

# Real Estate Record and Builders Guide

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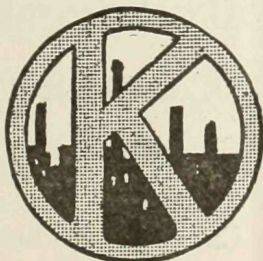
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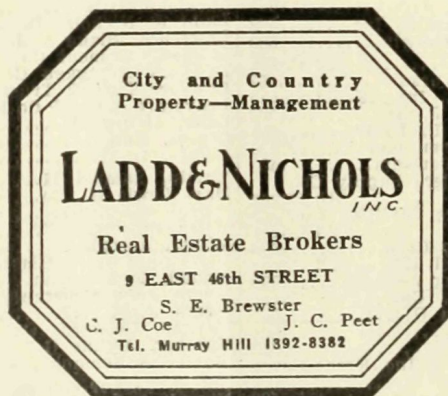
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# EDITORIAL

## New Budget Breaks All Records

The city budget for 1923, as finally adopted by the Board of Estimate and Apportionment, totals \$353,-351,812. These figures probably will stand, as it is not expected that the Board of Aldermen will exercise its privilege of reducing the appropriations proposed.

After pushing the figures up and then cutting them down, the budget-makers have increased the total over the 1922 budget by about \$2,750,000. This, of course, is a modest increase in comparison with the annual boosts in the budget with which Father Knickerbocker has been confronted for a number of years past. But the extent of the increase does not alter the fact that it is still costing more than \$350,000,000 a year to pay the running expenses of the city government. New Yorkers ought not to have to pay anything like such a staggering sum each year for this purpose.

Mayor Hylan maintains that any increase in the 1923 budget is mandatory and that, had it not been for mandatory items, the new budget would have been lower, instead of higher, than the 1922 budget. The Mayor must be mistaken in this statement, however, or else he must base it on information not generally known. In the new budget there has been absorbed for other purposes the \$19,287,039 saved for 1923 through the reduction in appropriations for the Debt Service and to meet the Direct State Tax. As THE RECORD AND GUIDE pointed out last week, the budget-makers should have been able to save these two items entirely. Instead of doing so they have made the new budget exhaust this total of \$19,287,039, and have added on top of it the increase of about \$2,750,000 over the 1922 budget. If Mayor Hylan is logical, and if his facts will stand analysis, then the Board of Estimate and Apportionment has had to provide for more than \$22,000,000 of added mandatory appropriations. Nothing has been made public thus far to show that the budget-makers had to provide any such amount to take care of new mandatory expenditures, and it would be highly interesting if the Mayor or some other official would tell the taxpayers just what these items are.

In announcing the new budget, Mayor Hylan holds out some hope for the taxpayers by predicting that the tax rate for 1923 will be lower than the 1922 rate. A similar prediction was made several weeks ago by Comptroller Craig. It seems reasonable to expect that this prediction will come true, but the reason for the lower tax rate cannot be obscured. Obviously it will be due, not to the fact that economies have been effected in the city government but solely to the increases made in the assessments of real estate through the city. Welcome as will be whatever reduction may come in the tax rate, any such reduction cannot camouflage the fact that about \$2,750,000 more will be required to meet the city's bills in 1923 than the taxpayers have had to shell out this year.

The 1923 budget ought not to have exceeded \$331,-

314,531. Even that total would have provided for the extra items, amounting to \$2,750,000, which have been added. The result is the establishment of a new high mark in New York budgets.

## To Speed Up School Construction

The action taken by the Board of Estimate and Apportionment, authorizing the Board of Education to employ outside architects in an effort to speed up the city's program of school construction, is a favorable sign that the municipal authorities intend to make every possible effort to provide adequate educational facilities for the children of New York City at the earliest possible date.

There was no opposition at the meeting to the plan suggested by Dr. George J. Ryan, President of the Board of Education, to retain outside architects on this work. All of the comment was favorable, and showed that Mayor Hylan, Comptroller Craig and their associates on the Board were alive to the problem.

Since 1853 the construction of new schools has been under the complete control of the Board of Education, and for more than twenty years the work has been under the direction of C. B. J. Snyder, Superintendent of Buildings for the Board, who has been assisted by a staff of expert designers and inspectors. During this period Superintendent Snyder has developed a series of standardized plans and designs upon which all new structures erected by the Board have been based. As long as the rate of new construction remained normal this designing and superintending staff was adequate.

At present, however, with a greatly-enlarged program of building urgently required because there are more than 150,000 children in part-time classes in the public schools, the regular designing staff is inadequate. The Board of Education has about \$89,000,000 in funds available for its 1923 building program. Part of this all of its schedule. The money available for the coming amount is the sum remaining from the appropriations for 1922, which have not been expended because the Construction Department of the Board of Education was unable to prepare plans and award contracts for year's construction is sufficient to complete nearly one hundred new schools, and this will be possible under the new plan.

There are many different ways of viewing the retention of outside architects by the Board of Education, but most important of all is the fact that the plan will undoubtedly result in speeding up school construction and promptly providing seats for the large number of scholars now in part-time classes.

## Welcome to Our Fair City

Most of the hundred millions of people who live in this country outside the limits of New York City are strangers here as well as unlearned in the manifold activities of the metropolis. Generally speaking, The



Outlander does not know very much about the inhabitants of this city and cares less. Also it seems to be rather universally believed that New Yorkers are provincial in that they have no very accurate information about the wonders and allurements of the great outdoors west of the Hudson River and do not warm up with any prodigality when the men and women of the, to them, outside world invade the streets and public buildings of this city. There is a well-defined suspicion on the part of Westerners that handshaking and hospitality are unknown in New York and a strongly held opinion among Broadwayites that the people of the wild and woolly regions believe that those who live within a stone's throw of the Great White Way ape the frigid social customs of the ermine-clad stand-patters of Europe.

Both parties to this misunderstanding are right in a way, but both are wrong to hold it against each other. Extending the glad hand and turning a cold shoulder are accomplishments embellishing the day's routine or easing its difficulties. There are occasions for the ex-

### Governmental Expenditures Must Be

**F**RANK BAILEY, Vice-President of the Title Guarantee & Trust Company, makes some timely comment on the increasing Federal and municipal taxes, in a statement just issued.

"It would be astounding, if it were not portentous," Mr. Bailey says, "to hear the universal cry of the people for relief from taxation. As someone has very tersely put it, the Government of the United States has taken one-half of the property of the rich and left it with the owners to manage in behalf of the Government.

"The principle—demonstrated by the Soviet administration of Russia—that capital is necessary for civilization as it now exists, seems not yet to have permeated the public mind in its entirety.

"The universal demand for relief from taxation can be well illustrated from the reports coming from various governments of the world. France, which is probably rich as a people and bankrupt as a nation, presents a budget with 1,000,000,000 francs deficit, a deficit, at the normal value of the franc, larger than the total expense of our government prior to the war. In the meantime, their income tax has increased in three years from 892,000,000 francs to 2,197,000,000 francs. Their total revenue from all taxes has increased in the same time from 11,500,000,000 francs to 24,000,000,000 francs, estimated for the year 1922.

"Even over twice as much taxes in three years makes no difference in the amount of money spent by the government, for the budgets still increase.

"Then, let us look at the annual report of another very forward state, dear to the heart of Wisconsin, New Zealand. The financial budget of the State of New Zealand for the year shows that its expenditures have increased from 11,000,000 pounds in 1913 to 28,000,000 pounds in 1921. In the meantime, the public debt has grown from 100,000,000 to 219,000,000 pounds. As they have decreased taxes, the revenue has decreased, and they are

### Inspect Smoke and Furnace Pipes

**I**N the fall and winter special attention should be paid to stove pipes, furnace pipes, smoke vents and flues. Where these are of metal they frequently rust, come apart or deteriorate during the summer, and when fires are started up in the fall, or they are put to a severe test during the first very cold weather, a blaze is likely to result. Now that fire prevention and safety first have become national slogans, the importance of careful supervision of heating apparatus and flues should be recognized by every good citizen, and a thor-

ough exercise of both, and there are times when if one method of greeting unexpected guests is adopted the other might have been more happy.

Whatever feeling of antagonism and criticism of New York and its people exists outside its immediate environs, it is certain that the typical New Yorker prefers the good-will rather than the enmity of those without its gates. This is manifest in a variety of ways, although there is much to confirm the general belief that New York is cold and indifferent to the casual visitor or to any newcomer seeking enrollment in its citizenship. That this is so is proved in the enthusiasm with which the Welcome Stranger movement has taken hold of the community. In its ranks are some of the most important organizations in the city, and its list of official and individual members is both numerous and noteworthy. The Welcome Stranger movement is not merely "glad hand" propaganda—it aims to bring about a better understanding between those who are not New Yorkers and those who are, which is worth while undertaking.

### Checked Quickly, Mr. Bailey Declares

merrily borrowing.

"Suppose we come back to the Continent and look at the new budget of Ireland. There they start off with an estimated budget of 37,000,000 pounds and a revenue of 27,000,000 pounds, so they must borrow right away. In this estimate is included the sum of 7,000,000 pounds for the army. That is a pretty good start.

"Then, we look to New South Wales and we find that they have been guaranteeing the price of wheat and have got to add about \$3,000,000 to their budget because the price of wheat did not come up to their expectations. In other words, they take from the taxpayer, who has, to give to the wheat grower.

"Then, look at New York City. A house on the Park Slope, Brooklyn, assessed uniformly from 1913 to 1922, paid a tax of \$351 in 1913 and in 1922, \$524. A house in the Bedford section, where the assessment has been increased \$1,800, and occupied by the owner, paid taxes of \$157 in 1913 and \$270 in 1922 and 1923 will be still more.

"Our own Government faces a deficit of \$650,000,000 and, instead of reducing expenses, is now groping for more taxes. Is all this money well spent? Taxpayers are asking this and also demanding where is the burden to end. Must a citizen work for the State entirely, reserving enough only for a living for himself and family? If capital cannot be increased in the hands of the individual, then the advancement of the world is going to be retarded and civilization, as we have known it, will go 'bolo.' Perhaps the new civilization will be better than ours; those who are living in Russia do not think so.

"In any event, it can but be apparent even to the unthoughtful that it is extremely important for the governmental expenditures to stop and stop quick. This is the cry of the citizens of every land. People, some time or other, will be tired of being sacrificed for votes. It is all right to render unto Caesar the things which are Caesar's, but Caesar is now taking more than his right."

ough inspection should always precede the first use of heating apparatus.

There is special need of unusually careful attention to flues, smoke-pipes and heating apparatus generally this season, because of the abnormal fuel conditions. Millions of householders will be compelled to use soft coal who have heretofore used hard coal, and the change will necessarily introduce many serious fire hazards, unless great care is taken to see that flues and smoke pipes are kept clear.



# REAL ESTATE SECTION

## Final Budget Is \$353,351,812 but Tax Rate May Be Lower

Although Aggregate Is \$2,750,000 Over Last Year, Increased Assessments Probably Will More Than Offset Greater Appropriations for 1923

**T**HE Board of Estimate and Apportionment last Tuesday adopted the budget for 1923, which aggregates \$353,351,812.67. The budget now goes to the Board of Aldermen, which has twenty days for its consideration and may cut but not increase it. As it now stands it is the largest budget in the history of this city, being \$2,750,000 over last year and \$6,897,934 more than for 1921.

The 1923 budget was adopted at a special meeting of the Board, which did not complete the work of reducing the tentative figures of \$361,768,981.59 to an amount within the constitutional limit until nearly midnight. It was necessary to eliminate items aggregating \$8,417,168.82 to accomplish this result, and the cuts were made "all along the line," according to Mayor Hylan and Comptroller Craig. The Mayor insisted that if had not been for "mandatory" legislation the budget would have shown a reduction of about \$2,000,000.

Comptroller Craig declared that the new budget was well within the constitutional debt limit. In this connection the Mayor made a forecast of the tax-rate, and predicted that it would drop three points below last year's rate of 2.73 in Manhattan. But while the tax-rate for 1923 may be lower than for the current year the addition of \$770,000,000 to the tentative assessments, a large part of which the city officials expect to hold, the administration hopes for additional revenue of several millions.

In a statement issued after the budget had been adopted Comptroller Craig said:

"Of the total budget of \$353,351,812.67 more than one-half is required for education, debt service, State tax and county governments, as follows:

Education .....	\$83,835,480 88
Debt service.....	84,935,641.83
State tax.....	12,595,623.67
County governments.....	10,582,834.62

Total .....\$191,949,581.00

"More than one-fourth of the total budget is required for the Police, Fire and Street Cleaning Departments, Child Welfare and support of dependents.

"The increase in the appropriation for the Board of Education alone is \$5,606,334.55 over that of 1922. Had it not been for this increase the budget for 1923 would have shown a reduction of about \$2,500,000.00.

"The budget is well within the constitutional tax limit, and the indications point to a material reduction in the tax rate for next year."

Comptroller Craig declared that approximately two-thirds of the increases asked by Commissioner Grover Whalen of the Department of Plants and Structures, had been eliminated. The appropriation for a radio department under his control was allowed.

The new budget gives Police Commissioner Enright the new men he requested, as well as four additional deputy chiefs.

In a statement explaining the increase over this year's budget the Mayor said:

"The budget for the year 1923, as finally adopted by the Board of Estimate, amounts to \$353,351,812.67. This is only \$2,750,000 more than the budget for 1922, notwithstanding the large mandatory burdens imposed by the State over which the city has absolutely no control. While there is a slight increase in the bud-

get, the tax rate for 1923 will be about 2.70, or about three points less than this year. This decrease in the tax rate is due mainly to the increase in land values in outlying sections, and to the large volume of new building construction, not to any increase in the assessed values of buildings other than those recently constructed.

"The tax rate for 1923 would be at least ten points less if there were no direct State tax of \$12,595,623 imposed upon the city and included in the budget. In addition to this direct State tax the people of New York City are compelled to pay about 70 per cent. of the total cost of State Government. Besides this, the city pays out of its own treasury direct several million dollars a year for State activities imposed by law.

"In the preparation of the 1923 budget there were reductions effected which were offset by the cost of extension of other necessary activities, due to increased population and to the development of outlying districts—such activities as police protection, street cleaning, increased ferry service, increased hospital facilities, etc.

"There is an increase of about \$6,000,000 in the appropriation to the Department of Education alone, to meet increases in salaries imposed by law and for other expenses due to the expansion of the school system. The total school budget for next year is \$83,835,480, the largest sum ever appropriated, and this does not include the building program, which is financed by long-term bonds.

"Included in the debt service is an item of \$8,380,000 for interest charges under the terms of the dual subway contracts signed by Mc. McAneny when he was Chairman of the Transit Committee of the Board of Estimate. The taxpayers pay this \$8,380,000 interest on the bonds which the city issued for the construction of the subways, while the profits from the city-owned subways go into the pockets of the traction ring. This item accounts for eight points in the tax rate, and it will grow to ten points, or \$10,000,000, in a year or two.

"The debt service also includes \$2,500,000 for the redemption of special revenue bonds issued to meet the expenses of the State Transit Commission this year, which is a mandatory charge upon the city. The scheme of the public utilities corporations is to load the city budget with mandatory payments in order to prevent the city from being able to take over the subways for city operation, so that the taxpayers would get the profits.

"Outside of a few salary increases to World War veterans, made necessary under the military law, there are no salary increases under the direct control of the Board of Estimate. There are many mandatory salary increases, but the City Government is not responsible for any of them. Some of these mandatory increases range from \$2,000 to \$3,500 each. While the board recognized the claims of city employes for salary increases, we were forced to eliminate consideration of them because of the increases imposed by the Legislature. This imposition prevented any discretionary increases on our part to deserving city employes."

The Citizens Union analyzed the budget as follows:

"The final figure is \$2,750,242 above this year's budget. This the Mayor attempts to explain by pointing to an increase of \$5,606,334.55 in the appropriation for the Department of Education. That, however, does not excuse a dollar's increase in the 1923 budget total, which the taxpayers and ratepayers were justified in expecting to find below the 1922 budget. State taxes for 1923 will be \$1,834,889.57 below 1922, and the city debt service for 1923 is \$17,302,149.52 below 1922. This total decrease, amounting to \$19,137,039.09, less the increase in the appropriation for education, or a net decrease of at



# Apply Emergency Rent Laws to New Tenants as Well as Old

## Brooklyn Appellate Term Justices in Supreme Court Hand Down Decision Contrary to Interpretation of Appellate Division, First Department

**T**HAT the emergency rent laws passed by the Legislature last year afforded protection only to tenants who had signed leases prior to their enactment, thus creating a class of preferred tenants, was denied by Justice James C. Cropsey in a decision handed down last Saturday in the Appellate Term, Supreme Court, Brooklyn. Tenants who moved into apartments after the laws went into effect, Justice Cropsey holds, are entitled to the same protection from extortion as those who were in possession of living quarters when the laws became operative. In a recent decision by the Appellate Division, First Department, it was held that tenants who signed leases subsequent to the enactment of the emergency laws did so of their own volition and were not entitled to relief from profiteering. Having agreed with a landlord on the terms of a lease, however exorbitant the rental might be, it was held that the provisions of the document must be met without appeal to the courts for determining whether the rental was "reasonable" or not.

The decision of Justice Cropsey was in the case of Samuel Marion, an agent for an apartment house at 1600 Bedford Avenue, who rented an apartment to Irving L. Weiser in March, 1921, for \$75 per month. In May Weiser refused to pay this sum any longer, holding that under the Emergency Rent laws the amount asked for was "unreasonable." The case was taken to the Fourth District Municipal Court, where Justice Carroll upheld the contention of Weiser and fixed the amount of rent at \$68.33 per month. This decision was affirmed by the Appellate Term as follows:

"In each of the cited opinions it was stated that the purpose of the statutes was to protect tenants who were in possession at the time of their enactment—that those tenants were constituted a preferred class. Inferentially the language used means that the statutes had no reference to persons who were not tenants in possession at the time of their enactment.

"But, of course, the question is one of legislative intent. The questions presented for decision in the cases referred to, with the exception of the Farnham case, however, were as to the constitutionality of those statutes, not as to their construction. Of course their construction might enter into the consideration of their constitutionality. For instance, had the courts held that they would be constitutional if they meant one thing and unconstitutional if they meant another, the courts necessarily would be required to determine which construction was the proper one to be given. But as we read those decisions they do not seem to hold that the statutes would be unconstitutional unless they were construed to mean that they applied only to tenants in possession at the time of their passage. We think their constitutionality would have been upheld even if they had been given a much broader construction. And we find nothing in the decisions which is to the contrary. In fact one of the attacks upon their constitutionality seems to have been based upon the contention that they were what are sometimes called class legislation. In other words, the constitutionality of the laws was proclaimed even if they did create such a preferred class, not because they created it. Therefore, while the language used may be significant, it does not seem to have been necessary for the rendering of the decisions in question, and so may not be held to judicially determine what the true construction of those statutes is.

"If we are to consider what the Legislature meant, so far as that is revealed by the language of the statutes themselves, and by the explanatory matter accompanying their introduction and by the subsequent enactments, we do not see how we can reach the conclusion that was arrived at in the Farnham case. It is true that in one portion of the committee's explanatory matter it is stated that the object of the legislation was to 'do away with the anxiety of the many people in New York who are now holding their premises under short stays or have been served with notices to move on Oct. 1.' And if that was all there was either in the explanatory matter or in the statutes themselves to show the intent of the Legislature, the conclusion which has been mentioned might well be justified. But there is much more which affects this question.

"At an extraordinary session of the Legislature, held in September, 1920, legislation was enacted on this general subject. That became law Sept. 27. Chapter 942, which was part of that legislation, added subdivision 1 to section 2231 of the Civil Code. It affected all summary proceedings based on the claim of a holding over and prohibited the institution of such proceedings, except in the cases specified in the act. But this statute expressly provided that it 'shall not apply to a new building in course of construction at the time this subdivision takes effect or commenced thereafter.' Chapter 944, enacted at the same time, treats of actions for rent and defenses thereto. Section 10 thereof contains a provision similar to that just quoted from chapter 942. And chapter 945 likewise contains similar provisions. That chapter

amended subdivision 2A of section 2231 of the Civil Code, which had been added by chapter 139 of the laws of 1920. The amendment was a material one and this subdivision was very generally changed. The provision contained in chapter 139, that the enactment was to apply to 'any lease or tenancy commencing after this subdivision takes effect' was not carried in the amendment. But this is not indicative of an intention to restrict the application of the amended subdivision. The language of the amendment is broad, and is to the effect that no proceeding based upon the non-payment of rent can be maintained in a city of the first class or in a city in a county adjoining a city of the first class where property is occupied for dwelling purposes, except in certain specified cases. And the fact that this amendment was not intended to limit the scope of the enactment was further shown by the provision that it did not apply to new buildings then in course of construction or commenced thereafter. If the Legislature intended this chapter, or any of the others, constituting the housing statutes, to apply only to tenants then in possession, it was wholly unnecessary and very misleading to insert the provisions that the various acts did not apply to new buildings. The fact that these provisions are contained in the statutes indicates conclusively that the Legislature did intend their enactments to apply to tenants who became such after the statutes were passed, as well as to those who were in possession at that time, with the exception of tenants who should become such in new buildings then in course of construction or thereafter commenced. Chapter 139, which expressly covered tenancies thereafter commencing, did not contain any exception of new buildings.

"But there is still further legislation upon this subject which has a direct and important bearing upon the point under consideration. That is found in the statutes of the current year (1922). Chapter 663 of the laws of 1922 expressly extended the time of application of the principal housing laws. This statute provides: 'The public emergency which existed at the time of the enactment of the statutes below enumerated, having continued, in the judgment of the Legislature, to the present time and still existing,' certain specified chapters of the laws of 1920 and 1921, dealing with the housing situation, 'shall, notwithstanding any provisions in any such chapters, sections or subdivisions, remain and be in full force and effect until the 15th day of February, 1924.' This enactment was the equivalent of the passage of a new statute declaring the emergency to exist and prescribing all the provisions contained in the statutes passed in the prior years. Taken in conjunction with all the prior enactments, we think, it cannot be said that the Legislature did not intend the housing laws to apply to a tenancy created after September, 1920.

"Still further support to this contention is found in the provisions of chapter 664 of the Laws of 1922. That amended a prior chapter dealing with defenses to actions for rent. A portion of the latest amendment reads: "If it appear that the defendant pursuant to the terms of a written or oral agreement for the term of one year or more has paid after the commencement of the term and after April 13, 1921, three monthly installments of rent in successive months, which accrued under such agreement, such defence shall not be allowed." This chapter became a law April 13, 1922. It applies to a letting for "one year or more." It seems to indicate that it is intended to apply to new lettings as well as to old. The date mentioned, namely, April 13, 1921, was the date of enactment of chapter 434 of the laws of 1921, which it amended. The letting might commence either before or after that date. And this same chapter (664) provides that it shall not apply to new buildings (Sec. 12). These statutes of 1922 (chapters 663 and 664) became laws only a few days before the Farnham decision was handed down, and apparently they were not before the court, as they are not mentioned in the opinion.

"As the legislative enactments do not seem to indicate the intention which has been given to them in the Farnham case, we feel constrained to differ with the conclusion there reached. It may be that the greatest need of the statutes originally was to protect tenants who were in possession. But if they needed protection there was then and is now need of protecting tenants who were not and are not in possession. Especially is there need of protecting those (many thousands of whom there must be) who were then in possession, but who have since been obliged to vacate for one of the reasons which the housing laws make the basis of a dispossession at the end of a term. Those tenants have been compelled to give up possession and to seek new quarters under new landlords. There is no reason why they should not be protected the same as tenants who were more fortunate and who were not required to leave their old dwellings."

The decision was concurred in by Justices Leander B. Faber and Edward Lazansky.

## Final Budget Is \$353,351,812

(Continued from page 583)

least \$13,590,704.54, should have characterized the 1923 budget instead of the two and three-quarter million increase which still appears therein. The presence of that increase means that the savings in City Debt Service and State taxes have been diverted for the most part to increase the administration expense of the city government. Nor has there been any mandatory legislation which accounts for a single dollar's increase in the 1923 budget over that for this year."



# Apprenticeship Program Discussed at Building Congress

Dr. Ettinger Promises Co-operation and Support of Board of Education After Frank L. Glynn Outlined Progress in Training Mechanics for the Construction Industry

EVIDENCE of a greatly increased interest in the progress of the New York Building Congress and its constantly broadening sphere of influence in the construction industry was manifest at the luncheon meeting of this organization which was held at the Hotel Commodore on Tuesday, October 31. The luncheon was attended by more than one hundred and fifty members who heard President Stephen F. Voorhees give a brief resume of the recent activities of the Congress and later to short addresses upon subjects of vital interest to the construction industry.

At the speakers' table with President Voorhees were: Dr. William L. Ettinger, Superintendent of Schools, New York City Board of Education; Charles Brady, Superintendent of the Manhattan Bureau of Buildings; Albert E. Kleinert, Superintendent of the Brooklyn Bureau of Buildings and Frank L. Glynn, Managing Director of the Apprenticeship Training Commission of the New York Building Congress.

After a short business session called for the purpose of voting upon several important amendments to the constitution and by-laws of the Congress, President Voorhees gave a brief history of the work accomplished by the organization during the past months and also outlined the plans for future activities. He described the recent gain in the membership resulting from the intensive campaign which brought the enrollment up to more than 300 members. In describing the efforts of the Congress to alleviate some of the outstanding ills of the construction industry President Voorhees stressed the work of the Committee on Apprenticeship Training, told of the intense interest this work has awakened among the employers and labor groups and how all of the elements comprising the congress had supported the work by supplying funds for its educational program. In closing his remarks he called upon Mr. Glynn to tell the members what is now actually being done to train apprentices in the building trades and the ideals of citizenship.

Mr. Glynn briefly sketched the organization of the Apprenticeship Training Commission and then told of the progress already made in organizing the apprentice classes in the carpentry, parquet flooring, cabinet making and allied trades, giving the number of boys already enrolled in the evening trade school classes and at work in the shops and further out-

lined the efforts being made to establish similar classes in the painting and decorating, iron working, electrical and other trades. He described the great interest the labor and employer elements are taking in fostering vocational education and also of the inquiries which come into his office daily from American boys who are seeking a real training which will turn them into skilled mechanics assured of steady work at good wages.

Dr. Ettinger had as his subject "Education of Apprentices" and in his address, after complimenting the New York Building Congress upon its efforts to train apprentices for the building trades, described the development of vocational training in the public schools of New York City and promised the full support and co-operation of the Board of Education in the great work the Congress has undertaken and which gives such splendid promise of success.

"The New York City Board of Education feels that the apprenticeship training program of the New York Building Congress will be productive of excellent results," said Dr. Ettinger, "and we heartily endorse the work and will give it our fullest co-operation and support. We know the idea is fundamentally correct and the proposed method of procedure based upon sound knowledge of trade conditions and requirements. In order that this work may go forward with all possible speed the Board of Education has appropriated \$20,000 for the work in addition to supplying instructors and classrooms and we will undoubtedly devote greater sums to this work as your program of training expands and develops.

Charles Brady, speaking on "Problems in Plan Approval by the Building Department," said that at first his idea of the New York Building Congress was just another of those organizations to tell city departments and bureaus how to do their work.

"Having become familiar with what the Congress stands for and what it has already accomplished," said Mr. Brady, "I am sure I speak for the building superintendents in all boroughs of New York City when I say that the suggestions of the Congress for revising or improving the conditions in our respective offices will be most welcome and we endorse and will support the organization in its efforts for the good of the industry."

The luncheon adjourned promptly at 2 p. m.

## Effect of Shifts in Business and Amusement Centers on Broadway Property Values

IN the current issue of "Broadway," the organ of the Broadway Association, attention is called to the effect on property values in the lower midtown section of the street by shifts in business and entertainment centers.

"It will be interesting and perhaps impressive to give a thought to Broadway on that angle," says the writer in "Broadway," "and consider some actual figures. Limiting our attention, for the moment, to just the few blocks between 8th and 30th streets, let us see what the records show as to changes in the assessed land values that have occurred since 1910.

"The result is a general depreciation, by blocks (with one exception) ranging from eight to one hundred and twenty-five per cent. The exception noted is the block on the west side, between 24th and 25th streets, where there was an increase of thirty-nine per cent.

"But, taken as a whole, the depreciation in assessed land values for this small section of twenty-two blocks, and including only the property on the west side of Union and Madison Squares, of course, totals nearly eighteen millions of dollars. There is a very marked shrinkage also in the values of the buildings, running into millions, but consideration of the land values alone is sufficiently impressive to stimulate thinking, and that is the purpose of this article.

"Presenting the above information more in detail, the following table shows the shrinkage in land values as it has occurred by blocks, moving north and dealing with Broadway frontage only:

West Side		East Side	
\$		\$	
231,000.00	8th to 9th Sts.	615,000.00	
319,000.00	9th to 10th Sts.	360,000.00	
381,000.00	10th to 11th Sts.	471,000.00	Church
503,000.00	11th to 12th Sts.	452,000.00	
493,000.00	12th to 13th Sts.	118,000.00	Park
175,000.00	13th to 14th Sts.		Park
732,000.00	14th to 15th Sts.		Park
462,000.00	15th to 16th Sts.		Park
492,500.00	16th to 17th Sts.		Park
665,000.00	17th to 18th Sts.	411,500.00	
1,185,000.00	18th to 19th Sts.	758,000.00	
820,000.00	19th to 20th Sts.	820,000.00	
610,000.00	20th to 21st Sts.	176,000.00	
720,000.00	21st to 22nd Sts.	745,000.00	
555,000.00	22nd to 23rd Sts.	500,000.00	
1,050,000.00	23rd to 24th Sts.		Park
Increase	24th to 25th Sts.		Park
190,000.00	25th to 26th Sts.		Park
233,000.00	26th to 27th Sts.	49,000.00	
380,000.00	27th to 28th Sts.	226,000.00	
560,000.00	28th to 29th Sts.	317,000.00	
565,000.00	29th to 30th Sts.	477,500.00	
\$11,399,500.00		Total \$17,865,500.00	\$6,466,000.00

Organization of responsible elements along the street for constructive thinking and concerted action is urged to offset the showing made by these figures.



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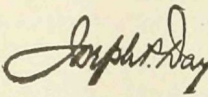
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# Review of Real Estate Market for the Current Week

## Numerous Quick Turnovers in Various Kinds of Properties, Apartment Houses and Good Business Properties Forming Bulk of the Dealing

THE outstanding feature of the real estate market this week was the large number of resales of properties, thereby giving quick profits to the original buyers. Aside from several large deals, some of which were above the half million dollar mark, another feature was the purchase by investing estates of corner parcels in Third avenue, for reimprovement or remodeling. For example the estate of Woodbury Langdon bought the northwest corner of Third avenue and 44th street. The avenue is a steady field of activity and 44th street is about to be connected by bridge across the New York Central yard with Depew place. The fact that an estate like the Langdon estate is buying in the avenue when numerous old estates that have long owned there are selling, is of more than passing interest. This estate is doing what old owning estates there are not doing in most cases: it is renovating and modernizing an old property and making it a modern income producer worth while.

The National Democratic Club has ratified the sale of its property at 617 Fifth avenue to Frederick Brown. The formality of a Supreme Court order is all that is now necessary to confirm the sale. Mr. Brown continues to be busy in the Fifth avenue zone, having bought during the week a large loft building in East 30th street, fairly close to the avenue. The Abbottsford apartment house, on a West End avenue corner, was sold for about \$600,000. A Harlem plot a block deep and adjacent to the East river was sold by the Standard Gas Light Company. Numerous elevator and non-elevator apartment houses on Washington Heights and in the Bronx changed hands, as did a few in the upper West side and central Harlem. Some of the quick turns in the market were made with these kinds of prop-

erties. A notable sale in Harlem was that of the edifice and site of the Calvary Methodist Episcopal Church to a colored congregation of the same denomination, to be used by the latter as a place of worship. The influx of a large negro population to the central part of Harlem makes this sale worth while. The property is at the northwest corner of Seventh avenue and 129th street and it forms a good sized plot. The Community Church, at Park avenue and 34th street, bought 40 East 35th street, a dwelling abutting its edifice. Numerous fine dwellings in the upper reaches of the city changed hands, some for occupancy and some for the purpose of being remodeled for business and apartment uses. Some apartment houses in the Washington Square neighborhood also found new owners. Upper Lexington avenue parcels were active, too.

The West side and the lower West side contributed some good transactions. A plot of three lots in West 40th street, near Seventh avenue, was bought as a site for a large printing crafts building. It is not so long ago that The New York Tribune bought a site for a new building nearby in this street. The cash sale of a modern loft building in Mercer street, the sale of a coal yard site in upper Greenwich street and the sale of some Greenwich Village parcels give a good idea of the activity.

A factory building covering a square block in Long Island City was bought by the tenant, a block front in the Flatbush section of Brooklyn was bought for improvement with large apartment houses, as were numerous plots in the Bronx for the same purpose. Some interesting long-term leases throughout the city were negotiated. Marshall Field proved to be the buyer of 8 East 70th street, which adjoins the site of his projected mansion, plans for which are under way.

### PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 122, as against 131 last week and 75 a year ago.

The number of sales south of 59th st was 42, as compared with 42 last week and 17 a year ago.

The number of sales north of 59th st was 80, as compared with 89 last week and 58 a year ago.

From the Bronx 55 sales at private contract were reported, as against 61 last week and 71 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 594.

### United States Title Guaranty Company Expanding Its Activities

With the announcement that the United States Title Guaranty Company had issued a call for a special meeting of stockholders on November 2 to vote on increasing the capital stock of the company from \$625,000 to \$1,000,000 came the news that the Prudential Insurance Company of America has chosen that company to pass upon all of its mortgage loans on real estate in Kings, Queens and Nassau counties. This inaugurates the new policy of the Prudential in entering the Long Island field for large mortgage loans. All applications for mortgage money from this district heretofore have been passed upon at the main office of the Prudential in Newark. For several years past the United States Title Guaranty Company has been extending its activities into Queens, Nassau and Suffolk counties, and it has at the same time steadily enlarged its operations in Brooklyn. Some of the largest building loans made in Long Island boroughs during the building movement of the last eighteen months, as well as medium-sized ones, have been made by this company.

Discussing the proposed increase of the capital stock of the company as well as the handling by it of the mortgage loan business in its Long Island territory of the Prudential, Charles E. Covert, President of the United States Title Guaranty Company, said: "With an increased capital of \$1,000,000 the company will be better able to meet the heavy demand for mortgage investments and also be better equipped to provide mortgage money for builders and for home owners. There seems to be little let-up in the demand

for mortgage investments for some time to come, as the increased price of bonds and the uncertainty of stock values make the guaranteed mortgage a most attractive proposition for those who wish a safe and sound investment in which is provided an assured income from a capital investment that cannot be impaired by business depressions. This is recognized more and more by the careful investor, and so the demand continues; but, when the supply of mortgage money diminishes, as it will do with the falling off of new building operations, then the mortgage rate will fall. There is a general feeling that the time is not far distant when mortgage money will be loaned in Brooklyn at 5½ per cent. per annum. The volume of our business, both in title insurance and in mortgage loans, has grown to such an extent as to make the proposed increase of capital stock both wise and necessary. For many months we have been unable to supply the demand for mortgages from both institutions and individuals.

"The coming of the Prudential into this field, with its huge resources, undoubtedly will mark a great stride in improving housing conditions by making available to home builders one of the largest funds of its kind in the country. The assets of the Prudential are \$850,000,000, the second largest of all the insurance companies of America. The company of which I am the head is naturally gratified that it has been selected by such a strong company as the Prudential to act as its agent in handling its loans on Long Island, including Brooklyn."

The United States Title Guaranty Company was organized in 1902 by a merger of the Long Island Title Guarantee Company and the Peoples Indemnity Company. In March, 1911, the company was reorganized under the leadership of the late George A. Fleury, and from that time its advance has been rapid and consistent. The total number of new loans made by the company this year in Brooklyn has been \$5,498,750, and in addition it has taken by assignment mortgages aggregating \$2,797,800.

### Rockefeller Adds to Heights Tract

John D. Rockefeller, Jr., has added a plot of 100 lots to his holdings on Washington Heights, between Riverside Drive and Broadway, in the vicinity of 192d st. His latest acquisitions were purchased from the estate of Jonas M. Libbey. Title to the property was taken on October 26 by the Empire Mortgage Co., representing Mr. Rockefeller. William A. White & Sons were the brokers.

The original purchase of Mr. Rockefeller was made in 1916 and comprised all the prop-

erty between Broadway and Riverside Drive, from Dyckman st south to and including the C. K. G. Billings place—about 900 lots in all. The present purchase extends the southern boundary of the Rockefeller holdings to a point about 280 feet south of the Billings estate line.

Tryon Hall, the former home of Mr. Billings, is included in the Rockefeller holdings. Mr. Billings is said to have expended about \$2,000,000 in the land, houses and the surrounding grounds. At the time of the original purchase it was said that it was Mr. Rockefeller's intention eventually to present the entire tract to the city for park purposes. It is valued at more than \$5,000,000.

### New Building Sold for Cash

George H. Chivvis and the John B. Hibbard Co., Inc., representing Isaac B. Hopper's Sons, Inc., sold the brand new 5-sty brick elevator loft building, 45 Mercer st, 25x100.

The Crescent Towel Supply Co. is the purchaser, who will occupy the entire building for their towel supply business. Extensive alterations will be made to the building, included in which will be shower baths and ideal rest and recreation rooms for the help of the company. It was an all cash transaction.

### Sell West End Ave. Corners

Samuel Kaplan sold for Eugene J. Schwabach to Paul M. Gomberg 411 West End av, southwest corner of 80th st, a 10-sty elevator apartment house, known as the Abbottsford, on a plot 102.2x100. Each suite contains 10 rooms. It was held at \$600,000. Jacob Gomberg was associate broker.

P. S. Tracy sold for Charles de Casanova the 5-sty stone flat with stores, on a lot 25.5 x100, at 140 West End av, northeast corner of 66th st. The buyer will renovate and offer for resale.

### To Reimprove Madison Ave. Corner

The V. Green Construction Co. purchased from Samuel Brener the southeast corner of Madison av and 85th st, 62.2x75, and from the County Holding Co., William C. Adams president, the plot in the rear, 40 feet on Madison av and 25 feet on 85th st, making a total plot of 100x102 feet, covered by five 5-sty old fashioned brick apartment houses held at \$350,000. Hendrik Suydam and Gaines, Van Nostrand & Morrison were the brokers in both deals. The buyers announce that they will demolish the present structures and erect a modern tail apartment house on the site.



# To Help Sell and Rent BUSINESS PROPERTY

**T**O 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

**T**HE 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

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#### Graylene Apartments Sold

Charles S. Kohler, Inc., sold for Miss Edna L. Einbigler to Ennis & Sinnott, Inc., operators, the Graylene, 610 West 152d st, a 6-story and basement elevator apartment house, on plot 75x99.11, containing suites of 5 to 7 rooms, each renting for \$25,000 per annum. The property is assessed at \$150,000.

#### Resell Fairview Apartments

Meister Builders, Inc., resold through A. Strauss to the Chalmers Realty Co., J. Benaim, president, 3117-3131 Broadway, two 6-story brick and stone elevator apartment houses, known as Fairview Court, on a plot 140.11x100, between 122d st and La Salle pl. They contain a total of 60 apartments.

#### Heights Plot for Improvement

The Broadway and 170th Street Corporation, Joseph Schwartz, Julius Vogel and Jacob Schultz, purchased from the Clark estate the plot of 10 lots on 176th st, extending through to 177th st, 100 feet west of Broadway. The builders will improve the plot with two elevator apartment houses fronting 125 feet on each street.

#### Buy Mercer St. Loft Building

Charles F. Noyes Co. sold for the Freund estate to Harry Aronson 127-131 Mercer st, a 6-story brick modern loft building, on a plot 50x100.

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#### Bunny Theatre in New Hands

H. E. Levy & Co. sold for the Olympia Cinema Corporation the Bunny Theatre at 3589 Broadway, surrounding the northwest corner of 147th st. It fronts 25 feet on the avenue and 80 feet on the street. The purchaser is Harry A. Harris of the Bluebeard Theatre, at Amsterdam av and 146th st. Lease of the Bunny Theatre by Leon P. Fenstermann to the Olympia Corporation was recorded October 27, 1922. It runs until May 31, 1925, at a rental of \$13,500 a year.

#### Good Eighth Ave. Corner Sale

Samuel Brenner, operator, purchased from Thos. J. and James R. Houlett the northeast corner of Eighth av and 36th st, bldgs, on lot fronting 25 feet on the avenue and 180 feet on the street. The property is opposite the new building of Ludwig Baumann & Co. and on the same block with the Garment Center building. The selling family had owned it for more than 50 years. Manheimer Bros. were the brokers. The present building will probably be razed and a new structure erected.

#### Operator Buys Broadway Corner

Charles F. Noyes Co. sold for the William Waldorf Astor estate to Max Marx 484 and 485 Broadway, southeast corner of Broome, and 435 Broome st, adjoining. The combined plot is about 8,000 square feet, but the buildings are separate units, 5 and 6 stories high. The Broadway plot is 47.11½x99.4, and the Broome st lot is 24.1x101.

#### Lumber Dealers Buy Plot

H. J. Butler & Bros., lumber dealers, at Columbus av and 201st st, have bought from the C. A. M. Realty Corporation the plot, 215.9x99.11, on the north side of 201st st, 100 feet west of Columbus (formerly Ninth) av. The sale is recorded.

#### Good Lower West Side Sale

J. Irving Walsh sold for the Elena Realty Corporation 58-60 Washington Square South, 238-238 Thompson st and 73-77 West 3d st, 71x209, covered by various buildings, to the Anglesea Realty Co.

#### Resells King's College Apartments

Manport Realty Co., I. Portman president, resold to the Fedebon Realty Corporation, Dr. Felix Graboff president, the King's College apartments, northwest corner of Amster-

dam av and 121st st, valued at \$300,000 and renting for about \$60,000 per annum. The structure is 7 stories on the avenue and 6 stories on the street and contains 7 stores along the avenue frontage. It has a frontage of 110.11 feet on the avenue and 100 feet on the street, near Columbia University. F. Kahn was the broker. Mr. Portman bought the house a month ago from Joseph Shenk. It is under lease to a Mrs. Young until 1925 at a net annual rental of \$35,000.

#### Mt. Sinai Adds to Holdings

Mount Sinai Hospital has increased its holdings on upper Fifth av by purchasing the southeast corner of 99th st from Robert Sterling Clark, a plot of 5 lots fronting 100.11 feet on the avenue and having a depth of 125 feet. The hospital now owns a Fifth av frontage extending from the middle of the block, between 98th to 99th sts to the southeast corner of 101st st, 2½ city blocks. Pease & Elliman were the brokers.

Mr. Clark, who is a son of the founder of the Singer Sewing Machine Co., acquired the property in 1915 from John Gellaty and Mrs. E. A. Rogers. This section of upper Fifth av just below 110th st is rapidly being absorbed by institutions. The Fifth Avenue Hospital occupies the block between 105th and 106th sts, and the Heckscher Foundation owns the block between 104th and 105th sts. It is said another well known New York institution is preparing to buy in this district because of the attractive price of the land, which is said to be about \$3,000 a front foot.

#### Ball Building Resold

Byrne & Bowman resold for Milton M. Dryfoos to Julius Tishman & Sons, Inc., the Ball Building, 36 and 38 West 37th st, 51x98.9, consisting of a 10-story and basement mercantile building, renting for \$61,750 per annum. The property was held at \$450,000.

Mr. Dryfoos purchased the property a few weeks ago from the Ball Realty Co., which erected the building on the site about 15 years ago.

#### Barclays Sell Downtown Parcels

Samuel Brenner bought from James L. and Henry A. Barclay the 5-story stone and brick building, 306 Broadway, northeast corner of Duane st, 25x100; also the 5-story brick loft and store building, 327 Broadway, 30x114. The properties had been owned by the selling family for 70 years. A lease on the Duane st corner, made 21 years ago, expires next year. Wright Barclay, Inc., negotiated both

#### Winton Court in New Hands

George S. Runk, in conjunction with Cyril Carreau, sold for a client to L. Frank the southeast corner of Lexington av and 95th st, a 7-story elevator apartment house, known as Winton Court, on a plot 55x95. It was held at \$185,000.

#### White Methodists Sell to Colored Ones

Contracts are being prepared for the sale of the Calvary Methodist Episcopal church property at the northwest corner of Seventh av and 129th st to the Salem Methodist Episcopal church, a negro congregation now worshipping in a small edifice at Lenox av and 133d st. Calvary Church is one of the leading congregations in Harlem. The purchase price, it is said, is \$258,500. The plot is 79.11x125x irregular.

Calvary Church retains the privilege of using its edifice for 2 years, or until such time as a new church may be erected in another section. During the last 5 years many of the members have moved to Washington Heights or University Heights in the Bronx. The church recently celebrated its 35th anniversary with a dinner at which 1,500 were present, including many of its former pastors. The Rev. William P. Odell is the present pastor.

#### Club Ratifies Sale

The governors of the National Democratic Club have unanimously ratified the sale of the club property, 617 Fifth av, to Frederick Brown for \$1,010,000. Last week the members decided favorably on Mr. Brown's offer through Charles R. Van Valen. Confirmation by the court is necessary.

#### Third Avenue Corner in Cash Deal

Thoens & Flaunbacher, Inc., sold for Daniel B. Freedman 1915-1923 Third av and 202-204 East 103th st, forming the southeast corner of the two thoroughfares, a plot fronting 100.11 on Third av and 110 feet on East 104th st, to an investor, who will improve with a new building at the expiration of the present leases. The property was held for \$175,000 and was sold for all cash. Old buildings are now on the site.

#### Estate Sells West Side Landmarks

The five old-fashioned 5-story flats at the southeast corner of Bank st and Waverley pl have been purchased by Harris and Maurice Mandelbaum and Fisher and Irving I. Le-



wine, operators, from the George H. Foster estate, which has held the properties for 50 years.

The houses are a short distance from the Greenwich Village Theatre and are known as 6-14 Bank st and 249 Waverley pl. They have a frontage of 65 feet on Bank st and 60 feet on Waverley pl. E. Polak & Co. were the brokers. George Foster, a grandson of the original owner, represented the seller. The buyers announced their intention of altering the houses into apartments with suites of 2 rooms and bath. The sale is recorded.

#### Buy Printery Site in West 40th Street

The Frank and Frank Construction Co. purchased a plot on the south side of West 40th st, 250 feet west of Seventh av, from Sumner Gerard and will improve with a 9-sty building for the printing trades. The site measures 69x98.9. The buyers include Wolf and Morris Frank.

The new building of the New York Tribune is on West 40th st, not far from the site just sold.

#### Langdon Estate Buys Corner

Woodbury C. Langdon Co. purchased 702 Third av, northwest corner of 44th st, a 5-sty brick tenement house with stores on a lot 25.5x95. Forty-fourth st is to be open through to Depew pl, across the yard of the New York Central, and is already developed into a business street east to Third av. William Cruikshank's Sons were the brokers.

#### Brown Buys Loft Building

Frederick Brown purchased the 9-sty brick business building with elevators at 34 East 30th st, on a plot 34x98.9, from John J. Hearn. The building is a modern fireproof structure with sprinkler system and shows a rental of more than \$47,000. In part payment, Mr. Brown gave 3 lots on the west side of Wausworth av, 75 feet south of 187th st. M. Rosenthal Co. was the broker.

#### Gas Company Sells Harlem Plot

The Standard Gas Light Co. sold its property on East 103d and 104th sts and the East River to Lancaster, Dailey & Lancaster, Inc. The property is described in the deeds on file in the Register's office as being 40 feet west of the bulkhead line. According to the ownership books the gas company owns a frontage of 180 feet on 104th st, the plot extending through to 103d st.

#### Take Profit on Riverview Apartments

Meister Builders, Inc., resold to the Rule Realty Co. Irving Rosenbock, president, 3607-3611 Broadway, southwest corner of 149th st, a 7-sty and basement elevator apartment house, known as the Riverview, on a plot 99.11x100. It contains 50 apartments and 7 stores.

#### Bank Sells West 45th Street Plot

Broadway Savings Institution sold to the 159 West 25th Street Corporation, Inc. 71-79 West 45th st, three 3-sty and two 4-sty buildings, on a plot 97.6x100, held at \$435,000. The purchasers at present are undecided as to the improvement to be made thereon. George E. Cohn negotiated the sale for the bank.

#### Sell Washington View Apartments

Pepe & Bro. sold for the Manock Realty Co., Inc., 39½ Washington sq, southwest corner of West 4th st, a 5-sty and basement brick and stone apartment house, known as Washington View, on a plot 34x86, overlooking Washington sq.

#### Community Church Buys

The Community Church, formerly the Church of the Messiah, at the northwest corner of Park av and 34th st, has bought from Annie L. Winters the 4-sty and basement brownstone dwelling, 40 East 35th st, on a lot 21x72.6. The property abuts the church and is 63 feet west of Park av. The sale is recorded.

#### Resale of Bronx Plot to Builders

George E. Cohn and Samuel Cowen resold for Nathan B. L. Cosel to Jackson & Schacht Holding Co., B. Schacht, president, the plot, 226x107 feet, on the east side of Fox st, 193 feet south of Westchester av, with foundations and plans for three 5-sty and basement apartment houses, each house to contain 37 apartments divided into 3 and 4 rooms. It is estimated the operation will cost more than \$560,000. The buyers will start work at once. The sale is recorded. George E. Cohn also negotiated the sale for the Riley Estate to Nathan B. L. Cosel.

#### Garage Sold on the Plans

Silverman's Exchange sold the garage in course of construction at the southeast corner of Bryant and Whitlock av, Bronx, from I. Langner Holding Co. to M. Steiker, of Paterson, N. J. The building is 135x120, 1-sty.

#### Stewart Manor in New Hands

A syndicate of Cleveland capitalists has purchased the Stewart Manor property, consisting of more than 2,000 lots east of Floral Park and west of Garden City Estates on the Oyster Bay branch of the Long Island railroad. The sellers are the heirs of the late William M. Brown, a former Lieutenant Governor of Pennsylvania. W. W. Davies, a broker of Cleveland, negotiated the deal.

The buyers will develop the property into an attractive residential community. Thirty detached dwellings will be built, as the initial project, immediately. The land was held at \$500,000. Title to the property is now being searched by the New York Title and Mortgage Co.

#### Flatbush Block Front Sold

Samuel Galitzka sold for S. C. Cary to the Shore Road Building Corp. the vacant block front, 200x100, on the southside of Av K, between East 12th and East 13th sts, in the Flatbush section of Brooklyn.

On the plot the new owner will erect two 4-sty apartment houses, to contain a total of 78 apartments. The estimated cost of construction is \$375,000. The land was held at \$42,500.

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### WANTS AND OFFERS

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

### Notable West Side Sale

Reinthal & Newman sold to the Chanin Construction Co. 104-112 West 29th st, a group of old buildings, on a plot 105x99 and 85 feet west of Sixth av.

On the site the new owners will erect a 12-sty loft building with stores in the ground floor. The building will be occupied entirely by firms of the fur trade. The cost of the site was about \$350,000 and the aggregate cost of the improvement will be \$1,200,000. A lease that is on the property will be cancelled.

### Operator Buys Third Avenue Block

Henry Sonn bought through Hall J. How & Co. 1187-1201 Third av, from 69th to 70th st, on the east side of the thoroughfare, eight 4-sty brownstone flats with stores, on a plot 200.10x100. Negotiations are pending for a resale of the block for reimpovement.

### Estate Sells on Mosholu Parkway

As trustees under the will of James Everard and Olga J. Hilliard, the Farmers Loan and Trust Co. closed a contract for the sale of the vacant block front on the west side of Mosholu Parkway, between Marion and Decatur avs, 246.8x122.6x irregular, through A. A. Hageman & Co. and Mortimer G. Green.

### Sales of Bronx Corners

Mandelbaum & Lewine sold to Ruth Moscovitz the southwest corner of Featherbed la and Plimpton av, fronting 173.3 feet on the former and 133.8 on the latter thoroughfare.

The old August Koelsch residence, northeast corner of Morris av and 176th st, one of the landmarks of the Bronx, has been sold and is to be converted into a maternity hospital, according to Dr. Nathan Kraemer, the purchaser. The property occupies a plot 100 x125. The buyer intends to expend about \$80,000 in remodeling the property and will have it ready for use in December.

Harry Cahn, operator and builder, sold the new business building, containing 7 stores, at 1870 Crotona av, northeast corner of 176th st, on a plot 50.5x70.5, to Masha Broido, an investor.

Louis Gold & Co. sold to an investor the northeast corner of Third av and 163d st, a 2-sty business taxpayer, on a plot 50x77. The sellers built the structure a year ago.

### Brooklyn Site for Synagogue

Realty Associates sold to Union Temple, of Brooklyn, the northeast corner of Eastern Parkway and Plaza st, a vacant plot 58.6 $\frac{1}{2}$ x 125x irregular; also a vacant plot on the north side of Eastern Parkway, 84 feet east of Plaza st, 130.5x55.1 $\frac{1}{2}$ x irregular. The purchasers recently acquired at an auction sale held by the City of New York the vacant lot lying between the two parcels purchased from the Realty Associates.

This choice site will shortly be improved by the erection of a handsome synagogue.

### Tenant Purchases L. I. City Factory

Roman Callman Co. sold for the estate of Mathilda Stevenson to E. Virgil Neal, president of the E. Virgil Neal Chemical Works, the 3-sty brick factory building covering the entire block bounded by Van Dam st, Borden av and Gale st, Long Island City. The purchaser leased the building 5 years ago through the same brokers, and made extensive additions during occupancy.

### Auction Sale of Bronx Acreage

The Particeps Realty Co., which was organized about 10 years ago, to purchase 31 acres of vacant land with a frontage on Pelham Parkway running through to Eastchester Road, sold its holdings, Monday, at absolute auction, through the M. Morgenthau, Jr., Co. and Joseph P. Day, as agents and auctioneers, in the Vesey Street salesroom. The property is located directly opposite the Benjamin Stern property and just north of the Pearsall and Morris tracts. The tract is used as a farm and is suitable for institutional use or for development into home sites. The Particeps Realty Co. acquired the property, at public auction, for a little more than \$100,000. They have held the property free and clear of mortgage but have issued notes to cover the payment of taxes and assessments.

The auction sale was held to satisfy the note holders and was absolute. Although the property is assessed by the city for taxation at \$144,000, or a little less than \$5,000 per acre, it was sold to Cook, Nathan & Lehman, attorneys for the note holders, for \$58,000, or less than \$2,000 per acre.

This sale bears out the contention of M. Morgenthau, Jr., who has maintained that vacant land in the outlying sections of Greater New York is selling in acreage plots at less today than at any time during the last 15 years. It is due to the fact, in Mr. Morgenthau's judgment, that holders of such acreage have grown tired of paying taxes and assessments and are prepared to sell at a great sacrifice in order to realize on their holdings.

The Particeps property will be immediately developed with streets and placed on the mar-



ket for home seekers as quickly as possible by the present purchasers. It is understood that the M. Morgenthau, Jr., Co. and Joseph P. Day will represent the new syndicate in the re-sale of this property to home builders and lot buyers.

### MORTGAGE LOANS

Steel Realty Development Corporation obtained for Jacob Gubman a first mortgage of \$4,500 on 3319 Av I, Brooklyn.

Edwards, Dowdney & Richart placed the following first mortgages: \$75,000 on 923 Barretto st for Aron Realty Corporation; \$33,000 on 643 Tinton av for Dora Kessler; \$30,000 on premises on the west side of Jessup av, 40 feet north of 172d st, Bronx, for Triangle Construction Co.; \$24,000 on premises on the west side of Suydam st, 124.2 feet south of Cypress av, Brooklyn, for Wyckoff Heights Homes Co., Inc.; \$17,000 on 19 East 108th st for Mary Drucker; \$17,000 on 107 West 76th st for Nilton Realty Co.; and \$15,000 on 806 Second av for Lucy Madden.

Loans on bond and mortgage amounting to \$6,055,500 were authorized October 25 by the Metropolitan Life Insurance Co. Of these \$1,160,700 were farm loans and of the balance about \$3,000,000 were housing loans and just short of \$2,000,000 were on business buildings. The housing loans were for 652 dwellings outside of New York to accommodate 712 families, and for 29 apartment houses to accommodate 269 families, a total of 981 families. On these the loans amounted to \$2,861,500. In New York City loans were made for \$71,000 on 10 dwellings to accommodate 20 families, and \$24,000 on one apartment to accommodate 18 families. The housing loans were widely scattered in New York, Massachusetts, Pennsylvania, West Virginia, Virginia, North and South Carolina, Georgia, Alabama, Tennessee, Kentucky, Ohio, Indiana, Michigan, Illinois, Wisconsin, Minnesota, Iowa, Nevada, Kansas, Montana, Utah, California, Oregon, Oklahoma, South Dakota and Nebraska. The farm loans were principally in the Southern and Middle Western States. The interest rate was that prevailing in the locality.

Slawson & Hobbs placed for the Guide Realty Co. a first mortgage of \$174,000 on the southeast corner of Broadway and 122d st, a 6-sty apartment house, on a plot 92x100.

Title Guarantee and Trust Co. has arranged to make two building loans, totaling \$750,000, to a syndicate headed by Frederic Culver, which is to erect an 11-sty joint ownership apartment house at 943 to 955 Lexington av.

Brooks & Momand placed a first mortgage of \$50,000 on 254 West 25th st; \$195,000 on 320 West 87th st; \$300,000 on 32 Union Square; \$53,000 on 345 West 23d st; and \$95,000 on 32 West 66th st.

Lawrence, Blake & Jewell placed with the Lawyers Mortgage Co. a first mortgage of \$73,000 on the northeast corner of 174th st and Nelson av, Bronx, a 5-sty apartment house, just finished.

Francis X. O'Connell placed a mortgage loan of \$15,000 on 444 East 123d st, a 6-sty brick tenement house, with stores, 33.4x100.11.

Lawyers Mortgage Co. made a building loan of \$163,000 to the Jonat Realty Co. for the erection of a 5-sty apartment house on the west side of Grand Boulevard and Concourse, 160 feet south of 182d st.

### MANHATTAN SALES

#### South of 59th Street

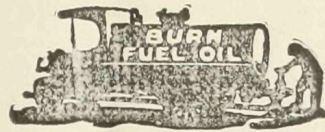
**BLEECKER ST.**—Charles and August Mau sold 361 Bleecker st, a 3-sty brick flat with store, on a lot 17x70, near Charles st. The sellers and their family had owned the parcel since 1864.

**CANAL ST.**—William A. White & Sons sold for Mrs. Julia R. Kinkel 179 Canal st, a 5-sty brick business building, on a lot 20.1x99.9½, to the tenant, J. K. Silverman & Co., who have occupied the building for the last 25 years. The property has been owned by the seller for 65 years and was held at \$50,000.

**GREENWICH ST.**—William D. Kilpatrick bought from Dr. Stuyvesant Fish Morris 790 to 794 Greenwich st, a plot 72x83, between West 12th and Bethune sts, occupied for 50 years as a coal yard, through Brown, Wheelock, Harris Vought Co.

**RIVINGTON ST.**—Dolores Fredericks and other sold to Henry and Amelia Groehl 275 Rivington st, a 3-sty and basement brick tenement house, on a lot 18.1x56.1.

**WATER ST.**—I. Randolph Jacobs and Everett Jacobs sold to a yarn waste merchant, for occupancy, 557 Water st, a 5-sty brick loft building, on a lot 24x74.8.



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New York

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## For the Sake of Your Heirs

**T**HE objections to naming an individual as executor of an estate are so grave and so obvious that a man of sagacity and experience cannot escape them.

On the other hand, the advantages in choosing this Trust Company to act as co-executor with someone you trust are many and equally obvious when once understood.

For the sake of your heirs you are urged to come in and talk over the facts.

*You are cordially invited to consult*

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16TH ST.—Louis W. Osterweis resold 619 East 16th st, a 5-sty and basement brick tenement house with stores, on a lot 25x92. John Peters was the broker.

23D ST.—Stanton Holding Co. and the estate of Samuel Frank sold to Michael Kramer, Jeweler, 150 East 23d st, a 3-sty brick building, on a lot 25x98.9, adjoining the southeast corner of Lexington av. The owner will occupy.

26TH ST.—William Goldstone and Simon Myers bought from the estate of William J. Morris 145 East 26th st, a 5-sty double flat, on a lot 25x98.9.

31ST ST.—Susan A. Burchill sold to Thomas E. and Helen Kirby the 4-sty and basement dwelling, 304 East 31st st, on a lot 23.6x98.9.

36TH ST.—Scott estate sold through Spear & Co. and Henry Shapiro & Co. to Joseph G. Abramson 256-258 West 36th st, a 6-sty fire-proof garage, on a plot 35.7x98.9. It is under lease to the Times Square Auto Garage, Inc., for a term of years, net.

39TH ST.—Howard Page sold to Frederick A. Burdett, for occupancy, 121 East 39th st, a 4-sty and basement stone dwelling, on a lot 20x98.9. The buyer will make extensive alterations.

41ST ST.—Marie Castello and others sold to William G. Kemper the 5-sty brick apartment house, known as the Ulysses, at 343 East 41st st, on a plot 30x98.9.

44TH ST.—Pauline Marty sold 343-345 West 44th st, two 4-sty brick tenement houses with stores, on a plot 50x100.5 together with two 3-sty and basement brick tenement houses on the rear of the same plot. It was a cash sale. The parcels have been resold to the Fox Film Corporation. They were held at \$65,000.

48TH ST.—James Kyle & Sons sold for Miss Sarah E. Pinckney 153 East 48th st, a 5-sty stone apartment house, on a plot 25x100.5.

49TH ST.—Barton Chapin sold for the Mandel-Ehrich Corporation 36 East 49th st, a 4-sty and basement stone dwelling, on a lot 21.6x75.5, adjoining the southeast corner of Madison av.

50TH ST.—James Kyle & Sons sold for Al-len 357 East 50th st, a 4-sty and basement stone dwelling, on a lot 20x80.5.

51ST ST.—Wallace estate sold through Albert H. Stout to a buyer, for occupancy, 38 East 51st st, a 5-sty American basement dwelling, on a lot 22x100.5.

54TH ST.—Daniel Casey sold for the Withers estate to the Mandel-Ehrich Corporation 149 East 54th st, a 5-sty brick tenement house, on a plot 33.6x100.5. It had been owned by the seller since 1904.

54TH ST.—Hudson P. Rose Co. purchased from John F. Kuhn 343 East 54th st, a 4-sty brick tenement house, on a lot 20x100.5.

58TH ST.—Robert D. McCarter sold 412 East 58th st, a 4-sty stone dwelling, on a lot 19.8x100.5.

NINTH AV.—Estate of Mary Jordan sold through John Finck 684-686 Ninth av., two 4-sty brick tenement houses with stores, on a plot 31.1 $\frac{1}{2}$ x70, adjoining the northeast corner of 47th st, to Samuel Brener.

SECOND AV.—Catharine Hagan sold to Frank Sullivan 794 Second av, a 4-sty brownstone tenement house with store, on a lot 20x 81.

TENTH AV.—Max N. Natanson resold through S. Scarpati to Vincenzo Romano 715-717 Tenth av, two 5-sty brick tenement houses with stores, each on a lot 25.1 $\frac{1}{4}$ x100, adjoining the southwest corner of 49th st. They are two of 20 similar parcels bought by Mr. Natanson from the Astors recently.

TENTH AV.—Walter M. Weschler bought 632 Tenth av, southwest corner of 45th st, a 5-sty brick tenement house with store, on a lot 25.1 $\frac{1}{4}$ x75.

#### North of 59th Street

60TH ST.—William A. White & Sons sold for Edward C. Rice 20 and 22 East 60th st, two 4-sty and basement stone dwellings, on a plot 4x100.5, to the French Institute in the United States and French American Chamber of Commerce. The buyers will demolish the present buildings and improve the plot with a high-class building to house their activities. The location was chosen because of its accessibility.

60TH ST.—Merit Realty Co., Marcus L. Osk, purchased from the Bowes estate five 5-sty stone tenement houses, 209-217 West 60th st,

each on a lot 25x100.5, and the abutting house at 210 West 61st st, a similar parcel. The seller owned the properties for 40 years. Arthur Du Cret & Co. were the brokers.

61ST ST.—Douglas L. Elliman & Co., with E. de Forrest Simmons, sold for T. Towar Bates 213 East 61st st, a 3-sty and basement stone dwelling, on a lot 18x100.5, to a physician who will alter for occupancy.

61ST ST.—H. C. Feitmann of Feitmann & Co. sold 239 East 61st st, a 3-sty and basement brownstone dwelling, on a lot 20x100.5, to a well-known Philadelphia family for occupancy. Douglas L. Elliman & Co. were the brokers. The property was held at \$65,000.

65TH ST.—Charles W. Wynne and Louis H. Low sold through B. Fleischman to the Vivian Green Construction Co. three 5-sty stone apartment houses, on a plot 66.8x100.5, at 20 to 32 West 65th st. The purchaser contemplates altering the premises into small apartments. The property was held at \$110,000.

70TH ST.—J. Lemle sold for Leopold Heidenheim 330-332 East 70th st, two 4-sty stone double flats, each on a lot 28x100.5.

70TH ST.—James Kyle & Sons sold for A. & H. Rusch 413-415 East 70th st, a 6-sty brick tenement house with stores, on a plot 37.6x100.5.

72D ST.—James H. Cruikshank resold to the Music Lovers' Association of New York City 334 West 72d st, a 4-sty and basement stone dwelling, on a lot 20x102.2, facing the beginning of Riverside dr. Charles K. Clisby & Co., Inc., were the brokers.

79TH ST.—Slawson & Hobbs sold for Dr. B. Valverde 149 West 79th st, a 4-sty and basement brick dwelling, on a lot 18x102.2.

82D ST.—John Finck sold for the estate of Louise Gloger 421 East 82d st, a 5-sty brick tenement house, on a lot 25x102.2.

82D ST.—Wood, Dolson Co., Inc., sold for Mrs. Jean Demetre the 4-sty and basement brick dwelling, 323 West 82d st, on a lot 20x 102.2.

85TH ST.—J. Lemle sold for Mrs. Charlotte Knoess 347 East 85th st, a 4-sty brick tenement house, on a lot 25x102.2.

86TH ST.—Frederick Brown purchased from

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William H. Corbitt 108 and 110 East 86th st, the first being a 4-sty and basement stone apartment house, on a plot 30x102.2, and the second a 4-sty brick apartment house, on a lot 20.7x102.2. O'Reilly & Dahn were the brokers.

86TH ST.—Walter M. Wechsler sold through Gustave Schneider to Dr. Samuel Abraham 110 West 86th st, a 5-sty studio apartment house, on a lot 20x100. It contains ten suites of 2 rooms and bath each. The sale was all cash.

86TH ST.—Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, purchased 120 to 122 East 86th st, a 6-sty and basement elevator apartment house, known as the Alcazar, on a plot 51.1x103.2, and 124, adjoining, a 5-sty flat, on a lot 25.6x102.2. Blaine Ewing, Inc., is the seller. The properties were held at \$230,000. O'Reilly & Dahn were the brokers.

87TH ST.—Houghton Co. sold for Ethel Quinn the 4-sty and basement stone dwelling, 23 West 87th st, on a lot 20x100.8½, to a client for occupancy.

92D ST.—William B. May & Co. sold for Amy Steinhardt the 3-sty and basement stone dwelling, 54 East 92d st, on a lot 20x100.8½. The property was held at \$45,000. Heil & Stern represented the purchaser.

94TH ST.—M. H. Gaillard & Co. and William R. Ware sold the 3-sty and basement brick dwelling, 29 West 94th st, on a lot 16x100.8½, to Dr. E. M. Mendel, who will occupy it.

95TH ST.—Isaac Goldfinger sold through J. Lemle 219 East 95th st, a 5-sty brick tenement house, on a lot 25x100.8½.

96TH ST.—J. Hofmann & Son sold for Adolf Weiss, operator, the 5-sty brick apartment house, 224 East 96th st, on a plot 32x100.8½.

96TH ST.—George S. Runk sold for a client to the Wagner Leasing Co. and Edward Baer 336-338 East 96th st, two 5-sty and basement brick tenement houses, each on a plot 30x100.8½, adjoining the southwest corner of First av.

100TH ST.—Nassoit & Lanning sold for Nettie Cohen the 5-sty brick American basement dwelling, 317 West 100th st, completely furnished, on a lot 19x100.11, to Almah F. Grey.

102D ST.—Louis F. Sommer sold for A. L. Larken 79 West 102d st, a 5-sty brick double flat, on a lot 25x100.11.

109TH ST.—Charles W. Wynne and Louis H. Low bought from the Levy estate 212 West 109th st, a 5-sty brick apartment house, known as the De Leon, on a plot 40x100.11.

113TH ST.—Abraham Zauderer, Inc., bought from Joseph Shenk the 8-sty elevator apartment house, 617 West 113th st, on a plot 50x100.11. The structure was held at \$225,000 and returns an annual rental of approximately \$36,000. Benjamin Harris was the broker.

119TH ST.—Benenson Realty Co. bought from the Julia F. A. Nevins estate, 524 and 526 East 119th st, a 6-sty brick tenement house with stores, on a plot 50x100.11, held at \$50,000, through Charles A. Helfer.

121ST ST.—Porter & Co. sold for John V.

Burke 342 West 121st st, a 3-sty and basement stone dwelling, on a lot 16x100.11, adjoining the southwest corner of Manhattan av.

121ST ST.—Mulvihill & Co. resold for Mary Marine to Mrs. Otto Walter 116 East 121st st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

122D ST.—Fitzherbert Howell sold for Ruth Scheuer to Samuel E. Bright 234 West 122d st, a 5-sty and basement brick apartment house, on a plot 34x100.11. Also, sold for Ray Solinsky, 238 West 122d st, a similar property.

125TH ST.—Frederick Brown bought through A. F. Du Cret & Co., from the Bowes estate, 525 West 125th st (formerly 77 Manhattan st), a 5-sty brick flat with stores, on a lot 25x99.11. It had been owned by the sellers since 1882.

128TH ST.—William Goldstein & Simon Myers sold to a client of Clarence Mohrman 104 West 128th st, a 4-sty and basement brick dwelling, on a lot 12.6x99.11. This is the 6th house sold by these operators out of a row of 12, including the dwellings on Lenox av, bought from the Brush estate.

130TH ST.—Florence Battle sold through Fitzherbert Howell to James Smith, for occupancy, 119 West 130th st, a 3-sty and basement stone dwelling, on a lot 19x99.11. The buyer will make extensive alterations.

130TH ST.—Francis X. O'Connell sold for Thomas W. Kirkman 303 West 130th st, a 5-sty brick apartment house, on a lot 25x101.10, to an investor.

147TH ST.—Lillian Feingold sold through Fitzherbert Howell 291 West 147th st, a 5-sty brick triple apartment house, on a plot 37.6x99.11.

148TH ST.—Ryan & Co. sold for Nicholas J. Morris to Mrs. Sophie E. Johnson of New Rochelle, for occupancy, 407 West 148th st, a 3-sty and basement stone dwelling, on a lot 20x99.11.

153D ST.—Nehring Bros. sold for the Wenderover Grand Realty Corp. 258-264 West 153d st, two 6-sty brick apartment houses, each on a plot 50x99.11, adjoining the southwest corner of Macombs pl. They contain a total of 36 apartments.

204TH ST.—Spotts & Starr, Inc., sold for Abraham Distillator to Max Klein 677-681 West 204th st, a 5-sty and basement brick apartment house, known as the Redcort, on a plot 75x100, adjoining Dyckman House park at the northwest corner of Broadway and 204th st.

AMSTERDAM AV.—Pierre & Golden Co., with E. Francis Hillenbrand, sold the northwest corner of 84th st and Amsterdam av, known as the Carpathian, a 6-sty brick apartment house with stores, on a plot 40x100, for the G. & E. Realty Co., to Nathan Wilson.

AUDUBON AV.—Charles B. Petrie resold to James Dillon the 3-sty frame dwelling, 93 Audubon av, on a lot 16.8x95.

AUDUBON AV.—The J. W. Spiro Development Corporation sold to Benjamin Shapiro 215 Audubon av, southeast corner of 176th st, a 6-sty brick elevator apartment house, on a plot 101.1x95, known as the Brighton, and accommodating 42 families. The structure returns an annual rental of about \$40,000, and was held at \$250,000. Wacht & Cohen, attorneys, represented both parties.

BROADWAY.—Samuel Brener purchased from Sadee Distinator Manor Hall, at 4925 to 4935 Broadway, southwest corner of 207th st, a 5-sty brick apartment house 125 feet on Broadway by 103 feet on 207th st, containing 10 stores and 50 apartments. The property was held at \$300,000. Spotts & Starr were the brokers.

EDGEcombe AV.—Leonard Weill resold to the Minot Realty Corporation the 3-sty and basement brick dwelling, 255 Edgecombe av, on a lot 15x90.

EDGEcombe AV.—W. J. Huston & Son sold for McKenna estate to Sarah J. Leonard 225 Edgecomb av, a 3-sty and basement brick dwelling, on a lot 20x100.

EIGHTH AV.—Edward A. Arnold sold for Louis Sigel to a client, who has since resold to Camille Dreyfuss, the 5-sty brick tenement house with stores, at 2377 Eighth av, on a lot 25x84.

FIFTH AV.—Jacob Goodman resold to David Deckles 2113 Fifth av, a 3-sty and basement stone dwelling, on a lot 18.6x110. Charles Taylor was the broker.

FIRST AV.—Richard L. Lee sold for the Grodinsky estate to Irving Kessner 1466 First av, a 4-sty brick tenement house with stores, on a lot 20x70.

LENOX AV.—Annie Krotman sold to Elias Zornberg 192 Lenox av, a 4-sty and basement brick dwelling, on a lot 18x85.

LEXINGTON AV.—Schindler & Liebler sold for Jacob Hecht to a buyer, for occupancy, 1466 Lexington av, a 3-sty and basement stone dwelling, on a lot 18x80. The buyer will remodel the structure. The seller had owned it since 1890.

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**Old Paint Firm in 42d Street**

Toch Bros., Inc., established since 1848, have taken a 10-year lease for a large part of the 12th floor in the Bowery Savings Bank Building, 110 East 42d st., at Pershing sq. This firm started in business at 35 Bowery in 1848, and remained there for nearly 50 years. Their next move was to 468-472 West Broadway, where they were located for 10 years, and for the past 17 years have been at 320 Fifth av.

Toch Bros., Inc., is one of the oldest technical paint, varnish, chemical and color houses in the United States, and has been conducted under the one name since its inception, and is headed today by sons of the founder.

An added advantage for this concern is that their plant, which comprises 32 city lots, is in Long Island City, directly across from their new office. With the Queensboro subway station in the building at 110 East 42d st., they will be within a few minutes from their plant. This may be a forerunner of the establishment of a paint, chemical and drug center at Pershing sq. Brown, Wheelock Co., in conjunction with George G. Murray & Mayo H. Barber, Inc., were the brokers.

**REAL ESTATE NOTES.**

G. B. COIT has been elected assistant treasurer of the United States Mortgage & Trust Company of New York.

ERSKINE BEVERIDGE & CO., LTD., a tenant for 30 years in the building, is the purchaser of 20 White st., sold by Charles F. Noyes Co. recently.

THE PURCHASER of 677 Lexington av., northeast corner of 56th st., and the adjoining parcel at 139 East 56th st., recently sold by Maurice Wertheim for the Markham Realty Corp., is William Van Alen, of the firm of Severance & Van Alen, architects. This is one of several investment purchases recently made by Mr. Van Alen on Lexington av through the same broker.

SMITH & SCHWARTZ, INC., have moved their office to larger quarters in the Earle building, 1674 Broadway, where they will specialize in management of estates, real estate insurance, mortgages and appraisals. Mr. Schwartz has been actively engaged in banking and real estate for a number of years. Mr. Smith was connected with the bond and mortgage department of a New York bank.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 24 to Oct. 30	1921 Oct. 25 to Oct. 31
Total No.....	229	239	225	309	874	845
Assessed Value.....	\$9,173,000	\$14,879,000	.....	.....	.....	.....
No. with consideration	24	23	17	24	25	42
Consideration .....	\$1,202,125	\$1,152,700	\$123,041	\$77,299	\$222,150	\$332,278
Assessed Value.....	\$1,044,000	\$953,100	.....	.....	.....	.....
	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 30	Jan. 1 to Oct. 31
Total No.....	9,682	8,992	10,908	8,805	35,473	33,475
Assessed Value.....	\$661,491,450	\$510,156,949	.....	.....	.....	.....
No. with consideration	912	947	1,370	805	1,323	1,802
Consideration .....	\$62,264,323	\$59,573,347	\$8,938,255	\$515,794	\$18,746,837	\$19,257,570
Assessed Value.....	\$60,770,450	\$45,489,100	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 24 to Oct. 30	1921 Oct. 25 to Oct. 31
Total No.....	180	153	201	229	870	818
Amount .....	\$4,338,412	\$3,176,105	\$2,007,745	\$1,101,430	\$4,150,283	\$4,625,364
To Banks & Ins. Co.	28	21	21	8	125	134
Amount .....	\$1,705,500	\$1,007,400	\$345,050	\$73,000	\$784,650	\$1,186,450
No. at 6% .....	135	130	168	212	839	792
Amount .....	\$2,250,699	\$2,540,765	\$1,483,570	\$1,030,623	\$4,021,183	\$4,521,214
No. at 5 1/2% .....	21	1	11	.....	9	21
Amount .....	\$1,397,500	\$12,500	\$207,800	.....	\$49,100	\$82,850
No. at 5% .....	1	2	2	2	4	4
Amount .....	\$45,000	\$38,000	\$11,500	\$21,752	\$15,950	\$20,500
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates .....	.....	1	.....	1	2	1
Amount .....	.....	\$1,190	.....	\$5,000	\$4,000	\$800
Interest not given...	23	19	20	14	16	.....
Amount .....	\$645,213	\$583,650	\$304,875	\$44,055	\$60,050	.....
	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 30	Jan. 1 to Oct. 31
Total No.....	8,257	6,966	9,201	7,708	38,061	28,547
Amount .....	\$267,984,458	\$203,269,881	\$94,915,483	\$50,371,376	\$210,273,934	\$150,130,780
To Banks & Ins. Co.	1,286	1,108	1,071	332	7,608	4,049
Amount .....	\$91,793,735	\$84,659,327	\$18,956,560	\$6,172,856	\$60,480,461	\$36,575,201

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1
Total No.....	76	31	22	14
Amount .....	\$3,560,485	\$1,355,200	\$660,500	\$188,050
To Banks & Ins. Companies...	39	22	12	6
Amount .....	\$2,556,000	\$1,137,400	\$475,000	\$119,200
	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
Total No.....	2,304	1,826	774	605
Amount .....	\$162,285,826	\$141,932,298	\$22,787,277	\$14,171,416
To Banks & Ins. Companies...	1,573	1,162	439	311
Amount .....	\$123,595,278	\$120,978,929	\$15,128,557	\$8,825,825

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1	1922 Oct. 25 to Oct. 31	1921 Oct. 26 to Nov. 1
New Buildings...	11	16	83	75	363	265	531	551	59	38
Cost .....	\$2,007,000	\$1,556,900	\$1,351,400	\$1,670,650	\$3,472,645	\$3,075,725	\$3,220,720	\$2,582,570	\$170,400	\$107,770
Alterations .....	\$301,356	\$391,150	\$40,800	\$17,000	\$185,265	\$71,390	\$31,250	\$168,998	\$13,495	\$12,550
	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1	Jan. 1 to Oct. 31	Jan. 1 to Nov. 1
New Buildings...	958	622	3,487	2,545	10,432	7,357	17,302	11,521	1,861	2,294
Cost .....	\$114,799,677	\$114,609,741	\$78,098,558	\$51,194,865	\$103,200,401	\$80,084,065	\$106,889,287	\$64,371,880	\$5,987,813	\$6,988,275
Alterations .....	\$22,995,938	\$21,429,087	\$2,759,165	\$2,176,604	\$8,079,162	\$6,254,910	\$3,018,531	\$2,853,883	\$290,334	\$381,103

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# BUILDING SECTION

## New Plan to Speed Up \$89,000,000 School Building Program

Board of Estimate and Apportionment Authorizes Employment of Outside Architects and Money Is Available for 100 New Buildings Within the Next Year

THE Board of Estimate and Apportionment at its regular meeting, October 27, formally approved a plan presented by George J. Ryan, President of the Board of Education, whereby the lagging program of school building construction may be greatly accelerated. The city authorities already have appropriated a total of \$89,000,000 for an extensive building program in order to provide adequate school facilities for the vast number of children who are now in part-time classes. Although at best several years will be required for the city's educational authorities to catch up with the actual school building requirements, the way is now clear for more rapid progress in the construction of additional schools than has been possible under the system in force.

The new plan suggested by President Ryan as a measure of relief for the over-burdened Construction Department of the Board of Education provides for the employment of a number of architects of recognized standing who will prepare the plans for the new schools scheduled for construction. These plans will conform to the standard designs and specifications which have been adopted by the Board of Education and which have the approval of the Municipal Art Commission.

Should the plan to retain outside architects for school building construction actually be made effective it will be a decided departure from the methods now prevailing. At the present time all of the new schools for this city are being designed by the Construction Department of the Board of Education. C. B. J. Snyder, as Superintendent of Buildings for the Board, has evolved standardized plans, designs and specifications which are the basis of all new projects, and all that is required is to make these standardized plans conform to the sites selected for the proposed new buildings.

The Board of Education has exercised complete control over the design and construction of the city's schools since 1853, New York City being the first municipality in the United States to organize a department of expert architects, engineers, draftsmen, construction superintendents and trained inspectors for this purpose.

The present emergency, however, with its tremendous demands for additional educational facilities in practically every section of the city, has been more than the Construction Department of the Board of Education has been able to meet. The output of the department has been limited and its personnel is not sufficient to handle the greatly expanded program of construction which has been authorized and for which funds have been provided.

In presenting his request for authority to retain outside architects to speed up the school building program President Ryan told the members of the Board of Estimate and Apportionment that favorable action undoubtedly would make it possible to complete at least eighty new school buildings in about eight months.

The suggestion to retain additional architects to assist in speeding up school building construction was made by Henry Crosby, an architect, who recently completed a survey of the school building program for the Board of Education. President Ryan asked that a joint meeting be held by the Board of Estimate and Apportionment and the Board of Education to consider the report of Mr. Crosby and also to devise ways and means of carrying it into effect. Mayor Hylan thereupon desired to know how many new schools the report recommended.

"If we had the help of outside architects," replied President Ryan, "we could build one hundred schools in a short time, while the best we have been able to do up to now is to get forty in a year under way and the average number has been about ten. We desire to provide enough schools to allow a seat for every child, but we can't do so unless we enlarge the program of procedure that has been in force for twenty years or more."

The budget of the Board of Education for 1923 calls for an expenditure of \$64,000,000 for school construction. There will also remain at the close of this year about \$25,000,000 from funds authorized for 1922 building operations which will be available for the coming year if the proposed plan is put into effect. It was found impossible to utilize all the money provided for buildings during the current year because the Construction Department of the Board of Education could not turn out plans and specifications with sufficient speed. President Ryan stated that with the assistance of outside architects the Board of Education will be in a position to complete its entire program within two years.

The employment of outside architects by the Board of Education will not change the prevailing designs in any material respect. The standardized type, which has been developed by Mr. Snyder and which is now followed on all buildings erected, with only incidental changes of plan to fit the particular needs of each individual site probably will be followed. What will be gained will be the services of a number of high-class designers and, what is of even greater importance in speeding up the work of the Board, a multiplicity of drafting rooms and draftsmen to handle the greatly expanded program of school construction.

President Ryan told the Board of Estimate and Apportionment that in his opinion four or five reliable architects should be employed at the start for this work but that, if occasion demanded, others should be added to the list. In discussing the additional cost of designing according to this plan he stated that if the standardized plans and specifications now in use are continued the fees for the necessary architectural advice and labor might be held down considerably.

If this plan goes into effect, as soon as the working drawings for new schools are ready the contracts for ten or twelve new structures could be let at one time and the work could be finished in from eight to twelve months, according to the size of the building.

Dr. James A. Ferguson, chairman of the Board of Education's Committee on New Buildings, said that contracts for twenty schools could be awarded to each of four contractors and that eighty schools could be completed within eight months.

The suggestion to retain outside architects to carry out the school building program will not alter in any respect the prevailing procedure of awarding contracts or supervising work. The only difference will be the addition of the Board's staff of superintendents and inspectors. At present the school construction in the various boroughs of New York City is under the direction of a Deputy Superintendent of Buildings, who has a local inspector on each active project and one or two traveling inspectors who report personally to the Deputy Superintendent. Any increase in the school building program will be handled by the Board of Education through its inspection staff, which will be increased for the purpose.



# Builders and Trade Unions to Negotiate New Agreements

## Union Officials Accept Amended Fourteen Principles of Employers' Association, Practically Assuring Harmony in Labor Situation for 1923

**B**UILDING construction work in the Metropolis has gone ahead during the year 1922 without an agreement between the labor unions and the employers' associations, with the exception of the verbal one which only covered the question of wage scales. All agreements, including that with the Building Trades' Council, expired on December 31, 1921, and although since that time there has been repeated attempts to arrive at a definite understanding with the union, it has not been until the past week that this has seemed possible. Within the past few days the situation has changed and it now seems quite probable that the unions and employers' associations will enter into agreements.

In December, 1921, the Building Trades Employers' Association refused to make a blanket agreement with the Building Trades' Council for 1922 and announced that individual agreements would be made between the several employers' associations and the unions of each craft; provided, the unions would agree that such agreements should be based upon Fourteen Principles adopted by the Employers' Association. The Council ordered the unions not to make individual agreements with their employers and demanded a blanket agreement with the Employers' Association. The Council also refused to accept the Fourteen Principles.

Walter Stabler, Robert D. Kohn and Robert E. Simon, representing a citizens' conference and acting as mediators, endeavored to bring about an agreement between the Building Trades' Council and the Building Trades Employers' Association during the months of March and April. Several meetings were held at which representatives of the unions and officials of the employers' association were present, but nothing definite was accomplished at these conferences despite the earnest efforts of the mediators. They were not successful, due mainly to the fact that the Council refused to discuss a basis for future trade agreements unless the Employers' Association first entered into a blanket agreement with the Council fixing the wage scales for all of the trades.

In September, the Council made a request to the Employers' Association for a conference at which new trade agreements could again be discussed. Since then several important meetings have been held and it has been announced that an understanding has been reached between the unions and the employers regarding the basis of the proposed new trade agreements.

The Employers' Association consented to the amendment of a number of the Fourteen Principles. The Council then approved of the Principles as revised and amended and has instructed the several unions, members of that body, to proceed with the negotiations of trade agreements with the trade associations of employers for the year 1923. The Principles are as follows:

### *Principles Upon Which Trade Agreements Should Be Based*

1. There shall be no strikes or lockouts or stoppage of work, neither shall members of a union collectively leave the work of a member of the Building Trades Employers' Association. Trade agreements made by the employers' associations, members of the Building Trades Employers' Association, and trade unions shall

provide that all disputes arising in the trades shall be settled by trade boards of arbitration, with an umpire if necessary, and the decisions of trade boards and umpires shall be final and binding.

2. There shall be no agreement providing for discrimination against building materials, raw or manufactured.

3. The amount of work a man may perform shall not be restricted by a union nor by the representatives, officers or members of a union; and the use of machinery, tools, appliances or methods shall not be restricted or interfered with.

4. The employer shall be at liberty to employ and discharge whomsoever he sees fit; and the members of the union shall be at liberty to work for whomsoever they shall see fit.

5. The foreman shall be the agent of the employer and shall not be tried for any of his acts as foreman without due notice of the trial, accompanied by a written statement of the charges against him, being given to the Joint Trade Board.

6. The trade associations and unions shall jointly maintain a system which will provide an adequate force of skilled mechanics. The Apprenticeship Plan of the New York Building Congress is endorsed.

7. The members of the unions shall not refuse to work with men who are not members of their organizations when the unions have failed to supply a sufficient number of mechanics.

8. Overtime shall not be worked, except when unavoidable.

9. There shall be no provision, in any trade agreement, having for its object the collection of debts.

10. There shall be no provision, in any trade agreement, which will prevent the doing of cutting by the trade which installs the work for which the cutting is done.

11. Unskilled work, as defined in the trade agreements, may be performed by laborers or helpers. The work that has been heretofore recognized to be in the possession of a trade shall not be submitted to arbitration, unless possession is claimed by a party or parties to a jurisdiction of trade dispute.

12. All trade agreements shall provide that disputes between trades and disputes relative to questions of jurisdiction of trade shall be adjusted in accordance with the method set forth in the Joint Arbitration Plan of the New York Building Trades as adopted on July 9, 1903, and amended on April 22, 1905, and that all decisions rendered thereunder determining disputes arising out of the conflicting jurisdictional claims of the various trades shall be recognized by and be binding upon the parties thereto.

The Employers' Association and the Council have also arrived at an understanding which provides that, should the employers and the union in any trade fail to agree upon the terms and provisions of a trade agreement, a joint committee of the Council and the Building Trades Employers' Association will act as mediators, and, should the mediators fail to bring about an agreement, the question or questions in dispute shall be submitted to arbitration by the Employers' Association and the union having an interest in the case.

In substance, the unions affiliated with the Building Trades Council have declared that there shall be no strikes in the future, and that all questions and disputes which arise in the industry shall be decided by mediation and arbitration.

The unions not affiliated with the Council, and to which the understanding does not apply, are the bricklayers, plasterers, plumbers and painters. The bricklayers, plumbers and painters have said that they want an agreement with their employers for 1923. This leaves only the plasterers in doubt.

## Taxpayers Have Until Nov. 15 to Protest High Tentative Assessments

**T**HE Real Estate Board of New York in an analysis of the assessment rolls for 1923 opened for public inspection October 1, says: "Real estate interests expected an increased assessment, although not as great as it turned out to be. It is true that 29,359 new buildings were erected at a cost of \$360,827,015, but many old buildings had been demolished and a great deal of valuable land, including water fronts, had been taken for city purposes.

"The Real Estate Board in a recent statement estimated \$200,000,000 as the probable increase, or total assessment roll of about \$10,023,494,720, for all kinds of real property.

"The assessment of \$10,466,121,527 is too high, and very large reduction must be made by the Commissioners during

the hearings on protest or will be made by the courts through writs of certiorari.

"The attention of property-owners is called to the advisability of examining the assessment rolls and ascertaining the values placed on their holdings. Protests and requests, to obtain a hearing, must be filed before November 15. A personal hearing should be requested, and at the hearing the evidence presented should be such as would be accepted in a court. The evidence offered the Commissioners is that upon which a writ of certiorari could be based.

"A temporary raise of rents based upon artificial and temporary conditions or temporary replacement value in a time of shortage of material and labor, are not evidences of value."



# Many Projects Announced for Winter Building Schedule

## Weekly Statistical Report of F. W. Dodge Company Gives Promise of Variety of Opportunities for Metropolitan District Contractors

**R**ECENT reports of new construction scheduled for an early start in this territory are indicative of a winter building season of more than usual activity and intensity. Architects have been especially busy on plans for new building projects and a large amount of work has been in the hands of contractors for estimates during the past week. Commitments have also held up so that local contractors and material dealers have quite a volume of work actually on their books and considerably more in early prospect.

Construction statistics tabulated by the F. W. Dodge Company, covering the territory including all of New York State and New Jersey, north of Trenton, show that during the forty-third week of this year plans were reported for 660 new buildings and engineering operations at an estimated total cost of \$21,769,100. The contract commitments in this territory for the same week involved 416 separate operations at a total cost of approximately \$18,676,100.

The records for the week in New York City, while indicating a slight decline as compared with the week previous, are holding up well and are an assurance that local building interests will have plenty of work on hand during the usually dull winter

months. During the week past architects and engineers reported work on plans for 285 new structural projects at a total cost of \$10,280,700 and the 107 projects for which contracts were awarded in Greater New York during the same period will involve a total outlay of \$5,081,600.

The 285 operations for which plans were announced in this city during the forty-third week of 1922 include 40 business buildings such as stores, lofts, offices, commercial garages, etc., \$1,131,600; 2 educational projects, \$103,000; 2 hospitals and institutions, \$55,000; 7 factories and other industrial buildings, \$494,300; 2 public buildings, \$460,000; 7 public works and public utilities, \$145,000; 224 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$7,841,800 and 1 recreational project, \$50,000.

The group of 107 projects for which contracts were awarded in New York City during the forty-third week of this year included 19 business buildings of various types, \$916,600; 4 educational projects, \$305,000; 1 hospital, \$40,000; 6 industrial projects, \$108,500; 1 public building, \$90,000; 3 public works and public utilities, \$134,000; 1 religious edifice, \$50,000; 70 residential operations, \$3,407,500 and 2 recreational buildings, \$30,000.

### PERSONAL AND TRADE NOTES.

**Leigh French**, who has recently returned from an extensive trip abroad, has moved his office from 597 Fifth avenue to 15 East 49th street.

**Frank W. Hubbard**, Boston, Mass., was elected president of the Eastern Supply Association at the recent annual meeting of this organization.

**William E. Wood**, president of the W. E. Wood Co., Detroit, general contractors, has been nominated for president of the Associated General Contractors of America for the 1923 term.

**L. H. Usilton**, formerly a superintendent of construction for the Turner Construction Company, is now connected in the same capacity with the Barney-Ahlers Company, 110 West 40th street, industrial building contractors.

**P. C. Idell**, who has been connected with the engineering and sales department of the Babcock & Wilcox Company, 85 Liberty street, for twenty-three years, has been appointed manager of the New England office of this firm at 49 Federal street, Boston.

**M. S. Sloan**, president of the Brooklyn Edison Company, was elected second vice-president of the Empire State Gas & Electric Association at the eighteenth annual convention of this organization which was recently held at Lake Placid.

**Albert E. Kleinert**, Superintendent of Buildings for Brooklyn, was the principal speaker at the annual dinner of the Associated Builders of Kings County, Inc., recently held at the Hotel Astor. Frank Mann, Tenement House Commissioner, also spoke. Abraham Rockmore was the toastmaster.

**William Neumann** was elected temporary chairman, and Hugh S. Kelly, secretary, of the Hudson County Chapter of the New Jersey Society of Architects which was organized at the Elks' Club, Jersey City, Thursday, October 19. This organization starts off with a charter membership of more than a score of the leading architects of Hudson County, N. J. It was decided at the meeting to hold quarterly meetings at the Elks' Club and to invite speakers from the building departments in the various municipalities to address the members. The chapter will interest itself in all enterprises which

may be classed in their particular line and will pay particular attention to building code amendments and zoning laws.

### Cement Production in 1921.

Final figures on the output of Portland cement during 1921, compiled by the United States Geological Survey from reports of all producers, show that production was a little less than 99 per cent. of that in 1920, the record year. Statistics for the year 1921, up to the present time, were based mainly on reports of producers but in part on estimates. These estimates, however, were found to be only about 0.6 per cent. lower than the final production figures.

Department of Commerce statistics show exports of hydraulic cement from the United States in 1921, at 1,181,014 bbls., valued at \$4,276,986, or \$3.62 per bbl., as compared with 2,985,807 bbls., valued at \$10,045,369, or \$3.36 per bbl., in 1920. The exports went principally to the West Indies, South America, Mexico and Central America. Imports in 1921 were 122,322 bbls., valued at \$388,842, or \$3.18 per bbl., as compared with 524,604 bbls., valued at \$1,254,729, or \$2.39 per bbl., in 1920.

Total production for the entire country during 1921 reached 98,842,049 bbls., 81.5 per cent. of which were burned with coal as fuel; 10.2 per cent. using crude oil; 5.0 per cent. with both coal and crude oil, and 2.7 using oil, coal and gas.

Pennsylvania held the lead during 1921, with a total output of 27,628,598 bbls., from twenty-two mills.

### Metal Lath To Be Standardized

Following the reduction in standard sizes of paving brick and lumber initiated by the Department of Commerce, work is now under way in the standardization of metal lath. A reduction from seventy-one to nine in the number of weights and styles of lath was recommended at a preliminary conference held at the Department of Commerce October 2. The manufacturers have worked out a plan for this reduction which they believe will be acceptable to contractors and other consumers.

A general conference will be held December 12 to which manufacturers, distributors and consumers will be invited. At that conference, it is expected that a definite conclusion will be reached.

### Copper Used in Construction

The consumption of copper by the construction industry in the United States during 1922, it is estimated by the Cop-

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

**American Association of Engineers** will hold its annual convention at Norfolk, Va., May 7 to 9, 1923. Details of this meeting will not be decided for some time.

**National Paint, Oil and Varnish Association, Inc.**, will hold its thirty-fifth annual convention at Atlantic City, November 15 to 17 inclusive. Headquarters will be at the Ritz-Carlton Hotel.

**Building Managers' and Owners' Association of New York** will hold its regular monthly dinner and meeting at the Advertising Club, 47 East 25th street, Tuesday evening, November 14, at 6.30 p. m. The name of the speaker will be announced later.

**American Society of Mechanical Engineers** will hold its forty-third annual meeting in New York City December 4 to 7 inclusive. The tentative program lists twenty sessions. The outstanding feature will be the session to be held Wednesday evening, December 6, with a program presented jointly by the American Economic Association and the management division of the American Society of Mechanical Engineers. Joint sessions will be held also with the American Society of Refrigerating Engineers, the American Society of Safety Engineers and the Stoker Manufacturers' Association.

per and Brass Research Association, will be approximately 150,000,000 pounds, including the metal in form of bronze and brass sheets, piping, hardware, lighting fixtures, wire, and the like. This will be an increase of about 100,000,000 pounds as compared with 1921, 96,000,000 above 1920 and 73,000,000 above 1919. It is estimated that 118,000,000 pounds will be used in roofing and sheet metal work, 17,000,000 in plumbing, 11,000,000 pounds for lighting fixtures, and about 4,000,000 pounds in hardware manufacturing. On the basis of the total volume of construction for the current year, the Copper and Brass Association estimates the potential market for copper and brass in the building industry to be 650,000,000 pounds a year.



# CURRENT BUILDING OPERATIONS

CONSTRUCTION activity in the Metropolitan District is being hampered to some extent by the shortage of essential building materials that has resulted from the railroad freight congestion. Recently several lines have placed embargoes on incoming buildings materials, and as a consequence the available supplies of some of the most important commodities are getting down to a dangerously low point.

Considering the lateness of the season there is a large amount of active building in this district. The construction now in progress is more than it has been for a number of years at this period, and according to the number of new projects being planned by architects and engineers and the large volume of work being placed under contract each week, the local industry will be fully occupied throughout the remainder of the year and well into 1923 with the operations now actually in hand. The only adverse condition at present is the unsatisfactory outlook for adequate supplies of building materials. While at present there is no great amount of construction actually being held up on account of the lack of materials, there is danger that a continuation of the prevailing conditions will cause a lot of hardship to the building industry in the near future.

With the remarkably strong demand for building materials of practically every type and description and the gradually depleting supplies in the local markets, it is but natural that prices should be very firm and with a marked trend toward higher levels. While the supply situation remains as uncertain as it is at present, there is little likelihood of a downward turn to prices.

**Common Brick**—A fair demand for Hudson River common brick continued this week, although the market was not quite as active as it was a week ago. There is some new inquiry, but brick sales are slower because of the decreasing supplies of other essential building materials holding back construction to a considerable degree. Common brick prices are easier than they were and although the range is about the same as it was last week, the top price is only being obtained for the selected brick. The majority of sales recorded have been at \$15 a thousand with lower prices for bricks of inferior quality. Reports from the up-river manufacturing district show that practically all of the open yards have suspended manufacturing operations until next spring, but the dryer yards are still in production and probably

will continue throughout the winter. There is a large amount of green brick still to be burned, but as there has been no change of consequence in the fuel situation, it is likely that the firing of these brick will be spread over the next three or four months or more.

**Summary**—Transactions in the North River brick market for the week ending Thursday, November 2, 1922. Condition of market: Demand fair; prices easy, but practically unchanged. Quotations: Hudson Rivers, \$14 to \$15.50 a thousand to dealers in cargo lots alongside dock. Num-

ber of cargoes arrived, 33; sales, 35. Distribution: Manhattan, 8; Bronx, 3; Brooklyn, 18; New Jersey points, 4; Astoria, 1; Flushing, 1.

**Lumber**—Demand for lumber continues strong, and both wholesale and retail dealers report satisfactory prospects for the remainder of the year. Although orders from building sources have declined to some extent, there is a better demand from manufacturing consumers, and the general tone of the market is good. Lumber production has now caught up with the orders, but rail shipments are

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades.. \$14.00 to \$15.50  
Raritan .....

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:

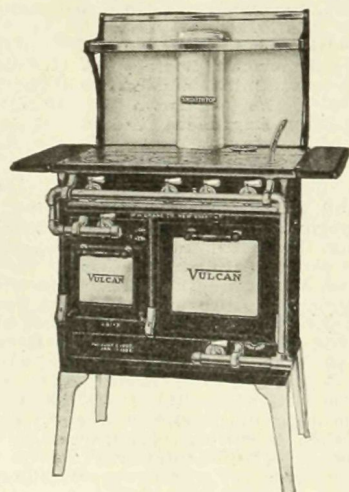
Neat Wall Cement, in cloth bags .....\$21.00 per ton  
Brown Mortar, in cloth bags. 18.00 per ton  
Lath Mortar, in cloth bags... 18.00 per ton  
Finishing Plaster, in cloth bags ..... 24.50 per ton

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. .... \$0.10¼ to \$0.12  
3-in. (hollow) per sq. ft. ... 0.10¼ to 0.12



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# MATERIALS AND SUPPLIES

slow and uncertain. Lumber prices are very firm and slight advances are anticipated.

**Structural Steel**—A decided change for the better has taken place in the New York market for structural steel. Demand has improved greatly and new inquiries denote a large volume of business in the near future. Although the bookings of the past week or so have been for small lots the total amounted to a substantial tonnage. Several large projects have been released for bids and some important contracts are pending.

Prices are steady and are practically unchanged, with deliveries somewhat easier than they were a few weeks ago.

**Reinforcing Bars**—Concrete bars are in fairly active demand, and although the orders are not quite as heavy as predicted the market has a good tone and there is every indication of steadily increasing business. There is considerable new work coming out in which reinforced concrete will be used extensively, and with the early award of pending contracts the market will take on a far more lively aspect. Prices are steady.

**Builders' Hardware**—A slight drop in the demand for builders' hardware has been noticeable during the past few weeks owing to the fact that speculative construction has practically stopped for the season. Jobbers are making an effort to get their stocks in shape as the heavy demand of the past few months made heavy inroads upon local supplies, and there was considerable scarcity in some lines. Prices are firm and no changes of importance have been reported.

**Electrical Supplies**—Business in this line is steady and, generally speaking, satisfactory to both manufacturers and jobbers. Demand for wiring materials holds well despite the seasonal decline in construction activity, and there is a steady improvement in the amount of business being recorded for alteration and repair work throughout the Metropolitan District. Lighting fixture sales are unusually heavy and denote a large amount of new construction nearing completion. Prices are strong and likely to hold for some time to come, as stocks are adequate but not topheavy.

**Window Glass**—The demand for both plate and window glass continues fairly active, and although sales have not been as heavy during the past week or so as they were a while previous business is generally considered good. Local stocks are somewhat broken and prices are very firm.

**Nails**—But slight change has occurred in the nail situation during the week. Demand continues to exceed the supply, and the scarcity seems to be growing. Jobbers' stocks are very light and assortments are badly broken, and according to the best informed the prospects of early improvement are not bright. Prices are very firm and indicate considerable speculation. New York quotations are ranging between \$3.75 to \$3.90 base per keg for wire nails, and \$4.10 to \$4.20 base per keg for cut nails.

**Cast Iron Pipe**—Market conditions remain substantially unchanged with a strong demand and prices very firm. Although the major portion of the orders being booked are coming from private sources, there is a smattering of municipal business, and the mills are still booked from four to twelve weeks ahead. New York quotations are as follows: 6 in. and larger, \$54.50 per net ton in carload lots, f. o. b. New York; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

**Linseed Oil**—The market for this material is very sluggish and recent sales have been light. Prices are firm.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
17x48x½ in.	\$0.34 each
22x36x¼ in.	0.20 each
22x36x¾ in.	0.22 each
22x36x½ in.	0.28 each

### Sand—

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

### White Sand—

Delivered in Manhattan	\$4.50 per cu. yd.
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### Broken Stone—

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

### Building Stone—

Indiana limestone, per cu. ft.	\$1.62
Kentucky limestone, per cu. ft.	2.27
Briar Hill sandstone, per cu. ft.	1.63
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
Beam 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 \$0.95
Less than 5 bbls.	0.95 to 0.98

### Turpentine—

Turpentines	\$1.28 to \$1.30
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## CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

**177TH ST.**—D. S. Lang, 110 West 34th st, has plans in progress for a 5½-sty brick and limestone apartment house, 125x90 ft, in the south side of 177th st, 100 ft west of Broadway, for Broadway & 170th Street Holding Corp., 200 Broadway, owner and builder. Cost, \$225,000. Owner will take bids on separate contracts about November 7.

**170TH ST.**—Geo. G. Miller, 1482 Broadway, has plans in progress for a 6-sty brick and stone apartment, 90x100 ft, in the south side of 170th st, 150 ft east of Ft. Washington av, for owner and builder, to be announced later.

#### BANKS.

**WALL ST.**—Clinton & Russell, 100 Maiden Lane, have been retained to prepare plans for a bank and office building at 48 Wall st, for Bank of New York—Clifford P. Hunt, president, 48 Wall st, owner.

#### DWELLINGS.

**CODDINGTON AV.**—M. A. Cardo, 61 Bible House, has plans in progress for a 2-sty brick dwelling, 21x66 ft, on the north side of Coddington av, 147 ft east of East Tremont av, for M. Riggs, 218 East 14th st, owner. Cost, \$15,000. Architect and owner will take bids on general contract soon.

#### STORES, OFFICES AND LOFTS.

**5TH AV.**—Montague Flagg and C. F. Rosborg, 42 East 57th st, have plans nearing completion for a 6-sty fireproof office building, 18x160 ft, at 585 5th av for Oceanic Investing Co., Albert E. Thorne, president, 49 Wall st, owner. Cost, \$100,000. Architect will take bids on general contract about November 6.

**170TH ST.**—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 2-sty brick store and office building, 195x123 ft, at 170th st and St. Nicholas av for estate of Robert E. Westcott. Steven Miller, trustee, 70 East 45th st, owner. Cost, \$100,000. Jacob & Livingston, 120 Broadway, will take bids on general contract about November 6.

#### MISCELLANEOUS.

**11TH AV.**—Ludlow & Peabody, 101 Park av, have preliminary plans in progress for a press, garage & storage building, on plot 200x225 ft, on the east side of 11th av, between 44th & 45th sts, for New York Times—A. H. Sulzberger, in charge—229 West 43rd st, owner.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

**HORNADAY PL.**—Charles Shaefer, Jr., 394 East 150th st, has plans in progress for an apartment house on the north side of Hornaday pl, 100 ft east of Mohegan av, for L. Saberino and J. Cohen, 1831 Matthews av, owner and builder.

**DAVIDSON AV.**—Plans have been prepared privately for a 5½-sty brick apartment house, 180x90 ft, at the southwest corner of Davidson av and 180th st for Clair Bldg. Corp., A. Blumenthal, president, 299 Broadway, owner and builder.

**MANIDA ST.**—Wm. Koppe, 565 East Tremont av, has plans in progress for a 6-sty brick and limestone apartment house, 75x100 ft, in the east side of Manida st, 191 ft south of Lafayette st, for T. Jaffe, 831 Manida st, owner and builder. Cost, \$150,000.

**TOWNSEND AV.**—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 5-sty brick and limestone apartment house, 175x88 ft, on the west side of Townsend av, 107 ft north of 170th st, for Realty Managers' Corp., care of F. Roerisch, Jr., 342 Madison av, owner. Cost, \$350,000.

**DAVIDSON AV.**—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick & limestone apartment house, 72x98 ft, on the west side of Davidson av, 120 ft south of Fordham rd, for Seebly Realty Co., 51 East 42nd st, owner. Cost, \$95,000. Owner will take bids on separate contracts about November 7th.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

**SUTTER AV.**—A. J. Simberg, 1133 Broadway, Manhattan, has completed plans for two 2-sty brick and limestone flats, 50x76 ft, on the north side of Sutter av, 40 ft west of Logan st, for S. Lassoff, 236 Berriman st, owner and builder. Cost, \$40,000.

**STERLING PL.**—Shampan & Shampan, 188 Montague st, have plans in progress for an apartment house, 70x128 ft, on the north side of Sterling pl, 120 ft east of Schenectady av, for T. E. Realty Co., owner. Cost, \$150,000.

**BROOKLYN.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for seven 3-sty brick & limestone apartment houses, 25x75 ft, in Brooklyn, for Kabb Construction Co.—Samuel Klein, president—owner. Cost, approximately \$150,000.

#### BANKS.

**PITKIN AV.**—Cohn Bros., 363 Stone av, has plans in progress for a bank building at 1783 Pitkin av, corner Stone st, for The Municipal Bank—Shepard J. Goldberg, president—1783 Pitkin av, owner.

#### DWELLINGS.

**43D ST.**—Henry J. Nurick, 44 Court st, has plans in progress for a 2-sty brick dwelling, 29x54 ft, in the west side of East 43d st, near Church av, for Max Brody, 206 East 43d st, owner. Cost, \$15,000.

**SUTTER AV.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 3-sty brick & limestone dwelling, 25x90 ft, with store & office, on the north side of Sutter av, 75 ft west of Williams av, for Max Frank, owner. Cost, approximately \$30,000.

**EAST NEW YORK AV.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for four 2-sty brick & limestone dwellings, 26x60 ft, with stores, at the southwest corner of East New York av & Chester st, for Harry Topp, owner. Cost, approximately \$80,000.

**5TH AV.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick & limestone dwelling, 20x100 ft, with store, at the southeast corner of 5th av & Sterling pl, for Isaac Miller, owner. Cost, approximately \$20,000.

**FRANKLIN AV.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for six 2-sty brick & limestone dwellings, 18x52 ft, with stores, at the southeast corner of Franklin av & St. Marks av, for Isaac Miller, owner. Cost approximately \$60,000.

#### SCHOOLS AND COLLEGES.

**OCEAN AV.**—Burkhard & McGovern, 256 5th av, have plans in progress for a 2-sty and basement brick parochial grade school, 162x95x45 ft, at Ocean and Jerome avs for St. Mary's R. C. Church, Rev. Father Daniel J. McCarthy, rector, 2854 East 14th st, owner.

#### STABLES AND GARAGES.

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

**MCDUGAL ST.**—M. Margolin, 1384 St. Marks av, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of

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McDougal st, 100 ft east of Stone av, for Walcott Holding Corp., Akiba Margoli, 1438 Park pl, owner and builder. Cost, \$20,000.

**ATLANTIC AV.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 1-sty brick & limestone garage, 80x100 ft, on the south side of Atlantic av, 170 ft east of Brooklyn av, for Samuel Lapidus, owner. Cost, approximately \$30,000.

#### STORES, OFFICES AND LOFTS.

**NEW UTRECHT AV.**—A. J. Simberg, 1133 Broadway, Manhattan, has completed plans for fifteen 1-sty brick stores, 204x98 ft irregular, on the block bounded by New Utrecht av, 55th and 56th sts and 3d av, for Morris Ross & Sons, 1437 51st st, owner and builder. Cost, \$30,000.

#### MISCELLANEOUS.

**BERGEN ST.**—Plans are being prepared privately for a 5-sty granite police station, approximately 85x87 ft, at Bergen st and 6th av for City of New York Police Dept., Commissioner, Richard Enright, 249 Centre st, Manhattan, owner. Cost, approximately \$450,000.

**DAHILL RD.**—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 1-sty brick ice plant, 100x100 ft, at the southeast corner of Dahill & Cortelyou rds, for Rubel Coal & Ice Co., 197 Glenmore av, owner. Cost, \$200,000. Owner will take bids on separate contracts.

### Queens

#### CHURCHES.

**FOREST HILLS, N. Y.**—Robert Tappan, 350 Madison av, Manhattan, has plans in progress for a 1-sty brick church, 30x100 ft, on Greenway North, Forest Hills, for St. Luke's Episcopal Church—Rev. W. P. Lauder, pastor—Forest Hills, owner.

#### DWELLINGS.

**JAMAICA, N. Y.**—E. Jackson, 8 Harriman av, Jamaica, has completed plans for a 2-sty frame dwelling, 25x30 ft, on the east side of New York av, opposite Watt court, for Henry Evans, Race Track, Jamaica, owner and builder. Cost, \$7,000.

**JAMAICA, N. Y.**—Ernest G. Peterson, 64 Flushing av, Jamaica, has completed plans for fourteen 2½-sty frame dwellings 16x36 ft, in the east side of Union Hall st, 212 ft south of State st, Jamaica, for John Monsees, 110-22 Washington st, Jamaica, owner. Cost, \$242,000.

#### HOTELS.

**LONG BEACH, N. Y.**—Severance & Van Alen, 372 Lexington av, Manhattan, have been retained to prepare plans for a hotel on the Boardwalk, east of Jackson blvd, Long Beach, for Hotel Nassau, Joel Hillman, Long Beach, owner.

### Nassau

#### DWELLINGS.

**ROSLYN, N. Y.**—Cross & Cross, 681 5th av, Manhattan, have plans in progress for a 2½-sty frame, brick and concrete dwelling at Roslyn for Edward S. Moore, 14 Wall st, Manhattan, owner.

#### SCHOOLS AND COLLEGES.

**NORTH MERRICK, N. Y.**—I. B. Baylis, 55 Main st, Hempstead, has plans in progress for a 2-sty and basement fireproof grade school, 61x132 ft, at North Merrick, for Board of Education of Common School Dist. No. 29 of Merrick, Bert Hope, president, Town of Hempstead, owner. Cost, \$140,000.

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**SCHOOLS AND COLLEGES.**

**FREEPORT, N. Y.**—William Adams, 15 West 38th st, Manhattan, has plans in progress for a 3-sty brick high school in Pine st, Freeport, for Board of Education of Freeport—David Sutherland, Jr., president—Freeport, owner. Cost, \$600,000. Bids will be called for about November 6th.

**Westchester**

**APARTMENTS, FLATS AND TENEMENTS.**

**YONKERS, N. Y.**—Alex. Dawson, 42 Cedar pl, Yonkers, has completed plans for a 3-sty frame apartment, 30x50 ft, at 33 William st, Yonkers, for William Hopper, 37 William st, Yonkers, owner and builder. Cost, \$24,000.

**MT. VERNON, N. Y.**—Stern & Peyser, Proctor Bldg., Mt. Vernon, have plans in progress for a 4-sty brick and limestone apartment, 80x64 ft, at the southwest corner of Grand st and Gramatan avs, Mt. Vernon, for Ferber Construction Co., American National Bank Bldg., Mt. Vernon, owner and builder. Cost, \$15,000.

**DWELLINGS.**

**PELHAM MANOR, N. Y.**—Stern & Peyser, Proctor Bldg., Mt. Vernon, have been retained to prepare plans for a dwelling on plot 250x200 ft, at Esplanade, Wolfs Lane & Neeley av, Pelham Manor, for S. P. Larkin, 434 Wolfs Lane, Pelham Manor, owner. Cost, \$20,000.

**NEW ROCHELLE, N. Y.**—Wm. Stanwood Philips, 137 East 43d st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, 70x33 ft, at Beaumont Park, New Rochelle, for Ulric Eck, Beaumont Park, New Rochelle, owner and builder. Cost, \$20,000.

**BRONXVILLE, N. Y.**—Geo. W. Rappold, 452 5th av, Manhattan, has plans in progress for a 2-sty frame dwelling, 40x26 ft, with garage, at Bronxville for H. H. Brocher, 55 Tieman pl, Bronx, owner.

**YONKERS, N. Y.**—B. G. Werner, Proctor Bldg., Yonkers, has plans in progress for a 2½-sty frame and stucco dwelling, 39x30 ft, on M. and av, Yonkers, for C. Malone, owner, care of architect. Cost, \$15,000. Architect will take bids on separate contracts about November 15.

**HALLS AND CLUBS.**

**NEW ROCHELLE, N. Y.**—C. C. Wendehack, 101 Park av, Manhattan, has plans in progress for a 2-sty stone club house, 55x24½ ft, with golf course, at New Rochelle, for Winged Foot Golf Club, C. C. Nobles, president, 58 West 59th st, Manhattan, owner. Cost, \$650,000. Golf course architect, A. W. Tillinghast, 53 West 45th st, Manhattan. Landscape architects, Lewis & Valentine, 47 West 34th st, Manhattan.

**New Jersey**

**APARTMENTS, FLATS AND TENEMENTS.**

**JERSEY CITY, N. J.**—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for two 4-sty brick apartments, 50x85 ft, in Newkirk st, Jersey City, for Central Plumbing & Heating Co., Geo. Grossman and Morris Bower, 245 Central av, Jersey City, owner and builder. Total cost, \$150,000.

**CHURCHES.**

**NEW DURHAM, N. J.**—David Kops and S. E. Greydanus, 112 Ellison st, Paterson, have completed plans for a 2-sty frame and brick parish house, 50x34 ft, at Tonnelle and Doremus avs, New Durham, for Trinity Evangelical Lutheran Church, Rev. F. P. Wilhelm, pastor, 74 Elmwood av, Bogota, owner. Cost, \$50,000.

**DWELLINGS.**

**NEWARK, N. J.**—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 2½-sty frame clapboard & shingle dwelling, 26x57 ft, at 236 Custer av, Newark, for Robert Dreskin, 305 Peshine av, Newark, owner and builder. Cost, \$15,000.

**SUMMIT, N. J.**—Wm. S. Gregory, 1170 Broadway, Manhattan, has plans in progress for a 2-sty stone parish house, 135x70 ft, at Maple and Morris sts, Summit, for Central Presbyterian Church, Summit, owner.

**ROSELLE, N. J.**—A. J. Silberstein, 185 Market st, Newark, has completed plans for a 2½-sty frame and shingle dwelling, 26x63 ft, with garage on 9th av, Roselle, for Isadore White, 392 9th av, Roselle, owner and builder. Cost, \$20,000.

**HACKENSACK, N. J.**—J. L. T. Tillack, 171 Main st, Hackensack, has plans in progress for a 1½-sty brick or frame dwelling of irregular dimensions, on plot 100x54 ft, on Overlook av, Hackensack, for S. S. Quackenbush, owner, care of architect. Cost, \$15,000.

**JERSEY CITY, N. J.**—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for a 1½-sty brick dwelling, 31x47 ft, in Van Houten st, Jersey City, for Saverio Iorio, 162 Woodlawn av, Jersey City, owner and builder. Cost, \$18,000.

**SOMERVILLE, N. J.**—R. C. Hunter & Bros., 501 5th av, Manhattan, have completed plans for a 2½-sty frame dwelling, 38x54 ft, at Somerville, for Robt. W. Thatcher, Na-

tional City Bank, 55 Wall st, Manhattan, owner. Cost, \$12,000. Owner will take bids in the spring.

**HALLS AND CLUBS.**

**NEWARK, N. J.**—Warren & Wetmore, 16 East 47th st, Manhattan, and Neil J. Convery, 942 Broad st, Newark, have completed plans for a 12-sty brick and stone Elks' club, 100x150 ft, at Broad and Camp sts, opposite Lincoln Park, Newark, for Newark Lodge No. 21, B. P. O. Elks, Samuel Roseler, exalted ruler, 37 Green st, Newark, owner. Cost, \$1,000,000. Structural engineer, H. G. Balcom, 10 East 47th st, Manhattan.

**CONTRACTS AWARDED.**

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

**BANKS.**

**MANHATTAN.**—R. H. Howes, 103 Park av, has the general contract for alterations to the 4-sty brick bank and office building, 25x50 ft, at 115 West 42d st, for American Savings Bank, Wm. M. Campbell, treasurer, 115 West 42d st, owner, from plans by Dennison & Hiron, 288 Lexington av, architects. Cost, \$30,000.

**ASBURY PARK, N. J.**—Sobray Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for alterations and a rear addition to the 5-sty brick bank, 60x100 ft, at Mattison av & Emory st, Asbury Park, for Asbury Park Trust Co.—W. J. Couse, president—Mattison av & Emory st, Asbury Park.

owner, from plans by Thomas M. James Co., 342 Madison av, Manhattan, architect.

**DWELLINGS.**

**WHITE PLAINS, N. Y.**—Sullivan Construction Co., 140 William st, Manhattan, has the general contract for a 2-sty frame dwelling, 22x34 ft, with garage, at White Plains, for C. A. England, owner, care of architect, from plans by E. D. Graber, 140 William st, Manhattan, architect. Cost, \$10,000.

**HARTSDALE, N. Y.**—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2½-sty frame dwelling, 35x50 ft, on Greenacres av, Hartsdale, for Harry Streeter Lester, owner, care of architect, from plans by Chas. P. May, 15 East 40th st, Manhattan, architect. Cost, \$25,000.

**NEW ROCHELLE, N. Y.**—Wood & Merrill, 458 Main st, New Rochelle, have the general contract for a 2½-sty frame and stucco dwelling, 28x40 ft, with garage, on the north side of Watkins st, New Rochelle, for W. J. Gracey, owner, care of architect, from plans by Frank Wyatt Woods, 597 5th av, Manhattan, architect. Cost, \$25,000.

**SOUTHAMPTON, N. Y.**—North Eastern Construction Co., 101 Park av, Manhattan, has the general contract for a 2½-sty frame & stucco dwelling, 26x113 ft, at Southampton, for Mrs. Benson Flagg, owner, care of architect, from plans by Montague Flagg, 42 East 57th st, Manhattan, architect. Cost, \$25,000.

**FACTORIES AND WAREHOUSES.**

**COLLEGE POINT, N. Y.**—Robert Grange Co., 527 5th av, Manhattan, has the general contract for a 1-sty brick factory, 100x51 ft,

# The Metropolitan Temple

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In the west side of 128th st, 150 ft north of 20th av, College Point, for Unit Ventilation Co., 300 2d av, College Point, owner, from plans by Paul H. MacNeil, 154 Nassau st, Manhattan, architect. Cost, \$28,000.

NEWARK, N. J.—Newark Construction Co., Otto A. Melcopy, president, 138 Central av, Newark, has the general contract for a 1-sty brick warehouse, 50x196 ft, on Ridgewood av, Newark, for New Jersey Warehouse Co., Frank T. Troendle, president, 92 Howard st, Newark, owner, from plans by M. B. Silberstein, 119 Springfield av, Newark, architect. Cost, \$30,000.

#### HALLS AND CLUBS.

EASTHAMPTON, N. Y.—F. D. Hyde, 90 West st, Manhattan, has the general contract for a club house at Easthampton for Maidstone Club, Geo. W. Schurman, president, 100 Broadway, Manhattan, owner, from plans by Kenneth M. Murchison, 101 Park av, Manhattan, architect.

#### HOSPITALS.

MANHATTAN.—Marc Eidlitz & Son, Inc., 41 East 42d st, have the general contract for a hospital, dormitories and medical school on Broadway, 166th to 168th sts, for Presbyterian Hospital, Dr. C. C. Burlingame, Madison av and 70th st, owner, from plans by James Gamble Rogers, 365 Lexington av, architect. Consulting engineer, Werner Nygren, 101 Park av.

#### SCHOOLS AND COLLEGES.

BUTLER, N. J.—F. & C. Haerter, 765 Dewey av, West New York, have the general contract for an addition to the 2-sty brick and terra cotta high school, 65x70 ft, at Butler, for Borough of Butler, Board of Education, Wm. Inglis, clerk, Butler, owner, from plans by H. B. Brady, 333 North Broad st, Elizabeth, architect. Cost, \$125,000. Heating and ventilating, D. S. Tallman, 3637 Boulevard, Jersey City.

#### MISCELLANEOUS.

MANHATTAN.—H. H. Vought, 70 East 45th st, has the general contract for a 4-sty brick fire patrol house, 22x86 ft, at 8 Franklin st for New York Board of Fire Underwriters, 123 William st, owner, from plans by Arthur C. Jackson, 501 5th av, architect. Cost, \$90,000.

MANHATTAN.—Levering & Garrigues, 552 West 23d st, have the general contract for a 1-sty brick office building, 33x71 ft, with mill building and stable, 33x60 ft, and 1-sty steel and asbestos warehouse, 100x150 ft (lumber plant) in the south side of 69th st, between A and Exterior sts, for Geo. H. Storm Lumber Co., G. H. Storm, in charge, 545 East 71st st, owner, from plans by Wm. H. Gompert, 117 Madison av, architect. Cost, \$100,000.

MANHATTAN.—C. T. Wills Co., 286 5th av, has the general contract for alterations and an addition to the 3-sty fireproof Metropolitan Museum, 74x60 ft, on 5th av, between 83rd & 84th sts, for City of New York, Department of Parks & Metropolitan Museum of Art—Robt. De Forrest, president—5th av & 82nd st, owner, from plans by Grosvenor Atterbury, 139 East 53rd st, owner. Cost, \$185,000.

LONG ISLAND CITY, N. Y.—Lehigh Fireproofing & Engineering Co., 59 Wall st, Manhattan, has the general contract for a 2-sty & basement brick, steel and concrete bottling plant, 58x214 ft, at Newton Creek, Creek st & Nott av, L. I. City, for E. & J. Burke Co., 616 West 46th st, Manhattan, owner, from plans by W. S. Kinnear Co., 111 Broadway, Manhattan, architect & engineer. Cost, \$300,000.

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

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

151ST ST, 609 W, 6-sty bk apt, 100x86, slag rf; \$250,000; (o) Arrowhead Bldg. Corp., 41 Convent av; (a) George Fred Pelham, 200 W 72d (571).

PARK AV, 1101-7, 14-sty bk apt, 100x123, tar & gravel rf; \$1,250,000; (o) 1101 Park Av. Corp., 200 W 72d; (a) Rosario Candela, 200 W 72d (570).

#### FACTORIES AND WAREHOUSES.

VARICK ST, 224, 2-sty bk storage, 19x24, plastic slate roof; \$6,000; (o) Chas. Pasanante, 452 W 19; (a) M. A. Cardo, 61 Bible House (568).

#### STABLES AND GARAGES.

138TH ST, 202 W, 1-sty steel garage, 18x18, steel roof; \$400; (o) Henry Warner, 202 W 138th; (a) Maurice Silverstein, 145 W 41st (573).

AMSTERDAM AV, 120-34, 3-1-sty galv steel garages, 9x18; \$300; (o) Consolidated Gas Co., 130 E 15; (a) Belmont Metal Co, 2502 Webster av (567).

FT. WASHINGTON AV, 656, 1-sty steel garage, 10x17, steel rf; \$300; (o) Margaret P. Shea, 656 Fort Washington av; (a) George Guerin, 670 President (569).

#### STORES, OFFICES AND LOFTS.

57TH ST, 143-45 W, 6-sty bk bank & office bldg, 45x100, tar & gravel roof; \$350,000; (o) Little Craig Darlington, Mt Kisco, N. Y., & Mary Creighton Hencken, Greenwich, Conn.; (a) Delano & Aldrich, 126 E 38th (572).

#### MISCELLANEOUS.

JUMEL PL, 37-39, 1-sty bk market & office, 50x100, tar & gravel roof; \$25,000; (o) Harry Geloff, 328 E 112; (a) Richard Strulkind, World Bldg, R 501 (566).

30TH ST, 36 E, 9-sty bk mfg & office bldg, 22x90, slag roof; \$125,000; (o) Rebecca Smolowitz, 78 Eldridge st; (a) Harry Hurwitz, 1170 Bway (574).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

ANDREWS AV, e s, 200.10 n 183, 5-sty bk tnt, 50x85.1, slag rf; \$75,000; (o) Halperin & Truper, Inc., Nathan Halperin, 546 Claremont pkway, Pres; (a) J. M. Felson, 1133 Bway (2786).

BRIGGS AV, w s, 100.49 s 199th, 5-sty bk tnt, 57.47x84, slag rf; \$90,000; (o) Thorobelt Const. Co., Jas. H. Miles, 2804 3 av, pres.; (a) Margon & Glaser, 2804 3 av (2818).

GRAND AV, s w c 175th, 5-sty bk tnt, 51.1x 89.1, slag rf; \$80,000; (o) Advance Realty Co., Wm. Halperin, 112 Glenwood av, Jersey City, Pres; (a) J. J. Gloster, 110 W 40th (2795).

#### DWELLINGS.

DORIS ST, s w c Lyon av, 2-sty fr dwg, 18x48.1, shingle rf; \$9,300; (o & a) Chas. G. Mead, 120 Westchester sq (2811).

227TH ST, s s, 235 e Barnes av, 1-sty bk dwg, 20x49, shingle rf; \$4,500; (o) Ferreo Bul-

gini, 1161 Hoe av; (a) Fredk Salvini, 108 E 125th (2815).

232D ST, n s, 180 e Carpenter av, 2-sty fr dwg, 21x55, slag rf; \$12,000; (o) Wm. M. Howland, 176 Archer av, Mt. Vernon; (a) Chas. Schaefer, Jr., 394 E 150th (2794).

233D ST, n s, 85.1 e Barnes av, 2-sty h. t. dwg, 25x50, vulcanite shingle rf; \$8,000; (o) Giovanni D'Andrea, 761 E 233d; (a) M. W. Del Gaudio, 158 W 45th (2788).

BRONXWOOD AV, e s, 34.11 n 231st, 2-sty fr dwg, 22x48.6, plastic slate rf; \$8,000; (o) Benny Militana, 240 E 114th; (a) Carl B. Call, S1 E 125th (2816).

MAYFLOWER AV, w s, 100 n Waterbury av, 2-sty fr dwg, 22x30, shingle rf; \$5,000; (o & a) Katie E. Freitag, 1317 Mayflower av; (a) Franz Wolfgang, 535 E Tremont av (2813).

MERRIAM AV, w s, 335.5 s 170th, 2-sty bk dwg, 17.4x39.1, tar & gravel rf; \$5,000; (o) B. Benioff & Co., Inc., B. Benioff, 367 Sterling av, L. I. City, Pres; (a) R. C. Hunter, 501 5 av (2793).

PHILIP AV, n s, 50 e Edison av, 1-sty fr dwg, 20x69, asphalt shingle rf; \$4,000; (o & a) Henry Lochbaum, 825 Eagle av (2793).

PIERCE AV, s s, 75 e Hone av, 2-sty fr dwg, 20x51, rubberoid rf; \$9,000; (o) Herman A. Dompf, 799 E 150th; (a) Anton Pirner, 2069 Westchester av (2812).

VALENTINE AV, e s, 125 n 184th, 2-sty bk dwg, 21x42, slag rf; \$9,500; (o) Wm. Weinraub, 4187 3 av; (a) M. W. Del Gaudio, 158 W 45th (2789).

VIRGINIA AV, w s, 190.9 s Gleason av, 2-sty r dwg, 22x55, slag rf; \$9,500; (o) John Vogeler, 338 E 88th; (a) M. W. Del Gaudio, 158 W 45th (2814).

WICKHAM AV, e s; also DELANEY AV, w s, from Astor to Stilwell av, 6-2-sty bk dwgs, 35x22, slate rf; \$60,000; (o) Five Boroughs Realty Co., Edwin Gould, 501 5 av, pres.; (a) Walter D. Blair, 154 E 61st (2820).

#### STABLES AND GARAGES.

TINTON AV, e s, 125 s Home st, 1-sty steel garage, 40x30; \$3,500; (o) Jacob Kafsky, 238 W 28th; (a) E. A. Lynde, 3431 E Tremont av

TOMLINSON AV, e s, 165.10 s Pelham Pkway S, 1-sty h. t. garage, 53x20, shingle rf; \$3,000; (o) Lapidus & Kahn, 230 E 124th; (a) Geo. H. Levy, 17 W 42d (2791).

#### MISCELLANEOUS.

HALLAND AV, n e c Morris Park av, 2-sty bk meeting hall, 40x95, slag rf; \$30,000; (o) Church of Our Lady of Solace, Rev. D. J. Curly, 1676 White Plains av, pastor; (a) Chas. S. Clark, 441 E Tremont av (2817).

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

ELTON ST, 576, w s, 175 n Dumont av, 4-sty bk tnt, 75x73; \$70,000; (o) Reuben & Sam Lasoff, 583 Barbey st; (a) Abraham Farber, 1746 Pitkin av (18420).

51ST ST, 559, n s, 200 w 6 av, 3-sty bk tnt, 21.4x74; \$20,000; (o) Ingebert Olsen, 555 51st; (a) Adolph Goldberg, 164 Montague st (18472).

EASTERN PKWAY, 1299-137, n s, 80 e Buffalo av, 4-sty bk tnt, 80x89.1; \$11,000; (o) Meyer Kenin, 282 Buffalo av; (a) Cohn Bros., 361 Stone av (18461).

HOWARD AV, 623, e s, 360.5 n Sutter av, 4-sty bk tnt, 50x89; \$75,000; (o) J. Abramson, 1271 E New York av; (a) Seelig & Finkelstein, 44 Court st (18599).

SARATOGA AV, 575-81, e s, 142.11 n Sutter av, 3-2-sty bk tnts, 25x75; \$42,000; (o) K. & B. Bldg. Corp., 635 Rockaway av; (a) Irving Kirshenblitt, 2245 Pitkin av (18422).

STERLING PL, 1758-64, s s, 100 w Howard av, 4-sty bk tnt, 63.7x89.2; \$75,000; (o) Solow & Glass, Inc., 1818 Prospect pl; (a) Morris Rothstein, 26 Court st (18391).

#### DWELLINGS.

CROWN ST, 428, s s, 60 e Brooklyn av, 2½-sty bk 1 fam dwg, 21x72; \$30,000; (o) Israel Halperin, 1406 Lincoln pl; (a) Cohen Bros., 361 Stone av (18380).

E 8TH ST, 364-78, w s, 68.71 n Ryder av, 6-2½-sty fr 1 fam dwgs, 16x40.1; \$27,000; (o) Anchell Deo Co., 1146 President st; (a) Wm. F. Evans, Jr., 309 6 av (18470).

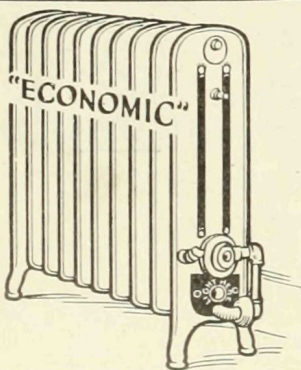
E 19TH ST, 2732-4, w s, 240 s Voorhies av, 2½-sty fr 2 fam dwg, 24x54.4; \$10,000; (o) Frank Stahl, 1001 Voorhies av; (a) David A. Lucas, 2224 E 19th (18588).

BAY 37TH ST, 127-31, e s, 340 s Benson av, 2-2-sty bk 2 fam dwg, 20.6x68; \$20,000; (o) I. Hauben, 974 68th; (a) Benj. Driesler, Jr., 153 Remsen st (18609).

BAY 38TH ST, 136-40, w s, 420 s Benson av, 2-2-sty bk 2 fam dwgs, 2.6x68; \$20,000; same owner (18610).

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44TH ST, 914-30, s s, 100 e 9 av, 6-2-sty bk 2 fam dwg, 22x76; \$72,000; (o) G. H. G. Bldg. Corp., 942 Sutter av; (a) Irving Kirshinblitt, 2245 Pitkin av (18603).

E 46TH ST, 1646-54, ws, 440 n Av N, 3-2-sty fr 1 fam dwgs, 16x36; \$12,000; (o) Edward Greene, 381 Fulton st; (a) Wm. A. Lacerenza, 16 Court st (18405).

BAY 49TH ST, 103, s s, 278.2 e Harway av, 2-sty bk 2 fam dwg, 20x55; \$8,000; (o) Leonora Nicastro, 248 Av A, N Y; (a) Costa & Frampton, 8416 21st av (18475).

71ST ST, 1001-11, n e c 10 av, 2½-sty fr 1 fam dwg, 44.8x21.6; \$10,000; (o) Mrs. Chas. O. Hallberg, 1059 56th; (a) Koch & Wagner, 32 Court st (18437).

73D ST, 1313-17, n s, 100 e 13 av, 2-2-sty bk 2 fam dwgs, 22x70; \$22,000; (o) Gernalda Finocchio, 1404 66th; (a) Victor Gria, 548 Watkins st (18598).

73D ST, 1930-80, s s, 22 w 20 av, 18-2-sty fr 2 fam dwgs, 25x55; \$162,000; (o) Sagalkin Dwellings, Inc., 521 Miller av; (a) Morris Rothstein, 26 Court st (18398).

73D ST, 1984, s w c 20 av, 2-sty fr 2 fam dwg, 21x59; \$10,000; same owner (18399).

81ST ST, 12, s s, 250 w Colonial rd, 2-sty fr 1 fam dwg, 34x27; \$8,000; (o) Eben B. Newman, 230 75th; (a) Jos. W. Magrath, 367 Fulton st (18388).

86TH ST, 22, s s, 100 w Narrows av, 2½-sty bk 1 fam dwg, 25x55; \$15,000; (o) R. W. Sandford, 85-7 Lexington av; (a) Fredk Thiema, 619 81st (18611).

86TH ST, 31-3, n w c Narrows av, 2½-sty fr 1 fam dwg, 25x36; \$8,500; (o) Jacob Brann, 8001 3 av; (a) Harry Silverstein, 188 Montague st (18589).

E 107TH ST, 715-21, n e s, 103 s e Glenwood rd, 3-2-sty fr 1 fam dwg, 20x33; \$12,000; (o) South Brownsville Corp., 9605 Glenwood rd; (a) Victor Tria, 548 Watkins st (18600).

BENSON AV, 1531-41, n s, 53.5 e Bay 10th st, 4-2-sty bk 2 fam dwgs, 20x50; \$44,000; (o) Geo. Busby, 639 80th; (a) Edw. M. Reilly, 245 Reid av (18454).

LINDEN AV, 389-97, n s, 16 e E 35th, 4-2-sty fr 1 fam dwgs, 16x42; \$24,000; (o) Jacob Yelon, 207 E 55th; (a) Jos. W. Magrath, 367 Fulton st (18386).

OCEAN AV, 1792-1802, w s, 90 s Av M, 4-2½-sty fr 2 fam dwgs, 20x56; \$32,000; (o) Nettie Frankel, 480 E 24th; (a) Martyn N. Weinstein, 16 Court st (18464).

OCEAN PKWAY, 881-3, e s, 100 n Av I, 2-sty fr 1 fam dwg, 27x53.5; \$20,000; (o) The Art Bldg Co., 544 Sheffield av; (a) Wm. A. Lacerenza, 16 Court st (18593).

7TH AV, 7007-09, e s, 118.6 n 71st, 2-2-sty fr 1 fam dwgs, 16.4x34; \$10,000; (o) Framor Bldrs., Inc., 123 Hopkins st; (a) B. W. Dorfman, 26 Court st (18587).

#### STABLES AND GARAGES.

FULTON ST, 2114-20, s s, 200 e Hopkinson av, 1-sty bk garage, 99.8½x100; \$25,000; (o) Jacob Selicowitz, 503 Myrtle av; (a) Max Hirsch, 26 Court st (18423).

#### STORES AND DWELLINGS.

WARWICK ST, 564-8, w s, 60 n Blake av, 1-sty bk stores & 2 fam dwg, 40x76; \$10,000; (o) Saml Adelstein, 589 Cleveland st; (a) Max Rosen, 1709 Pitkin av (18392).

E 95TH ST, 1345, e s, 194.3 s Av K, 2-sty fr store & 2 fam dwg, 24x38; \$8,500; (o) Louis Zafonte, 1383 E 94th; (a) Wm. A. Lacerenza, 16 Court st (18411).

#### STORES AND TENEMENTS.

EASTERN PKWAY, 1291-7, n e c Buffalo av, 4-sty bk stores & tnt, 80x90.7; \$120,000; (o) Meyer Kenin, 282 Buffalo av; (a) Cohn Bros., 361 Stone av (18460).

#### Queens

#### APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—4th av, e s, n e c Ditmars av, 5-sty bk tnt, 102x82, slag rf, 36 families, elec, steam heat; \$115,000; (o) Metropolitan Life Ins. Co., 1 Madison av, Manhattan; (a) Thomas & Waid, 15 E 47th, Manhattan (13960).

LONG ISLAND CITY.—4th av, s e c Wolcott av, 4-sty bk tnt, 102x82, slag rf, 39 families, elec, steam heat; \$115,000; (o) Metropolitan Life Ins. Co., 1 Madison av, Manhattan; (a) Thomas & Waid, 15 E 47th, Manhattan (13957).

LONG ISLAND CITY.—Helser st, n w c Nelson av, 5-sty bk tnt, 88x82, slag rf, 39 families, elec, steam heat; \$115,000; (o) Metropolitan Life Ins. Co., 1 Madison av, Manhattan; (a) Thomas & Waid, 15 E 47th, Manhattan (13962).

LONG ISLAND CITY.—6th av, w s, n w c Ditmars av, & 6th av, s w c Wolcott av, 2-5-sty bk tnts, 102x102, slag rf, 36 families, elec, steam heat; \$230,000; (o) Metropolitan Life Ins. Co., 1 Madison av, Manhattan; (a) Thomas & Waid, 15 E 47th, Manhattan (13958-9).

LONG ISLAND CITY.—Gosman av, e s, 96 s Nelson av, 2-4-sty bk tnts, 88x82, slag rf, 39 families, elec, steam heat; \$230,000; (o) Metropolitan Life Ins. Co., 1 Madison av,

Manhattan; (a) Thomas & Waid, 15 E 47th, Manhattan (14386-7).

L. I. CITY.—Heiser st, w s, 96 s Nelson av, & Gosman st, s e c Nelson av, & 6th av, w s, 109 s Walcott av, & 4th av, e s, 109 n Ditmars av, 20-4-sty bk tnts, 88x82, slag rf, 39 families, elec, steam heat; \$2,700,000; (o) Metropolitan Life Ins. Co., 1 Madison av, Manhattan; (a) Andrew J. Thomas, 15 E 47th, Manhattan (14388 to 14411).

L. I. CITY.—Gosman av, n e c Nelson av, 4-sty bk tnt, 88x82, slag rf, 39 families, elec, steam heat; \$115,000; (o) Metropolitan Life Ins. Co., 1 Madison av, Manhattan; (a) Thomas & Waid, 15 E 47, Manhattan (13961).

#### DWELLINGS.

CORONA.—Fillmore av, s w c 43d, 2-sty fr dwg, 20x51, tar & gravel rf, 2 families, gas, steam heat; \$12,000; (2 bldgs); Thos. Daly, Junction & Roosevelt avs, Corona; (a) Alfred Di Biasi, 99 E Jackson av, Corona (14477).

DOUGLSTON.—Prospect av, w s, 125 n Cherry, 2-sty fr dwg, 22x40, shingle rf, 1 family, elec, steam heat; \$9,000; (o) Rebecca A. Wedge, 32 43d, Corona; (a) A. S. Brems, 83 Corona av, Corona (14468).

FLUSHING.—Quince st, s s, 138 w Parsons av, 2½-sty fr dwg, 26x41, shingle rf, 2 families, gas, steam heat; \$9,500; (o) Edw. Flood, 899 Morris av, Bronx; (a) Chas. Stidolph, 15 Ivy, Elmhurst (14474).

FLUSHING.—20th st, e s, 525 n Bway, 3-2-sty fr dwgs, 26x28, shingle rf, 1 family, elec, steam heat; \$30,000; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 754 Amity, Flushing (14463-4-5).

JAMAICA.—Sutphin blvd, e s, 40 n Pacific, 2-2-sty bk dwgs, 20x50, tar & gravel rf, 2 families, gas, steam heat; \$16,000; (o & a) Jos. L. Lwowski, Suwanee av, Jamaica (14443).

L. I. CITY.—12th av, e s, 125 s Wilson av, 2-2-sty fr dwgs, 21x50, slag rf, 2 families, elec, hot water heat; \$20,000; (o) Frank Balek, 230 Potter av, L. I. City; (a) Frank Chmelik, 796 2 av, L. I. City (14441).

OZONE PARK.—Central av, n s, 60 e Hazel, & Baldwin st, s w c Martyn av, & Central av, s s, 40 w Holly, 15-2-sty fr dwgs, 14x34, shingle rf, 1 family, hot air heat, gas; \$52,500; (o & a) Malone & Boenig, South Ozone Park (14423 to 14436 & 14422).

RICHMOND HILL.—Sutter av, s e c 115th, 2-2½-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Kroecker & Scholz, 9738 Woodhaven blvd, Woodhaven; (a) Richard Lukowsky, 49 Stevens, L. I. City (14471-2).

WOODSIDE.—Greenpoint av, s s, 44 e Grand av, 2-sty fr dwg & str (2 bldgs), 22x70, slag rf, 2 families, elec, steam heat; \$15,000; (o) Fred Brieger, 44 Trimble av, Woodside; (a) C. J. Stidolph, 15 Ivy, Elmhurst (14475).

#### STABLES AND GARAGES.

LONG ISLAND CITY.—Purvus st, e s, 300 s Jackson av, 2-sty bk garage, 50x100, slag rf, elec; \$10,000; (o) Richard Welsh, 27 Queens, L. I. City; (a) Richard Lukowsky, 49 Stevens, L. I. City (14473).

#### STORES AND DWELLINGS.

GLENDALE.—Fosdick av, e s, 20 n Central av, 5-2-sty bk str & dwgs, 20x63, tar & gravel rf, 2 families, elec, steam heat; \$38,000; (o) Beandess Realty Corp., 115 Fosdick av, Glendale; (a) Morris Perlstein, 49 Fulton av, Middle Village (14459-60).

#### MISCELLANEOUS.

RICHMOND HILL.—Greene st, e s, 250 s Newtown rd, 2-sty fr shop, 20x55, tar & gravel rf, 2 families, elec, steam heat; \$8,000; (o) Louis Speeth, prem; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill (14364).

#### Richmond

#### CHURCHES.

OAKWOOD.—Mill rd, s s, 266 w Gayan av, 1½-sty fr church, 55x30, rubberoid shingle rf; \$4,500; (o) St. Patrick Church, Richmond; (a) P. P. (2404).

#### DWELLINGS.

ELTINGVILLE.—S e c Eltingville blvd & Wilson av, 2-2-sty fr dwgs, 18x26 & 20x24, shingle rf; \$8,000; (o) K. M. Aronson, Eltingville; (a) Chas. Aronson (2422).

GRANT CITY.—S e c Otis & Kruser avs, 2-sty fr dwg, 34x26, shingle rf; \$5,000; (o) Mildred W. Adams, 542 Rockaway av, Tottenville; (a) Chas. B. Heweker, Tompkinsville (2428).

GRANT CITY.—Bancroft av, s s, 180 e Clawson av, 2-sty fr dwg, 20x26, shingle rf; \$4,800; (o) A. G. Learn, Great Kills; (a) Harry W. Pelcher, Port Richmond (2393).

#### STORES AND DWELLINGS.

TOTTENVILLE.—n w cor Rockaway st & Surf av, 1-sty fr store & dwelling; \$2,500; (o) Waldemar A. Ustalo, 229 Brighton st, Tottenville, N. Y. (2409).

#### STORES, OFFICES AND LOFTS.

TOMPKINSVILLE.—ST. Paul's av, w s, 282 s Richmond tpke, 1-sty brick stores & garage, 46x36.10x38.2x12x23.8; rubberoid roofing; \$3,500; (o) Frank Pacifico, Tompkinsville, N. Y.;

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KENT AVENUE & MORTON STREET



(a) Chas. B. Hemeker, Tompkinsville, N. Y. (2421).

**TOTTENVILLE**—Main st, 165, 1-sty frame store, 14.6x36; rubberoid roofing; \$3,000; (o) W. Grandnora, Main st, Tottenville, N. Y.; (a) A. Campbell, 129 Joline av, Tottenville, N. Y. (2430).

#### MISCELLANEOUS.

**ROSEBANK**—Bay st, w s, 200 s Chestnut av, 1-sty bk shop, 25x90, rubberoid rf; \$5,500; (o) Joseph Padovano, Maple av, Rosebank; (a) Peter Farina, 635 Tompkins av, Rosebank (2402).

**TOMPKINSVILLE**—Jersey st, e s, 350 n Richmond tpke, 1-sty bk sand house, 25x50, rubberoid rf; \$3,000; (o) Richmond Light & R. R. Co., St. George; (a) E. Y. Kenedy, 200 Egbert av, Port Richmond (2417).

### PLANS FILED FOR ALTERATIONS

#### Manhattan

**BARROW ST**, 34-36, new windows, floors, stairs, partitions, beams, bath rooms in 2-sty fr dwg; \$1,800; (o) Coupland Estate, 34-36 Barrow; (a) Thomas J. Butler, 270 E 236 (2201).

**BLEECKER ST**, 249, raise roof, new toilets, elec fixtures, new fire escapes, decorating in 3-sty bk str & apt; \$2,000; (o) Antonio Danubio, 193 Bleecker; (a) Francis Averkamp, 600 W 181 (1909).

**BLEECKER ST**, 253, raise roof, new partition, toilets, windows, doors, general repairs to stairs, fire escapes in 3-sty bk str & dwg; \$1,500; (o) Dono Pizzino, 253 Bleecker; (a) Francis Averkamp, 600 W 131 (1903).

**MADISON ST**, 298, remove chimney, new brick wall, stairs, partitions, in 3-sty bk str & dwg;

\$3,000; (o) S. Fagin, 298 Madison; (a) Jacob Fisher, 25 Av A (1907).

**NEW CHAMBERS ST**, 92-94, remove partitions, new partitions in 4-sty bk apt & str; \$10,000; (o) C. & S. Building Corp., 215 Rochester av, Bklyn; (a) Jacob Lubroth, 44 Court (2119).

**SULLIVAN ST**, 150-52, new bakers oven, chimney, ext, rebuild bakers oven in 6-sty bk str & tnt; \$5,000; (o) Serafino Tassini, 152 Sullivan (a) Otto L. Spannhake, 116 Nassau (1988).

**STH ST**, 39 E, new 3-sty bk ext, iron balcony, stucco front on 4-sty bk dwg; \$5,000; (o) Dr. Leon Cherurg, 39 E 8; (a) Moore & Landseidel, 148th st & 3 av (2120).

**9TH ST**, 67 E, remove show windows, new copper show window in 6-sty bk str; \$1,000; (o) Sailors Snug Harbor, 262 Greene; (a) Helmle & Corbett, 130 W 42 (1998).

**10TH ST**, 54 w, new partitions, skylight, rear balcony in 4-sty bk dwg; \$15,000; (o) Martin C. Donnell, 28 E 39; (a) James R. Thomson, 70 E 45 (1955).

**14TH ST**, 209 E, remove front wall, new partitions in 5-sty bk str & apt; \$8,000; (o) Jos Palazzo, 436 E 14; (a) Otto Russman, 147 4 av (2127).

**17TH ST**, 113-19 W, install elevator shaft, motor room, rearrange stairs, partitions, new marquise, lookout gallery, toilets, bridge, str rooms, entrance in factory & post office; \$30,000; (o) Mariton Realty Co., Inc., 110 W 13; (a) Henry S. Lion, 342 Madison av (2123).

**19TH ST**, 612-24 E, general repairs to roof, skylight, floors in 3-sty bk loft bldg; \$3,000; (o) John J. Radley, 542 5 av; (a) P. P. (1991).

**20TH ST**, 112-18 W, roof of wall & sidewalk to be altered in 8-sty bk post office; \$3,000; (o) Equitable Life Assurance Soc. of U. S., 120 Bway; (a) Scott & Prescott, 34 E 23 (1994).

**22D ST**, 401-405 W, erect new 1-sty ext, remove & rebuild show windows, new stairs, chimney, partitions, in three 4-sty bk apts, 10 x90; \$45,000; (o) C. W. G. Realty Corp., 533 W 47; (a) Otto L. Spannhake, 116 Nassau (2135).

**23D ST**, 161 W, remove iron column, new steel girder, new partitions, toilets in 4-sty bk str & loft; \$3,000; (o) Cushman Estate, 262 W 23; (a) S. Cohen, 32 Union sq (2004).

**26TH ST**, 25-27 W, remove curb and reset new line in 5-sty bk factory; \$2,000; (o) Vincent Astor, 23 W 26; (a) Peabody, Wilson & Brown, 140 E 39 (2203).

**29TH ST**, 37 E, raise basements & 1st floor, extend 1st & 2d stys at front & rear, alter partitions, new str frts in 4-sty bk dwg; \$5,000; (o) Wm. & Chas. H. Wainwright, 37 E 29; (a) B. W. Berger & Son, 121 Bible House (2124).

**39TH ST**, 248 W, remove partitions, construct dumbwaiter shaft, also 1-sty rear ext in 3-sty bk dwg; \$3,000; (o) Jos. Del Ponta, 207 W 38; (a) Irving Kudroff, 25 W 43 (2221).

**49TH ST**, 43 E, rearrange partitions, install elect push button elevator, new heating system, new pbg fixtures in 5-sty bk dwg; \$35,000; (o) T. D. M. Cardeza, 43 E 49; (o) Walter B. Kirby, 527 5 av (2198).

**56TH ST**, 42 E, rearrange front & cellar entrance, new str frt in 5-sty bk hotel; \$4,000; (o) Athens Hotel Co, 56 E 42; (a) Moore & Landsiedel, 148th st & 3 av (2002).

**57TH ST**, 414 E, new bath rooms, partitions in 3-sty bk dwg; \$3,000; (o) Sarah Stone, 225 Beach 119th, Rockaway Park, L. I.; (a) Henry S. Lion, 342 Madison av (2217).

**74TH ST**, 234 W, remove present stoop and front wall, new brick front & str fronts in 4-sty bk dwg; \$6,000, 18x58; (o) Sarah Hanlon, 215 W 88; (a) Alex R. Wilson, 554 7th (2193).

**76TH ST**, 200-206 W, take out corner for gaso'ine station, new add str in 2-sty bk str & office; \$12,000; (o) Mary A. Goodsall, care Farmers Loan & Trust Co., 3170 Bway; (a) C. L. Siefert, 206 W 76 (2126).

**78TH ST**, 61 E, new windows, door openings, remove closets in 3-sty bk dwg; \$2,000; (o) Mrs. David T. Davis, 61 E 78; (a) Sidney F. Oppenheim, 110 E 31 (1989).

**104TH ST**, 161 E, lowering 1st tier of beams to sidewalk level, new beams & repairing fire escape in 4-sty bk storage; \$2,500; (o) Morris Sasnow, 161 E 105; (a) Morris Gittel, 173 E 105 (2216).

**105TH ST**, 238 E, old steps removed, new central entrance, new floor, stairs in 3-sty bk settlement house; \$4,000; (o) Neighborhood Music School, Inc., 238 E 105; (a) Don Barker, 101 Park av (2128).

**116TH ST**, 279 W, new brick wall in cellar, chimney in 5-sty bk dwg; \$2,000, 26x90; (o) Peter Doelger Brewing Co., 407 E 55; (a) Geo. Dress, 116 W 39 (2191).

**116TH ST**, 4 E, remove skylight, provide new roof beams and new front, provide steel beams in 3-sty bk str & office bldg; \$2,000; (o) Barnett Kimler, 4 E 116; (a) Jacob Fisher, 25 Av A (2204).

**125TH ST**, 57 E, remove partitions, new ext, str fronts in 3-sty bk str & offices; \$14,000; (o) 57 E 125th St. Corp., 261 Bway; (a) Benj. F. Hudson, 186 Remsen (2000).

**180TH ST**, 601 W, new lath & plaster partitions, hanging ceiling, serving counter, tile flr in 6-sty bk dwg & str; \$8,000; (o) Bernard Buxbaum, 1820 Amsterdam av; (a) Morris Whinston, 116 W 39 (2213).

**ADRIAN AV**, 27, new bath room, window, remove stairs, reset partitions in 2½-sty frame dwg \$1,500; (o) Marie Beyer, 27 Adrian av; (a) John Brandt, 271 W 125 (2003).

**AMSTERDAM AV**, 1520, alter present boiler & heating system to burn oil instead of coal in 6-sty, 39x39, str & apt; \$3,000; (o) Charles D. Donahue, 291 Lenox av; (a) Engr. S. T. Warner, Fuel Oil Burner Corp., 101 Park av (2116).

**ANDUBON AV**, 3 new bath rooms, new partitions in 3-sty bk str & tnt; \$2,000; (o) Paul Wilson, 568 Columbus av; (a) Edwin W. Crumley, 355 E 149 (2218).

**BOWERY**, 297-301, remove present str frts, new metal str frts, new iron girders, new galv cornice, beams in 22 to 32 bk str & hotel; \$7,000; (o) Lucien P. Chase, 501 Bowery; (a) Otto Reissman, 147 4 av (2121).

**BROADWAY**, 5-11, new roofing, steel beams, reinforced conc slabs, plbg, tile oor & base in 22-sty bk str & offices; \$8,000; (o) Bway Realty Corp., 5-11 Bway; (a) Ludlow & Peabody, 101 Park av (2217).

**BROADWAY**, 1957, remove column, install column in 5-sty bk hotel; \$2,500; (o) Empire Sq. Realty Co., 1947 Bway; (a) M. Jos Harrison, — E 30 (2223).

**BROADWAY**, 623-30, new pent house, t. e. blocks, concrete floors, in 6-sty bk factory; \$2,500; (o) Estate of J. H. Mahoney, 172 Madison av; (a) Jean Jeune, 231 W 18 (2129).

**BROADWAY**, 1628-30, two bldgs made into one restaurant in 6-sty bk str; \$20,000; (o) Estate of Jacob Wertheim, 754 7 av; (a) Louis Allen Abramson, 48 W 46 (2117).

**CENTRAL PARK W**, 141-50, new fuel oil sys on 10-sty bk hotel; \$5,000; (o) San Remo Hotel, 141 Central Park W; (a) Petroleum Heat & Power Co., 511 5 av (2212).

**MADISON AV**, 541, new partition, rearrange kitchen equipment in 4-sty bk restaurant & apt; \$1,000; (o) N. Y. Exchange for Woman's Work, Inc., 541 Madison av; (a) Ottis E. Kurth, 9 E 53 (1987).

**MADISON AV**, 1763, remove floor, frt wall, new str frt (metal), bathrooms, remove dumb waiter shaft, partitions in 5-sty bk str & apt; \$10,000; (o) Harry Zeier, 6 Clinton; (a) Otto Reissman, 147 4 av (2122).

**4TH AV**, 224-30, remove balcony, new balcony, new steel stairs in 13-sty bk printing house \$1,500; (o) Central R. E. Assoc., 309 Bway; (a) Lord & Hewlitt, 2 W 45 (1996).

**4TH AV**, 477, remove front wall, new str frt, metal work, partitions, toilets in 5-sty bk str & apt; \$1,000; (o) Reinlander Realty Co., 31 Nassau; (a) Pochman Bros., 477 4 av (1990).

**5TH AV**, 761, elev & stairs, enclosure to be raised up, stairs to be extended to roof, all f. p. const, new bath rooms in 7-sty bk hotel; \$7,500; (o) Gerry Estate, 258 Bway; (a) Augustus H. Allen, 2 W 45 (2202).

**7TH AV**, 825, new partitions, baths in 5-sty bk apt; \$3,800; (o) M. Schaltz, 254 Montague, Bklyn; (a) Edw L. Angell, 959 Madison av (1985).

#### Bronx

**138TH ST**, 256-58, new fireproofing to 3-sty bk office & factory; \$1,500; (o) Est of H. S. Baker, 2015 Valentine av; (a) Albert E. Davis, 258 E 138th (613).

**153D ST**, s e c Bergen av, 1-sty bk ext. 17x 45, to 3-sty fr str & dwg; \$4,000; (o) John L. Mead on prem; (a) Wm. L. Dale, 557 Walton av (616).

**178TH ST**, s s, 120.5 e Grand Concourse, 1-sty fr ext. 9.1x10.9, & new plumbing to 3-sty fr dwg; \$1,500; (o) B. Drucker, on prem; (a) Chas. A. Newburgh, 889 Crotona Park N (610).

**229TH ST**, s o c White Plains av, 1-sty fr ext. 9x33, to 1-sty fr str; \$1,500; (o) Est of Antonio Brandi, 4064 White Plains av; (a) Cannava & Viviani, 145 W 41st (612).

**FORDHAM RD**, s w c Grand av, new bake oven, new stairs & new str fronts to 1-sty bk offices; \$25,000; (o) Grand Ford Realty Co., 836 Westchester av; (a) Wm. Roppe, 567 E Tremont av (614).

**MORRIS AV**, 2390, 1-sty fr ext. 21x4, to 2-sty & attic fr dwg; \$1,500; (o) Jos. B. Zellman, 335 Lenox av; (a) Frank Hausle, 81 E 125th (617).

**3D AV**, 3704, new fireproof partitions to 5-sty bk factory; \$2,000; (o) Marmat Const. Co., 1001 E 163d; (a) Jacob Fisher, 25 Av A (611).

#### Brooklyn

**BERGEN ST**, 1188-1204, s s, 260 e New York av, change occupancy 3-sty bk hotel; \$100,000; (o) Relim Realty Corp., 787 St. Marks av; (a) Magnuson & Kleinert, 52 Vanderbilt av, Manhattan (17249).

**ELTON ST**, 481-9 s e c Sutter av, str fronts & int alts to 3-sty bk str & 4 fam dwg; \$3,000; (o) Morris Shenatowsky, 318 Van Sicken av; (a) same (17242).

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**SACKETT ST.**, 582, s s, 172.8 w 3 av, raise 1st sty, int alts & plumbing in 3-sty fr 2 fam dwg; \$3,000; (o) Jos. Abatemarco, 512 Sackett; (a) W. J. Conway, 400 Union (17191).

**ST. JOHNS PL.**, 1113-23, n w c Hampton pl, exterior & int alts & plumbing in 4-sty bk str, offices & 2 fam dwg; \$18,000; (o) California Bldg. Co., Inc., 1181 Bway, Manhattan; (a) Hy. J. Nurick, 44 Court (17160).

**WOODHULL ST.**, 33-39, n s, 120 e Columbia, int alts & plumbing in 4-3-sty 3 fam dwgs; \$2,800; (o) Gavaro Ponsiglino, 75 1 pl; (a) Abraham Brook, 26 Court (17146).

**61ST ST.**, 1237-9, n s, 360 w 3 av, ext on 1-sty bk laundry; \$8,000; (o) Spotless Wet Wash Lau dr., prem; (a) Ferd Savignano, 6005 14 av (17176).

**GRAHAM AV.**, 198, e s, 25 s Scholes, add sty, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,500; (o) N. Norris, prem; (a) Philip Sanfilippo, 181 Montrose av (17182).

**OCEAN PKWAY.**, 290, w s, 280 s Beverly rd, exterior & int alts & plumbing in 2½-sty bk 1 fam dwg; \$3,000; (o) H. S. Friedlino, 319 Lorimer; (a) Glucroft & Glucroft, 729 Flushing av (17268).

**ROCKAWAY AV.**, 303, c s, 22.9 s St. Marks av, str front, int alts & plumbing in 2-sty fr str & 3 fam dwg; \$2,000; (o) Gussie Siegel, 341 Rockaway av; (a) Max L. Reiser, 1677 Pitkin av (17241).

**SUTTER AV.**, 100, s s, 100 e Saratoga av, str fronts, int alts & plumbing to 3-sty bk str & 5 fam dwg; \$2,000; (o) Saml. Chernoff, 102 Sutter av; (a) Cohn Bros., 361 Stone av (17165).

**VERNON AV.**, 273-9, n e c Sumner av, ext on 1-sty bk garage; \$12,000; Herman Goldstein, lessee, 464 Bway; (a) Hy. J. Nurick, 44 Court (17152).

**5TH AV.**, 4924, n w c 50th, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,000; (o) Elias & Joshua Kruchkow, prem; (a) John C. Wandell Co., 425 86th (17216).

**17TH AV.**, 8735, e s, 240 n Bath av, int alts & plumbing in 3-sty fr 2 fam dwg; \$3,000; (o) Cristina Firlisa, prem; (a) Vincent M. Cayano, 239 Bleecker (17149).

**Queens**

**COLLEGE POINT.**—13th st, e s, 75 n 4 av, 1-sty fr ext, 32x24, rear dwg & str, int alts; \$3,500; (o) Samuel Greenberger, 308 13th, College Point; (a) H. T. Morris, 504 13th, College Point (3294).

**CORONA.**—Strong st, n s, 375 w Tieman av, int alts to synagogue; \$2,000; (o) Congregation Anshe Kesser, 124 Strong, Corona; (a) A. F. Brems, 83 Corona av, Corona (3309).

**CORONA.**—Lewis av, n s, 22 w Corona av, 1-sty con blk ext, 17x25, rear str, slag rf, new sty added to top; \$6,500; (o) Anthony Lupardo, 9 Lewis av, Corona; (a) A. F. Brems, 83 Corona av, Corona (3207).

**CORONA.**—Waldron st, n s, 170 e Orentes, 2-sty fr ext, 14x14, rear dwg, tin rf; \$1,800; (o) N. Trimarco, 56 Waldron, Corona; (a) A. F. Brems, 83 Corona av, Corona (3208).

**CORONA.**—Boyle pl, e s, 41 s Lewis av, 1 sty added to top dwg, tin rf, int alts; \$2,000; (o) Michael LaBiorola, 228 Boyle pl, Corona; (a) A. De Blasi, 99 E Jackson av, Corona (3232).

**CORONA.**—Tieman av, e s, 25 n Provost, 2-sty fr ext, 7x6, rear dwg, tin rf; \$1,200; (o) Chas. Beard, 77 Tieman av, Corona; (a) A. F. Brems, 83 Corona av, Corona (3210).

**CORONA.**—Nicols st, s s, 300 w 51st, 2-sty fr ext, 21x25, rear dwg, gravel rf, int alts; \$2,600; (o) James Gardano, 84 Nicols, Corona; (a) A. F. Brems, 83 Corona av, Corona (3209).

**EAST ELMHURST.**—Astoria av, s s, 64 e 4th, 2-sty fr ext, 24x19, rear dwg, shingle rf, 1 family, gas; \$3,000; (o & a) Eric Debernat, prem (3267).

**FLUSHING.**—Lincoln av, n s, 185 e Union, 1-sty added to top dwg & shop; \$1,000; (o) M. G. Anderson, Locust st, Flushing; (a) D. J. Kennedy, 110 Murray, Flushing (3334).

**FLUSHING.**—Boerum av, w s, n e c Amity, 1-sty fr ext, 32x20, front & side dwg, shingle rf, int alts; \$2,500; (o & a) John Beplat, 38 Boerum av, Flushing (3120).

**FLUSHING.**—State st, n s, 100 w Central av, 1-sty fr ext on rear dwg, int alts; \$1,600; (o) Otto Webersen, 324 State, Flushing; (a) A. E. Richardson, 154 Amity, Flushing (3119).

**FOREST HILLS.**—Burns st, n w c Tennis pl, 2-sty bk ext, 30x40, front club house, tile rf; \$6,000; (o) West Side Tennis Club, Forest Hills; (a) G. Atterbury, 139 E 53d, Manhattan (3196).

**L. I. CITY.**—Jamaica av, s w c 4 av, int alts to int to provide for str; \$3,000; (o) B. Flick, prem (3193).

**L. I. CITY.**—17th av, e s, 460 s Grand av, 1-sty bk ext, 23x10, rear dwg, tin rf; \$1,000; (o) Wm. Falch, prem (3194).

**L. I. CITY.**—Newtown rd, n s, 17 e 14 av, 2-sty fr ext, 22x15, rear dwg, tin rf; \$1,800; (o) Frank Neolesch, 1370 1 av, Manhattan; (a) F. Chmelik, 796 2 av, L. I. City (3169).

**L. I. CITY.**—Manly st & Anabel st, 1-sty con blk ext, 50x80, side pipe storage; \$7,300; (o) John Simmons Co., 110 Centre, Manhattan (3257).

**L. I. CITY.**—Van Alst av, e s, n e c John, 1-sty bk ext, 25x28, rear post office, int alts to provide for dwg; \$2,000; (o) H. T. Harris, 152 Fulton av, L. I. City; (a) Robert Gilbert Ecot, 137 E 46th, Manhattan (3274).

**NEPONSET.**—Beach 1-8th st, w s, 200 n Neponset av, 1-sty fr ext, 23x13, rear dwg; \$1,100; (o & a) Aug. Buckman, prem (3273).

**MASPETH.**—Clinton av, n s, 100 e Washington av, 1-sty added top dwg, int alts; \$2,500; (o) Roman Zabo, 152 Clinton av, Maspeth; (a) A. H. Stines, Jr., 300 Grand, Maspeth (3122).

**OZONE PARK.**—101st av, n s, 100 e 102d, 2-sty fr ext, 17x44, side dwg, int alts to provide for additional family & str; \$3,800; (o) Harry Bandeno, 4287 Jerome av, Ozone Park; (a) Jos. Monde, Woodhaven (3126).

**RIDGEWOOD.**—Sherman st, e s, 59 s Central av, 1-sty bk ext, 130x65, side garage, int alts to provide for show room slag rf; \$10,000; (o) Jacob Kreis, 57 Pulaski, Middle Village; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3185).

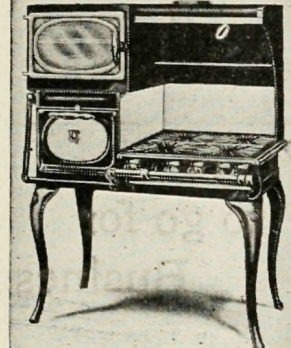
**RIDGEWOOD.**—Myrtle av, 1746, 1-sty bk ext, 20x55, rear str & dwg, slag rf; \$2,200; (o) Florian Menninger, 2A Poxall, Ridgewood; (a) H. A. Brucker, 2549 Myrtle av, Ridgewood (3185).

**RIDGEWOOD.**—Myrtle av, s s, 68 w Putnam av, 1-sty bk ext, 20x29, rear dwg, tin rf, int alts; \$3,000; (o) Gus Nicholas, 1674 Myrtle av, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (3136).

**ROCKAWAY BEACH.**—Beach 83d st, s w c, 1-sty fr ext, 18x40, side str & dwg, tin rf; \$3,000; (o) I. Bergloos, prem; (a) P. Caplan, 16 Court, Bklyn (3315).

**ROCKAWAY BEACH.**—Beach 86th st, w s, 335 s Boulevard, 1-sty fr ext, 20x12, rear 2 dwgs, tin rf, int alts; \$2,000; (o) Massarsky & Dubrow, 161 Beach 86th, Rockaway Beach; (a) Horn & Seiberg, 171 Beach 75th, Arverne (3268).

**ROCKAWAY BEACH.**—Beach 86th st, w s, 335 s Boulevard, 1-sty fr ext, 20x12, rear 2 dwgs, tin rf, int alts; \$2,000; (o) Massarsky & Dubrow, 161 Beach 86th, Rockaway Beach; (a) Horn & Seiberg, 171 Beach 75th, Arverne (3268).



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## MECHANICS' LIENS

### Manhattan

#### OCT. 26.

42D ST, 41 E; Howell, Fields & Goddard, Inc—Liggett Winchester Ley Corp & Edw S Kiger (96)..... 137.70  
 COLUMBUS AV, 493; Samuel Horowitz—Edw J Dwyer, Frank W Smith, exrs, & Eagle Restaurant (97)..... 440.05  
 50TH ST, 57 W; Sam Greenberg—Trustees of Columbia College & Est M Eiseman & Chas Cohen (98)..... 1,185.00

#### OCT. 28.

114TH ST, 18 W; Harris K Reichback—Congregation Adas Yanoff Anshe Slabodke of Harlem, Alex Ainger & Louis Hochberg (99)..... 4,380.46  
 GOUVERNEUR ST, 1-9; DIVISION ST, 271-5, & EAST BROADWAY, 282-6; Donato Santoro—1 to 9 Gouverneur St Corp & Frank Heitzner Contracting Co (100)..... 14,425.40  
 ST NICHOLAS AV, swc 186th, 100x 100; Harry Oscar—Hamilton Terrace Co (101)..... 634.50  
 3D AV, 985; Samuel Cohen—985 3d Ave N Y City Corp & World Contracting Co (102)..... 441.33  
 BROADWAY, 1; Mulholland Machinery Corp—International Mercantile Marine Co & Whitney Co; renewal (103)..... 20,258.58

#### OCT. 30.

ST NICHOLAS AV, 1172; Thomas Bacon et al—Fredk T Van Beuren et al & Louis Newman (104)..... 900.00  
 MADISON AV, 622; Alpha Electric Co—Crimmins Operating Co & Louis Bayer Electrical Co (105)..... 368.85  
 17TH ST, 12 W; Lazar Cohen—Weichman Harte Realty Corp & John A Millard (106)..... 125.00

#### OCT. 31.

BROADWAY, n e c 138th, 199.10x 139.10; Ignatz Rosinger—Broadway-Hamilton Place Corp & Superior Skylight Co (107)..... 1,000.00  
 54TH ST, 20 E; Norman J Zenker—Augusta B Harriman & Jos & Rose Saligder (108)..... 1,018.50  
 93D ST, ss, 100 e Bway, 75x100; Albert A Volk Co—Congregation Chaari Zedek (109)..... 2,907.05  
 2D AV, 76; Louis Pollinger—Netty Hechter & Solomon Hechter (110)..... 87.00  
 8TH ST, 317 E; Abr B Siegel et al—Congregation Leches Yosher Bnei Horowitz (111)..... 10,183.00  
 4TH ST, 172-4 W; also JONES ST, 4; Harry Resnicow—Est John F Kellers; Jessie Simpson, Chas H Bush, Guy W Culin and Simpson Improvement Co (112)..... 3,655.00  
 114TH ST, 18 W; Louis Kraman—Congregation Adas Yankoff Anshe Slabodke of Harlem; Max & Harris K Reichbach (113)..... 175.00

#### NOV. 1.

86TH ST, 162 W; Barnett Applebaum—Israel O Palefski; Felix Construction Co (1)..... 2,036.00  
 SAME PROP; Felix Construction Co—Israel O Palefski (2)..... 7,547.00

### Bronx

#### OCT. 25.

MARION AV, 2534; David Meyer et al—Val King Corp, Morris Levine & John Crautheimer..... 760.12  
 GRAND AV, 2084; David Meyer et al—Val King Corp, Morris Levine & John Crautheimer..... 439.72  
 KELLY ST, swc 167th, 90x100; Tarlow & Weaderhorn, Inc—Weingold Realty & Constn Co & F Weintraub..... 785.00

#### OCT. 26.

165TH ST E, nwc Stebbins av, 50x138; Leon Rubenstein—Gold Gross Const & Realty Corp..... 445.00  
 COLONIAL AV, 49; Stephen Heitman—Edward E Brown..... 225.00  
 SAME PROP; L J Schouten—same..... 190.00  
 LURTING AV, sec Pierce av, 50x100; Frank Lo Monte Co—Eugene Pagano & Felice Greco..... 680.00  
 SEDGWICK AV, es, 369 n 183d, 49.7x 125.3; Domenico Cafarelli—Frank & Janet B Wheat & Westerfield, Havens & Co..... 246.00  
 227TH ST, 651 E; Saverio Cipriani—Frank Carbi & John Di Roma..... 900.00  
 WESTCHESTER AV, swc Trinity av, 50x100; Henry Kopelman—Ehling Realty Co, Sherman Square Const Co & Fred Pollak..... 800.00

#### OCT. 27.

232D ST W, ss, 123.1 e Fairfield av, 75 x123.4; De Jordi & Avallone—Ernest G Littlefield & Henry Lamson..... 47.33  
 BRONX BLVD, ws, 242.2 n 241st, 25x 100; Pelham Builders Supply Co—Fredk E Eschbach, Alvin A Ellison & Fredk E Eschbach..... 754.64  
 LUDLOW AV, swc Commonwealth av, 50x100; De Jordi & Avallone—Max Fox & Arvid Johnson..... 130.00  
 OAKLEY ST, ss, 50 e Fenton av, 25x 100; De Jordi & Avallone—Theresa Pazar & Oscar Neering..... 91.80  
 KELLY ST, swc 167th, 90x100; Tezini Title Works—Weingold Realty & Constn Co & Frank Weintraub..... 460.00  
 BRONX BLVD, ws, 267.3 n 241st, 25x 100; Pelham Builders Supply Co—Wm J & Anna M Mooney, Alvin A Ellison & Wm J Mooney..... 1,165.55  
 LOTS 118 to 125, 147, 148, 149, 149A, 126, 128, blk 5117; also LOTS 5 to 8, 11 to 14, 35 & 36, blk 5118, Tax Map; Ames Bldg Material Co—Cranford Gardens, Inc; Raskin & Lewis..... 1,251.35

#### OCT. 28.

TREMONT AV, 3829-31 E; Stolper & Hirshkowitz—Margaret O'Toole; Thomas J Breen..... 435.00  
 GRAND AV, 2084; John L Armitage & Co—Val Const Co; Morris Levine & Benjamin Krautheimer..... 313.80

#### OCT. 30.

FIELDSTONE RD, ws, 375 s Faraday av, 25x100; also NEWTON AV, ws, 100 s Mosholu av, 25x100; George W Strauss—Thos F Cunningham..... 104.00  
 215TH ST, 811 E; Gaspare Carola—Modestino Maddalena..... 827.59  
 3D AV, 4555-9; also 184TH ST, 539-43 E; Abr Metzger—Assets Funding Corp..... 1,355.00  
 JESSUP AV, 1564-6; Chas Vollmer—David Broadwin & Henry C Zinn, Inc..... 450.00  
 SOUTHERN BLVD, 829; Southern Hardwood Flooring Corp—M V & S Realty Corp..... 900.00  
 COURTLANDT AV, 616; Louis Michel—Martin Newman..... 3,066.00  
 237TH ST E, ss, 225 e Oneida av, 50x 100; Anthony D Bartholomew—De Witt A Calamari..... 200.00

#### OCT. 31.

BATHGATE AV, 2296; Anderson Brick & Supply Co—R H Gold Constn Co et al; June 27'22..... 1,350.00  
 177TH ST E, nwc La Fontaine av, 63.5 x10.8; Stertz Mullin & Co—Reywal Holding Corp et al; July 21'22..... 800.00  
 180TH ST, 875 E; Anderson Brick & Supply Co—Hyman Kaufman; William Napolee..... 92.50  
 PELHAM PARKWAY, ns, 50.2 w Fenton av, 50.2x100; Ajax Trim Corp—Max Fox; Arvid Johnson..... 961.70

TREMONT AV, es, 323.2 n Randall av, 25x100; Harry Lodi—Sabina Vigorita Guilio Charelli..... 1,150.00  
 233D ST, 738 E; Angelo Mambrino—Frank & Concetta Marino..... 390.00

## SATISFIED MECHANICS' LIENS

### Manhattan.

#### OCT. 26.

5TH AV, es, whole front bet 104th & 105th sts; Angus Hopkins—Heckscher Foundation for Children et al; Sept 14'22..... 3,291.00

#### OCT. 28.

88TH ST, 4 E; Waldo Bros & Bond Co—Almab Corp et al; Sept 9'22 (by bond)..... 2,457.10

#### OCT. 29.

48TH ST, 60 W; Sam Basill—Isaac Schiff et al; Oct 23'22; by deposit.. 235.00  
 3D AV, 313; Paletz Contracting Co—Leopold Mendelowitz et al; May 1'22..... 900.00  
 SAME PROP; Nathan Weinstein—Lampert Mandelovitch; Apr 13'22.... 175.00

#### NOV. 1.

85TH ST, 67 E; Samuel Bagon—Mary C O'Hara et al; July 12'22..... 301.50  
 86TH ST, 137 W; Chas N Whinston et al—Geo A Rosen et al; Sept 6'22..... 150.00  
 SAME PROP; same—same; Sept 6'22.. 150.00  
 WEST END AV, 205 to 213; Eastern Constn Co—Endwest Realty Corp et al; Oct 4'22..... 1,420.00  
 2D AV, 2059; Herman Scher et al—Jacob Mandel et al; Sept 25'22..... 707.00

### Bronx

#### OCT. 23.

WASHINGTON AV, 1731; Louis Citon—Congregation Gemilith, etc, et al; Dec 12'21..... 258.00  
 SAME PROP; Julius Oehrlein—same et al; Dec 31'20..... 150.00

#### OCT. 24.

LIEBIG AV, ws, 420 n 261st, 50x95; Yonkers Plumbing Supply Co—Dominick Vaccora et al; Sept 18'22..... 450.00

#### OCT. 25.

TREMONT AV, 3553 E; August Heebermann—Thos F Fagen et al; Oct 6'22..... 2,500.00

#### OCT. 26.

JEROME AV, nwc 177th, —x—; Eagle Cornice & Skylight Works—John Massimino et al; Aug 27'21..... 271.20  
 BATHGATE AV, 2294; Michele Morreale—R H G Constn Co, Inc, et al; June 13'22..... 2,500.00  
 BATHGATE AV, 2296; Claremont Iron Works, Inc—same et al; Aug 2'22.... 625.00  
 SAME PROP; Oregon Woodworking Corp—same; July 8'22..... 2,510.00  
 SAME PROP; Vincent Toriello—same et al; Aug 30'22..... 389.00  
 CLAFIN AV, 2802-4; Frank Ramstedt—Mary Baasch et al; Sept 13'22.. 1,583.25

#### OCT. 27.

206TH ST E, ns, 40.6 w Mosholu Pkway, 25x100; Jos E Borelli—Jos N Provenzano et al; Sept 16'22..... 464.75

#### OCT. 30.

BATHGATE AV, 2296; Leonardo Cullo—R H G Constn Co et al; Aug 29'22.. 287.00  
 BATHGATE AV, es, 50 n 183d, 50x95.6; Southern Hardwood Flooring Corp—R H G Constn Co; Oct 11'22..... 900.00

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