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Advertising Index Page	
A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	753
Acme Foundry	765
Adams & Co.	752
Adler, Ernest N.	753
American Realty Co.	748
American Bond & Mortgage Co.	762
American Bureau of R. E.	2d Cover
American Enameled Brick & Tile Co.	759
Ames & Co.	751
Amy, A. V., & Co.	751
Anderson Brick & Supply	4th Cover
Anderson, James S., & Co.	751
Armstrong & Armstrong	753
Asbestos Mfg. Co.	765
Ashforth & Co.	751
Athens Brick, Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	700
Bauer, Milbank & Molloy	751
Bechman, A. G.	754
Bell, H. W., Co.	763
Benenson Realty Co.	2d Cover
Bonded Securities Corp.	765
Boyd, James	2d Cover
Boylan, John J.	751
Brener, Samuel	2d Cover
Brett & Wyckoff	Front Cover
Brook, Louis, Inc.	765
Brooks & Momand	Front Cover
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	754
Busher, Eugene J., Co.	751
Butler & Baldwin	Front Cover
Cahn & Cahn	2d Cover
Cammann, Voorhees & Floyd	751
Carpenter, Leonard J.	751
Carroll, Cyril A.	752
Chauncey Real Estate	751
City Investing Co.	740
Classified Advertisements	749
Clayton Tile & Marble Co.	767
Coburn, Alfred P.	751
Crane, Wm. M., Co.	758
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	751
Cushman & Wakefield	751
Cutner, Harry B.	751
Davenport Real Estate Co.	754
Davis, G. Malvin	753
De Rosa, Chas. M., Co.	752
Davies, J. Clarence	748
Day, Joseph P.	751
Dike, O. D. & H. V.	751
Dodge, F. W., Co.	766
Dowd, James A.	753
Dubois, Chas. A.	752
Duffy, J. P., & Co.	763
Dunlap & Lloyd	752
Duross Co.	751
Edwards, Charles G., Co.	751
Edwards, Dowdney & Richart	740
Elliman, Douglas L., & Co.	748
Ely, Horace S., & Co.	Front Cover

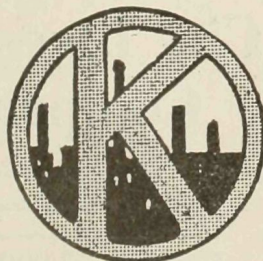
TABLE OF CONTENTS

Editorials	741
U. S. Supreme Court Upholds Law	743
Y. M. C. A. Program for Realty Class	744
Disastrous Effects of Rent Laws	745
Review of Real Estate Market for the Week	747
Private Sales of the Week	747
Mortgage Loans	750
Statistical Table of the Week	754
November Construction Ahead of 1921	755
Agreement Assuring Labor Peace	756
Residences Dominate Construction Program	757
Personal and Trade Notes	757
Trade and Technical Society Events	757
Building Material Market	758
Contemplated Construction	760
Contracts Awarded	761
Plans Filed for New Construction	762
Plans Filed for Alterations	764
Mechanics' Liens and Satisfied Liens	767

Advertising Index Page	
Empire Brick & Supply	4th Cover
English, J. B.	751
Finch, Chas. H., & Co.	765
Finkelstein, Jacob & Co.	752
Fischer, J. Arthur	751
Fisher, James B.	754
Fox, Fredk., & Co.	751
Frey, Wm. J.	754
Gold, Louis & Co., Inc.	2d Cover
Goodwin & Goodwin	751
Hecla Iron Works	765
Hess, M. & L., Inc.	Front Cover
Hoeckh, John J.	752
Holmes Elec. Protective	763
Home Title Insurance Co.	740
Hubbard, C. Bertram	Front Cover
Hygrade Builders Supply Co.	4th Cover
J. & E. Realty Co.	753
Jackson, Daniel H.	2d Cover
Kane, John P., Co.	4th Cover
Keller, Charles G.	752
Kelley, T. H.	752
Kelly, Albert E.	752
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co., Inc.	Title Page
Kilpatrick, Wm. D.	740
Kissling, J. P. & L. A.	752

Advertising Index Page	
Kloes, Chas. S.	762
Kohler, Chas. S.	740
Kopp, H. C., & Co.	751
Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	754
Lackmon, Otto	754
Ladd & Nichols, Inc.	740
Lawrence, Blake & Jewell	740
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	760
Lawyers Title & Trust Co.	748
Leaycraft, J. & Co.	Front Cover
Leist, Henry G.	751
Levers, Robert	752
Losere, L. G.	754
Martin, Samuel H.	751
May, Lewis H., Co.	751
McMahon, Joseph T.	2d Cover
Merrall, Wm. B.	783
Milner, Joseph	Front Cover
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	751
Moore, John Constable	753
Moors, J. K.	751
Morgan, Leonard Co.	753
Muhlker, Arthur G.	753
Murtha & Schmohl Co.	4th Cover
Nail & Parker	740

Advertising Index Page	
Nassoit & Lanning	751
Natanson, Max N.	2d Cover
National Electric Laboratories	2d Cover
Neenan Elevators-American Machine & Foundry Co.	4th Cover
Nehring Bros.	751
New York Edison Co., The	761
New York Title & Mortgage Co.	740
Niewenhous, Henry S.	754
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	751
O'Hare, Geo. L.	740
Oppenheimer, Fred	753
O'Reilly & Dahn	751
O'Reilly, Thos. J.	748
Ottinger, Nathan L.	752
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood & Co.	762
Pflomm, F. & G.	Front Cover
Phelps, Albert D.	754
Pomeroy, S. H., Co., Inc.	762
Porter & Co.	Front Cover
Quell & Quell	754
Queensboro Corporation	2d Cover
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	740
Rinaldo, Hiram	752
Rockaway White Sand Co.	4th Cover
Runk, Geo. S.	752
Ryan, Geo. J.	751
Saffir, Abraham	753
Schindler & Liebler	752
Schweibert, Henry	754
Seaman & Pendergast	752
Shaw, Arthur L.	753
Shaw, Rockwell & Sanford	752
Sherman & Kirschner	753
Slattery Gas Radiator Co.	764
Smith, Malcolm E., Inc.	751
Spear & Co.	752
Speyers, James B., Inc.	753
Spotts & Starr	751
Straus, S. W., & Co.	763
Talbot, Jacob J.	752
Tankos, Smith & Co.	751
Title Guarantee & Trust Co.	740
Tyng, Stephen H., Jr., & Co.	740
Union Stove Works	765
U. S. Realty & Improvement Co.	2d Cover
Van Valen, Chas. B.	2d Cover
Wacht, Samuel	2d Cover
Waddell & Martin	2d Cover
Walden, James P.	752
Walsh, J. Irving	751
Watson Elevator Co., Inc.	4th Cover
Warsaw Elevator Co.	764
Wells Architectural Iron Co.	765
Wells, James N., & Sons	751
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Zittell, Fredk., & Sons	751



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E D I T O R I A L

Rent Law Bunk Again Exposed

Many have been the protests made by THE RECORD AND GUIDE against the Emergency Rent Laws passed by the New York Legislature in response to the demand of the Lockwood Housing Committee. It has been pointed out repeatedly in this publication that these emergency laws, although ultimately sustained as to constitutionality by the United States Supreme Court, were illogical in many of their provisions, unfair to the great majority of landlords, and responsible for unending confusion, besides prolonging instead of ending the housing shortage.

The New York emergency laws, like those passed by legislatures in numerous other states, had their origin in hysteria. Since these laws were first enacted the emergency has passed, and yet the lawmakers show no inclination to repeal them. In view of this fact, especial interest attaches to a review of these rent-fixing statutes recently prepared for the *American Contractor* by Dr. Willford I. King, and reprinted in full in this issue of THE RECORD AND GUIDE. Dr. King long has been a recognized authority in economics, and his present work as a United States statistician has given him special opportunity to study the effects of the Emergency Rent Laws in various states. In his article Dr. King refers to the relative advance in rents as compared with construction costs, wholesale and retail prices, and shows what has been known as a fact by all unbiased students, that at no time during or since the war did rents advance in any such proportions as the increases recorded in the other important items of living expenses.

It must be recognized that Dr. King speaks with authority when he declares that the leasing of houses is one of the most highly competitive of businesses, and keen competition means that only the alert can secure even normal returns on investments in that field. Competition rather than monopoly, as he points out, is certainly the dominant force in determining house rents. One of the most striking points made in his article is that the experience of the century has shown that public interference with competitive prices is almost invariably harmful to all concerned. There is no gainsaying the logic of Dr. King's statement that "whenever these laws have been enforced they have manifestly reduced the landlord's income and have transferred part of the value of his property to the tenant."

While concluding that existing rent laws have been confiscatory in their nature, Dr. King rightly maintains that insofar as the rent laws have yielded any results they have produced effects exactly the reverse of those expected, and that one of their most detrimental effects has been to hamper building to no little extent and thereby materially to delay the elimination of the housing shortage. So much bunk and political claptrap has been heard about the Emergency Rent Laws it is en-

couraging, as well as edifying, to get this true slant on the subject from such a well-known authority.

The Emergency Rent Laws in this state have outlived the emergency which inspired them, and the new Legislature which meets in Albany next month would perform a genuine public service by repealing them. There is ample evidence that the only housing shortage today is found in the lack of low-priced quarters for workingmen, whose high wages continue to be one deterrent factor in supplying this lack.

Building Prospects for 1923

Never before in the building history of the metropolis has there been such a large and diversified construction program on hand at the commencement of winter as now. Although several weeks ago it appeared that the usual seasonal decline would be responsible for a notable drop in the volume of active building, the records for November show a surprising amount of work in immediate prospect and considerably more being planned for early release.

Construction statistics for November 1922, as compiled by the F. W. Dodge Company, show recorded contract commitments to the total value of \$248,366,000 for the twenty-seven Northeastern States, a territory that includes approximately three-fourths of all the building operations in the United States. This total is thirty per cent. higher than that for the same month a year ago and, as it is only about two per cent. under the figure for the preceding month, the effects of a seasonal decline in the construction industry may be discounted, at least for this year.

The outlook for the local building industry rarely has been as favorable as it is at present. Building in the metropolis is now almost as active as it was in mid-summer and there is a strong indication that the progress of the autumn months will be repeated during the winter, as recent records of contracts awarded show practically no falling off in the volume of projected work.

The commitments for new building projects in New York City for November numbered 1,737 and represent a total expenditure of \$46,170,600. This total is \$8-393,300 greater than that for the same period of 1921 and averages well with the monthly totals for the past three or four months of this year.

Local builders are confident that the heavy commitments recorded in November, along with the reports that architects and engineers are busily engaged on plans and specifications for many new operations of more than ordinary importance, is an excellent indication of a building year to come that will equal if not surpass the high record established in 1922.

Prospective builders, those who are making plans for starting new projects early next year, have been assured by financial interests that there is a large amount of money available for construction purposes and that the

building program of the coming year will not be hampered by a restriction of funds. The manufacturers of materials have frequently given assurance during the past weeks that they will be in a position to meet all requirements for materials and supplies.

The outstanding doubts as to next year's building activity chiefly concern the amount of skilled and unskilled

labor available for the work in hand and the ability of the railroads to get their lines so organized that the transportation of materials will not be delayed. If these matters can be settled definitely there seems to be no reason why the coming year should not develop into a period of activity equal at least to the one now drawing to a close.

Many Bargains in Country Houses in Suburbs of New York

By JAMES G. COFFIN

President of S. Osgood Pell & Co.

IT BEHOOVES those who are interested in owning their own country homes or estates at prices lower than can possibly prevail for some years to come to bestir themselves. This applies with equal force whether the home desired is merely for the summer season or for all year occupancy; whether the location preferred be Westchester, nearby Connecticut, Long Island or New Jersey. Let us briefly analyze the market for moderate priced houses.

Most of the war activities were centered in the East. Nearly all the enlisted men passed through New York City either on their way to or returning from the front. Many were fascinated with the greatest city in the world and not a few were attracted by the many and diversified opportunities it presented.

The ending of the war left us with a shortage of housing accommodations of every sort. There had been no building for some years—no increased facilities to take care of the unprecedented demand. Labor was scarce, inefficient and almost prohibitive. Building materials wasted through the extravagance of the war were both high and inferior. Spurred by tax exempt laws and by the incessant demand suburban builders vied with each other in reaping the golden harvest.

Everywhere in the less expensive suburbs blocks of single or

multi-family houses were thrown together for the eager buyers of homes selling from \$10,000 to \$18,000. Through various causes many of these houses are now for sale, generally for less than they cost the present owners, although the value of the ground because of the improvements has increased many times. Many pre-war houses of approximately the same size are also in the market.

Let us now consider the market for the more expensive places generally classified as estates. Westchester along with most suburban New York has felt the inactivity of the past season. This is due not to any one cause but to a combination of circumstances. Foreign travel this year has been extensive. The unusually late summer, with many cold and rainy days throughout the season has made the city homes and apartments comfortably cool. The general business and trade uncertainties have made renters and buyers of expensive homes overcautious. The increased difficulty of getting satisfactory servants has also discouraged many who invariably seek the country at the first approach of summer. The high prices at which the more attractive country homes have been held were a decidedly deterrent factor.

This continued lack of activity and in many cases of even inquiries either for sale or rent has reduced the prices to such an extent that the market is full of real bargains.

Surplus of Steam Coal But Shortage of Domestic Sizes

NOW that the winter season is actually here, although the weather continues mild, there has been a revival of interest in the coal situation, due largely to reports of shortage in domestic sizes in Brooklyn and the Bronx. Inquiry by THE RECORD AND GUIDE at the office of Fuel Administrator William H. Woodin brought out the statement that there is an actual shortage of the domestic sizes of anthracite, meaning egg, stove and nut, and that there will continue to be a shortage for several months, for the reason repeatedly set forth that only about 60 per cent. of the usual output of anthracite will be or can be mined this winter.

Steam coal used in apartment houses and office buildings is anthracite of the No. 1, 2 and 3 buckwheat sizes and of this there is a surplus in New York City and the adjacent docks and railroad yards. On Monday of this week there were 1,171 cars of buckwheat averaging 40 tons each, nearly 50,000 tons standing in the yards for which there was no demand. This supply was in addition to a large quantity in cars "on order," sold but not delivered. A few weeks ago there were about 3,000 cars of buckwheat at the terminal but the Fuel Administrator has induced many consumers to take more than their routine needs demanded so as to cut down the surplus and return the cars for other shipments. In addition to the buckwheat still loaded on railroad cars there were, last Monday, between 250 to 300 boat-loads of buckwheat in the harbor, each boat averaging 500

tons, or between 125,000 to 150,000 tons of steam coal for which there are no orders.

Small house owners and those still using coal cooking stoves will have to use substitutes for anthracite up to about 40 per cent. of their necessities all winter. Both Fuel Commissioner Wooden and Mayor Hylan have issued statements pointing out the danger of trying to rely on the regular sizes of anthracite for domestic purposes and urging the use of substitutes so hardships may be avoided.

Fuel Administrator Woodin explained that it had been found difficult to fix retail prices for coal owing to the great difference in prices charged at the mines. He declared that buckwheat sizes should range from \$8.20 to \$10.50 per ton and urged those householders who were charged more to report the facts in writing to the fuel administration so an investigation could be made. The price for anthracite depends on the price at the mine, which also varies greatly. Every case has to be considered separately by the Fuel Administration which aims to keep the profits of local dealers at the same ratio proportionately as before the strike. The Fuel Administration urges all citizens who have evidence of profiteering to report such cases so they may be investigated. Prices of domestic sizes at the Philadelphia & Reading Company's mines have been advanced about 20 cents a ton, making the price for stove and nut \$6.30 a ton and \$8.30 for other sizes. To these prices must be added freight to New York and profits of local dealers.

Board of Aldermen Adopt 1923 Budget Totalling \$353,350,975

THE Board of Aldermen on last Monday adopted by a vote of 44 to 1 the 1923 budget without any changes in the items as it came from the Board of Estimate and Apportionment. The budget carries appropriations of \$353,350,975. Last year the final figures were \$350,238,420, after the Board of Aldermen had cut the Bronx totals \$177,610 and

the Richmond totals \$100,494 to bring their quotas within the 2 per cent. of the assessed valuations. The new budget therefore is greater than that of 1922 by \$3,112,555.

The budget must now be certified by the Mayor, the Comptroller and the City Clerk before December 25, filed in the Comptroller's office and published in the City Record.

REAL ESTATE SECTION

U. S. Supreme Court Upholds Brokers' License Law

Tennessee Statute, Chief Provisions of Which Are Similar to Those of New York Law Now in Force, Declared Constitutional

THE Supreme Court of the United States, in a decision delivered on November 13 last, by Justice McKenna, unan- imously upheld the constitutionality of the law passed by the Tennessee Legislature in 1921 defining the regulation and licensing of real estate brokers and salesmen, creating a State Real Estate Commission and making provisions for penalties for violations of the law. This decision is of importance to all those in the real estate business in New York because the law passed by the last Legislature in this state, requiring brokers and salesmen to take out licenses, is in its provisions relating to licenses, similar to the Tennessee law now declared constitutional. In Tennessee a special State Real Estate Commission is created, as there was by the New Jersey law, while in this state the administration of the law is delegated to the New York State Tax Commission.

In attacking the constitutionality of the Tennessee law the whole force of the arguments against it were directed to the requirements that applicants must furnish evidence of and proof of their qualifications and to the provisions for granting licenses. In these sections the laws of Tennessee and of New York are so nearly alike as to bring the local measure within the decision of the Supreme Court just rendered.

The decision was on an appeal from the District Court of the United States for the Western District of Tennessee, R. W. Bratton, Ernest Adams and John F. Brownlow, Real Estate Commissioners and Samuel O. Bates, Attorney-General of Shelby County vs. William C. Chandler and James Walden, individually and as co-partners under the firm name of Chandler & Walden, et al. This appeal followed the decision in the United States District Court of the Western District of Tennessee, known as R. W. Bratton vs. William Chandler, in which the court held the law unconstitutional as being in violation of the Fourteenth Amendment to the Constitution and to certain clauses in the Constitution of Tennessee and issued an injunction restraining the Tennessee Real Estate Commission from enforcing the law. In rendering the decision of the United States Supreme Court Mr. Justice McKenna said:—

The appellees, as complainants in the District Court in their capacity as copartners, or as individuals, assailed the constitutionality under the Fourteenth Amendment of the Constitution of the United States, of a statute of Tennessee passed in 1921, entitled "An Act to define, regulate and license real estate brokers and real estate salesmen, to create a State Real Estate Commission, and to provide a penalty for the violation of the provisions thereof."

Appellants Bratton, Adams and Brownlow were appointed Commissioners under the Act, and they and the appellant Bates as Attorney of Shelby County, or as District Attorney (he is described as the latter in the answer) of the County, were, it is alleged, charged with the duty of enforcing the Act.

The pleadings are very elaborate and need not be reproduced. The Court restrained the execution of the statute until its further order, basing its action upon the provisions of the statute, which the Court decided did not afford to applicants for licenses due process of law. To review the order and the grounds of it, this appeal is directed.

The Act constitutes a Commission to be appointed by the Governor of the State and in twenty-one sections defines the powers and duties of the Commission, the qualifications of applicants for licenses and the procedure they must observe.

The District Court (three judges sitting) gave a very studious and comprehensive consideration to the provisions of the Act but rested its decision adverse to the constitutionality of the Act upon Section 8. The determining pertinency of the section the court expressed by saying that "the first step in the proposed regulation" of the real estate business "is the granting and issuing of licenses as provided in Section 8" of the Act. That "section gives color and purpose to every

other section in the Act and without which the other sections would be meaningless."

We may then accept the controlling and comprehensive effect of the section and concentrate attention and decision upon it, pre-terminating all others or comment upon them.

The condemning comment of the Court was that Section 8 authorized the Commission, not only to require an applicant to furnish evidence of his qualifications, but to procure independently of the applicant any proof it may deem desirable, and this without any provision for notice or opportunity to meet the evidence so procured, or even to be advised of the nature or source of the evidence. Because of this delinquency the court was of opinion that the Act did not afford due process of law and was, therefore, unconstitutional and void.

Is the comment and conclusion justified? The section requires an application for a license to be made in writing and provides, with circumstantial detail, what it shall contain and concludes as follows: "The Commission is hereby authorized to require and procure any and all satisfactory proof as shall be deemed desirable in reference to the honesty, truthfulness, reputation and competency of any applicant for a real estate broker's license or salesman's license, or any of the officers or members of any such applicant, prior to the issuance of any such license. The Commission is expressly vested with the power and authority to make, prescribe, and enforce any, and all, such rules and regulations connected with the application of any license, as shall be deemed necessary to administer and enforce the provisions of this Act."

The District Court, in further comment upon the provision, expressed a doubt that any rulings or regulations that might be promulgated by the Commission would cure the defect of the statute and added, "however, that question is not here presented, for it does not appear from the pleadings in this case that any such rulings have been promulgated through the Commission is functioning in manner and form as authorized by the statute."

So determined was the Court in the view it had of Section 8 that it rejected the immunity which Section 19 gave from the unconstitutionality which might taint any section or provision of the Act from extending to other sections or provisions. "Be it further enacted," is the declaration of Section 19, "That should the Courts declare any section or provision of this Act unconstitutional, such decision shall effect only the section or provision so declared to be unconstitutional, and shall not affect any other section or part of this Act."

The Court justified its rejection of Section 19 because in its, the Court's, view the section had "no application in determining the validity of the sections in which the unconstitutional provision is found." To this conclusion the Court considered itself constrained because to eliminate the offensive part of Section 8 "would emasculate the entire section" and the Commission would be a mere automaton without authority to determine the fundamental questions of the right of the applicant for a license" because it would be confined to and be compelled to accept as conclusive the evidence presented by the applicant, which the Court considered "was not the legislative intent." Hence the Court's conclusion was that Section 8 "was so closely related to the valid sections that without it they could serve no purpose within the contemplation of the legislature," citing *WEAVER vs. DAVIDSON CO.*, 104 Tenn., 315; *CONNOLLY vs. UNION SEWER PIPER CO.*, 184 U. S., 565.

The views of the Court are stated with great force, but we are unable to yield to them—their reasoning or conclusions. By Section 8, as we have said, the Commission is "authorized to require and procure any and all satisfactory proof as shall be deemed desirable in reference" to the conditions and qualifications of applicants for licenses. The words are "require and procure." They seem to have independent and cumulative meaning, one demanding publicity, the other permitting secrecy. But to this possibility we are not disposed; we prefer the admonition of the cases and their decision as expressed in *UNITED STATES vs. JIN FUEY MOY*, 241 U. S., 394, 401, as follows: "A statute must be construed, if fairly possible, so as to avoid not only the conclusion that it is unconstitutional but also grave doubts upon that score. *UNITED STATES vs. DELAWARE & HUDSON COMPANY*, 213 U. S., 396, 408."

In the cited case the admonition is said to express an elementary rule; and we think the statute of Tennessee attracts instead of repels the admonition. The statute is drawn with care to details and their importance to the business regulated and the persons who will desire to engage in it, action under it was intended, therefore, to be open and direct, not to be remitted in any part to secrecy, prejudice or intrigue.

In conclusion, we may say, that if the word "procure" is more than a tautological repetition of the word "require," it was only to confer the power of affirmative direction upon the Commission,

(Continued on page 744)

Y. M. C. A. Announces Program For 1923 Realty Class

Leaders in Business Will Give Members Valuable Instruction and Advice on Its Various Phases, Including Building Management

THE winter real estate training course of the West Side Y. M. C. A. will begin on January 9, next. Successful since its inception three years ago, this course has been endorsed by the Real Estate Board of New York and by the Building Managers' and Owners' Association of New York. It is a course that has tended to enhance the professional tone of the real estate business in this city. Some of the ablest younger brokers and numerous members of the staffs of large real estate offices have been beneficiaries of the course in past years. It has been a valuable adjunct to their practical experience. The lectures this winter will be delivered under the auspices of the organizations mentioned.

The chairmen chosen to preside over the various classes, the members of the advisory committee, the group chairmen and the lecturers comprise some of the ablest and most experienced real estate men in the city, as well as widely-known building managers, specialists in divers branches of the real estate market, publicists whose work has had and is having a strong bearing on real estate values, and distinguished real estate lawyers. The list typifies the propelling forces in the growth of New York. The class will be the largest yet.

The Real Estate Training Course officials are William H. Wyckoff, of Pease & Elliman, General Director; Harry Hall, Vice-President of William A. White & Sons, Inc., General Chairman; Charles G. Edwards, President of the Real Estate Board of New York, and E. Everett Thorpe, President of the Building Managers' and Owners' Association of New York, Honorary Chairman.

The chairmen in charge of lecture groups are: on "Management," Lee T. Smith, of Pease & Elliman, who is also Vice-President of the National Association of Building Owners and Managers; on "Rental and Sales," Charles G. Edwards, President of the Charles G. Edwards Company and President of the Real Estate Board of New York; on "Law," William C. Demorest, President of the Realty Trust and member of the Board of Governors of the Real Estate Board of New York. The Advisory Committee comprises Alfred E. Marling, head of Horace S. Ely & Company; Charles F. Noyes, of the Charles F. Noyes Company; Frederick M. Hilton, President of William A. White & Sons, Inc.; William J. Kuder, Vice-President of George R. Read & Company; Albert B. Ashforth, President of Albert B. Ashforth, Inc.; Alwyn Ball, Jr., of Frederick Southack & Alwyn Ball, Jr.; William L. DeBost, Vice-President of the Cruikshank Company; and William H. Wyckoff, of Pease & Elliman, Inc.

The first two sessions, on January 9 and January 16, will be in charge of the Real Estate Board of New York. On the opening night an address will be given by Mr. Edwards wherein he will outline the scope of the work. There also will be an address by George McAneny, Chairman of the Transit Commission, on "The Solution of the Transportation Problem of New York;" an address by Robert E. Dowling, President of the City Investing Company, on "The Real Estate Outlook;" and Joseph P. Day will discuss the "Value of Real Estate Training and Presentation of the Course."

The second session, on January 16, will begin with an address on the "Management of a Real Estate Office," by James R. Murphy, General Manager of Joseph P. Day, Inc., and "Real Estate Advertising" will be the theme of Frank LeRoy

Blanchard, Director of Advertising for Henry L. Doherty & Company, as well as the Director of the Advertising Course at the Twenty-third Street Branch of the Y. M. C. A.

The group of lectures on January 23 will be presided over by Lee Thompson Smith. The class will be welcomed by Mr. Thorpe. Mr. Smith will discuss "The Qualifications of a Building Manager;" Major A. J. Bleeker, manager of the Singer building, will discuss the "Management of Office Buildings," and J. Clydesdale Cushman, of Cushman & Wakefield, and Vice-President of the Building Managers' and Owners' Association, will discuss the "Rental of Office Buildings."

On the subject of loft building management, on January 30, Daniel Vossler, of Daniel Birdsall & Company, will discuss the "Management of Loft Buildings," and John Howes Burton, large owner of Fifth Avenue real estate and founder of the Save-New-York movement, will speak on "What Has the 'Save-New-York' Movement Accomplished in New York?"

Apartment-house management will be discussed on February 6 by William E. Barton, of Brown-Wheelock, Harris, Vought & Company, under the title of "Operating and Renting Apartment Houses."

The lectures grouped under rentals and sales will cover the month from February 13 to March 13 and will be under the auspices of the Real Estate Board of New York, Charles G. Edwards presiding. On February 13, Samuel J. Tankoos will talk on the "Rental of Retail Stores;" on February 20, Harrison S. Colburn will discuss "Commercial Waterfront and Industrial Property" and Aaron Rabinowitz, President of Spear & Company, will analyze the "Rental of Lofts and Loft Buildings;" on February 27 William H. Wheelock will tell "How To Sell Business Property;" Douglas L. Elliman, on March 6, will discuss "How To Sell Apartment and Private Houses;" and on March 13 "The Growth and Development of Suburban Property" will be discussed by Robert E. Farley.

Fire Insurance will be considered on March 20, by Julian Lucas, Jr., President of Davis Dorland & Company, the title of his address being "The Standard Fire Policy of the State of New York."

Mr. Edwards will also preside at the class on March 27, when Francis K. Stevens, of the Brown-Wheelock, Harris, Vought Company, will lecture on "Appraisals on Real Estate."

Philip A. Benson, Secretary of the Dime Savings Bank of Brooklyn, Lecturer on Real Estate at New York University and at the American Institute of Banking, will address the class on April 3 on "Real Estate Mortgages: What They Are, What They Contain, The Use of Various Forms, The Enforcement of the Mortgage."

William C. Demorest will preside at the lectures devoted to real estate law. The first one will be on April 10, when Alfred G. Reeves, of Reeves & Todd, will discuss "Leases on Real Estate." John M. Stoddard, of Stoddard & Mark, will speak on April 17, his subject being "Real Estate Contracts—Brokerage Claims." On April 24 "The Examination and Insurance of Titles to Real Estate" will be discussed by George L. Allin, counsel to the Title Guarantee & Trust Company. Mr. Allin's lecture will close the course.

A week later, on May 1, the Real Estate Training Class will have a final get-together meeting of the season in the form of a banquet at the Park Avenue Hotel.

U. S. Supreme Court Upholds Brokers' License Law

(Continued from page 743)
necessarily to be exercised in supplement to the action of the applicant and with the same publicity and opportunity of the applicant to meet adverse evidence. And the Act construed as we construe it will take no power from the Commission necessary to the performance of its duties, and will leave no power with it that it can exercise to the detriment of any right assured to an applicant for a license by the Constitution of the United States.

The decree of the Court ordering the issuance of a temporary injunction is reversed and the case remanded for further proceedings in accordance with this opinion.

The case before the Supreme Court was prepared for the National Association of Real Estate Boards by its General Counsel, Nathan William MacChesney, of Chicago.

Disastrous Effects of Emergency Rent Laws Shown

Dr. King, Recognized Authority on Economics, Points Out That Ill-Advised Legislation Prolonged Housing Crisis, Instead of Hastening Solution

DR. WILLFORD I. KING, former Professor of Economics at the University of Wisconsin, now a United States Statistician and long a recognized authority on economic subjects, has written for the American Contractor a timely article showing the harmful effect of legislative enactments aimed to regulate rentals. Dr. King's article follows:

The great price raise of 1917 to 1920 brought with it a galaxy of laws and ordinances providing in one way or another for the fixation of rents. In some cases, landlords were prohibited from raising rents. In other instances, tenants were given the right to appeal to the courts if they believed an increase to be unjust, and the courts were instructed to forbid the collection of "unfair" or "unreasonable" rents.

Opponents of such legislation contended that it authorized the taking of property without due process of law and hence was unconstitutional. But, when a test case, based upon the New York State law, was carried to the Supreme Court of the United States, that body held the law to be constitutional. The grounds for this decision must not, however, be overlooked.

The law was held constitutional only because it was declared in the act that there existed a grave public emergency which must be remedied. In the decision handed down, the Supreme Court stated that the legislators had ground for believing that the welfare of the citizens was in serious and immediate danger; that, under such circumstances, the "police power" of the State—in other words, the law of necessity which knows no formal limitations—governed, and hence that the statute was valid:

It by no means follows, then, that the Supreme Court will uphold all legislation of this sort. It might well be indeed that, in many instances, the decision would be that no emergency existed and hence that rent fixing was unconstitutional. The decision appears, however, to set a dangerous precedent when it virtually shifts to the Legislature the responsibility of deciding when an emergency exists. Such a function would seem logically to fall within the province of the judiciary.

Whether or not this decision is the opening wedge for a policy which will eventually result in the wholesale confiscation of property through the exercise of the police power, only time can tell. Fortunately, we need not now attempt prophecy along this line, for the problem to be considered here is not the constitutionality of such statutes, but their effect upon the public welfare.

The primary force giving rise to rent fixing legislation was the inflation policy which accompanied the great war. Immense issues of paper money throughout the civilized world reduced the purchasing power of the dollar to less than half its former value. Under these circumstances, the resulting evil would have been least had the prices of all commodities and services been doubled. In the case of most raw materials dealt with in the wholesale markets of the world, selling values rose with surprising promptness—indeed, the prices of many such commodities were not only doubled but trebled or quadrupled. Retail prices and wages, being affected to a greater degree by custom and contracts, rose more slowly; and rents, most hampered by all by the impediments just mentioned, crept up at what was relatively a snail's pace. The proportionate changes in rents, prices and construction costs are brought out in the accompanying chart.

Now, as just stated, inflation works the minimum of injustice when all prices rise with equal velocity. Had the Legislature, then, taken measures to speed up the rent increase so that the price equilibrium might have been more nearly maintained, the policy would have been in some degree defensible. Such a course could have been strongly upheld on the ground

that the lowness of rents was one of the prime forces responsible for the serious residence shortage which developed during and immediately after the great war.

This deficiency in housing was, it is true, partly caused by the governmental restrictions on private building which were in force during the war, but it would probably have been remedied by rapid construction after the armistice had it not been for the fact that during the same period building costs went up much more rapidly than did house rents; and this condition persisted for a long time, so that the curves representing these quantities did not come together again until late during the year 1921.

In view of the fact, then, that the relative lowness of rents was the fundamental cause of the very emergency the Legislature sought to remedy—namely, the housing shortage—the legislative effort to deal with the situation by keeping rents down seems highly ridiculous, but the regulators, sublimely ignorant of the forces at work, saw nothing anomalous in this procedure. Their action, in fact, merely reflected the sentiment of the day, and was a typical manifestation of the general price fixing mania which was sweeping over the country. The tendency was to set the price of everything from pins to pig iron, the regulators believing that in this manner we could in some way escape paying the inevitable costs of war and reconstruction.

This craze for regulation was not a sudden growth, but was the culmination of the wave of reaction against laissez faire—a wave that had been rising for half a century or more. The crest was reached first in Europe almost at the outset of the war when officials were appointed to control everything. When we, in turn, entered the conflict, our political leaders felt that we must, of course, follow European precedents in things civil as well as military. At that time the gross incompetence of the European nations in economic matters was not so evident as at present, hence our statesmen may perhaps be pardoned for looking across the Atlantic for help in laying plans to deal with the new exigencies with which they found themselves confronted.

It must be admitted that, unfortunately, knowledge of fundamental economic principles has as yet penetrated but slightly into the legislative halls of our own country, but it sheds here an effulgent light as compared to the dense economic gloom enshrouding most of the capitals of Europe. There seems to be little doubt that it was lack of sound economic teaching that made the great war possible. The unsound financial policies of Continental Europe are today manifestly the forces which are preventing recovery from war's ravages. The plain truth is that our statesmen could scarcely have gone to worse mentors—but the fact remains that many of our war measures were obviously patterned on European models.

For the reasons previously pointed out, it would seem that if the urge to regulate was irresistible, the logical course would have been to use the power of the State to raise all rents above the 1913 level to an extent corresponding with the average increase of other prices.

However, neither the citizens nor their representatives, the legislators, ever appeared to grasp the idea that the price level was forced upward by currency inflation and not by the machinations of nefarious "profiteers." To the average man it seemed clear that the landlord was simply taking advantage of a favorable opportunity to wring from the unfortunate tenant a few more of the latter's hard earned dollars. The usual contention was that, while the landlord's costs had risen but slightly, he was trying to force the rent up sharply.

This argument, of course, entirely ignored the fact that the dollar's purchasing power had greatly shrunk so that he could buy much less than formerly with the same number of dollars

of rent money. Furthermore, if he had once invested five thousand dollars in a house the investment now represented ten thousand of the new dollars—hence if fair rent were to be figured as a percentage on the investment, the investment should now manifestly be counted as ten thousand and not as five thousand dollars, and it should be allowed to earn twice the former rent.

There is actually little or no justification for fixing competitive rates upon a cost of production basis; but those favoring this method can scarcely deny the validity of the line of reasoning just set forth.

Landlords, however, suffer from the fact that for centuries they have been represented in literature and on the stage as villains grinding down the poor by their onerous exactions; hence it is by no means surprising that the ardent advocates of rent control overlooked the fact that the men who were leasing residence property to others might have claims to justice equal to those of the tenants who dwelt in their houses.

The belief that landlords as a class are in a position to secure abnormally large profits on their investments is belied by all the known facts in the situation. The leasing of houses is certainly one of the most highly competitive of businesses, and keen competition means that only the alert can secure even normal returns on investments in that field. Furthermore, it is a matter of common remark among men who have leased houses that only the most careful of management will give to the owner a net return of more than three or four per cent. on his total outlay.

Competition rather than monopoly is certainly the dominant force in determining house rents, and the experience of the centuries has shown that public interference with competitive prices is almost invariably harmful to all concerned. Throughout the history of the United States the construction, ownership and rental of houses has been recognized by the laws and customs of the country as an honorable business undertaking, and it follows that the landlord is, therefore, as justly entitled to protection against exploitations as is the tenant. Our lawmakers have, however, apparently overlooked this fact and have enacted laws for the protection of the tenant only. What has been the effect of such a course?

Whenever these laws have been enforced they have manifestly reduced the landlord's income and have transferred part of the value of his property to the tenant. Peter has been robbed for Paul's benefit on the general theory that Peter must be a villain and Paul a deserving man in distress.

Insofar then as the rent laws have yielded any results, they have, of course, produced effects exactly the reverse of those which their makers expected. Many prospective home builders have been so alarmed by this confiscatory policy that they have invested their funds in other lines which appeared less likely to be the victims of this type of legislation. Doubtless rent restrictions have hampered building to no little degree and have materially delayed the process of eliminating the housing shortage. Thus while the rent laws have doubtless saved money to tenants already located, they have added to the hardships of the homeless and have made it more difficult than before for the new families in any community to secure a place in which to live.

That such laws have not had more effect in preventing the construction of new buildings has been due to several reasons. First, prospective builders have concluded that the future tendency of prices in general, and rents in particular, is to be downward rather than upward, and hence they think that they will not be affected by legislation prohibiting rent increases. Second, they are optimistic enough to expect that the present legislation will not prove a forerunner of other laws which will go further and actually reduce rents. Third, they believe that the experience with the present laws shows that they can be successfully evaded.

Evidence is not lacking to show that at least their last mentioned belief is not ill-founded. The landlord, feeling the injustice of the law, has seldom scrupled to avail himself of all legal means of redress. By selling his property, or moving

into it himself, rent restrictions can be eliminated. Naturally, professional purchasers have arisen who arrange for fictitious transfers which do not really change the ownership. Some landlords make moving a branch of their profession, occupying for a short time each of their houses in turn. Others, who are less conscientious, have used such devices as setting fires in their houses or introducing Negroes into the community to induce their tenants to vacate so that rents might be raised when newcomers occupied the premises.

While such methods can scarcely be condoned, it is not surprising that they have been adopted by landlords who feel that the law has robbed them of their property rights.

And there seems to be no way to avoid the conclusion that existing rent laws have been confiscatory in their nature. Any legislation which prevents a rise in property income corresponding to the rise in the general level of prices means that the purchasing power of that income has thereby been lessened. The courts have long recognized the fact that to seize part of the income of property is equivalent to seizing part of the property itself. In this case the effect of the law has clearly been to transfer part of the landlord's property to the tenant without allowing the landlord compensation for the same.

The extreme result of such a policy is perceived in Europe where inflation has run to a much wilder extreme than it has in this country. There, by legislation similar to that enacted in New York, rents were fixed early in the war. At present the purchasing power of money has so declined that the landlords receive practically nothing for their property. As the tenants cannot be evicted they have therefore become, to all intents and purposes, owners of their property as long as the law is in force.

While the effects of the law in this country have fortunately been less serious than they have been in many countries of Europe, the principle involved is no whit less pernicious. When the best that can be said of a law is that it has not worked as much evil as it is capable of doing, there seems little reason for retaining it on our statute books.

Any law which transfers property from one person to another without compensating the original owner can scarcely fail to alarm all who have accumulated wealth of any sort, for, if such a policy is once instituted, there is no way of knowing which class is next to be victimized. If one kind of wealth can be seized, why not another?

Whenever the public in general comes to feel that property rights are in serious jeopardy, the inevitable result must be that thrift is greatly discouraged, for why save for a rainy day if the accumulations of a life time are to be rendered valueless by vote-catching legislation? Is it not better to eat, drink, and be merry before one's savings are handed over to another? Such is certain to be the conclusion of thousands of citizens who would normally be engaged in accumulating the capital necessary to finance the progress of the nation.

Some of the legislators who joined in the enactment of the rent laws may have done so because they believed it necessary to do something to allay the discontent of the masses and thus prevent the spread of radicalism. It is, however, probable that the actual effect of throwing a morsel to the ne'er-do-wells will be rather to whet their appetites than to stay their desire to prey upon their more diligent neighbors.

It is the hard-working, thrifty, property-accumulating citizen who has always been the mainstay of the Republic, and the safest policy seems to be to trust him with this duty in the future rather than to confide the nation's safety to those who are seeking to obtain something for nothing.

Legislators and courts will, therefore, show wisdom if they remember that it is just as necessary to maintain the inviolability of property rights as it is to safeguard the personal rights of individuals, for without the services of accumulated wealth man cannot enjoy any freedom or liberty which he may secure. Those interested in the continued prosperity of the nation should then unite in insisting that the rent laws be repealed and that similar confiscatory legislation be prevented in the future.

Review of Real Estate Market for the Current Week

Large Transactions, Either in Negotiation or Closed, Added Zest to a Market That Abounded in a Variety of Dealing

THE week was full of stirring real estate transactions, both sales and leases. The market was a strong one for the holiday season and showed more force and scope than did the week previous. All parts of the city were represented in the dealing. Old cold water tenement houses as well as modern walk-ups and elevator apartment houses were in good demand, together with all kinds of mercantile buildings of medium size and a variety of dwellings.

The deal that probably riveted most attention was the one under way for the purchase of the group of old office buildings at the northeast corner of Broadway and Liberty street, including the Williamsburg City Fire Insurance Company structure and the Haight building on Broadway, adjoining. There is also an "L" from the Haight building into Liberty street. The Guaranty Trust Company, which owns the parcels, bought them several years ago. A prominent builder is the prospective buyer.

A transaction of potential importance was the sale of the former Amos R. Eno mansion at the southwest corner of Fifth avenue and Tenth street, for about \$500,000. It will make way for a large apartment house to cost, together with the land, \$2,500,000. The general trend of improvements in lower Fifth avenue seems to indicate that trade will not fully grasp the section. A 7-story apartment house adjacent to a lower Fifth avenue corner, also changed hands. And a similar sized apartment house close to a lower Madison avenue corner found a new owner.

Emphasizing the value of properties nowadays to tenants, was the announcement that the Grand Hotel property, at Broadway

and 31st street, had been bought by the lessees, who have long managed the hotel. The sale involves only the original building and not the adjoining annex. The former is assessed at \$950,000. A Broadway*and 77th street corner, which was to have been notably improved by a builder, who died a few weeks ago, was sold by his estate to interests who will carry out the plans of the late owner. The Regal Shoe Company, which recently bought the building at the southwest corner of Broadway and 50th street, resold it, at a substantial profit, to a buyer who has leased it for a long term to a tenant of one of the stores therein. The aggregate rental is \$3,300,000.

Greenwich Village, the Bowery, Third avenue and other old parts of town showed well in the running this week. A recent investor in Bowery property bought another large parcel there for reimprovement, while one of the large banks bought a Third avenue building to be used as a branch of its main establishment. William R. Hearst bought a Frankfort street loft building that adjoins other property of his. Frederick Brown took profit, on six parcels scattered through the West side and Harlem, at one stroke. A large apartment house in 59th street, near the Plaza, changed hands, as did many fine apartment houses on Washington Heights, in Harlem and the upper West side. The Hotel Savoy, on Fifth avenue and long under one ownership, has been sold.

A lease aggregating \$1,250,000 was made on 9-10 East 59th street, the property to be reimproved. Another notable lease was that of a store, 14x100, in 7 West 42d street, at the rate of \$2,000 a front foot a year. There were several other striking leases.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 101, as against 90 last week and 101 a year ago.

The number of sales south of 59th st was 41, as compared with 23 last week and 37 a year ago.

The number of sales north of 59th st was 60, as compared with 67 last week and 64 a year ago.

From the Bronx 29 sales at private contract were reported, as against 36 last week and 75 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 754.

Officers of the United R. E. Owners

At the annual meeting of the United Real Estate Owners Association, held on Monday evening, at the Hotel Astor, the following officers were elected for the year 1923: President, Stewart Browne; first Vice President, L. Victor Weil; second Vice President, Walter J. Salmon; third Vice President, George E. Coleman; Treasurer, Charles W. Eidt; Secretary, Isaac Hyman.

The directors elected for 1923 were Dr. Theodor Bailey, Frederick Benzer, Isidore Berger, Charles J. F. Bohlen, Stewart Browne, William D. Carroll, George E. Coleman, Bernard S. Deutsch, Stephen J. Egan, Charles D. Eidt, Mrs. K. Flohr, Sumner Gerard, Frederick C. Gilsey, Isaac Hyman, Henry C. Irons, John Knox McAfee, M. J. McCauley, A. E. Poirier, Walter J. Salmon, L. Victor Weil and Henry A. Wolf.

The Board of Counsel elected for the new year are Adolph and Henry Bloch, Harry B. Chambers, Bernard S. Deutsch, Isaac Hyman, I. Montefiore Levy, Martin Saxe and R. J. Wittstein.

New Building for Wood, Dolson Co.

The new office building for the Wood, Dolson Company, located at 2091 Broadway, just north of 72d st, is now in course of construction. The business of this firm has recently been expanded to such an extent that all of the space in this structure will be utilized to house the executive offices, sales, renting and insurance departments of the business.

The facade, which has been designed in the period of Louis XVI, is very simple in its lines but of dignified proportions. The entire front is built of Tennessee marble. The large plate

glass windows are set in frames of ornamental cast bronze, delicately modeled, and the whole is crowned with a marble cornice of simple design. The building will be of modern fire-proof construction of the latest type and will contain a private electric elevator.

The site selected presented a difficult prob-



NEW WOOD-DOLSON BUILDING ON UPPER BROADWAY.

lem to the architects, in that the facade is designed on a splayed surface, but it has been successfully handled by the architects, F. B. & A. Ware and John D. Boyd, Associated, 1170 Broadway.

Directors of Prudence Company

At the annual meeting of The Prudence Co., Inc., William H. English, vice-president and director of the Empire Trust Co., was elected a member of the executive committee, and Irving T. Bush, president of the Bush Terminal Co. and president and director of the

Chamber of Commerce of the State of New York, was elected a director. Mr. English was already a director of the company, and the executive committee, with his addition, now stands: Frank Bailey, Charles S. Brown, Edward T. Horwill, Clarence H. Kelsey, William M. Greve, William H. Wheelock, Louis J. Horowitz and William H. English.

The board of directors are: Frank Bailey, Irving T. Bush, Charles S. Brown, Clinton D. Burdick, Joseph P. Day, Edward C. Delafield, William H. English, William M. Greve, Crowell Hadden, Louis J. Horowitz, Edward T. Horwill, Clarence H. Kelsey, Clifford S. Kelsey, Thomas L. Leeming, Frederick Potter and William H. Wheelock.

Postpone Broad Street Sale

Auction sale of the former home of the American Cotton Exchange, at the northeast corner of Broad and South William sts, which was to have been held on December 5, by Joseph P. Day for the receivers of the exchange, was adjourned until January 9, 1923.

Interest Rate on Unpaid Taxes

Interest at the rate of 7 per cent. is now being charged against all unpaid taxes of the first half, due May 1, 1922, the interest being computed from May 1, 1922.

Commencing December 1, 1922, interest at the rate of 7 per cent. will be charged against all unpaid taxes of the second half, the interest being computed from November 1, 1922.

Add to Bowery Holdings

Lewis H. May Co. sold for William Kestbaum, represented by Hiram Rinaldo 108-108½ Bowery, a 5-story brick business building, on a plot 37.6x110.2x irregular. The purchaser, Louis Cohen, president of the United Stores Fixture Co., will immediately improve the plot with a modern building for the company's use. This is the fifth location secured by the buyers for their individual use, having recently purchased 251-255 Bowery, through the Lewis H. May Co. for a branch. The property is assessed at \$65,000.

Big Deal, Downtown, Closing

A deal is in process of closing whereby the Guaranty Trust Co. sells to a well-known builder the group of three old office buildings, 150-158 Broadway, northeast corner of Liberty st with a total frontage on Broadway of 95.10 feet and a frontage on Liberty st of 135.3 feet.

The immediate corner, 150 Broadway, is an 8-story and basement brick and stone office building; 152 is an old 4-story and basement

building, and 154-158 is the old stone front 6-sty and basement office structure, known as the Haight building, with an L to Liberty st.

The rest of the Liberty st block front, east to Liberty alley, is occupied by the home of the Chamber of Commerce of the State of New York, with the exception of the modern 5-sty stone building, 21.8x98.6, owned and occupied by Joseph P. Day, which is sandwiched in between the corner plot and the Chamber of Commerce building.

Bounding the Broadway corner site on the north is the 16-sty building of the Lawyers Title Insurance & Trust Co., while the southeast corner of Broadway and Liberty st, just below the site in discussion, is the fine modern building of the Guaranty Trust Co. There is no other corner so far downtown, on Broadway, that is so antiquated structurally as the one now in process of changing hands.

Hotel Savoy Bought

Negotiations are about to be concluded for the sale of the Hotel Savoy, at the south corner of Fifth av and 59th st, by the Bretagne Co., of which John F. Ries is president. The Savoy is a 12-sty building, fronting 125.5 feet on Fifth av and 150 feet on 59th st. It has a 12-sty wing extending 200 feet

southward to 58th st, where it fronts 25 feet between the Riding Club and the Gerry heirs holdings. The hotel was built in 1892 by the late Supreme Court Judge P. Henry Dugro.

Builder's Estate Sells Corner

Estate of Joseph Zubow sold the northwest corner of Broadway and 77th st, a site fronting 97.9 feet on Broadway and 107.9½ feet on 77th st. It contained a group of five old 5-sty brick apartment houses. Mr. Zubow razed them and was about to reimprove the site with a 14-sty apartment hotel when he died, a few weeks ago. The new owners will carry out his plans. The operation will involve an outlay of \$2,500,000, including the site, which was valued at \$600,000.

Eno Mansion Passes

The residence of the late Amos F. Eno, at the southwest corner of Fifth av and 10th st, whose will, disposing of an estate valued at about \$13,000,000, resulted in 7 years' litigation among the heirs, has been sold as a site for a 14-sty apartment house de luxe.

It is estimated that the improvement will involve about \$2,500,000, including the cost of the land. About one-half of Mr. Eno's estate was bequeathed to relatives and the other half to Columbia University and other institutions.

It was estimated at the final settlement of the will last May that Columbia's share amounted to about \$4,000,000, a portion of which was the old Eno home on Fifth av.

This property, which is considered one of the finest and most valuable corners in the lower Fifth av section, was sold by Lucius H. Beers, executor for the Eno estate, and Frederick A. Goetze, treasurer for Columbia University, to H. A. Hyman, president of the newly formed Fifth Avenue and Tenth Street Corporation.

Sharp & Co. negotiated the transaction, the selling price of the property, which has a frontage of 93.5 feet on the avenue and 152 feet on the street, being \$500,000.

It is the intention of the buyers to improve the entire plot at once with a 14-sty apartment house divided into small suites from plans by Schwartz & Gross.

Associated with Mr. Hyman in the building operation will be M. Wieland, Sr., M. Wieland, Jr., and Joseph Kresse, the same personnel who sold to Vincent Slattery the apartment building just completed by them at 588 West End av under plans and supervision of the same architects, Schwartz & Gross.

Hearst, as Tenant, Buys Building

The Star Co. (William Randolph Hearst) bought from Jacob Rossbach the 7-sty brick building 55-57 Frankfort st, on a plot 43.6x72.4x irregular, which it held under lease from Mr. Rossbach. The properties carries a mortgage of \$100,000 and adjoins other realty controlled by Mr. Hearst.

Quick Resale of Broadway Corner

The Regal Shoe Co., who recently purchased the Dietz property at 1629 Broadway and 210-212 West 50th st, forming the southwest corner of the thoroughfares, has resold the property to the United Chain Building, Inc., investors, headed by Lehmaier-Schwartz & Co., tin foil dealers at 215 East 22d st. The buyers were represented by A. N. Gitterman. The Regal company, it is said, took a profit of about \$300,000 in the transaction. The Brown, Wheelock-Harris, Vought & Co., Inc., were the brokers.

Negotiations are under way for a lease of the property for a 42-year term to the St. Regis Restaurant, which occupies the southerly portion of the Broadway frontage. The net rental for the term, exclusive of taxes and other charges, amounts to \$3,300,000. After May, 1928, when subleases expire, a new build-

ing operation will probably be undertaken. The Regal company will remain in their present corner store until that time.

The shoe dealers acquired the property in 1917 on a \$25,000 a year net rental basis, with an option to purchase at \$575,000. The new owners in leasing the property for \$3,300,000 net for a 42-year term indicate the upward trend of values in the upper Times Square section.

The property fronts 50.5 feet on Broadway and 178.3½ feet on 50th st. After leasing the property the Regal company improved it with a 3-sty building. The site comprises about 9,000 square feet.

Operator Buys Near Plaza

Samuel Brenner purchased from the 30 West Fifty-ninth Street Corporation the 14-sty and basement apartment hotel 30 West 59th st, 4 doors from the Plaza Hotel, on a plot 50x100.5. The house was completed in 1920 by J. E. R. Carpenter.

Buys Edgecombe Apartments

Arnold Investing Co., M. Rosenthal president, operators, purchased from a client of Bailey Bros. the 6-sty elevator apartment house known as the Edgecombe, at 180-186 Edgecombe av and 1-7 Bradhurst av, at the junction of the avenues with 142d st, on a plot 188x72x190 irregular, showing an annual rent of \$36,000. The property was held at \$200,000. In part payment was given the taxpayer at the northwest corner of Beck st and Liggett av, Bronx, containing 11 stores, and which has but recently been completed. This property was held at \$65,000.

Large Harlem Houses Sold

Meister Builders, Inc., bought 519-527 West 112th st, two 8-sty elevator apartment houses, known respectively as the Campolyn and the Wenonah, the first on a plot 75x125x irregular and the second on a plot 75x100.11. They contain a total of 64 apartments. They were held at \$625,000. Thompson-Starret Co. built them 7 years ago.

Sells Earlton Apartment Hotel

James J. Crowe sold for Patrick Fleming the Earlton Apartment Hotel, a 13-sty and basement building with furnishings at 118 West 72d st, on a plot 25x102.2, including a lease of 15 years, at an aggregate rental of \$438,000, to Fraser Jones.

Greenwich Village Corner Bought

Estate of Henry B. Welcher sold to A. A. Goldstein 286 West 12th st and 314 West 4th st, forming the southwest corner of the two streets, a 4-sty brick flat with stores, on a plot 26.11x51.11x33.5.

Buys Adjoining Building

E. H. Ludlow & Co. sold for the Lichtenstein estate the 7-sty brick loft building, 60-62 East 11th st, on a plot 42.5x94.9. The purchaser is a company controlled by Paul R. Gordon, attorney, which owns the adjoining property at 64 and 66. The property has been owned by the Lichtenstein family for more than 25 years, and was held at \$130,000.

Bank Buys a Bank Building

The brick banking building at 957 Third av, 25.14x90, adjoining the northeast corner of 57th st, has been resold by Daniel B. Freedman to the C. P. N. Realty Corporation, holding concern for the Chatham and Phenix National Bank, whose branch abuts at 205 East 57th st. This is the third sale of the property within a few weeks. It was first sold for the Hanover Trust Company of Boston to Norman S. Riesenfeld and Joseph F. A. O'Donnell, who immediately resold it to Mr. Freedman. The building has been occupied by a Polish banking concern. It was originally the Idle Hour Theatre.

Union Square Landmark Sold

The 127 University place, Inc., with C. A. Becker, P. Finkelstein and I. J. Schuster as directors, has been formed to take over the old Spingler Hotel at the southeast corner of 14th st and University pl, a 5-sty brick hotel, on a lot 26.3x100x33.6. It overlooks Union Square.

Take Profit on Seventh Ave. Corner

J. S. Stone and J. Roberts sold for the Abeles estate the Abeles apartments at 200 West 148th st, southwest corner of Seventh av and 2550 Seventh av, adjoining, two 5-sty brick apartment houses containing a total of 8 stores, on a plot 80x100. The houses had been in the family for about 16 years and were held at \$120,000. They have been repurchased by an operator.

Large Sale on Cathedral Parkway

Max N. Natanson, operator, resold to Joseph Shenk the Cortlandt and the Marc Anthony, two 12-sty elevator apartment houses, 210 and 214 Cathedral Parkway. The properties have a frontage of 200 feet and a depth of 70.11 feet and bring in a rental of about \$100,000 a year.

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Quick Turn on the Heights

George Zauderer and Charles B. Kimmelman resold four 5-sty and basement apartment houses on a plot 332x100, comprising the block front on the north side of 140th st, between Broadway and Fort Washington av, excepting the corners, valued at \$100,000 and returning an annual rental of about \$115,000. The new owner is Louis Israelson, who is said to have negotiations pending for a resale. William S. Baker was the broker. The houses contain 160 suites and were purchased last week from E. M. Krulewitch by Messrs. Zauderer & Kimmelman.

Heights Corner for Improvement

For improvement with a 6-sty apartment house with stores the newly formed 171st Street and Broadway Corporation purchased from the Mauban Realty Corporation the vacant plot, 94x100, northeast corner of Broadway and 171st st. Albert Goldhammer, architect, is preparing the plans. The sellers recently acquired the property from Gustavus L. Lawrence. Maurice B. Rich, attorney, represented the buying interests.

Investor Buys Heights Corner

Alexander Grant, Washington Heights builder and investor, resold the Palmerston, a 6-sty brick elevator apartment house with stores, on a plot 99.11x100, at the northwest corner of St. Nicholas av and 184th st, which he purchased a month ago through McDowell & Byrnes. The same brokers have now sold the property in conjunction with Charles E. Moore to Nathan Garten, a cigar manufacturer, who buys for investment.

Rock Forest Again Bought

Benenson Realty Co. resold the Rock Forest, a 6-sty and basement brick elevator apartment house at 255-261 Fort Washington av, southwest corner of 171st st, fronting 94.1 feet on the avenue and 103.10 feet on the street. The structure was purchased by a client of Byrne & Bowman, who were the brokers in the sale of the property to the sellers several months ago. The house is arranged for 35 families and was held at \$250,000.

Sale on Chambers Street

The buildings, 197 and 199 Chambers st, through to 189 and 191 Reade st, have been sold by Eva B. Browning to the Rexal Realty Corporation, having William C. Curtis, Elmer E. Dorsett, Sadie Wiener, Jacob Mortsky and Nathan Linde as directors. The first number is a 5-sty brick mercantile building, on a plot 34.3x142x irregular; and the second is a 3½-sty brick building, on a lot 24x73.6x irregular. The sale is recorded.

A 3-Angled Deal

The Patchogue Holding Co., August Elmer president and A. O. Elmer treasurer, purchased from the College Holding Co., Joseph Shenk president, 241-245 Fort Washington av, southwest corner of 170th st, a 6-sty and basement brick elevator apartment house, on a plot 100 x150. It contains 48 suites of from 4 to 7 rooms each, with a rental of about \$63,000 yearly. It was held at \$400,000.

In part payment the buyers gave an estate of 250 acres, known as Woodlands on the Bay, with about one mile of water frontage on Great South Bay, adjoining Smiths Point and near Mastic, Suffolk county, Long Island, which was held at \$100,000.

The Patchogue Holding Co. immediately leased the apartment house back to the College Holding Co. for a term of 21 years at a total net rental of about \$800,000. The entire transaction involves about \$1,250,000. Irving H. Wolfe was the broker.

Astor Parcel in Partition

The 4-sty brick tenement house with store at the southwest corner of Av. A and 6th st, said to be one of the first parcels of real estate acquired by the original John Jacob Astor, may pass from the ownership of his heirs as a result of partition proceedings which have been instituted in the Supreme Court. The original Astor is said to have purchased the property in 1803, and it has been in the possession of the family since that time. The lot is 16.2x79.6.

The proceedings, divulged through the filing of a lis pendens, are brought by Louis Zborowski against the Farmers Loan & Trust Co. and others. Mr. Zborowski is said to be a great-grandson of the first John Jacob Astor. Some 40 heirs hold an interest in the property, which it is understood complicates disposal of it at private contract, the method the family is using to sell off its holdings here. Morris & McVeagh are attorneys for the plaintiff in the action.

Antlers Apartments Bought

Wood, Dolson Co., Inc., sold for the estate of E. D. Blardot to the Moton Realty Corporation the Antlers, at 603 West 111th st, an 8-sty fireproof apartment house, 50x100.11, adjoining the northwest corner of Broadway. It was held at \$200,000.

Lessees Buy the Grand Hotel

The original portion of the Grand Hotel property, southeast corner of Broadway and 31st st, has been transferred by Eugene Higgins and others to the newly formed 1234 Broadway Corporation, clients of Davis, Wagner, Heater & Holton, attorneys. The property was formerly owned by the Brooks family, and is a 5-sty structure. The new owning company represents Mauger Bros., the lessees. The transfer affects the Broadway front of the hotel only, an 8-sty structure fronting 105.9 feet on Broadway and 123 feet on 31st st. The 12-sty addition on 31st st is not involved in the deal, and no change will result in the operation of the hotel through the sale, as the entire property is under lease for a long term of years to Mauger Bros.

The part transferred is assessed by the city at \$950,000. The new owners have borrowed on the property from the Equitable Life Assurance Society \$500,000 for 10 years at 5½ per cent. per annum.

Buy Central Park West Corner

William Spain sold through H. D. Baker and A. Robinson to Meister Builders, Inc, 370 Central Park West and 6-8 West 97th st, being the south corner of the two thoroughfares, two 6-sty and basement elevator apartment houses, the immediate corner one being on a plot 120x100.11 and the inside one on a plot 80x100.11. They contain an aggregate of 81 suites and were held at \$700,000. The Fred F. French Co. built them for the sellers. They have been resold to Joseph Shenk.

Brown in Numerous Deals

Frederick Brown resold six important properties which he had acquired recently in various sections of Manhattan.

He sold 240-246 West 40th st, comprising the former edifice of the Abyssinian Baptist Church and a 4-sty brick building and a 5-sty brick building, all on a plot 118x98.9. The buyer is the Harlan Construction Co., represented by McLaughlin & Stern, attorneys. The buyers will immediately raze the present buildings and erect a 12-sty mercantile building. A. Goldstein was the broker.

The Lenox Theatre, at the southeast corner of Lenox av and 111th st, 71.10x100, has been sold by Mr. Brown to the L. S. & L. Amusement Corporation, Joseph Leventhal, president. Isidor Lerner was the broker. The theatre has a seating capacity of 900, and is under lease until August, 1925, to the Yiddish Players stock company. Mr. Brown recently acquired it from the Atlantic Mortgage Corporation.

To a client of L. Tannenbaum, Straus & Co. Mr. Brown resold 203 and 205 West 112th st, a 6-sty elevator apartment house, known as the Washington Irving, on a plot 50x100.11, and adjoining the northwest corner of Seventh av.

Mr. Brown resold to an investing client of Hamilton, Iselin & Co. the southwest corner of Columbus av and 79th st, known as 390-392 Columbus av, a 4-sty and basement brick and

stone apartment house with stores and a 1-sty brick taxpayer, the former on a lot 18.6x76.8, and the latter on a lot 25.6x100. There is a total of 6 stores in both buildings.

The same operator resold to Frederick Picker 34 East 30th st, a 9-sty and basement mercantile building, on a plot 34x98.9. Adams & Co. were the brokers.

Mr. Brown resold through Arthur F. Du Cret & Co. to the Sheffield Farms Co. 77 La Salle st (formerly 525 West 125th st), a 5-sty brick tenement house with stores, on a lot 25x99.11.

Hampton Apartments Sold

Anna R. Mead sold through Fischer, Hammond & Heinrich to Henry Pistchall 22 East 31st st, a 7-sty and basement elevator apartment house, known as the Hampton, on a lot 25x98.9, adjoining the southwest corner of Madison av.

Investor Buys the Northdale

George Steinman, Inc., sold for the Daylight Realty Corporation 830 West 179th st, southeast corner of Northern av, a 6-sty and basement elevator apartment house, known as the Northdale, comprising 62 apartments with stores, on a plot 92.6x100. Property rents for \$44,000 and was held at \$225,000. The purchaser was an investing client.

Apartments Near Fifth Avenue Sold

Joseph H. Samuels bought through Fisher, Hammond & Heinrich 7 East 32d st, adjoining the northeast corner of Fifth av, a 7-sty elevator apartment house, on a lot 25x98.9.

Third Ave. Corner Bought

Stebbins Realty and Construction Co., Inc., purchased from the Arbutus Realty Co., 1305-1309 Third av, southeast corner of 75th st, three 5-sty brick apartment houses with stores, on a plot 62.2x75. Joseph Herzog was the broker.

Row of Bronx Flats Sold

The newly organized K. T. Realty Corporation, represented by Kaplan, Kosman & Streusand, as attorneys, has bought 834-862 Hewitt pl, eight 5-sty and basement brick apartment houses, each on a plot 40x100. They adjoin the southeast corner of Westchester av.

Operator Buys and Sells

Properties valued at approximately \$1,000,000 are involved in deals just closed by the Manport Realty Corporation, I. Portman, president. From a client of Henry I. Cooper and M. Cohn & Co. Mr. Portman bought the Alabama, a 6-sty and basement elevator apartment house, at the northeast corner of Riverside dr and Tiemann pl (127th st), on a plot 86.6½x100x147, valued at \$375,000.

From the same interests he bought the 5-sty and basement brick apartment house, 730 Prospect av, Bronx, on a plot 50x125x irregular.

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lar, valued at \$62,500, and renting for \$12,000 annually. The same brokers recently sold both properties.

Mr. Portman resold the new 9-sty and basement elevator apartment house, 22-24 West 69th st, on a plot 42x100.5, and valued at \$300,000, which he recently bought from Jacob Axelrod, who built it. The new owner is Rose Sobel.

Emsworth Hall, a 6-sty brick elevator apartment house at the southeast corner of Convent av and 149th st, on a plot 99.11x100, has been purchased by Mr. Portman from the 435 Convent Avenue Corporation, which held it at \$230,000.

Overlooking the Speedway

Fitz Roy Realty Corporation sold through J. Clarence Davies to Klein & Jackson, operators, the vacant triangular plot at Dyckman st and St. Nicholas av, having a frontage of 610 feet on St. Nicholas av and 200 feet on Dyckman st. The property is opposite the Dyckman st subway station and is at the north end of the Speedway, of which Dyckman st is a continuation.

Buys Big Bronx Apartment House

The S. S. & B. Building Corporation, Samuel Belkind president, sold to David Perlman the 6-sty apartment house nearing completion at the southeast corner of Southern Blvd and Tiffany st, 100x125. It is arranged for 63 families and has 8 stores. The property was held at \$325,000.

The selling interests bought from the Johnson estate the plot 100x100 on the east side of Southern Blvd, 175 feet north of Longwood av, on which they will erect a 6-sty apartment house for 58 families which will represent an investment of about \$275,000.

Dick Estate Sells Waterfront

Harrison S. Colburn Co. sold for the estate of William Dick, sugar refiner, the property on Kent av between Hooper and Keap sts, fronting 154 feet on north side of Wallabout Canal and 168 feet on Kent av, Brooklyn, and close to the terminals of the New York Central, Erie, Baltimore and Ohio, Lehigh and Delaware, Lackawanna and Western railroads. The property was originally owned by Andrew D. Baird, president of the Williamsburg Savings Bank, from whom Mr. Dick acquired it some years ago. It was held at \$75,000, and is close to the East River.

R. F. Elliman Buys at White Plains

Roland F. Elliman, of the firm of Douglas L. Elliman & Co., has purchased from Daniel H. Hayes "The Gables," at the corner of old Mamaroneck rd and Soundview av, White Plains, adjoining the Fenimore Country Club and near the Gedney Farms Hotel. It is a new frame colonial dwelling, designed by Chester A. Patterson, contains 15 rooms and 5 baths. There are 3 acres of land, with old fashioned gardens. This is one of the most attractive places in the section, and will be occupied by the new owner as an all year residence. The property was held at \$65,000. The brokers were M. & L. Hess, Inc.

Operator Buys Large Yonkers Plot

Cammann, Voorhees & Floyd sold for Yale University to the Spear Construction Co., Lewis E. Kleban, president, the vacant plot on the east side of South Broadway, opposite St. Joseph's Hospital, lying between the Yonkers' Masonic Guild and Elks Building, Yonkers, approximately 100x160, with an L 51x95. The plot was formerly owned by Robert M. Judson, now deceased. Platt, Field, Taylor & Patterson represented the seller and Philip Shapiro the buyer. The plot will be improved with stores and show-rooms.

Sell Dan Hanna's Country Seat

George Howe sold the Croft, country seat of the late Dan R. Hanna, situated about 3 miles from Ossining, near the estates of Holbrook Blinn, Margaret Illington, Irvin Cobb and others. It contains 168 acres, with a lake of about 12 acres. The estate was developed by the builder of it, Arthur S. Vernay, art connoisseur, who built the residence along the lines of famous English homes.

Choice Nassau County Acreage Sold

Clarence M. Schultz sold 23 acres on the Chicken Valley road at Brookville, Nassau county, Long Island, opposite the Piping Rock Club, and near the estates of Henry Batterman, George T. Brokaw, C. Oliver Iselin and C. K. G. Billings. Hamilton Iselin & Co. were the brokers.

James Blaine Walker, Jr., bought from the Wheatley Hills Real Estate Corporation a wooded tract of 3 acres at Locust Valley, Nassau county, in the heart of the Wheatley Hills region. The property is on the north side of Chicken Valley road and south of the

Piping Rock Club. It adjoins the estates of C. Oliver Iselin, William A. Greer and Sidney Z. Mitchell. Mr. Walker will improve and occupy the property.

Operators Buy Brookhaven Estate

Edgar A. Sharp and Joseph B. Swezey, of Patchogue, purchased from the Sag Harbor Savings Bank 225 acres of land and an old 19-room mansion in the village of Brookhaven, Suffolk County, Long Island, on the south side of Beaver Dam rd and having a frontage of more than half a mile on Great South Bay. The buyers will build a boulevard from the road to the bay and will cut up into acre tracts for country homes. The property was formerly owned by the John B. Ireland estate.

Famous Road House Passes

Daniel H. Jackson sold to Isidor Petsoy the old Minden Hotel property, Ocean Parkway and Johnson la, Brooklyn, a 3-sty frame hotel and out buildings, having a frontage of 192 feet on the parkway, 225 feet on the lane and 46 feet on East 5th st. It was a famous gathering place for horsemen in the horse era.

MORTGAGE LOANS

The recently formed mortgage department of Ladd & Nichols obtained a first mortgage of \$425,000, at 5½ per cent per annum, for Stafford Brps., Inc., on the northeast corner of 72d st and Madison av. They also obtained a first mortgage of \$12,000 for Selkin & Rosenberg on the southeast corner of Gravesend av and Av C, Brooklyn.

S. W. Straus & Co. placed a mortgage of \$310,000 at 6 per cent on the 22-sty Printing Crafts Building on the west side of Eighth av, between 33d and 34th sts. The structure is owned by the Printing Crafts Realty Corporation, comprising ten large concerns in the printing and allied industries.

Bulkley & Horton Co. placed, for clients, mortgage loans on Brooklyn properties, as follows: \$4,000 on 62-64 Waverly av; \$15,000 on 402 Washington av; \$3,000 on 71 Waverly av; \$3,500 on 193 Adelphi st; \$5,500 on 892 St. Johns pl; \$2,400 on 470 84th st; \$2,500 on 231A Madison st; \$3,500 on 48 South Elliott pl and \$2,000 on the same property.

Quinlan & Leland placed for 122 East Fifty-first Street, Inc., Blaine Ewing, president, a first mortgage loan of \$250,000 on 122-4 East 51st st, a new 9-sty apartment house, on a plot 50x100.5, adjoining St. Bartholomew's Church.

Leon S. Altmayer negotiated a first mortgage of \$130,000 at 5½ per cent per annum interest, for 5 years, on the six buildings 230-240 East 86th st, on a plot 160x102.2. The property was recently altered and 12 modern stores installed on the grade floor, of which 7 have already been leased by Mr. Altmayer.

East River Savings Institution loaned \$330,000 on 50-52 Pine st, a 12-sty building, known as the Albert, on a plot 40.2x97.1, adjoining the southeast corner of William st.

Edwards, Dowdney & Richart placed the following loans: A building and permanent loan of \$190,000 at 5½ per cent per annum on southwest corner 176th st and University av for Louis Padula; permanent loan of \$157,000 at 5½ per cent, on the 1-sty taxpayer southwest corner Fordham rd and Grand av for Gran-Ford Realty Corporation; \$55,000 at 5½ per cent, on 331 Lexington av for the French Church Du St Esprit; \$27,000 at 5 per cent, on 414 Amsterdam av for Mrs. Josephine Lederer; and \$25,000 at 5 per cent, on 112 East 61st st for the Bedford Holding Corporation.

Title Guarantee & Trust Co. loaned to the 230 East 86th Street Corporation \$130,000, at 5½ per cent per annum, on the 6-sty apartment house with stores, on a plot 101x100, at 230-240 East 86th st.

Metropolitan Life Insurance Co. has authorized loans on bond and mortgage amounting to \$9,500,000. Of these \$4,000,000 were for housing, \$3,000,000 were for business buildings and \$2,500,000 were on farms.

Of the housing loans \$2,500,000 were made outside of New York city on 537 dwellings and 20 apartment houses, accommodating 808 families. These loans were made in Pennsylvania, Massachusetts, New York, West Virginia, North and South Carolina, Georgia, Florida, Alabama, Tennessee, Ohio, Indiana, Chicago and other towns in Illinois, Iowa, Minnesota, Nebraska, Oklahoma and Utah. Loans on business buildings were 25 in number, in 12 states.

The New York city loans were on 151 dwellings and 5 apartment houses, accommodating 438 families, and amounted to \$1,500,000. These loans for housing were mostly in the Bronx, Brooklyn and Queens.

The farm loans were in 19 states, principal among which were Iowa, Missouri, Alabama, Indiana, South Dakota and Illinois, although

substantial amounts were loaned in North Carolina, Idaho, Tennessee and Nebraska. The interest rate was that prevailing in the locality.

New York Title and Mortgage Co. made a building loan of \$440,000 on the 11-sty apartment house being erected at the northeast corner of Lexington av and 74th st.

Bond and Mortgage Guaranty Co. made a loan of \$240,000 on 6-8 West 57th st, an 11-sty building. It is an equal lien with a prior mortgage of \$360,000.

Samuel Kronsky, Inc., brokers, have closed the following mortgage loans: On southwest corner of Intervale and Westchester av, \$100,000; on 42 Rivington st, \$45,000; on southeast corner of Spring and Sullivan sts, \$60,000; on 921 Melrose av, \$17,000; on 428 East 166th st, \$35,000; on 2085 Southern Boulevard, \$50,000; on 448 East Tremont av and 4192 Park av, \$80,000.

MANHATTAN SALES

South of 59th Street

BLEECKER ST.—S. Morrill Banner and H. E. Mittle purchased through Brown, Wheelock-Harris, Vought & Co. 361 Bleecker st, a 3-sty brick flat with store, on a lot 17x70.

CARMINE ST.—A. Q. Orza sold for Julia M. Cohn 30 Carmine st, a 5-sty brick tenement house with stores, on a lot 25x75.

CHARLTON ST.—Douglas Gibbons & Co. sold the 2½-sty and basement brick dwelling, on a lot 18.9x100, at 24 Charlton st, for Mrs. Stanley Clark to Mrs. A. G. Olney, for occupancy.

FRONT ST.—Ruland & Benjamin, Inc., sold for the Central Union Trust Co., as trustee, 261 Front st, southeast corner of Dover st, a 4-sty brick building, on a lot 22.2x76.10x21. After extensive alterations, the building will be occupied by the purchaser, Elix Borross, president of the Pacific Bag & Burlap Co.

HANCOCK ST.—Brown, Wheelock-Harris, Vought & Co. resold for Leonard Weill 31 and 33 Hancock st, northwest corner of Houston st, two 4-sty brick tenement houses with stores, on a plot 40x50. They are two of a row of five houses at this point acquired by Mr. Weill recently through the same brokers from the Low estate. Negotiations are pending for the resale of the other 3 houses.

MACDOUGAL ST.—G. Tuoti & Co. sold for Dr. A. Lipshitz to Rocco Lo Sasso 110 Macdougall st, a 6-sty brick tenement house with store, on a lot 25x100, together with a 6-sty brick tenement house on the rear of the same lot.

VANDAM ST.—Brown, Wheelock-Harris, Vought & Co., Inc., sold to S. Morrill Banner and H. E. Mittle, builders and operators, the 3-sty and basement brick dwelling, on a lot 28.10x100, at 11 Vandam st.

10TH ST.—R. W. Ritwagen sold to James Smith 146 West 10th st, a 5-sty and basement brick apartment house, on a lot 25x95.

16TH ST.—Hudson P. Rose Co. sold through N. A. Stazoudis to S. Loucas 324 West 16th st, a 5-sty brick building, on a lot 25x40.9½.

18TH ST.—Ruland & Benjamin, Inc., sold for the Andros Realty Co. 216 East 18th st, a 3-sty and basement brick dwelling, on a lot 25x92. The purchaser is Barnett Koppelman, who will alter the property at the expiration of the present lease.

19TH ST.—Real Estate Management Co. sold for the estate of John Foster 228-230 East 19th st, two 3-sty and basement brick dwellings, each on a lot 21.4x84.

22D ST.—David and Henry Lippman sold 241 East 22d st, a 5-sty brick tenement house with store, on a lot 18x74.1.

23D ST.—Dwight, Archibald & Perry sold to Maria S. Simpson for the estate of Patrick Clark 438 23d st, a 4-sty and basement brick dwelling, on a lot 25x98.9. The purchaser will probably renovate and occupy.

50TH ST.—Charles M. De Rosa & Bro. sold for Philip Marcello and Philip Zaccaro 522 West 50th st, a 5-sty apartment house, on a lot 25x100.5. The buyer will alter the first floor into stores.

54TH ST.—Frederick Fox & Co. sold for Martin Beck 18 East 54th st, a 4-sty and basement brick dwelling, on a lot 23x100.5. The buyer is an investor.

55TH ST.—Estate of Jane M. Haslem sold to Conrad Trolter 207 East 55th st, a 3-sty and basement brick dwelling, on a lot 20x100.5. Dwight, Archibald & Perry, and M. Morgensthan, Jr., Co.-Everett M. Seixas Co. were the brokers.

FIRST AV.—Arnold Investing Co., M. Rosenthal, president, bought through J. C. Hough & Co. from the Reyvan Realty Co., W. O. Reynolds, president, 649-651 First av, a 5-sty brick tenement house with stores, on a plot 29.½x80.

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61ST ST.—Daniel H. Jackson resold to an investing client of Alexander Langfur, at-

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torney, 100-102-104 West 61st st, southwest corner of Columbus av, three 6-sty stone and brick apartment houses, on a plot 110.4x100.5. The immediate corner contains stores in the grade floor. The buildings rent for \$40,000 and were held at \$300,000. J. K. Moors was the broker and the seller was represented by Thomas A. McGrath. Mr. Jackson acquired the property a few weeks ago from the J. Blackburn Miller estate.

70TH ST.—Chas. K. Clisby & Co., Inc., sold 310 West 70th st, a 3-sty and basement brick dwelling, on a lot 16.4x100.5, for Mrs. Mamie Holahan to a client, for occupancy.

73D ST.—Brown, Wheelock-Harris, Vought & Co. sold for the Clark estate 61 West 73d st, a 4-sty and basement brick dwelling, on a lot 20x102.2, to a purchaser who will extensively alter and occupy. This is the last of 28 houses on the north side of 73d st, between Central Park West and Columbus av, sold by the estate.

75TH ST.—Cammann, Voorhees & Floyd sold for the Central Verein of New York to a client of John Finck 304 East 75th st, a 5-sty brick tenement house, on a lot 25x102.2.

77TH ST.—Berley & Co., Inc., sold for a client of Charles A. Rosenthal 247 East 77th st, a 5-sty brick tenement house with stores, on a lot 25x100. The property is assessed at \$26,000.

80TH ST.—Douglas Gibbons & Co. sold for Sidney J. Jennings the 5-sty brick American basement dwelling 44 East 80th st, on a plot 33x66.2, close to Madison av. Arthur B. Claffin, the banker, is the purchaser, and, after alterations, will make his home there.

89TH ST.—Edwin W. Orvis, banker, sold the 4-sty and basement brick dwelling with 2-sty dining-room extension, 58 West 89th st, on a lot 20x100.8. Mr. Orvis purchased this house direct from the builder, Francis Crawford, in 1888, and has occupied it since that time. After alterations the purchaser will occupy. Bracher & Hubert were the brokers.

97TH ST.—Pascacion Fernandez bought from E. Sharum 41 West 97th st, a 4-sty and basement brick dwelling, on a lot 20x100.11.

97TH ST.—Edward C. H. Vogler sold for John T. Dooling the 3-sty and basement stone dwelling 122 West 97th st, on a lot 17.6x100.11, to a client for occupancy.

100TH ST.—Benedict B. Nurich sold for the estate of Fannie Taschman to Leiser Rosenbaum 232 East 100th st, a 5-sty brick tenement house, on a lot 25x100.11. It houses 20 families.

108TH ST.—Meister Builders, Inc., sold

through A. Michiganaw to Theodore Kriloff 112 East 108th st, a 6-sty brick tenement house with stores, on a lot 25.6x100.11.

115TH ST.—E. Sharum sold to Augustus E. Crevier, for occupancy, 310 West 115th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

116TH ST.—George Steinman, Inc., sold for Flora Karp, 36 West 116th st, a 5-sty brick tenement house with stores, on a plot 27x100.11.

120TH ST.—Joseph P. Day, Inc., purchased for a client, 127 East 120th st, a 5-sty brick flat, on a lot 25x100.11. The consideration was \$30,000. Joseph Schrier was the seller.

124TH ST.—Edward A. Arnold sold for Augusta E. Cohenfeld 432 West 124th st, a 5-sty and basement brick triple apartment house, on a lot 25x100.11.

127TH ST.—James H. Cruikshank bought from Rosetta and Esther Langstadler 265 West 127th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11, through John H. Pierce.

133D ST.—P. M. Clear & Co. sold for George Pfaff to E. Meckert 514 West 133d st, a 5-sty and basement brick apartment house, on a lot 25x99.11.

138TH ST.—Edward C. H. Volger, through Walter J. Burke, sold for John T. Dooling the 3-sty and basement brick dwelling, 624 West 138th st, on a lot 14x99.11, to a client for occupancy.

138TH ST.—Edward C. H. Vogler, through Walter J. Burke, sold for John T. Dooling 630 West 138th st, a 3-sty and basement brick dwelling, on a lot 14x99.11.

139TH ST.—Ernest T. Bower sold for Henry T. Fleck 304 West 139th st, a 3-sty brick dwelling, on a lot 16.8x99.11.

173D ST.—Royal Heights Realty Co., Benjamin Feinberg, president, bought from Jacob Landes the 5-sty and basement 30-family apartment house, 644 West 173d st, on a plot 75x97.3, held at \$150,000. The buyers own the adjoining house at 650.

AV. A.—P. Fried sold for Godfrey N. Lahm the southwest corner of Av. A and 85th st, a 5-sty stone and brick tenement house with store, on a lot 25.2x78.

COLUMBUS AV.—Samuel Brenner sold to John P. Flanary the 6-sty elevator apartment house, known as the Viola, on the southwest corner of Columbus av and 76th st, fronting 102.1 feet on the avenue and 40 feet

on the street. Spotts & Starr were the brokers.

CONVENT AV.—Samuel Frank sold through Fischer, Hammond & Heinrich to Solomon Silberberg, of Bayonne, N. J., the 5-sty and basement brick apartment house, 102-104 Convent av, on a plot 71.6x100, overlooking the grounds of the Convent of the Sacred Heart.

CONVENT AV.—Arthur Cutler & Co. sold for the 435 Convent Avenue Corporation, 435 Convent av, southeast corner of 149th st, a 6-sty brick elevator apartment house, known as Emsworth Hall, on a plot 99.11x100, to the Manport Realty Corporation. The property was held at \$250,000.

LEXINGTON AV.—John McLoughlin sold to an operator the southwest corner of Lexington av and 87th st, a 5-sty brick apartment house with stores, on a plot 27.2x100.8½.

LEXINGTON AV.—Ennis & Sinnott purchased from the Stonewall Realty Co. the southwest corner of Lexington av and 93d st, a 4-sty brick business building, 100.8x18.4, through M. Strauss, broker.

LEXINGTON AV.—The 1-sty brick store building, 100.11x80, at the southwest corner of Lexington av and 116th st, is to be taken over by the newly formed 1870 Lexington Avenue, Inc., with S. J. and O. Liberman as directors. Moses N. Krakower is the attorney for the new owners. The property stands in the name of the Regas Realty Co.

LEXINGTON AV.—Louis Carreau sold for L'Avenir, Inc., to Michael F. Naughton, of the "New Gilsey Market," 811 Lexington av, a 4-sty and basement stone dwelling, on a lot 18x70.

MANHATTAN AV.—Sherman & Kirschner sold for J. Newburg 405 Manhattan av, southwest corner of 117th st, a 3-sty brick flat with store, on a lot 19.11x50.

SECOND AV.—I. Lincoln Seide Co., in conjunction with Samuel Singer, sold for the estate of William H. Schmidt to a builder, for improvement, the southwest corner of Second av and 97th st, a vacant lot, 25.11x75.

BRONX SALES

FOX ST.—Sherman & Kirschner sold for Isidor B. Geller the 6-sty brick apartment house, on a plot 40x100, at 1004 Fox st, to Brause Bros., Fifth av tailors, for investment.

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RECENT LEASES.

Three Postoffice Leases on New Basis

A notable departure from the form heretofore employed in leasing property to the Federal Government for postoffices and other purposes has been authorized by officials of the Postoffice Department as to leases for which proposals are asked for the new Fox Street Station near 169th street; the one at East 55th street and Third avenue, and one to replace Station U at East 103d street and Third avenue. Negotiations have been in progress for some time between O. M. Schaeffer, inspector in charge of leasing postoffices in New York City; Captain E. W. Bonnaffon, coordinator under the Federal budget, and Lee T. Smith, vice-president of the National Association of Building Owners and Managers, to secure the elimination from leases of post-office properties of the objectionable clause which permits the Government to withdraw from its contract prior to the expiration of the lease. Captain Bonnaffon has written Mr. Smith that in the leases for the three new postoffices mentioned this cancellation clause may be omitted, and that bidders may submit proposals to conform in the respect to present commercial practice. The time for making award on these proposals has also been extended so as to permit all concerned ample time for estimating and bidding on these contracts.

It is expected that this change will mean a saving to the Government and afford owners opportunity to obtain a desirable tenant on advantageous terms without fear of loss through cancellation before the lease expires.

A Notable Bronx Lease

Phelan-Billingsley Corporation leased from Robert B. Bradley for approximately \$1,000,000 through Armstrong Bros., brokers, the northwest corner of Fordham rd and Grand av, fronting 130 feet on Fordham rd, 60 feet on the Aqueduct, with rear line running to a point at the intersection of Fordham rd and Grand av. It is improved with a modern 1-sty building containing 8 stores.

The lessees also purchased through the same brokers, to round out the site, from Samuel Barkin the fee of 2443 Grand av, 50x114 to the Aqueduct, with a 3-sty mansion of 12 rooms. This gives them a site 130 feet on Fordham rd, 50 feet on Grand av and 111 feet on the Aqueduct.

The lease and renewals on the Fordham rd corner cover 42 years and carry an option to purchase upon expiration of lease. The lessees at the expiration of present leases will build another story.

BROOKLYN SALES

GARDEN PL.—Dwight, Archibald & Perry, Inc., and Julius Segal sold the four dwellings and the two apartment houses, 20, 22, 24, 24a Garden pl, and 285 and 287 Hicks st. This property extends through the block between Garden pl and Hicks st and is in one of the most attractive of the old-time sections of Brooklyn. The buyer is an investor.

FLEET ST.—Estate of Daniel Birdsall sold through Howard C. Pyle & Co. and Daniel Birdsall & Co., Inc., 57 Fleet st, a 3-sty and basement brick dwelling, on a plot 18.6x90.

NAVY ST.—Meister Builders, Inc., bought from D. Fiorello 247-251 Navy st, three 3-sty frame dwellings, on a plot 50x100.

5TH ST.—T. B. & H. W. Ackerson sold for Emil von Mechow to an investor the 4-sty limestone apartment house 570 5th st, near Prospect Park.

DITMAS AV.—William Liss, Inc., sold for the Parocean Building Corporation the northeast corner of Ditmas av and East 5th st, a 3-sty apartment house with 3 stores, and a 2-sty apartment house with store, and 4 taxpayers, on a plot 110 on Ditmas av by 100 feet on East 5th st.

FIFTEENTH AV.—Chanin Construction Co., Inc., bought from the Loraine Realty Co. the northeast corner of Fifteenth av and 40th st, a vacant plot 100x100. It will be immediately improved with five brick and stone apartment houses with stores.

FORT HAMILTON AV.—Frank A. Seaver & Co. sold northwest corner of Fort Hamilton av and 80th st, a vacant plot of 5 lots for F. A. Gearon to an investor.

GLENWOOD RD.—Bulky & Horton Co. sold 4006 Glenwood rd, a frame semi-detached dwelling, for Kings Realty Co., to a client for occupancy.

136TH ST.—H. Kullman sold to the Hudson P. Rose Co. 333 East 136th st, a 2-sty and basement brick dwelling, on a lot 16x50, adjoining the northeast corner of Alexander av.

137TH ST.—Sherman & Kirschner sold for the Steindler Holding Corporation 616-622 East 137th st, four 4-sty and basement brick apartment houses, each on a lot 25x100.

138TH ST.—Harlem Realty Co. resold for a client to Carretta Bros. 457-459 East 138th st, a 6-sty brick apartment house with stores, on a plot 37.6x100.

164TH ST.—Hudson P. Rose Co. bought from Mrs. M. Large 426 East 164th st, a 2-sty and basement frame detached dwelling, on a lot 25x101, with a 3-sty frame building on the rear of the lot and fronting at 980 Brook av.

190TH ST.—Schwab & Co. sold for the Hymax Building Co., Inc., to a cash buyer 20 West 190th st, southwest corner of Davidson av, a new 5-sty and basement brick apartment house, on a plot 67x95.4.

BRYANT AV.—The 2061 Bryant Avenue Corporation, with M. B. & L. Lesser and M. Bunnstone as directors, has been formed to take over the property at that location. Maximilian Lesser is attorney for the new owners.

CONCOURSE.—Sunview Realty Corporation sold to the Cathedral Arms, Inc., the new 6-sty brick apartment house, 104.6x131.11x irregular, at 1955-1957 Grand Boulevard and Concourse, northwest corner of 178th st.

FORDHAM RD.—The 5-sty brick apartment house with stores, on plot 116x222, at northeast corner of Fordham rd and Davidson av, has been sold by the Realty Managers, Inc., Frank Begrisch, president, to Patrick Kiernan. The property has 8 stores and was held at \$550,000. In part payment Mr. Kiernan, the buyer, gave his equity in the 1 and 2-sty business building on the east side of Westchester av, between Fox and Tiffany sts, 246x145x irregular, containing 12 stores and an office.

HARRISON AV.—The J. L. S. Realty Co., Joseph Silverman, president, bought from the Kountze estate the plot 100x100x irregular on the east side of Harrison av, about 120 feet south of Burnside av. Hall J. How & Co. were the brokers. The buyers own a lot 25x100 adjoining on the north, and have negotiations pending for a resale of the entire plot to a builder for improvement with a 6-sty apartment house.

HOE AV.—George Steinman, Inc., sold for a client to Markham Bros. 1200 Hoe av, northeast corner of Home st, a 5-sty and basement brick apartment house, on a plot 40x109.2.

HUNTS POINT AV.—J. Clarence Davies, Inc., sold for William O'Connell to Henry Meyer, the vacant plot, 50x100, on the west side of Hunts Point av, 409 feet south of Ryer av.

INTERVALE AV.—Darfeld Realty Co. purchased 1242 Intervale av, the triangular corner facing Intervale av and Fox st, about 100x100, from Grace E. Brady. The property was held at \$45,000. The purchaser was represented by Isaac Hyman.

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Premier Rental Near Fifth Ave.

Cross & Brown Co. leased for Walter J. Salmon to the New York & Paris Peacock Shoe Co., George E. Mueller, president, the easterly store, 14x100, in 7 West 42d st. adjoining the Bristol building at the northwest corner of 42d st and Fifth av, for a term of years, at the rate of \$2,000 a front foot a year, or \$28,000. There is no higher rental, proportionate to the space, in 42d st.

Progressive Lease for 21 Years

The new uptown art and book center, to which the American Art Association was recently added, continues its activities with the announcement of a 21-year lease, just made, at 9-19 East 59th st.

This property was acquired in 1916 by the late Frederick Ayer, of Boston, in exchange for vacant land in Long Island City, through Cross & Brown Co., who are the brokers in the new lease, which is leased to the Mondrer Corporation and represents a gross rental of \$1,250,500. A feature of the lease is a progressive rental and provision for the renewal of the lease for 21 years, at a re-appraised value every 5 years, providing the tenant erects a building costing not less than \$500,000.

The Mondrer Corporation proposes to improve the present buildings and await the erection of its new building until reasonable building costs prevail.

Big West Side Lease

A. V. Amy & Co., in conjunction with the Warranty Brokerage Corporation, leased the entire building 157 West 72d st, on lot 20x 100.5, for 42 years, at a rental aggregating \$300,000, to H. G. Guttman and H. Bennett Solomon. A. V. Amy & Co. represented the tenants and the Warranty Brokerage Corporation represented the Redstone Holding Corporation. Arnold Rothstein, president, who acquired this property 3 years ago from Elmer E. Smathers. The Redstone Holding Corporation is also the owner of 151 West 72d st and 134 West 72d st, leases for which are now being negotiated. In the last few years there has been a great deal of activity on 72d st, between Broadway and Columbus av. With the vast amount of hotel building in this section, the belief is held that values in this block will greatly enhance. A great number of the real estate fraternity are located on this street, and 7 buildings are now in progress, including one new one at 153-155 West 72d st, plans for which were made by Nast & Springsteen, arrangements hav-

Long Lease of Lexington Ave. Corner

As a result of a renewal of discussion regarding a possible railroad terminal at Lexington av and 32nd st, a client of L. & I. J. Joseph leased for 21 years with a renewal privilege the building at the southeast corner of Lexington av and 34th st, 75x40, on an annual net rental basis.

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REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods (Nov. 28 to Dec. 5, etc.). Rows include Total No., Assessed Value, No. with consideration, and Assessed Value.

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods. Rows include Total No., Amount, To Banks & Ins. Co., and Amount.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX and rows for 1922 and 1921 with sub-periods. Rows include Total No., Amount, To Banks & Ins. Companies, and Amount.

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, RICHMOND and rows for 1922 and 1921 with sub-periods. Rows include New Buildings, Cost, and Alterations.

BUILDING SECTION

November Construction 30 Per Cent. Ahead of 1921 Record

F. W. Dodge Company's Statistical Report, Covering Three-Fourths of Nation's Building Activity, Shows Brilliant Prospects for the Coming Year

BUILDING contracts awarded during November in the twenty-seven Northeastern States (which include about three-fourths of the total construction in the country) amounted to \$248,366,000, according to the F. W. Dodge Company. This total is only 2 per cent. under the October figures and is 30 per cent. over that for November, 1921.

Residential construction started in November amounted to \$126,468,000, or 51 per cent. of the month's total. This is the largest figure for residential building reported since last June. Other important items in the November record were: \$29,938,000, or 12 per cent., for business buildings; \$29,242,000, or 12 per cent., for industrial buildings; and \$27,516,000, or 11 per cent., for public works and utilities.

Construction started during the first 11 months of this year has amounted to \$3,135,812,000. This is 45 per cent. greater than the total for the corresponding period of last year, and 33 per cent. greater than the total for the entire year 1921.

Contemplated new work reported in November amounted to \$543,872,000, which is 30 per cent. greater than the amount reported in October. The large volume of contemplated work reported during the past few months is an indication that construction is likely to hold up to a relatively high rate throughout the remaining winter months and in the coming year.

New England building contracts in November amounted to \$26,777,000, an increase of 2 per cent. over October and of 45 per cent. over November, 1921.

Included in last month's figures were the following items: \$14,618,000, or 55 per cent., for residential buildings; \$3,286,000, or 12 per cent., for business buildings; \$2,951,000, or 11 per cent., for industrial buildings; and \$1,944,000, or 7 per cent., for public works and utilities.

Total construction started in New England from January 1 to December 1 has amounted to \$312,692,000, compared with \$205,147,000 for the entire year 1921.

Contemplated new work reported during November amounted to \$42,803,000.

November building contracts in New York State and Northern New Jersey amounted to \$76,571,000, an increase of 18 per cent. over the previous month and of 30 per cent. over the corresponding month of last year.

Last month's figures included: \$51,568,000, or 67 per cent., for residential buildings; \$8,057,000, or 11 per cent., for business buildings; \$6,305,000, or 8 per cent., for hospitals and institutions; and \$2,803,000, or 4 per cent., for public works and utilities.

Homes for 114,330 families have been planned in the Metropolitan District under tax exemption at a total outlay of \$685,980,000, with housing for 571,650 persons.

This is apparent from November totals compiled by the building bureaus, showing eleven months of the current year and embracing practically all projects which will go on the 1922 records. They pass all former housing volumes, with new homes planned for 61,000 families, or 305,000 persons, at an outlay of \$366,000,000. In 1921 nearly all residential work was undertaken after the start of tax exemption, amounting to new structures for 53,330 families, or 266,650 persons at \$319,980,000.

Total construction started in this district during the first 11 months of this year has amounted to \$842,061,000, compared with \$645,418,000 for the entire year 1921.

Contemplated new work reported in November amounted to \$140,791,000, an increase of 45 per cent. over the amount of contemplated work reported in October.

Total building contracts awarded during November in the Middle Atlantic States (Southern New Jersey, Eastern Pennsylvania, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$32,983,000. This was an increase of 5 per cent. over the preceding month and of 9 per cent. over the corresponding month of last year.

The principal items in last month's total were: \$14,425,000, or 44 per cent., for residential buildings; \$6,375,000, or 19 per cent., for public works and utilities; \$4,776,000, or 14 per cent., for industrial buildings; and \$2,338,000, or 7 per cent., for business buildings.

During the first 11 months of this year contracts have been awarded to the amount of \$451,306,000, compared with \$355,235,000 for the entire year 1921.

Contemplated new work reported in November amounted to \$90,443,000, an increase of 71 per cent. over the amount of contemplated work reported in October.

November building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$41,691,000. This was a decrease of 24 per cent. from October, but an increase of 26 per cent. over November, 1921.

Included in last month's total were: \$13,008,000, or 31 per cent., for residential buildings; \$11,295,000, or 27 per cent., for industrial buildings; \$8,138,000, or 20 per cent., for public works and utilities; and \$5,233,000, or 12 per cent., for business buildings.

From January 1 to December 1 construction started in this district has amounted to \$551,097,000, compared with \$420,349,000 for the entire 12 months of last year.

Contemplated new work reported last month amounted to \$72,030,000, an increase of 10 per cent. over the amount of contemplated work reported in October.

Contracts awarded during November in the Central West (Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri, Eastern Kansas and a small portion of Nebraska) amounted to \$66,395,000. This was a decrease of 9 per cent. from October, but an increase of 46 per cent. over the total for the month of November, 1921.

The important items in last month's total were: \$30,507,000, or 46 per cent., for residential buildings; \$10,557,000, or 16 per cent., for business buildings; \$7,867,000, or 12 per cent., for public works and utilities; and \$7,121,000, or 11 per cent., for industrial buildings.

The November figures bring the year's total to December 1 up to \$904,412,000, compared with \$643,994,000 for the entire 12 months of 1921.

Contemplated new work reported in November amounted to \$184,101,000, an increase of 35 per cent. over the amount of contemplated work reported in October.

November building contracts in Minnesota and the Dakotas amounted to \$3,948,000, an increase of 36 per cent. over the previous month and a decline of 16 per cent. from the corresponding month of last year. Of last month's total, 60 per cent., or \$2,342,000, was for residential buildings.

The year's total of construction contracts to December 1 was \$74,244,000, which is slightly under the figure for the corresponding period of last year.

Agreement Assuring Building Labor Peace is Signed

Representatives of Employers and Labor Formulate Treaty Dissolving Independent Bricklayers' Union and Avert Serious Building Tie-Up

THE building labor dispute which involved the right of contractors to employ the members of an independent hod carriers' union, was settled last Monday evening through the prompt action of the Lockwood Legislative Committee. For several days it appeared as though an inter-union dispute, which later involved the Mason Builders' Association and subsequently the Building Trades Employers' Association would be responsible for an extended labor war that would work havoc with the winter building program of the Metropolitan. The trouble was brought to a head last week, however, when Samuel Untermyer, Special Counsel to the Lockwood Committee, called the disputing elements before him and arranged a truce until December 31, during which interval it was thought a program of lasting peace could be arranged.

The six members of the Mediation Committee appointed by the Lockwood Committee met at the office of Samuel Untermyer last Monday and agreed unanimously upon a plan of permanent adjustment of their outstanding difficulties. This agreement carried with it the approval of all allied interests, including the employers' associations, the unions of bricklayers and plasterers, the American Federation of Labor and the rival unions of bricklayers' helpers, which were the originators of the trouble and signatories to the truce until December 31.

At the conference this week Senator Lockwood and Samuel Untermyer acted as umpires and the following officials signed the peace agreement: Walter V. Price, Bricklayers, Masons & Plasterers International Union; A. F. Fogarty, local chairman of the bricklayers' union; Matthew V. Sullivan and F. Paul Vaccarelli, International Hod Carriers, Building & Common Laborers' Union; Louis J. Horowitz, Mason Builders' Association and Frederick T. Youngs, Building Trades Employers' Association. M. J. Collieran, representing the plasterers, attended the mediation conference as an observer.

By the terms of the agreement which becomes effective immediately, G. B. Dioguardi, president of the independent union of bricklayers' helpers, resigns. The members of his union become eligible to join the American Federation of Labor body, from which they withdrew, and that organization is compelled to alter its constitution to make the annual election of officers and executive committee members compulsory. According to facts brought out in the recent hearing before the Lockwood Committee and at the conference, this union has had no election of officers for eleven years, a situation that is said to have been responsible for the withdrawal of many members, who formed the independent union.

The agreement signed by both parties to the dispute and by the representatives of the employers follow:

"Mr. Dioguardi, the president of the independent union, has placed his resignation in the hands of Mr. Untermyer for such action as the latter may deem proper in order to bring about a

settlement. This resignation will be immediately accepted.

"The members of the various local unions of the Independent Bricklayers, Helpers and Building Laborers may immediately become members of the local of the international union, on the usual terms of membership and without discrimination.

"The constitution and by-laws of the locals will be so amended as to safeguard against any future restriction or limitation of membership, and are to be further amended in such respects as may be recommended by Mr. Untermyer.

"The locals may, through their own district councils or through the American Federation of Labor and its international executive board, negotiate such agreements with the employers as they see fit. The failure of the employers to make such agreements shall not, however, be regarded by the unions as reasons for a strike, so long as the then prevailing hours and rate of wages are preserved.

"The constitution and by-laws of the International Hod Carriers, Building and Common Laborers' Union are to be amended in the form recommended by Mr. Untermyer in order that the officials of that union shall be compelled to have an election of officers and of the members of the executive committee on the second Tuesday in January of each year, beginning with the year 1923. The purpose of these amendments will be to render the organization more democratic and more responsive to the will of its members. Five hundred members shall have the right to nominate officers to be balloted upon at the annual election, which shall be conducted by secret ballot or by a convention, as may be deemed advisable.

"Any group of men nominating officers shall have the right to a list of the names and addresses of all members and to send, at the expense of the union, any communications they may see fit to the members, inclosed with a form of ballot. Each group that has thus nominated officials of the union to be balloted upon at the annual election shall be entitled to elect one inspector at the election to represent such group at the opening and counting of the ballots.

"The settlement will take effect immediately; the independent union will be dissolved and such of its members as desire to enroll in the local unions of the international will be at liberty to do so on the payment of an initiation fee of \$1 at any time before March 1, 1923. No present member of the independent union shall meantime be discriminated against because of his failure to join the local of the international union.

"The present injunction proceedings of the independent union are to be forthwith dissolved and the suit dismissed."

Despite the subsequent declaration of the Independent Hod Carriers' Union that it will refuse to amalgamate with the International Bricklayers' Helpers' Union, as ordered by the Lockwood Committee, continuation of the war between the two rival unions is not likely to bring about the threat of another lock-out in the building trades on January 1.

Building Industry Assisting in United Hospital Fund Drive

AS in past years the building industry of New York City is taking a prominent part in the United Hospital Fund campaign which Dr. Royal S. Copeland, Health Commissioner, says is absolutely essential to the city's health work. Every dollar contributed to this fund is devoted to the free treatment of the needy sick without distinction of race or creed. Last year these hospitals provided 1,422,748 days of free treatment at an average cost of \$3.93 per day, more than one-third of their total service. This free work must be paid for by private contributions, the revenue from paying patients being far short of the hospitals' total expenses.

The building industry, the most hazardous in the city, makes a greater demand on this free service than any other and it is therefore the duty of those interested in maintaining this serv-

ice to see that the requisite funds are provided. The Building Trades' Committee for the United Hospital Fund of 1922 is again headed by Otto M. Eidlitz, chairman. He is assisted in his work by the following committee members: Emil Angelon, S. U. Barr, Max Baumann, Davis Brown, Herbert Brown, John I. Downey, Charles Geoghegan, Owen Glasson, J. Lewis Hay, Louis J. Horowitz, John P. Kane, Charles Kistinger, J. W. Knibbs, Jr., John Lowry, Jr., Richard Moller, Edmund Rattey, Edward Slosson, Paul Starrett, J. J. Tanyan, Benjamin D. Traitel, Henry C. Turner, M. F. Westergren and Charles S. Wills.

Builders and their affiliated interests may make their contributions payable to the United Hospital Fund and send them direct to any member of this committee.

Residences Dominate New York's Construction Program

Records of Contracts Awarded for November, Compiled by F. W. Dodge Company, Indicate Housing Construction 75 Per Cent. of Commitments

CONTRACT commitments in New York City for the month of November, 1922, amounted to a total of \$46,170,600, a record-breaking figure for this period of the year. This total, which is based upon the statistical tabulations of the F. W. Dodge Company, shows that the normal seasonal decline has not affected local activity to any great extent and is an indication that the coming year will be another period of intense activity in the building field. An idea of the extremely favorable outlook for Metropolitan building interests may be gained from the fact that the total of commitments for November is more than \$8,000,000 ahead of that for the same period a year ago.

An analysis of the commitments for the month past shows the outstanding characteristics to be the continued domination of residential building over all other types of active construction. During the past few weeks there has been a decided revival of residential construction and there is every present indication that this form of activity will continue to gain in volume and proportion for the next two or three months as builders of dwelling accommodations only have a few more

months remaining in which to start their operations and claim their tax exemption privileges.

Although the record of contracts awarded for the month does not show the increased interest in industrial and commercial construction in this territory there is a marked improvement in this form of project. A great number of high class commercial operations are now being planned which will be released within the next few weeks and there is every likelihood that the totals for December and January will show an improved ratio as compared with other types of construction project.

The contracts awarded in New York City during November involved 1,737 separate operations and were grouped as follows: 58 business buildings such as stores, offices, lofts, commercial garages, etc., \$4,236,000; 6 educational projects including schools, colleges, libraries, etc., \$168,000; 4 hospitals and institutions, \$5,510,000; 15 industrial buildings, \$895,000; 2 military and naval structures, \$72,000; 13 public works and public utilities, \$721,700; 5 religious and memorial buildings, \$365,000; 398 residential operations including apartments, flats and tenements and one and two-family dwellings, \$33,901,400 and 8 social and recreational projects, \$301,500.

PERSONAL AND TRADE NOTES.

Arthur R. Remick, architect, recently moved his offices from 52 Vanderbilt avenue to 135 East 43d street.

The Schenk Timber Clamp Corporation has moved its offices from 501 Fifth avenue to 25 West 43d street. This office is in charge of Frank S. Cornell.

George Macone, manager of the Boston office of W. B. Connor, Inc., has been recalled to New York to take charge of the contractors' sales department, handling heating and pumping equipment.

Wilbur S. Sample, formerly of the Montreal, Canada, office of the George A. Fuller Co., Ltd., has recently left for Darien, Manchuria, North China, to assume the duties of district manager of the George A. Fuller Co. of the Orient, Ltd., for that and other Chinese territory. Mr. Sample will direct the construction of a general hospital for the South Manchurian Railway Company, together with additional construction work which is to follow both in that section and in Shanghai, China. William Oehrle is the New York manager of the George A. Fuller Co. of the Orient, Ltd.

F. W. Kelley, president of the Helderberg Cement Co., Albany, N. Y., was elected president of the Portland Cement Association at the recent annual meeting of this organization in Chicago. Mr. Kelley has been identified with the work of this association for many years as its treasurer and also as the chairman of the Committee on Technical Problems. Mr. Kelley is an engineer by profession (Cornell, M. E., '93), and he began his connection with the cement industry in 1900 when he was made vice-president of the Helderberg Cement Co., which at that time was just in the process of changing its mill from a natural to a portland cement plant. He became president of the company in 1914.

New Building for S. W. Straus & Co.

In alignment with their advice to the building industry that the present is a favorable time to go ahead with new building operations, S. W. Straus & Co. announce plans for the immediate erection of a monumental banking building for their occupancy in Chicago. The investment in the land and building will involve approximately \$12,000,000, of

which \$7,000,000 will represent the cost of the new structure.

The new Straus Building will be the first to be erected in Chicago under the new zoning law, modelled somewhat after the New York zoning regulations. It will be twenty-two stories high and will occupy the site of the Stratford Hotel, 161x171 feet at Michigan and Jackson Boulevards. The Thompson-Starrett Construction Co. will be the builders.

This new structure will give S. W. Straus & Co. two of the finest buildings in the United States, their new building in New York having been opened June 1, 1921.

S. W. Straus & Co. have for many years exerted a tremendous influence on the building situation throughout the country. In Chicago alone they have financed the erection of more than 4,000 buildings. This year their loans on new buildings in the principal cities of the country will approximate \$150,000,000. The company was established in Chicago forty-one years ago. Their business was at first limited to general real estate mortgage, but after 1900 the plan of selling first-mortgage bond issues was devised by S. W. Straus and associates.

Hugh Getty, Noted Builder, Is Dead

Hugh Getty, one of the best known builders of New York City, died after a brief illness at his home, 305 West 105th street, Sunday, December 3. Mr. Getty was president of the firm of Hugh Getty, Inc., 359 West 26th street, and for many years had been a prominent figure in the Building Trades Employers' Association of New York City. Mr. Getty, who was seventy-three years of age, was born in Ireland, of Scotch parentage, and came to America when about eighteen years old. All of his business life has been identified with the building industry in the Metropolis. He was one of the founders of the Building Trades Employers' Association and was its president from 1916 to 1918 and again in 1921. For twenty years he was one of the most active members of the General Society of Mechanics and Tradesmen of the City of New York where he occupied various offices and served on a number of important committees. Mr. Getty erected a number of business buildings in this city, several hotels and a number of handsome residences. He never became interested in skyscraper construction but confined his operations to high-class moderate-sized projects. He is survived by three sons and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Manufacturers' Association will hold its annual convention at Cleveland, Ohio, February 5 to 10, inclusive.

New Jersey State Association of Master Plumbers will hold its 1923 convention at Atlantic City on June 25, preceding the National convention which will be held at the same place from June 26 to 28, inclusive.

National Slate Association will hold its annual convention at the Hotel Commodore, New York City, January 26 and 27, 1923. The program will be announced later.

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.

New York State Association of Builders will hold its twenty-seventh annual convention at Elmira, January 30 to 31, 1923, inclusive. The program for this meeting will be announced later.

National Crushed Stone Association will hold its annual convention in Chicago, January 15 to 17 inclusive, at which time the convention of the American Road Builders' Association and the Good Roads Show will be in session. Although the details of the program have not been announced as yet, the topics of quarry operation and management will be covered by contributed papers and discussion from the floor.

Building Managers and Owners Association of New York will hold its regular inner meeting at the Advertising Club, 7 East 25th street, Tuesday evening, December 12. This will be the annual meeting and the chairmen of the standing committees will present written reports covering the work of their committees for the past year. The annual election of officers and executive committeemen will take place at this time.

National Exposition of Power and Mechanical Engineering opened at 1 P. M. on Thursday, December 7, at the Grand Central Palace. This exposition will immediately follow the annual meetings of the American Society of Mechanical Engineers and the American Society of Refrigerating Engineers and will remain open until December 13.

CURRENT BUILDING OPERATIONS

PROMPT action by all concerned in the building labor disturbance, that last week threatened to tie up the major portion of the local construction work for an indefinite period, has practically settled the difficulty and removed the only excuse for pessimism regarding the outlook for the future. Never in the building history of the Metropolitan district has there been a more active construction program at the commencement of the winter season than that of the present time. The operations scheduled to go forward during the coming months are widely diversified as to character and, although the dominating feature of the building demand is residential, there is a growing percentage of high-class commercial and industrial work and a fairly good volume of educational and social projects.

Everyone identified with the building industry in the Metropolis agrees that the outlook was never more favorable than it is at present and active plans are now in preparation for making the coming year a period equally as active as the year just closing. From all accounts the construction program next year will only be limited by the volume of skilled and unskilled labor available and the ability of the railroads to transport the required amounts of building materials and supplies. Money is plentiful and investors are in the market ready to make purchases of desirable properties.

At present the building material markets in New York City and the adjacent districts are unusually busy. Orders are of good size and quite numerous. The supplies on hand are scant in some lines, but all active building operations are being cared for and dealers are of the opinion that the railroad transportation situation is gradually improving. Prices are somewhat steadier than they were a few weeks ago and, although a slight upward trend exists on some items, there is no present indication of a marked change of price levels for some time to come.

Common Brick—Local demand for common brick lost none of its intensity last week because of the threat of the unions to tie up a large amount of active construction in the city. Buying was unusually heavy for this season of the year and there is a considerable amount of new inquiry developing that warrants the prediction of active market conditions for some time to come. Manufacturing operations in the up-river yards have ceased for the season, with the exception of the relatively few dryer yards, and the brick producers are now occupied with cleaning up their yards and burning the

large amount of green brick that has been held over on account of the coal shortage. Prices for Hudson River common brick are steady and, although there is an upward trend to the price situation, the movement is one that has been anticipated for several weeks past.

Summary—Transactions in the North River brick market for the week ending Thursday, December 7, 1922. Condition of market: Demand, excellent; prices firm and unchanged. Quotations: Hudson Rivers, \$15.00 to \$15.50 a thousand to dealers in cargo lots alongside

dock. Number of cargoes arrived, 48; sales, 48. Distribution: Manhattan, 19; the Bronx, 4; Brooklyn, 15; New Jersey points, 6; Astoria, 4.

Lumber—Buying activity in the Metropolitan lumber market is well sustained and the current demand is heavier than usual at this period of the year. Both wholesale and retail departments of trade are experiencing excellent business, and while demand from construction sources is easing off slightly there is a steady improvement in the volume of business coming from manufacturing consumers.

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River best grades. \$15.00 to \$15.50

Raritan to —
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)

Common Lime (Standard 300-lb. barrel)

Finishing Lime (Standard in Hydrate Finishing, in paper bags

Hydrate Common, in paper bags

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

Neat Wall Cement, in cloth bags

Brown Mortar, in cloth bags. 18.00 per ton

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

Finishing Plaster, in cloth bags

Rebate for returned bags. 15c. per bag

Finishing Plaster (250-lb. barrel)

Finishing Plaster (320-lb. barrel)

Plaster Blocks—

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

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

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

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MATERIALS AND SUPPLIES

Although deliveries from production centers have improved to some extent during the past two weeks, the situation is still far from satisfactory, and there is likelihood of a continuation of the prevailing shortages for some time to come. As a general thing the price situation is steady. During the past week or two the market has become fairly stabilized as far as prices are concerned, but at levels considerably higher than they were last spring. There is no indication of a price slump as long as the supply is so uncertain and the demand for lumber

products as insistent as it is at present. **Structural Steel**—During the past week there has been a slight improvement in the local demand for structural steel due to the fact that a number of new building projects of more than ordinary importance have been released for bids. Several relatively large tonnage orders are pending which also adds materially to the prospects for future activity. There is little doubt in the minds of those directly interested in the structural steel market that the coming year will be other than a period of extremely active business. The

reports already indicate a vast amount of high class construction which will be released early next year, and the prompt settlement of the trouble between the bricklayers and their employers has made it possible for a large amount of local construction to proceed unhampered.

Electrical Supplies—Business in the electrical trade has been excellent during the past week. Orders are slightly larger than they were and new inquiry is indicative of active business for the early part of the coming year. Although demand from building sources has dropped off to some extent there is a good volume of business coming from alterations and repair work and the holiday order for appliances is keeping the market in splendid condition. Wire stocks are good and orders from building sources are heavy. Practically the same situation applies to conduit.

Reinforcing Bars—Demand for concrete reinforcing bars, while far from active, is good considering the period of the year, and, as there are several important orders pending, the outlook for the local market is generally optimistic. There are strong indications that the demand for reinforcing material will improve greatly after the first of the new year, as the reports of new work being planned show a large volume of construction in which reinforced concrete will be an important factor. Prices are fairly steady and range from 1.95c. to 2.10c., base Pittsburgh.

Cast Iron Pipe—Trade conditions have not changed in this line during the past week. The demand is quite heavy for this period of the year, and although new municipal business is no longer a prominent factor in the market there are sufficient orders coming from private sources to maintain the tone. The car shortage continues as one of the prime difficulties of the manufacturers, and shipments are still very much delayed. The majority of the factories are a large volume of business ahead and deliveries generally range from four to eight weeks. Prices are steady and unchanged with New York quotations as follows: 6 in. and larger, \$54.50 per net ton, 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.

Window Glass—There has been no important change in the local market for glass. Demand for both plate and window glass continues strong and jobbers are experiencing some difficulty in filling orders. Local stocks are low and deliveries from factories are coming in very slowly on account of the railroad freight congestion and car shortage. Prices are very firm and subject to advance.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
 27x48x½ in. \$0.34 each
 32x36x¼ in. 0.20 each
 32x36x½ in. 0.22 each
 32x36x¾ in. 0.28 each

Sand—

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

White Sand—

Delivered in Manhattan \$4.50 per cu. yd.

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft. \$1.07
 Kentucky limestone, per cu. ft. 2.20
 Briar Hill sandstone, per cu. ft. 1.60
 Gray Canyon sandstone, per cu. ft. 1.65
 Buff Wakeman, per cu. ft. 1.90
 Buff Mountain, per cu. ft. 1.60
 North River bluestone, per cu. ft. 1.80
 Longmeadow Brown Stone. 2.11
 Seam face granite, per sq. ft. 1.20
 South Dover marble (promiscuous mill block), per cu. ft. 2.25
 White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in. 2.34c. to —
 Beams and channels over 14 in. 2.34c. to —
 Angles, 3x2 to 6x3. 2.34c. to —
 Zees and tees. 2.34c. to —

Lumber—

Wholesale prices, New York.
 Yellow pine, merchantable 1905, f. o. b. N. Y.

3x4 to 14x14, 10 to 20 ft. \$47.00 to \$58.00
 Hemlock, Pa., f. o. b., N. Y., base price, per M. \$7.50 to —
 Hemlock, W. Va., base price, per M. 7.00 to —
 (To mixed cargo price add freight, \$1.50.)
 Spruce, Eastern, random car goes, narrow (delivered) 30.00 to 32.00
 Wide cargoes. 32.00 to 38.00
 Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.
 Cypress Lumber (by car, f. o. b., N. Y.):
 First and seconds, 1-in. \$105.00 to —
 Cypress shingles, 6x13, No. 1 Hearts 15.00 to —
 Cypress shingles, 6x13, No. 1 Prime 13.00 to —
 Quartered Oak 163.50 to —
 Plain Oak 129.00 to —

Flooring:

White oak, quart'd sel. \$102.50 to —
 Red oak, quart'd select. 97.50 to —
 Maple No. 1. 87.00 to —
 Yellow pine No. 1 common flat 61.00 to —
 N. C. pine flooring Norfolks 71.00 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 \$1.35 to —



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CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Springstein & Goldhammer, 32 Union sq, have plans in progress for a 5-sty brick apartment house, 40x100 ft, at the northeast corner of Broadway and 171st st for M. B. Rich, 66 Broadway, owner and builder. Owner will take bids on separate contracts about December 15.

GRAND AV.—Springstein & Goldhammer, 32 Union sq, have plans in progress for a 6-sty brick apartment house, 100x110 ft, at the southeast corner of Grand av and 181st st for S. Minskoff, 1312 Clinton av, owner. Cost, \$400,000.

192D ST.—Geo. G. Miller, 1482 Broadway, has completed plans for a 5-sty brick and stone apartment house, 75x100 ft, at 567-573 West 192d st for 559 West 192d St. Corp., Max Weinstein, president, 230 West 92d st, owner. Cost, \$175,000.

HAVEN AV.—Chas. B. Meyers, 32 Union sq, has plans in progress for a 6-sty brick and terra cotta apartment, 99x100 ft, at 72-78 Haven av for Trio Holding Co., Inc., John H. Springer, in charge, 2531 Broadway, owner. Cost, \$150,000. Architect will take bids on general contract about January 1.

FT. GEORGE AV.—Gronenberg & Leuchtag, 450 4th av, have completed preliminary plans for a 5-sty brick apartment, 133x61 ft, on Ft George av, 40 ft north of intersection of Ft George & St Nicholas avs, for Agreeable Realty Co., Inc., 220 Broadway, owner. Cost, \$150,000.

40TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 9-sty brick loft building, 69x98 ft, at 226-32 West 40th st, for Frank & Frank Contracting Co., 246 West 42d st, owner and builder. Cost, \$400,000.

BANKS.

BROADWAY.—Graham, Anderson, Probst & White, 80 East Jackson blvd, Chicago, have completed plans for interior alterations to the bank at 57 Broadway for Chase National Bank, 57 Broadway, owner. Cost, \$50,000. Vault engineer, Emil Strauss, 525 Aldine av, Chicago.

FACTORIES AND WAREHOUSES.

180TH ST.—Maximilian Zipkes, 25 West 43d st, has been retained to prepare plans for a 2-sty and basement warehouse, with store, at the southwest corner of 180th st and Amsterdam av for the C. D. Greenbaum Co., owner. Cost, approximately \$50,000.

28TH ST.—Geo. M. Landsman, 105 West 40th st, has completed plans for alterations to the 5-sty brick warehouse, 49x113 ft, at 253-5 West 28th st for H. G. Miller, 220 Broadway, owner. Cost, \$25,000.

HOSPITALS.

64TH ST.—York & Sawyer, 50 East 41st st, have preliminary plans in progress for alterations and an addition to the 6-sty brick hospital, 118x98 ft, at 208-16 East 64th st for Manhattan Eye, Ear & Throat Hospital, Armory Haskell, president, owner, on premises. Cost, \$300,000.

STABLES AND GARAGES.

65TH ST.—Randolph H. Almiroti, 48 West 46th st, has completed plans for a 2-sty brick garage, 100x100 ft, at 37-43 West 65th st for S. Randolph Jacobs, 542 5th av, owner. Cost, \$50,000. Architect will take bids on general contract about January 20.

158TH ST.—Chas. B. Meyers, 31 Union sq, has completed plans for a 2-sty brick and terra cotta garage, 111x105 ft, at 659 West 158th st for Irving Feldman, 910 Riverside dr, owner. Cost, \$85,000. Owner will take bids on general contract about December 10.

MISCELLANEOUS.

AMSTERDAM AV.—McKim, Mead & White, 101 Park av, have plans in progress for a 13-sty brick women's dormitory on the east side of Amsterdam av, 116th and 117th sts, for Columbia University, owner, on premises. Structural engineer, H. G. Balcom, 10 East 47th st; steam engineer, Werner Nygren, 101 Park av. Details will be announced later.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

171ST ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick apartment house, 100x85 ft, at the southwest corner of East 171st st and Wyth pl for Jas. F. Meehan, Grand Concourse & East 171st st, owner.

WYTHE PL.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick apartment house, 90x100 ft, on the east side of Wythe pl, 125 ft east of 171st st, for Jas. F. Meehan, Grand Concourse and East 171st st, owner.

WALTON AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick apartment house, 85x120 ft, on the east side of Walton av, 150 ft south of East 171st st, for Jas. F. Meehan, Grand Concourse and East 171st st, owner.

176TH ST.—Chas. Kreymborg, 2534 Marion av, has completed plans for a 5-sty brick apartment house, 100x90 ft, in the north side of West 176th st, 100 ft west of Broadway, for Schierenon Realty Co., L. Schieren, president, 1049 Faile st, owner. Cost, \$190,000.

GRAND CONCOURSE.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 4½-sty brick apartment house, 100x100 ft, on the east side of Grand Concourse, 50 ft north of Burnside av, for Claire Bldg. Corp., A. Blumenthal, president, 299 Bway, owner and builder. Owner will take bids on separate contracts about December 20.

DWELLINGS.

WEBB AV.—Chas. Clark, 441 Tremont av, has plans in progress for a 2½-sty brick dwelling, 28x60 ft, on the west side of Webb av, 75 ft south of 197th st, for J. Goff, 816 Av C, Bayonne, owner.

FACTORIES AND WAREHOUSES.

167TH ST.—John P. Boyland, 120 E. Fordham rd, has plans in progress for a 3-sty brick and limestone warehouse, 100x100 ft, at the northeast corner of 167th st and Lincoln av for Keith & Reilly, 2475 3d av, owner. Cost, \$120,000. Owner will take bids on separate contracts about December 14.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

UNION ST.—Slee & Bryson, 154 Montague st, have been retained to prepare plans for a 6-sty apartment house, 124x171 ft, at Union st and 8th av for Jas. A. Mears, 342 Madison av, Manhattan, owner and builder.

3D ST.—McCarthy & Kelly, 159 Remsen st, have been retained to prepare plans for a 6-sty brick apartment house, 80x100 ft, at the corner of 3d st and Prospect Park West for Jos. Horowitz, 44 Court st, owner.

CHURCH AV.—Shampan & Shampan, 188 Montague st, have plans in progress for a 4-sty brick apartment house, 75x133 ft, at the northwest corner of Church av and East 21st st for Kraslow Bldg. Co., 190 Montague st, owner and builder.

EASTERN PARKWAY.—Springstein & Goldhammer, 32 Union sq, Manhattan, have completed plans for a 6-sty brick apartment house on Eastern Parkway, 375 ft east of Underhill av, for Kelner & Kelner, 614 Lincoln pl, owner. Cost, \$300,000.

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UNION ST.—Slee & Bryson, 154 Montague st, have plans in progress for two 6-sty brick apartment houses, 69x104 ft, and 101x124 ft, at the southwest corner of Union st and 8th av, for Corporation, care James A. Mears, Inc., 342 Madison av, Manhattan, owner and builder. Total cost, \$600,000.

SCHENECTADY AV.—Shampan & Shampan, 188 Montague st, have plans in progress for a 4-sty and cellar brick apartment house, on plot 120x105 ft, at the northwest corner of Schenectady av and Carroll st for the King Carroll Bldg. Corp., owner. Cost, \$200,000.

SHEFFIELD AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for four 2-sty brick and limestone apartment houses, 22x70 ft, on the west side of Sheffield av, 103 ft south of New Lots av, for Eli Tarlefsky, owner. Cost, approximately \$80,000.

NEWPORT AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for four 2-sty brick and limestone apartment houses, 20x75 ft, at the southeast corner of Newport av and Amboy st for Joseph Bursth, owner. Cost, approximately, \$80,000.

62D ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for five 2-sty brick and limestone apartment houses, 20x75 ft, in the south side of 62d st, 100 ft east of 20th av, for Mapleton Imp. Co., Harry Stark, president, owner. Cost, approximately \$100,000.

DWELLINGS.

BEDFORD AV.—John Infanger, 164 Montague st, has plans in progress for three 2½-sty frame and stucco dwellings, 16x39 ft, on the west side of Bedford av, 150 ft south of Av L, for Geo. C. McPherson, 1303 Delamere pl, owner.

34TH ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for three 2-sty brick and limestone dwellings, 20x75 ft, in the west side of 34th st, 175 ft south of Tilden av, for Charles Sirota, owner. Cost, approximately \$45,000.

CARROLL ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for six 2-sty brick and limestone dwellings, 20x60 ft, at the southeast corner of Carroll st and Troy av for Nathan Sabulsky, owner. Cost, approximately \$90,000.

STORES, OFFICES AND LOFTS.

PITKIN AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 3-sty brick and limestone store and office building, 25x100 ft, with storage room, on the south side of Pitkin av, 25 ft west of Hendrix st, for E. Gussman, owner. Cost, approximately \$30,000.

FLATBUSH AV.—Wm. F. Evans, Jr., 154 Montague st, has plans in progress for eight 2-sty brick and limestone store and office buildings, 146x60 ft, at the southeast corner of Flatbush av and Sterling pl for Flatbush-Sterling Corp., 614 Lincoln pl, owner and builder. Cost, \$35,000.

Queens

DWELLINGS.

BAYSIDE, N. Y.—Josephine Wright Chapman, 76 Washington sq, Manhattan, has completed plans for a 2-sty frame dwelling of irregular dimensions, with garage, at Bayside for Ira Hill, 580 5th av, Manhattan, owner and builder. Cost, \$25,000. Owner will take bids soon.

FLUSHING, N. Y.—John Oakman, 129 Lexington av, Manhattan, has plans in progress for a 2½-sty stone dwelling, 50x100 ft, on Bayside av, near Parsons av, Flushing, for Chas. Fitzgerald Malba st, Flushing, owner. Cost, \$60,000. Architect will take bids on general contract about December 20.

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BAYSIDE, N. Y.—Josephine Wright Chapman, 76 Washington st, Manhattan, has plans in progress for a 1 & 2-sty frame, brick and stone dwelling of irregular dimensions, with guest house and garage, on Weeks Estate, Bayside, for Miss Grace Weeks, owner and builder, on premises.

Nassau

APARTMENTS, FLATS AND TENEMENTS.

MINEOLA, N. Y.—Gibson & Kay, 2522 Pitkin av, Brooklyn, have completed plans for a 3-sty brick apartment, 65x80 ft, on Old Country rd, Mineola, for Edw. Gillingham, Rosaline rd, Mineola, owner and builder. Cost, \$90,000.

CHURCHES.

LONG BEACH, N. Y.—Sugarman & Hess & Berger, 16 East 43d st, Manhattan, have plans in progress for an 11-sty stucco on brick temple, 40x87 ft, at the northwest corner of Riverside av and Walnut st, Long Beach, for Congregation Temple, Israel S. Horwitz, president, 35 Nassau st, Manhattan, owner. Cost, \$100,000.

DWELLINGS.

GREAT NECK, N. Y.—Patterson King Corp., 452 Lexington av, Manhattan, has plans in progress for three 2½-sty frame and stucco dwellings on Arleigh rd, Great Neck, for B. Belknap, 452 Lexington av, Manhattan, owner. Cost, \$20,000. Architect will soon take bids on separate contracts.

SCHOOLS AND COLLEGES.

MERRICK, N. Y.—A. T. Sutcliffe, 11 East 49th st, Manhattan, has completed plans for a school on plot of 8 acres at Merrick, for Board of Education of Merrick—Frank Wolfe, president—Merrick, owner. Cost, \$175,000. Bids will probably be taken about December 15.

PLANDOME, N. Y.—Baker & Kooster, 9 Jackson av, L. I. City, have been retained to prepare plans for a 2½-sty hollow tile and stucco dwelling, 32x56 ft, at Plandome, for owner, care of architect. Cost, \$50,000.

Westchester

DWELLINGS.

MT. VERNON, N. Y.—Edmund W. Hoagg, Jr., 356 South 10th av, Mt. Vernon, has completed plans for a 2-sty frame and stucco dwelling, 42x29 ft, at the southeast corner of Devonia av and Columbus av, Mt. Vernon, for Joseph Friedman, 128 Brookside av, Mt. Vernon, owner. Cost, \$10,000. Owner will take bids on general contract.

YONKERS, N. Y.—Chas. D. Fisher, 29 Avon rd, New Rochelle, has completed plans for a 2-sty frame dwelling, 69x40 ft, at 188 West 263d st, Yonkers, for Morris H. Brown, 94 St. Andrews pl, Yonkers, owner and builder. Cost, \$15,000.

SCARSDALE, N. Y.—F. W. Thompson, 342 Madison av, Manhattan, has completed plans for a 2½-sty frame dwelling, 26x64 ft, east of Madison rd and south of Richelieu rd, Scarsdale, for M. Stephen Fish, Station Park, Scarsdale, owner. Cost, \$20,000. Architect will take bids on general contract about March 15th.

FACTORIES AND WAREHOUSES.

NEW ROCHELLE, N. Y.—Moore & Dunford, 342 Madison av, Manhattan, have plans in progress for a 7-sty reinforced concrete storage warehouse, 55x80 ft, at New Rochelle for Neptune Storage Co., 479 Main st, New Rochelle, owner. Cost, \$100,000. Architect will take bids on general contract about December 15.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Moore & Landsiedel, 3d av and 148th st, Manhattan, have plans in progress for a 2-sty store and office building, 200x100 ft, at White Plains for Max Marx, 128 Broadway, Manhattan, owner and builder. Cost, \$300,000.

MISCELLANEOUS

YONKERS, N. Y.—O. H. Gette, 103 Park av, Manhattan, has been retained to prepare plans for a 1-sty brick public bath house, 100x90 ft, at Linden and Poplar sts, for City of Yonkers, Board of Contract & Supply, John R. Kingston, secretary, City Hall, Yonkers, owner. Cost, \$100,000.

BRONXVILLE, N. Y.—Carl P. Johnson, 30 East 42d st, Manhattan, has completed plans for a 2½-sty brick and stucco dwelling, 30x50 ft, with garage, at Bronxville for Alex B. Wallin, 55 John st, Manhattan, owner and builder. Cost, \$25,000.

RYE, N. Y.—Peabody Wilson and Brown and Nelson Breed, 140 East 39th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 30x20 ft, with garage, on Grandview av, Rye, for John P. Bassett, Oakwood av, Rye, owner. Cost, \$20,000.

100 ft, irregular, with stores, at the southeast corner of Broadway and 213th st, for Isham Park Corp., 350 Madison av, owner, from plans by Mortimer E. Freehof, 135 East 43d st, architect. Cost, \$300,000.

DWELLINGS.

PELHAM MANOR, N. Y.—Walter C. Thomas, 83 Chestnut st, Pelham, has the general contract for a 2½-sty frame and clapboard dwelling, 29x39 ft, on Rochelle terrace, Pelham Manor, for Walter F. Bernard, owner, care of general contractor, from plans prepared privately. Cost, \$15,000.

HARTSDALE, N. Y.—H. D. Best & Co., 175 5th av, Manhattan, has the general contract for a 2½-sty brick and frame dwelling, 20x42 ft, with garage, on Fenimore rd, Hartsdale, for Howard L. Marsh, 636 East 21st st, Brooklyn, owner, from plans by A. L. Hardenburg, 175 5th av, Manhattan, architect. Cost, \$25,000.

RIDGEWOOD, N. J.—Ward Edwards, Inc., Wilsey Bldg., Ridgewood, has the general contract for a 2½-sty frame dwelling, 42x30 ft, on the east side of Sunset av, Ridgewood, for owner, care of architect, from plans by Thos. C. Rogers, 3 N. Broad st, Ridgewood, architect. Cost, \$22,000.

GLEN RIDGE, N. J.—Theodore Rousaville, 123 Claremont av, Montclair, has the general contract for alterations and an addition to the 3-sty frame dwelling, 48x35 ft, in Forrest st, Glen Ridge, for S. F. Buterworth, 105 Vesey st, Manhattan, owner, from plans by John V. Van Pelt, 126 East 59th st, Manhattan, architect. Cost, \$15,000.

PELHAM MANOR, N. Y.—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract

for a 2½-sty frame & stucco dwelling, 34x50 ft, irregular, at Pelham Manor, for Alfred E. Bunyard, Madison av, Manhattan, owner, from plans by Theo. Visscher & Jas. Burley, 303 Lexington av, Manhattan, architects. Cost, \$25,000.

ENGLEWOOD, N. J.—K. B. C. Smith, Old Smith rd, Tenafly, has the general contract for a 2½-sty frame dwelling, 28x55 ft, at Englewood, for Harold S. Graham, Forest rd, Englewood, owner, from plans by R. C. Hunter & Bros., 501 5th av, Manhattan, architect. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Industrial Engineering Co., 30 Church st, has the general contract for a 9-sty and basement, reinforced concrete warehouse, 50x100 ft, at 28-30 2d av, for Knickerbocker Storage Warehouse Co., Albert Hartmann 6 1st st, owner, from plans by Moores & Dunford, 342 Madison av, architects. Cost, \$150,000.

BAYONNE, N. J.—Turner Construction Co., 242 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete storage warehouse, 75x190 ft, at Constable Hook, Bayonne, for Vacuum Oil Co., Edw. Prizer, president, 61 Broadway, Manhattan, owner, from plans prepared privately.

SCHOOLS AND COLLEGES.

PATCHOGUE, N. Y.—Burke Bros., 1485 Broadway, Manhattan, have the general contract for a 3-sty and basement brick high school, of irregular dimensions, on South Ocean av, District No. 27, Patchogue, for Board of Education of Patchogue, F. Guttenridge,

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Contractors: Cauldwell-Wingate Company - - - - - 381 Fourth Ave
Consulting Engineer: Edward E. Ashley - - - - - 8 W 40th Street

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Herzog & Solomon, 350 Madison av, have the general contract for a 6-sty brick and stone apartment house, 100x

president, Patchogue, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$464,500.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—R. W. Howes Construction Co., 103 Park av, Manhattan, has the general contract for a 5-sty brick office building, 52x198 ft, at 43 South Broadway, Yonkers, for Westchester Lighting Co., W. D. Bruce, in charge, 1st av and 1st st, Mt. Vernon, owner, from plans by M. Lansing Quick, 18 S. Broadway, Yonkers. Cost, \$350,000.

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APARTMENTS, FLATS AND TENEMENTS.

75TH ST, 120-24 E, 8-sty bk apt, 80x57; \$300,000; (o) 120 E. 75th St., Inc., 120 E 75th; (a) Donn Barber, 101 Park av (615).

176TH ST, 709-17 W, 6-sty bk apt, tile & slag rf, 125x77; \$210,000; (o) L. Shirer & Son, Inc., 1049 Faile av; (a) Chas. Kreymborg, 2534 Marion av (620).

FACTORIES AND WAREHOUSES.

100TH ST, 421 E, 2 1-sty bk storage bldgs, 60x201, iron roof; \$8,500; (o) East River Dock & Supply Co; (a) A. J. Mendez, 299 Madison av & 421 E 100th (629).

STORES AND APARTMENTS.

82D ST, 215-21 W, 14-sty bk stores & apt., asphaltum & felt rf; \$1,200,000; (o) S. & L. Bldg. Corp., 1312 Clinton av; (a) Emery Roth, 119 W 40th (622).

STORES, OFFICES AND LOFTS.

38TH ST, 230-32 W, 7-sty bk str & loft, 38x 88, slag rf; \$60,000; (o) Feuer Bros., Inc., 26 W 20th; (a) Geo. M. McCabe, 96 5 av (627).

109TH ST, 1 e, 2-sty bk store, office & auditorium, 100x100, slag rf; \$75,000; (o) Edith Clare Cram, 19 E 82d; (a) Fred F. French Co., 350 Madison av (621).

133D ST, 269 W, 2-sty bk str & offices, 25x 80, composition rf; \$15,000; (o) Novel Bldg. Corp., 1692 Boston rd; (a) Meisner-Uffner (623).

BOWERY, 118-22, 4-sty bk bank, 103x56, tile, felt & slag rf; \$300,000; (o) C. P. H. Realty Co., care Chatham Phoenix Bank, 149 Bway; (a) Chas. L. Calhoun, 16 E 23d (625).

7TH AV, 461, 2-sty bk str & office, 23x60, slag rf; \$25,000; (o) A. Eustace, 500 7 av; (a) Frank Vitolo & Jackson, 56 W 45th (624).

STORES AND TENEMENTS.

171ST ST, 560-66 W, 5-sty bk apt & str., 103x95; \$150,000; (o) 171st St. & Audubon Av. Corp., 103 Park av; (a) V. C. Farrar, 4 E 39th (614).

MISCELLANEOUS.

19TH ST, 516-22 W, 2-sty bk mfg bldg, 100x92, Barrett spec rf; \$60,000; (o) Huntoon Ice Co., 631 Hudson; (a) Russell G. Cory, 200 Park av, Montclair, N. J. (626).

MANHATTAN AV, 214-16, 1-sty bk service station, 14x10, iron rf; \$3,500; (o & a) H. H. Jenkins Trust, 598 Madison av (630).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

180TH ST, s w c Grand Concourse, 5-sty bk tnt, 100x90, slag rf; \$180,000; (o) Wolf Bread Co., Louis Wolf, 1312 Clinton av, president; (a) Margon & Glaser, 2804 3d av (3119).

ANDREWS AV, s w c 176th, 5-sty bk tnt, 140.3x94 slag rf; \$225,000; (o) Marbg Realty Corp., 103 Park av; (a) Maurice Courland, 47 W 34th (3123).

AQUEDUCT AV, e s, 254 n 181st, 5-sty bk tnt, 112x94, plastic slate rf; \$175,000; (o) Glick College Realty Co., Morris Glick, 507 E 139, pres.; (a) David S. Lang, 110 W 34 (3198).

CROTONA PARK N, n s, 49.1 w Clinton av, 6-sty bk tnt, 100x87.1, slag rf; \$170,000; (o) P. H. Bldg. Co., Philip Herschowsky, 1819 Prospect av, Pres; (a) Chas. Kreymborg, 2534 Marion av (3181).

GRAND AV, s e c Clinton pl, 5-sty bk tnt, 100x88, slag rf; \$180,000; (o) J. H. Miles Bldg. Co., Inc., Jas. H. Miles, 12 John st, president; (a) Margon & Glaser, 2804 3d av (3098).

MARION AV, n w c 196th, 5-sty bk tnt, 112x83, slag rf; \$200,000; (o) Val King Corp., John R. Eberhardt, 2534 Marion av, Treas; (a) Chas. Kreymborg, 2534 Marion av (3180).

MORRIS AV, e s, 373.11 s 170th, 5-sty bk tnt, 100x80, slag rf; \$140,000; (o) Grand Hall Bldg. Co., Louis Horowitz, 825 E 140th, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (3185).

MORRIS AV, n e c 179th, 5-sty bk tnt, 95x100, plastic slate rf; \$150,000; (o) Amorel Court Co., Geo. Roberts, 789 Courtlandt av, president; (a) Chas. Schaefer, Jr., 394 E 150th (3125).

SHERMAN AV, w s, 90 s 166th, 2-6-sty bk tnts, 69x87, slag rf; \$220,000; (o) Rubenstein Realty Co., D. J. Rubenstein, 1955 Grand Concourse, Pres; (a) Goldner & Goldner, 47 W 42d (3195).

WALTON AV, e s, 384.4 n 184th, 5-sty bk tnt, 89.1x74, slag rf; \$140,000; (o) Homerie Const. Co., Inc., Philip Stein, 370 E 149th, president; (a) Chas. Kreymborg, 2534 Marion av (3099).

CHURCHES.

FORDHAM AV, n s, 20 e Emmet, 4-sty bk church, 45x77.1, slag rf; \$135,000; (o) The Apostelshp of Prayer, Rev. Chas. J. Mullaly,

801 E 181st, president; (a) Robt. J. Reily, 477 5th av (3106).

CLUBS.

VAN NEST AV, s w c Adams st, 2-sty bk clubhouse, 64.1x114, & 1-sty bk garage, 86x18, slag rf; \$25,000; (o) North Italy Corp., Martin Bravashi, 508 Morris av, president; (a) John J. Dunnigan, 394 E 150th (3122).

DWELLINGS.

BRUNER AV, w s, 275.4 n Bartow av, 1-sty fr dwg, 21x26, shingle rf; \$3,000; (o) John Pitkanen, 2168 Prospect av; (a) Della, Penna & Erickson, 344 E 149th (2912).

CLARENCE AV, e s, 490 s Randall av, 2-sty fr dwg, 27x54, rubberoid rf; \$10,000; (o) Celia Caine, 749 Lexington av; (a) Allan B. Bates, 1535 Westchester av (2921).

CROSBY AV, s w c Daniel st, four 2-sty fr dwgs, 17x36, shingle rf; \$22,000; (o) Poplar Realty Co., Inc., Fred M. Weiss, 1358 Herschell st, pres, & (a) (2553).

FAIRMOUNT AV, s s, 75 e Throckmorton av, two 1-sty fr dwgs, 19.1x44, compo rf; \$6,600; (o & a) J. A. Muttter, 1503 Bushwick av, Bklyn (2555).

GRAND AV, w s, 112.7 s Kingsbridge rd, 2½-sty bk dwg, 31.6x55, asbestos rf; \$17,500; (o) John Peccis, 704 Eagle av; (a) Wm. Koppe, 567 E Tremont av (2547).

HOLLYWOOD AV, e s, 150 s Barkley av, 2-sty fr dwg, 18x24, shingle rf; \$5,500; (o) Chas. J. Murphy, 653 St Anns av; (a) S. Habersham, Grand Central Terminal (2549).

KINGSLAND AV, w s, 208.8 n Boston rd, two 1½-sty fr dwgs, 19x40, shingle rf; \$8,000; (o) Jos. McCrain, Boston & Eastchester rds; (a) Jos. L. Kling, 3410 Gunther av (2562).

LAFAYETTE AV, n s, 100 e Edison av, 2-sty fr dwg, 18x26, slate rf; \$4,500; (o) Catherine O'Donnell, 174 W 97; (a) Louis D. Kirby, 1750 E Tremont av (2548).

LAFAYETTE AV, s s, 75 e Swinton av, 1½-sty fr dwg, 18x26, shingle roof; \$3,500; (o) Henry Courtney, 367 Bleeker st; (a) E. A. Lynde, 3431 E Tremont av (2539).

LOGAN AV, n s, 150 w Barkley av, 2-sty fr dwg, 21x50, shingle rf; \$7,000; (o) Jas. & Louise Driscoll, 1154 Ellsworth av; (a) Geo. J. Dannenfeller, 2211 Chatterton av (2911).

LOGAN AV, w s, 30 s Otis av, 2-sty fr dwg, 16.6x38, shingle rf; \$5,000; (o) Oscar T. Hansen, 530 E 150; (a) W. M. Husson, 135 Westchester sq (2544).

MATTHEWS AV, e s, 387.11 n Allerton av, 2-sty fr dwg, 20x30, asbestos shingle rf; \$6,000; (o) Fannie M. Weeks, 4510 Matilda av; (a) A. H. Guilbert, 105 W 40 (2556).

MAYFLOWER AV, w s, 727.9 s Pelham Parkway, 2-sty fr dwg, 25x36, asbestos shingle roof; \$5,000; (o) Richard Rautenberg, 339 E 95; (a) Anton Perien, 2039 Westchester av (2537).

SPUYTEN DUYVIL PKWAY, e s, 300 s Independence av, 1-sty fr dwg, 74.4x34.5, shingle roof; \$10,000; (o) F. W. Garujost, Spuyten Duyvil; (a) W. B. Garujost, 84 High st, Yonkers, N. Y. (2538).

SPUYTEN DUYVIL PKWAY, n s, 100 e Blackstone av, 2-sty fr dwg, 26x38, shingle roof; \$8,000; (o & a) M. J. Martin & Son, 230th & Bway (2540).

TIBBETT AV, w s, 289.2 n 244th, 1½-sty stone dwg, 31x46, asbestos shingle rf; \$11,000; (o) A. M. Stephany, 2074 Arthur av; (a) Robt. Smith, 2074 Arthur av (2559).

TIERNAN AV, w s, 110 n Bartow av, 3-sty fr dwg, 19x30, shingle roof; \$3,000; (o) Geo. & Anna Hesch, 1637 Parker st; (a) Chas. Eckenwalder, 2417 St Raymonds av (2534).

TINTON AV, e s, 150 s Arnov av, 1-sty bk dwg, 21x38, shingle rf; \$4,000; (o) Harry Denner, 1361 Intervale av; (a) Carl B. Cali, 81 E 125 (2542).

VAN CORTLANDT PARK E, e s, 55.11 s 240th, 2½-sty fr dwg, 21.1x42, shingle rf; \$9,000; (o) Jessie M. & Joan M. Haley, 1334 Crotona av; (a) Emil Ginsberger, 875 W 180th (2926).

STABLES AND GARAGES.

JEROME AV, e s, 107.4 s Tremont av, 1-sty bk garage, 125x100, rubberoid rf; \$30,000; (o) Burnside Av. Realty Corp., T. Irving Hadden-Hartsdale, N. Y., president; (a) John J. Dunnigan, 394 E 150th (3121).

SOUTHERN BLVD, e s, 221.12 s 149th, 1-sty bk garage, 150x100, rubberoid rf; \$50,000; (o) U. S. Realty Co., Jacob Zimmerman, 111 Bway, pres.; (a) John De Hart, 1039 Fox (3206).

STORES AND DWELLINGS.

MILES AV, n s, 75 e Huntington av, 3-sty concrete str & dwg 20.1x50.2 tar & felt rf; \$9,000; (o) Tony Colona, 1070 Freeman; (a) Theo. W. Ross, 1078 Longfellow av (3206).

STORES, OFFICES AND LOFTS.

187TH ST, s e c 3d av, 1-sty bk str, 145.6x 102, slag rf; \$50,000; (o) Assets Funding Corp., Donato Picuolo, 507 5th av, president; (a) M. W. Del Gaudio, 158 W 45th (3187).

SHERMAN AV, s w c 166th, 6-sty bk tnt, str, 90x90, slag rf; \$160,000; (o) Rubenstein Realty Co, D. J. Rubenstein, 1955 Grand Concourse, president; (a) Goldner & Goldner, 47 W 42d (3194).

Brooklyn

DWELLINGS.

90TH ST, 266-72, s s, 80 e 3 av, 3-2-sty fr 2 fam dwgs, 20x55; \$22,500; (o) Frank Wikran, 900 3 av; (a) John C. Wandell Co, 425 86th (17843).

AV I, 717-25, n s, 26 w E 8th, 3-2-sty fr 1 fam dwgs, 18x40; \$16,500; (o) John Danielson, 434 E 43d; (a) A. White Pierce, 26 Court (17940).

AV J, 1601-3, n e c E 16th, 2-sty fr 2 fam dwg, 24x67.4; \$10,000; (o) E. R. Strong, 1715 Foster av; (a) Benj. Driesler, Jr., 153 Remsen (17920).

AV M, 814-18, s s, 40 w E 9th, 2-2-sty fr 1 fam dwgs, 18x38; \$12,000; (o) Patk. B. Lynch, 1778 E 14th; (a) Gilbert I. Prowler, 367 Fulton (17978).

AV N, 318-22, s s, 20 w E 4th, 2-2½-sty fr 1 fam dwgs, 16x40; \$14,000; (o) Nollod Realty Corp., 26 Court; (a) Irving Brooks, 26 Court (17856).

BEDFORD AV, 2824-26, w s, 100 n Av G, 2-sty fr 1 fam dwg, 24x38; \$8,000; (o) Chas. H. Hohorst, prem; (a) Holmes V. B. Ditmas, 2601 Av G (17879).

CHESTER AV, 74, s w c Tehama, 2-sty bk 2-fam dwg, 20x64.4; \$10,000; (o) Isaac W. Welton, 10024 Ft. Hamilton pkway; (a) Chas. G. Wessel, 1399 E 4th (17874).

CLARENDON RD, 3624, s w c E 37th, 2-sty fr 2 fam dwgs, 20.2x53.7; \$10,000; (o) Oakcrest Bldg. Corp., 1414 Av J; (a) Chas. G. Wessel, 1399 E 4th (17872).

CLARENDON RD, 3614-22, s s, 20 w E 37th, 3-2-sty fr 2 fam dwgs, 20.2x53.4; \$30,000; (o & a) same as above (17873).

EAST NEW YORK AV, 469-71, n s, 151.3 e New York av, 2-sty bk 2 fam dwg, 20x64; \$7,500; (o) Catherine O'Brien, 471 East New York av; (a) Geo. J. Lobenstein, 839 Flatbush av (17922).

HOWARD AV, 763-5, e s, 162.2 n Dumont av, 2-sty bk 2 fam dwg, 25x69; \$60,000; (o) Samuel Weiss, 796 Hopkinson av; (a) Cohen Bros., 361 Stone av (17972).

LENOX RD, 28, s s, 202 e Flatbush av, 2-2½-sty fr 1 fam dwgs, 17x45; \$14,000; (o) Nellie Pease, 26 Court; (a) Irving Brooks, 26 Court (17857).

STORES AND DWELLINGS.

FRANKLIN AV, e s, 118 n Prospect pl, 2-sty bk str & 1 fam dwg, 21x55; \$8,000; (o) John Clark, 62 Rogers av; (a) Salvati & Le Quornik, 369 Fulton (18312).

GRAFTON ST, 280, s w c Livonia av, 2-sty bk stores & 2 fam dwg, 25x66; \$12,000; (o) Sam Chodos, 212 Crystie st; (a) S. Millman & Son, 1780 Pitkin av (17161).

GRAFTON ST, 279, sec Livonia av, 2-sty bk stores & 2 fam dwg, 25x66; \$12,000; (o) same (17162).

KINGS HIGHWAY, 547, n w c E 4th, 3-sty bk str & 2 fam dwg, 20x56; \$15,000; (o) Ocean Garden Dev. Co., 26 Court; (a) S. Gardstein, 44 Court (18373).

KINGS HIGHWAY, 537-45, n s, 20 w E 4th, 5-2-sty bk str & 1 fam dwg, 16x56; \$50,000; (o & a) same as above (18374).

ST JOHNS PL, 783-7, n s, 200 e Rogers av, 3-2-sty bk str & 2 fam dwgs, 16.8x56; \$36,000; (o) L. A. G. Realty Corp., 327 Utica av; (a) Seelig & Finkelstein, 44 Court st (17360).

AV U, 1823, n w c E 19th, 2-sty bk str & 2 fam dwg, 20x60; \$13,000; (o) Chas. Shirvan, 432 New Lots av; (a) Maurice Courland, 47 W 34, N. Y. (17131).

AV U, 1815-21, n s, 20 w E 19th, 3-2-sty bk str & 2 fam dwgs, 20x52; \$30,000; (o) same (17132).

STORES, OFFICES AND LOFTS.

BROADWAY, 969-77, e s, 71.9 n Ditmas st, 2-sty bk office & stores, 98.3x75; \$40,000; (o) Alex. Miller, 5210 12 av; (a) Harry Dorf, 614 Kosciusko st (17313).

STORES AND TENEMENTS.

MILFORD ST, 279-89, n e c Sutter av, 2-sty bk str & tnt, 20x78; \$16,500; (o) Solomon Lasoff, 236 Berriman; (a) Abraham Farber, 1746 Pitkin av (18365).

Queens

DWELLINGS.

ELMHURST.—Ivy st, s s, 156 w Junction av, two 2-sty fr dwgs, 17x38, shingle rf, 1-fam, gas, steam heat; \$9,000; (o & a) Henry Pies, 152 Lewis av, Elmhurst (14444-5).

FAR ROCKAWAY.—Crescent st, n s, 550 w McNeil av, 2-sty fr dwg, 32x28, shingle rf, 1 fam, gas, steam heat; (o & a) J. H. Cornell, Far Rockaway; \$9,000 (15212).

FAR ROCKAWAY.—Seneca av, e s, 496 s Channel st, 5-2-sty bk dwgs, 25x62, slag rf, 2 fam, elec, steam heat; \$80,000; (o & a) J. H. Cornell, Far Rockaway (15171-72-73-74-75).

FLUSHING.—26th st, w s, 340 n State st, 2-sty fr dwg, 22x45, shingle rf, 1 fam, gas, steam heat; \$9,000; (o) Mrs. Mary Loomis, 2619 Bedford av, Bklyn; (a) C. H. Labor, 52 Vanderbilt av, Bklyn (15204).

FLUSHING.—29th-st, w s, 226 s Crocheron av, 2½-sty fr dwg, 23x44, shingle rf, 2 fam, gas, steam heat, elec; \$8,000; (o) Emma Schneider, 123 Hanover st, Elmhurst; (a) E. Schneider, 29 Alburtis av, Corona (15167).

FLUSHING.—20th st, e s, 208 n Bway, 2½-sty fr dwg, 22x30, shingle rf, 1 fam, steam heat, elec; \$9,500; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 151 Amity st, Flushing (15258).

FLUSHING.—N 22d st, w s, 465 n Crocheron, 2½-sty fr dwg & garage, 34x22, shingle rf, 1 fam, elec, steam heat; \$9,000; (o & a) Frank J. Schefeik, 4168 Park av, Bronx (15315).

HAMILTON BEACH.—Hausman ct, s w c Private ct, 1-sty fr dwg, 16x34, shingle rf, 1-fam, gas; \$2,300; (o & a) Agnes Chayles, Howard Beach (5 bldgs); \$12,500 (15402-1-3-4-5).

HOLLIS.—Garrison st, s w c Hollis av, 3-2-sty fr dwgs, 24x30, shingle rf, 1 fam, elec, steam heat; \$21,000; (o) Hollis Bldg. Corp., Fulton st & Flushing av, Hollis; (a) A. Meissner, 53 Union av, Jamaica (15221-2-3).

HOWARD BEACH.—Lamberson av, n s, 40 w Hatch av, 2-sty fr dwg, 24x29, shingle rf, 1-fam, gas, steam heat; \$8,000; (o) Carolyn Kahn, 2075 Creson av; (a) B. E. Stein, 56 W 45, N. Y. City (15417).

JAMAICA.—George st, n e c Franklin pl, 2½-sty fr dwg, 20x45, shingle rf, 2-fam, elec; \$8,000; (o) Anthony Dambrosia, 57 Willow st, Jamaica; (a) Ernest Peterson, 64 Flushing av, Jamaica (15381).

JAMAICA.—Fleming pl, n s, 301 e Rosville av, 2-2-sty fr dwgs, 18x57, tar & slag rf, 2 fam, elec; \$20,000; (o) R. Carrucci, Johnson av & Folly av, Bklyn; (a) Wm Lacerenzi, 16 Court st, Bklyn (15253).

JAMAICA.—Ackroyd av, w s, 178 n Highland av, 2-sty fr dwg, 24x38, shingle rf, 1 fam, gas, steam heat; \$7,500; (o) C. A. King, 8 Islington pl, Jamaica (15169).

OZONE PARK.—103d st, e s, 400 s 103d av, 2-2-sty fr dwgs, 18x52, tar & slag rf, 2 fam, gas, steam heat; \$16,000; (o) Rose Coffy, 9738 103d st, Ozone Park; (a) Geo. Crane, 8711 114th st, Richmond Hill (15308).

Richmond

DWELLINGS.

ANNADALE.—Lamont av, n s, 200 w Washington av, 1½-sty fr dwg, 24x36, asphalt shingle roof; \$4,000; (o) Mary V. Hurley, 103 Lamont av, Annadale, N. Y.; (a) Gustav Carlson, 128 Lamont av (22277).

BRADLEY PARK.—Kell av, w s, 205 n Richmond Turnpike, 2-sty fr dwg, 22x36, shingle roof; \$4,000; (o) Harold V. Merker, 421 Ingram av, Concord, S. I.; (a) Chas Bergstrom, 421 Ingram av, Concord, S. I. (2224).

CASTLETON PARK.—Main dr, s s, 75 e St Marks pl, 2-sty fr dwg, 18x24, shingle roof; \$3,500; (o) Castleton Hotel & Realty Co., Castleton Park, N. Y.; (a) Gus Grabe, Castleton Park, N. Y. (2242).

CHARLESTON.—Sharath rd, w s, 1,194 n Arthur Kill rd, 2-sty fr dwgs, 26x30, rubberoid shingle roof; \$3,000; (o) Edward Knoblauch, Charleston, N. Y.; (a) Swanson & Backman, 132 Lamont av, Annadale, N. Y. (2255).

CONCORD.—Clove rd, 500 s Emerson av, 2-sty fr dwg, 30x22, asphalt shingle roof; \$5,500; (o) Agatha Ernst, 187 St Marys av, Concord, N. Y.; (a) F. J. Ernst, 181 St Marys av, Concord, N. Y. (2278).

CONCORD.—Richmond rd, e s, 500 w Crescent av, 2-sty fr dwg, 28x28, wood shingle roof; \$5,000; (o) Edward Barber, 979 Richmond rd, Concord, N. Y.; (a) Chas. B. Hewker, 11 Corson av, Tompkinsville, N. Y. (2290).

DONGAN HILLS.—Jefferson av, e s, 325 s Richmond rd, 2-sty fr dwg, 22x24, shingle roof; \$3,500; (o) Felise Pellegrini, 37 Jefferson av, Dongan Hills, NY; (a) S. A. Latino, 219 Midland av, Grant City, N. Y. (2228).

GRANITEVILLE.—Depuy st, n s, 330 e Livingston st, 1-sty fr dwg, 24x26, slate surfaced shingle roof; \$2,575; (o) Francesco Rizzo, 76 Depey st, Graniteville, N. Y.; (a) P. E. Decker, 3934 Richmond Turnpike, S. I. (2300).

GRANITEVILLE.—Depuy st, ns, 300 e Livingston st, 1-sty fr dwg, 24x26; slate rubberoid roof; \$2,575; (o) Pasquale Mortinuccio, 1373 Richmond st, Graniteville, N. Y.; (a) P. E. Decker, 3934 Richmond Turnpike, S. I. (2299).

GRANT CITY.—Prescott av, ns, 144 e Richmond rd, 2-sty fr dwg, 26x34, asphalt shingle roof; \$4,500; (o) W. H. Hall, Waterside st, New Dorp, N. Y. (2260).

GREAT KILLS.—Southfield blvd, s s, 320 e Nelson av, 1-sty fr dwg, 22x26, shingle roof; \$4,000; (o) Herman C. Peters, Great Kills, N. Y.; (a) E. Schroll, Port Richmond, N. Y. (2265).

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Manhattan.

EAST BROADWAY, 17-23, erect self-supporting sprinkler tank equip on 7-sty bk factory; \$3,200; (o) L. Levy, 17-23 E. Bway; (a) R. J. Mansfield, 53 Park pl (2521).

GRAND ST, 356, remove front wall, rearrange partitions, raise rf 4 ft, remove chimneys, skylights in 4-sty bk str & apt; \$7,000; (o) Liberty Piano Co., 356 Grand; (a) Fredk. W. Ockert, 51 E 42d (2522).

GREENWICH ST, 94, rearrange stairs, install new bathroom in 3-sty bk apts; \$3,000; (o) Hapop Kaboolian & Boghos S. Kapigan, 92 Greenwich; (a) F. Sabagnano, 6005 14 av, Bklyn (2529).

LEROY ST, 7, genl alterations to interior in 2-sty fr bldg; \$4,000; (o) Alberto Baratta, 167 Thompson st; (a) Vincent M. Cagiono, 239 Bleecker st (2236).

LIBERTY ST, 60, install new mezzanine in 15-sty office bldg; \$2,000; (o) Guaranty Trust Co., 140 Bway; (a) Ludlow & Peabody (2281).

MONTGOMERY ST, 35-37, erect a roof shelter in 3-sty bk day nursery; \$1,500; (o) Hebrew Kindergarten & Day Nursery, 35 Montgomery; (o) J. M. Berlinger, 469 7 av (2276).

WALL ST, 8-12, rearrange room in 9-sty bk office bldg; \$2,000; (o) The Bankers Trust Co., 16 Wall; (a) Chas. E. Birge, 29 W 34th (2920).

12TH ST, 223 E, remove stoop & entrance, new entrance, new partitions, new f p shaft, new plmbg & heating system in 4-sty bk rooming house; \$8,000; (o) Joseph Frasca, 299 Bway; (a) V. Petrone, 67 W 44 (2277).

14TH ST, 309-11 W, remove & rebuild new partitions, new ext in 4-sty bk dwg; \$20,000; (o) Corner House, Inc., 21 Charles; (a) Necarsulmer & Lellbach, 507 5 av (2922).

19TH ST, 402 E, open 2 windows, steel frames, wire glass in 3-sty bk dwg; \$200; (o) Max Yacker, 304 E 3d; (a) John F. Coman, 36 E 28th (2528).

21ST ST, 261-63 W, divide str into 4 str, new copper str fronts in 6-sty bk apts & str; \$1,000; (o) Marvel Holding Co., 267 5 av; (a) David Blier, 316 E 42d (2525).

25TH ST, 48-54 W, construct support for a new curb in 12-sty bk str & loft; \$500; (a) Aleourt Realty Co., 152 W 42d; (a) Geo. & Edw. Blum, 505 5 av (2533).

26TH ST, 55 W, new conc arch & steel beams to acc curb of widened street on 6-sty bk loft bldg; \$1,500; (o) H. J. Coogan, 604 Bway; (a) Edw. E. Bloodgood, 8 York (2532).

26TH ST, 45-51 W, cut wall roof for new curb line, construct new curb in 3-sty bk substation; \$2,000; (o) N. Y. Edison Co., 130 E 15th; (e) E. M. Van Norden, 130 E 15th (2224).

26TH ST, 134 W, move back encroachments beyond bldg line on bk factory; \$3,000; (o)

Eagle Imp. Co., 1425 Bway; (a) James P. Whiskeman, 153 E 40th (2524).

26TH ST, 205-7 W, remove partitions, new 2-sty ext on 4-sty bk apts; \$25,000; (o) Saml. Makowitz, 204 W 26th; (a) Horn & Semberg, 1133 Bway (2534).

30TH ST, 714-20 W, new bk wall in 6-sty bk loft bldg; \$100; (o) McCoy Holding Co., 15 William; (a) Benj. W. Levitan, 7 W 45th (2517).

32D ST, 11-13 E, add new bathrooms & fixtures on each floor from 2d to 12th in 12-sty bk hotel; \$11,000; (o) Chas. M. Bellak, Hotel Ashton, N. Y. C.; (a) Schwartz & Gross, 347 5th av (2302).

34TH ST, 162 W, new copper kalamein store front, steel partitions in 5-sty bk loft & str; \$1,500; (o) Louis K. Liggett Co., 41 E 42; (a) Jean Jeume, 231 W 18 (2280).

34TH ST, 19 W, new f. p. partitions for stairs in 13-sty bk str & loft; \$30,000; (o) Bedell Co., 19 W 34th; (a) Geo. A. Schonewald, G. C. Terminal (2815).

34TH ST, 214-20 E, alter bldg into str & loft bldg in 4-sty bk hospital; \$25,000; (o) N. Y. Polyclinic Medical School & Hospital, Carnegie Hall; (a) Sidney Daub, 5 Beekman (2588).

40TH ST, 240-48 W, remove part of stairs, new partitions in 3-sty bk theatre; \$300; (o) Selwyn Realty Corp., 229 W 42d; (a) Sec Keister, 56 W 45th (2518).

42D ST, 214 W, new plastic ceiling, remove wood floor & stage, new f. p. floor; \$3,000; (o) Nasterdam Realty Corp., 214 W 42; (a) Morgan J O'Brien, 49 E 90th (2609).

42D ST, 138 W, erect new t. c. wall, 22 ft x 24 ins in 2-sty bk theatre; \$3,000; (o) Bush Terminal Sales Bldg. Co., 130 W 42d; (a) Engineering Iron Works, 211 3 av (2813).

47TH ST, 417 E, reduce in size elevator shaft, new t. c. block partitions, new s. c. f. p. floors in 3-sty bk mfg bldg; \$4,500; (o) Theo. Sauer, 417 E 47th; (a) Jos. B. Gunnison, 116 W 39th (2909).

47TH ST, 120 W, construct new partition in 6-sty bk apt hotel; \$2,000; (o) E. H. Van Horn, 120 W 42d; (a) Tobias Goldstone, 50 Graham av (2608).

48TH ST, 6-8 W, new f p film vault in 12-sty bk office & loft; \$2,000; (o) Collegiate Bldg. Corp., 49 Wall; (a) H. P. Knowles, 21 W 49 (2278).

48TH st, 17 W, remove front, new store front, new f p partitions & doors in 4-sty bk dwg; \$15,000; (o) Bentrop Realty Co., 9 W 48; (a) Boughton & Ellicott, 61 W 48 (2275).

55TH ST, 327 W, remove front steps, install windows, new entrance and bathrooms in 4-sty bk dwg; \$3,000; (o) Susan E. Winternitz, 327 W 55th; (a) Sherwood H. Weber, 101 W 41st (2607).

61ST ST, 202 E, front stuccoed, interior partitions changed new bath fixtures, remove stoop new entrance in 4-sty bk dwg; \$8,500; (o) Barbara Casleton 116 W 72d; (a) Herbert Lucas 117 E 60th (2299).

111TH ST, 244 W, remove all seats, brick up openings, new show windows in 1-sty bk theatre; \$1,500; (o) Est of John E. Parsons, 52 William; (a) Saml. Cohen, 45 W 57th (2531).

118TH ST, 506-8 E, remove & new stairs, new metal ceiling, cut new door opening in 3-sty bk garage; \$3,000; (o) Borden's Farm Products Co., Inc., 110 Hudson; (a) Albert Ullrich, 371 Fulton, Bklyn (2526).

122D ST, 307 E, door enlarged, new lintels, mezzanine installed in 1-sty bk mfg bldg; \$5,000; (o) J. Kerr, City Island, N. Y.; (a) B. R. Glaser, 307 E 122d (2918).

139TH ST, 234 W, enclose stairs in fire-retarding partitions in 3-sty bk hospital; \$100; (o) Cosmopolitan Hospital, 234 W 139th; (a) Benj. R. Johnson, 2296 7 av (2523).

147TH ST, 618 W, remove partitions, extend rear wall in 3-sty bk bldg; \$500; (o) J. J. Healy, 618 W 147th st; (a) E. Y. Worden, 63 W 91st (2520).

AMSTERDAM AV, 60, genl alterations in 2-sty bk str; \$1,000; (o) D Kiltnenberg, 898 8 av; (a) A. E. Conover, 203 W 58th (2584).

BROADWAY, 1564-60, install fuel oil burning system on 11-sty bk theatre; \$6,500; (o) George H. Earle, Jr., 1414 Spruce, Philadelphia, Pa.; (a) James McVickar, 142 Pearl (2527).

BROADWAY, 384, new 10,000 gal. tank on 6-sty bk str & offices; \$200; (o) D. H. Schulte, Inc., 384-6 Bway; (a) Jacob Rosenwach, 87 W 9th, Bklyn (2819).

BROADWAY, 1492-98, install barber shop, construct new stairs in 8 & 11-sty str & hotel \$30,000; (o) Estate of Ogden Goelet, 8 W 51st; (a) John H. Duncan, 347 5 av (2914).

BROADWAY, 1634-42, remove & rebuild new boxes in 3-sty bk theatre; \$3,000; (o) Shubert Theatrical Co., 223 W 44th; (a) H. J. Kropp, 116 E 16th (2921).

CENTRAL PARK, 80-84TH STS, 5TH AV, erect new motion picture booth on 2-sty bk museum; \$3,000; (o) City of N. Y., Dept. of Parks; (a) G. Slenacher, Municipal Bldg (2910).

MADISON AV, 345, alter present boilers to burn oil in 13-sty bk bank & offices; \$7,000; (o) American Bond & Mortgage Co., 562 5 av; (a) Fuel Oil Burner Corp. (2530).

MADISON AV, 279, addition of plumbing fixtures in 4-sty bk dwg; \$2,000; (o) Mary C. Thompson, 283 Madison av; (a) D. M. Bowes, 50 E 41st (2300).

2D AV, 2478, new rubberoid rf on 3-sty bk theatre; \$4,000; (o) George L. Ingraham, 14 Wall; (a) Harold E. Hale, 1032 Simpson (2519).

5TH AV, 111, subst trac type elev in place of present hydr elev (9 elev in all) in 12-sty bk office bldg; \$10,000; (o) Est H Constable, 881 Broadway; (a) Wm. S. Gregory, 1170 Broadway (2604).

6TH AV, 45, remove rear wall, new wall, tin roof in 4-sty bk dwg; \$2,500; (o) S. Fallica, 45 6 av; (a) Vincent Jarrobin, 218 5 av, Astoria, L. I. (2279).

6TH AV, 645, remove wall, build new front, new wood stairs in 4-sty bk restaurant & offices; \$2,000; (o) Leona L. Stearns, 31-33 E 27th; (o) M. Courland, 47 W 34th (2284).

Bronx

MARINE ST, s s, 132.5 e City Island av; move 1 1/2-sty fr dwg; \$1,000; (o) Wm. Mc Daniel, on prem; (a) S. H. Booth & Son, City Island (660).

134TH ST, s s, 104 w Willow av, 1-sty bk extension, 21x64, to 1-sty bk factory & garage; \$6,000; (o) Marel & Feldman, on prem; (a) De Rose & Cavalieri, 370 E 149th (657).

161ST ST, 424, 1-sty bk ext. 22x3.5 & new str front to 3-sty bk str & tnt; \$2,000; (o) Mary Sacklooff, on prem; (a) M. A. Cardo, 61 Bible House (672).

165TH ST, 930 E, 1-sty fr ext, 18x19.3, to 3-sty str & dwg; \$2,000; (o) B. Brolstick, on prem; (a) N. S. Baudesson, 824 Jackson av (666).

178TH ST, 804 E, 1-sty bk ext, 7x25.1, to 5-sty bk str & tnt; \$1,000; (o) M. & J. Holding Co., Inc., 411 E 71st; (a) Chas. M. Straub, 147 4 av (665).

214TH ST, 911, 2-sty bk ext, 24x8.1, to 2-sty bk str & dwg; \$1,000; (o) V. Romano, on prem; (a) A. D. Bartholomew, 721 E 223d (662).

217TH ST, 763, raise 7 ft. to grade & 1-sty fr ext 20x12, to 2 1/2-sty fr dwg; \$3,000; (o) Jos. Mastrogeacoms, 2420 Hughes av; (a) Frank Ross, 137 E 224th (664).

CALHOUN AV, e s, 350 n Sampson av; move 2-sty fr dwg; \$4,000; (o) Jos. Monetta, on prem; (a) Chas. R. Baxter, 3105 Middle-town rd (659).

FULTON AV, 1295, 1-sty bk ext, 9.5x46, to 5-sty bk tnt; \$1,000; (o) Max Cohen, 216 W 89th; (a) R. F. Knockenhauer, 1295 Fulton av (668).

HOE AV, 1242, new mezzanine floor, new cols, girders, plumbing & new partitions to 1-sty bk str & meeting rooms; \$4,000; (o) J. & L. Holding Corp, 174 E 104th; (a) Samuel Cohen, 45 W 57th (655).

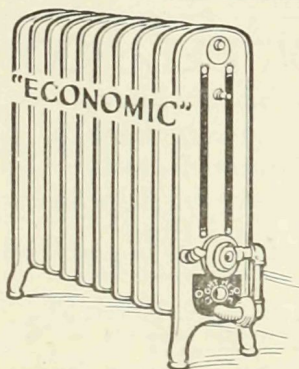
INTERVALE AV, w s, 80 n 167th, 3-sty bk extension, 12.1x14, new plumbing & new parti-

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tions to 3-sty fr str & tnt; \$3,000; (o) Pasquale Paladino, 1242 Intervale av; (a) De Rose & Cavalieri, 370 E 149th (658).

PROSPECT AV, n, 742, 2-sty bk extension, 25x5 & 25x3, new windows, vault & new chimney & new partitions to 3-sty fr str & dwg; \$5,000; (o) Nichtern & Norman, 784 Prospect av; (a) De Rose & Cavalieri, 370 E 149th (656).

WILLIS AV, 310, new str front, new vestibule to 5-sty bk str & tnt; \$2,000; (o) A. E. Dockrell, on prem; (a) Albert E. Davis, 258 E 138th (661).

Brooklyn

ADAMS ST, 91-105, s e c York st, elevator shafts to 3-7-sty bk warehouse & factory; \$58,000; (o) American Can Co., 120 Bway, N. Y. (20211).

HENDERSON WALK, 3059-99, nec Board walk, new stores, 2-sty fr bath pav stores & hotel; \$6,000; (o) Thos. J. Cox, on prem.; (a) Jas. A. Boyle, 367 Fulton (20163).

HOOPER ST, 380-84, s e c S 2d, int alts & plumbing in 4-sty bk str & 6 fam dwg; \$3,000; (o) Jacob Goldinger, 1440 Bedford av; (a) Tobias Goldstone, 50 Graham av (20423).

JONES WALK, w s, 56 n Coney Island Board walk, new mezzanine floor in 2-sty conc bath house; \$8,000; (o) Wm. J. Ward, foot Thompsons walk; (a) S. MacDonald, 1630 Surf av (20489).

MARSHALL ST, 149-69, n s, 143.10 e Gold, tank on factory; \$3,300; (o) National Lead Co., 111 Bway, Manhattan; (a) Frank C. Schindivini, 50 Church, Manhattan (20424).

E 7TH ST, 903-31, s e c Av H, ext on 1-sty conc storage; \$8,000; (o) Brooklyn Edison Co., 360 Pearl; (a) Fred C. Podyen, 36 Flatbush av ext (20581).

W 15TH ST, 2777-9, e s, 84.7 n Neptune av, int alts & plumbing, raise bldgs 2-sty fr 2 fam dwg; \$4,000; (o) Antonio Lavalle, prem; (a) Jas. J. Galizia, 1 Webers walk (20598).

W 15TH ST, 2848, w s, 360 n Mermaid av, ext on 2-sty fr str & 1 fam dwg; \$2,000; (o) Antonio Piantiero, 394 Broome, Manhattan; (a) S. MacDonald, 1630 Surf av (20487).

W 23d st, ft of, s w c Highland View av, exterior & int alts in 2-sty fr bath house; \$10,000; (o) Benj. Silver, prem; (a) Wm. C. Winters, 106 Van Siclen av (20811).

67TH ST, 1428-34, s s, 220 e 14 av, ext on 2-sty fr 2 fam dwg; \$3,000; (o) Teresa Placania, 1403 67th; (a) Angelo Adamo, 1351 72d (20601).

ATLANTIC AV, 292-4, s w c Smith, walls, str fronts, int alts & plumbing in 2-4-sty bk str, offices & 2 fam dwg; \$20,000; (o) Morris Kurtz, 169 Smith; (a) Louis Allmendinger, 20 Palmetto (20273).

CONY ISLAND AV, 694-6, w s, 240.75 s Av C W, ext on 1-sty bk dye works; \$2,500; (o) Prospect Dye Works, prem; (a) Stanley Miller, Inc., 511 Av C W (20660).

ROGERS AV, 1093-1101, n e c Clarendon rd, str front, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,000; (o) Herman Behnken, 708 Sterling pl; (a) John N. Linn, 371 Fulton (20604).

WASHINGTON AV, 91-111, s e c Park av, int alts & plumbing in 6-sty conc storage & factory; \$3,000; (o) Frank C. Sivan, prem; (a) Timmins & Chapman, 315 5 av, Manhattan (20300).

5TH AV, 5324, n w c 54th, int alts & vaults in 2-sty bk bank; \$20,000; (o) Peoples Trust Co., prem; (a) Jos. S. Bush Co., 239 Bway, Manhattan (20261).

18TH AV, 6008-14, w s, 46 s 60th, str fronts on 2-2-sty bk str & 2 fam dwgs; \$12,000; (o) Louis & Ben Troter, 1621 60th; (a) Burke & Olsen, 32 Court (20689).

Queens

COLLEGE POINT.—17th av, n w c 126th, 1-sty fr ext, 11x45, rear, int alts & repairs to clubhouse; \$2,175; (o) Fellowship Club, 17 av & 126th, College Point; (a) Peter Schreiner, 3-4 Causeway, College Point (3743).

ELMHURST.—Denman st, w s, 300 s Lamont av, 2-sty fr ext, 21x8, rear & side dwg, int alts, shingle rf; \$1,500; (o) G. Bridges, 224 Denman, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (3552).

FLUSHING.—Broadway, n s, 132 e Prince, 3-sty fr ext, 25x8, front dwg, gravel rf, int alts; \$9,000; (o) Jane Eggers, Flushing; (a) A. E. Richardson, 154 Amity, Flushing (3581).

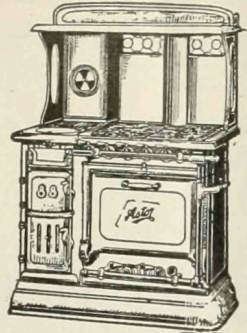
HOLLIS.—Jamaica av, s w c Woodhull av, 1-sty fr ext to str, front, new str front, int alts; \$4,000; (o) E. P. Armstrong, Hollis; (a) A. H. Spaulding, Jamaica (3492).

JAMAICA.—Fulton st, n s, 175 w Bergen av, 1-sty bk ext, 25x20, rear str, int alts; \$1,000; (o) Rapport & Ellen, Fulton st, Jamaica (3706).

L. I. CITY.—Trowbridge st, s s, 244 e Willow, 1-sty fr ext, rear, 21x12, int alts to dwg; \$1,500; (o) Jos. Araso, 412 Trowbridge, L. I. City (3493).

L. I. CITY.—Pearson st, s s, 225 e Jackson av, 2-sty conc blk ext, 28x43, front storage, slag rf; \$4,500; (o & a) J. J. McGran, prem (3692).

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NOV. 29.

105TH ST, 221-5 W; Louis Thamos—Chas Mock & Vacil Monives (108)... 125.00
BROADWAY, 282S; A B C Iron Works, Inc—1 Thum et al & Electograph Sign System (100)..... 290.00
77TH ST, 338 W; Tanzer & Nugent—Carol B Ransom & Louis Friedman (110)..... 190.00
AV A, 264; Sigmund Schneeweiss—Lena Shapiro, Henzelman & Kappelman (111)..... 160.00
3D AV, 1816; Eagle Cornice & Skylight Works, Inc—Led Realty Co & Ed A Lithauer (renewal) (112)..... 90.00
UNIVERSITY PL, 31; Chas F Pluemacher—Raymond Orteig, Inc, & H H Oddie, Inc (113)..... 2,800.00

DEC. 1.

163D ST, 549 W; Steinberg Bros—Henry Steinfeld & Juliet Steinfeld (1)..... 685.50
37TH ST, 25 W; Benjamin Bartfeld—Mary R Winters; Koth Johnson Corpn (2)..... 1,800.00
12TH ST, 358 W; Morris Yudofsky—Geo Co Holding Co; Candor Constn Corpn (3)..... 250.00

DEC. 2.

9TH AV, 607-9; Harry Porter—Louis Lublin (4)..... 463.25
BARROW ST, 16; Harry Porter—Casco Traders, Inc; John E McCoy (5)..... 275.00
COLUMBUS AV, 1; Morris Farbman—Est Mary J Odell & Farmers Loan & Trust Co, exrs; Heilers Meyers Co (6)..... 35.50
PRINCE ST, 66; Harry Simon—Louis Feuer; Kramer Woodwork Co (7)..... 303.00
LEXINGTON AV, 1861; Charles Greenberg et al—Deroldine Realty Co; Nora Contracting Co (8)..... 235.00

DEC. 4.

BROADWAY, 4250; Hudson Sash & Door Co, Inc—A L Westcott et al; Phillip Markowitz (9)..... 150.00
40TH ST W, ns, 250 w 7 av, 150x98.9; Miller Daybille & Co—N Y Tribune, Inc, James Stewart & Co & S S Jones Contracting Co (10)..... 1,518.00

DEC. 5.

53D ST, 60 W; Gordon & Epstein, Inc—Dora Haskell; Abe Haskell (11)..... 1,000.00
LENOX AV, sec 144th, 124.11x85; Edw R Williams—Grand Lodge of Knight of Pythias the State N Y, North America, Europe, Asia & Africa (12)..... 15,300.00
147TH ST, 618 W; John F Flood—John J Healy (13)..... 222.00
34TH ST, 227 E; Quality Brands Co—Bordens Farm Products Co; Taylor & Heppe (14)..... 860.00
5TH AV, 1140; Gurney Refrigerator Co, Ltd—1140 Fifth Ave, Inc; Fred F French Co; N Radus & Sons, Inc (15)..... 2,246.00

DEC. 6.

POWERY, 14; Joseph Drago—Morris Kulok; Providence Building Co & A Ghin (16)..... 103.00
12TH ST, 19 W; William Fredericks—Edward Swann; Charles Pietschm (renewal) (17)..... 140.75
JUMEL PL, 35 & 37; American Elevator & Machine Corpn—Christopher Hackett; Walter J Corpn (renewal) (18)..... 165.95
27TH ST, 49 to 55 W; J M Seidenberg Co—Earlington Realty Co; Joseph G Siegel (renewal) (19)..... 2,345.64
WILLIAM ST, 179; Edw F Rodler—Emma M Schmidt et al; (renewal) (20)..... 1,511.08
60TH ST, 160 to 162 E; Eli M Strass—Arcade Realty Co & Bloomingdale Bros, Inc; Riverdale Constn Co (21)..... 1,400.00
SAME PROP; same—same (22)..... 750.00
55TH ST, 401 to 409 W; also 9TH AV, 841 to 851; Taylor Fichter Steel Constn Co—John A Chanler et al; Schroder & Koppel, Inc (23)..... 18,226.95
58TH ST, 51 W; Morris Milstein—51 West 58th St Holding Co; Louis Hess (24)..... 69.15
57TH ST, 45 W; Morris Milstein—John C Tomlinson; Louis Hess (25)..... 148.08

Bronx

NOV. 28.

SOUTHERN BLVD, 1014; Bernard Charnatz—Jay Constn Co & Austin P Fox..... 1,176.15

WILSON AV, 3022; Rudolph Beck—Samuel Katz..... 745.00
SOUTHERN BLVD, 1014; Chelsea Partition Co—Hyman Churches, Hymen Cohen, Jay Constn Co, Max Edler, Eagle Market, Inc, & Fantanas, Inc..... 17,600.00
SAME PROP; same—same; same..... 17,600.00
POPHAM AV, 1789; Anderson Brick & Supply Co—John Doe & Greenhut—Briganti Constn Co..... 137.84
WALTON AV, 334; D L Gurley & Co—Georgia L Knight & Harry P Knight (renewal)..... 1,338.45
228TH ST, 850 E; Mike Kendziarski—John Kohe & Sam Moisa..... 66.00
WHITE PLAINS AV, nec Barnett pl, 50x100; Jos Kerstein—1922 Constn Co..... 3,300.00
179TH ST, 1108 E; Eber E Hirtle—Palmera Cagnani & Louis Cagnani..... 545.00

DEC. 2.

MOSHOLU PARKWAY N, es, 100.6 n 206th, 50x113.9; Fiske & Co—Joseph & Kathryn L Ortmann; G Bartalini & Co..... 818.51
161ST ST, 725 E; William Richman—Anna Olinka; Morris Nash..... 250.00
WASHINGTON AV, 2043-5; Max Axelrod—Morris Bangelsdorf & David Proveda..... 1,139.00
180TH ST E, sec Bathgate av, 31.4x 71.2; Alpha Column Co—Bertha R Amster; Kingsbridge Iron Works, Inc..... 150.00
GUN HILL RD, ss, — De Kalb av, 80 x102.7; Alpha Column Co—Seigfried Karlebach; Kingsbridge Iron Works, Inc..... 180.00

DEC. 4.

LELAND AV, nec Archer st, 90x412.6; H Brown Co, Inc—Mainboro Realities, Inc, & Boyer Realty Corpn..... 210.60
MOSHOLU PKWAY N, es, 100.6 n 206th, 50.3x113.9; Fiske & Co—Jos & Kathryn L Ortmann & G Bartalini & Co..... 818.51
WALDO AV, ws, 300 n Dash pl, 50x 110.9; Jacob Loeber—Agnes J Fanning, Thos J & Agnes J Fanning..... 1,350.00
WEBSTER AV, 1461; Schwarz & Kalsch, Inc—Peisach Birman..... 85.00
BATHGATE AV, 1694; Thos Baron—Isidore Bornstein..... 10,500.00
FOWLER AV, sec Van Nest av, 100x 275; Bell & Kilcullen, Inc—Frank Martirano..... 204.00

DEC. 5.

MORGAN AV, ns, 400 w Macey av, 25x100; Samuel Tarlowsky—Supula Morris Schwartz..... 99.00
FRANKLIN AV, 1415; Louis Tag—William Sivesan & Ida Brown; Jno Brown..... 550.00
SAME PROP; Wolf Finkelstein—same Louis Tag..... 175.00

SATISFIED MECHANICS' LIENS

Manhattan.

NOV. 29.

120TH ST, 122 W; Frank Mitchell—Rosen Rosenfeld et al; Nov16'22.... 157.00

DEC. 1.
11TH ST, 218-20 E; Anthony Brenkworth—Annie Hochstein; May9'22... 107.70
LISPENARD ST, 41; Henry Glaser—V A Shitta et al; Nov9'22..... 72.75
GRAND ST, 587; Louis Katz—Leo J Newburgh et al; Nov4'22; by bond... 290.00
45TH ST, 251-7 W; J W Ehrich—Walk Realty Corpn et al; June22'21; canceled..... 107,448.12
38TH ST, 24 E; Dietrich Wortmann—Mary R Sheldon et al; Aug26'16; vacated..... 1,275.00
15TH ST, 147-51 W; Angelo Pegno—Street & Smith Corpn et al; Sept 26'22..... 382.50
BROADWAY, 2780-84; Daniel M Rader—Broadway—Manhattan Corpn et al; Nov14'22..... 150.00

DEC. 2.

26TH ST, 328-30 E; Harry Porter—

328 East 26th St Realty Co, et al; Apr18'22..... 1,000.00
DEC. 4.
2D AV, 76; Louis Pellinger—Netty Hechter et al; Oct31'22..... 87.00
DEC. 5.
61ST ST, 138 E; Otis Elevator Co—Mary MacMillan et al; Nov20'22... 1,032.50
FT WASHINGTON AV, 56; Sam Weigan et al—Banit Realty Co et al; Nov28'22..... 1,141.45

DEC. 6.
ST MARKS PL, 49; Julius Lauterbach—Jeannette Kaplan et al; Aug 22'22..... 5,664.00
SAME PROP; Mertz Parquet Floor Co—Jeannette P Kaplan et al; Aug 15'22..... 1,174.00
181ST ST, 616 & 618 W; Henry Hauer—Gustavus A Lawrence et al; Oct5 '21..... 7,600.00
178TH ST, 507 & 509 W; Emanuel Kalisch—Fifth Avenue Bond & Mtg Co et al; Mar7'19..... 84.15
178TH ST, 587 W; Emanuel Kalisch—same; Mar7'19..... 104.15

Bronx

NOV. 27.

INTERVALE AV, 839-61; also FOX ST, S40-6; Samuel Ehrlich et al—David Perlman et al; Nov14'22..... 1,246.00
MACE AV, ns, 50 e Barker av, 50x100; Alex P Crary—Sarah A Rauch et al; Oct14'22..... 310.00
SAME PROP; Jos Roman—same et al; Oct24'22..... 145.00
SAME PROP; Church E Gates & Co—same et al; Oct20'22..... 389.24

NOV. 28.

BRYANT AV, ws, whole block front bet Tremont av & 178th st, —x—; Tony Guiri et al—Alcas Realty Corp et al; Sept23'22..... 2,309.04
SAME PROP; same—same; Aug16'22... 2,109.04
WASHINGTON AV, 2006; Louis Shadoff—Vincenza Cascio et al; Aug23'22 210.00
WEBB AV, 2765; Jos Steingesser—Arthur Dorn et al; July7'22..... 1,300.00

NOV. 29.

TREMONT AV E, es, 68.4 s Otis av, 33.4x100; Domenico Laperuto—Mary Temple et al; Aug3'22..... 350.00
CONTINENTAL AV, es, 174.3 s Pelham Pkway, 25x100; Felix Greco—Anthony F Vella et al; Oct5'22..... 600.00
JEROME AV, nec Mt Hope pl, 50x125; W Weinraub—Thas J Waters Co et al; Sept13'22..... 990.00
EDISON AV, 858; A M Osterheld & Son, Inc—Albert J Fechter et al; Sept3'22..... 1,286.07
SAME PROP; same—same; Aug31'22... 1,286.07
TELLER AV, 1140-42; Roof Maintenance Co—Bear Realty Co et al; Sept30'22..... 295.00
CRUGER AV, 1989; Rahtz & Schnitzer, Inc—James Holland et al; Nov12'22 200.00

DEC. 1.

VAN BEUREN ST, 1626; Joseph Gammache—Nicola Palma et al; Sept27 '22..... 700.00
165TH ST E, nwc Stebbins av, 25x 100; Ajax Electrical Co—Gold Gross Constn Co et al; Nov6'22..... 410.00
LAFAYETTE AV, 1262; Southern Hardwood Flooring Co—Dexter Realty Co et al; Apr22'22..... 1,225.00
180TH ST W, nec Grand av, 90x100; Grossman Bros & Rosenbaum—Val Constn Co et al; Oct23'22..... 650.00
180TH ST W, nwc Davidson av, 90x 100; same—same; Oct23'22..... 650.00

DEC. 2.

GRAND AV, nec Evelyn pl, 100x100; Titusville Iron Works Co—Daarhartman Constn Co et al; Nov15'22 945.00
BAINBRIDGE AV, ws, 25 s Niles, 25x 100; White Plains Hardware Co—J Henry Sievers et al; Oct20'22... 123.04
BAINBRIDGE AV, 3041; Raimond & Sassano—J H Sievers et al; Sept 20'22..... 6,475.00
SAME PROP; Gustave Silverman—same et al; Apr20'22..... 1,200.00

DEC. 4.

KINGSBRIDGE RD, es, 18.5 n Briggs av, 28.9x42.4; John Nolan—Mary L McLeod et al; May15'22..... 642.25
SAME PROP; same—same et al; May 15'22..... 2,275.00

DEC. 5.

WHITE PLAINS RD, 1405; John M Donelin—William A Leonard et al; Aug19'22..... 225.00

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