

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1922, by The Record and Guide Company,

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

VOL. CX  
No. 17 (2849)

NEW YORK, OCTOBER 21, 1922

25c. A COPY  
\$12.00 A YEAR

## Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	529
Acme Foundry	541
Adams & Co.	528
Adier, Ernest N.	529
American Bureau of R. E.	524
American Enameled Brick & Tile Co.	535
Ames & Co.	522
Amy, A. V., & Co.	522
Anderson Brick & Supply Co.	4th Cover
Anderson, James S., & Co.	522
Armstrong & Armstrong	529
Asbestos Mfg. Co.	543
Ashforth & Co.	522
Athens Brick, Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	536
Bauer, Milbank & Molloy	522
Bechman, A. G.	530
Beaver Tile, Inc.	527
Bell, H. W., Co.	539
Benenson Realty Co.	2d Cover
Bonded Securities Corp.	536
Boyd, James	2d Cover
Boylan, John J.	522
Brener, Samuel	2d Cover
Brett & Wyckoff	Front Cover
Brooks & Momand	524
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	530
Burling & McCurdy	530
Busher, Eugene J., Co.	522
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd	522
Carpenter, Leonard J.	522
Carroll, Cyril A.	528
Chauncey Real Estate	522
Chesley, A. C. Co., Inc.	541
City Investing Co.	516
Classified Advertising	526
Clayton Tile & Marble Corp.	543
Coburn, Alfred P.	528
Crane, Wm. M. Co.	534
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's, Wm., Sons	Front Cover
Cudner, R. E., Co.	522
Cushman & Wakefield	528
Cutler, Arthur & Co.	522
Cutner, Harry B.	522
Davenport Real Estate Co.	530
Davis, G. Malvin	529
Davies, J. Clarence	523
Day, Joseph P.	522
De Rosa, Chas. M.	528
Dike, O. D. & H. V.	522
Dodge, F. W., Co.	542
Dowd, James A.	529
Dubois, Chas. A.	528
Duffy, J. P., Co.	539
Dunlap & Lloyd	528
Duross Co.	522
Edwards, Charles G., Co.	522
Edwards, Dowdney & Richart	510
Elliman, Douglas L., & Co.	525
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply Co.	4th Cover

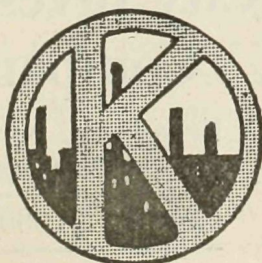
## TABLE OF CONTENTS

Editorials	517
Officials in Deadlock Over Subways	519
New Zoning Districts for Dwellings	520
Chas. G. Edwards Elected President	521
Review of Real Estate Market for the Week	523
Private Sales of the Week	523
Leases	529
Statistical Table of the Week	530
Suggested Reforms in Seasonal Building Report	531
Building Retarded by Approach of Winter	533
Personal and Trade Notes	533
Trade and Technical Society Events	533
Building Material Market	534
Contemplated Construction	536
Contracts Awarded	537
Plans Filed for New Construction	538
Plans Filed for Alterations	540
Mechanics' Liens and Satisfied Liens	543

English, J. B.	522	Kloes, F. J.	538
Finch, Chas. H., & Co.	541	Kohler, Chas. S.	516
Finkelstein, Jacob & Son	528	Kopp, H. C., & Co.	522
Fischer, J. Arthur	522	Kraslow, Walter	2d Cover
Fisher, James B.	530	Kurz, Wm. F. A., Co.	530
Fox, Fredk., & Co.	522	Lackman, Otto	530
Frey, William J.	530	Ladd & Nichols, Inc.	516
General Electric Co.	532	Lawrence, Blake & Jewell	516
Gold, Louis, & Co., Inc.	523	Lawrence Cement Co.	4th Cover
Goodwin & Goodwin	522	Lawyers Mortgage Co.	2d Cover
Heil & Stern	524	Lawyers Title & Trust Co.	527
Hecla Iron Works	541	Leaycraft, J. E., & Co.	Front Cover
Hess, M. & L., Inc.	Front Cover	Leist, Henry G.	522
Holmes Elec. Protective	539	Levers, Robert	528
Home Title Insurance Co.	516	Losere, L. G.	530
Hubbard, C. Bertram	522	Martin, Samuel H.	522
Hygrade Builders Supply Co.	4th Cover	May, Lewis H., Co.	522
Improved Office Partition Co.	2d Cover	Merrall, Wm. B.	529
J. & E. Realty Corp.	529	McMahon, Joseph T.	2d Cover
Jackson, Daniel H.	524	Milner, Joseph	528
Kane, John P., Co.	4th Cover	Mississippi Wire Glass	4th Cover
Keller, Charles G.	528	Monell, F. Bronson	522
Kelly, T. H.	528	Moore, John Constable	529
Kelly, Albert E.	528	Moors, J. K.	522
Kempner & Son, Inc.	Front Cover	Morgan, Leonard Co.	529
Kewanee Boiler Co.	Title Page	Muhker, Arthur G.	529
Kilpatrick, Wm. D.	516	Murtha & Schmohl	4th Cover
Kissling, J. P. & L. A.	528	Nail & Parker	516
		Nassoit & Lanning	522
		Natanson, Max N.	2d Cover

## Advertising Index Page

Nehring Bros.	522
Neenan Elevators, American Machine & Foundry Co.	4th Cover
New York Edison Co., The	537
New York Herald	524
New York Roof Repairing Co.	541
New York Title & Mortgage Co.	516
Niewenhou Co., Inc.	527
Niewenhou, Henry S.	530
Noyes, Charles F., Co.	Front Cover
Ogden & Clarkson Corp.	522
O'Hare, Geo. L.	516
Oppenheimer, Fred	529
O'Reilly & Dahn	522
Ottinger, Nathan L.	529
Payton, Philip A., Jr.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood & Co.	538
Pfomm, F. & G.	Front Cover
Phelps, Albert D.	530
Pomeroy, S. H., Co., Inc.	538
Porter & Co.	Front Cover
Quell & Quell	530
Queensboro Corporation	2d Cover
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	516
Rinaldo, Hiram	528
Rockaway White Sand Co.	4th Cover
Runk, Geo. S.	528
Ryan, Geo. J.	522
Saffir, Abraham	529
Sansone, F. P., Co.	528
Schindler & Liebler	528
Schweibert, Henry	530
Seaman & Pendergast	528
Shaw, Arthur L.	529
Shaw, Rockwell & Sanford	528
Sherman & Kirschner	529
Slatery Gas Radiator Co.	536
Smith, Malcolm E., Inc.	522
Spear & Co.	528
Speyers, Inc., James B.	529
Spotts & Starr	522
Straus, S. W., & Co.	539
Tabolt, Jacob J.	528
Tankoos, Smith & Co.	522
Title Guarantee & Trust Co.	516
Tyng, Stephen H., Jr., & Co.	516
United Elec. L. & P. Co.	525
U. S. Realty & Improvement Co.	2d Cover
U. S. Title Guaranty Co.	528
Van Valen, Chas. B.	2d Cover
Vorndrans, Christian, Sons	538
Wacht, Samuel	2d Cover
Walden, James P.	528
Walsh, J. Irving	522
Watson Elev. Co., Inc.	4th Cover
Wells Architectural Iron Co.	541
Wells Sons, James N.	522
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Whitney, Foster Corp.	528
Williams-Dexter Co.	529
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Zittel, Fredk., & Sons	522



Known Nationally

Kewanee boilers built the same way 35 years! Should the time come when the durability of steel is surpassed by some other metal Kewanee will be the first to use it for our boilers must head the line of service giving heating boilers.

**KEWANEE BOILER COMPANY INC.**



## TITLE INSURANCE FOR THE OWNER

Protection in placing loans  
for the broker.

5½% Guaranteed First  
Mortgages for the Investor.

### NEW YORK TITLE AND MORTGAGE COMPANY

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

Established 1887

## CHAS. S. KOHLER, Inc.

### Real Estate Insurance

Broker and Manager of  
Estates

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

## GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

### REAL ESTATE

EXCEPTIONAL INVESTMENTS  
SELLING—RENTING—BUSINESS AND  
APARTMENT BUILDINGS  
SPECIALIZING IN LEASEHOLDS  
MORTGAGE LOANS  
FULL EQUIPPED DEPT. FOR EXCHANGING  
489 FIFTH AVE.  
TEL. VANDERBILT 5092-6441

## William D. Kilpatrick

### REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

## EDWARDS, DOWDNEY & RICHART

### REAL ESTATE AND MORTGAGE LOANS

156 Broadway, New York

Tel. Cortland 1571-1572  
Member Real Estate Board, N. Y.

## Lawrence, Blake & Jewell

### Mortgage Loans

115 Broadway  
Tel. 4080 Rector

Member Real Estate Board, N. Y.

## Specialists in Harlem and Colored Tenement Properties

### NAIL & PARKER REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL Telephone { 7683  
HENRY C. PARKER Morningside { 7686

City and Country  
Property—Management

## LADD & NICHOLS INC.

Real Estate Brokers

9 EAST 46th STREET

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

STEPHEN H. TYNG H. OAKLEY HALL

## Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

### REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET  
Telephone: Stuyvesant 4000

## 5½% MONEY

An unlimited  
amount to loan on  
desirable improved  
real estate in Man-  
hattan and Bronx.

Low fees, prompt  
answers, early clos-  
ings.

## TITLE GUARANTEE & TRUST CO

Capital, surplus and profits,  
\$20,000,000

176 Broadway New York

## The Realty Company of America

FRANKLIN PETTIT  
President

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

2 WALL STREET, NEW YORK CITY  
Rector 0275-0276

## HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans  
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street  
Brooklyn

Bank of Manhattan Building  
Jamaica

## City Investing Company

61 Broadway, New York  
Telephone: Bowling Green 8538

Capital, \$5,000,000

ROBERT E. DOWLING, President



# EDITORIAL

## Transit Deadlock Must Be Broken

The week's developments tend to confirm the view recently expressed by THE RECORD AND GUIDE that it might be a bit optimistic to expect an early agreement between the Transit Commission and the Hylan Administration in the matter of subway extensions. A rosier view of the outlook was taken by many observers when at a meeting early in the month Mayor Hylan displayed ordinary courtesy toward Chairman McAneny, and the Transit Commission chairman reciprocated. It now turns out that these official amenities amounted to little, after all, being merely a sort of calm before the storm. When Chairman McAneny met Mayor Hylan and the Board of Estimate and Apportionment last Monday to resume consideration of subway extensions the storm broke, greater in fury than ever before, leaving the whole situation desperate.

It will be difficult to convince the average citizen that politics is not at the bottom of the latest developments. Mayor Hylan declares that if he and his associates can have their way the extension of the city's rapid transit system can be undertaken with little further delay. Chairman McAneny, on the contrary, holds that if the Mayor's wishes are followed there can be no further subway construction in the principal boroughs of the city for at least four years. The city authorities have now come out flat-footed in favor of the municipal operation, as well as the municipal ownership, of all important new subway lines—a policy which Chairman McAneny declares the Transit Commission will not countenance.

This stand by Mayor Hylan and his associates in favor of municipal operation of the new lines adds grave complications to a situation which was already complicated enough. A deadlock has been created between the Transit Commission and the city authorities which seems beyond solution as matters stand. Unless some method of breaking this deadlock can be found, the real interests of the people of the city must remain in jeopardy and the rapid transit tangle grow steadily worse. Instead of progress in catching up with the city's transit needs there must ensue more and more delay, with the transportation facilities all the time falling farther behind the vital requirements of the people.

There is one angle of the situation worthy of thought in view of what happened at the City Hall on Monday. The latest developments demonstrate that if ample authority for real transit progress has not yet been lodged in the Transit Commission the wisdom of giving that or some similar body additional powers will most certainly come before the new Legislature when it meets at Albany in January. It is not improbable that legislation even more drastic than the law under which the Transit Commission is now operating will be proposed, no matter what may be the results of the election next month. The demand for action in subway building has become too pronounced all over the city to be longer treated with safety as the by-play of politicians. If progressive action cannot be obtained through the division of authority existing between the

present Transit Commission and the Board of Estimate and Apportionment, some further law to make action possible is the obvious solution.

New York City needs additional subways and needs them badly. Extensions of existing lines and the construction of new lines have been a crying need for years. A way must be found, and undoubtedly one will be found, to break the existing deadlock.

## Spreading Construction Through the Year

Recognizing the fact that construction costs have been greatly increased because of the established custom of erecting certain types of new structures only during stated periods of the year in order to complete them in time for the prevailing rental seasons, the New York Building Congress, through its Committee on Seasonal Employment, is initiating a program of reforms designed to spread new building activity throughout the year. Its proponents claim that this plan will substantially reduce building costs and also practically eliminate seasonal unemployment in the various trades affiliated with the industry.

Unquestionably this plan to stabilize building activity throughout the year by eliminating the seasonal peak demands for labor and materials and the intervening periods of low demand would prove an important forward stride toward effecting needed economies in the construction industry. The program as outlined in the report of the committee should have the endorsement and co-operation of everyone concerned in the future progress of the building business. The reforms suggested by this committee are based upon an exhaustive survey of local building conditions, which showed conclusively that the prevailing method of building certain types of structures only during well-defined seasons is both costly to the property-owners paying for the improvements and generally uneconomic as far as the best interests of the industry are concerned.

By spreading out the building activity of the year over the entire twelve-month period, instead of permitting a continuation of the seasonal rushes and slack times, it is pointed out that the industry can more readily plan ahead, that the demand for mechanics and materials can be stabilized with a resultant favorable effect upon labor and commodity costs, and that unemployment in the structural trades can be greatly relieved, if not altogether eliminated. In the past one of the serious aspects of the rush period in the building industry has been the bonus wages paid to mechanics because of the greatly stimulated demand. If this demand is spread out over the entire year wages will be stabilized and workmen may be obtained at recognized scales if they are practically assured of full working time without periods of seasonal unemployment.

In order to accomplish this result it will be necessary that some control be exercised over new buildings. It is suggested that a wider range of rental periods be established, which will materially assist in revising construction schedules. Another recommendation is the regulation of Federal, State and Municipal construction so that it will



proceed at times when demand for commercial and speculative building operations is temporarily slowed down. Several other constructive ideas regarding the time to begin work on alteration and repair projects have been formulated, all of which will have a tendency to relieve the periods of peak demand and supply employment during the slack season.

A favorable result cannot be accomplished, however, unless all of the various elements concerned with the construction of new buildings and the alteration and repair

of existing structures will work in complete harmony and accord toward this very desirable end. The fullest co-operation between property-owners, prospective builders, architects and engineers, contractors, material manufacturers and dealers, real estate brokers, building managers, labor leaders, Federal, State and Municipal authorities and all others who are interested in lower construction costs and the ultimate stabilization of the industry, is essential. If the program presented by the Committee on Seasonal Employment is to be successful.

## National Realtors in Conference Here Discuss Housing Situation

**T**HE sessions of the officers and directors of the National Association of Real Estate Boards at the Hotel Commodore ended on Saturday evening with a banquet tendered to the visitors by the Real Estate Board of New York. It was a happy climax to a conference of realtors whereat were discussed many things of interest to the real estate business at large. There were two hundred delegates to the conference who represented 460 local boards in the United States, Canada and Honolulu with a total membership of 30,000.

The prime object of this national gathering of real estate forces in New York was to survey the national situation with New York real estate men and to make salient recommendations to the Board of Directors of the National Association of Real Estate Boards at its annual convention to be held in Cleveland next June. Besides the general meeting here, there were meetings of the Board of Directors, the Advisory Board of the National Association and of the National Association of Realtors Secretaries. The crux of the discussion was the status of the general housing situation throughout the country. The conference considered it from the viewpoint of shortage of living space in some centers and an abundance of it in others. For the purpose of making its further researches in this regard complete, the National Association will co-operate with Herbert Hoover's Federal Housing Commission.

Distinctive among the results of the conference is the conclusion that New York has now no housing shortage and that there is in fact an oversupply of high-class apartments, while the supply of other factors is steadily increasing. It was decided that it would be a decade before the national housing shortage would be overcome. This circumstance is caused by the high cost of labor and of building materials everywhere.

Speaking of this, Nathaniel J. Upham, retiring President of the National Association of Real Estate Boards, said: "Even though an enormous sum has been expended this year in building construction, far greater than in any previous year, the housing construction has been far below normal. The cubic contents have fallen far short of the normal year because of the high price of labor and materials. Due to war conditions, with the attending cessation of building construction, we are 2.44 years behind in our building construction. With this year's work falling short of normal, and even if we can overcome the shortage 25 per cent. in each succeeding year, it will take us more than ten years to overcome the housing shortage. One of the greatest difficulties is the shortage of labor and this situation has been accentuated by the immigration restrictions."

The banquet on Saturday evening was attended by more than 350 persons, some of them being prominent Manhattan and Brooklyn brokers who joined in the compliment to the out-of-town guests. The guests were Ivan O. Ackley, Chicago; Stephen L. Angell, Scarsdale; W. H. Ball, Philadelphia; E. F. Cary, Providence; Richard T. Childs, New York; Hiram S. Cody, Chicago; Raymond T. Cragin, Cleveland; Frank Craven, Philadelphia; Demmie P. Cooke, Columbus; M. A. Devine, Atlantic City; H. R. Ennis, Kansas City; L. F. Eppich, Denver; James B. Fisher, Brooklyn; H. H. Garfield, Rochester; W. H. Gardner, Winnipeg; H. P. Hass, Pittsburgh; Joseph W. Hannauer, St. Louis; Byron R. Hastings, Omaha; Irving B. Hiatt, Toledo; Robert Jemison, Jr., Birmingham; William E. Lyons, Kansas City; R. Leedy Matthews, Memphis; Frank L.

McNeny, Dallas; H. U. Nelson, Minneapolis; Walter C. Piper, Detroit; D. Bradlee Rich, Boston; A. H. Schaaf, Fort Wayne; A. J. Simonson, Denver; C. L. Simpson, Kansas City; Thomas Shallcross, Jr., Philadelphia; W. E. Shannon, Washington; Paul E. Stark, Madison; F. E. Taylor, Portland; Alexander S. Taylor, Cleveland; W. C. Thompson, Hamilton; N. J. Upham, Duluth, and John L. Weaver, Washington.

Charles G. Edwards, President of the Real Estate Board of New York and also a director in the National Association, was toastmaster. Preceding his introduction of the scheduled speakers, Mr. Edwards said: "We have in New York what is known as the real estator. He will sell you anything for \$100 down. Not long ago a farmer from way back bought a big Broadway parcel of real estate for \$2,400 from one of the gentry. The city assesses it for \$4,500,000. The real estator wears a diamond stud in summer and a fur coat in the winter, but he never wears both at one and the same time. One of the purposes of this Board, as it is also of the National Association of Real Estate Boards, is to eliminate real estators and conserve the interests of all investors through realtors. Tonight we recall the hospitality of the Western associations at San Francisco earlier in the year, when many New York realtors attended the great gathering there. I am reminded by the presence of Mr. H. U. Nelson that the National Association of Real Estate Boards had its inception in Minneapolis, his home city. It reminds me, too, that the word realtor was also coined there. We welcome you all cordially and hope that your visit here will be a pleasant social recollection as well as a professional inspiration."

Nathaniel J. Upham, retiring President of the National Board, said: "That there is nothing new under the sun applies to the real estate business. About forty years ago the first real estate board was organized. It tended to bring order out of chaos. The National Association of Real Estate Boards was formed fifteen years ago. Its progress has been rapid. The objects were to put the business on a professional basis, raise the standard of ethics and get real service. There are now within the National Association 470 boards, thirty of which have been added during the last fourteen years. There is now a total membership of 30,000 members and they represent organization that is a power for good in the real estate business. The various associations and boards are to-day among the country's greatest civic assets. They have become vital factors in legislation. They have conserved it for the rights of property, something about which there was long considerable carelessness.

"We have just succeeded in getting a new Executive Secretary to take the place of our beloved former Secretary—Tom Ingersoll—commencing the last week in September, and we are confident that we are going to get some splendid results and service under his direction and help. We are planning to work up a bureau of information, which has been authorized by the Directors, by which we can keep all our Boards and all of our members of our Boards at least once a month advised of the main activities of what is being done by the Boards, things that may help them, and get from them things that may help others.

"Under the new Constitution and authority of the Board of

(Continued on page 521)



# REAL ESTATE SECTION

## Officials in Deadlock on New Subway Construction

Board of Estimate and Apportionment Insists on Municipal Operation of All Lines While Transit Commission Flatly Rejects That Policy

STATEMENTS made by Mayor Hylan and George McAneny, Chairman of the Transit Commission, at the adjourned hearing last Monday by the Board of Estimate and Apportionment on the proposed Brooklyn cross-town line, and prepared opinions subsequently made public by these two officials, indicate a deadlock between the Board and the Transit Commission which may result in preventing the building of new subways for several years unless some means is found by which the conflicting views of these two factors in the situation can be reconciled. At the hearing a number of representatives of Brooklyn organizations pleaded for harmony between the city administration officials and the members of the commission so that relief to citizens would be quickly afforded by the construction of the cross-town and other lines. When Chairman McAneny began explaining the advantages of carrying on the work of building new subways according to legal provisions now in force Mayor Hylan attacked him for participation in negotiating the dual subway contracts which, he declared, were costing the city \$10,000,000 a year. From this point a rather heated discussion arose, participated in by Mr. McAneny, Mayor Hylan, Comptroller Craig and President Hulbert, in which the city officials declared no money would be appropriated for new subways or betterment of existing subways until operation by the city was assured, the chairman of the Transit Commission replying that the city had no practical plan for municipal operation and that the Mayor had been imposed on when somebody had handed him a map with some lines on it as a comprehensive scheme for new subways.

Comptroller Craig asked if the commission's desire to turn over the proposed Brooklyn crosstown subway to the B. R. T. was part of that company's reorganization plan.

"It has nothing to do with it," Mr. McAneny replied. You know that operation of the line will not add one cent to the profits of the company, which are fixed by the contract."

Mayor Hylan said he had opposed the dual subway contracts because all the people got out of them was a five-cent fare.

"I am afraid you will be known as the double-fare Mayor," retorted Mr. McAneny, referring to the doing away with transfers in Brooklyn and other sections of the city.

Comptroller Craig asked Mr. McAneny if it was not true that there was a provision for the recapture of the third track of the elevated lines. Mr. McAneny said there was, and Mr. Craig asked what use the third track would be if recaptured by the city. Mr. McAneny replied that it would be of no use unless the city also owned the other two tracks, but objected to Mr. Craig's characterization of this provision as "bunk." The hearing was adjourned to November 9.

Both Mayor Hylan and Chairman McAneny made statements the day following on the issues that arose at the hearing. Mayor Hylan said:

"The Board of Estimate has finished its public hearings on the plans for new city-owned and city-operated subways, which I submitted on Sept. 6 last, and it will shortly receive from me a supplemental report recommending certain modifications which were suggested by representatives of the various organizations who appeared before the board at these public hearings.

"The board will be requested to vote on the original plan with amendments, and when these routes are adopted we will immediately request the Transit Commission to prepare the detailed plans for the construction of the routes contained in our first construction group.

"The preparation of these plans for construction should be sufficiently advanced and consents of property owners along the route obtained to permit the advertising of contracts within a few months. The construction of all the routes contained in Group 1—about thirty-four linear miles—should be finished within five years.

"Chairman McAneny tried to create the impression at the Board of Estimate hearing yesterday that the construction of the subway routes proposed in my plan could not be begun until after the city recaptured the city-owned subways operated by the Interborough and B. R. T. This statement is untrue unless, through the re-election of Governor Miller, Mr. McAneny may remain as Chairman of the State Transit Commission and refuses to permit the engineers of that body, who are paid with city funds, to prepare the necessary detailed plans for the advertising of construction contracts.

"We should begin digging new subway routes within six months from the time the Board of Estimate adopts my report and pledges the money for construction. If there is any delay the people will know who is responsible. New subways should be finished and in operation, linked up with existing subway lines, before the end of five years."

Chairman McAneny, in his statement, repudiated the idea that the Transit Commission and the Board of Estimate and Apportionment were locking horns for partisan purposes. From the date of its appointment, Mr. McAneny declared, the commission has made every effort to get the Board of Estimate to work with it in those matters in which the joint action of the two bodies is necessary, but it has been rebuffed and blocked at every stage, with the result that the building of new subway lines, as well as the completion of the lines the commission found under way and unfinished, have been seriously delayed. Mr. McAneny's statement follows:

"The point that I tried to make yesterday, and the point that must be driven home with the people, is that the Mayor and his associates in declaring that they will approve no new subway routes or appropriate any funds for such routes, until they are assured in advance that they will be operated separately by the city administration itself means a veto upon even a start in new subway building for at least four years.

"The Mayor's plan for a new grouping of lines under municipal operation is built around his idea of recapturing the city owned sections of the dual subway. No decision could be made about the recapturable parts of the Interborough system until 1925, nor about the B. R. T. lines until 1926, in each case upon a year's notice to the operating company. That means that no real decision can be made in either case until the present city administration has gone out of office, and another takes its place. It would be impossible, therefore, for the Mayor or anyone else to say at this juncture which lines will hook up with the broken parts of the dual system he so lightly expects to put together, and equally impossible to lay such lines out and to declare in advance of construction that they will be operated separately by the city. The Mayor won't know until some time after his own term has expired what lines can be recaptured, or how they can be strung together, or whether the city can finance the cost of such a scheme.

"The one thing certain is that the building of new lines that will link up with the existing city-wide system should be authorized, and authorized at once. The city would retain complete control of the question as to where they should go and who should operate them when they are finished. The only immediate thing of importance is to see to it that they do connect with recapturable lines of some sort.

"The Transit Commission has been pressing a five-year plan of construction, and in that plan the Brooklyn Crosstown Line is the principal link. Not a day should be lost in proceeding with the preliminaries necessary before contracts for the building of that line can be let. The other B. R. T. lines with which it would connect, as the commission has laid it out, are all recapturable, and, under the terms of Contract 4 (Section 57), any additions or extensions that may now be built would go with them. If, therefore, the crosstown line were finished in four years—which would mean quick work—it would be operated only a year in connection with the present system before it could be taken over by the city along with the rest of that system, if the city so elected. The revenues from operation, if they show a

(Continued on page 520)



# New Zoning District Provides for Detached Dwellings

## Board of Estimate Adds District F to Map, in Which Area Houses Must Have Side and Front Yards

THE E district in zoning provides a detached house residential district for villa homes. Large E districts were placed on the area map in the original zoning. These were mainly in Flatbush, Bay Ridge and Riverdale. During the past six years these districts have been very popular and successful. Their success has prompted many other localities to petition the Board of Estimate to alter the area map so as to place their land in the E district. Great additions to the E districts were made throughout Flatbush, Flatlands, Rockaway, Manhattan Beach, New Utrecht, Richmond Hill, Glen Morris and the Bronx.

Recently the Board of Estimate made provision in the zoning resolution for a still more carefully restricted residential district. This is shown as district F on the area zoning map, says Edward M. Bassett. New houses in this kind of district must have side yards on each side of the house. Each of these side yards must be at least five feet wide. Each house must have a front yard of at least fifteen feet. The portion of the lot that can be covered with a new building in the F district is approximately 15% less than is permitted in the E district.

Although this new area district called F was designed to fill a demand felt by seashore districts that desired to prevent the congested construction of bungalows, nevertheless it is available for every suburban part of Greater New York. Six years ago when the zoning plan was adopted it was unknown how far the courts would approve its various provisions. Since then, however, zoning ordinances have met with emphatic court approval, not only in this city and state, but

throughout the United States. The courts have shown that they will support reasonable zoning. The remarkable degree of approval of zoning by the people and the courts prompted the Board of Estimate to go somewhat further than was deemed prudent in the beginning, and the new F district is the result. It has become apparent that the owners of large areas in the suburbs desire to build small detached homes. What they have lacked in the past is an assurance that these homes would be permanently protected. They were afraid to build small homes if, when private restrictions expired, the neighborhood would be invaded by stores, factories and apartment houses. Much of the building since the war in the outlying boroughs has been of small detached one and two-family houses.

Sometimes even in an E district a block front is injured by some builder who does not observe the building line that has been generally adopted and who pushes his new building out to the street line. This hurts all the homes on the block. It would be well for owners of partly vacant localities to consider whether, instead of petitioning to have their areas placed in an E zone, it would not be well for them to petition for an F zone. Some of the existing E zones are well adapted to become F zones, and if the property owners in these localities desire to prevent vacant lots from building up in a way that can be a damage to the development, they would be well advised to petition to have their localities placed in the new F district. The interest of the Board of Estimate in the zoning plan and their desire to carry out its intent are shown by the amendment creating this new F district.

## Officials in Deadlock on New Subway Construction

(Continued from page 519)

profit, would go automatically toward the city's side of the investment, and not to the company, as the Mayor indicated. That the existing contract definitely requires.

"The idea of holding a work of this magnitude, or of any of the other major lines within the commission's plan, as, for instance, those serving Washington Heights, until political questions of four years hence have been decided, would be an outrageous imposition upon the people of the city."

Following its action in sending to the Board of Estimate for approval the plans of the Brooklyn Crosstown line the Transit Commission on Oct. 13 submitted to the Board for approval plans for extension of the B. R. T. subway north from Fifty-ninth street, Manhattan, under Central Park to 168th street and Broadway, Washington Heights, and for a Staten Island route, which includes a tunnel under the Narrows from Fort Hamilton, Brooklyn, to Rosebank, Staten Island. This route more nearly reaches the geographical centre of the island, and is said to be approximately \$3,000,000 cheaper and three minutes nearer Times Square than the more northerly route to Stapleton.

It was intimated at the offices of the commission that it was hoped that the steam railroad of the Staten Island Rapid Transit Company would be acquired before the Staten Island tunnel was completed to furnish connections with the tunnel route, in which case there would be a rapid transit connection with Stapleton and St. George. In any event, it is expected that connections will be made at Rosebank with several transit lines, and that a large part of Staten Island will be almost immediately opened for development.

Under the law the Board of Estimate must first approve the route, after which the commission has to obtain the consent of abutting property owners or an order from the Appellate Division of the Supreme Court. The commission must then present a detailed plan for each route and a form of contract, and after the board approves these and grants an appropriation may advertise for bids and award contracts.

The Transit Commission prepared the following descriptions of the Washington Heights and Staten Island plans:

"It is proposed to make the new line north from Fifty-ninth Street a two-track subway, with the stations located at points yet to be designated. At Columbus Circle, where the existing subway, the new B. R. T. extension north and the Eighth Avenue trunk line extension south will meet within an area of two or three blocks, a general exchange or transfer station is within the commission's plan, making this one of the most important traffic centres in the city.

"The building of the B. R. T. extension north of Fifty-ninth Street and under Central Park West will also pave the way for the permanent removal of the surface railroad tracks through this section. There has been, for some time, a persistent and actively waged campaign either for the relocation or the removal of these surface tracks in order that Central Park West may be developed into a thoroughly modern boulevard free for vehicular traffic. By providing subway transportation for the present surface passengers, the way naturally will be eased for taking up the surface tracks.

"In the \$218,000,000 five-year construction plan presented by the commission in May, the B. R. T. extension north was included at an estimated cost of \$26,500,000. This figure will remain unchanged as far as the building of the line to 155th Street is concerned. No estimates have been made for the new Washington Heights portion, the cost depending to a considerable extent upon the exact nature of the connections made; but the commission anticipates that it will be comparatively slight.

"The question of the selection of the best route to Staten Island has had the attention of the commission for several months. Plans for the extension of the Fourth Avenue subway in Brooklyn from its present terminus at Eighty-sixth Street to Ninety-fifth Street, Fort Hamilton, have already been authorized. This is a link in what will become the main Staten Island line.

"The new route, beginning at the terminus of the Fort Hamilton extension, will extend as a two-track subway or tunnel southeasterly and westerly, under private property and streets, to the Shore Road at Ninety-seventh Street. It will then cross the Narrows with a curve toward the Staten Island shore, turning under Pennsylvania Avenue to a point in the existing right of way of the Staten Island Rapid Transit Railroad. Provision is also made in the route description for two branches in the Borough of Richmond, both leaving Pennsylvania Avenue at a point near New York Avenue, and turning north and south, respectively, to points at which connection can conveniently be made at the north with the tracks in the South Beach branch of the Staten Island Rapid Transit Railroad and at the south at or near Belair Road with the tracks of the same system."



# Charles G. Edwards Reelected President of Realty Board

Douglas L. Elliman Becomes Vice-President at Annual Meeting of Governors,  
William H. Dolson, Secretary, and J. Irving Walsh, Treasurer

THE Real Estate Board of New York held its annual meeting of Active, Sustaining, Contributing and Active-Associate Members, Tuesday, October 17th, for the election of Directors and Active-Associate Governors, and for other business.

The four candidates for Directors to act on the Board of Governors were Charles G. Edwards, J. Irving Walsh, Walter Stabler and Irving S. Whiting, who were re-elected, each for a term of three years.

Following the general election a meeting of Directors was held at which Charles G. Edwards was elected President, Douglas L. Elliman, Vice-President, Wm. H. Dolson, Secretary and J. Irving Walsh, Treasurer. Mr. Edwards and Mr. Dolson had each served one year as President and Secretary respectively and Mr. Walsh three years as Treasurer.

Election was also held for Active-Associate Governors to represent the Sustaining, Contributing, Active-Associate and Associate members on the Board of Governors, and the following were re-elected, each to serve for a term of three years: William C. Demorest, John M. Stoddard and Clarke G. Dailey.

In connection with the annual report, President Edwards referred briefly to certain special activities with which the Board had been engaged during the year. He referred par-

ticularly to closer contact with the National Association of Real Estate Boards, as evidenced by the meeting of the Directors, Advisory Board and National Committeemen at the Hotel Commodore October 13th and 14th. He laid emphasis on the cooperation of the members and the staff.

At the meeting the members voted that in place of the existing rates of commissions fixed by the Board on Staten Island sales there should be substituted the rates recently adopted by the newly organized Staten Island Real Estate Board. They also adopted the following as part of the Code of Ethics:

"The attention of members is called to the provisions of Sec. 442 and 442-B of Chapter 672 of the Laws of 1922, licensing Real Estate Brokers and Salesmen, which forbids the splitting of commissions by a real estate broker or a real estate salesman with a person not duly licensed as such broker or salesman."

"The Real Estate Board of New York is opposed to the publication, on the part of its members, of a sale or lease, or of any real estate transaction, whether concluded privately or by auction, at any price other than the correct price."

There was an unusually large attendance of members at the rooms of the Real Estate Board, No. 5 Dey street, while the election was being held.

## National Realtors in Conference Discuss Housing Situation

(Continued from page 518)

Directors, one of the first duties that I have had to do is to appoint committees on the matter of divisions. I have appointed committees for building management, a division for sub-divisions, one for mortgage and finance, one for industrial property, one for appraisals, and one or two other divisions that are under consideration.

"The general plan is, as you know, under the Constitution that they shall have power to gather together, in these divisions, those men especially interested in those topics and under the general charter of a brief constitution furnished them by the National Association have them form their own by-laws and regulations. If they choose, they may have special dues for their own purposes and they may conduct their corporations under their own Executive Committee and Officers, as they desire. Our convention has grown so large that it has become practically impossible, in general sessions, to do anything but hit the high spots and a few general subjects of interest. We hope, under this system which has been adopted, as you know by other large organizations—the bankers, the medical profession and others—that we will be able to furnish to every Realtor the exact service that he wants. These divisions will form their own programme. In all probability, the general sessions of the convention will be confined to one session a day on general topics.

"We hope in that way that our conventions will be of greater benefit to those attending."

L. F. Eppich, of Denver, President-elect of the National Association, said: "We took pleasure, at the last national convention, in choosing President Edwards, of the New York Board, a member of the Executive Committee of the National Association. I know that he will be, ay, he has already proven to be, a big aid. His counsel, his knowledge and his judgment are invaluable."

Burtis L. Hampton, a director in the Seaboard Air Line and a prominent factor in the development of Florida lands, said: "Service is the rule of life and the rule of success. In selling real estate there are five motives to appeal to: pleasure, profit, utility, pride and caution. The faculty of vision is the greatest for a real-estate man to employ. Many well-known New Yorkers have exercised their vision as regards Florida. August Heckscher has bought 1,000 acres of Florida lands and planted

an orange grove so large that the income from it will be the endowment fund for the hospital he is building on upper Fifth avenue in this city. Thomas A. Edison, Edward W. Bok, Dupont and others have discovered the practicability of Florida crops as well as the sunshine of the winter there. You have long heard about the sunshine and the climate, but those elements alone do not produce crops. Capital is a necessary factor and that for many years was lacking in Florida.

"The Seaboard Air Line is giving service as well as transit. We take care of the small farmer until he is well on his feet. It is business and it results in the enhancement of farm values and the growth of the state. We have built houses for the small farmer, put cows, chickens and other essentials on his farm, so that he can eventually realize his dream instead of forever chasing Florida sunshine and rainbows. I mention all this to emphasize service. It applies to city real estate as it does to rural and suburban property."

James R. Murphy, Vice-President of Joseph P. Day, Inc., said: "I want to emphasize the spirit of service that the real estate men of the nation displayed during the World War. I happen to know something about it through contact. The Alien Property Custodian had under his jurisdiction throughout the United States 9,000 men expert in the appraising of real estate in their respective localities. They appraised millions of dollars' worth of alien-owned property for the government and they gave their services as freely as water flows. There was not a single flaw in the work done by them. That was real constructive work for America."

Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, advised New York real-estate men to become better acquainted with the real-estate men of the country at large. He said that they would then escape from the reputation for provincialism that they had long had. He closed with a tribute to the real-estate men of the nation.

Joseph P. Day, who came in late, said: "Whether you like it or not, we are the biggest city in the world. We have the biggest life insurance company in the world. You have just heard the Comptroller of it speak. You might as well get to know us well as we must get to know you well. The greatest salesman is the one who sells by the power of suggestion." Mr. Day told numerous personal experiences in negotiating large transactions that bore out his statement.



# MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881  
**AMES & COMPANY**

REAL ESTATE  
26 WEST 31ST ST. Tel. 4810 Longacre

**A. V. AMY & CO.**

ECONOMICAL AND EFFICIENT  
MANAGEMENT OF PROPERTY  
160 WEST 72ND ST. Phone 5809-8810 Columbus.

**JAMES S. ANDERSON & CO.**  
REAL ESTATE

Management—Leasing—Rentals—Insurance  
Over twenty-five years' experience in  
the management of property.

Offices: 82-84 NASSAU STREET  
John 0079

Established 1852  
**ASHFORTH & CO.**

Incorporated  
REAL ESTATE  
Agents—Brokers

501 FIFTH AVE., AT 42nd ST.  
Murray Hill 0142-0143

**BAUER, MILBANK & MOLLOY, INC.**

REAL ESTATE

51 East 42nd Street Murray Hill 1936

**JOHN J. BOYLAN**

Real Estate Agent, Broker and Appraiser  
492 WEST 51ST STREET - - - Circle 7756  
377 BROADWAY - - - - - Worth 1828

**EUGENE J. BUSHER CO.**  
INCORPORATED

Real Estate — Insurance

Mortgages Appraising Management  
Northwest Corner East 149th Street and  
Courtlandt Avenue, Bronx  
Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES  
& FLOYD**

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK  
BROKERS, APPRAISERS, AGENTS

FIRM OF

**LEONARD J. CARPENTER**

Agents Brokers Appraisers  
75 MAIDEN LANE

Branch: Corner Third Ave. and 68th St.  
Entire Charge of Property  
D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY  
REAL ESTATE CO., Ltd.**

BROOKLYN'S OLDEST  
REAL ESTATE OFFICE

187 MONTAGUE ST. BROOKLYN  
Appraisers—Auctioneers—Brokers

**CUDNER REAL ESTATE CO.**

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

**ARTHUR CUTLER & CO.**

Real Estate  
176 WEST 72D ST. AT BROADWAY  
Columbus 4278-9

**HARRY B. CUTNER**

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

*Joseph Day*

Auctioneer

67 LIBERTY ST.  
N. Y. CITY

Telephone:  
Cort. 0744

**O. D. & H. V. DIKE**

Specialists in the  
Management of Income-Producing  
PROPERTIES

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

**DUROSS COMPANY**

Real Estate

155 WEST 14TH ST. 261 BROADWAY

**CHARLES G. EDWARDS CO.**

Real Estate—Insurance

Specialist in Downtown Dry Goods District

321-323 BROADWAY

Phone: Worth 8420

Uptown Office: 425 FIFTH AVENUE

**J. B. ENGLISH**

REAL ESTATE BROKER

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

**J. ARTHUR FISCHER**

Real Estate and Mortgages

Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

**FRED'K FOX & CO., Inc.**

Business Building Brokers

297 MADISON AVENUE  
Southeast Corner 41st Street  
Vanderbilt 0540

793 BROADWAY  
Near 11th Street  
Stuyvesant 2510

**GOODWIN & GOODWIN**

REAL ESTATE and INSURANCE  
Management of Estates a Specialty

360 MADISON AVENUE  
Corner 45th St. Phone Murray Hill 3410

260 LENOX AVENUE  
N. E. Cor. 123rd St. Phone Harlem 6500

**C. BERTRAM HUBBARD**

INCORPORATED

REAL ESTATE—INSURANCE  
MANAGEMENT

489 FIFTH AVENUE

Tel. Murray Hill 458-3339

**H. C. KOPP & COMPANY**

Specialists in Retail Store Locations  
MANAGEMENT and BROKERAGE  
402 Madison Avenue Vanderbilt 4900

**SAMUEL H. MARTIN**

Real Estate and Insurance  
Management Specialist

1974 BROADWAY Phone: Columbus 0896

**HENRY G. LEIST**

REAL ESTATE—INSURANCE

APPRAISER—ESTATES MANAGED

204 East 86th Street Established 1887

**LEWIS H. MAY CO.**

SPECIALIZING

23rd to 34th St., Lexington to Seventh Ave.  
18 WEST 27TH ST. Phone: Watkins 3126

**F. BRONSON MONELL**

Real Estate—Insurance  
MANAGEMENT SPECIALIST

71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2

**J. K. MOORS**

315 WEST 57' STREET

**NASSOIT & LANNING**

REAL ESTATE INVESTMENTS  
APPRAISALS—MANAGEMENT  
BROADWAY AT 89th ST. Riverside 8380

**NEHRING BROTHERS**

INCORPORATED

Real Estate—Insurance

ST. NICHOLAS AVE. AND 182D STREET

**OGDEN & CLARKSON**

CORPORATION

Real Estate and Insurance

Twenty-one East 47th St. Vanderbilt 1275

**O'REILLY & DAHN**

Real Estate—Management

YORKVILLE SECTION

124 EAST 86th ST. Phone: Lenox 3901

**GEO. J. RYAN**

Queens Borough Real Estate

AGENT BROKER APPRAISER

Member Real Estate Board of New York

46 Jackson Avenue, Long Island City

Telephone: Hunters Point 3451-3

**MALCOLM E. SMITH, INC.**

Real Estate Agents and Brokers

185 MADISON AVE. Vanderbilt 7393

**SPOTTS & STARR, Inc.**

Real Estate—Insurance

Management

TIMES BUILDING

Phone Bryant 4000

**TANKOOS, SMITH & CO.**

REAL ESTATE

11 JOHN STREET, CORNER BWAY  
Cortlandt 6938-2372-1306

**J. IRVING WALSH**

SPECIALIST

Washington Square and Greenwich Village  
73 WEST 11TH STREET

**JAMES N. WELLS' SONS**

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE  
Established 1819 Phone: Chelsea 5266

**FRED'K ZITTEL & SONS**

Real Estate and Insurance

BROADWAY at 79TH STREET

THE APTHORP

Schuyler 9700

Established 1868



# Review of Real Estate Market for the Current Week

## All Parts of Town Felt the Impulse of Activity, While Large Vacant Tracts and Water Front Plots Found New Owners

**T**HERE was good tone to the real estate market this week, with elements that indicated great underlying strength. Immense sales were not a part of it, although there were transactions that show the interest of the big fellows in the market. The latter part of last week brought to light the sale of the Braender building, a loft structure, in East 25th street, covering a plot 100 x 98.9. Two large deals in corner apartment houses in the Dyckman section, early in the week, indicate strong investment and operative interest there. A builder bought the north corner of Riverside Drive and 145th street, so as to improve it with an apartment house that will not interfere with the light of an adjoining building which he also erected. In fact, the upper reaches of the city were big contributors to the week's business. For example, a square block and some block fronts in the Bronx changed hands for improvement with various kinds of residential and business structures. The growth of the Bronx is shown in the steadily augmenting number of new taxpayers containing stores.

Downtown the market tone was well sustained in the sale of two 5-story loft and store buildings in Warren street, the sale of a property on West street, two good parcels in Dey street and a factory building at the beginning of Ninth avenue, as well as a block front on Tenth avenue to an adjoining owner. Some old East side tenement houses changed hands. A transaction that shows the steady trend of persons of wealth to the

new Sutton Square social center was the purchase, by William A. Larned, of some old dwellings in that district which is fast undergoing social and structural change.

Farther uptown there was strong dealing in elevator apartment houses, divers kinds of non-elevator apartment buildings and in good dwellings, as well as some business parcels. The Hotel Joyce, in West 71st street, was sold. George Ehret sold an upper East side block with a frontage on the East river. It is timely to note in this connection that two large water front tracts on Newtown Creek, in Brooklyn, changed hands for industrial purposes. This creek has the reputation of being the busiest waterway in the world, its tonnage being stupendous. These water front sales in Manhattan and in Brooklyn would seem to indicate a revival of demand for large manufacturing and shipping sites.

General dealing in the Bronx and in Brooklyn was well sustained. Notable among the Manhattan leases was that of large space in the 34th street side of the Marbridge building, the leasing of much of the old Polyclinic Hospital building in East 34th street and the leasing of the Tribune building all for long terms, and the leasing of some entire buildings to one tenant in each case. A suburban deal that attracted attention was that of the purchase of 25 acres of choice land in the Wheatley Hills region of Nassau county, as the site for an exclusive private school.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 87, as against 68 last week and 71 a year ago.

The number of sales south of 59th st was 28, as compared with 41 last week and 34 a year ago.

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

From the Bronx 35 sales at private contract were reported, as against 40 last week and 68 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 530.

#### Noyes vs. White at the Golf Links

The annual Golf Tournament of the Charles F. Noyes Co. and William A. White & Sons organizations was held at The Sleepy Hollow Country Club on Thursday, Oct. 12. There was a full representation from the office and field forces of the two leading realty firms. In the morning the Whites successfully resisted the efforts of the Noyes' to wrest from them the golf trophy they have now worn for three successive years. In the tennis matches the singles finished all even, 2-2, and in the doubles, in the afternoon, the score also resulted in a tie, 4-4, which will be played off later.

The great event of the day was the match between Mr. Noyes and Charles Heller against

Mr. Hilton and John L. Tonnele, won by the latter team by one point. In individual matches Mr. Noyes trimmed Harry Hall, and Mr. Tonnele beat Heller. Guy Murray and Paul Mottelay represented the Whites at tennis, and T. D. McBride and A. D. Himmelman were the Noyes courtmen. Dinner was served after the matches at the Sleepy Hollow Country Club.

#### Seller of Dey Street Parcel Leases It

George R. Read & Co. sold for M. K. Bowman-Edison Co. 65-67 Dey st, a 5-sty brick building, on a plot 38.4x50.6x irregular. In connection with the sale M. K. Bowman-Edison Co. will take a long term lease of the parcel at a net annual rental.

Cammann, Voorhees & Floyd sold for Arthur Du Bois 69 Dey st, adjoining the southeast corner of Washington st, a 4-sty brick building, on a lot 19.4x49.9x irregular.

#### A Good Downtown Sale

James S. Anderson & Co., in conjunction with Robert F. Bonsall sold for Dorothy Guttman 45-47 Warren st, two 5-sty brick loft and store buildings, each on a lot 24.11½x75.2, between Church st and West Broadway.

#### Ehret Sells Square Block

William A. White & Sons sold the block bounded by Av A, East River, 63d and 64th sts, a plot 200 feet on the avenue by 479 feet on the street, including a lease of the bulkhead along the East River. The seller is George Ehret.

The property is covered with malt houses and other buildings formerly used in the brewing of Ehret beer and it has been held at \$1,000,000. The purchaser is the Empire Mortgage Co. Schmidt & Donahue were associated as brokers. The two blocks to the north are owned by the Rockefeller Institute. William A. White & Sons sold to the Institute recently the block bounded by Av A, Exterior st, 67th and 68th sts.

#### Brener Resells Fifth Ave. Parcel

Samuel Brener, who purchased the 5-sty store and office building at 206 Fifth av last week from the Emigrant Industrial Savings Bank, resold the property to J. C. and M. G. Mayer through Byrne & Bowman, brokers. In part payment Mr. Brener took 228 to 232 East 70th st, three 4-sty stone tenement houses, on a plot 75x100.

The Fifth av property covers a plot 28.2x 112.4x irregular, and extends through to 1126 Broadway, between 25th and 26th sts. It was for many years the home of the Lincoln Trust Co. and was held at \$450,000. The Emigrant Bank took it over about 6 years ago and modernized it at a cost of \$100,000.

#### Riverview Apartments Sold

Slawson & Hobbs sold for the West Heights Realty Co. the Riverview, a 7-sty and basement elevator apartment house, on a plot 100 x 99.11, with 7 stores, at the southwest corner of 149th st and Broadway, to the Meister Builders, Inc. The property returns an approximate rental of \$70,000 a year and was held at \$400,000.

# LOUIS GOLD & COMPANY

INCORPORATED

REALTY INVESTORS—BUILDERS

OFFER CHOICE PLOTS

APARTMENTS

STORES

THEATRES

INDUSTRIAL BUILDINGS

FACTORIES

OFFICES

GARAGES

COMMERCIAL BUILDINGS

For Sale to Builders and Will Finance Responsible Firms and Individuals up to 90% of the Cost of the Land and Improvement.

WE ARE IN THE MARKET TO PURCHASE

Well Located Business Properties—Land or Buildings—in New York City and the Metropolitan District.

2 RECTOR STREET, N. Y.

Telephone—Rector 0554-5-6



# To Help Sell and Rent BUSINESS PROPERTY

TO assist owners, brokers and agents in selling and renting Business Properties of every description, The New York Herald now publishes a Business Property Guide. This Guide is the only feature of its kind published by a New York newspaper, and together with the publicity given it, marks a degree of cooperation with Business Property advertisers unequalled in the New York field.

If there is a market anywhere for your property it should be rented or sold if listed in The Herald's

## Business Property Guide

THE guide contains a list of business properties to let and for sale, including office space, desk room, show rooms, lofts, stores, factory property, studios, basements, garages and buildings. Properties are grouped under their proper headings and classified according to location, and frequently their rental, for the convenient reference of buyers and renters. The guide is published *every Sunday, Tuesday and Thursday* in the Real Estate Pages.

### THE NEW YORK HERALD

280 Broadway

Telephone 10,000 Worth

#### CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

Lofts, 90x90, W. 25th, for Feb. 1st, \$7,500 (R)  
6 ac. Estate, \$300,000, Los Angeles (S-E)  
8 sty. Apt. Hs., Newark, N. J., 152x92, \$360,000 (S-E)  
Factory, 40,000 s. f., Portland, Me., \$75,000 (S)  
25,000 acrs. Potash Prospects, Texas, \$15 (S)  
Factory, 27,000 s. f., W. 30's, Plot 74x100, \$125,000 (S)  
20,000 acrs. Coal & Iron Mining, Ala., \$400,000 (S)

#### WANTED

Large Equity in Long Leased Property (E)  
Money for Mortgages in Atlantic City (M)  
Plot 10,000-15,000 s. f., Manhattan Apt. Hs. (B)

Explanation: B—Buy; E—Exchange; M—Mortgage;  
R—Rent; S—Sell.

#### AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere

#### MODERN "A-B-B-R-E" SYSTEM

18-20 W. 34th St. (Astor-Court Bldg.), New York  
Telephone 0396-0397 Pennsylvania

ALL ITEMS TREATED STRICTLY CONFIDENTIAL  
(See Previous Weekly Ads.)

## HEIL & STERN

Member of Real Estate Board, N. Y.  
Real Estate

Business Property Specialists

1165-1167 BROADWAY (n. w. cor. 27th St.)  
Telephone: Watkins 4280

## DANIEL H. JACKSON

REAL ESTATE OPERATOR

OFFERINGS INVITED

Strauss Bldg., 565 5th Ave., Suite 1210  
Phone: Murray Hill 4765

## BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

115 BROADWAY Phones 2207 Rector  
2208

#### Buys Riverside Drive Corner

F. V. Calder & Co. resold for the Colworth Realty Corporation to Anthony Campagna the north corner of Riverside dr and 145th st, a vacant plot measuring 103 feet on the Drive and 58.8 feet on the street. It adjoins the 6-sty elevator apartment house at 684 Riverside dr, which he built in 1919, the first house of its kind to be erected after the armistice. The land measures 103 feet on the Drive and 58.8 feet on the street. Mr. Campagna bought it principally to preserve the light and air of the adjoining structure. He will probably erect an apartment house on the site at a total cost of \$350,000.

#### Builders Assemble Site

J. Axelrod & Son bought from Milo M. Belding the vacant plot, 37.6x102.2, on the north side of West 71st st, 187.6 feet west of Central Park West; also, from E. E. Mathews, 19 West 71st st, adjoining the foregoing, and from the estate of Mary Oakley 21 West 71st st, each a 4-sty and basement brick dwelling, and each on a lot 25x102.2.

On the combined plot the new owners will erect a 15-sty elevator apartment house. The builders have erected in this section the Cambridge Hotel, at 60 West 68th st, and now have in the course of construction the Hotel Gladstone.

#### Dyckman Tract Corners Sold

The Brensam Realty Co., Samuel Brenner, president, sold to a client of Byrne & Bowman, the 5-sty brick apartment house with stores at the northwest corner of Sherman av and 207th st, on plot 100x100. In part payment Mr. Brenner took the 7-sty and basement elevator apartment house 516 and 518 West 151st st, on a plot 50x99.11, between Broadway and Amsterdam av.

James J. Martin & Co. sold for Jules Breuchaud to the Brensam Realty Co., Samuel Brenner, president, the northwest corner of 178th st and Broadway, a 6-sty elevator apartment house, known as Seafield Arms, with stores, 103x145x irregular. The property was held at \$350,000.

#### Investor Buys Carlton Apartments

Ruland & Benjamin, Inc., has sold for 157 East 81st Street, Inc., represented by Culver & Co., to an investor, 155-159 East 81st st, a 9-sty and basement elevator apartment house.

#### Sells Ninth Avenue Corner

William A. White & Sons sold for Mandelbaum & Lewine, Inc., the northeast corner of Ninth av and Little West 12th st, a 6-sty brick factory building, on a plot 77.4½x75.6. It is at the beginning of Ninth av.

#### W. A. Larned Buys Dwellings

Estate of Henry Phipps sold to William A. Larned, who for many years was world tennis champion, 442-448 East 57th st, adjoining the southwest corner of Av A (formerly Sutton pl), four old 2-sty and basement brick dwellings, on a plot 71x90, with an interior annexed vacant plot 72.2x38.3x72.2x33.2%. These parcels are in the new social center known as the Sutton Square Colony, where numerous persons of prominence have established homes during the last 3 years. Mr. Larned will have the houses remodeled by Cross & Cross, architects, and will occupy one. Another he will probably lease to a congenial neighbor not yet selected.

The new owner of these parcels is president of the Lake Placid Improvement Co., which has large holdings on Lake Placid. He is also a member of the New York Stock Exchange.

#### Braender Building Sold

Frederick Brown, operator, purchased the 12-sty Braender Building, 104-112 East 25th st, 100 feet east of Fourth av and occupying a plot 100x98.9. The Braender Building and Construction Co. is the seller. Byrne & Bowman were the brokers. The structure is used mainly for silk salesrooms. It was held at \$800,000 and is rented for about \$116,000.

The structure was built 12 years ago by Philip Braender and with this sale the Braender estate has disposed of the last of its realty holdings. Other properties sold by Byrne & Bowman for the Braender estate include 20-sty loft building southeast corner of Fourth av and 24th st, the 16-sty loft building southwest corner of Broadway and 4th st; and the 12-sty loft building 26-32 West 17th st.

#### Hotel Joyce in New Hands

J. & E. Realty Corporation sold for Prisma Bros. to R. L. Solinsky 31 West 71st st, a 13-sty and basement brick and stone hotel building known as Hotel Joyce, on a lot 24.10½x102.2. The new owner also acquired the lease thereof, furniture and good will.

#### Columbia Oval Auction

There will be an auction sale of 225 lots in the Gun Hill Road, Bainbridge av and East 211th st section of the East Bronx, known as Columbia Oval, on Thursday, October 26, at 12 o'clock noon, in the Real Estate Exchange Salesrooms, No. 14 Vesey st.

Columbia Oval is within a few blocks of the Moshulu Parkway and Woodlawn stations on the Jerome av subway, the 210th st and Webster av station on the Webster av extension of the Third Av railway, and the Gun Hill rd (211th st) station on the White Plains av extension of the Lexington av and West Side (Broadway and Seventh av) subway. The Columbia Oval lots fronting on Gun Hill rd and Bainbridge av are in a business zone. The balance of the property is restricted to improvement with dwellings and apartments.

#### Long Island to Have New Private School

Henry A. Rogers of the Wheatley Hills Real Estate Corp., sold for the Valley Land Co. to a committee of prominent Long Island residents, for a private school, a tract of 25 acres at Greenvale, Long Island, situated on the north side of Flushing and North Hempstead Turnpike, between Bull's Head and Brookville, where they will establish a day school for girls and boys to serve the communities comprised within the district bounded by Long Island Sound on the north, Cold Spring Harbor on the east, Garden City on the south, and Manhasset on the west.

The school will be operated, under a board of trustees, by B. Lord Buckley, the Headmaster of Buckley School, New York, and Lawrence School at Hewlett, L. I. It is intended that in point of equipment, facilities and educational methods, the school shall be second to none in the country. Classes will be provided for boys and girls beginning with the age of 5 and carrying them through nine classes to the age of 14. Plans have been drawn by John T. Samson, school architect, and have been approved by a committee, of which Julian Peabody is a member. The buildings will provide amply for at least 180 pupils and readily lend themselves to enlargement. They should be ready for occupancy the fall term of 1923. It is proposed to incorporate under the Education Law and to vest the permanent control of the School in a Board of Trustees, constituted as follows: Bronson Winthrop, Charles Steele, F. N. Doubleday, Devereux Milburn, Grenville Clark, D. S. Iglehart, Childs Frick, John T. Pratt, Paul D. Cravath, J. G. Milburn, E. D. Morgan, Richard Derby, DeLancey K. Jay, Clarence C. Pell and



**Sell West Bronx Plots**

McLernon Brothers have sold for Seth Sprague Terry, vice-president of William A. White & Sons, to Samuel Friedenbergl, for improvement with apartments, the plot of 16 lots bounded by West 181st st, Grand av, Clinton pl and Davidson av. It was held at \$125,000.

The same brokers sold for Emil Heiman to James Murray, Jr., for improvement with a 6-sty apartment house, the vacant plot, 75x90, on the east side of Devoe terrace, about 150 feet north of Webb av.

**Bronx Garage Site Bought**

Samuel Brener sold to Jacob Sanders and Murray Maran the block front on the east side of Jerome av, between 181st st and Cameron pl, a plot fronting 120 feet on the avenue and 101 feet on each of the other thoroughfares. A 3-sty taxpayer and garage will be put up by the new owners. Spotts & Starr, Inc., were the brokers.

**Buy Bronx Taxpayer**

Arnold Investing Co., Inc., Operators, M. Rosenthal, president, purchased the taxpayer, containing 11 stores, on the northeast corner of Beck st and Leggett av, Bronx. The property was held at \$70,000. M. Finkel was the broker. The plot in 98.7x100x irregular.

**Bronx Acreage at Auction**

The M. Morgenthau, Jr., Co., and Joseph P. Day, Inc., will sell at public auction one of the finest undeveloped tracts of land in the Bronx, in the Exchange Salesroom, 14 Vesey st, on October 31. The property consists of more than 30 acres, and is now used in part as a farm. It stretches from Pelham Parkway through to Eastchester rd, with frontages on Rhineland av, Elberon av, Newport av, Wilkinson av, Narragansett av and Eastchester rd.

The sale will be by order of the Particeps Realty Co., which acquired the property in foreclosure of a first mortgage about 15 years ago and has held it free and clear of mortgage encumbrance ever since. The property at that time was owned by the same interests who were developing the Morris Park Racetrack, which was sold at public auction by Joseph P. Day. The entire tract will be sold in one parcel. Fifty per cent. of the purchase price may remain on mortgage. The property is conveniently located to the White Plains subway station non Pelham Parkway, to the Pelham Parkway station of the N. Y., Westchester and Boston R. R., and to the Westchester station of the N. Y., N. H. & H. R. R. Bus lines pass the property both on Eastchester rd and Pelham Parkway.

**Brokers in "The Times" Deal**

M. Morgenthau, Jr., Co., were the brokers who effected the sale of the group of buildings on the east side of Eleventh av, from 44th to 45th sts, and 545-559 West 44th st and 548-551 West 45th st, for the various owners to the New York Times, as the site for a large warehouse and printing plant.

**Morgenthau's First Fall Auction**

The first autumn auction sale by the M. Morgenthau, Jr., Co. took place on October 10, in the Vesey Street Salesroom, and embraced some parcels in Bronx borough, in Mount Vernon, Westchester County, and in Country Club districts 1 and 2, St. Albans, Queens. Mr. Morgenthau took the stand and introduced his assistant, George Fryhofer, as the auctioneer.

The names of buyers and the parcels bought follow: Corner of Lawrence av and Graham st, Bronx, bid in at \$3,000; 2 lots on the east side of Giles pl, north of Fort Independence st, Bronx, to Miss E. C. Bellefleur, for \$1,600; southwest corner of Webster av and 203d st, Bronx, bid in at \$11,500; 3 lots at the southwest corner of Elwood av and 196th st, Bronx, to Miss E. C. Bellefleur, for \$11,500; and the northeast corner of Academy st and Post av, Manhattan, bid in for \$32,000.

In Mamaroneck, the Orienta Point estate was sold to H. A. Leeche, representing a party in interest, for \$36,500. The southwest corner of Lincoln av and North 8th st, Mount Vernon, a vacant plot, was sold to Maxwell Shmorler for \$4,400. He will improve it.

In St. Albans, the sales in Country Club District No. 2 were as follows: 2 lots on Fletcher st, between Granville and Hilburn sts, for \$1,000 to Frank Witzman, of Brooklyn; 2 lots on Fletcher st, between Kenmore and Hilburn sts, sold to Christine Von Amelunxen, for \$1,000; 2 lots on Granville st, between Farmers and Kenmore avs, sold for \$1,030; and 3 lots on Fletcher st, adjoining the corner of Hilburn st, sold for \$1,335 to John Held, of Richmond Hill; 2 lots on Fletcher st, between Kenmore and Hilburn avs, sold to Roger Nielef, of New York, for \$880; 8 lots on Mayville st, adjoining corner of Kenmore av, sold to S. Shonimzohn, of Brooklyn for \$3,320; 2 lots on Mayville st, sold to Mary Steffen, of Brooklyn, for \$730; 2 lots on Mayville st, near Evarts st, sold to Sidney Rossman, of New York, for his client, for \$250; 3 gore lots, easterly side of Hilburn

st, sold to E. Rossman, of New York, for \$260.

Sales in Merrick rd, Country Club District No. 1: 2 plots—one of 2 lots and one of 4 lots, sold to S. Shonimzohn, a Brooklyn builder, to be improved, at \$800 per lot; 1 lot in the same block as above, sold to Frank Mancini, of Jamaica.

The sale was continued on Columbus Day, October 12, on the property, near St. Albans station, and in the evening of that day in the Morgenthau salesroom, 449 Fulton st, Jamaica. It embodied the remainder of Country Club District No. 2, about 62 lots. They brought from \$300 to \$450 each.

**Big Deal on Newtown Creek**

Wyoming Valley Coal Co., Sanders A. Wertheim, president, purchased 1181 to 1207 Grand st, near Newtown Creek, Brooklyn, from Charles H. Reynolds & Sons. The property consists of about 28 lots, on which the buyers will construct coal pockets. J. M. Riehle represented the buyer.

**Sales of Fine Country Places**

Thomas J. O'Reilly sold the country estate of Florence E. Rock on the West Shore rd, between Oyster Bay and Bayville, Nassau County, Long Island. The property consists

**Douglas L. Elliman & Co.**

*Real Estate Brokers*

Fifth and Park Avenue Districts

Efficient Property Management

Plaza, 9200

15 East 49th St.

**J. CLARENCE DAVIES**

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street

51 East 42nd Street

Phone Connections

**United Electric Service**

*is supplied to the*



**TIVOLI THEATRE**  
831-41 EIGHTH AVENUE

A new theatre constructed to be the home of high class moving picture productions, with a seating capacity of approximately two thousand.

The owners and builders are the Tivoli Construction Company; the architects, Eisendrath & Horowitz, and the electrical contractors, the Unit Electric Company.

*When in need of Electric Light or Power Service, call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.*

**The United Electric Light and Power Co.**

130 East 15th St., New York.



of 7 acres having a water frontage of 450 feet. The house contains 20 rooms and there is a garage for 3 cars on the property. The purchaser, Mrs. Iva MacMartin, will occupy it. The property was held at \$75,000.

Henry E. Butler, of Plainfield, N. J., purchased the estate of Ernest G. W. Woerz at Rumson rd and Navesink av, Rumson, N. J. The property includes more than 3 acres. It was held at \$40,000.

Russell E. Burke, of this city, purchased the property of Mrs. Helen V. Seamans on Ward av, Rumson, N. J., through William H. Hintelmann. The place faces the Shrewsbury River and contains a large residence and 3 acres.

The Sarah Kanning place on the Shore rd, at St. James, Suffolk County, Long Island, has been sold by Monson Morris, associated with Louis de Lancy Ward. The buyer will occupy.

### National Biscuit Again Buys

The National Biscuit Co., which has been buying heavily in the vicinity of its plant in the Chelsea section, has purchased from Swift & Co. the block front on the east side of Tenth av, between 14th and 15th sts, which carries a mortgage of \$200,000 and which was purchased in 1918 from the Astors to house its various branches contiguous to the proposed elevated tracks of the New York Central Railroad. The Swift plant is now at Tenth av and 13th st.

The site is covered with old brick and frame buildings and fronts 206.5 feet on Tenth av, 100 feet on 14th st and 150 feet on 15th st. With the American Can Co. property and the Eggers warehouse, which the biscuit company purchased within the last few weeks, it now controls a site fronting 325 feet on each street with the exception of a 25 foot parcel at 450 West 15th st.

Last week the National Biscuit Co. bought the opposite block bounded by Tenth and Eleventh avs, 14th and 15th sts, from Armour & Co., who also intended to build a distributing plant. The baking company now owns the two blocks from 15th and 16th st, Ninth to Eleventh avs.

### Sell Brooklyn Site for Garage

Realty Associate sold to Ageloff Realty Co., Inc., through J. J. Heitler, the vacant plot, 160x100, on the north side of Empire Boulevard, 500 feet east of Bedford av, on which the purchaser is now erecting a 1-sty garage and service station. It has been leased to the Buick Motor Car Co.

## MANHATTAN SALES

### South of 59th Street

CARMINE ST.—Pepe & Bro. sold for James Coyle 49 Carmine st., northeast corner of Bedford st, a 4-sty brick tenement house with store, on a lot 25x75.

JAMES ST.—Bernard B. Block sold the 5-sty brick front and 4-sty rear tenement houses, on a lot 25x135.9, at 9 James st, to Louis Gordon, an investor. The property was held at \$40,000. This is its first sale in 30 years.

WEST ST.—Estate of Frank Raub sold through the E. A. Polak Brokerage Co. to the Shulte Realty Co. 102 West st, south corner of Liberty st, an old 4-sty brick building, on a lot 22.5x63.10x irregular. It adjoins the building used as an entrance to the elevated passageway across West st to the Liberty Street Ferry.

The new owner will remodel and modernize the building.

14TH ST.—John Peters sold for the estate of Susan Leroy King to Frank P. Catinella 317 East 14th st, a 4-sty and basement stone dwelling, on a lot 23x103.3. It is the first sale of it in 43 years. The buyer will remodel and occupy the premises.

17TH ST.—Mrs. Christian Haffner sold 408 West 17th st, a 5-sty and basement brownstone double flat, on a lot 24.7x92, adjoining the southwest corner of Ninth av. Derschuch & Co. were the brokers.

19TH ST.—Spear & Co. sold for Augustus H. Tennis 47 East 19th st, a 7-sty brick loft and store building, on a lot 25x92.

27TH ST.—The 105 West Twenty-seventh Street Co. has been formed by Isadore Shapiro, attorney, with A. Bernadik, R. Lefkowitz and I. Shapiro as directors, to take over the property at that address. It consists of a 4-sty building with store, 20x98.9, title to which is held by Harry Goorfin.

35TH ST.—Brown, Wheelock-Harris, Vought & Co., Inc., sold for Mrs. Ludlow Winters 40 East 35th st, a 4-sty and basement stone dwelling, on a lot 21x72.6. The property was held at \$65,000.

54TH ST.—Brown, Wheelock-Harris, Vought & Co. sold for Mary M. Sngden and Josephine McClay Boles 61 East 54th st, a 4-sty and basement brownstone dwelling, on a lot 22x100.5. It was held at \$75,000. The new owner is Edward Oliver Balzer, who will remodel it. The property had been in the selling family since 1859.

55TH ST.—Estate of John Murray sold through Henry Schumacher & Sons to Charles Young 328 East 55th st, a 5-sty brick tenement house, on a plot 38.6x100.1034x28.6.

55TH ST.—John Constable Moore sold for Mrs. Mary T. Hayden 121 West 55th st, a 4-sty and basement brick dwelling, on a lot 20x100.5. It will be remodeled into apartments.

58TH ST.—Brown, Wheelock-Harris, Vought & Co. sold for Elizabeth Smith 132 and 134 East 58th st, two 3-sty and basement brick dwellings, one on a lot 18.9x100.5, and the other on a lot 18.9x80.5.

GREENWICH AV.—The 5-sty brick flat with stores, on a lot 27.34x81.9x irregular, at 39 Greenwich av, northwest corner of Charles st, has been purchased from Green-Wood Cemetery by the Occidental Holding Corporation, Nathan Wilson, president, through H. Lilly, broker. The buyer will alter the property immediately. It was held at \$50,000.

PARK AV.—There has been formed the 93 Park Avenue Corporation to take over the property at that address, with R. R. Reid, F. C. Ott and L. C. Ferguson as directors, the last named being attorney for the company. The property is a 4-sty and basement stone dwelling, on a lot 18.6x80, and was recently sold by Mrs. Jefferson Hogan to Dr. Byron Sprague Pierce.

TENTH AV.—Max N. Natanson resold through Maurice I. Strunsky to Charles Brandt 672 Tenth av, a 5-sty brick tenement house with store, on a lot 25.14x100, adjoining the northeast corner of 47th st, which latter parcel Mr. Brandt also recently bought from Mr. Natanson. It is a similar kind of property. Both parcels are part of a block front bought by Mr. Natanson from the William Waldorf Astor estate a few weeks ago.

THIRD AV.—Charles Goldberg sold for the Grand Investing Company 267 to 271 Third av, a 6-sty brick apartment house with stores, on a plot 54.9x75, to Sol Freidus and Morris Steinberg.

### North of 59th Street

61ST ST.—John R. Davidson sold for the General Synod of the Reformed Church in America 358 East 61st st, a 5-sty quadruple flat, on a lot 28x100.5, to Elizabeth Van Nos-dall.

63D ST.—Mrs. Annie W. Gould sold 35 East 63d st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The buyer will rebuild it into an American basement type house from plans by A. Wallace McCrea. The property was held at \$75,000.

76TH ST.—Maurice J. Cross sold to Ennis & Sinnott 28 West 76th st, a 4-sty and basement stone dwelling, on a lot 20x102.2.

88TH ST.—J. Lemle sold for Phillip M. Barry the 4-sty stone flat, 170 East 88th st, on a lot 17.7x100.84.

91ST ST.—Abraham Saffir sold for the Bay-side Improvement Co., Inc., to a buyer, for occupancy, 59 West 91st st, a 3-sty and basement stone dwelling, on a lot 18x100.84.

98TH ST.—C. M. Folsom & Co. sold the 5-sty brick triple flat, 54 East 98th st, on a lot 25x100.11.

99TH ST.—James Boyd sold for Anna H. Ahrens 317-319 West 99th st, adjoining the north corner of Riverside dr, an 8-sty and basement elevator apartment house, known as the Emahrel, on a plot 75x100.11. It contains 32 apartments of from 4 to 7 rooms each. It was held at \$350,000.

116TH ST.—Cleary & O'Connell sold for Dr. John G. Coyle to Virginia Brizzare the 5-sty brownstone single flat, on a lot 21.6x10.11, at 318 East 116th st.

117TH ST.—Ward Belknap & Son sold for the Michel Real Estate and Mortgage Co. to Joseph F. Malaspina 223-229 East 117th st, four 4-sty brick flats, on a plot 100x100.11.

121ST ST.—A. Kane, in conjunction with Ryan & Waters sold for a client to a buyer, for occupancy, 244 West 121st st, a 3-sty and basement stone dwelling, on a lot 16.8x100.11.

123D ST.—M. Morgenthau, Jr., Co., Everett M. Seixas Co., Consolidated, sold for the Demorland Realty Co. (D. and M. Simon), 527 West 123d st, a 5-sty and basement brick apartment house, on a plot 33.4x100.11, to Adolph Weiss.

124TH ST.—Childs & Humphries sold for the estate of Harriet P. Thomson 21 West 124th st, a 3-sty and basement stone dwelling, on a lot 25x100.11, opposite Mt. Morris Park. It is occupied by the Independent Order Free Sons of Israel.

127TH ST.—Clausen E. Hutchinson sold to Aaron Taylor the 3-sty and basement stone

# Classified Advertisements

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

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

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

### PROPOSAL

NOTICE TO CONTRACTORS.—Sealed proposals for 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 Tunnels 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, 3990 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 1058, 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.

### SITUATIONS OPEN

YOUNG MAN, with good knowledge of general real estate brokerage business and office management; state qualifications; exceptional opportunity. Box 954, Record & Guide.

ADAMS & CO., 170 Fifth Ave., have an opening in their management department for a man thoroughly experienced in the maintenance of mercantile properties. Opportunity for right man. Phone for appointment.

### SITUATIONS WANTED

YOUNG MAN, Christian, 28, single. Experienced real estate bookkeeper, accountant, cashier, typist, desires position with real estate firm. Box 953, Record & Guide.

YOUNG MAN, general real estate experience, formerly with chain stores organization, desires to connect with reliable firm. Box 958, Record & Guide.

### A LIVE MAN FOR A LIVE OFFICE

WANTED: A position with a progressive real estate firm or estate as building manager, renter, or salesman. At present employed, and for past 25 years with a leading real estate firm, having under my sole charge over 200 buildings, loft, mercantile and office. Have extensive acquaintance among owners and builders, thoroughly understand the business in every detail, and should prove valuable to the right concern. Hustler, Box, 956, Record & Guide.

### FOR SALE

FIVE STORY factory for sale, located on 10th Av., near 36th st., 28,000 square feet, plot 74 x100. Freight elevator heating plant. General P. O. Box 524, New York City.

ONE, TWO AND THREE-FAMILY frame houses for sale in Bronx. Williams, 1264 Boston Road.



dwelling, 240 West 127th st, on a lot 12.6x 99.11.

129TH ST.—Jacob V. Moses sold for Jacob Woodman to Samuel D. Wooding 143 West 129th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

130TH ST.—Jacob Goodman sold to Adelaide Whitney 260 West 130th st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

133D ST.—Rhonda Realty Co. resold to W. Workman 115 and 117 West 133d st, two 3-sty and basement stone dwellings, each on a lot 16.8x99.11, which will be altered by the buyer and occupied for his business. B. Bloch was the broker.

136TH ST.—The Philip A. Payton, Jr., Co., sold for the Blanche Realty Co., Samuel Strassbourger, president, 15, 17, 19 and 23 West 136th st, five 6-sty brick tenement houses, on a plot 175x99.11, to Sol Freidus and Morris Steinberg. The property was held at \$200,000.

137TH ST.—Samuel A. Kelsey sold for Edward H. Lee to a client of George R. Thompson 218 West 137th st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

142D ST.—Moore, Schulte & Co. sold for Mrs. Charles E. Lucke to a buyer, for occupancy, 544 West 142d st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

144TH ST.—Adolph and Aaron Weiss sold to a client of George O'Hare 306-308 West 144th st, a 6-sty brick apartment house, on a plot 50x99.11.

169TH ST.—Arthur L. Shaw sold for Mrs. Marion C. Lucking an apartment, on the co-operative plan, in the Woodrow Court building, 565 West 169th.

AV A.—Valentine Brech sold to a client of Louis W. Osterweis 1598 Av A, a 5-sty brick tenement house with stores, on a lot 25x98. Frederick W. Kroehle, Jr., was the broker.

BRADHURST AV.—W. J. Huston & Son sold for the Bradley estate to the Hudson P. Rose Co. 39 Bradhurst av, a 3-sty and basement brick dwelling, on a lot 17x62.8.

COLUMBUS AV.—Louis F. Sommer sold for Nathan Wilson 623 Columbus av, adjoining the northeast corner of 90th st, a 5-sty brick tenement house with stores, on a lot 25x66.8.

FIFTH AV.—Louis George resold for James H. Cruikshank to A. G. Langhorne, of Lynchburg, Va., 2114-2116 Fifth av, adjoining the southwest corner of 130th st, two 5-sty brick American basement dwellings, each on a lot 16.4x76.8.

FIRST AV.—George S. Runk sold for Adam Happel 1790 First av, a 5-sty brick loft and store building, on a lot 25x94. It is leased to one tenant, Stern Bros., dealers in Indian motorcycles.

FT. WASHINGTON AV.—Meister Builders, Inc., resold through Charles Halperin 66 Fort Washington av, southeast corner of 162d st, a 6-sty and basement elevator apartment house, known as Chambold Court, on a plot 102.2x 152x irregular. It contains 44 apartments.

LEXINGTON AV.—Joseph I. Green sold 1131 1133 Lexington av, two 3-sty and basement stone dwellings, each on a lot 17.1x70. The buyers are operators.

LEXINGTON AV.—Joint Ownership Construction Co., Inc., Frederic Culver, president, sold apartments in the new buildings which they are about to erect on the east side of Lexington av, between 69th and 70th sts, under the Culver plan of 100 per cent. joint ownership to Granville Whittlesey of Redding, Con., and to Charles W. Whittlesey and Mrs. George Frederic Munn of this city.

MADISON AV.—J. Lemle sold for Mrs. Lenore Tanner 1827 Madison av, a 5-sty brick apartment house with stores, on a lot 25x100, adjoining the southeast corner of 119th st. It is the first sale of the property since 1903.

NAGLE AV.—Manning-Bernhard Realty and Construction Co. sold the 5-sty brick apartment house, on a plot 40x129.6, at 114 and 116 Nagle av, to Effie S. Peirce. The house contains 24 suites and 2 stores and rents for \$12,500. It adjoins the northwest corner of Arden st.

PARK AV.—William A. White & Sons sold for Ringland F. Kilpatrick the northeast corner of Park av and 97th st, a new 2-sty fire-proof garage, on a lot 25.2x100. It will be used as a private garage.

WADSWORTH AV.—The H. & E. Realty Co., Herman Berson, president, and Samuel Wacht, Jr., secretary, sold to Henry Ordell, 82 Wadsworth av, a 5-sty and basement brick apartment house, on a plot 41.11x100, and arranged for 30 families, returning an annual rental of \$16,000 and held at \$90,000.

WADSWORTH AV.—Arnold Investing Co., Inc., M. Rosenthal, president, sold to the Klomk Building Co. the vacant plot, 100x150, on the west side of Wadsworth av, 75 feet south of 187th st. W. Finkle was the broker. The buyer will improve the plot with a 5-sty apartment house.

Lawrence, Blake & Jewell placed a first mortgage of \$180,000 for a term of 3 years on 250 West 76th st, a 10-sty apartment hotel.

**BRONX SALES**

CYRUS PL.—Elizabeth A. Keenan sold to Carmela Botta 452 Cyrus pl, a 2-sty and basement frame dwelling, with garage, on a plot 37.5x100, between Third and Park avs.

HEWITT PL.—Lampport Realty Corporation sold to Abraham Kaufman the Mohegan, a 5-sty and basement brick apartment house, on a plot 40x100, at 842 Hewitt pl.

KELLY ST.—Harding Realty Corporation, Joseph A. Polsky, president, purchased from A. Chagrin the 5-sty and basement brick apartment house, on a plot 45x100, at 971 Kelly st, adjoining the southwest corner of Westchester av. D. Goldstein was the broker.

SIMPSON ST.—Benjamin Cherat, of New Rochelle, an investing client of David Vogel, bought from Charles W. Wynne and Louis H. Low, through Mrs. E. Harris, of Mount Vernon, the 5-sty and basement brick apartment house 1016 Simpson st, arranged for 15 families and occupying a site 40x100.

138TH ST.—Benenson Realty Co. resold to a client of Charles Kuntze the 5-sty and basement brick apartment house with stores, at 702 East 138th st, on a plot 40x100. The house contains 20 suites and 2 stores and rents for about \$8,000. The property is subject to a long term mortgage.

158TH ST.—Cahn & Cahn, operators, sold to Patrick McSorley 611 East 158th st, northeast corner Eagle av, a 3-sty and basement frame 3-family house, on a plot 47.2x49.

BROOK AV.—Schwab & Co. resold for Karl Dillenberg 1256 Brook av, a 3-sty and basement frame 2-family house, on a lot 25x100.5.

BROOK AV.—Isaac Lowenfeld purchased from Ida Raible 1255 Brook av, a 5-sty and basement brick apartment house, on a plot 45x90. It contains 20 apartments. The brokers were Ida L. Hillman and L. J. Greenberger.

CEDAR AV.—Cedar Avenue Construction Co. sold to Stella Schleichkron 2081, 2083,

2087 and 2089 Cedar av, four dwellings, each on a lot 25x100, opposite University Park.

COLLEGE AV.—J. Lemle sold for a client the southwest corner of College av and 164th st, a 4-sty and basement brick apartment house, known as the Ben-Nevis, on a lot 25x 99.

CONCOURSE—Joe-Hen Realty Corporation sold to Ray Weiss 5-sty brick apartment house at the northwest corner of Grand Blvd. and Concourse and Clarke pl, on a plot 96.4x 150.

CONCOURSE.—Ernest Damiane, in conjunction with Walter E. Phelps, sold for the Wehat Realty Co., Inc., to the Wolf Bread Co. the southwest corner of Grand Boulevard and Concourse and 180th st, a vacant plot. The buyer will improve it with a 5-sty apartment house.

CRESTON AV.—James Gormley sold to Anna Van Twintern the 5-sty and basement brick apartment house, on a plot 62.6x100.4, on the northwest side of Creston av, 55 feet southeast of Burnside av.

EAGLE AV.—George Goldblatt Co., in conjunction with Harris Mendelson, sold for a client 647 Eagle av, a 2-sty and basement frame 2-family house, on a lot 25x115.

HULL AV.—J. Clarence Davies sold for M. Roche the vacant plot, 50x110, on the east side of Hull av, 105 feet north of Moshoiu Parkway.

KINGSBRIDGE RD.—Willis F. Harding sold to the Ronel Realty Co. the detached frame dwelling, on a plot 48x100.8, on the north side of Kingsbridge rd, 72 feet west of Creston av.

LINCOLN AV.—James Montgomery & Son sold for the estate of Catherine Derieth 155 Lincoln av, a 4-sty apartment house with stores, on a lot 25x100. It is the first time the parcel has changed hands in 35 years.

MARMION AV.—Harry Cahn bought through Ernest Damiane from Katharine V. Leech an others 2544 Marmion av a 2-sty and basement frame dwelling, on a lot 25x86, adjoining the northeast corner of Fordham rd.

MT. EDEN AV.—Benenson Realty Co.

**A Good Bank To Bank In**

**T**HE age, strength and reputation of this Trust Company assure, in themselves, its growth and continued success.

Yet this Trust Company invites new depositors. It offers to each a service of personal, painstaking care not commonly found in big Banks.

*You are cordially invited to consult*

**LAWYERS TITLE & TRUST CO.**

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

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



**BE-VER  
Cork Tile  
is the  
BEST  
Floor**

**CORK TILE TALKS**

**No. 5—Elevator Safety**

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

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

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

**NIENENHOUS COMPANY, INC.**

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

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



bought the 5-sty brick and 20-family apartment house 507 Mount Eden av, on a plot 50x100, held at \$65,000 and renting for about \$12,000.

**PROSPECT AV.**—A Sternlicht sold for M. Goldstein to Harry Cahn 910 Prospect av, a 6-sty brick apartment house with stores, on a plot 44.9x97. It contains 26 apartments.

**PROSPECT AV.**—Abraham Sternlicht sold for Ernestine Jacobowsky and Cecelia R. Ober to Harry Cahn, operator, 963 Prospect av, a 5-sty and basement brick apartment house, on a plot 40.2x195. It adjoins the Burland Theatre on the south.

**ROCHAMBEAU AV.**—J. Clarence Davies, Inc., sold for Mary Murphy to George Jauss the vacant plot, 77x91, on the west side of Rochambeau av, 477 feet north of Gun Hill rd.

**SOUTHERN BLVD.**—Penetto Bros. sold for George J. Miller the vacant plot, 50x96x irregular, on the west side of Southern Blvd, 50 feet north of 187th st.

**TREMONT AV.**—The 742 Tremont Avenue Corporation, represented by Meyer Moskowitz, attorney, has been formed to take over the 3-sty loft and store building, 75x195, at that address. R. L. Cohen, W. Bernstein and B. Resnick are the incorporators.

**VALENTINE AV.**—James L. Van Sant sold to Samuel L. Klein the vacant plot, 100x101x irregular, on the east side of Valentine av, 90 feet south of 197th st. The purchaser will erect on the plot a 5-sty apartment house. David Pfeffer was the broker.

**VYSE AV.**—Morris Schumann, operator, purchased from B. Rosen 5-sty and basement brick apartment house 2068 Vyse av, on a plot 43.3x103.3. S. Sussman and I. Bernstein were the brokers.

**WILLIS AV.**—Benenson Realty Co. bought from an estate 169 Willis av, a 5-sty brick flat with 2 stores, on a lot 25x100.

**WILLIS AV.**—Harry Cahn, operator, purchased from Kate Muller, executrix, the 5-sty brick apartment house, arranged for 12 families and 4 stores, northeast corner of Willis av and 145th st, on a lot 25x98.6.

**BROOKLYN SALES**

**LINCOLN PL.**—R. Agar, in conjunction with Bowie & Keegan sold for M. Feeney 694 Lincoln pl, corner of Rogers av, a 4-sty brick and stone double apartment house.

**CHESTNUT ST.**—Zenith Manufacturing Co., Inc., has purchased through Charles F. Kraemer the 2-sty factory building containing 15,000 square feet of floor space at 290 Chestnut st, near Atlantic av, East New York.

**COURT ST.**—The Court Realty Bond and Mortgage Co., Inc., purchased the three 4-sty flats with stores at 111-115 Court st from Foster Crampton, of West Hampton Beach, L. I. The buyers have filed plans for the alteration of the properties into modern office buildings, one of which will be partly occupied by them.

**DEAN ST.**—Bulkley & Horton Co. sold 1163 Dean st, a 3-sty dwelling, for George S. Norman.

**MACON ST.**—Bulkley & Horton sold 105 Macon st, a 3-sty and basement dwelling, on a lot 20x100, for Robert Young, of South Bend, Ind., to a client for occupancy.

**10TH ST.**—Mrs. Elizabeth B. Lock sold to Mrs. Mary E. Chambers 692 10th st, near Pros-

pect Park West, a 3-sty and basement stone and brick dwelling, on a lot 20x100.

**60TH ST.**—Meister Builders, Inc., sold to Ignazio Scalia 915 60th st, a brick 2-family house, on a lot 20x100.

**90TH ST.**—Frank A. Seaver sold the vacant plot, 50x100, on the south side of 90th st, 150 feet east of Third av, for the United States Realty and Improvement Co. to an investor.

**EAST 11TH ST.**—Giuseppe Romania bought from the Meister Builders, Inc., a detached stucco dwelling, on a plot 30x72, at East 11th st and Av X.

**EAST 12TH ST.**—Samuel Galitzka sold for Isaac Mayers to Gertrude Claman 948 East 12th st, a detached 2-family house, on a plot 40x100. It was held at \$22,000. A double garage is on the plot.

**EAST 22D ST.**—A. Mishkin sold for M. Ridgway to J. Siortino 1115 East 22d st, a detached 2½-sty dwelling, with a double garage.

**EAST 24TH ST.**—A. Mishkin sold for Mrs. M. McDonough the vacant plot, 40x100, on the west side of East 24th st, 340 feet south of Av I.

**EAST 26TH ST.**—Bulkley & Horton Co. sold for a client 632 East 26th st, a detached 2-family house.

**EAST 40TH ST.**—Knox Realty Co. sold for Gustaf Svenson to a buyer, for occupancy, 1024 East 40th st, a frame and stucco dwelling.

**AV J.—G. Tuoti & Co. sold for Joseph Gifuni to S. Miele 710 Av J, Midwood Manor, a detached 12-room dwelling, on a plot 40x100.**

**JEFFERSON AV.**—Henry L. Nielsen Offices sold for Frank Green 69 Jefferson av, a 3-sty and basement brownstone dwelling.

**JOHNSON AV.**—Thoens & Flaunlacher, Inc., sold for the Hemmerding Estate Corporation, manufacturers of cotton waste, the building at 503 Johnson av to L. Glickman & Co., of 133 Greene st, Manhattan, manufacturers of paper bags, who will use the building for their own occupancy. The property was held at \$150,000 and was an all cash transaction.

**SIXTH AV.**—Philip Pisani sold for Luiga Aristotle to Meister Builders, Inc., 588 Sixth

**Apply to us for Mortgages on Real Estate**  
**United States Title Guaranty Company**

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

**MEMBERS REAL ESTATE BOARD OF NEW YORK**

**ADAMS & CO., INC.**

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

**CYRIL A. CARROLL**

REAL ESTATE  
MORTGAGES—INSURANCE

LIGGETT BUILDING  
41 EAST 42nd STREET  
Suite 721 MURRAY HILL 3377

**CUSHMAN & WAKEFIELD, INC.**

RENTING AND MANAGEMENT OF  
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

**ALFRED P. COBURN**

Real Estate—Appraisals—Insurance  
Management of Estates a Specialty  
159 WEST 72nd ST. Columbus 4356-2548

**CHAS. M. DeROSA CO.**

Real Estate—Mortgages—Insurance  
Childs Building, 110 W. 34th St. Fitzroy 6673  
6674

**CHAS. A. DUBOIS**

REAL ESTATE  
3551 BROADWAY  
At 146th ST. Established 1894

**DUNLAP & LLOYD**

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

**JACOB FINKELSTEIN & SON**

Real Estate—Mortgages  
Specialists in the Bowery Section  
42 BOWERY Phone: Franklin 1810

**CHARLES G. KELLER**

Real Estate and Insurance  
113 WEST 23rd STREET  
Watkins 5336

**ALBERT E. KELLY**

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

**T. H. KELLEY**

Specialist in Fordham Heights Property  
158 East 188th St., at Grand Concourse  
Phone Fordham 2509

**J. P. & L. A. KISSLING**

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

**ROBERT LEVERS**

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

**JOSEPH MILNER CO., Inc.**

Real Estate  
505 FIFTH AVE., NEW YORK  
Vanderbilt 3607

**NATHAN L. OTTINGER**

57TH STREET  
REAL ESTATE SPECIALIST  
APPRAISER NEGOTIATOR  
250 West 57th Street  
FISK BUILDING

**HIRAM RINALDO**

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

**GEORGE S. RUNK**

REAL ESTATE BROKER  
Mortgage Loans—Management  
150 LEXINGTON AVENUE

**SCHINDLER & LIEBLER**

Real Estate and Insurance  
1301 THIRD AVE. at 79th St

**F. P. SANSONE CO.**

Real Estate Insurance  
Selling Leasing Management  
320 EAST 34th STREET Vanderbilt 4218

**SEAMAN & PENDERGAST**  
RENTALS — SALES — MANAGEMENT

RESIDENTIAL PROPERTIES  
542 FIFTH AVENUE Vanderbilt 1309

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

**SHAW, ROCKWELL & SANFORD**

REAL ESTATE—INSURANCE

Successors to  
SHAW & CO.

**COMMERCIAL PROPERTY**  
MANAGEMENT

Rentals—Sales—Appraisals—Insurance  
Industrial Locations



840 BROADWAY 1261 BROADWAY  
Stuyvesant 0627

**JACOB J. TABOLT**

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

**JAMES P. WALDEN**

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

**WHITNEY-FOSTER CORP.**

Real Estate Administrator  
356 WEST 145th ST. Audubon 0900



av, a 3-sty brick double apartment house with stores, on a lot 18x100.

THIRD AV.—Edward C. Cerny sold for the Christian estate to Mrs. G. Klein the 4-sty brick apartment house with store at 5322 Third av.

**QUEENS SALES**

ELMHURST.—The Community Garage at Baxter and Fairbanks av, Elmhurst, has been purchased by Gilbert Murtha through Peter Harper. The structure occupies a plot 100x150 and contains 13,300 square feet. Robert G. Lake was the seller.

LONG ISLAND CITY.—Louis Gold & Co. sold to an investor the property known as the Jackson Heights Garage, on Jackson av, from 21st to 22d st, Jackson Heights section of Long Island City. It was sold subject to a 20-year lease held by the tenant.

**RECENT LEASES.**

**21 Year Lease of Tribune Building**

The 20-sty Tribune Building at the northeast corner of Nassau and Spruce sts has been leased from S. Morrill Baner and Herbert E. Mitrler by Victor Weichman and associates under the title of the Tribune Building Corporation for a term of 21 years at an aggregate net rental of \$5,000,000. The lease begins next May, when the Tribune expects to move to its new home on West 40th st.

The Tribune Building, fronting 90 feet on Nassau st, 98 feet on Spruce st and 86 feet on Frankfort st, was purchased by the Messrs. Banner and Miller last year when the paper decided to move uptown. Louis Wetzler and Laurence J. Borchard negotiated the lease, Stoddard & Mark, attorneys, representing both lessors and lessees.

**Leases of Entire Buildings**

Brown, Wheelock-Harris, Vought & Co. leased, for a term of years, the entire 4-sty brick building, 30 Cliff st, to Hans Hinrichs & Co., Inc., for Henry L. Von Meyer, represented by Cammann, Voorhees & Floyd.

M. & L. Hess, Inc., leased for the American Carbonate Co., Emil Rueff president, the 1-sty building, 437 East 18th st, running through to 432-436 East 19th st, to the Associated Linen Suppliers Co., Inc., a syndicate composed of several of the largest linen supply houses in the metropolitan zone. The lessee has arranged to install equipment for use in its business and to make extensive alterations throughout the building, which will cost in excess of \$150,000. The lease covers a term of years at an aggregate rental of approximately \$150,000.

Hup Realty Co., Inc., J. Chr. G. Hupfel,

president, leased the entire 4-sty brick building 218 East 42d st, through Henry Hof, to the Ohio Chemical & Mfg. Co., for a term of years. Also, leased space in the building at the northeast corner of 12th st and Third av to the Airline Press, Inc., and Atlas Linotyping Co., Inc.

Harry Cahn, operator, leased his newly completed 2-sty fireproof garage, on the northeast corner of Bergen av and 153d st, Bronx, for a term of 15 years, at an aggregate rental of \$238,000, to the Montauk Garage Realty Corp. Silverman Exchange were the brokers.

A. V. Amy & Co. leased for the Benjrv Corp. the 4-sty and basement dwelling, 630 West End av, to Edward A. Beech, for a term of 5 years; and leased for Mrs. Gabrielle B. Kennedy the 5-sty American basement dwelling, 433 West End av, to Hugo Cassel, for a term of 5 years.

The newly formed Boston Road Holding Corporation, having R. R. Reid, F. C. Ott and L. C. Ferguson as directors, leased 2084 Boston rd, Bronx, a 2½-sty and basement brick dwelling, on a plot 50.1x170.9, through to Bronx st and near Bronx river.

Seaman & Pendergast leased for a term of years an apartment unfurnished, at 920 Fifth av for J. E. R. Carpenter to Mrs. Vernon M. Peabody.

The Broad-Exchange Co. leased to the International Telephone and Telegraph Corporation, Colonel Sothenes Behn, president, the parent company of the Cuban Telephone Co., Porto Rico Telephone Co., and Uruguayan Telephone Co. and Radio Corporations of Cuba and Porto Rico, the entire 6-sty fireproof office building at 41 Broad st, covering a plot 31x138, for a term of 21 years. The tenant will take possession at once. This lease is especially interesting as this section has become the center for companies of rapid communication.

In the immediate section and vicinity are already located the homes of the Western Union Telegraph Co., the French Telegraph Cable Co., the Commercial Cable Co., the All America Cables, Radio Corporation of America and a branch of the New York Telephone Co.

The property which the Broad-Exchange Co. has leased is part of a plot of over 50,000 square feet owned by the Broad-Exchange Co. and the Alliance Realty Co. Brown, Wheelock-Harris, Vought & Co., Inc., were the brokers in the transaction. The building will be known as the International Telephone Building.

J. Arthur Fischer leased for the estate of H. T. Gratacap to David Sobel, 143 Grand st, a 4-sty brick building, 17.11x80, for a term of years.

The Chevrolet Motor Co. leased the 1-sty stone building, 50x100.5, at 217 West 58th st for a sales building for used cars. This is

being altered by Edgar and Charles Appleby and is part of a large plot owned by the Appleby estate, which includes the Jolson Theatre and also plottage on 58th and 59th sts. Cross & Brown Co. was the broker.

Maurice Wertheim leased for Gustave E. Walter, for a term of 21 years, with renewal for a similar period, the 4-sty business building 155 East 44th st, on lot 25x100, together with a rear building, size 25x25, on the adjoining lot 153 East 44th st, at an aggregate rental of about \$250,000. The lessee is 155 East Forty-fourth Street, Inc., a corporation recently formed to take over this lease. The premises will be used for offices and showrooms after completion of extensive alterations.

Daniel Birdsall & Co., Inc., leased for Marguerite Schaefer the entire 6-sty building 29 Leonard st, containing about 20,000 square feet, to Ridley Watts & Co., for a term of years.

Daniel Birdsall & Co., Inc., leased for clients the entire 3-sty brick building, 258 West 69th st, to William Davidson, for a term of years. It is 25x100.5.

Maurice Wertheim leased for Gustave E. Walter for 21 years with renewal for a similar period the 4-sty business building 155 East 44th st, 25x100, together with a rear building, 25x25, on the adjoining lot, 153 East 44th st, at an aggregate rental of about \$250,000. The lessee is 155 East Forty-fourth Street, Inc., a corporation recently formed. The premises will be used for offices and showrooms.

B. Metz & Co. leased the 5-sty building at 108 West 31st st for Mrs. Elena E. Goodale and Mrs. Pauline H. Drew to Max Schacht for a term of 21 years.

Adams & Co. and P. M. Clear & Co. leased for Michael and George Coleman the garage at 216-218 West 30th st to M. Danielson, for a long term of years, at an aggregate rental of about \$100,000.

Lease of the building at 101 Chambers st has been extended by the Almy Realty Corporation to Kreutgers, Inc., from February 1, 1925, to June 1, 1933. The rental will be \$12,500 per annum net. The Cruikshank Co. represented the landlord and Lesser & Lesser the tenant.

The 323 Fourth Avenue Corporation, which recently leased the 3-sty building at that location, has also an option to purchase the property for \$110,000. The lease is for 21 years at \$6,000 to \$7,000 net per annum.

The 3-sty Northwestern Hotel property at the southeast corner of Chambers and West sts and the adjoining 3-sty buildings at 182 and 183 West st have been leased by Caroline Truax from May 1, 1927, for 10 years to Nazareno Gazzale at an annual net rental of \$17,000.

**MANHATTAN BROKERS**

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

**ERNEST N. ADLER**  
Upper East Side Property a Specialty  
1506 FIRST AVE., at 79th St.  
Established 1903 Phone: Rhinelander 6125

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

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

**G. MALVIN DAVIS**  
Real Estate—Insurance  
Yorkville Section  
1275 Lexington Ave. at 86th St. Lenox 8976

**J. & E. REALTY CORPORATION**  
SELLING—LEASING—MANAGEMENT  
Gotham Bank Building  
1819 BROADWAY Phone Columbus: 7094 - 4881

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

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

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

**ARTHUR G. MUHLKER**  
Real Estate—Insurance  
1112 PARK AVE. NEAR 90TH ST.  
Lenox 9435

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

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

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

**SHERMAN & KIRSCHNER**  
Real Estate and Insurance  
1641 Madison Ave. NEW YORK  
Tel. University 3237-7404

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

**WILLIAMS-DEXTER CO., INC.**  
Greenwich Village Real Estate  
Insurance  
Seventh Avenue and Perry Street Chelsea 8096



**REAL ESTATE NOTES.**

JOHN H. LOSCARN, real estate and insurance broker, has removed his office from 334 Fifth av to 185 Madison av, corner of 34th st. Telephone, Vanderbilt 6717.

CUSACK CO. were the brokers in the sale of 107-109 West 70th st, recently made to the New Amsterdam Council, Knights of Columbus for its new home.

JACOB BRUNO, formerly president of the Biltmore Realty Corporation, is now identified with the Steel Realty Development Corporation, of 152 West 42d st.

JACK GOLDBERG and Geo. W. Gustus have formed a partnership under the name of Goldberg & Gustus and will conduct a general real estate and insurance business at 473 Sixth av.

THE BROOKLYN REAL ESTATE BOARD has officially approved the report of the committee on subways and transportation of that organization, which recommends the adoption of the new subway plans announced by the Transit Commission last May.

A. E. LEFCOURT, who has for some time been engaged in erecting lofts for the use of the garment and needle trades, has organized the Lefcourt & Haas Finance Corporation, which in addition to catering to these trades, will specialize in buying and selling high-class properties, financing of building loan mortgages, etc. The new concern has taken headquarters in the Knickerbocker Building, Broadway and 42d st. Mr. Lefcourt's entire real estate holdings consist of the Alcourt Realty Co., the Alan Realty Co., the Felcourt Realty Co., the Landcourt Realty Co., the Haascourt Realty Co., the Courtlef Realty Co., and the M. & M. Leasing and Holding Co.

FANNY BRICE, the actress, is the buyer of the former Gilbert Colgate residence at 306 West 76th st, which had been occupied by the owner for a number of years. It is a 5-story dwelling, 25x102.2. The Dry Dock Savings Institution advances a first mortgage of \$30,000 on the property and the Fabian Bond and Mortgage Corporation makes an additional loan of \$15,000.

ADLER SHOE CO. leased from B. H. Kaufman store in 2825 Third av.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 6 to Oct. 16	1921 Oct. 9 to Oct. 17
Total No.....	253	190	396	286	1,125	1,012
Assessed Value.....	\$14,535,900	\$14,126,000	.....	.....	.....	.....
No. with consideration	24	11	14	49	42	61
Consideration .....	\$1,159,600	\$1,394,300	\$175,900	\$297,955	\$723,865	\$375,333
Assessed Value.....	\$989,700	\$1,214,500	.....	.....	.....	.....
	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 16	Jan. 1 to Oct. 17
Total No.....	9,283	8,594	10,390	8,273	33,579	31,817
Assessed Value.....	\$644,964,050	\$487,548,949	.....	.....	.....	.....
No. with consideration	877	913	1,330	756	1,268	1,715
Consideration .....	\$60,564,423	\$50,691,647	\$8,527,082	\$5,704,359	\$18,169,737	\$18,580,469
Assessed Value.....	\$59,304,450	\$44,423,500	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 6 to Oct. 16	1921 Oct. 9 to Oct. 17
Total No.....	219	142	397	176	1,093	941
Amount .....	\$4,276,273	\$2,967,093	\$2,910,975	\$1,473,109	\$5,644,352	\$5,026,398
To Banks & Ins. Co.	40	28	31	27	202	143
Amount .....	\$1,266,150	\$1,255,500	\$988,700	\$163,621	\$1,221,000	\$1,528,225
No. at 6% .....	171	110	180	143	1,050	923
Amount .....	\$3,089,333	\$1,603,723	\$2,329,142	\$1,223,528	\$5,142,504	\$4,889,098
No. at 5 1/2% .....	18	1	8	3	19	12
Amount .....	\$252,500	\$9,500	\$68,400	\$10,750	\$96,640	\$91,000
No. at 5% .....	2	3	1	6	4	3
Amount .....	\$124,000	\$33,000	\$2,000	\$127,000	\$310,050	\$5,200
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	.....	1	1	1	2	2
Amount .....	.....	\$450,000	\$250,000	\$1,000	\$1,000	\$40,000
Interest not given	28	27	207	23	19	1
Amount .....	\$810,440	\$870,870	\$261,433	\$110,821	\$94,158	\$1,100
	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 16	Jan. 1 to Oct. 17
Total No.....	7,899	6,700	8,733	7,299	36,149	26,949
Amount .....	\$260,968,511	\$195,970,840	\$90,755,334	\$47,749,952	\$200,194,026	\$141,711,930
To Banks & Ins. Co.	1,227	1,063	1,024	313	7,282	3,785
Amount .....	\$89,278,785	\$80,711,927	\$18,352,560	\$5,869,856	\$58,274,861	\$34,451,751

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18
Total No.....	84	29	16	8
Amount .....	\$3,000,800	\$1,970,100	\$688,450	\$328,750
To Banks & Ins. Companies...	62	21	8	5
Amount .....	\$2,474,800	\$1,804,600	\$428,700	\$283,250
	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
Total No.....	2,173	1,748	732	580
Amount .....	\$155,083,298	\$137,322,323	\$21,697,527	\$13,619,366
To Banks & Ins. Companies...	1,502	1,104	417	296
Amount .....	\$118,037,085	\$116,747,104	\$14,284,057	\$8,411,625

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18	1922 Oct. 10 to Oct. 17	1921 Oct. 11 to Oct. 18
New Buildings...	25	18	70	68	400	279	524	302	80	14
Cost .....	\$3,970,000	\$2,253,333	\$1,277,550	\$1,756,200	\$3,601,550	\$2,628,610	\$5,349,405	\$1,483,845	\$198,350	\$43,350
Alterations .....	\$543,750	\$285,300	\$52,200	\$49,600	\$269,400	\$80,585	\$26,865	.....	\$18,700	.....
	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18	Jan. 1 to Oct. 17	Jan. 1 to Oct. 18
New Buildings...	692	584	3,320	2,364	9,739	6,842	16,349	10,484	1,724	2,222
Cost .....	\$111,910,297	\$111,408,491	\$74,704,458	\$47,909,265	\$96,986,176	\$74,667,355	\$101,932,877	\$59,337,620	\$5,558,613	\$6,806,560
Alterations .....	\$22,484,361	\$20,679,687	\$2,672,065	\$2,112,904	\$7,692,157	\$6,036,840	\$2,949,656	\$2,661,730	\$266,464	\$368,853

**Bronx Brokers**

**A. G. BECHMANN**

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

**WILLIAM J. FREY**

Real Estate and Insurance  
370 EAST 149TH ST.  
George J. Frey Mott Haven 5406

**WM. F. KURZ CO.**

Bronx Real Estate  
370 EAST 149TH STREET  
Established 1897 Phone: Mott Haven 4910-4911

**OTTO LACKMAN**

Management of Properties my Specialty  
831 WASHINGTON AV., near 160th St.  
Phone Melrose 6346

**L. G. LOSERE**

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

**HENRY S. NIEWENHOUS**

Brokerage—Management—Appraiser  
406 EAST 149TH STREET  
Melrose 3031

**ALBERT D. PHELPS**

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

**HENRY SCHWIEBERT**

Real Estate—Insurance  
261 EAST FORDHAM ROAD  
Near Valentine Avenue Fordham 9845

**Brooklyn Brokers**

**BROOKLYN AND QUEENS APPRAISALS**

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

**BULKLEY & HORTON CO.**

"Established Over Half a Century"  
585 Nostrand Avenue, near Dean Street  
414 Myrtle Avenue, near Clinton Avenue  
7530 Third Avenue, near 76th Street  
1214 Flatbush Avenue, near Ditmas Avenue  
BROOKLYN  
Bank of Manhattan Bldg., Jamaica, L. I.

**BURLING & McCURDY**

Incorporated  
Can Sell Your Brooklyn Real Estate  
158 REMSEN STREET  
Phone Main 5906  
Members { Brooklyn Real Estate Board  
Real Estate Board of New York

**Davenport Real Estate Co.**

FULTON & SO. OXFORD STREETS  
FLATBUSH & LINDEN AVENUES  
Established 1853 Phone Connections

**JAMES B. FISHER**

REAL ESTATE  
174 MONTAGUE ST. Main 7267

**QUELL & QUELL**

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



# BUILDING SECTION

## Reforms Suggested in Report on Seasonal Employment

### Special Committee of New York Building Congress Outlines Program to Reduce Construction Costs and Eliminate Unemployment Periods.

The success of the New York Building Congress in working out its plans for the training of building trades apprentices has decided this organization to undertake other constructive work which will also greatly benefit the construction industry as a whole. The Congress is now initiating a program by which it is hoped to reduce the cost of building through the extension of local building activity throughout the year, thereby eliminating both the rush periods, when substantial bonuses are frequently paid to workers because of the great demand for mechanics, and the intervening periods of unemployment.

A committee of the Congress has just finished an exhaustive survey which analyzes the building situation and which will provide a basis for whatever future effort is to be made by the organization for the further stabilization of the industry and the elimination of the evils of seasonal employment. This committee consists of Walter Roberts, Chairman, William Bradley & Son; Charles E. Mack, of Mack, Jenny & Tyler; Fitz-Henry Faye Tucker, of Renwick, Aspinwall & Tucker; Roswell D. Tompkins, New York Building Trades' Council; H. H. Watts, Otis Elevator Company and Frank L. Glynn, Managing Director, Apprenticeship Commission of the New York Building Congress.

The findings of this committee are such that it is believed with the co-operation of all the elements contributing to the building industry a workable program can be put in operation that will be a material benefit to every phase of society from the laborer to the investor.

For several years past it has been realized by students of construction economics that the prevailing methods of building for completion at established seasons has been responsible for much unnecessary expense and that the only way to eliminate the rush periods is through co-operation to spread the work out over a twelve-month season. This will not only reduce building costs but stabilize conditions as well.

The survey just completed was conducted over a period of four months and the findings cover twenty-nine distinct operations as affected by the average employment variations of upward of 150,000 workmen annually during the past ten years.

Recognizing that the basic factors in the seasonal demand are Winter and weather conditions, opportunity for investment, general business tendencies and emergency needs, attention is being focused on new construction subject to control. In summarizing its recent investigation the Congress finds that custom is really the outstanding influence in causing the peak loads on the demand for building labor, especially during the renting seasons. Careful business foresight is what is required more than anything else to effect lower construction costs, with less waste, higher quality of workmanship and greater production, according to the report submitted.

The report of this survey points out that investment and speculative construction on new buildings classifies itself in general into three main divisions: Apartment houses, commercial buildings and loft buildings. The periods for renting these types of structures are based largely on custom and tradition and have an important bearing on labor demand and material supply. Large apartment projects are usually commenced so as to allow twelve or fourteen months for completion, the finished buildings to be ready for occupancy by October 1, which custom has decreed as the moving season.

Under ordinary conditions commercial structures usually call for commencing work sometime during the early spring and are scheduled for completion on or before the following May. Loft buildings are frequently erected and completed in from six to nine months and have a strong demand for occupancy on February 1. Thus one of the vital factors in the construction of new buildings in this city is the established rental period. It is also important to consider that the volume of building in the three types of new construction varies considerably from year to year, due largely to the opportunity for investment and the ratio of supply to the demand for rentable space, so that one year of large development in any one particular type of project may be followed by a decline in the volume of activity in that line the next, and vice versa.

New construction, which is most subject to control aside from buildings erected for speculative and investment purposes, is the large amount of building done for the Federal Government, State and city. This public work can be made subject to regulation by the governing boards in control of their development. Religious and educational structures are also an important factor and new structures and additions that are erected for the owners' prearranged occupancy without regard for investment or speculative returns may be built at such times as to assist in stabilizing the demand for men and materials and bridging the gaps between peak load periods.

As a preface to a detailed statement of recommendations for adding more seasons to the building year, the bulletin of the New York Building Congress states:

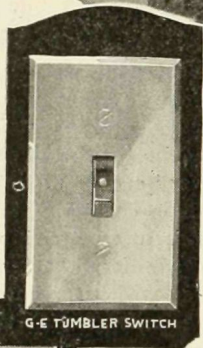
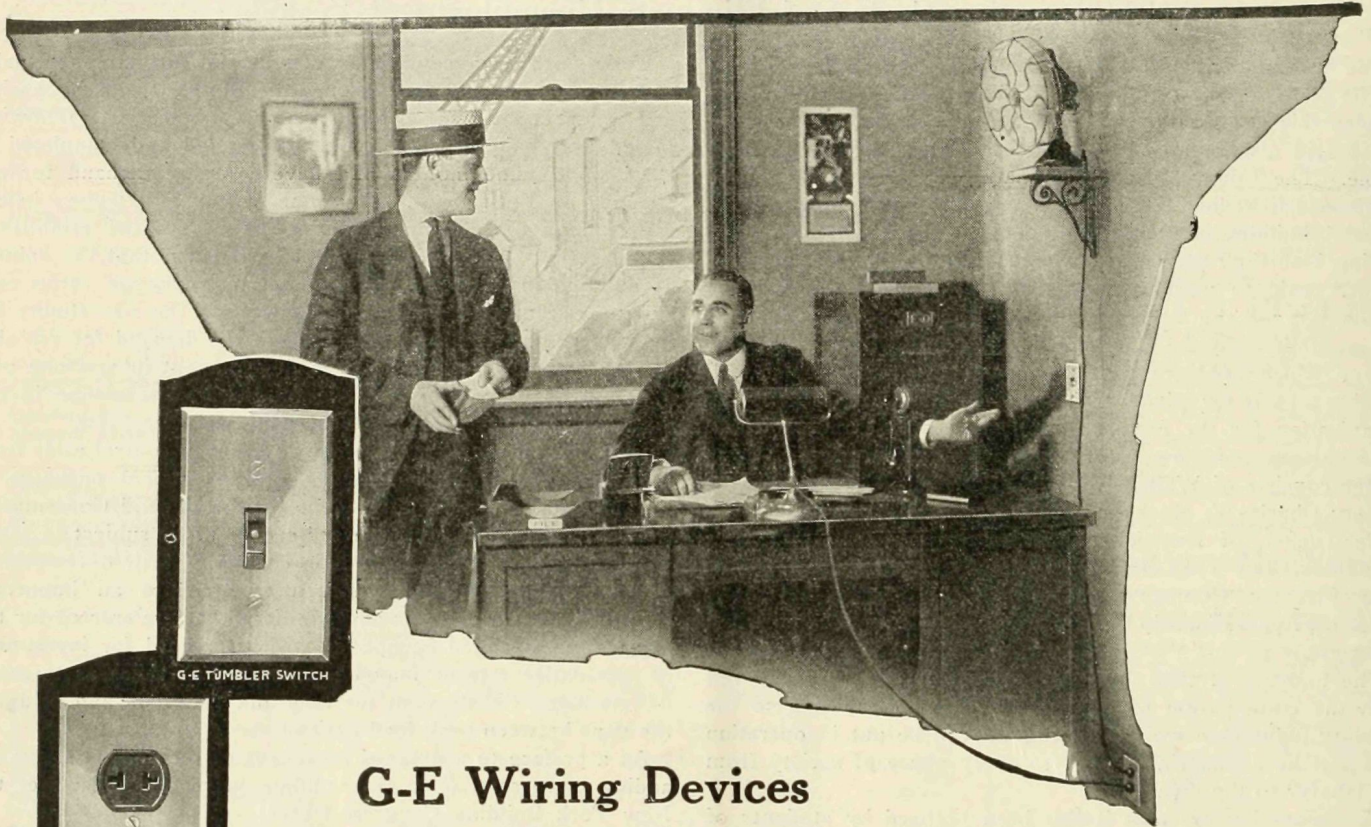
"While the Congress feels fully aware of the fact that an entire cure for seasonal employment is impossible on account of weather conditions, opportunity for investment, emergency and the will of the owner and speculator, still the opinion is general that much can be done to adjust elements that affect peak demands and as a result decrease much of the unnecessary cost and loss to which the building industry is now subjected.

"With this understanding the following recommendations are made in hope that they will be suggestive to owners, investors, real estate brokers, architects, engineers, material manufacturers, contractors, labor leaders and others who may be interested in reducing costs and eliminating unemployment periods:

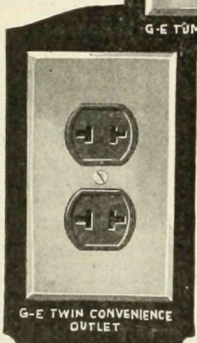
- "1. Establish a wider range of rental period dates.
- "2. Regulate Government, State, city, religious and educational building construction so that it will come during the low periods of employment wherever possible.
- "3. Regulate the construction of new buildings and additions that are erected for owners' prearranged occupancy without regard for investment returns so that it will come during the low periods of employment.
- "4. Encourage beginning work on new construction March 1 instead of the customary May 1, thereby bringing its labor demand two months ahead of the demand peak, with a greater supply available.
- "5. Plan maintenance and repair work so that it will come during the season for which there is a low demand for the labor involved, subject to emergency conditions that must be considered.
- "6. Wherever possible, adapt the demand for 'inside' and 'outside' work to labor available as indicated on the labor chart analysis."



*There is a factor of satisfaction—as well as a factor of safety—important alike to him who builds and him who buys*



G-E TUMBLER SWITCH



G-E TWIN CONVENIENCE OUTLET

## G-E Wiring Devices forestall excuses

**A**N OWNER or a tenant, pleased with the conveniences which have been given him, is a great factor in building a reputation for the engineer or contractor.

Remember this factor of satisfaction. Build with an eye to the future. Incorporate in your plans all the little conveniences which are so easy to install but which mean so much to the man who uses them.

G-E Wiring Devices are the last word in convenience. They include every device necessary for completely wiring a building. They are good-looking, easy to install, and last as long as the structure itself.

*For information address Merchandise Department,  
General Electric Company, Bridgeport, Conn.*

G-E national advertising is creating a demand for the comforts and conveniences of completely wired homes. Builders can profitably capitalize this demand.

# General Electric Company

General Office  
Schenectady, N.Y. Sales Offices in  
all large cities



# Local Building Activity Retarded by Approaching Winter

Weekly Construction Statistics, Tabulated by F. W. Dodge Company, Shows Building Industry Confronted With Seasonal Decline

THE records of contract commitments for new building and engineering projects in the local territory show a continued seasonal decline when the totals are compared with those for several weeks back, but there is a large volume of new work being planned which assures a busy industry throughout the remaining months of this year and well along into next spring. Figures tabulated by the F. W. Dodge Company, covering the territory including all of New York State and New Jersey, north of Trenton, for the forty-first week of this year, show that architects and engineers started plans for 502 new structural projects during the week which will involve a total expenditure of more than \$19,967,400. During the same period 315 contracts were awarded at an estimated total cost of \$8,732,100.

Although construction activity in New York City shows a similar decline when the totals are compared with those for previous weeks there is still a vast amount of active building and the number of new operations being released under contract is indicative of a lively interest in the building field. The records for the past week show that 215 new projects were reported in the planning stage at an approximate total cost of \$9,935,200 while 88 contracts were awarded at a total value

of \$4,461,200. The decline is quite noticeable in all types of project and is due to the approach of winter rather than an inclination to cease activity on any one particular type of operation. Residential building continues a very important factor at the present time and commercial and industrial work is also fairly active.

The list of 215 new projects for which plans were announced during the week of October 7 to 13 inclusive comprises 29 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,100,500; 2 educational buildings, \$65,000; 1 hospital, \$50,000; 9 factories and industrial plants, \$205,200; 5 public utilities, \$333,000; 2 religious and memorial buildings, \$278,000; 165 residential operations including apartments, flats and tenements and one and two-family dwellings, \$7,752,000 and 2 social and recreational projects, \$151,500.

Among the 88 projects for which contracts were awarded in New York City during the forty-first week of this year, were 16 business and commercial jobs of various types, \$1,000,000; 1 educational building, \$150,000; 2 hospitals and institutions, \$380,000; 1 factory, \$50,000; 1 public building, \$2,200; 1 public utility project, \$40,000; 2 religious edifices, \$330,000; and 64 residential buildings, \$2,509,000.

## PERSONAL AND TRADE NOTES.

**Edward C. Dean**, architect, 2 West 47th street, has bought a trace, representing a subdivision of the old Lyon farm on North street, Greenwich, Conn., and will improve it with the construction of a residence for his own occupancy.

**George Acker**, who for several years has been inspector of material with the Submarine Boat Corporation, of Port Newark, N. J., has been appointed engineering inspector for the New York & New Jersey Interstate Bridge and Tunnel Commission on the vehicular tunnel under the Hudson River.

**Weston E. Fuller** has withdrawn from the partnership of Hazen, Whipple & Fuller, consulting hydraulic and sanitary engineers, to become professor of civil engineering at Swarthmore College. The firm will revert to the name of Hazen & Whipple, by which it was known during the period from 1904 to 1914.

**Alfred C. Bossom** has returned from his trip to England and Scotland. While in London Mr. Bossom, on behalf of the Architectural League of New York, invited the Royal Institute of British Architects to send an exhibition of their work to New York for the annual exhibition of the league early next spring. While abroad Mr. Bossom was also the judge for a competition for a large commercial building in London, for which a gold medal was awarded.

**Harvey W. Corbett**, of Helmle & Corbett, architects, who recently returned from England, where he went in connection with the construction of two large wings for the Bush Building, says that building conditions in London are greatly improved. He stated that prices for building work are coming down, which has influenced considerable new construction activity in the British metropolis, since materials for construction are also getting close to normal.

**Dr. Samuel W. Stratton**, for more than twenty years the director of the Federal Bureau of Standards at Washington, was recently elected president of the Massachusetts Institute of Technology. He will assume the position on January 1, 1923. Dr. Stratton has received the honorary degree of Doctor of Engineering from the University of Illinois and that of Doctor of Science from the Western University of Pennsylvania, the University of Cam-

bridge and Yale. He was made a chevalier of the Legion of Honor in 1909.

### New Firm of Starrett Brothers, Inc.

Paul Starrett, who recently resigned as president of the George A. Fuller Company, and W. A. Starrett, formerly a vice-president of that company, announce the formation of Starrett Brothers, Inc., builders, with offices in the Architects' Building, 101 Park avenue. The new firm will specialize in the construction of



PAUL STARRETT

large office buildings, hotels and other modern building projects.

The name of Starrett has been closely identified with the construction industry nationally as well as locally for more than a score of years. The principals of the new firm are members of the family of five brothers, all of whom became distinguished in the construction field as designers, engineers and constructors. As president of the George A. Fuller Company for twenty-one years Paul Starrett occupied a prominent position in the development of the modern type of skyscraper office buildings in New York City and other commercial centers of the United States and Canada. Many of the hotels of national reputation were con-

## TRADE AND TECHNICAL SOCIETY EVENTS.

**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.

**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.

**"Own-Your-Home" Exposition**—The fifth annual "Own-Your-Home" Exposition will be held in the Sixty-ninth Regiment Armory, April 21 to 28, 1923, and will be conducted by the real estate boards of the Metropolitan district, according to Robert H. Sexton, managing director. The Administration Committee, which will be in charge of the plans for this exposition, is as follows: Charles G. Edwards and William C. Demorest, Real Estate Board of New York; James B. Fisher and William H. Cary, Brooklyn Board of Real Estate Brokers; Stephen Yates and Granville H. Rome, Long Island Real Estate Board; Stephen L. Angell and Edward R. Fiske, Westchester County Realty Board; Theodore Van Winkle, Northern New Jersey Realtors; Arthur S. Hughes, Passaic Board of Realtors. Charles G. Edwards is the chairman of this committee.

structed by this firm, and it was during Paul Starrett's administration as head of the Fuller company organization that the firm began the construction of the first group of modern skyscrapers in Japan.

W. A. Starrett, prior to his appointment during the World War as Colonel of Engineers, Construction, Quartermasters' Department, U. S. A., in charge of the construction of cantonments and army base depots in this country and abroad, was associated with the firm of Starrett & Van Vleck, architects, of which the late Goldwin Starrett was senior partner.

Upon concluding his association with the George A. Fuller Company Paul Starrett left the following message with his old associates in that organization: "In severing my business relations with the George A. Fuller Company I desire to record my affection for, and confidence in, my former associates in that company who will carry on its work."



# CURRENT BUILDING OPERATIONS

**A**SIDE from a normal seasonal decline in the volume of active building the local construction industry has excellent prospects for the coming months. There is sufficient work now under way to provide employment for practically all available mechanics, and, as the contracts recently awarded represent some large and important jobs, the outlook for the winter and early spring of next year is far better than it was at this time a year ago. Considerable new prospective work is reported from the offices of architects and engineers, and although a large percentage of this work will undoubtedly not be released until next spring there is every indication that 1923 will be as active for all of the building industry as has been the past season.

Demand for building materials remains very heavy, which is the best possible indication of the future. The railroad embargoes and congestion have been responsible for a developing shortage in several important materials—namely, face brick, Portland cement and lime—but this situation seems to be clearing up rapidly, and no particular anxiety is being expressed over the outlook. Building material prices are generally very firm, and, with the exception of Hudson River common brick, for which prices are somewhat weaker than they were, the local material market is fairly well stabilized.

**Common Brick**—Although business in the New York wholesale market for Hudson River common brick has been fair during the past week, the demand is not what it should be for this time of the year. Buying is not particularly brisk, and there is an apparent tendency to hold off purchases for lower prices. At present the wholesale prices range from \$14 to \$16 a thousand, but only brick of the best grades are bringing the top figure. There is not a large volume of first-quality brick now available in the New York market as the kiln run is considerably below the average in quality because of the scarcity of hard coal and the difficulties manufacturers have experienced in obtaining fuel of any kind. Although the autumn is well advanced brick-making is still in progress in practically all of the plants along the river, but a large number of the men have left for the season, and production is going on at a greatly reduced rate. There is every indication that within the next few weeks at most the majority of the Hudson River yards, except those equipped with dryers, will have shut down for the season.

**Summary**—Transactions in the North River brick market for the week ending

Thursday, October 19, 1922. Condition of market: Demand, fair; prices, weak but unchanged. Quotations: Hudson River, \$14 to \$16 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 35; sales, 35. Distribution: Manhattan, 8; Bronx, 1; Brooklyn, 18; New Jersey points, 4; Astoria, 2; Flushing, 1; Potosyn, 1. Remaining unsold in the New York wholesale market, 26.

**Lumber**—Market conditions have remained practically unchanged during the past week. Demand continues strong and prices are firm, but the embargoes on

lumber-carrying railroads have shortened the supply in the wholesale market, and as a consequence there is a developing scarcity among retailers for certain popular lines of stock. The outlook for the remaining fall and winter months is particularly bright, and lumber dealers, both wholesale and retail, are generally optimistic.

**Structural Steel**—A slight improvement in the demand for fabricated structural steel has been noticeable during the past week. Several important projects have been released for bids within the past

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$14.00 to \$16.00  
 Saritan .....

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

**Face Brick**—Delivered on job in New York:

Rough Red .....\$42.00 to —  
 Smooth Red ..... 42.00 to —  
 Rough Buff ..... 45.00 to —  
 Smooth Buff ..... 45.00 to —  
 Rough Gray ..... 50.00 to —  
 Smooth Gray ..... 50.00 to —  
 Colonials ..... 47.00 to —

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

Domestic Portland cement, per bbl. \$3.20  
 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 .....\$11.00 per 1,000

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.  
 Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags ..... 24.00 per ton  
 Hydrate Common, in paper bags .....\$19.50 per ton

**Plaster**—

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

Neat Wall Cement, in cloth bags .....\$21.00 per ton  
 Brown Mortar, in cloth bags. 18.00 per ton  
 Lath Mortar, in cloth bags... 18.00 per ton  
 Finishing Plaster, in cloth bags ..... 24.50 per ton

Rebate for returned bags, 15c. per bag

Finishing Plaster (250-lb. barrel) .....\$4.00 per bbl.  
 Finishing Plaster (320-lb. barrel) ..... 5.35 per bbl.

**Plaster Blocks**—

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



**"One Burner Does the Work of Two or More"**

Double or triple the quantity of cooking with the same amount of gas! Think of the possible savings! Yet that is but one of the many improvements in this latest type of gas range.

**VULCAN SMOOTHTOP**  
 COMPACT CABINET GAS RANGE

The smooth, enclosed top retains heat usually wasted, prevents tipping of pans, keeps grease from burners and makes cooking more comfortable and convenient. Though with greater cooking capacity less space is required. Gracefully designed. Finely finished. It's a beauty in every way and is just as good as it looks. But remember! You cannot get Smoothtop results by placing a solid top on your range. There is only one Smoothtop, and that is scientifically constructed for this purpose. It's the **VULCAN**. See the interesting Smoothtop demonstration of three castles streaming with but one burner going.

**AT ANY GAS OFFICE**  
 16-20 West 32d Street  
 NEW YORK CITY

## HAVE YOU SEEN THESE ADVERTISEMENTS

Now appearing in 55 leading New York City and nearby suburban newspapers?

Entire Metropolitan market reached weekly—2,500,000 families—thoroughly selling the Smoothtop idea.

Think what added selling or rental value your houses or apartments will have if you can

show kitchens equipped with this most desirable range!

Take advantage of Smoothtop's fast growing popularity. Read the ads in rotogravure sections of Times, Tribune, Herald or World. See the range at any gas office or at our display rooms. Write for booklet.

**WM. M. CRANE CO.**

16-20 WEST 32D STREET

NEW YORK CITY



# MATERIALS AND SUPPLIES

few days, and some interesting work has been placed under contract. Although the recent contract commitments for structural steel have been somewhat below normal for this time of the year, the total tonnage booked in the metropolitan district amounts to a fair amount. Prices are steady and unchanged. A report issued by the Department of Commerce announces that a slight decline occurred in the sales of fabricated structural steel in September, according to reports made to the Bureau of the Census. September sales amounted to 61.9 per cent. of shop

capacity compared with 64.9 per cent. in August. Reports received from 137 firms from April through September, with a shop capacity of 218,155 tons per month, show a steady decline in percentage of shop capacity booked.

**Cast Iron Pipe**—The market for this commodity is very active considering the lateness of the season. Private buying dominates the market at present, but there is a smattering of new municipal business coming out occasionally. The majority of the manufacturers are well satisfied with the demand, and their plants

are booked solid for several months ahead. The supplies of pig iron are more plentiful than they have been, and, as a result, the manufacturing situation is on a better basis than it has been for some time past. Prices are firm, and no changes of importance have been announced by the producers.

**Electrical Supplies**—Demand for all items in this line continues to increase steadily and both manufacturers and dealers are optimistic. The large amount of local construction coupled with a good volume of profitable repair work is keeping the electrical contractors busy and jobbers have no complaint about stock movements. Prices are well sustained, and although there are some reports of low stocks the supplies are adequate to the current demand.

**Builders' Hardware**—There has been no drop in the demand during the past week or so and local dealers are having difficulty in keeping their stocks in any kind of shape. Deliveries from manufacturers are badly delayed on account of the railroad strike. Prices are holding firmly to established levels.

**Roofing Papers**—There is no apparent decrease in the demand for these materials, but as the winter approaches and suburban construction falls off the market is likely to lose some of its intensity. Stocks are adequate for all current demands and prices are steady and practically unchanged.

**Linseed Oil**—The market for this commodity has not been very active during the past week. Buying is negligible and inquiries are frequent. Although prices are practically unchanged, there is a downward tendency and there is every indication of a lower level in the near future. Local stocks are ample for the current light demand.

**Window Glass**—Business in this line continues fairly active, and although the demand is slightly under its rate of a few weeks ago the prospects for the next few months are generally considered bright and favorable. The only anxiety expressed by local jobbers is about the growing scarcity of glass. Jobbers generally report light stocks, and some sizes are practically out. Prices are strong and unchanged.

**Face Brick**—Demand for face brick is very strong and dealers are being offered more business than they are able to handle. The shortage of cars for the transportation of this material is the principal difficulty at present and several jobs have been held up on account of the delays. Prices are very firm.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.  
**37x48x** $\frac{1}{2}$  in.....\$0.34 each  
**32x36x** $\frac{1}{4}$  in..... 0.20 each  
**32x36x** $\frac{3}{8}$  in..... 0.22 each  
**32x36x** $\frac{1}{2}$  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—

**1** $\frac{1}{2}$ -in., Manhattan delivery.\$4.00 per cu. yd.  
 Bronx delivery..... 4.00 per cu. yd.  
**3** $\frac{1}{2}$ -in., Manhattan delivery.. 4.00 per cu. yd.  
 Bronx delivery..... 4.00 per cu. yd.

### Building Stone—

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

### Structural Steel—

Plain material at tidewater; cents per pound:  
 Beams and channels up to 14 in. .... 2.00c. to 2.10c.  
 Beams and channels over 14 in. .... 2.00c. to 2.10c.  
 Angles, 3x2 to 6x3..... 2.00c. to 2.10c.  
 Zees and tees ..... 2.00c. to 2.10c.

### 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 .....

### 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 Norfolks ..... 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



Face  
 Enameled  
 Fire

# BRICK

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

We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

## American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788



## CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

115TH ST.—Geo. F. Pelham, 200 West 72d st. has plans in progress for a 6-sty brick apartment house, 100x103 ft. at the southeast corner of West 115th st and Manhattan av for Abraham Polstein and Herman Polstein, 1170 Broadway, owners and builders.

PARK AV.—Rosario Candela, 200 West 72d st. has plans in progress for a 14-sty brick and limestone apartment house, 100x130 ft. at the northeast corner of Park av and 89th st for Michael E. Paterno, 200 West 72d st. owner and builder. Cost, \$2,000,000. Owner will take bids on separate contracts about November 20. Structural engineer, A. D'Antona, 2050 Amsterdam av.

#### HALLS AND CLUBS.

55TH ST.—H. P. Knowles, 21 West 49th st. has plans nearing completion for an 8-sty brick auditorium, lodge and club room building, 19x200 ft. at 131-133 West 55th st. through to 124-126 West 56th st. for Mecca Temple Holding Co., Robert D. Williams, president, 572 Greenwich st. owner. Cost, \$950,000. Structural engineer, Purdy & Henderson, 45 East 17th st. Electrical engineer, Chas. E. Knox, 101 Park av. Heating engineer, Werner Nygren, 101 Park av.

#### STABLES AND GARAGES.

WEBSTER AV.—Jos. P. Whiskeman, 153 East 40th st. has completed plans for a garage, 150x136 ft. at the northeast corner of Webster av and Depot sq for Willis F. Harving, 2564 Creston av, owner. Cost, \$75,000.

AMSTERDAM AV.—John Brandt, 271 West 125th st. has completed plans for alterations to the 2-sty brick garage, 45x95 ft. at 2495-7 Amsterdam av for estate of Amalie Meyer, Edw. A. Meyer, executor, 48 Burding lane, New Rochelle, owner. Cost, \$60,000.

#### STORES, OFFICES AND LOFTS.

34TH ST.—Gronenberg & Leuchtig, 450 4th av. have plans in progress for a 9-sty brick office building, 65x98 ft. at 156-60 West 34th st for Klar Bros., 5 West 29th st, owners.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Chas. Kreyborg, 2534 Marion av. has plans in progress for a 5-sty brick and limestone apartment house, 157x122 ft. at the southwest corner of University av and 176th st for Renzold Realty Co., L. Lozner, president, 2155 Grand av. owner and builder. Cost, \$200,000. Owner will take bids on separate contracts about October 22.

WALTON AV.—Chas. Kreyborg, 2534 Marion av. has plans in progress for a 5-sty brick and limestone apartment house, 50x95 ft. on the west side of Walton av. 100 ft north of 177th st. for A. Small, 215 Montague st. Brooklyn, owner. Cost, \$80,000. Owner will take bids on separate contracts about October 22.

#### SCHOOLS AND COLLEGES.

167TH ST.—Raldiris & La Velle, care of owner, have plans in progress for a 3½-sty brick school at 167th st and Grand Concourse

for Children's Society, Adolph Hutsel, Jr., chairman building committee, 355 East 137th

#### STABLES AND GARAGES.

JEROME AV.—John De Hart, 1039 Fox st. has completed plans for a 1-sty brick garage, 75x100 ft. at the southeast corner of Jerome av and 205th st for Fred Friedman, 4485 3d av, owner and builder. Cost, \$20,000.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

BRISTOL ST.—Edward M. Adelson, 1778 Pitkin av. has plans in progress for three 2-sty brick and limestone flats, 20x75 ft. in the east side of Bristol st, 100 ft south of Newport av, for Jacob Novodoff, owner. Cost, approximately \$45,000.

62D ST.—Edward M. Adelson, 1778 Pitkin av. has plans in progress for four 2-sty brick and limestone flats, 20x75 ft. in the north side of 62d st, 100 ft east of 20th av, for Essex Improvement Corp., Harry Stark, president, owner. Cost, approximately \$80,000.

44TH ST.—Edward M. Adelson, 1778 Pitkin av. has plans in progress for a 4-sty brick and limestone apartment, 60x85 ft. in the north side of 44th st, 420 ft east of 8th av, for Meyer Mitchel, owner. Cost, approximately \$90,000.

HIGHLAND VIEW AV.—Geo. H. Wells, 21 East 40th st. Manhattan, has completed plans for a 7-sty brick and architectural terra cotta apartment, 216x65 ft. with stores, on the south side of Highland View av, from Warehouse to West 23d st, for Boardwalk Stores Corp., F. E. Lonas, 41 Park Row, Manhattan, owner. Cost, \$600,000. Bids will be taken on general contract about October 25.

#### DWELLINGS.

52D ST.—Edward M. Adelson, 1778 Pitkin av. has plans in progress for eight 2-sty brick and limestone dwellings, 20x53 ft. at the north-west corner of 52d st & Dahill rd, for Kalman Altman, owner. Cost approximately \$100,000.

NEW LOTS AV.—Edward M. Adelson, 1778 Pitkin av. has plans in progress for a 2-sty brick & limestone dwelling, with stores, on the north side of New Lots av, 20 ft east of Alabama av, for Mansapp Construction Co.—Samuel Samowitz, president—owner. Cost, approximately \$100,000.

BEACH 47TH ST.—Laspia & Samenfeld, 525 Grand st. have plans in progress for three 2-sty brick dwellings, 17x55 ft. in the south side of Beach 47th st, 220 ft west of Surf av, for Mrs. Augusta Buckman, Beach 47th st, Sea Gate, owner. Cost, \$27,000.

BEACH 48TH ST.—Laspia & Samenfeld, 525 Grand st. has plans in progress for three 2-sty brick dwellings, 17x55 ft. in the north side of Beach 48th st, 220 ft west of Surf av, for Mrs. Augusta Buckman, Beach 47th st, owner. Cost, \$28,000.

AV M.—Gilbert I. Prowler, 367 Fulton st. has plans in progress for seven 2-sty frame and stucco dwellings, 20x40 ft. at the southeast corner of Av M and East 95th st for Wolf Housing Co., Jacob S. Glaser, 845 East 13th st, owner and builder. Cost, \$56,000.

## SPRINKLER SUPERVISION AND CENTRAL OFFICE FIRE ALARM SERVICE

Automatic Fire Alarm Company

416 Broadway  
New York City

Canal 5188

#### STORES, OFFICES AND LOFTS.

BROADWAY.—Murray Klein, 37 Graham av. has been retained to prepare plans for a 3-sty brick store and office building, 161x150 ft. with garage and warehouse, on the west side of Broadway, from Greene av to Van Buren st, for Balbone Construction Co., Samuel Ageloff, president, 26 Court st, owner. Owner will take bids on separate contracts about January 1.

#### Queens

#### DWELLINGS.

WOODMERE, N. Y.—J. Cornell, Whitehall Bldg., Far Rockaway, has completed plans for a 2½-sty brick dwelling, 25x40 ft. on Neptune av, Woodmere, for J. & H. Building Corp., Smith Bldg., Mott av, Far Rockaway, owner and builder. Cost, \$15,000. Owner will take bids on separate contracts.

JAMAICA, L. I.—E. Jackson, 8 Harriman av, Jamaica, has plans in progress for a 2-sty frame dwelling, 20x48 ft. at Merrick Park, Jamaica, for Mrs. M. Loftin, Merrick Park, Jamaica, owner and builder. Cost, \$14,000.

#### FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—Walter Wills, 1153 Myrtle av, Brooklyn, has completed plans for a 3-sty brick factory, 46x84 ft. at the northeast corner of Garden st and South Wickes st, Jamaica, for Jacob Hessler, 18 Cedar st, Manhattan, owner. Cost, \$30,000. Architect will take bids about November 1.

JAMAICA, N. Y.—H. T. Jeffrey, Jr., 308 Fulton st, Jamaica, has plans in progress for a 1-sty concrete block factory, 100x200 ft. at the southeast corner of Carroll st and Foley st, Jamaica, for Bliss Waterproof Concrete Block Co., 34 Union Hall st, Jamaica, owner and builder. Cost, \$50,000.

#### HALLS AND CLUBS.

LONG ISLAND CITY, N. Y.—A. E. Barlow, 103 Park av, Manhattan, has plans in progress for a 2-sty brick lodge building, 55x100 ft. at the northeast corner of Broadway and 71st st, L. I. City, for Loyal Order of Moose No. 486, Wm. Nast, director, 5050 Broadway, Manhattan, owner.

#### Nassau

#### HALLS AND CLUBS.

LOCUST VALLEY, N. Y.—Walker & Gillette, 128 East 37th st, Manhattan, have plans in progress for a club house of irregular dimensions, with golf course, on the Paul D. Cravath property, for Locust Valley Golf Club, Harvey D. Gibson, president, Locust Valley, owner. Cost, \$500,000. Golf course architect, Seth Raynor, Bowden sq, Southampton. Landscape architect, Olmstead Bros., Brookline, Mass.

#### HOSPITALS.

MINEOLA, N. Y.—Lord & Hewlett, 343 5th av, Manhattan, have plans nearing completion for an additional 5-sty brick hospital building of irregular dimensions at Mineola for Nassau Hospital, Wm. M. Baldwin, president, Mineola, owner. Cost, \$300,000.

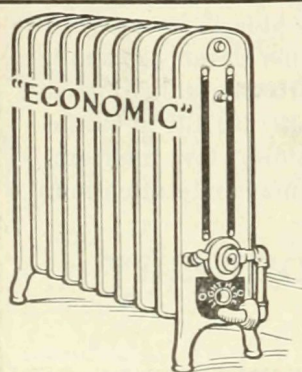
#### SCHOOLS AND COLLEGES.

MERRICK, N. Y.—Arthur T. Sutcliffe, 111 East 40th st, Manhattan, has plans in progress for a school at Merrick for Board of Education of Merrick, Frank Wolfe, president, Merrick, owner. Cost, \$175,000.

MERRICK, N. Y.—A. T. Sutcliffe, 11 East 40th st, Manhattan, has plans in progress for a fireproof brick and steel school on plot of 8 acres, at Merrick for Board of Education of Merrick, Frank Wolfe, president, Merrick, owner. Cost, \$175,000. Bids will probably be taken about November 1.

## Bonded Securities Corporation

165 **MORTGAGE LOANS** Phone  
Broadway Cortlandt  
6640



### "ECONOMIC"

### GAS FIRED STEAM RADIATOR

For Heating

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

Turn on the Gas—Heat at Once

Manufactured by

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



Westchester

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has plans in progress for a 5-sty brick apartment, 25x80 ft., at Carly av and Van Cortland Pk, Yonkers, for John Nelson, owner and builder, care of architect. Cost, \$55,000.

MT. VERNON, N. Y.—Geo. Nordham, Astor Court Bldg., Manhattan, has completed plans for a 4-sty brick apartment house, 45x110 ft., at Martens and Cooley pl, Mt. Vernon, for C. Bertram Hubbard, Inc., 489 5th av, Manhattan, owner. Cost, \$60,000.

PELHAM MANOR, N. Y.—Geo. F. Pelham, 200 West 72d st, Manhattan, has completed plans for a 6-sty brick apartment on Boston rd, Pelham Manor, for Olagalorna Realty Corp., F. S. Francis, president, 200 West 72d st, Manhattan, owner. Cost, \$2,000,000.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 3-sty brick apartment, 36x62 ft., at 15-17 Overlook terrace, Yonkers, for C. G. Del Checcola, 26 Palisade av, Yonkers, owner and builder. Cost, \$35,000.

DWELLINGS

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, has completed plans for a 2-sty frame and stucco dwelling, 59x48 ft., with garage, on Winfield av, Mt. Vernon, for Jos. Nero, 11 West Sidney av, Mt. Vernon, owner and builder. Cost, \$25,000.

MT. VERNON, N. Y.—F. G. Hasselman, 53 West 39th st, Manhattan, has completed plans for a 2-sty frame and shingle dwelling, 31x37 ft., at 458 Prospect av, Mt. Vernon, for Chas. F. Jones, Jr., Room 3060, 120 Broadway, Manhattan, owner and builder. Cost, \$9,000.

BRIARCLIFF, N. Y.—Oscar Vatek, 565 5th av, Manhattan, has plans in progress for a 2½-sty frame and stone dwelling, of irregular dimensions, with garage, at Briarcliff, for Dr. Rufus J. Johnson, owner, care of architect. Cost, \$30,000.

MT. VERNON, N. Y.—James V. Impara, 204 So. 7th av, Mt. Vernon, has completed plans for two 2½-sty frame and stucco dwellings, 26x51 ft., in 5th st, west of 10th av, Mt. Vernon, for Sabine Dente, 112 No. 5th av, Mt. Vernon, owner and builder. Cost, \$10,000.

YONKERS, N. Y.—Jacob Gescheidt, 142 East 43d st, Manhattan, has completed plans for a 2½-sty brick dwelling, 47x32 ft., with garage, at 41 Leighton av, Yonkers, for Ivy Cohen, 142 East 43d st, Manhattan, owner. Cost, \$19,000.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—Dietrich Wortman, 116 Lexington av, Manhattan, has completed plans for a 7-sty brick and steel storage warehouse, 100x105 ft., at 31-33 S. 6th av, Mt. Vernon, for Chelsea Fireproof Storage Warehouses Inc., Louis Schram, president, 426 West 26th st, Manhattan, owner and builder. Cost, \$200,000. Owner will be ready for bids about October 30.

HOSPITALS.

WHITE PLAINS, N. Y.—Delano & Aldrich, 126 East 38th st, Manhattan, have plans in progress for a 3-sty and basement brick hospital building, on Mamaroneck av, White Plains, for N. Y. Orthopedic Hospital, 420 West 59th st, Manhattan and White Plains, owner.

SCHOOLS AND COLLEGES

YONKERS, N. Y.—Sommerfeld & Steckler, 31 Union sq, Manhattan, have plans nearing completion for a school and dormitory for the blind, at Park and Orient pl, Yonkers, for N. Y. Guild for Jewish Blind—Ephraim B. Levy, president—200 West 72d st, Manhattan, owner. Cost, \$100,000.

THEATRES

MT. VERNON, N. Y.—Harrison G. Wiseman, 25 West 34th st., Manhattan, has completed plans for a moving picture theatre on So. 5th av, between 1st and 2d sts, Mt. Vernon, for Wm. Brandt, owner, care of architect.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Wm. J. Taylor Co., 7 East 42d st, has the general contract for a 9-sty brick and stone apartment, 55x85 ft., at 46-48 West 95th st for 46 West 95th St., Inc., Geo. Francis, president, 52 Vanderbilt av, owner, from plans by Carrere & Hastings, 52 Vanderbilt av, and Shreve, Lamb & Blake, 52 Vanderbilt av, architects. Cost, \$250,000. Structural engineer, Chris Jepperson, 56 West 45th st.

CHURCHES.

MANHATTAN.—G. Richard Davis, 30 East 42d st, has the general contract for a 5-sty brick and limestone synagogue, 77x100 ft., with school, at 32-34 West 68th st for Congregation of the Free Synagogue, Abram I. Elkus, president, 23 West 90th st, owner, from plans by Eisendrath & Horowitz and Bloch & Hesse, 18 East 41st st, architects. Cost, \$250,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—B. J. Hines & Co., 388 Main st, New Rochelle, have the general contract for a 2½-sty stone and shingle dwelling, 54x46 ft., with garage, at New Rochelle for E. R. Kenzel, 20 Main st, New Rochelle, owner, from plans by Chas. F. Peck, 7 East 42d st, Manhattan, architect. Cost, \$28,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, N. Y.—Commonwealth Engineering Co., 103 Park av, Manhattan, has the general contract for a 2-sty concrete block factory, 100x100 ft., on the west side of Vernon av, 75 ft north of 10th st, L. I. City, for Liberty Paint Co., 39 10th st, L. I. City, owner, from plans prepared privately. Cost, \$50,000.

BROOKLYN.—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for a 2-sty reinforced concrete and brick factory, 50x92 ft., in the west side of 9th st, at Henry st, for N. Y. Industrial Alcohol Mfg. Corp., 90 Wall st, Manhattan, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$15,000.

WHITE PLAINS, N. Y.—Cameron Construction Co., 32 Railroad av, New Rochelle, has the general contract for a 2½-sty frame and stucco dwelling, 30x35 ft., on Chester av, White Plains, for Miss C. J. Morrison, 11 Chester av, White Plains, owner, from plans by John C. Moore, Realty Bldg., White Plains, architect. Cost, \$13,000.

YONKERS, N. Y.—Ninian Jameson, 243 So. Broadway, Yonkers, has the general contract for a 2-sty frame and stucco dwelling, 64x16 ft., at 421 No. Broadway, Yonkers, for Ellsworth Bunker, 421 No. Broadway, Yonkers,

owner, from plans by Butler & Corse, 2 West 47th st, Manhattan, architects. Cost, \$25,000.

HOMES AND ASYLUMS.

YONKERS, N. Y.—Johnson & Miller, Proctor Bldg., Yonkers, have the general contract for a 4-sty brick nurses' home, 115x35 ft., on Park av, through to St. Joseph's av, Yonkers, for Homeopathic & Maternity Hospital, 127 Ashburton av, Yonkers, owner, from plans by G. Howard Chamberlain and Anthony Fairbrook, 18 So. Broadway, Yonkers, architects.

SCHOOLS AND COLLEGES.

MANHATTAN.—H. H. Oddie, 130 East 44th st, has the general contract for alterations and an addition to the 6-sty brick and terra cotta college at 113-19 West 68th st for College of Pharmacy, Nicholas Murray Butler, president, 115 West 68th st, owner, from plans by McKim, Mead & White, 101 Park av, architects. Cost, \$150,000.

ROSLYN, N. Y.—Geo. Mertz & Sons, Portchester, have the general contract for a 2-sty limestone and brick school building, 49x159 ft., with gardener's cottage and master's house, at Roslyn for the Wheatley Hills School, Dr. Richard Derby, secretary, Roslyn, owner, from plans by John T. Simpson and Brown & Rolston, 622 Essex Bldg., Newark, architects.

NEW ROCHELLE, N. Y.—Geo. Watson, 256 Huguenot st, New Rochelle, has the general contract for an addition to the 3-sty and basement brick school in Huguenot st, New Rochelle for Board of Education of New Rochelle, Albert T. King, president, High School Bldg., New Rochelle, owner, from plans by Townsend, Steinle & Haskell, 8 West 40th st, Manhattan, architects. Cost, \$135,000.

# The New York Tribune

contracts for

## Central Station Service

in its new building

now being erected at

219-229 West 40th Street

Architects and Engineers: Lockwood Green & Co - - - - 101 Park Ave

General Contractor: James Stewart Company - - - - 30 Church St

*Big Buildings Use Edison Service*

# The New York Edison Company

*At Your Service*

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600





## STORES, OFFICES AND LOFTS.

BRONX.—York Bldg. Co., 103 Park av. has the general contract for sixteen 1-sty brick stores, on plot 175x100 ft. on the west side of University av, 200 ft south of Tremont av, for Karmal Realty Co., Singer Bldg., owner, from plans by Samuel Cohen, 45 West 57th st, architect. Cost, \$100,000.

MANHATTAN.—Eastern Construction Co., 110 West 40th st, has the general contract for a 7-sty brick and stone store and loft building, 23x75 ft, at 361 7th av and 157-61 West 30th st for Levy, Guttman & Goldberg, 277 Broadway, owners, from plans by M. Jos. Harrison Co., Inc., 110 East 31st st, architect. Cost, \$100,000.

NEWARK, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for a 2-sty brick, hollow tile, stucco and terra cotta store building, 24x136 ft, at 923 Broad st, opposite City Hall, Newark, for W. & S. Realty Co., 907 Broad st, Newark, owner, from plans by John F. Capen, 207 Market st, Newark, architect. Cost, \$50,000.

## MISCELLANEOUS.

YONKERS, N. Y.—Barney Ahlers, 110 West 40th st, Manhattan, has the general contract for a 4-sty reinforced concrete spinning mill, 130x160 ft, with a 2-sty yarn storage building, 50x150 ft, a 1-sty brick and steel waste storage building, 75x200 ft, and a 1-sty brick and steel dye house, 60x130 ft, on Saw Mill rd, Yonkers, for Alex Smith Carpet Co., Elm and Palisades avs, Yonkers, owner, from plans prepared privately. Cost, \$300,000.

MANHATTAN.—Tidewater Bldg. Co., 14-16 East 33d st, has the general contract for a side addition to the 22-sty brick and limestone telephone building, 160x80 ft, at 226-40 West 36th st for N. Y. Telephone Co., H. F. Thurber, president, 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 342 Madison av, architects. Cost, \$1,500,000.

## SHADES, AWNINGS AND CANOPIES

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

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

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



**F. J. KLOES**

Established 1872

269 Canal St., New York

Telephone: Canal 4072

## POMEROY

Solid Iron and Hollow Metal Windows

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

**S. H. POMEROY CO., Inc.**

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

## HOUSE MOVERS and SHORERS

House Moving, Shoring and Jobbing Promptly Attended to

**Christian Vorndrans Sons**

412 E. 147th St., Bronx Tel. Melrose 456

## Building and Permanent

MORTGAGE LOANS

QUICK ACTION

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

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

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

## Manhattan

## APARTMENTS, FLATS AND TENEMENTS.

64TH ST, 23-25 W, 9-sty bk apt, 50x100, slag rf; \$250,000; (o) 23-25 W, 6th St. Corp., 299 Bway; (a) George Fred Pelham, 200 W 72d (538).

140TH ST, 613-19, 6-sty bk apt, 100x86, plastic slate rf; \$225,000; (o) Glick-Rose Holding Corp., 605 W 140th; (a) Daniel S. Laid, 110 W 34th (535).

## DWELLINGS.

BENNETT AV, 218-20, 1-sty bk dwg, 18x40, felt roof; \$7,500; (o) Louis Hilderstein, care architect; (a) Wm. J. Russell, 73 W 46 (548).

## FACTORIES AND WAREHOUSES.

AV A, 1288, 1-sty iron bldg to be used as lumber storage, 50x100, asbestos corr roofing; \$4,000; (o) Geo. H. Storm Co., 547 E 71st; (a) Wm. H. Gompert, 171 Madison av (543).

AV A, 1288, 1-sty iron bldg, lumber storage, 100x100, asbestos corr roofing; \$8,000; (o) Geo. H. Storm Co., 547 E 71st; (a) Wm. H. Gompert, 171 Madison av (542).

## STORES, OFFICES AND LOFTS.

30TH ST, 43-45 E, 14-sty bk loft bldg, 39x98, slag rf; \$200,000; (o) 45 E, 30th St. Corp., 103 Park av; (a) Gronenberg & Leuchtag, 450 4 av (536).

34TH ST, 156-60 W, 9-sty bk stores & offices, 65x93, rubberoid rf; \$200,000; (o) Penn Zone Realty Co., 3 W 29; (a) Gronenberg & Leuchtag, 450 4 av (547).

53D ST, 347 W, 2-sty bk loft & office, 15x51, slag roof; \$8,000; (o) Fredk Godwin, 347 W 53; (a) Arthur C. Moss, 948 Trinity av (545).

69TH ST, 500 E, 1-sty bk office & shed, 33x71, felt, pitch & gravel rf; \$6,000; (o) Geo. H. Storm, 545 E 71st; (a) Wm. H. Gompert, 171 Madison av (540).

126TH ST, 179-81, 9-1-sty bk str, 33x99, rubberoid rf; \$12,000; (o) White House Realty Co., Inc., 460 4 av; (a) Oscar Goldschlag, 110 W 40th (534).

129TH ST, 225-233 E, 2-sty bk office bldg, 38x31, asphalt felt rf; \$8,000; (o) Pittsburgh Fuel Co., Inc., 129th & Harlem River; (a) Emery Roth, 119 W 40th (537).

CONVENT AV, s e c 128th, 1-sty bk stores, 112x33, compo roof; \$24,000; (o) Sapiro Realty Co., 366 Tremont av; (a) Louis Uffner, 501 Tremont av (546).

## STORES AND THEATRES.

BROADWAY, 1485-91, 16-sty bk theatre & stores, 200x207, Barrett spec roof; \$3,000,000; (o) Adolph Zukor, 485 5 av; (a) W. & Geo. L. Rapp, 190 No. State st, Chicago, Ill. (549).

## MISCELLANEOUS.

131ST ST, 106-8 E, 2 wooden storage tanks, 20x40, rubberoid roof; \$6,000; (o) J. M. Horton Ice Cream Co., 205 E 24; (a) Jos. Reydel, Jr., 205 E 24 (544).

AV A, 1288, 2-sty bk mill & stable, 33x79, asbestos corr roofing; \$8,000; (o) Geo. H. Storm, 545 E 71st; (a) Wm. H. Gompert, 171 Madison av (541).

AV A, 1288, 1-sty lumber shed (open sides), 16x186, 5-ply felt, pitch & gravel rf; \$3,500; (o) Geo. H. Storm, 545 E 71st; (a) Wm. H. Gompert, 171 Madison av (539).

## Bronx

## APARTMENTS, FLATS AND TENEMENTS.

170TH ST, s w c Walton av, 5-sty bk tnt, 151.1x90, slag rf; \$250,000; (o) Realty Managers, Inc., 342 Madison av; (a) Moore & Landseidel, 3 av & 148th (2661).

209TH ST, n w c Decatur av, 5-sty bk tnt, 80x90, plastic slate rf; \$90,000; (o) De Candida Bldg. Co., Frank De Candida, 664 E 189, pres.; (a) Lucian Pisciotta, 3011 Barnes av (2680).

CROTONA AV, w s, 100 s Tremont av, 6-sty bk tnt, 100x92, rubberoid rf; \$195,000; (o) Tremont Crotona Co., Inc., Samuel Rubin, 1060 Findlay av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (2643).

## CHURCHES.

224TH ST s s, 100 e Barnes av, 1-sty h. t. church, 40x70, shingle rf; \$15,000; (o) Baptist-Trinity Church, F. Brown, 768 E 229th, chairman; (a) Cannava & Viviani, 145 W 41st (2470).

MORRIS AV, e s, 70 s 160th 1-sty bk church, 38x77.5, plastic slate rf; \$25,000; (o) N. Y. Soc. of the M. E. Church, Watson S. Moore, 42 Bway, Pres; (a) Jos. C. MacKenzie, Jr., 4 E 39th (2459).

## BRONX BLDGS.

## DWELLINGS.

THWAITES PL, n s, 100.11 w White Plains av, 2-sty bk dwg, 25.8x60, tar & felt rf; \$10,000; (o) Ernico Pelizzar, 2241 White Plains av; (a) Jos. Ziccardi, 912 Burke av (2502).

214TH ST, n w c Laconia av, 2-sty bk dwg, 20x40, slag rf; \$8,000; (o) Pasquale Cristiano, 1451 Oakley av; (a) M. W. Del Gaudio, 158 W 45th (2503).

EASTCHESTER RD, s s, 20.4 e Hicks, 2-sty & attic fr dwg, 18x43, asphalt slate rf; \$5,000; (o & a) Ralph J. Marx, 3524 Eastchester rd (2504).

GILLESPIE AV, w s, 19.9 n Dudley av, 2-sty fr dwg, 19x33, tar paper rf; \$6,000; (o) Jos. D. O'Brien, 1310 Crosby av; (a) Max Muller, 115 Nassau (2501).

MARION AV, w s, 247.2 n 184th, 2-sty fr dwg, 27x37.6, asbestos shingle rf; \$11,000; (o) Wm. H. McCormick, 2 Elm pl; (a) Robt. Kaplan, 575 Westchester av (2510).

MONTICELLO AV, w s, 200.4 n Nereld av, 2-sty bk dwg, 21x49.4, shingle rf; \$8,500; (o) Sophie M. Portland, 336 W 40th; (a) Edw. Hughes, 342 W 42d (2509).

PAULDING AV, w s, 100 n Burke av, 2-sty fr dwg, 20x40, tar & felt rf; \$8,000; (o) Morris Sbars, 313 E 118th; (a) Jos. Ziccardi, 912 Burke av (2508).

## FACTORIES AND WAREHOUSES.

SO BOULEVARD, s e c Leggett av, 1-sty bk storage, 155.5x98.3, slag rf; \$20,000; (o) John Jardis, 1050 Leggett av; (a) Wm. Koppe, 567 E Tremont av (2606).

## STABLES AND GARAGES.

FERRIS PL, n e c Kirk, 1-sty bk garage, 100x100, rubberoid rf; \$25,000; (o) Pu Jo Realty Corp., Geo. T. Brady, Main st, Pres; (a) B. Ebeling, 1372 Zerega av (2505).

219TH ST, s s, 130 e White Plains av, 1-sty bk garage, 20x20, slag rf; \$1,500; (o) Angela La Portas, 823 E 213th; (a) M. W. Del Gaudio, 158 W 45th (2417).

INWOOD AV, e s, 170 s Tremont av, 2-sty fr dwg, 17x43, 1-sty fr garage, 16x17, asphalt shingle rf; \$4,800; (o) Abraham Pearlman, 1726 Victor; (a) Albert Weiss, 1358 Herschell (2414).

MACOMBS RD, w s, 170 s 170th, 1-sty bk str & garage, 75x100, compo rf; \$20,000; (o) Isidor Laugner, 406 E 149th; (a) Wm. Shary, 41 Union sq (2411).

PARK AV, e s, 200 n 173d, 1-sty bk garage, 100x140, plastic slate rf; \$40,000; (o) Clare Park Corp., Jacob Wolf, 923 Fox, Pres; (a) John J. Dunnigan, 394 E 149th (2432).

WESTCHESTER AV, n e c Lonsfellow av, 1-sty bk garage & str, 142.10x139.6, plastic slate rf; \$60,000; (o) Nouvel Realty Co., Abraham Levenson, 2720 Decatur av, Pres; (a) M. W. Del Gaudio, 148 W 45th (2419).

WHITE PLAINS AV, e s, from Penfield av to 242d, 2-sty bk garage, 202.28x155, tar & gravel rf; \$200,000; (o) N. Y. Telephone Realty Corp., H. F. Thurber, 15 Dey, Pres; (a) McKenzie, Voorhies & Gmelin, 342 Madison av (2406).

## STORES, OFFICES AND LOFTS.

LORILLARD PL, w s, 223.8 n 3 av, 1-sty bk str, 50x90, plastic slate rf; \$12,000; (o) Summit Holding Co., John Gerosa, 431 E 136th, Pres; (a) De Rose & Cavalieri, 370 E 149th (2430).

MIDDLETOWN RD, n w c Jarvis av, 1-sty bk str, 32.11x55, rubberoid rf; \$5,000; (o) Wellman Finance & Realty Co., C. W. H. Arnold, 54 Market st, Poughkeepsie, N. Y., Pres; (a) Anton Pirner, 2069 Westchester av (2429).

169TH ST, s s, 63.5 w Fox, 1-sty bk market, 30x103.76, tar & gravel rf; \$12,000; (o) B. A. & A. Const. Co., H. Bretholz, 391 E 149th, Pres; (a) J. C. Crausman, 865 E 172d (2436).

CROTONA AV, n e c 183d, 1-sty bk str, 100x50, compo rf; \$18,500; (o) Sapiro Realty Corp., Samuel Shapiro, 565 E Tremont av, Pres; (a) Meisner & Uffner, 501 Tremont av (2422).

WASHINGTON AV, e s, 50 s 170th, 1-sty bk str, 24.6x25, rubberoid rf; \$2,000; (o) Abraham Levey, 1388 Washington av; (a) Philip Bardes, 230 Grand (2401).

## STORES AND TENEMENTS.

BOSTON ROAD, s w c 167th st, 5-sty bk str & tnt, 99.1x97.6, plastic slate rf; \$175,000 (o) H. & J. Realty Corp., Jacob Glass, 116 W. 39th st, Pres; (a) Springsteen & Goldhammer, 32 Union sq (2596).

## Brooklyn

## APARTMENTS, FLATS AND TENEMENTS.

DOUGLASS ST, 2208-18, w s, 100 s Riverdale av, 4-2-sty bk tnt, 20.6x72; \$80,000; (o) Isaac Cohn, 2608 Atlantic av; (a) Jack Fein, 1709 Pitkin av (17243).

E 17TH ST, 28, w s, 188 2 1/4 s Caton av, 4-sty bk tnt, 50x81.10; \$50,000; (o) Wentworth Hall Apts., 367 Fulton st; (a) John N. Flinn, 371 Fulton st (17374).



ATKINS AV, 217-25, e s, 90 n Belmont av, 4-2-sty bk tnts, 25x75; \$76,000; (o) Nathan Stutsky, 300 New Jersey av; (a) S. Millman & Son, 1780 Pitkin av (17240).

DITMAS AV, 924, s s, 93.10 1/2 w Coney Island av, 3-sty bk tnt, 30x72; \$20,000; (o) Miltonson Realty Corp., 50 Court st; (a) Martyn N. Weinstein, 16 Court st (17283).

NEWPORT AV, 149-53, n s, 50 e Bristol av, 2-2-sty bk tnts, 20x75; \$30,000; (o) Samuel Bloom, 398 Junius st; (a) E Madelsohn, 1778 Pitkin av (17237).

COLLEGES AND SCHOOLS.

NEPTUNE AV, 3117-27, n e c W 32d, 1-sty fr school annex, 51x110.6; \$35,000; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston st (17584).

DWELLINGS.

KENMORE PL, 1301-3, e s, 140 n Av L, 2-sty fr 1 fam dwg, 17x44.6; \$10,000; (o) J. C. C. Bldg. Co., 588 E 139th, Bronx; (a) Samuel Gardstein, 44 Court st (17195).

KENMORE PL, 1734-8, w s, 121.7 1/2 s Av P, 2-2-sty fr 1 fam dwg, 13x60; \$12,000; (o) A. B. Hamra, 825 Flatbush av; (a) R. T. Schaefer, 1543 Flatbush av (17430).

MIDWOOD ST, 341-73, n s, 300 e Nostrand av, 12-2-sty bk 2 fam dwgs, 18x52; \$144,000; (o) Midvale Constn Corp., 53 Bway, Yonkers, N. Y.; (a) Geo. Nordham, 18 W 34th, N. Y. (17193).

E 7TH ST, 1703, e s, 107 s Av S, 2-sty bk 2 fam dwg, 20x65; \$16,000; (o) Louis Low, 33 Humboldt st; (a) Tobias Goldstone, 50 Graham av (17342).

E 17TH ST, 2119-21, e s, 140 s Av N, 2-2-sty fr 1 fam dwg, 15.8x46; \$12,000; (o) Marie Pettke, 99 Palmetto st; (a) R. T. Schaefer, 1543 Flatbush av (17202).

W 25TH ST, 2945, e s, 366 s Mermaid av, 2-sty bk 2 fam dwg, 20x58; \$10,000; (o) Guydon Garfield, 11 Mermaid av; (a) Morris Perlestein, 49 Fulton av, Middle Village (17233).

E 29TH ST, 485, n e c Foster av, 2-sty bk 1 fam dwg, 20x53; \$8,000; (o) Nathan Bernstein, 1420 Nostrand av; (a) Geo. J. Lobenstein, 859 Flatbush av (17385).

70TH ST, 885-9, n s, 86.2 w Ft Hamilton av, 2-2-sty bk 2 fam dwgs, 20x66.10; \$16,000; (o) Salvatore Esposito, 205 Tillary st; (a) Philip Freshman, 350 Fulton st (17604).

78TH ST, 1903-13, n s, 17 e 19 av, 5-2-sty bk 1 fam dwgs, 16x45; \$30,000; (o) Nathan Perlik, 660 Stone av; (a) Morris Rothstein, 26 Court st (17596).

AV K, 2809, n s, 60 e E 28th, 1-sty fr 1 fam dwg, 26x44; \$8,000; (o) Otto Lindberg, Hillside av, Jamaica; (a) Geo F. Lindberg, 1032 74th (17126).

AV K, 2207-11, n s, 50 e Elmore pl, 2-sty fr 1 fam dwg, 22x42.6; \$20,000; (o) Samuel W. Schwartz, 1104 Park pl; (a) Seelig & Finkelstein, 44 Court st (17569).

DAHILL RD, 1000-06, n w c 52d, 2-sty fr 1 fam dwg, 20x35; \$10,000; (o & a) same (17169).

DAHILL RD, 982-98, w s, 72.11 n 52d, 6-2-sty fr 1 fam dwgs, 20x35; \$66,000; (o & a) same (17170).

FACTORIES AND WAREHOUSES.

W 23D ST, 2837, e s, 415 n Mermaid av, 2-sty bk factory & 2 fam dwg, 20x100; \$15,000; (o) Nathan Hartgass, 2854 W 23d; (a) Morris Perlestein, 49 Fulton av, Middle Village (17232).

CLERMONT AV, 16, w s, 150 s Flushing av, 2-sty bk storage, 25x100.9; \$10,000; (o) Louis Schlafani, 1110 Freeman st; (a) Vincent S. Todaro, 1901 W 12th (17354).

STABLES AND GARAGES.

MESEROLE AV, 54-62, s e c Dobbin st, 1-sty bk garage, 100x100; \$25,000; (o) Realty Supply Corp., Inc., 1138 Fulton st; (a) Salvati & Le Inornik, 369 Fulton st (17353).

NEW LOTS AV, 54-66, s w c Christopher av, 1-sty bk garage, 105.11 1/2 x 128; \$28,000; (o) Walzer Bros. Corp., 44 Court st; (a) J. M. Berlinger, 469 7 av, N. Y. (17382).

OCEAN VIEW AV, 321-3, n w c E 4th, 2-sty bk garage & 1 fam dwg, 29x32; \$13,000; (o) Jennie Witkow, 335 Neptune av; (a) Seelig & Finkelstein, 44 Court st (17295).

MISCELLANEOUS.

DEAN ST, 1545, n s, 150 w Troy av, 1-sty bk shop, 25x107.2 1/2; \$8,000; (o) V. Delia, 96 Troy av; (a) Salvati & Le Inornik, 369 Fulton st (17135).

Queens

DWELLINGS.

ARVERNE.—Beach 68th st, w s, 200 s Thursby st, 2-sty bk dwg, 28x55, shingle rf, 2 fam, gas, hot water heat; \$12,000; (o) Paul Mass, 335 Beach 68th st, Arverne; (a) O. Standt, 566 Rogers av, Bklyn (14021).

BAYSIDE.—Highland av, e s, 260 s Lawrence Blvd & Elnwood av, w s, 240 s Lawrence Blvd, 16-2-sty fr dwgs, 21x25, shingle rf, 1-fam, elec, steam heat; \$90,000; (o) Wilbur G. Dunham, 145 W 55th, N. Y.; (a) Zoller & Buchtenkirk, 280 Madison av, N. Y. (14130 to 14145).

BEECHURST.—31st st, s s, 180 e 16 av, 2-sty fr dwg, 32x39, shingle rf, 1 fam, elec,

steam heat; \$8,000; (o) A. M. Garretson, 53 Jackson av, L. I. City (14217).

COLLEGE POINT.—Breen av, s s, 100 w 13th st, 2 1/2-sty fr dwg, 18x34, shingle rf, 1 fam, gas; \$3,500; (o) J. Koch, 628 13th st, College Point; (a) R. W. Hofelder, College Point (14220).

CORONA.—Penrod st, s s, 220 e Orontes st, 2-sty fr dwg, 20x46, slag rf, 2 fam, elec; \$8,000; (o) Carmomo Cento, 19 Penrod st, Corona; (a) A. F. Brems, 83 Corona av, Corona (14115).

EDGEMERE.—Edgemere av, ss, 100 e Grandview av, 2-sty fr dwg, 18x66, shingle rf, 2 fam, gas; \$8,000; (o) Rose Baron, 422 E Kalb av, Bklyn; (a) Harry Dorf, 614 Kosciusko st, Bklyn (14129).

ELMHURST.—18th st, e s, 180 n Albermarle ter, 2-sty fr dwg, 25x45, shingle rf, 1 fam, gas; \$7,500; (o & a) Thos Cuzzo, 236 W 68th, N. Y. (14196).

ELMHURST.—Polk av, s w c 34th, 9-2-sty fr dwgs, 20x53, shingle rf, 2 fam, gas, steam heat; \$72,000; (o) Wm. Yeandel, Benham st, North Elmhurst; (a) Chas. Stidolph, 15 Ivy st, Elmhurst (13947 to 13955).

FLUSHING.—20th st, e s, 440 n State, 2 1/2-sty fr dwg, 39x27, shingle roof, 1 fam, gas, steam heat; \$8,200; (o) T. Birdey, 1234 Union, Flushing; (a) H. T. Morris, College Point (13453).

FLUSHING.—Hawthorne st, s s, 60 w Lawrence, two 1-sty fr dwgs, 21x41, shingle rf, 1-fam, gas, steam heat; \$8,000; (o & a) Flushing Suburban Homes Co., N. Y. City (9079-80).

FOREST HILLS.—Jewell st, s s, 100 w Colonial av, 2 1/2-sty fr dwg, 25x22, tile rf, 1-fam, elec, steam heat; \$10,000; (o) Cord Meyer Dev. Co., Forest Hills; (a) John Megirian, 342 Madison av, N. Y. (14074).

FOREST HILLS.—Puritan av, w s, 292 n Greenway terrace S, 2 1/2-sty bk dwg, 22x36, tile rf, 1-fam, elec, steam heat; \$18,000; (o) Rene C. Berle, Kew Gardens Club, Kew Gardens; (a) Haugard & Brunham, 185 Madison av, N. Y. City (13967).

GLENDALE.—Fosdick av, w s, 225 s Central av, six 2-sty fr dwgs, 20x53, tar & slag rf, 2-fam, gas; \$42,000; (o) Ehret & Engleman, 1732 Morman st, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (13939 to 13941).

HOLLIS.—Luzerne av, n s, 240 w Brook st, 1-sty fr dwg, 30x44, shingle rf, 1-fam, gas, steam heat; \$7,500; (o) William Stoehr, 76 5th st, Woodhaven; (a) D. J. Levinson, 336 Fulton, Jamaica (14209).

HOLLIS.—198th st, e s, 100 n 11th av, five 2 1/2-sty fr dwgs, 24x30, shingle rf, 1-fam, steam heat, elec; \$35,000; (o) John Reneking, care of arch; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (14313-4-5-6-7).

Richmond

DWELLINGS.

CONCORD.—Hanover av, n s, 100 Clove av, 1-sty fr bungalow, 24x24; \$2,500; (o) John Benelo, 167 Rhine av, Concord; (a) Frank Butler (2189).

DONGAN HILLS.—Garretson av, n s, 68.2 w Southfield Blvd, 2-sty fr dwg, 32x35, shingle rf; \$5,000; (o) Salvatore De Aleo, 1556 Southfield Blvd, Dongan Hills; (a) C. A. Duncker, Dongan Hills (2207).

ELTINGVILLE.—Wilson av, n s, 168 w Ridgewood av, 2-sty fr dwg, 20x34, rubberoid shingle rf; \$2,800; (o) Mary Mallin, 140 Wilson av, Eltingville; (a) W. J. Mallin, 140 Wilson av, Eltingville (2168).

FOUR CORNERS.—Rice av, s s, 260 e Fairview av, 2-sty fr dwg, 18x24, shingle rf; \$3,500; (o & a) Louis Robertson, 65 Fairview av, Four Corners (2195).

GRASMERE.—Parkinson av, n e c Fayette av, 1-sty fr dwg, 20x35, asbestos rf; \$2,500; (o) J. Argerame, 245 7 av, Manhattan; (a) R. Langere, 207 Chestnut av, Rosebank (2213).

MARINER'S HARBOR.—Arlington av, e s, 433 s Richmond ter, 2-sty fr dwg, 22x38, rubberoid shingle rf; \$4,500; (o) Joseph Plichato, 116 Holland av, Mariner's Harbor; (a) S. W. Molokie, 81 Treadwell av, Port Richmond (2160).

TOTTENVILLE.—Yetman av, n e c Summit av, 2-sty fr dwg, 27x26x31, sheathed & rubberoid shingle rf; \$5,000; (o) H. A. Hamblet, 315 Yetman av, Tottenville (2170).

TOMPKINSVILLE.—Castleton av, n s, 240 w Glen av, 2 1/2-sty fr dwg, 22x48, shingle rf; \$7,000; (o) Mary Nolan, 249 Castleton av, Tompkinsville; (a) Bergen Bros., 73 Corson av (2197).

STABLES AND GARAGES.

WEST NEW BRIGHTON.—Richmond ter, n s, 50 w Bodine, bk garage, 105.8x36, 3-ply rubberoid rf; \$3,000; (o) W. S. Van Chief & Sons, 1851 Richmond ter, West New Brighton; (a) James Whitford, Staten Island Bldg, Tompkinsville (2210).

STORES AND DWELLINGS.

STAPLETON.—Van Duzer st, n e c William, 2-3-sty strs & dwgs, 40x83x20x70, flat rf; \$18,000; (o) Max Finklestein, 20 William,

BUILDING LOANS

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

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

Booklet G

S.W. STRAUS & CO.

Established 1882

Incorporated

STRAUS BUILDING

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

Offices in 15 Principal Cities

Telephone—Vanderbilt 8500

40 Years Without Loss to Any Investor

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

RELIABLE MEN FOR EVERY PURPOSE

HOLMES PATROL

Day or Night Service—City or Country

Holmes Electric Protective Co.

66 West 39th Street—Manhattan

Day and Night Telephone: Murray Hill 3030

J. P. Duffy Co.

Flue Pipe  
Terra Cotta Blocks  
Gypsum Blocks  
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

H. W. BELL CO.

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

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET



Stapleton; (a) Chas. Dorosbrook, East Corners (2163).

**TOMPKINSVILLE.**—Richmond turnpike, s s, 200 w Van Duzer, 2-sty bk str & dwg, 25x38, 3-ply rf; \$5,000; (o) Victor Marrese, Tompkinsville; (a) Daniel Santoro, 70 Sand, Stapleton (2204).

## PLANS FILED FOR ALTERATIONS

### Manhattan

**BROOME ST.** 187, 2-sty bk add, 20x29, to 3-sty bk public school; \$15,000; (o) City of N. Y., Bd. of Ed., 500 Park av; (a) C. B. J. Snyder, Flatbush av ext & Concord st, Bklyn (2024).

**CHRISTOPHER ST.** 83, remove windows, new windows, remove area, new dumb waiter, new tile floor in 3-sty bk school; \$3,600; (o) St. Johns Evan. Lutheran Church, 81 Christopher; (a) P. F. Brogan, 36 S av (2054).

**COOPER SQ.** 5, new ext, new partitions in 4-sty bk str & tint; \$5,000; (o) Jacob Wicks, 5 Cooper sq; (a) Max Muller, 115 Nassau (2057).

**FERRY ST.** 7, remove rear wall, new steel cols, girders, stairs, fire retarding partitions in 5-sty bk str & loft; \$12,000; (o) Star Co., 238 William; (a) George M. McCabe, 96 5 av (2051).

**HOUSTON ST.** 158 E, ext, ext & int alts to 4-sty bk str & tint; \$25,000; (o) Moskowitz & Lupowitz, 158 E Houston; (a) H. L. Young, 131 W 39 (2042).

**HOUSTON ST.** 118-120 W, general int alt to 6-sty bk steam laundry; \$3,500; (o) The Wendell & Evans Co., 187 Schermerhorn, Bklyn; (a) Frederick E. Evans, 187 Schermerhorn (2015).

**PARK PL.** 25, steel structure to support gravity and pressure tanks on 5-sty bk office bldg; \$3,300; (o) New Syndicate Co., 25 Park pl; (a) The Rusling Co., 26 Cortlandt (2033).

**RIVINGTON ST.** 46-48, enlarge oven, new f. p. door, shift toilet in 5-sty bk str & tint; \$3,000; (o) Louis Siegel, 48 Rivington; (a) Philip Barden, 230 Grand (2046).

**WEST ST.** 186, iron shed to 6-sty bk hotel; \$1,000; (o) West St. Corp., 115 Warren; (a) Herman Horwitz, 442 W 26 (2011).

**WEST ST.** 463, alt to elevator of 13-sty fireproof research laboratory bldg; \$8,000; (o) Western Electric Co., 195 Bway, N. Y. City; (a) P. P. (2030).

**HOUSTON ST.** 130 W, raise ceiling & roof, new bath, kitchen, cement steps in 3-sty bk str & office bldg; \$9,000; (o) Moses Goldfarb, 130 W Houston; (a) Joannes & Hyde, 16 E 40 (2045).

**4TH ST.** 161 W, general int & ext alts & plbg to 4-sty bk str & tint; \$4,000; (o) Jos. A. Vilone, 161 W 4; (a) Samuel Cohen, 32 Union sq (2025).

**23D ST.** 161 W, new steel girder, partitions & plbg to 4-sty bk str & lofts; \$3,000; (o) Cushman Est., 262 W 23; (a) Samuel Cohen, 32 Union sq, N. Y. City (2004).

**26TH ST.** 15-17 W, remove encroachments, alter sidewalk, new automatic gong in 12-sty bk str & loft; \$1,000; (o) Henry W Dowd, Good Ground, L. I.; (a) Otto Russmann, 147 4 av (2061).

**34TH ST.** s s, 450 e 7 av, partitions & plbg to 6-sty bk loft & office bldg; \$2,000; (o) Charles L Tappin, Babylon, L. I.; (a) Martyn N. Weintsein, 16 Court, Bklyn (2040).

**42D ST.** 433 W, new steel bridge in 4-sty bk factory; \$1,500; (o) Est. of Thomas Farrell, 686 Greenwich; (a) John H. Knubel, 305 W 43 (2053).

**48TH ST.** 244 E, partitions revised in 3-sty bk dwg; \$8,000; (o) Frank N. London, 126 6 av; (a) Louis Kasoff, 145 6 av (2007).

**48TH ST.** 116 W, bk ext & plbg to 4-sty bk tint; \$3,000; (o) Mrs. Frieda Katz, 116 W 48; (a) Wm. J. Russell, 73 W 46 (2028).

**51ST ST.** 346 W, new entrance, new office ext in 4-sty bk hospital; \$6,000; (o) N. Y. Polyclinic Medical School & Hospital, 346 W 51; (a) Marion S. Wyeth, 52 Vanderbilt av (2056).

**54TH ST.** 152 E, ext & int alts, plbg, elec wiring to 4-sty bk dwg; \$20,000; (o) L. R. Holding Co, Daniel H. Lauzzo, 154 E 54, N. Y. C., pres.; (a) Howard Major, 154 E 61 (2043).

**54TH ST.** 10-12 W, new bk chimney in 3-sty bk dwg; \$4,000; (o) John D. Rockefeller, 12 W 54; (a) Chas. H. Tyler, 17 E 42 (2059).

**59TH ST.** 110-12 E, new floors, stairs, steel girders in 4-sty bk storage, stores & apt; \$7,500; (o) S. E. Singer, 110 E 59; (a) Howard Major, 154 E 61 (2017).

**59TH ST.** 110-112 E, mezz floor to 4-sty bk storage, str, apt & clubroom; \$7,500; (o) Paris E. Singer, 110 E 59; (a) Howard Major, 154 E 61 (2018).

**65TH ST.** 163 E, partitions & stairs to 3-sty bk dwg; \$1,000; (o) Constance A. Erdman, 134 E 64; (a) H. O. Milliken, 4 E 39 (2006).

**72D ST.** 225 E, new partitions, windows in 3-sty bk dwg; \$1,200; (o) Dr. Louis Y. Placek, 225 E 72; (a) Fred Ebeing, 55 Ann (2060).

**72D ST.** 2-4 W, general ext alts to 13-sty f. p. hotel; \$1,200; (o) Rich Bronson Hotel Co., 115 Central Park W; (a) Jean Jeanne, 231 W 18 (2005).

**73D ST.** 53 W, new partitions, new doors, vent duct, dumb waiter shaft in 4-sty bk dwg; \$2,000; (o) Ruth Freidman, 150 W 87; (a) Chas. B. Meyer, 31 Union sq W (2052).

**85TH ST.** 77-83 W, general int alts to 6-sty bk str & tint; \$4,000; (o) Vane Realty Co., 15 Park Row; (a) Louis H. Friedland, 56 W 46 (2020).

**92D ST.** 436-38 E, ext & fire retarding to 2-sty bk stable & garage; \$25,000; (o) Harry Bailey, 139 W 97, N. Y. City; (a) C. B. Breen, 47 W 34; (g c) T. J. McLaughlin's Sons, 230 W 105 (2034).

**97TH ST.** 148 W, remove floor, new fire proof floor, new doorway in 3-sty bk dwg; \$1,000; (o) Hermine Skowrons, 148 W 97; (a) E. O. Benedict, 355 E 149 (2055).

**105TH ST.** 301 W, general int alts & plbg to 4-sty bk tint; \$5,000; (o) Charles L. Henrique, 229 W 97; (a) S. H. & C. H. Winston, 2 Columbus Circle (2013).

**131ST ST.** 638 W, elevator shaft to 4-sty bk garage; \$5,000; (o) Joseph Tino, 638 W 131; (a) M. W. Del Gaudio, 158 W 45 (2037).

**BROADWAY.** 1776, new brick wall to 4-sty bk offices & show rooms; \$2,300; (o) Benj. Richberg, 65 Nassau; (a) Elwood Hughes, 342 W 42 (2010).

**BROADWAY.** 1896, alt to elevator of 4-sty fireproof garage; \$2,000; (o) Flora S. Thomas, 1896 Bway; (a) F. V. F. Machine Works, 230 W 10, N. Y. City (2038).

**BROADWAY.** n e c W 70th, enlarging show-room, new walls, elevator & plbg to 4-sty bk auto showroom & storage; \$40,000; (o) Studebaker Corp. of America, South Bend, Indiana; (a) Tooker & Marsh, 101 Park av, N. Y. City (2029).

**MADISON AV.** 795, porch, removed & stairs set back to 4-sty bk dwg; \$1,000; (o) Pauline Lewisohn Estate, 795 Madison av; (a) F. B. Hoffman, Jr., 147 E 51 (2009).

**MADISON AV.** 600, new copper str frt, Florentine glass transom, metal base in 5-sty bk str & loft; \$3,000; (o) Thomas & Louise Thomas, 19 Liberty; (a) Elwood Hughes, 342 W 42 (2062).

**MADISON AV.** 1701, alteration of 1st floor to str, 5-sty bk tint; \$3,500; (o) Rubin Eizen, 1701 Madison av; (a) Alfred A. Berube, 220 W 42 (2021).

**MADISON AV.** 1761, revising partitions & plbg to str & tint; \$8,000; (o) Harry Geier, 6 Clinton, N. Y. City; (a) Otto Reissman, 147 4 av, N. Y. City (2041).

**PARK AV.** 1404, remove frts, rearrange partitions, 5-sty bk tint; \$3,500; (o) Fannie Gaynor & Annie Shabladowski, 251 E 121 & 147 4 av; (a) Chas. M. Straub, 147 4 av (2050).

**ST NICHOLAS AV.** 649-51, new fireproof floors & new frt to 2-sty bk garage; \$8,000; (o) Jennie L. Rihan, 370 Convent av, N. Y. City; (a) Jas. J. F. Gavigan, Grand Central Terminal, N. Y. City (2035).

**WEST END AV.** 789, basement to be partitioned into doctors' offices, 13-sty fireproof tint; \$5,000; (o) Jacob Shewell, 720 Riverside dr; (a) Frederick P. Kelley, 244 Madison av (2023).

**2D AV.** 1159, 1-sty str add, to 4-sty bk tint; \$2,000; (o) Justin O'Brien, 729 Park av; (a) Ross & McNeil, 46 W 24 (2014).

**5TH AV.** 2031-3, alt into str, meeting rooms & offices 3-sty bk department str; \$5,000; (o) Estate of Jesse W. Powers, 120 Bway; (a) Maximilian Zipkes, Wolff & Kudroff, 432 4 av (2022).

**7TH AV.** 21-25, shift partitions, new str frt, steel beams in 4½-sty bk dwg; \$8,000; (o) Henry Ulmar, 35 Greenwich av; (a) Geo. Dress, 116 W 39, N. Y. City (2049).

### Bronx

**CARROL ST.** 103 & 105, new bk partitions, new plbg to two 2-sty fr dwgs; \$4,000; (o) S. S. Miller, 268 City Island av; (a) Geo. S. Miller, 319 City Island av (525).

**JENNINGS ST.** 870, 1-sty bk ext, 9.10x50.5, to 5-sty bk str & tint; \$1,500; (o) Eliz. P. & Jos. A. Richter, on prem; (a) Moore & Landsiedel, 3 av & 148th st (510).

**SIMPSON ST.** n w c 169th, new plbg, bins, cols, partitions to 1-sty bk str & market; \$1,000; (o) Schattner Bros. Realty Corp., 1065 So. Boulevard; (a) Louis D. Kirby, 1750 E Tremont av (508).

**154TH ST.** 333 E, two 3-sty bk ext, 22.1x12 & 22.1x5.4, to 2½-sty bk dwg; \$7,000; (o) Nicolina Lena, on prem; (a) Jos. Ziccardi, 912 Burke av (506).

**169TH ST.** 546 E, new condenser pan & cooling tower to 3-sty bk ice factory; \$1,000; (o) The John Eichler Brew. Co., 3582 3 av; (a) A. G. Koenig & Co., 405 Lexington av (502).

**173D ST E.** s s, 70 w Bathgate av, plbg & partitions to 2-sty fr synagogue & dwg; \$2,500; (o) Rabbi Nordeho, 199 2d; (a) Salvat & Le Quornik, 369 Fulton, Bklyn (514).

**175TH ST.** 865, 2-sty bk ext, 10x11, new plbg & new partitions to 2-sty fr dwg; \$2,000; (o) Chas. Rudolph, 867 E 172; (a) I. L. Crausman, 865 E 172 (516).

**177TH ST E.** s s, 280 w Bronx River, 1-sty bk ext, 130x23, to 5-sty bk factory; \$10,000; (o) Bronx Co., 177th st & Bronx river; (a) E. H. Janis, 70 E 45 (503).

**178TH ST.** 866 E, partitions to 5-sty bk tint; \$400; (o) Isaac Deutsch, on prem; (a) Chas. S. Clark, 441 Tremont av (507).

**195TH ST.** 141 W, 1-sty stn ext, 19x22, to 2-sty bk dwg; \$2,000; (o) H. Hartman, on prem; (a) Wm. W. Schwartz, 238 W 238 (504).

**218TH ST.** 869 E, 1-sty fr ext, 9x8, & new plbg to 2-sty fr dwg; \$1,500; (o) Wm. Blosary, on prem; (a) De Pace & Justin, 3336 Decatur av (500).

**230TH ST.** 691 E, 2-sty fr ext, 20x10, to 2-sty fr dwg; \$500; (o) Lena Failace, 440 E 156; (a) Rocco Failace, 440 E 156 (505).

**LACONIA AV.** 3021, 1 add sty of frame, new plbg & new partitions to 1-sty fr dwg; \$2,500; (o) Jos. Nogina, on prem; (a) Della Penna & Erickson 289 E 149 (546).

**MAPES AV.** 2069, new bins, new partitions to 5-sty bk tint; \$1,500; (o) Samuel Geib, 30 E 58; (a) O. L. Spannhaek, 116 Nassau (515).

**MATILDA AV.** n w c Nereid av, 1-sty t c ext, 49.1x45.1, to 1-sty t c church; \$6,000; (o) Epis. Diocese of N. Y., Bishop Wm. T. Manning, 110th st & Amsterdam av, chairman; (a) B. P. Wilson, 1705 Bussing av (511).

**PROSPECT AV.** 1335, new posts, stairs to 3-sty fr str & dwg; \$200; (o) David H. Schulte, 386 Bway; (a) Irving Kudroff, 432 4 av (513).

**SHERIDAN AV.** n w c 159th, 2-sty bk ext, 20x11.4, & new partitions to 2-sty fr dwg; \$7,500; (o) Anthony J. Griffen, on prem; (a) Keiswetter & Hamburger, 186 Remsen, Bklyn (518).

**WALTON AV.** 334, 1-sty stn ext, 28x65, to 2-sty stn garage & shop; \$2,000; (o & a) G. L. Knight, 549 S 7 av, Mt. Vernon (517).

**WESTCHESTER AV.** 445-457, 1-sty bk ext, 16.6x33, to 1-sty bk market; \$3,000; (o) Landgrebe & Kaufman, on prem; (a) Paul Oozel, 404 E 144 (556).

**WHITE PLAINS AV.** 3945, 1-sty bk ext, 5x39, new plbg, stairs, cols, partitions to 2½-sty fr str & dwg; \$2,000; (o) Christine Humbert, 731 E 230 (a) Geo. P. Crosier, 689 E 223 (512).

**3D AV.** 4361, 2-sty stn ext, 25x26, to 1-sty fr str & dwg; \$1,000; (o) Geo. Di Paoli, 2071 Bathgate av; (a) Chas. Schaefer, Jr., 394 E 150 (553).

### Brooklyn

**FULTON ST.** 500, s s, 20 e Bond, str frt & int 3-sty bk str; \$5,000; (o) Ezra D. Buschnell, Laurrell, L. I.; (a) Wm. M. Simpson, 1107 Bway., N. Y. (16692).

**LORIMER ST.** 599, w s, 25 n Conselyea, str frt, int & plbg 3-sty bk str & 3-fam dwg; \$1,500; (o) Antonio Surrentino, 71 Conelyea; (a) Laspia & Samenfeld, 525 Grand (16725).

**MACON ST.** 398-406, s e c Lewis av, ext 3-sty bk str & 2-fam dwg; \$3,500; (o) Saml Krebs, 1335 47th; (a) Herman Wolff, 30 E 23 (16108).

**PACIFIC ST.** 259-65, n s, 100 w Smith, add sty 2-sty bk garage; \$15,000; (o) Louis Shapiro, prem; (a) Wm. F. Doyle, 11 John, N. Y. (16576).

**PARK PL.** 542-50, s e c Classon av, elev shaft 4-sty bk home; \$5,000; (o) Faith Home for Incubates, Inc., prem; (a) Chas. J. Plunkett, 495 E 13 (16002).

**ROCK ST.** 12-34, s w c Morgan av, oil tank in power house; \$2,000; (o) Adolf Gobel, prem; (a) Petroleum Heat & Power Co., 511 5 av, N. Y. (15705).

**SACKETT ST.** 695, n s, 281.8 e 5 av, walls 3-fam dwg; \$2,000; (o) Henry Siemer, 493 3 av; (a) N. S. Hafner, 1634 84th (16321).

**SMITH ST.** 90-108, s w c Atlantic av, walls & str frts 3-3-sty bk str; \$15,000; (o) Adolph Blair, prem; (a) Henry Auerbach, 1443 E 9 (15996).

**STANHOPE ST.** 62, e s, 325 n Evergreen av, int plbg 2-sty bk loft; \$3,000; (o) Saml Schaffer, 295 Stanhope; (a) Harry Silverstein, 188 Montague (15708).

**SUYDAM ST.** 240, s s, 175 w Knickerbocker av, ext 2½-sty bk office & 2-fam dwg; \$4,000; (o) Vincent Bila, 1025 Flushing av; (a) Murray Klein, 37 Graham av (16354).

**68TH ST.** 1647, n s, 377.6 w 17 av, ext 2-sty bk 2-fam dwg; \$4,000; (o) Edw. Laneri, prem; (a) Ferd Savignano, 6005 14 av (16143).

**72D ST.** 1027-39, n s, 220 e 10 av, add super structure 1-sty conc church; \$60,000; (o) Bethany Norwegian Luth. Ch., Inc., 1039 72d; (a) Eris O. Holmgren, 371 Fulton (16546).

**AV D.** 3901, n e c E 39th st, ext int & str frts 2½-sty fr str & 2-fam dwg; \$2,500; (o) John Steinmetz, prem; (a) Geo. J. Libenstein, 859 Flatbush av (15925).

**BEDFORD AV.** 657, e s, 20 n Rutledge, ext, int & plbg 3-sty bk str, offices & 2-fam dwg; \$3,500; (o) Mrs. Rose Drucker, 643 Bedford av; (a) Irving M. Feanchil, 583 Bedford av (15974).



BLAKE AV, 673-83, n e c New Jersey av, ext & int 3-sty bk str & 4-fam dwg; \$2,400; (o) Isidor Kasdon, premises; (a) S. Millman & Son, 1780 Pitkin av (15860).

EMMONS AV, 3093, n e c Batchelder st, ext 2-sty fr 1-fam dwg; \$2000; (o) Francisco Marsonne, prem; (a) Lester Smith, 2640 E 26 (16367)

HOPKINSON AV, 438, w s, 240 n Pitkin av, raise bldg, ext & int 3-sty fr str & 2-fam dwg; \$3,000; (o) Herman & Jennie Kolodkin, prem; (a) Jos. J. Millman, 26 Court (16124).

KINGSLAND AV, 99-103, w s, 150 s Herbert st, ext 2-sty fr 1-fam dwg; \$8,000; (o) Frank Mason, prem; (a) Louis F. Waillant, 394 Graham av (15984).

LEE AV, 41, n e c Wilson st, int, str frt & plbg 4-sty bk str, offices & 8-fam dwg; \$12,000; (o) Mrs. Rebecca Schwartz, 190 Hooper; (a) Irving M. Feanchil, 583 Bedford av (15977).

LEE AV, 141-9, s e c Hewes st, ext 2 1/2-sty bk str & 1-fam dwg; \$1,800; (o) M. L. Spinner, 147 Lee av; (a) Irving M. Feanchil, 583 Bedford av (15973).

MADISON AV, 665, n s, 100 w Reid av, ext chimney, int & plbg 2-sty fr 2-fam dwg; \$4,000; (a) Chas. Kass, 216 So. 3; (a) Irving M. Feanchil, 583 Bedford av (16706).

MARCY AV, 281, e s, 100 n Penn st, str frt & int 3-sty bk str & 2-fam dwg; \$3,500; (o) Jacob Benkod, prem; (a) Irving M. Feanchil, 583 Bedford av (15975).

NORTH PORTLAND AV, 111, e s, 436.8 n Myrtle av, ext, int & fire escape in 3-sty bk 4-fam dwg; \$3,000; (o) Rosa Pensavechia, 73 No. Portland av; (a) Chas. P. Connelly, 813 Herkimer (15882).

NOSTRAND AV, 770, w s, 34 s Sterling pl, ext 3-sty bk str & 2-fam dwg; \$2,500; (o) Theodore Lohr & Wm. Heyse, 768 Nostrand av; (a) Bly & Hamann, 551 Nostrand av (16433).

NEWPORT AV, 312, s e c Christopher av, ext, str & basement; \$1,600; (o) Nustyle Realty Co., 760 Saratoga av; (a) Chas. Goodman, 375 Fulton (15707).

NEW UTRECHT AV, 6326, n w c 64th st, ext 3-sty bk str & 4-fam dwg; \$2,000; (o) Antonio Marrabello, 1428 64th; (a) Ferd Savignano, 6005 14 av (15933).

PITKIN AV, 2408, s s, 24.10 1/2 w Elton st, ext 2-sty fr str & 2-fam dwg; \$2,500; (o) S. Palladino, prem; (a) Chas. H. Pfaff, 524 Grant av (16318).

SUTTER AV, n s, 50 e Tapscott av, ext & oven in 2-sty bk str & 1-fam dwg; \$3,000; (o) Geo. Fader, prem; (a) Benj. Goldberg, 50 Chester av.

WASHINGTON AV, 765-7, e s, 78.4 n St John pl, ext & int to 2-2-sty bk str, office & 1-fam dwg; \$10,000; (o) Julius A. Rosenthal, 788 Nostrand av; (a) Bly & Hamann, 551 Nostrand av (16349).

WAVERLY AV, 513-19, e s, 153.6 s Fulton, add sty, 2-sty bk storage & garage; \$18,000; (o) Reid Ice Cream Co., 524 Waverly av; (a) Voss & Lauritzen, 65 De Kalb av (15915).

21ST AV, 8740-50, w s, 107.9 1/4 n Bath av, ext & int to 2-sty fr 1-fam dwg; \$5,000; (o) Dr. Phillip Ninenberg, 8771 21 av; (a) M. A. Cantor, 373 Fulton (16012).

**Queens**

RICHMOND HILL.—Wicks st, 384, plumbing in dwg; \$50; (o) G. Berjuno, prem (1517).

RICHMOND HILL.—Lefferts av, e s, 140 n 97 av, plumbing in dwg; \$135; (o) J. Robinson, prem (1509).

RICHMOND HILL.—Liberty av, 10902, s e c 109th, metal elec sign; \$150; (o) Clara Tunstein, prem (1541).

RICHMOND HILL.—107th st, w s, 50 n 89 av, plumbing in dwg; \$75; (o) George Dorch, prem (1478).

RICHMOND HILL.—Jamaica av, 117, metal elec sign on str; \$200; (o) Samuel Frieszel, prem (1486).

RICHMOND HILL.—Atlantic av, n w c 114th st, general int alt, two stores and dwgs, slag rf; \$7,000 (o) John Wolf, 170 Norman av, Bklyn; (a) Loujs Allmindinger, 20 Palmetto st, Ridgewood (2381).

RIDGEWOOD.—Metropolitan av, 1623, n w c Lillas, metal elec sign on garage; \$150; (o) Jos. Brunner, prem (1452).

SOUTH OZONE PARK.—Rockaway blvd, s s, 576 e Field av, 1-sty fr ext, 16x13, front, shingle roof, porch to dwg, raise roof, 1-sty; \$1,300; G. Carbone, premises (1992).

WHITESTONE.—Tatum pl, e s, 100 s 16th st, repairs to dwg; \$1,000; (o) John Cox, on prem (809).

WINFIELD.—Forest st, n s, 393 w Worthington, new foundation & cellar to dwg; \$1,000; (o) Frank Handschur, prem (1435).

WINFIELD.—17th st, n e c Laurel Hill blvd, new stone foundation to dwg; \$500; (o) K. Edwards, prem (1521).

WINFIELD.—Worthington st, 5, bk foundation to dwg; \$500; (o) Louis Kucera, prem (1493).

WINFIELD.—Forest st, n s, 368 w Worthington, new foundation, con blk, to dwg; \$550; (o) Felix Hanschur, 45 Forest, Winfield (1477).

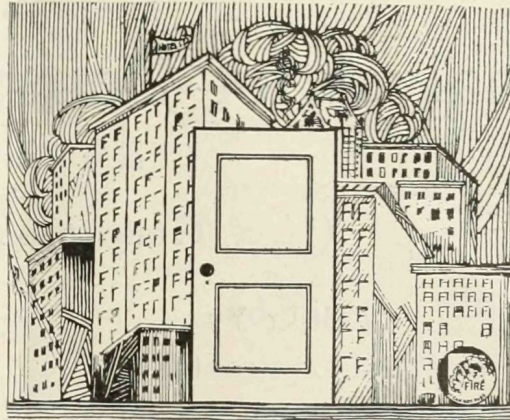
WOODHAVEN.—76th st, e s, 100 s Jamaica av, plumbing in dwg; \$40; (o) H. Wigger, prem (1528).

WOODHAVEN.—91st st, 414, plumbing in dwg; \$50; (o) Wm. Croissant, prem (1534).

WOODHAVEN.—91st av, n s, 20 e 85th, 1-sty

fr ext, 11x4, side of dwg; \$200; (o) Richard Nicols, prem (1215).

WINFIELD.—Prospect st, s s, 491 e Flisk av, 2-sty fr ext, 13x12, rear, tar & slag roof, int alt & repairs to dwg; \$1,600; (o) Mrs. J. C. Hitlin, 34 Prospect st, Winfield; (a) Wm. Gerbe North Meyers av, Winfield (1833).



Chesley Doors are not expensive. Yet they are used in the highest class of construction and afford absolute protection from fire.

Chesley Doors are not expensive. Yet they are beautiful—easily painted or grained.

Chesley Doors are not expensive. Yet they are superior in construction. No bolts, rivets, or open joints. Moldings an integral part of the door.

Chesley Doors are not expensive. They are standardized and shipped from stock. Ask us to prove the advantage of using them in your next building.

See Spec's and Write

**A. C. CHESLEY CO., Inc.**  
5704 East 133d Street New York  
Phone: Melrose 2452 and 2453

**HECLA IRON WORKS**

ESTABLISHED 1876

**Architectural Bronze and Iron Work**

Office, 118 North 11th Street BROOKLYN, N. Y.

TELEPHONE: MANSFIELD 2300

**RETAIL LUMBER**  
**CHARLES H. FINCH & CO.**

"THE ACCOMMODATING HOUSE" Coney Island Ave. and Ave. H, Brooklyn, N. Y.

Iron Castings Repair Work

**Acme Foundry**

Truck Delivery in New York

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

**WELLS ARCHITECTURAL IRON CO.**  
Manufacturers of Ornamental Iron Work

Phone: { 1370 Mott Haven { 1371 Office and Factory: River Ave. and East 151st St.

**ROOFS** NEW ROOFS PUT ON, ALSO SHEET METAL WORK  
NEW YORK ROOF REPAIRING COMPANY

100 WILLIAM STREET Phone: Beekman 4169  
L. C. BROWN, Treas. and Mgr. Established 1899  
REPAIRED AND GUARANTEED Permit us to estimate.



Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

# Analysis of Construction Projects

First 6 Months 1922

( $\frac{3}{4}$  of Total Construction in U. S.)

Built by	No. Projects	Cost
Architect and Contractor	14,685	\$ 809,736,800
Architect without Contractor	6,484	265,729,200
Contractor without Architect	20,481	472,076,800
Without Architect or Contractor	10,797	143,441,400
Total . . . . .	52,447	\$1,690,984,200

## Figures tabulated from Dodge Reports

No matter who buys the materials and services for the structure, DODGE REPORTS always tell you the RIGHT MAN to see, WHEN he is in the market, and WHERE to find him.



THE F. W. DODGE COMPANY

*Have your stenographer fill out this form and mail to our New York office*

WE ARE NOT OBLIGATED BY MAILING THIS FORM

THE F. W. DODGE CO. . . . . 1922

Gentlemen:—We are interested in learning more about your Daily Construction Report Service for the increasing of sales in our line of business.

We operate in the following states:.....

Name.....  
 Address.....  
 Business.....

Offices of

The F. W. Dodge Company

- New York - - 119 West 40th Street
- Boston - - - 47 Franklin Street
- Buffalo - - 77 Builders Exch. Bldg.
- Philadelphia - - 1821 Chestnut Street
- Pittsburgh - - Bessemer Building
- Cleveland - 920 Citizens Bank Building
- Cincinnati - 615 Edwards Building
- Detroit - - 860 Penobscot Building
- Chicago - - 131 No. Franklin Street
- St. Louis - 600 Title Guaranty Building
- Minneapolis - 407 South Fourth Street



# MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

## MECHANICS' LIENS

### Manhattan

#### OCT. 11.

133D ST, 120 W; Melvin Rosenberger—Leonard F Belgrave (38) .....	78.10
125TH ST, 1 E; Morris Rotner—Empire Trust Co, trste, & Commercial Cabinet Co, Inc (40) .....	1,093.77
5TH AV, 564-568; David Brandt, Inc—Arpinee, Andrews Tavshanjian, J M Giding & Co, George Constantin & George A Dugan Co (41) .....	9,126.95
5TH AV, 1323, & 111TH ST, 3-5 E; Jacob Taub—Aristocratic Building Corp (42) .....	1,722.00
PARK ROW, 83; Giovanni Gianmugnali—City N Y & John D Antonopoulos (43) .....	126.00

#### OCT. 13.

WADSWORTH TER, 46-52; Alexander Tephtz—Docin Realty Corp (51) .....	1,500.00
104TH ST, 64 W; Louis Srsen—Primo Gaiotti; Edw P Roberts Construction Co (48) .....	64.55
87TH ST, 353 W; N Y Watertight Roofing Co—Louisa Peters; R V Peters (50) .....	75.00
89TH ST, 70 W; Jacob Malatsky—Alex J Munro (49) .....	30.60
95TH ST, 206 W; Otis Elevator Co—Cornelia H Coffin; Winter B Garrett & Property Renting Co (46) .....	200.83
ST NICHOLAS AV, 200; S C Marx Co—St Nicholas Wet Wash Laundry; George H Olney Co; Petersen & Neuberg (44) .....	646.40
1ST AV, 540; Petersen & Neuberg—Kaufmann Dyeing & Finishing Works & Kaufman Bros; Geo H Olney Co (45) .....	690.00

#### OCT. 14.

RIVERSIDE DR, 355; Brackett & Colt Inc—355 Riverside Drive Corp (52) .....	4,859.00
10TH ST, 20 E; Norman J Zenker—E H Harriman Estate; Joseph & Rose Salinger (53) .....	1,018.50
30TH ST, 441 W; James Kenly—Jasper H Hawkins (54) .....	42.00

#### OCT. 16.

5TH AV, 636; John Thatcher & Son—Crichton & Co, Ltd & Crichton Holding Co; Crichton & Co & Hansen & Hansen .....	3,800.00
54TH ST, 150 E; Philip Manz—150 East 54th Street Corporation; Gertrude Newell .....	2,159.92

#### OCT. 17.

34TH ST, 231 E; Berger Mfg. Co—John Courtney & J J O'Connell (57) .....	37.50
25TH ST, 133-5 W; Jos O Pion—Wagmore Realty Co & Phoenix Woodworking Co (58) .....	219.50
EAST BROADWAY, 236; Valente Marble & Tile Works, Inc—James G Blaine Realty Corp & M Siegel (59) .....	125.00
GROVE ST, swc Bedford st, 20.3x67.7; Candee, Smith & Howland Co—Andrew H Lund & Frank Heitzner Contracting Co (60) .....	684.35
75TH ST, 164-6 W; Morris Dickman—166 West 75th St Corp & M Aizers Sons, Inc (61) .....	843.32

#### OCT. 18.

101ST ST, 416 E; Nelson & William—Isaac Friedman (62) .....	500.00
97TH ST, 52 to 58 E; James Reilly—Trustees of Phelps Stokes Fund; Eylich & Ward, Inc; Reddy Contracting Co & Patrick Reddy (63) .....	92.00
MADISON AV, 1701; Prensky Bros—Max Lepselder; Reuben Eisen (64) .....	3,000.00
3D AV, swc 86th, 51.1x100; Watterson & Carty Inc—D A Schulte, Inc, & 86th St & 3d Ave Corp; Shatz Zucker Bldg Corp (65) .....	274.33

### Bronx

#### OCT. 10.

JESSUP AV, 1564-66; Hay Walker Brick Co, Inc—David Broadwin & Henry C Zinn .....	1,120.00
BOSCOBEL AV, nwc Nelson av, 100x100; Fells, Lent & Cantor, Inc—St Martin Realty Corp & Rossi Contr Co, Inc .....	385.00
WILLIAMSBRIDGE RD, es, lot 8, blk 4516, 91.6x100; Paul Silling—Francisca Santoiemma & Donato Pannessa .....	125.00
TREMONT AV E, nwc Southern blvd, —x—; Petro Fusco—Tremont Taxpayers Realty Assn .....	912.50

GRAND CONCOURSE, es, 35 s St Georges Crescent, 70.3x91.8; Hay Walker Brick Co—Anna Monoco & Henry C Zinn, Inc .....	1,162.00
TOPPING AV, 1696; Frank Wulf—Sarah Axelrod .....	120.00

#### OCT. 11.

MAYFLOWER AV, es, 175 s Waterbury av, 25x100; Eugene Camava & Viviani—John Petrakewsky & James Haines .....	100.00
TREMONT AV E, ns, 34 e Otis av, 34x100; Camava & Viviani—Cath Pfeifele & James Haines .....	150.00
SEDGWICK AV, 2270-72; Stanley & Patterson, Inc—Frank & Jeanette W Wheat & Westerfield, Havens & Co. JESSUP AV, es, 450 s Featherbed la, —x—; Jos Baumwell—David Broadwin & Henry C Zinn, Inc .....	422.69
MORGAN AV, 40; N Y Plumbers Specialties Co—S Zappulli & Morris Schwartz .....	640.00
HOXIE AV, 4531, 4535 & 4542; also CRANFORD AV, 819, 821, 835, 837, 828, 824, 818, 814; also ST OVEN ST, 824; Joel H Eisner—Cranford Gardens, Inc, & Raskin & Lewes .....	416.89
TELLER AV, 1140-42; also 165TH ST, 360 E; Jos Baumwell et al—Bear Realty Co .....	236.80
BATHGATE AV, es, 50 n 183d, 50x95.6; Southern Hardwood Flooring Corp—R H G Constr Co .....	900.00
JENNINGS ST nwc Bryant av, 45x100; Agnes G Miller—Jennings Constr Co & G & H Constr Co .....	239.00

#### OCT. 13.

BAINBRIDGE AV, ws, 302.4 s 212st, 50x103.5; Anderson Bros—Jane Bianchi; DeGhetto & Ossi .....	180.00
CHATERTON AV, 2046; John Terrosio—Egidio & Emma Berchielli; Egidio Berchielli .....	550.00
GRAND CONCOURSE, es, 35 s St George Crescent, 70.3x91.8; Thomas G Williams, Inc—Anna Monoco; Henry C Zinn, Inc .....	190.00
JESSUP AV, 1564-66; Thomas G Williams, Inc—David Broadwin; H C Zinn, Inc .....	691.60
SHAKESPEARE AV, es, 161 s Featherbed la, 75x100; Bongiorno & Deserio—Shakespeare Constr Corp; A P Scalisi & Co .....	807.44
WESTCHESTER AV, 1823; Liggio & Castorina & Andrew C Nilson .....	325.33
WESTCHESTER AV, sec Trinity av, 40x100; A & F Plate Glass Co—Ebling Realty Corp; Sherman Sq Constr Corp .....	212.17
YATES AV, ws, 50 s Pierce av, 50x100; Isidor Tarlow—G A Glantz .....	240.50

#### OCT. 14.

LOT 185, blk 3423, Tax Map; John J Kennedy—Frank Hvosford .....	575.00
BARKER AV, 3342; Larkin Lumber Co—Dave Jaret & Sassano & Ramondi .....	83.16
230TH ST E, nec Bronxwood av, 100x55; Larkin Lumber Co—The Duff Co, Chas T Ferguson & Thomas Duff Eng Co .....	634.31
LOT 33 (south 1/2), map Claremont; J J Hallahan, Inc—John Oshukewitz .....	903.71
TREMONT AV, 792 E; Hyman J Newman—792 East Tremont Ave Corp, John Doe & Levine & Klar .....	1,370.00
JESSUP AV, es, 475.2 s Featherbed la, 50x100; Amanna Contr Co—David Broadwin & Henry C Zinn, Inc .....	1,044.75
215TH ST, 811 E; Gaspare Caiola—Modestino Maddalena .....	827.50

MACE AV, ns, 50 e Barker av, 50x100; Alex P Crary—Sarah A Rauch & Carl J Swenson .....	310.00
CRANFORD AV, 814, 818, 824, 828, 817, 821, 833 & 837; also HOXIE ST, 4535-4546; also ST OVEN ST, 824; Carl Carlson et al—Cranford Gardens, Inc, Raskin & Lewis & Cranford Gardens, Inc .....	1,200.00

## SATISFIED MECHANICS' LIENS

### Manhattan

#### OCT. 11.

DELANCEY ST, 88; Max Pollack—Sussman Volk Co et al; Sept28'22 .....	831.00
135TH ST, 107-145 W; Mars Electric Corp—St Philips Church et al; Dec 14'21 .....	792.82

#### OCT. 13.

1ST AV, 227; Harry Hurwitz—227 1st Ave Corp et al; Mar27'22 .....	500.00
---	--------

#### OCT. 14.

RIVERSIDE DR, 240; Otis Elevator Co—240 Riverside Drive Corp et al; Oct6'22 .....	75.00
180TH ST, 549-59 W; Vincent Valentin Contracting Co—Boston Leasehold Corp et al; Sept13'22 .....	1,000.00
34TH ST, 123 E; Sobray-Whitcomb Co—Hartford Holding Co et al; Aug 18'22; by bond .....	823.75

#### OCT. 16.

67TH ST, 205-17 E; Charles Jacobson—Max Verschleiser et al; Jan28'22; by bond .....	516.20
SAME PROP; same—same; Dec10'21; by bond .....	586.64
34TH ST, 142 W; Siegel Elkan Construction—Motco Furnace Co et al; Oct10'22 .....	25,163.65
30TH ST, 25 W; Morris Rotner—United International Corporation et al; Oct 11'22 .....	1,736.83
5TH AV, 564-568; George A Dugan Co—George Constantin et al; Aug12'22; by bond .....	36,365.01

#### OCT. 17.

118TH ST, 281 W; Ike Moritz—Maude Goldberg et al; Mar22'22 .....	325.00
SAME PROP; Geo Schor—Frank Neuer et al; Apr4'22 .....	650.00
SAME PROP; Richard Anderson—same; Aug12'22 .....	388.03
87TH ST, 2 W; Geo W Foster—Constance B Jacob et al; Feb20'22 .....	100.25
35TH ST, 26 E; I B Miller, Inc—26 East 35th St Realty Corp et al; Feb 7'22 .....	81.75
60TH ST, 162-4 E; Fells, Lent & Cantor, Inc—Arcade Realty Corp et al; Oct9'22 .....	303.00

#### OCT. 18.

WASHINGTON PL, 76; Louis Srsen—Pasquale Margarella et al; Oct13'22 .....	80.00
--	-------

### Bronx

#### OCT. 10.

CEDAR AV, ws, 387 s Fordham rd, 50 x100; W J O'Connor et al—Fred Wilker et al; Sept14'22 .....	3,000.00
BRONXWOOD AV, swc 213th, —x—; Athur Einstein—Giuseppe Petrecca et al; May11'22 .....	545.70

#### OCT. 13.

DOROTHEA PL, ss, 98 e Marion av, 41.6x41; John Gallin & Son—William H Daly et al; April'22 .....	4,155.34
--	----------

#### OCT. 14.

BRONXDALE AV, 1841; Larkin Lumber Co—Mathilde L Mirani et al; Aug24'22 .....	232.00
--	--------

#### OCT. 16.

BRYANT AV, nwc Jennings, 45x100; Ppotenhauer-Nesbit Co—Jennings Constr Co et al; Sept5'22 .....	322.50
LOT running from Bronxwood av to Radcliffe av, 200 s Duncan, 25x100; Ajax Trim Corp—John Fraioli et al; July19'22 .....	427.58

#### OCT. 17.

FENTON AV, 1390; Michael J Crowley—Hilda M Lehti et al; Oct9'22 .....	1,750.00
MELROSE AV, 912; Jacob Goldstein et al—Kriegsfeld Realty Co; Mar13'22 .....	916.20

## CLAYTON TILE & MARBLE CORPORATION

MANUFACTURERS and CONTRACTORS

### MARBLE - SLATE - TILE - TERRAZZO - MOSAIC

236 West 55th Street, New York

Telephone: Circle 3834

Shops at 617-619 West 48th Street

## BLACKMAR'S ASBESTOS LIQUID ROOFING

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

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



# John P. Kane Company

MASONS' BUILDING MATERIALS  
MAIN OFFICE: 103 PARK AVENUE, NEW YORK.

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., NEW YORK  
FOOT WEST 96TH ST., NEW YORK  
6TH ST. AND GOWANUS CANAL, BROOKLYN

## Empire Brick & Supply Co.

YARDS  
12th Ave., 47th to 48th Sts., Manhattan  
138th and Exterior Sts., Bronx  
Morgan Avenue and Newtown Creek  
(near Stagg St.), Brooklyn

MANUFACTURERS OF BRICK AND DEALERS IN

MASONS' BUILDING MATERIALS  
Executive Offices: 103 PARK AVE., NEW YORK

WORKS  
STOCKPORT, N. Y.  
GLASCO, N. Y.

## MURTHA & SCHMOHL CO.

MASONS' BUILDING MATERIALS  
OFFICE: FOOT 109TH STREET, EAST RIVER

YARDS  
Foot 14th Street, East River  
Foot 108th and 109th Sts., East River

## 416 to 420 East 125th St. ATHENS BRICK, LIME AND CEMENT CO., Inc.

East  
125th St.

MANUFACTURERS and DEALERS  
QUALITY — PRICE — SERVICE

Yards  
Foot East 125th St  
Telephones  
Harlem { 6342  
5833

## HYGRADE BUILDERS SUPPLY CO., Inc.

WHOLESALE AND RETAIL DEALERS IN  
SAND, GRAVEL, BROKEN STONE, CEMENT, ASHES, ETC.

YARDS:  
6th Street and Gowanus Canal  
West 15th St. and Coney Island Creek  
MAIN OFFICE:  
94 Prospect Ave., Brooklyn, N. Y.  
SAND BANK:  
Kings Highway & East 51st St., Brooklyn

## CARGO—ROCKAWAY WHITE SAND—CARLOAD

Chelsea 9618

ROCKAWAY WHITE SAND CO.

160 FIFTH AVENUE  
N. Y. C.

## MISSISSIPPI WIRE GLASS COMPANY

St. Louis Office  
4070 North Main St.

220 FIFTH AVENUE  
NEW YORK

Chicago Office  
7 West Madison St.

### NEENAN A-M-F-ELEVATORS

5520 SECOND AVE., BROOKLYN, N. Y.  
Tel. Sunset 5800

BUILT BY  
AMERICAN MACHINE & FOUNDRY CO.

FIBRE PACKED TRACTION SHEAVES  
AN

EXCLUSIVE NEENAN FEATURE  
SAVE CABLE RENEWALS



The Lawrence  
Cement Company

PORTLAND CEMENT  
302 BROADWAY, NEW YORK

# WATSON

Electric Elevators

All makes and types repaired and altered. Estimates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672  
Night and Sunday: Westchester 3521  
WATSON ELEVATOR CO., INC.  
407-409 WEST 36TH STREET, NEW YORK

### THE ANDERSON BRICK AND SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS'  
SUPPLIES

FACE BRICK  
ALL SHADES and TEXTURES  
129th to 130th St. and 3rd Ave.  
NEW YORK

Tel. HARLEM 0285

# A.B.SEE

ELECTRIC  
ELEVATOR  
COMPANY

52 VESEY STREET  
NEW YORK