of the painting and decorating industry."

The rules state that "not less than four hours a week attendance at a school approved by the joint apprenticeship committee of the painting and decorating industry" shall be required of apprentices. "Attendance at school shall be during the regularly established evening school session."

The rules for the enforcement of attendance are as follows.

"By employer—Employers shall discontinue the employment of the apprentice who does not fulfill his obligations so far as school attendance is concerned, as determined on review by the joint apprenticeship committee of the painting and decorating industry.

"By unions—The unions shall exclude from membership the apprentice who does not fulfill his obligations so far as school attendance is concerned, as determined on review by the joint apprenticeship committee of the painting and decorating industry."

Carpentry classes are to be established in the Brooklyn Evening Trade and Technical School, Seventh avenue and Fourth street, Brooklyn; Stuyvesant Evening Trade and Technical School, Sixteenth street near First avenue, and the Harlem Trade School, 138th near Fifth avenue. One hundred apprentices have registered, and Director Siegel expects that the number will be increased to 600 by the time the classes are started. Some of the apprentices have had a high school education, and others gave up study before completing the elementary school course, so that the group of students will be a diverse one, requiring almost individual attention.

Except for the granting of credit for graduation from day vocational schools and attendance at continuation schools the agreement between the boss carpenters and unions is substantially the same as for the painters and decorators.

The proposed course of study is as follows:

"1. Shop practice—Proper use and care of hand and machine tools, fundamental trade principles and practices, including framing (balloon and braced), trimming (exterior and interior), erecting scaffolding and staging, form building and the specialized branches of the carpentry trade.

"2. Trade sketching and drawing—Interpretation of plans and specifications—freehand sketches of construction details to reasonable scale, laying out full sized details.

"3. Trade mathematics—Addition, subtraction, multiplication and division of fractions and decimals, with special application to the practical problems relating to the trade. Geometrical problems involving angles, rectilinear figures, arcs and circles relating to the trade. Theory of the steel square.

"4—Trade science—Elementary mechanics, involving the fundamental laws of machines, properties and characteristics of materials used in building construction, shrinking and warping of lumber, atmospheric action on exposed and unexposed surfaces, treatment of materials for preserving and fireproofing.

"5—General information—Trade terms, study of tools and materials, building code, hygiene and safety, and training for citizenship to include industrial history, history of occupation, civics and economics from the industrial relations point of view."

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- Minneapolis - 407 South Fourth Street

Much New Construction Being Planned for Early Release

Weekly Building Statistics Tabulated by F. W. Dodge Company Indicate New York City Will Be Center of Activity During Autumn Months

CONSIDERABLE improvement in the volume of active construction in the Metropolitan district was noted last week. There was a decided increase in both newly contemplated projects and the award of building contracts. According to figures tabulated by the F. W. Dodge Company, for the week of September 15 to 22, inclusive, architects and engineers reported work on plans for 566 new building and engineering operations in New York State and New Jersey, north of Trenton, which will require a total outlay of approximately \$18,957,900. During the same week the contracts awarded in this territory represented 356 separate structural projects valued at more than \$16,876,400.

The reports for New York City are also favorable as to the amount of new construction in prospect for the coming months. According to the figures tabulated for this city there were announcements of plans for 273 new building and engineering operations at an estimated total valuation of \$8,940,600 and 121

contracts awarded which will require an outlay of more than \$10,531,600.

Among the newly contemplated operations were 29 commercial buildings such as stores, offices, lofts, commercial garages, etc., \$1,025,500; 6 educational buildings, \$1,159,200; 4 hospitals and institutions, \$410,000; 7 factories and other industrial buildings, \$413,100; 1 public building, \$36,500; 7 public works and public utilities, \$644,800; 215 residential projects including apartments, flats and tenements and one- and two-family dwellings, \$5,056,000 and 4 social and recreational operations, \$205,500.

The list of 121 buildings for which contracts were announced during the week of September 15 to 22 inclusive comprised 14 business buildings of various types, \$1,140,600; 4 educational buildings, \$672,600; 1 hospital, \$30,000; 4 factories and industrial projects, \$156,000; 5 public works and public utilities, \$171,900; 92 residential operations including multi-family and one-and two-family dwellings, \$7,860,500 and 1 recreational project, \$500,000.

PERSONAL AND TRADE NOTES.

Geo. A. Fuller Company, 175 Fifth avenue, announces that its Baltimore office has been moved from 401 American Building to 793 American Building.

Shaw Insulator Company announces its removal to a new building at 148 Coit street, Irvington, N. J.

Alpha Electric Company, 151 West 30th street, New York City, has leased the building at 396 to 402 Eleventh avenue, Newark, N. J., and will utilize the structure as a distributing warehouse and service building.

Fred Petzold, formerly field engineer for Thompson-Starrett Co., building contractors, has joined the staff of the H. G. Christman Co., engineers and contractors, South Bend, Ind., as construction engineer.

Dr. Paul P. Cret, professor of architecture and design at the University of Pennsylvania, and E. B. Temple, assistant consulting engineer for the Pennsylvania Railroad Company, were chosen to draw preliminary plans for the sesqui-centennial exposition to be held in Philadelphia in 1926.

Watson Elevator Company, Inc. will show at the forthcoming Electrical Exposition one of their new complete electric traction worm gear winding machines, with motor and controller. This machine will be in operation during the hours of the show, so that visitors may become familiar with its type and methods of operation. In addition there will be on exhibition a cabinet of spare parts, on the principle of a first-aid outfit. This firm will also show a worm gear and end thrust from the worm and gear machine, demonstrating the construction and machine work on it.

Frank E. Ransome, until recently with the Fegles Construction Co., Ltd., Minneapolis, as construction superintendent on the now completed Barge Canal grain elevator at the Erie Basin, Brooklyn, has purchased an interest in the Lynch Construction Co., Inc., 52 Vanderbilt avenue, and will serve as construction superintendent for that organization on a \$2,000,000 warehouse project for the Standard Milling Company in Jersey City. Mr. Ransome was formerly with the Turner Construction Company and other well-known contracting firms.

Alfred C. Bossom, architect, has sailed for London to invite, on behalf of the Architectural League of New York, the Royal Institute of British Architects to send an exhibition of drawings here for

the annual exhibition of the Architectural League, which will take place early next year. Howard Greenley, president of the Architectural League, recently returned from France, where he made a similar arrangement with the French architects.

Another Long Island City Plant Started

The Walworth Realty Co., a subsidiary of the Walworth Manufacturing Company of Boston, manufacturers of the well-known Stilson wrench, the Walmanco joint and other steam and gas fittings, tubes, etc., have awarded to Dwight P. Robinson & Company, Inc., the contract for the design and construction of a ware-house, pipe shop and garage to be located on Jackson avenue, Long Island City. The scope of the work includes the design and construction of a 3-story and basement concrete building designed to permit the addition of three floors later on, a garage to accommodate eight trucks, a pipe storage building and a pipe shop extension at the rear of the main building; also necessary retaining walls, platforms, paving and railroad siding.

The main building will contain the offices, city sales department, shipping room and space for the storage of fittings and material. The pipe storage building is to be 60x214 feet, and will be served by a crane running out over the railroad siding. Construction has already begun.

Standardization of Lumber

Following conferences initiated by the U. S. Department of Commerce and held at Washington, Chicago and Portland, Ore., it is announced that there is every prospect that a standardization of lumber trade practices will come about in a fairly short time. There is now working a central committee on lumber standards, comprising representatives of the lumber manufacturers, the retail lumber dealers, the lumber wholesalers, the architects and the engineers.

The committee will develop a program of lumber standardization among the following lines: First, lumber grades and grade names; second, lumber sizes; third, guarantees for the protection of the public. It is working in cooperation with the Department of Commerce in the same manner as the paving brick manufacturers worked in producing their recent standards of sizes. The committee is made up of John W. Blodgett, of the Blodgett Co., Grand Rapids, Mich., chairman; John H. Kirby and Charles A. Goodman, representing manufacturers; Dwight Hinckley, representing the wholesalers; John E. Lloyd, representing retailers; W. E. Hawley, of the Duluth, Missabe & Northern Ry., representing railways and engineers, and E. S. Hall, representing the architects.

TRADE AND TECHNICAL SOCIETY EVENTS.

First National Fire Prevention Exposition will be held in the Twenty-second Regiment Armory, New York City, during the week of October 2 to 7 inclusive.

National Association of Electrical Contractors and Dealers will hold its annual convention at the Hotel Sinton, Cincinnati, O., October 18 to 20 inclusive.

American Society for Steel Treating will hold its annual convention and exposition at the General Motors Building, Detroit, Mich., October 2 to 7 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.

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

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.

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.

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.

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

CURRENT reports from architects and builders throughout the Metropolitan district are all indicative of an enlivened interest in industrial and commercial construction. The outlook for many new projects of these types is better at present than it has been for many months past. Several large operations were recently placed under contract, and quite a volume of new work is now being planned, and it is anticipated that the major portion will be released for estimates within the next week or so.

Although the season for residential construction, particularly the speculative operations, is rapidly drawing to a close, the local industry has not shown any effects from the decline noticeable in this type of project. The increase in the amount of active commercial and industrial building operations has more than offset the loss, and there is every anticipation that the next few weeks will show a steady and consistent gain in the volume of active work throughout the local territory, despite the approach of autumn, which is usually accompanied by a seasonal decline.

There has been considerable new business booked by building material and supply dealers during the past week or so, and according to the amount of inquiry the next few months will be an extremely active period. The supply of essential building commodities is greatly improved as compared with the shortages that existed only a short time ago, and although prices are generally stiff, the tone of the market is excellent.

Common Brick—The demand for common brick is holding well, despite the lateness of the building season, and from the amount of inquiry an unusually active fall and winter season is being predicted by both dealers and manufacturers. The demand from Brooklyn is the outstanding feature of the common brick market situation at this time, and the sales record of last week shows that one-half of all the brick sold during the week was destined for that borough. Prices are somewhat weaker than they were, but no definite change in quotations has been announced. Prices in the wholesale market range from \$15 to \$18 a thousand, but the top figure is difficult to obtain and only for brick of the highest quality. The majority of sales have been around \$17 a thousand to dealers in cargo lots. The excellent weather of the past two weeks has permitted very active progress in the manufacturing branch of the brick industry. Coal is still very scarce and pro-

ducers are not burning as rapidly as they would like to. The cold weather of the past few days has brought an additional difficulty to the brick makers, because it has started the Southern drift of its colored labor, which always begins to get homesick as the winter approaches.

Summary—Transactions in North River brick market for the week ending Thursday, September 28, 1922. Condition of market: Demand steady; prices somewhat weaker but unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number

of cargoes arrived, 33; sales, 30. Distribution: Manhattan, 9; Brooklyn, 15; New Jersey points, 5; Astoria, 2; Yonkers, 1. Remaining unsold in the New York wholesale market, 17.

Lumber—The scarcity of freight cars and the slow forwarding of those loaded is at present a most serious problem to local lumber interests. The demand for lumber is holding up very strong, with the retail movement likely to continue for some time to come. The maximum of progress, however, is not possible because of the delayed shipments from production

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..\$15.00 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

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 |

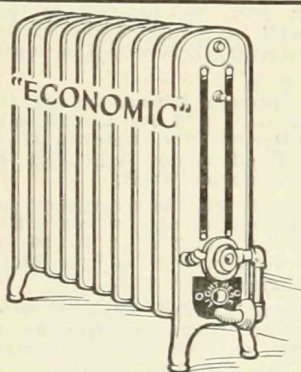
Plaster—

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

centers. Reports from mills indicate that production is gaining on accumulated orders, which is regarded as an important factor in stabilizing the market for this material. Prices are fairly steady, and no changes of consequence have been announced during the past week.

Electrical Supplies—Local selling interests have little to complain of as far as the demand is concerned. The past week shows a steady and consistent increase in the volume of business reported, and new inquiry denotes an active season ahead. Stocks of conduit are increased to some

extent, and the improvement in the railroad freight situation has improved supplies of other items which have been in popular demand. The steady improvement in the commercial and industrial building outlook has created an atmosphere of confidence in the electrical trade. Prices are very firm and unchanged.

Cast Iron Pipe—New demand has slowed down to some extent during the past week or so because the season for purchasing this commodity is drawing to a close. Manufacturers are operating their plants on full time, however, and they

have business on their books that will take some time to deliver. The supply of raw material is greatly improved and pipe producers are quite optimistic. Prices are very strong but unchanged. New York quotations are as follows: 6 in. and larger, \$54.50 per net ton, in carload lots, f. o. b. New York; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe, \$4 extra per ton.

Structural Steel—The local market for fabricated steel is not particularly active at present, but there is every likelihood of considerable improvement within the next few weeks at most, because there is a large amount of high-class new construction now being planned by architects and engineers. The projects for a large amount of new commercial and industrial construction soon to be started in the Metropolitan district are excellent, and these projects are the most important factors in the use of fabricated material. Prices seem to be settling to some extent, and, although no decline is looked for, there is no doubt the market will be more stable very soon.

Window Glass—There is a consistent demand for both plate and window glass in the Metropolitan district, and while the conclusion of the apartment house building season will naturally be reflected in a drop in the volume of purchases for the cheaper grades of glass, the market is most likely to maintain an excellent rate of activity for the next few months. Stocks are not as complete as they should be and some difficulty has been experienced in certain quarters on large orders. Prices are very strong and advances in the near future are anticipated.

Roofing Papers—The demand for roofing and building papers continues keen, due to the extensive building operations still active in the outlying sections of the city and in the near-by suburbs. Manufacturers and dealers anticipate excellent business throughout the fall months. Stocks are said to be adequate, but prices are advancing slightly.

Nails—Buying is light at present, but the general trend of business is indicative of improved demand very soon, particularly as the building situation is steadily gaining strength. Nail prices are practically unchanged.

Builders' Hardware—The demand has not fallen off to any extent and, although shortages have developed in some lines, local dealers are confident that the next few weeks will witness a marked change for the better. Prices are very firm and no reductions are anticipated.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

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

Sand—

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

White Sand—

Delivered in Manhattan....\$4.50 per cu. yd.

Broken Stone—

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

Building Stone—

| | |
|--|-------------|
| Indiana limestone, per cu. ft..... | \$1.62 |
| Kentucky limestone, per cu. ft..... | 2.27 |
| Briar Hill sandstone, per cu. ft..... | 1.68 |
| Gray Canyon sandstone, per cu. ft.... | 1.65 |
| Buff Wakeman, per cu. ft..... | 1.90 |
| Buff Mountain, per cu. ft..... | 1.80 |
| North River bluestone, per cu. ft.... | 1.85 |
| Seam face granite, per sq. ft..... | 1.20 |
| South Dover marble (promiscuous mill block), per cu. ft..... | 2.25 |
| White Vermont marble (sawed) New York, per cu. ft..... | 3.00 |
| 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..... | 129.00 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..... | 65.00 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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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—J. J. Gloster, 110 West 40th st, has completed plans for a 5½-sty and basement brick, steel and limestone apartment house, 52x90 ft, at the northwest corner of 175th st and Grand av for The Advanced Realty Co., Wm. Halperin, president, 112 Glenwood av, Jersey City, owner. Cost, \$90,000. Architect will take bids on separate contracts about October 1.

HALLS AND CLUBS.

55TH ST.—H. P. Knowles, 21 West 49th st, has plans in progress for an 8-sty brick auditorium, lodge and club rooms, 19x200 ft, at 131-133 West 55th st, through to 124-26 West 56th st, for Mecca Temple Holding Co., Robert D. Williams, president, 572 Greenwich st, owner. Cost, \$950,000.

FACTORIES AND WAREHOUSES.

AMSTERDAM AV.—Geo. S. Kingsley, 39 West 66th st, has completed plans for an 11-sty furniture storage warehouse, 74x105 ft, at 471-75 Amsterdam av for Metropolitan Storage Warehouse Corp., Chas. S. Morris, president, 39 West 66th st, owner. Cost, \$350,000.

STORES, OFFICES AND LOFTS.

30TH ST.—Gronenberg & Leuchtag, 450 4th av, have plans in progress for a 14-sty brick loft building, 39x98 ft, at 43-45 East 30th st for The 45 East 30th Street Corp., owner, care of Magoba Construction Co., 103 Park av, owner and builder. Engineer, H. I. Oser, 1400 Broadway.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Plans are being prepared for a 6-sty brick apartment house, on plot 130x100 ft, on Morris av, 298 ft west of 184th st, for Parbrook Realty Co., Brook av, owner and builder. Cost, \$250,000. Architect will be announced later.

DWELLINGS.

GRAND AV.—Wm. Koppe, 565 East Tremont av, has completed plans for a 2-sty brick dwelling, 32x55 ft, on the west side of Grand av, 112 ft south of Kingsbridge rd, for John Pieces, 704 Eagle av, owner. Cost, \$18,000.

TREMONT AV.—John J. Dunnigan, 394 East 150th st, has completed plans for a 2-sty brick and stone dwelling, 20x86 ft, with garage, at the southeast corner of Tremont av and Scott pl for Harry J. Epstein, 468 Canal st, owner.

THERIET AV.—Frank Wolfgang, 535 East Tremont av, has completed plans for a 3-sty brick dwelling, 20x50 ft, on the east side of Theriet av, 95 ft south of 177th st, for Sylvester Weising, 2110 Mohegan av, owner. Cost, \$10,000.

SCHOOLS AND COLLEGES.

WALTON AV.—C. B. J. Snyder, southeast corner Flatbush av ext and Concord st, Brooklyn, has plans in progress for an addition to the 4-sty brick, limestone and terra cotta public school No. 33, 24x32 ft, at Walton av and 184th st for City of New York, Board of Education, Geo. J. Ryan, president, 509 Park av, owner. Cost, approximately \$350,000.

STORES, OFFICES AND LOFTS.

KINGSBRIDGE RD.—Wm. Koppe, 565 East Tremont av, has plans in progress for a group of 1-sty brick stores, 75x100 ft, on the west side of Kingsbridge rd, 125 ft north of Fordham rd, for Samuel Garry, 836 Westchester av, owner. Cost, \$25,000. Owner will take bids on separate contracts about October 3.

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Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

KINGSTON AV.—Shampan & Shampan, 188 Montague st, have completed plans for an apartment house at the southwest corner of Kingston av and Montgomery st for the Diesen Building Corp., Inc., owner. Cost, \$200,000.

DWELLINGS.

FORCE TUBE AV.—Bibson & Kay, 2522 Pitkin av, have completed plans for a 2-sty brick dwelling, 16x38 ft, on the west side of Force Tube av, 33 ft north of Logan st, for Michael Bus, 3159 Fulton st, owner. Cost, \$10,000.

79TH ST.—Harry Sclouster, 188 Montague st, has completed plans for twenty 2-sty brick dwellings, 18x52 ft, in the north side of 79th st, 100 ft west of 16th av, for West End Homes Corp., Isaac Gold, 1830 61st st, owner and builder. Cost, \$160,000.

Queens

DWELLINGS.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for a 2-sty brick dwelling, 20x30 ft, at the northwest corner of Hanson pl and McAuley pl, Jamaica, for John J. Bliss, 34 Union Hall st, Jamaica, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for two 2-sty brick dwellings, 24x44 ft, on the north side of Hanson pl, 25 ft west of McAuley pl, Jamaica, for John J. Bliss, 34 Union Hall st, Jamaica, owner and builder. Cost, \$6,000 each.

GLENDALE, L. I.—H. Brucker, 2549 Myrtle av, Ridgewood, has completed plans for a 2-sty brick dwelling, 20x55 ft, on the south side of Davo st, 400 ft east of Ford av, Glendale, for Charles Fuchs, Rockville Centre, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 30x31 ft, on the west side of Croydon rd, 327 ft east of Home Lawn av, Jamaica, for Elias Habeck, 1953 Dean st, Brooklyn, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—H. Brucker, 254 Myrtle av, Ridgewood, has plans in progress for a 2½-sty frame dwelling, 16x36 ft, in the west side of Brush st, 300 ft south of L. I. Railroad, Jamaica, for John F. Kenny, 876 Anthony av, Ridgewood, owner. Cost, \$7,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for a 2½-sty frame dwelling, 24x33 ft, on the east side of Hillcrest av, 235 ft north of Highland av, Jamaica, for Adam Metz, 22 Hillcrest av, Jamaica, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—A. Brems, Corona av, Corona, has completed plans for a 2-sty frame dwelling, 30x22 ft, at Flushing for Harry M. Oliver, 314 28th st, Flushing, owner and builder. Cost, \$9,000. Exact location will be announced later.

FACTORIES AND WAREHOUSES.

GLENDALE, N. Y.—Louis Berger & Co., 1696 Myrtle av, Ridgewood, have plans in progress for a 1-sty brick factory, 100x94 ft, on the west side of Richards av, 178 ft north of Central av, Glendale, for Arthur W. Liebers, 2026 Ralph st, Ridgewood, owner. Cost, \$35,000.

LONG ISLAND CITY, L. I.—John Boese, 280 Broadway, Manhattan, has plans in progress for a 1-sty brick factory at the southwest corner of Harris and Vernon avs, L. I. City, for Young & Metzner, 355 Vernon av, L. I. City, owner. Cost, approximately \$50,000.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—William Adams, 15 West 38th st, Manhattan, has plans nearing completion for a 3-sty brick high school in Pine st, Freeport, for Board of Education, David Sutherland, Jr., president, 13 South Main st, Freeport, owner. Cost, \$600,000. Bids will be advertised for about September 29.

STABLES AND GARAGES.

JAMAICA, L. I.—D. J. Levinson, 386 Fulton st, Jamaica, has completed plans for two 1-sty brick garages, 100x110 ft, on the south side of Hillside av, 101 ft west of Green st, Jamaica, for Israel Max, 462 Osborn st, Brooklyn, owner and builder. Owner will take bids about October 1.

JAMAICA, L. I.—H. T. Jeffrey, 309 Fulton st, Jamaica, has completed plans for a 1-sty brick garage, 50x100 ft, in Prospect st, 150 ft south of Atlantic av, Jamaica, for E. & J. Dorf, New York av, Jamaica, owner and builder. Cost, \$20,000.

SOUTH OZONE PARK, L. I.—E. Jackson, Herriman av, Jamaica, has plans in progress for a 1-sty brick public garage, 87x50 ft, at the southwest corner of Lincoln av and Old South rd, South Ozone Park, for A. J. Hook, Lincoln av and Old South rd, South Ozone Park, owner and builder. Cost, \$30,000.

Nassau

MISCELLANEOUS.

BALDWIN, L. I.—Chas. Hoffman, Baldwin av, Baldwin, has completed plans for a 2-sty terra cotta fire house No. 3, 30x50 ft, at Baldwin, for Town of Baldwin, Fire Department, Raymond Smith, president, 17 Harrison av, Baldwin, owner and builder. Cost, \$10,000.

Westchester

DWELLINGS.

MT. VERNON, N. Y.—Chas. E. Miller, 111 Nassau st, Manhattan, has completed plans for a 2½-sty frame dwelling, 27x60 ft, with garage, on Beekman av, Mt. Vernon, for Zibelli Bros., 65 West 3d st, Manhattan, owner and builder. Cost, \$14,000.

WHITE PLAINS, N. Y.—W. B. Scofield, 75 Kensico av, White Plains, has completed plans for a 2½-sty frame dwelling, 35x24 ft, on Lenox av, White Plains, for Wm. H. Birmingham, owner and builder, care of architect. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Lawrence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-sty frame dwelling, 53x21 ft, on Pine Brook rd, New Rochelle, for Stanley B. McConnell, Hotel Osborne, New Rochelle, owner. Cost, \$15,000.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2½-sty brick dwelling, 30x60 ft, at Beechmont Park, New Rochelle, for Max Bauer, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract about October 15.

PELHAM MANOR, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has completed plans for two 2½-sty rubble stone and frame dwellings, 30x40 ft, on Pelmdale av, Pelham Manor, for Van Ness Bros., 355 So. Broadway, Yonkers, owners and builders. Cost, \$14,000 each.

PELHAM MANOR, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has completed plans for three 2½-sty frame and rubble stone dwellings, 24x56 ft, on Highbrook av, Pelham Manor, for Van Ness Bros., 355 So. Broadway, Yonkers, owners and builders. Cost, \$16,000 each.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty frame and stucco dwelling, 32x40 ft, on Bevedere dr, Yonkers, for B. Riordan, Proctor Bldg., Yonkers, owner and builder. Cost, \$15,000.

SCHOOLS AND COLLEGES.

BRONXVILLE, N. Y.—Guilbert & Betelle, Aldene Bldg., Newark, have plans in progress for a 4-sty brick junior and senior high school on Pondfield rd, Bronxville, for Village of Bronxville Board of Trustees, B. G. Burtnett, president, Beech Tree terrace, Bronxville, owner. Cost, \$400,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for eight 1-sty brick stores, 50x115 ft, at Culver st and Riverdale av, Yonkers, for B. J. Steinmetz, 449 East 149th st, Manhattan, owner and builder. Cost, \$30,000.

MISCELLANEOUS.

MT. VERNON, N. Y.—McKenzie, Voorhees & Gmelin, 342 Madison av, Manhattan, have completed plans for alterations to the brick and steel telephone exchange, 46x210 ft, at So. 6th av to So. 5th av, Mt. Vernon, for New York Telephone Co., 16 Dey st, Manhattan, owner. Cost, \$433,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have completed plans for a 3-sty frame, clapboard and shingle flat, 24x78 ft, at Hobson st and Shaw av, Newark, for Zwigard & Schwoerer, 139 Schley st, Newark, owner and builder. Cost, \$20,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Bldg., Newark, has plans in progress for eleven 4-sty brick apartment houses, of various dimensions, with stores, on Belleville av, Kearing st and 4th av, Newark, for the C. W. S. Corp., Barnet Warner, president, 323 Ridge st, Newark, owner. Total cost, \$1,500,000.

BANKS.

RUTHERFORD, N. J.—Thos. M. James Co., 342 Madison av, Manhattan, has plans in progress for a 1-sty brick and limestone bank building, 48x50 ft, at the southwest corner of Park av and Ames av, Rutherford, for Rutherford National Bank, E. J. Turner, president, 35 Park av, Rutherford, owner. Cost, \$175,000. Architect will take bids on general contract about October 1.

CHURCHES.

TOMS RIVER, N. J.—P. Elkinton, Main st, Toms River, has been retained to prepare plans for a 1-sty frame parish house, 20x35 ft, in Washington st, Toms River, for Presbyterian Church, Rev. E. Hicks, pastor, Clifton av, Toms River, owner. Cost, \$4,500.

DWELLINGS.

NEWARK, N. J.—Stanley & Wheeler, Union Bldg., Newark, have completed plans for a 2-sty brick dwelling, 25x55 ft, at 467 No. 6th st, Newark, for Jas. Rizzolo, 267 8th av, Newark, owner and builder. Cost, \$9,000.

MAYWOOD, N. J.—L. S. Beardsley, 116 West 39th st, Manhattan, has plans nearing completion for a 2-sty frame dwelling, 25x50 ft, on Maywood av, Maywood, for Leigh K. Lydecker, 2 Rector st, Manhattan, owner. Cost, \$13,000.

HOTELS.

WEST ORANGE, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has plans in progress for an addition to the 3-sty frame and clapboard hotel, 50x60 ft, on Pleasant Valley Way, West Orange, for Orange Mountain House, Max Goldman, proprietor, Pleasant Valley Way, West Orange, owner. Cost, \$40,000.

STABLES AND GARAGES.

JERSEY CITY, N. J.—W. W. Newer, 2863 Boulevard, Jersey City, has plans in progress for a brick and hollow tile garage, 20x28 ft, at Jersey City, for G. De Felici, 20 Wright av, Jersey City, owner.

THEATRES.

RIDGEFIELD PARK, N. J.—R. D. Blauvelt, 70 Union pl, Ridgefield Park, has plans nearing completion for a 2-sty brick, terra cotta and limestone moving picture theatre, 50x100 ft, with stores, at Main and Cedar sts, Ridgefield Park, for Corp. Robt. E. Errington, representative of Rialto Amusement Co., in charge, Ridgefield Park, owner. Cost, \$65,000.

MISCELLANEOUS.

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

DEAL, N. J.—E. A. Arend, Kinmouth Bldg., Asbury Park, and 105 West 40th st, Manhattan, has plans in progress for a 2-sty hollow tile and stucco Borough Hall, 35x60



ELECTRICAL AND INDUSTRIAL EXPOSITION

GRAND CENTRAL PALACE
OCTOBER 7 TO 14 · 1922

See Our Exhibits

The New York Edison Company

ft. at the northwest corner of Norwood av and Monmouth dr, Deal, for Borough of Deal, Mayor A. J. Bach, 83 Pearl st, Deal, owner. Cost, \$35,000.

CONTRACTS AWARDED.

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

CHURCHES.

ROSLYN HEIGHTS, L. I.—Albert Miller, Garden av, Roslyn Heights, has the general contract for a 1-sty and basement frame and shingle Methodist Episcopal Church, 89x40 ft, on Warner av, Roslyn Heights, for M. E. Church Society of Roslyn, L. I., Rev. A. P. Corliss, pastor, Roslyn, owner, from plans by L. L. Bishop, Westhampton Beach, architect. Cost, \$30,000.

NEWARK, N. J.—Geo. D. McCarthy, 348

West 14th st, Manhattan has the general contract for a 1-sty brick and stone church and chapel, 61x110 ft, at the southeast corner of Sussex av and Jay st, Newark, for St. Augustine R. C. Church, 170 Sussex av, Newark, owner, from plans by H. J. & J. V. King, 222 Market st, Newark, architect.

DWELLINGS.

MT. VERNON, N. Y.—W. C. Sterner, 26 So. 5th av, Mt. Vernon, has the general contract for two 2½-sty hollow tile dwellings, 30x50 ft, at Elsnere Park, Mt. Vernon, for E. J. Lucas, 20 Depot pl, Mt. Vernon, owner, from plans prepared privately. Cost, \$30,000 each.

MAMARONECK, N. Y.—G. R. Cooper, Larchmont, has the general contract for a 2½-sty frame and stucco dwelling, 48x29 ft, at Springdale rd and Poplar rd, Mamaroneck, for C. W. Moody, Larchmont Woods, Larchmont, owner, from plans by Wm. J. Cherry, 70 East 45th st, Manhattan, architect. Cost, \$16,000.

MAMARONECK, N. Y.—Larchmont Builders, Inc., Larchmont, have the general contract for a 2-sty frame dwelling, 34x26 ft, on the east side of Chatsworth av, 325 ft north of Glen rd, Mamaroneck, for Carl O. Guessler, 24 West 59th st, Manhattan, owner, from plans by N. M. Woods, 214 West 39th st, Manhattan, architect. Cost, \$9,000.

SPRING LAKE, N. J.—H. H. Moore, 3d av, Spring Lake, has the general contract for a 2½-sty frame and stucco dwelling, with

garage, at 1st and Madison avs, Spring Lake, for Mrs. T. D. Adams, Spring Lake, owner, from plans prepared privately. Cost, \$20,000.

LOCH ARBOUR, N. J.—Otto W. Sutts, 71 Monmouth av, Deal, has the general contract for a 2½-sty frame dwelling, 32x44 ft, with garage, at Euclid av and Lake st, Loch Arbour, for Bloomfield Hulick, Loch Arbour Hotel, Loch Arbour, owner, from plans by K. M. Towner, Kinmonth Bldg., Asbury Park, architect. Cost, \$22,000.

NEWARK, N. J.—Gollick Fireproof Construction Co., 55 Magnolia av, Jersey City, has the general contract for a 2½-sty hollow tile and stucco dwelling, 30x34 ft, at 85-87 Leslie st, Newark, for David Z. Zeselsohn, 207 Market st, Newark, owner, from plans by John T. Simpson, Essex Bldg., Newark, architect. Cost, \$14,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Peter Cleary, 115 Marion st, has the general contract for a 2-sty brick parochial school at 74th st & 4th av, adjoining Church of Our Lady of Angels, for Our Lady of Angels Church—Rev. Father M. J. Flynn, pastor—74th st & 4th av, owner, from plans by Robt. J. Reilly, 2 East 41st st, Manhattan, architect.

EMERSON, N. J.—Dennis J. Flynn, 222 Elm Court, Elizabeth, has the general contract for a 2-sty brick & limestone school, 30x70 ft, at Emerson, for Board of Education of Boro of Emerson, Emerson, owner, from plans by J. A. Gurd, 101 Park av, Manhattan, architect. Cost, \$45,000. Heating & plumbing—Wm. Zabrams, Little Ferry. Electric wiring—A. Hasbrouck, 240 Main st, Hackensack.

STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—Harry M. Steelman, 1212 5th av, Asbury Park, has the general contract for a 5-sty brick terra cotta & hollow tile store building, 25x86 ft, at 147 Main st, Asbury Park, for L. Schmerler, owner, on premises, from plans by K. McM. Towner, Kinmonth Bldg., Asbury Park, architect. Cost, \$50,000.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., REQUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912.

Of Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for Oct. 1, 1922.

State of New York } ss.
County of New York }

Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of The Record & Guide Company, publishers of the Real Estate Record and Builders' Guide and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, Record & Guide Company, 119 West 40th St., New York, N. Y.; Editor, Frank E. Perley, 119 West 40th St., New York, N. Y.; Managing Editor, Frank E. Perley, 119 West 40th St., New York, N. Y.; Business Managers, Frank E. Perley, 119 West 40th St., New York, N. Y.

2. That the owners are:

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3. That the known bondholders, mortgagees and other security holders owning or holding 1 per cent or more of total amount of bonds, mortgages, or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing the affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,
President of Record and Guide Company,
Publishers of Real Estate Record and Builders' Guide.

Sworn to and subscribed before me this 18th day of September, 1922.

[Seal.] Henri David,
Notary Public No. 212, New York County.
My commission expires March 30, 1922.

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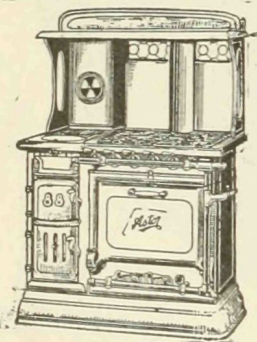
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