

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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119 West 40th Street, New York (Telephone: Pennsylvania 1500)

VOL. CX
No. 26 (2858)

NEW YORK, DECEMBER 23, 1922

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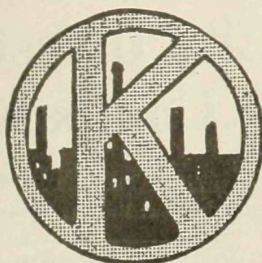
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E D I T O R I A L

Where the Fault Lies

The supreme folly of the city in spending its money up to the last available dollar is well illustrated by the predicament in which the City Administration now finds itself as a result of the Court of Appeals' decision that the taxing of national bank shares by the state is illegal. Comptroller Craig estimates that for the years 1921, 1922 and 1923 the city will have to refund a total of possibly \$20,000,000 under this decision. It is not difficult to realize the confusion involved.

All too long has it been the practice of city administrations to provide for spending, through the annual budget, almost every dollar upon which the city authorities can lay their hands. It may be that Mayor Hylan and his associates have been no more censurable in this respect than their predecessors, but the fact remains that the present officials have been appropriating the city's monies right up to the limit. With a budget running above \$350,000,000 a year, it ought not to be difficult for the authorities to so reduce the total as to maintain a reasonable margin of safety, but it is evident that this has not been done and that the Administration will experience considerable difficulty in getting together the amounts necessary to refund the illegal bank stock taxes already collected.

In their present predicament the city authorities can hope for little sympathy from the public. No intelligent taxpayer will be fooled by the Mayor's demagogic talk that the taxpayers are to be mulcted for the benefit of the national banks. No good reason can be given why millions of dollars taken illegally from the national banks should not be returned to those institutions. A bank occupies a position no different from that of any other taxpayer, and it is a common thing for taxpayers to go to court to test the legality of various levies made against them. If individuals or organizations sustain the contention that they have been taxed illegally, no one sincerely raises the point that the money unjustly paid should not be refunded. What applies to an individual taxpayer or an organization applies equally to a bank, and the insidious suggestion made by the Mayor in connection with the recent Court of Appeals' decision calls for earnest condemnation.

The trouble at City Hall lies not in the effect of the recent court decision but rather in the policy of unlimited extravagance so constantly pursued by the city authorities. Our officials should give more thought to the problem of saving the taxpayers' money and less to hunting for every dollar which can be spent in any given year. The adoption of such a policy as this would ward off hereafter the serious complications now confronting the City Administration.

Inflexibility of Tenement House Law

In a recent communication to *THE RECORD AND GUIDE* Mr. Wm. Douglass Kilpatrick, a recognized expert in realty affairs, calls attention to the fact that one of the

vital reasons for the continued scarcity of low-priced multi-family living accommodations in New York City is the inflexibility of the Tenement House Law. He pointed out that the Labor and Zoning laws, both of which have for their objective the conservation of public health, safety and convenience, have been satisfactory and successful from every standpoint, although containing provisions for their variation and modification under proper conditions, but that the Tenement House Law, designed with a similar object, is mandatory and arbitrary to a degree which frequently has come close to defeating its very purposes.

For many years the inflexibility of the Tenement House Law and the lack of provisions for its modification have been subjects of discussions among architects, builders and property owners who have found themselves confronted with its arbitrary provisions. Up to the present time, even throughout the recent housing crisis, this law has withstood all efforts to so amend it as to make possible compliance with its intent rather than its strict letter.

THE RECORD AND GUIDE would not favor any plan to sacrifice provisions of this law whereby public health, comfort or morals would be jeopardized. It does maintain, however, that this law as at present on the statute books is unnecessarily severe and arbitrary in its lack of provisions for appeal and modification, and that the next Legislature should enact changes making the law more elastic, upon the sanction of a competent board or committee charged with hearing appeals for modifications. The success of the Board of Standards and Appeals in solving the intricate problems coming under its jurisdiction, and the large measure of success which has attended those charged with the enforcement of the Labor Law has been possible because of the facilities provided in those statutes for hearings upon matters in question or dispute, and then, where advisable and possible, permitting the requisite modifications in favor of appellants when by such action the intent of the law can be conserved. Both of these laws have been successful largely because it has been possible to temper their strict interpretation with justice and common sense. It is desirable that the Tenement House Law should be amended similarly, so that details demanding special consideration may have it. Until this is done, little hope can be held of satisfactory progress in the construction of low-priced living quarters so greatly needed in the metropolis.

New York no Murderer's Paradise

The ancients used to class murder as a fine art and many present-day critics have asserted that New York City, which leads in so many artistic, scientific, educational, financial and commercial enterprises, is the "murderer's paradise," the place where he is less restricted in his bent than in other American cities. It is not char-

acteristic of New York or its citizens to thrust away any record duly merited, but in this matter of premier-ship in shooting, stabbing and poisoning there is neither the desire to rank high, nor justification for the recurrent assertions of jealous knockers that the criminal doing away with human life has been brought to its most skillful and frequent achievement in the highways and byways of the metropolis.

Vital statistics having to do with the duration of life and the causes of death, compiled by the Prudential Insurance Company, give the average murder rate for 1921 in twenty-eight of the largest cities in the country as 9.3 for every 100,000 of population, while that for New York City is only 6.2 per 100,000. In nine of the smaller cities the rate ran from 1.4 in Hartford, Conn., to 5.1 in Philadelphia. In Memphis, Tenn., 56.8 out of every 100,000 inhabitants had their lives brutally shortened. Comparison of this rate with that of New York's 6.2 per 100,000 shows how unsupported are the strictures upon this city as the murderer's haven.

Eighteen cities in the country had more murders in proportion to the population than New York had in 1921, which properly leads the Merchants' Association to declare that the metropolis is "one of the safest cities in the world, both as to crimes of violence and as to dangers from disease." The latter part of this statement follows the announcement by Health Commissioner Copeland of our extraordinarily low death rate.

There are a good many murders in New York because it is the biggest city in the world, and some of the crimes committed here are so unusual as to merit the many columns of space the newspapers give to them. While New York has the finest police force in the world, there are too many ways of enjoying life in Little Old New York to leave much room for revenge and greed, unrequited love and iniquitous passion, to sway many from pleasant places into the path that leads to the Little Green Door up at Ossining, opening into an eternity of remorse. Detractors of New York are refuted by truth's infallible statistics.

Gives Basis for Fixing Values of City and Suburban Lots

By JOSEPH P. DAY

FIRST, because in the course of each real estate auction season I sell many thousands of lots to a multitude of investors, builders, speculators and home-seekers and, second, because any number of these buyers are not over-familiar with the principles underlying city and suburban lot values, it has occurred to me that a little educational campaign along these lines might not be amiss at the present time when population is shifting so rapidly to city and suburban regions.

First let us consider the lot that has rock upon it. The value of such a lot is reduced by some proportion to the cost of the rock removal. However, in some cases there may be sufficient demand for rock to render it possible for the owner of the lot to procure the removal of the rock for less than the usual cost of such removal. If the cost of rock removal is greater than the value of a standard lot at grade, the value of such a lot, with the rock on it, is less than the value of a lot at grade.

As regards a lot so much below grade as to require filling, I would say that while its value is ordinarily depreciated by the cost of filling, it yet may be so situated that its value is actually greater than that of a lot at grade, because payment may be obtained for the privilege of using the lot as a dumping place.

Corner lots are more valuable than inside, but the appreciation varies in accordance with the relative value of the intersecting streets and the character of the neighborhood. This appreciation in value ranges all the way from 25 to 50% in

suburban sections where the appropriate developments is by the erection of detached houses, to from 33 $\frac{1}{3}$ to 200% in the more congested city sections, where the corner is at the intersection of two streets in a residential section, or at the intersection of two good retail shopping thoroughfares. The appropriate increment value due to corner location must be considered with reference to the actual earning power and consequent selling value of corner lots in the particular section.

The distance from a corner to which extends the influence upon value of proximity of the corner depends upon the character of development appropriate to the neighborhood. By this I mean that where a lot 100 ft. square is the appropriate size for a plot, the corner influence extends to the whole 100 ft. But, where the vacant plot 100 ft. square at a corner would be best improved with four or more buildings, the corner influence extends but little further than the width of the first lot.

And, now, as to lots of varying width and depth: where the appropriate improvement of a section demands lots of standard size, a lot of greater width has little more relative value than a lot of standard size; however, where the building appropriate for that section requires a plot of greater depth, a larger plot has a greater relative value than the standard size plot.

The appropriate increase for plottage must be considered with reference to the actual conditions prevailing in the section where the lot is situated; and an addition for plottage may be as great as 10 to 12%, or even more.

New Bronze Traffic Towers on Fifth Avenue Installed

THE first of the seven new bronze police towers controlling traffic on Fifth Avenue was formally installed and dedicated with appropriate ceremonies at the corner of Forty-second Street last Monday. Preceding the unveiling of the tower the Fifth Avenue Association, which carried out the suggestions of Dr. John A. Harriss, Deputy Police Commissioner and originator of the tower system, gave a luncheon at the Biltmore Hotel to commemorate the event at which Mayor Hylan and other city officials, Joseph H. Freedlander, architect of the tower, and prominent citizens were guests. Following the luncheon these guests were escorted to the tower by detachments of marines and infantry and after Mr. Freedlander had turned the tower over to C. Stanley Mitchell, chairman of the Tower Committee of the Fifth Avenue Association, the latter drew aside the draperies about it while the Police Band

played "The Star Spangled Banner."

Mayor Hylan accepted the tower in the name of the city, a policeman climbed up to the control station and at once began operating the signals which synchronize traffic along the city's most crowded thoroughfare. The six other towers will soon replace the four remaining temporary structures built at the expense of Deputy Police Commissioner Harriss, and two new ones at Twenty-sixth and Fourteenth streets. The new bronze towers cost approximately \$100,000 raised by public subscription and were built by the John Polachek Bronze & Iron Company. They are twenty-four feet high, weight five tons each and are equipped with a large bronze bell striking the hours. The clock and signals are electrically controlled.

President Robert Grier Cooke, of the Fifth Avenue Association, presided at the luncheon and at the unveiling ceremonies.

REAL ESTATE SECTION

Transit Commission Submits More New Subway Plans

Sends to Board of Estimate Specifications for Eighth Avenue-Amsterdam Avenue Line and for Express Station at 33d Street and Fourth Avenue

THE Transit Commission submitted on December 14 to the Board of Estimate and Apportionment the general plans for the proposed trunk line subway known as the "Eighth Avenue-Amsterdam Avenue Line," running from Hudson and Chambers Streets to Overlook Terrace near 192d Street and Fort Washington Avenue, at a cost of \$69,500,000.

The Commission has also submitted plans for the reconstruction of the subway station at 33d Street and Fourth Avenue into an express station, and for lengthening the local stations on the East-side subway between Brooklyn Bridge and Grand Central and on the West-side from Times Square to Ninety-sixth Street to allow room for ten-car instead of six-car local trains, at an estimated cost of \$4,000,000.

The Board of Estimate must hold public hearings on these plans before December 26, and adjourned hearings at later dates, if necessary, but as the Board has rejected all the other plans proposed for new subways or extensions of old lines made by the present Transit Commission it is expected that the proposals now presented will also be disapproved. This action will not, however, prevent identical or similar plans being adopted if proposed to the Board of Estimate after January 1 by a Commission named by Governor Smith to succeed the present one, or made part of the program put forward by the Municipal Administration and generally known as Mayor Hylan's program. The Transit Commission, of which George McAneny is chairman, makes the following statement respecting its communication to the Board of Estimate and Apportionment on the Eighth Avenue-Amsterdam Avenue Subway:

The Eighth avenue line is one of the series of seven new subway lines included in the construction program put forward by the Transit Commission in May, last. As the Commission stated at the time, it is, in many respects, the most important and ambitious in scope. The route proposed extends for eleven miles north and south, and will employ thirty-eight miles of track. In order to provide adequately for the traffic that will be turned into it from the various branch lines and feeders, the structure will include for a part of its distance six separate tubes, and eventually eight, arranged so that each may be built separately to fit the time at which it will be required. There will be two levels of track through the parts of the route through which this maximum construction provision will be made.

When the plans submitted, which are the product of many months of work on the part of the Commission's engineering bureau, have the approval of the Board of Estimate, the drafting of contracts will proceed, and it is estimated that actual construction could be commenced within nine months. Ground will probably be first broken in the neighborhood of Eighth avenue and 42d street, where direct physical connection is to be made with the Queensboro Subway. From this point, the southerly section of the new route will proceed as a four track line through Eighth avenue to 14th street, as a two track line to Hudson and Chambers street. Northward from 42d street it will run as a four track subway up Eighth avenue and across 57th street—with underground access to the proposed general station at Columbus Circle—and up Amsterdam avenue to 103d street. From this point farther north it would run as a four track subway to 155th street, and thence still via Amsterdam avenue as a three track subway to 159th street and Fort Washington avenue, and along Fort Washington avenue to Overlook terrace, near 192d street.

Each section of the new line is capable of linking up upon its completion with some part of the transit system now in use, and in substantially the following order:

(a) The first full section to be constructed after approval of the general route by the Board of Estimate, will run from 41st street to 14th street. This will carry four tracks, to be placed in a two deck subway, carrying two tracks each on the west side of the avenue. Eventually throughout this section a similar double decked structure carrying four additional tracks will be built upon the east side. At 41st street will be the connection with the Queensboro extension, and at the 14th street the connection with the 14th street-Eastern line to Brooklyn.

These two connections will afford a through loop service to the Queensboro and 14th street lines, incidentally opening up one of the most important sections of Manhattan to both.

(b) The second building stage south on Eighth avenue and Hudson street will carry the line from 14th street to the terminal at Chambers street, where passengers desiring to go further south in Manhattan, or across to Brooklyn, will transfer to the present Broadway-Seventh avenue line.

(c) The third step will cover the section north, again as a two deck four track subway on the westerly side of Eighth avenue to 57th street, and thence by way of Amsterdam avenue to 103d street. At this point the traffic of the present Lenox avenue branch of the Interborough Subway can be diverted to the new line, and only the traffic of the Van Cortlandt Park branch north of 96th street would be carried on the present line downtown south of 96th street. This will provide a very great measure of immediate relief for the upper west side of Manhattan through the reservation of the existing Broadway-Seventh avenue line wholly for its service.

(d) As the fourth and final stage in the work of construction, the line will be continued on a four track single level up Amsterdam avenue to 155th street, thence with three tracks up Fort Washington avenue to Overlook terrace. This unit will provide the wholly new facilities so badly needed for the densely populated territory that has developed in upper Manhattan since the building of the first subway. It would provide this territory with a new express service beginning at 155th street and running the full distance south to 14th street.

The estimated cost of the Eighth avenue line by sections would be: (a) \$12,000,000 (b) \$7,500,000; (c) \$24,000,000; (d) \$26,000,000—a total of \$69,500,000. This would represent approximately one-third of the cost of the entire five year building program the Commission has in view, which was stated in May to be for construction alone \$218,000,000. Sections (a) and (b) of the proposed new line would require a little over three years to build, and sections (c) and (d) four years.

The Commission in its announcement emphasized the fact that the Eighth Avenue Line will provide for the Borough of Manhattan and indirectly for The Bronx the next logical relief the necessities of these two boroughs require. It will also add greatly in giving the proper flexibility to traffic proceeding from the Borough of Queens and across 42d and 41st streets to points north and south and to the traffic flowing from Brooklyn by way of the new subway across 14th Street, Manhattan, and under the East River to the Williamsburg section now nearing completion.

The Commission also points out that the new line coupled with the proposed extension of the B. R. T. Broadway Route up Central Park West and through 155th Street, St. Nicholas Avenue to 168th Street, will give an exceptional degree of relief to Washington Heights and provide a great impetus for the future development of that section. Points of transfer will be provided between the projected B. R. T. Extension and both the new Eighth Avenue Line and the existing Broadway Subway, so that the passenger from Washington Heights will have a choice of three routes south, any one of which he would be able to take for a single five cent fare.

Under the provisions of the Rapid Transit Act, the Board of Estimate is required to fix dates for public hearings upon any new route or routes submitted by the Transit Commission within ten days of their presentation, and it must act finally upon the question of approval of such routes within sixty days.

In announcing its plans for the reconstruction of the subway station at 33d Street and Fourth Avenue into an express station, the Transit Commission announced that the change had been under consideration for some time to provide better facilities for the increased traffic in that neighborhood; as a measure of relief for the congestion at Grand Central Station and as another step in the working out of the proposed centering of suburban traffic at a terminal on the site of the old car barns on Fourth Avenue and 32d Street.

"It is believed," states the Transit Commission, "that much of the transfer of passengers from local to express trains will be removed

from Grand Central to 33d street under the new arrangement, and the Grand Central Station will then have only its own two peculiar problems, namely, the handling of transferences between the north and south express trains and the Queensboro Subway and the shuttle, and the traffic to and from the New York Central and New Haven roads. When the Queensboro Subway extension now building through West 42d and 41st streets, from Grand Central to the west side subway is completed, it will also greatly decrease the transferring at Grand Central.

"The making of 33d street an express station will also fit in, it is believed, with plans now only beginning to take shape in order to bring about an improved method of handling the vast and daily growing commuter traffic between the suburbs and the city. Mention of the fact that the Transit Commission had such plans under consideration was made by Chairman McAneny at one of the hearings before the Commission last summer, at which time he suggested that the old car barn site at Fourth avenue and 32d street possessed, potentially, some of the qualifications required for a central site for a new terminal for suburban traffic. Since that time the Commission has devoted some consideration to the matter and studies have been made by its engineers, but no definite conclusions have been reached.

"With the suburban traffic center located near 33d street, the new express station may be expected to develop a great increase in traffic, similar to that which has come to the Pennsylvania station on the West Side subway, which last year was used by more than 25,000,000 passengers, an increase of nearly 3,000,000 for the year. The making of an express stop at Pennsylvania station was opposed when the plans were under consideration, but the results justified it. While the traffic at 33d street, 6,181,000, was 2,300,000 less than at 23d street last year, nevertheless the engineers are agreed that for tactical reasons related to the dispersal of traffic, the express station should be located at 33d street balancing, in a sense, that at the Pennsylvania.

"An objection which has been advanced against the establishment of an express station at 33d street is that an additional stop would slow down the running time of express trains. It is believed, however, that the small delay thus accruing will be compensated for by the reduction of congestion at Grand Central Station, which will permit trains to get in and out of the station in the rush hour periods of traffic with greater celerity. Due to the difficulty of handling the crowds at present, following trains are frequently held up at the approaches to the station, waiting for the train ahead to move out. In fact in some quarters it has been suggested that, with the re-arrangement it may be that better running time could be made than is now possible.

"Of the proposed expenditure of \$4,000,000, about \$3,000,000 will be involved in the local station lengthening. These stations, which are on the line of the subway as originally operated by the Interborough, before the Lexington avenue and Seventh avenue subways were constructed under the dual contracts, are shorter by more than 200 feet than the local stations on those two lines. There are fourteen stations to be altered—eight on the east side subway and six on the west side subway. They are as follows:

"East Side Line—Worth street, Canal street, Spring street, Bleeker street, Astor place, 18th street, 23d street and 28th street.

"West Side Line—50th street, 59th street (Columbus Circle), 66th street, 79th street, 86th street and 91st street.

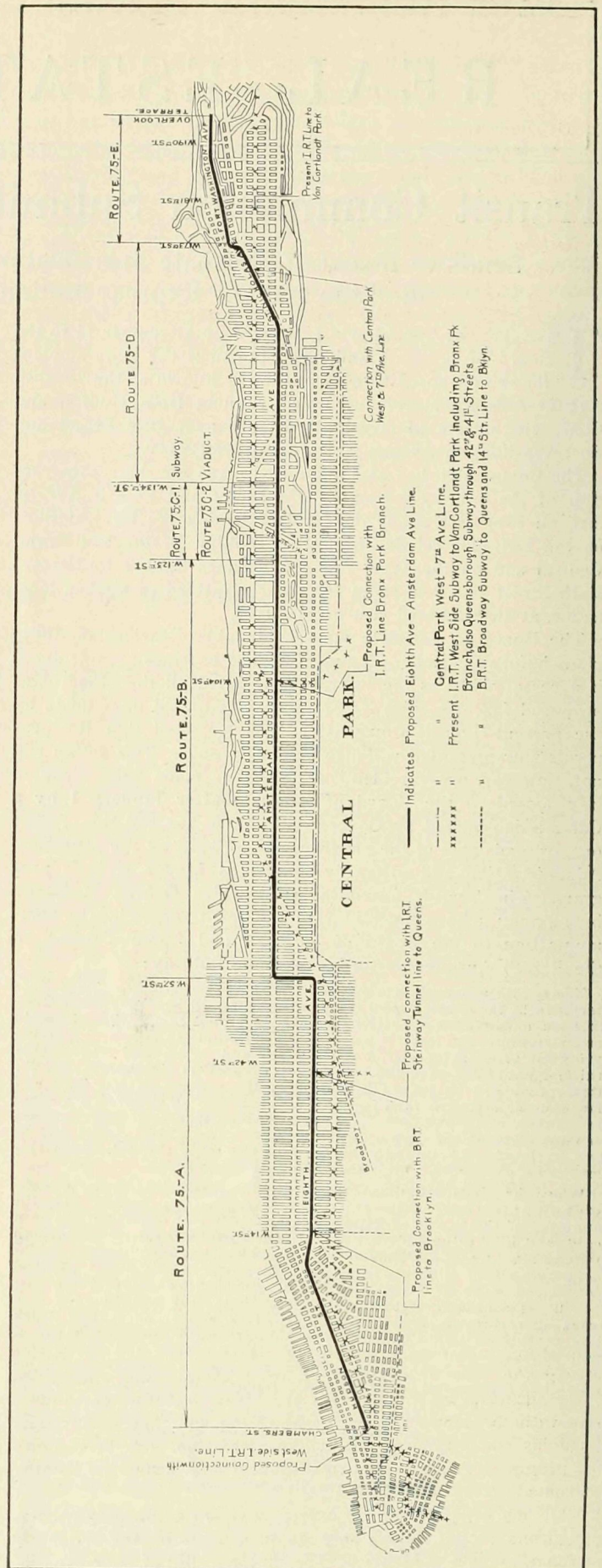
"The platforms of the fourteen stations will be increased from their present length of 225 feet to 433 feet. When originally constructed these local stations were only 200 feet long, providing capacity for four-car trains only. They were later lengthened by 25 feet, making possible the addition of two cars to the trains. Local platforms on the new subway lines are 480 feet long."

The following figures show the ticket sales or fare collections at the stations affected during the fiscal year ended June 30, 1922, as compared with those of the fiscal year ended June 30, 1921:

	1922.	1921.
Worth street.....	1,642,361	1,748,370
Canal street.....	4,012,100	4,110,820
Spring street.....	4,485,018	4,675,900
Bleeker street.....	4,518,883	4,606,900
Astor place.....	6,348,811	6,494,100
18th street.....	3,000,358	3,032,700
23d street.....	8,409,143	8,358,600
28th street.....	6,515,441	6,233,200
59th street.....	8,421,140	8,361,200
Columbus Circle.....	8,021,767	7,983,600
66th street.....	4,562,358	4,664,400
79th street.....	4,002,852	4,067,780
86th street.....	4,931,504	4,929,200
91st street.....	2,277,074	2,342,100

While in some instances these figures show decreases from the last year, the traffic reduction is regarded as only temporary and the stations are expected to show increases in traffic in the future. The Commission in its order to the Interborough last Spring, requiring in addition to many service improvements the purchase of 350 additional subway cars, has provided for at least part of the additional equipment which will be required for the increase in length of local trains.

A new subway under Third Avenue, to take the place of the Third Avenue Elevated line, was advocated by Mayor Hylan at a luncheon by the Fifth Avenue Association to the Mayor and other city officials at the Hotel Biltmore in connection with the unveiling of the first permanent bronze traffic tower erected in Fifth Avenue at Forty-second Street. The Mayor said that he would scrap the Third Avenue Elevated Railway to make way for municipal buses. The Mayor's advocacy of a subway through Third Avenue was the



Lower Rents Only Possible By Reducing Building Costs

Construction Trend Outlined by W. J. Moore, President of the American Bond & Mortgage Company, at Convention of Organization's Salesmen

IN connection with the removal of the American Bond & Mortgage Company to its new twelve-story office building on Madison avenue, between Forty-fourth and Forty-fifth streets, a convention of the company's salesmen from many states was held at which nearly two hundred field representatives of this organization were present. The program of the convention was varied and, in addition to stated business sessions, included a theatre party and banquet and trips about the city, so that those who had never before visited the metropolis might have an opportunity of "seeing the sights."

The Friday afternoon business session of the convention was addressed by W. P. Tienken, Vice-President of the Record and Guide Company, on the subject of "The Construction Outlook and Its Probable Effect on Rental Values."

"This tremendous amount of construction," said Mr. Tienken, "naturally affects the local real estate situation in a most significant manner, and we may therefore expect a movement in the real estate field closely allied to that in building. According to all current indications the real estate situation in 1923 will be very similar to that which has marked the year now closing."

"There is every reason to anticipate that within the coming months real estate activity, not only in New York, but in other important communities, will be a reflection of the movements during the past year, as there is still a remarkably strong demand for unimproved properties for development and active requirements in the housing field which cannot possibly be fully supplied for several years to come, no matter how great the building program."

"It is the consensus of opinion of real estate experts in New York City that lower rents cannot be expected for some time to come. Last summer, during the height of the apartment house and small dwelling building boom in the metropolitan district, many predictions were made that, coincident with the approach of the October renting season, there would be a decided slackening of rental values, and that owners who were unwilling to make reduction would be forced to witness their property standing in idleness. This history of the past renting season, however, belied all of these predictions. They were certain readjustments in rentals in several districts where the building had been erected without sufficient thought as to neighborhood characteristics, rapid transit, shopping, amusement facilities, etc. This is quite noticeable in one and two-family dwellings erected in several suburban communities and some of the outlying districts of New York City, and it is also true of modern apartment house construction, which dealt chiefly with units of one or two rooms and kitchenette."

"The demand for apartments of four to six rooms in well located buildings where rental values will range from \$20 to \$40 per room per month is far from supplied, and it is in buildings of this class that there will be a vast amount of activity during the coming year. In the Borough of Manhattan there is still a very lively demand for living units in modern apartment houses, and it is only in those buildings which were designed and constructed on a palatial scale, with correspondingly exorbitant rentals, that any softening of values has been experienced during the past year."

The convention was concluded Saturday evening with a banquet at the Hotel Astor. The speakers included Hon. Simeon W. Fess, United States Senator-elect from Ohio, who spoke at length upon several of the nation's important economic problems; William Fox, vaudeville producer, and Raymond Hitchcock and Will Rogers, the two latter talking in humorous vein.

The speaking program of the evening concluded with an address by W. J. Moore, President of the American Bond & Mortgage Company, in which he outlined the firm's activities during the past year and announced some of the plans for future development. He gave interesting statistics in connection with the growth of the organization and then briefly outlined his conception of the building situation and the outlook for progress in the national construction field during the months to come.

"It is my belief that if an over-production of housing accommodations occurs it will only produce a temporary reduction in rents," said Mr. Moore. "The direct result of over-production would be a stoppage of building construction and in a comparatively short time the surplus would be taken up and a shortage would again exist, followed later by an upward trend in rents. The only way that a permanent reduction in rents can come about is through reduction in building costs."

"It is my opinion that to produce a permanent reduction in building costs four fundamental things must occur, to wit:

"First: There must be a substantial reduction in the wages of all mechanics employed in producing building materials and the erection of buildings as 75% of the cost of materials entering into buildings is for labor, the raw material costing not over 25%.

"Second: The price of coal must be reduced, as coal is an important factor in the production of many building materials, and in their transportation.

"Third: Freight rates must be reduced, as the transportation of building materials represents a large and important part of their cost.

"Fourth: There must be a reduction in income taxes. Every penny of income tax collected from the building industry is added to building costs.

"Now let us analyze the prospects for these reductions being made: "First: As to reduction in wages, it is my opinion that this will not be possible of easy accomplishment, for the reason that labor is too well organized in every department of the building industry.

"Second: We are just beginning to feel the effects of rules which the building trades unions have had in force for a number of years, prohibiting or limiting the employment of apprentices.

"Third: A more recent rule, with reference to limiting the number of new members going into their organizations. The result is that many of the men now in the respective organizations are growing older and are less energetic than they were some years ago. Thru death of their members, prohibition of apprentices, the restrictions on taking in new members and the withdrawal of members to enter other trades, there has been a reduction in the total number of mechanics in the building trades of more than 25% during the past five years.

"There is now a shortage in the number of building mechanics required to handle the normal building activities of the country. All things considered, the prospects for reducing the cost of building construction thru the reduction of wages in the building trades is very remote, and if there is to be a reduction it will be very gradual and will, in my opinion, be spread over a great many years.

"The Price of Coal: The cost of coal is also largely a question of wages and transportation. The coal miners have just defeated the operators in the hardest fought labor contest in years, lasting five months. They were able to do this, largely for the reason that it was absolutely impossible for the operators to replace them with other skilled labor, as practically all miners belong to the union. Therefore, a strike in the coal industry is largely an endurance contest. The operators could undoubtedly win a strike in this field, if the country could get along without coal. But the trouble is that coal is such a fundamental necessity that the public cannot await the results of an endurance contest of this kind. A conference of operators and miners is now on to fix wages from April 1st next, and the miners are demanding an increase in wages, with six hours a day labor, and five days work a week, and it is my opinion that they will win their demands. Therefore, the prospects of a reduction in the basic cost of coal through reducing wages is not at all promising, and from the present outlook one might safely predict that the prospects are that labor costs will be increased rather than decreased. Over-production of coal might result in some reduction in middle men's profits and a lower price than prevails at present, but a substantial reduction to consumers does not seem possible.

"Freight Rates: Freight rates are largely dependent upon the cost of two things—labor and coal. About two-thirds of a railroad's income goes for these two purposes, and unless the cost of these two items can be largely decreased, there are little prospects for the reduction of freight rates. We have just considered, at length, the prospect of reducing the price of coal with the conclusion that it is not immediately possible. This brings us to the question of the prospects of reducing the cost of railroad labor. The railroad unions are, without question, the strongest labor organizations in the country especially the four major railroad unions, and the prospect for forcing a reduction in railroad wages is, in my opinion, not promising, and will not be attempted. In fact, it would be perfectly safe to predict that a reduction in railroad wages will not occur in the near future. A strong movement is now on foot to reduce freight rates on grain and farm products, in order to help the farmers and there is every indication that this request will be granted; and, in view of the fact that railroad earnings are now inadequate for the railroad companies' needs, any reduction in freight or farm products will have to be added to the cost of other commodities and building materials will have to bear their proportion. Therefore, it seems to me that it is a logical conclusion that the cost of transporting building materials will be increased rather than decreased, and any increase on freight rates on building materials will be added to building costs.

"Income Taxes: Every manufacturer of building material adds to the selling price of his commodity the cost of his income tax payments to the government. The results of the recent national election would seem to indicate that a Soldiers' Bonus Bill will be passed in the near future, and this will necessitate a large increase in taxes to meet the expenses of these payments, and, so far as building materials are concerned, will be reflected by increased costs.

"From this brief examination of the fundamental requisites

Municipal Listing System Explained by Its Inventor

George B. Rickaby Tells Members of Real Estate Board How His Plan Works and Urges Them to Adopt It in New York

THE December dinner meeting of the Real Estate Board of New York, at Delmonico's on Thursday evening, Dec. 14, was featured by a lengthy discussion of a proposition to have the Board adopt the new method of transacting real estate sales and leases that has come out of Toledo, O., known as the Multiple Listing System. The principal champion of it was George B. Rickaby, a Toledo real estate broker, who is the father of the system. He was enthusiastic in his recital of its workings. President Charles G. Edwards, of the Board, strongly endorsed the proposition, saying that he believed it would work as well in New York as it has worked elsewhere in the country.

Mr. Rickaby's address aroused great interest. After he had finished he was bombarded with questions from nearly every member present as to the practicability of the system. They were not opposed to the plan if it could be found to be workable in a city as large as New York. They wanted to be thoroughly shown. It was pointed out that New York stands in a class by itself as to real estate transactions.

The multiple listing system consists of listing with a real estate board, through co-operation of all the active or broker members, or by groups of such members, the property which each has for sale, generally on the exclusive agency plan. Information so listed, Mr. Rickaby explained, is broadcasted to all the members or to such of them as have elected to come into the group. The board creates the machinery for receiving and distributing the information. The broker actually selling the property gets almost the entire earned commission and the broker who listed it a fair and fixed part of the whole commission. In either case the board gets a small percentage of the commission.

Some boards have adopted the system for the entire membership. Some confine it to such groups as may desire to use it. It is not compulsory to list all properties. A property listed may be withdrawn under proper conditions. For the listing broker it is claimed that the percentage of commission given up is compensated for by the fact that sales are greatly facilitated. For the seller it is claimed that his property has at one time the widest market and a quicker sale. It is claimed that it means greater co-operation and work beyond the sphere of an individual broker. The results in other cities have surpassed expectations.

"I know of a real estate man in a distant city who contemplated going out of business because of a dearth of activity," Mr. Rickaby said. "After adopting the multiple listing system his business increased appreciably in less than ninety days. The system is bound to solidify membership of real estate boards and prove self-sustaining at the same time. The city of Louisville is a notable example of the success of the system. The Real Estate Board there was dying of dry rot. After nine months under the system there the real estate situation has greatly improved. Seventy-seven of the ninety leading brokers there are receiving the multiple listing system service. More than \$12,000,000 worth of business has been the result.

"We are working on the basis of a decade hence as regards the entire country. Eighty-five real estate boards in as many cities are now using the system. Is it not another way to increase commissions? The rate of commission here is lower than anywhere else in the United States. The rate is as high as five per cent. in some cities. The system is not planned to

drive the curbstoner out of business. Your new license law will dispose of him. The great virtue of the system is that it would regulate and control real estate brokerage conditions here and thereby you could do much more business.

"The idea prevails in some quarters that the system would create a sort of a trust. It is not so. Far from it. There can be no real estate trust because there is no uniform standard of real estate values. I do know, however, that multiple listing will tend to stabilize values here in New York. It will increase business for the large and small brokerage offices, which will counteract to a certain extent the fact that the commission rates here are almost the lowest, if not the lowest, in the country.

"If it has worked well elsewhere it certainly will work well here. The system is organization highly developed. Real estate profits will in the aggregate be greater than any individual can make. If chain stores, banks, insurance companies can develop larger business by co-operation with the public, why cannot real estate men do the same?

"Real estate has always had its proper place as an investment. The rest is salesmanship. Multiple listing is a high form of salesmanship. Real estate will never be as liquid as stocks and other securities, but multiple listing will tend to make it more liquid. There is not one member of the multiple listing system who is dissatisfied with it. Chicago has adopted the system. Why should New York hesitate? The system applies to the sale of unimproved as well as improved property and to leases. If you can expedite the turnover of a parcel of real estate and shorten the route to the buyer you will find that there will be four times as many investors in the field as there are now without it.

"I have realized for some time that the brokers of this city were not prepared to take up multiple listing, but I am confident that no city in the country is better prepared or qualified to adopt it. The fact that you brokers here in New York are in competition with five, six and seven per cent. mortgages, bonds and stocks tends to discourage many from buying real estate for the reason they believe that if they invest they will have difficulty in getting their money out. Everywhere that the multiple listing system has been tried it has stimulated the sale of real estate and as a result has made it more liquid.

"On the other hand, every city that has adopted the system has solidified the membership of its real estate board, increased co-operation, improved the standard of its ethics and finally placed the local board on a sounder financial basis. In New York you have the largest real estate board in the country and the country feels that you are contemplating adopting the multiple listing system. The greatest thing you can do, therefore, is to have the courage to recognize the fact that the Real Estate Board of New York is greater and more to be considered than any single individual."

Among those present were Warren Cruikshank, of the Cruikshank Company; Clark Daily, of the Alliance Realty Company; Walter C. Wyckoff, A. V. Amy, Frank S. Ames, A. N. Gitterman, E. A. Florsheim, H. C. Kopp, Charles A. Cohen, George S. Horton, of the Bulkeley & Horton Company; John E. Henry, Leon Tanenbaum, Jerome Tanenbaum, Benjamin M. Strauss, Stephen Yates, William B. Codling, William Raymond Burling, James N. Wells and Frank J. Doyle.

Lower Rents Only Possible by Reducing Building Costs

(Continued from page 809)
for a reduction of building costs," Mr. Moore said in conclusion, "it is quite apparent that no substantial reduction is possible at the present time, and that if a reduction does occur it will be spread over a long period of time. If there is no large

reduction in building costs, there will be no substantial permanent reductions in rents."

After the banquet the visiting salesmen departed on a special train for Boston, where they planned to inspect a number of new structures financed by the American Bond & Mortgage Co.

Review of Real Estate Market for the Current Week

The Upper Parts of Town Contributed So Heavily to the Dealing as to Make This a Banner Christmas Week for Participants

THIS has been a remarkable week in real estate for this time of the year. Probably no previous week so close to Christmas Day has had greater market activity than this one has had. It would seem as if the investing public had made the brokers a Christmas present, so heavy has been the dealing in large properties and so varied has been the dealing in medium sized parcels. Vacant plots on Washington Heights and in the Bronx were in good demand, even block fronts and tracts of lots changing hands for improvement. It looks as if the builders in the upper reaches of the city intend to start the New Year with the construction of apartment houses. Brooklyn and Queens were also more than usually active, the former borough contributing several large transactions to the total business of the year.

Frederick Brown and Max Natanson were the outstanding figures of the real estate market this week. The Stratford-on-Avon, a large Riverside Drive corner apartment house, was bought and resold by Mr. Brown and another resale of it is pending. Twelve years ago, Mr. Brown bought this property and resold it, only to buy it back again more than a decade later, at a much higher price, and again resell it, at a profit. This deal strongly illustrates the drawing power of well situated Manhattan real estate. The transaction was in the million dollar class. Mr. Brown also resold the mercantile building, 8-10 East 49th street, opposite the site of the projected Fifth avenue store building of Saks & Co. The buyer immediately leased the property for reimprovement, for a term of 63 years, the aggregate rental being \$1,500,000. There were other interesting transactions in which Mr. Brown figured.

Mr. Natanson resold, at a good profit, two 12-story apartment houses in West Harlem, the aggregate value of both being about \$1,350,000. He, too, participated in other dealings of the week. The Fowler estate sold a valuable mercantile property in West 125th street, running through to West 124th street, in the heart of Harlem's great business thoroughfare. There was heavy dealing in tenement houses in East 110th street and in East 86th street, group dealing prevailing.

Numerous fine elevator apartment houses, both on corner and inside sites changed hands, notably on Riverside Drive, West End avenue and on intersecting streets. George Ehret sold to a builder a group of old frame dwellings at the northwest corner of Park avenue and 86th street that he had owned for fifty years. A large plot at the southeast corner of Park avenue and 90th street was resold to a builder, for improvement. Large elevator apartment houses will cover both of these plots early next year. Lexington avenue, Third avenue and Second avenue still continue active.

A group of seven old buildings in 46th street, between Broadway and Eighth avenue, were bought, to be supplanted by a theatre and office building. Fine private dwellings were in good demand. Downtown James S. Coward, shoe merchant, completed the purchase of all the property, except one parcel, on the Greenwich street block where his business is established. A Vesey street parcel was bought by an investor. On Washington Heights the J. Hood Wright estate disposed of a choice tract of sixty vacant lots for about \$1,000,000. The Seely estate sold a group of buildings on West 14th street and running through to West 15th street. Cooperative apartments sold well.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 137, as against 93 last week and 74 a year ago.

The number of sales south of 59th st was 41, as compared with 41 last week and 31 a year ago.

The number of sales north of 59th st was 96, as compared with 55 last week and 43 a year ago.

From the Bronx 49 sales at private contract were reported, as against 46 last week and 41 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 818.

Bonus to New York Title Employees

According to announcement made by President Harry A. Kahler, of the New York Title & Mortgage Co., a 10 per cent. bonus will be paid to the employees of the company at Christmas time.

This company has a profit-sharing system on which three payments for the year have already been made. The present 10 per cent. bonus is in place of the fourth of the quarterly profit-sharing payments, making the total profit shared by the employees approximately 15 per cent.

Hood Wright Estate Sells Tract

The largest transaction involving vacant property in upper Manhattan which has been reported in recent years was closed this week, when the J. Hood Wright estate sold to Ennis & Sinnott, operators, 60 lots fronting on Broadway, 173d, 173d, 174th and 175th sts and Fort Washington av. The buyers will offer the land in building plots to apartment house builders. It was held at about \$1,000,000. J. Romaine Brown Co. was the broker.

To the north of the property just sold the Clark estate has recently sold a great part of its Broadway frontages, and with the completion of contemplated improvements of the Wright estate property the west side of Broadway from 168th to 181st st will have been completely built up.

The Wright property is the last of the large holdings of the philanthropist, who died in 1894. The family, however, still retains its old homestead and large plot at Haven av and 174th st. The lots sold comprise the entire easterly frontage of 329 feet on Fort Washington av, from 173d to 175th st, and the blocks on the west side of Broadway, between

172d and 175th sts, excepting that between 173 and 174th sts, which was bought last June by the Methodist Episcopal Church, the Rev. Christian F. Reisner, pastor for a palatial church and community building.

The Broadway block between 172d and 173d sts has a frontage of 206 feet and measures 159 and 125 feet, respectively, on the streets. The northerly Broadway block, between 174th and 175th sts, has a frontage of 228 feet.

Seely Estate Sells in West 14th Street

Duross Co. sold for the estate of George B. Seely to a buyer, who will reimprove, 319-321 West 14th st running through to 324-326 West 15th st, a total of four 4-story brick buildings, on a plot 50x206.6. They were owned by the Seely family more than 30 years.

New Theatre for Times Square Zone

A new playhouse in the Times Square theatrical district is forecast as a result of a resale of a former holding of Baron William Astor at 238-250 West 46th st, between Broadway and Eighth av. The property, comprising seven 4-story brownstone buildings, was purchased by the 239 West Forty-fifth Street Corporation from L. A. Pinus and S. H. Stone. They cover a plot 113x100.5.

The site will be improved by the buyers with a theatre and office building from plans by Herbert Krapp at a reported cost of \$100,000. Mr. Krapp designed many of the newer theatres in the district. The new structure will, it is said, contain stores and offices.

Option on Vanderbilt Mansion

The famous Gothic mansion at the northwest corner of Fifth av and 52d st, built by the late William K. Vanderbilt, has been taken over by the Mandel-Erich Corporation on an option to purchase from the Empire Investors Corp., a subsidiary of the Empire Trust Co. Cushman & Wakefield, Inc., were the brokers. According to Henry Mandel, senior member of the new controlling interests, the property, together with the home of William K. Vanderbilt, Jr., adjoining on the north, which may also be acquired, may be torn down and replaced by an office building or by an apartment hotel with fine shops on the grade floor.

The option includes the vacant 50 feet on the western end of the 175-foot plot on 52d st which carries a restriction against business. The house fronts 100.5 feet on Fifth av. It has not been occupied since Mr. Vanderbilt's death, about 3 years ago. In the fall of 1920 Mrs. Vanderbilt bought a house in the new

and unique Sutton Square Colony, overlooking the East River north of 57th st.

The Empire Trust Co., after it purchased the property, made an advantageous lease on its old quarters at Fifth av and 47th st, and decided to utilize the Vanderbilt house for its uptown headquarters.

Mr. Mandel states that he believes the old Vanderbilt mansion should be taken down and restored on some fine country estate, as it is much too valuable and artistic to be consigned to a house wrecker's scrap heap. The house was designed by the late Richard Morris Hunt. Mr. Vanderbilt bought the site about 40 years ago.

Approves School Sites

The Board of Estimate and Apportionment has approved the following sites for new schools, as recommended by the Board of Education:

The two blocks bounded by East 172d and 173d sts, Boynton and Manor avs, the Bronx.

A property on Vyse and Bryant avs, south of Tremont av, adjoining P. S. 6, the Bronx.

A property on the south side of Thursty st, between Beach 65th and Beach 66th sts, Arverne, Queensborough.

American Bond & Mortgage Co. Moves

The offices of the American Bond & Mortgage Company in the company's twelve-story building at 345 Madison Avenue, near Forty-fourth street, were occupied for the first time Monday December 18. The American Bond & Mortgage Company, offering real estate first mortgage bonds upon improved property in Manhattan, has occupied quarters at 562 Fifth avenue, corner of 46th street, and the move to its new building was necessitated by the great increase in the number of the company's offerings and the generally larger demand for real estate bonds by investors.

The new building of the American Bond & Mortgage Company has a facade of black and gold marble and bronze, with pressed brick above the third floor. The entrance is at the northwest corner of the building and is of unique workmanship and design. In the main floor offices of the company is the Italian Renaissance style, which makes this one of the most unusual business offices in the city. The ceiling is taken from one by Paulo Veronese, in the Ducal Palace at Venice, and in the panels are many Latin quotations pertaining to thrift. Excepting the panels, which are of walnut, the ceiling is entirely of gold leaf.

The floors of this room are of white marble and the wall of brown Hanover marble, relieved by pilasters of black Italian marble with bronze bases and capitals. At the front

of the lobby is the main salesroom, and at the rear is the cashier's department, set off by an elaborate marble and bronze partition, the upper part of which is of glass and bronze. The room has been designed with the convenience and comfort of the customer as the principal idea. Specially designed elevators for use of customers and compressed air conveyors for the transfer of records and securities connect the first four floors of the building.

The second floor will be entirely a customer's room and the third floor contains the private offices of W. J. Moore, president of the company, and C. C. Moore, vice-president, in charge of the New York office. Several of the floors above this will be used for the transaction of the company's business.

With the opening of the new building it was announced that most of the offices of the upper floors have been rented on long-term leases, indicating a good demand for office space in the locality.

The American Bond & Mortgage Company was organized in Chicago and has now developed a nation-wide organization. Buildings have been financed in most of the principal cities of the east and middle west, in the fields of apartment houses and apartment hotels, industrial plants, theatres and hotels.

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BROADWAY at 109th STREET
51 CHAMBERS STREET

Agent for the Emigrant Industrial Savings
Bank Building

Branch Manager

PHOENIX ASSURANCE CO., Ltd.
NATIONAL FIRE INSURANCE CO.
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New York Representative of
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Death of Michael E. Pepe

Michael E. Pepe, 67, one of the leading real estate dealers of Greenwich Village, died on the evening of December 13 in his home at 26 Grove st. He had been in ill health for 18 years, suffering from a complication of diseases. Mr. Pepe was a native of Italy, but lived in the United States for 40 years. Twenty-five years ago he founded Pepe Brothers, dealers in residential real estate at 40 Washington square. The firm is known as Pepe & Brother.

Besides his wife, Mrs. Carmela Pepe, two sons and two daughters, Mr. Pepe leaves three brothers, Vincent, who also is engaged in the real estate business, Alfonso and Concetta.

Funeral services for Mr. Pepe were held last Saturday morning in the Catholic Church of Pompeii, at Bleecker and Hancock streets.

Real Estate Club Elects Officers

At the organization meeting of the Real Estate Salesmen's Club recently held at the West Side Y. M. C. A., the following officers were unanimously elected for the year 1923: Honorary President, Charles G. Edwards, president of the Real Estate Board of New York; President, William H. Wyckoff of Pease & Elliman; vice-president, Joseph P. Day and Harry Hall, the latter of William A. White & Sons; secretary, David Kempner; corresponding secretary, Lee T. Horan, and treasurer, John L. Curley.

This club has been organized for the purpose of studying the principles of salesmanship and to consider the best methods of selling real estate. Already several of the leading real estate salesmen, including Francis Guerrich, secretary of Horace S. Ely Co.; Argyll R. Parsons, vice-president of Douglas L. Elliman & Co., and William H. Wheelock, president of Brown-Wheelock Co., have been secured to speak at these meetings. Numerous salesmen from the prominent real estate offices have enrolled as members of the club.

It is believed that the club will meet a real need, and will be a big help to many of the men in building up their sales.

Takes Profit on Norman Apartments

Manport Realty Co., L. Fortman, president, and the Ahl Co., A. H. Levy, president, bought from the Winter Realities, Benj. Winter, president, the 8-sty Norman apartment house, 39 to 43 West 93d st. and the adjacent 3-sty building at 37, used for the protection of light and air. The apartment house is on a plot 75x100x irregular, and the dwelling 16.8x64. Henry I. Cooper and M. Cohn & Co. were the brokers in the resale. The structure was bought by Mr. Winter 2 weeks ago through the Wood, Dolson Co. from the Hoyt estate.

Buys and Sells What He Owned Before

Frederick Brown, operator, purchased from the Hoyt estate, the Stratford-Avon, a 12-sty apartment house, northeast corner of Riverside dr and 93d st, occupying a plot 114x152x irregular. The sale was negotiated by the Wood, Dolson Co., Inc. The structure contains suites of from 8 to 10 rooms with 3 baths.

H. D. Baker and A. Robinson resold the property for Mr. Brown to another operator, who has negotiations pending for a further resale of the property. B. Edward Crosby was associate broker, and announces that the structure rents for about \$140,000 and was held at \$900,000.

Mr. Brown sold the property to the Hoyt estate in May, 1919, through the same brokers. This is the third time that the Wood-Dolson Co. has sold the house during the last 12 years, during which time it has been continuously under their management.

The house was built 12 years ago by Ferguson Brothers & Forshay. Baldwin, Holt & Gaillard represented the Hoyt estate in the present sale.

Brown Buys West End Ave. Corner

Frederick Brown purchased from Arthur Greenbaum the southwest corner of West End av and 78th st, a 12-sty and basement elevator apartment house, fronting 102.2 feet on the avenue and 75 feet on the street. The property shows an annual rental of about \$100,000. George Levy and Harry J. Rogers negotiated the sale.

Operators Buy Alabama Apartments

The Alabama, a 6-sty and basement apartment house at the northeast corner of Riverside dr and Tiemann pl (127th st), has been resold by the Manport Realty Co., Isaac Portmen, president, through Nicholas Celia to the Savio Realty Co. It stands on an irregular plot of 5 lots, and was valued at \$375,000. It has 8 suites on a floor and returns an annual rental of about \$62,000. It was bought 4 weeks ago by the seller through Henry I. Cooper and M. Cohn & Co.

Buy Columbia Leaseholds

Paul I. Saxe sold for Bondy Croner to Nathan Kalvin 54 West 50th st, a 5-sty business building, 20x100.5, a Columbia University leasehold; also for G. V. N. Baldwin to Nathan Kalvin, 56 West 50th st, adjoining, a 4-sty apartment house with stores, 20x100.5, a Columbia University leasehold. The same broker sold for Mrs. John Rebarer her unexpired ten-year lease of 56 West 50th st to Nathan Kalvin.

Operator Buys Hudson Arms

Frederick Brown purchased through Nehring Bros. from the estate of Frederick Gerken the Hudson Arms, a 6-sty and basement elevator apartment house at the southwest corner of Fort Washington av and 179th st, on a plot 100.1x112.8½. The property rents for about \$40,000 a year, or an average of \$16 a room. The selling estate purchased the property from the builders several years ago. The house adjoins the Chelsea M. E. Church on Fort Washington av, which gives it unobstructed light and air on three sides.

Park Ave. Corner Resold

The Alliance Realty Co. completed the resale of the block front on the east side of Park av, from 89th to 90th sts, by disposing of the southeast corner of 90th st to the Brookfield Construction Co., James C. McGuire president, who contemplates the ultimate improvement of the plot with an apartment house operation to represent an investment of \$2,500,000. Electus D. Backus was the broker.

The plot is now covered with 4 and 5-sty brick and stone old apartment houses, on a plot 100.8½x186.6, known as 1109-1115 Park av and 104-110 East 90th st. The Lexington av subway express station is at 86th st.

Large Apartment House for Park Ave.

George Ehret sold through Pease & Elliman and Schmidt & Donohue to a builder the northwest corner of Park av and 86th st, a plot fronting 100.8½ feet on the avenue and 133.5 feet on the street and is covered with old 3-sty frame buildings, which Mr. Ehret had owned for 50 years.

The buyer has completed arrangements for financing the building operation. The entire project involves \$2,500,000. A 17-sty apartment house of the finest type will cover the site.

Big West End Ave. Corner Sold

North Bennington Corners, a 12-sty and basement apartment house, southwest corner of West End av and 100th st, has been purchased by J. C. & M. G. Mayer from B. Rush Stoddard through W. H. Ebbitt Co. The house, which occupies a plot 100.11 on the avenue by 125 on the street, was held at \$1,100,000. It contains suites of 6 to 8 rooms on a floor and is fully tenanted, showing a rental of about \$140,000.

The property was erected by A. C. & H. M. Hall. This is the seventh large apartment house bought by the Messrs. Mayer during the last few years. The largest, the Hotel Esplanade, northwest corner of 74th st and West End av, was purchased about a month ago.

\$500,000 Deal in 125th Street

Thomas T. Fowler and the estate of John Fowler sold 260-262 West 125th st and 250-261 West 124th st, abutting on a combined plot, 50x201.10, and covered by 5-sty brick buildings. The property is on a busy traffic and business block. It was held at \$500,000.

Activity in East 110th Street

Julius Levy sold 161-171 East 110th st, six 4-sty brick apartment houses with stores, on a plot 150x100.11, adjoining the northwest corner of Third av.

Harry Wittenberg sold 153-157 East 110th st, three 4-sty brick apartment houses, on a plot 75x100.11, adjoining the northeast corner of Lexington av.

Too Many "Perhapses"

IF you DO NOT make a WILL the LAW will dispose of your estate, perhaps as you would have wished—perhaps not.

If you make a WILL and name an individual executor, perhaps he may be able to spare enough time from his own business to handle the many and intricate problems that are sure to arise—perhaps he may not.

It follows that if you have a decided preference as to where your money shall go, you must make a WILL. And if you would safeguard your heirs from the natural limitations of an individual executor, by naming this Trust Company as co-executor with him, you will furnish the needed protection.

You are cordially invited to consult

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160 Broadway, New York

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Natanson Closes Big Deal

Max N. Natanson sold through the Lewis H. May Co. to Isidor Kaye 509-515 West 110th st., two 12-sty elevator apartment houses, known respectively as the Dartmouth and the St. Albans, each on a plot 108.4x100. It was a cash sale. The properties were held at \$1,350,000. Mr. Natanson bought the properties a few months ago and has realized a substantial profit on resale.

Good Third Ave. Sale

Irving Bachrach and Ira Rosenstock, operators, bought from Charles Warrin and Charles D. Nadal the five 4-sty stone flats with stores at 342 to 348 Third av., on a plot 102.9½ x84, adjoining the northwest corner of 25th st. William S. Sussman, Inc., was the broker. The property was held at \$130,000.

Builders Buy Boys' Home

The New York Home for Homeless Boys sold its holdings at 441 to 447 East 123d st. to the Hudson P. Rose Co., builders. The property comprises four 3-sty buildings, which have been occupied by the sellers for several years. Pease & Elliman were the brokers. The buyers as yet have no definite plans for disposing of the property.

Brooklyn Operators Buy in Manhattan

Manport Realty Co., Isaac Portman, president, resold through J. Lacov and Benjamin Lacov to S. Welsch Sons, Brooklyn operators, the 7-sty elevator apartment house, known as the Wellesley, on a plot 102.2x127.5, at 440 West End av., northeast corner of 81st st.

Shoe Dealer Adds to Holdings

James S. Coward has enlarged his holdings around his shoe establishment by the purchase of 262, 270 and 272 Greenwich st., between Murray and Warren sts. The parcel at No. 262, measuring 29x50x irregular, was bought from George Van Winkle, and Nos. 270, 272, 35.7x80, from Antoinette Grabhorn. The sales are all recorded.

Mr. Coward has also bought from Henry J. Gaede 260 Greenwich st., northwest corner of Murray st., a 5-sty brick mercantile building, on a lot 24.2x60. The buyer now owns the group of buildings comprising his shoe store and the two buildings adjoining on the south, which comprise the west block front from Murray to Warren st., excepting the Matlage building on the immediate southwest corner of Warren st.

Fine Dwelling Near Park Ave. Sold

Daniel Richter sold through Theodore A. Kavanagh to Mrs. Henry Mandel, 67 East 79th st., a 5-sty stone American basement dwelling, on a plot 40x102.2. The new owner will remodel the premises and occupy. The Richters had owned the property since 1884. It is 131 feet west of Park av.

Quick Resale and Lease

The properties, just off Fifth av., 8-10 East 49th st., dwellings, held for \$200,000, have been sold and leased. Frederick Brown purchased them about a month ago from the Mordecai Realty Co. and resold them to Roy Forster, a merchant and investor in the Fifth av. district.

Mr. Forster has leased the site to Arthur Weiser, an architect, for an aggregate term of 63 years, for a rental of \$1,500,000. Mr. Weiser will erect a 10-sty office building on the site. The property is next to the White estate and opposite the site of Saks & Co.'s new store.

Activity in Co-operative Apartments

Douglas L. Elliman & Co. announce that owing to the great increase in the volume of their sales of co-operative or tenant-owned apartments, they have elected one of their directors, Keitt P. Walker, General Manager of the Co-operative Sales Department.

Their activity in this field, specializing exclusively as they do in the residential sections east and south of Central Park, is further borne out by the fact that the aggregate sales of co-operative owned buildings made by them in the last three years is in excess of \$10,000,000.

The Co-operative Sales Department is entirely devoted to the selling of co-operative stock in new and old buildings. Prospective purchasers will be able to secure all details, such as floor plans, sales prices, methods of financing, proprietary leases, etc., relating to each separate proposition. Comparative values of various co-operative buildings can also be ascertained.

Prosperous Year for Prudence Bonds

The Prudence-Bond Corporation has closed a prosperous fiscal year, having more than tripled its sales of bonds over the record of 1921, and is now aligning itself to repeat this record in the coming year, according to William M. Greve, vice-president of the company. "The prospect is good for big business," said Mr. Greve, "and while we pursue a con-

servative policy, especially in view of the abnormal conditions as reflected in high building costs and money inflation, we have been able to select from the multitude of applications coming to us, the most substantial of mortgage securities upon which our bonds are issued.

"While our official board has been one of the strongest of any financial institution in the country, it has been further strengthened by two well-known veterans of the financial and business world—Irving T. Bush, president of the Bush Terminal Company and president and director of the Chamber of Commerce of the State of New York, and William H. English, vice-president and director of the Empire Trust Co. Mr. Bush has been made a director, and Mr. English, already a director, has become a member of our executive committee."

The board of directors and executive committee of the Prudence Company now stands as follows:

Directors: 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.

Executive Committee: Frank Bailey, Charles S. Brown, Edward T. Horwill, Clarence H. Kelsey, William M. Greve, William H. Wheelock, Louis J. Horowitz and William H. English.

Big Industrial Plant for Queens

That the Latham Litho and Printing Co., now at 32 West 42d st., Manhattan, intends to establish in Long Island City an industrial colony became known when Ray Palmer, representing the Queensboro Chamber of Commerce, and representatives of the company applied to Borough President Connolly for the installation of local improvements in the district where the company's plant is to be built. The site is on Woodside av. from Middleburgh av. to Barnet av. and includes several city blocks. President Connolly directed that petitions for the necessary sewers, streets and other improvements be prepared at once for action by the Newtown local board early in January.

The company will erect a printing establishment covering more than a city block. Adjacent to the plant will be erected several homes for the occupancy of working people connected with the plant. The plant and the cottages are to be surrounded by a park owned by the company in which will be established recreation grounds for the use of employees and their families. The cost of the plant will be more than \$1,000,000. Work upon it will be started as soon as the plans are approved by the Queens Building Bureau.

Loft Buys Belle Terre Development

George W. Loft and associates have bought the Belle Terre development at Port Jeffer-

son, Suffolk County, Long Island, for a residential colony. The purchase, which was made from Stephen A. Fallon, involves 875 acres of a 1300-acre tract developed 20 years ago by Dean Alvord. The entire property was bought by Charles E. Gremmels 3 years ago, and he recently sold it to Mr. Fallon, who is now retaining the old Belle Terre clubhouse and 25 acres of land, overlooking Port Jefferson harbor. The Belle Terre tract is surrounded on 3 sides by water.

Mr. Alvord is said to have spent \$1,000,000 in laying out the tract.

Bronx Block in New Hands

The block bounded by Morris and College avs., 167th and 168th sts., has been sold by Max Horowitz to the Dayton Estates, Inc. (Eli Maran). The property fronts 92.2, 325.11, 298.1 and 92.2 feet, respectively.

Buys 60-Foot Tract in Bronx

Nathan Wilson, president of the Occidental Holding Corporation, bought from the De Feyster estate a tract of 60 lots fronting on Carpenter av., on the east side of the Bronx Boulevard, comprising the frontage between 236th and 237th sts and 300 feet on the west side of the Bronx Boulevard, extending to a point 175 feet south of 237th st, down to the 236th st corner. Hall J. How & Co. were the brokers. The property will be offered for resale to builders for improvement with one and two family houses.

Buy Bronx Site for Big Garage

Handy Bros. purchased from the Bainbridge Construction Co. the block front on the east side of Webster av., 85 feet south of 202d st, Bronx, a plot of 15 lots, having a frontage of 185 feet on Webster av., running back about 500 feet. Upon this site they will erect a public garage that will hold 300 cars, and will involve an outlay of approximately \$150,000. This is practically the only available large plot in the West Bronx section that is unrestricted for garage purposes, which can be built in the restricted sections in the vicinities from Fordham rd to 209th st, and from Webster av over to, and including Jerome av. Armstrong Bros. were the brokers.

Warranty Brokerage Corporation leased, at an aggregate rental exceeding \$100,000, the first 3 floors of the 6-sty fireproof automobile building on the northeast corner of West End av and 6th st, owned by the Auto Service Building Co., Arthur Garfield Hays, presi-

AN OPPORTUNITY IS OFFERED

A live wire real estate broker thoroughly familiar with Manhattan and Bronx, to connect with a well known brokerage firm, where every assistance is given and the sky is the limit. Live wires only write to Weber Adv. Agency, 296 Broadway, N. Y.

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Classified Advertisements

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

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

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

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Dec. 13, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., Jan. 5, 1923, for interior painting, finishing, etc., of buildings and structures, as listed, for the United States Veterans' Hospital, at Perryville, Md. Specifications may be obtained at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

SITUATIONS WANTED

BUILDING superintendent, 20 years' active experience building construction, specialty fireproof apartment house, just completing large operation; technical education. Address Box 994, Record and Guide.

CHRISTIAN young man will invest, with services, in well established real estate office. Box 994, Record & Guide.

dent. The lessee is Commander William S. Read, United States Navy, retired. Commander Read is a recognized expert on oil and gasoline engines, and rose from the ranks to Engineer Officer in the Transport Division.

Builders Buy Bronx Properties

Jacob Zimmermann, bunder, bought five Bronx properties for housing and business improvement. Through Louis Reuter he purchased from the Empire Trust Co. the plot 75x115 on the north side of 141st st, between Crimmins and Beekman avs, and from the Wetes estate, which owned it for many years, an adjoining plot, 50x90. The combined site will be improved with apartment houses with stores.

Through the Tremont Agency Mr. Zimmermann bought from John J. Judge the plot 100x100 on the north side of 182d st, 100 feet west of Grand av, for improvement with a 5½ sty apartment house; also the plot 80x100 on the south side of 182d st, 100 feet west of Webster av, from the Kamorn estate; and a garage site, 100x150, on Inwood av, through to Cromwell av, 130 feet north of 169th st.

Mitchell Smoleroff, Bronx builder, purchased the tract of 8 lots on the east side of Wadsworth av, between 176th and 177th sts, on which he will build two 6-sty apartment houses, to cost about \$500,000 and to house 120 families. Plans are being prepared by Goldner & Goldner, architects. The sale was made by Henry M. Ribeth, broker.

The 7 lots at the southeast corner of 177th st were sold by William F. Rankin. The 176th st corner, 25x100, was sold by Arthur S. Gaynor and others. The new houses will be ready for full occupancy next year.

Brook Ave. Corners Bought

Julius Trattner sold to an investor for Mrs. Anna Soltung 509 East 136th st, northeast corner Brook av, and 510 East 137th st, southeast corner Brook av, two 6-sty brick apartment house, with stores, each on a plot 40x100, with stores, held at \$140,000.

People's Trust Co. Buys in Brooklyn

The Peoples Trust Company, of Brooklyn, purchased the 3-sty and basement dwelling, 144 Pierrepont st, from Gustavus Rogers, of the law firm of Jenks & Rogers, who bought it two years ago intending to convert it into an office building. The Pyle-Gray Real Estate Co. and Gustav Girard were the brokers. The buyers now control 44 feet on Pierrepont st and 75 feet on Montague st. Last October they bought 185 Montague st, adjoining its banking home. The purchase abuts the company's banking house on Montague st.

Fine Flatbush Apartments Sold

Harry M. Lewis, in conjunction with Francis R. Wright, sold for 2121 Foster Avenue, Inc., two 4-sty apartment houses, known as Chateau Elmore and Annex, at 2121 Foster av, northwest corner of East 22d st (Elmore pl.) and 600 East 22d st. These buildings occupy a large plot with a frontage of 60 feet on Foster av and 124.10 feet on East 22d st, with accommodations for 30 families. They were erected some years ago by A. J. W. Pohl, of the Pohl-Abbot Construction Co. These properties were held free and clear of mortgage by the seller.

Sales in Downtown Brooklyn

Two corners in downtown Brooklyn figured in sales this week which aggregated about \$700,000. The R. E. Thibaut Co., wall paper dealers, purchased the southeast corner of De Kalb av and Flatbush av extension, and The Tillary Construction Co. bought from the Realty Associates the corner of Livingston st and Hanover pl. The former plot is said to have brought \$500,000, and the latter about \$200,000. The Thibaut Co. has been a tenant of the property which it has purchased. The sales were negotiated by Charles A. O'Malley and Frank A. Slocum, Inc.

Gas Company Buys in Flatbush

The Flatbush Gas Co. purchased a part of the old carbarn site on Flatbush av, between Duryea pl and Tilden av in the Flatbush section of Brooklyn, from Thomas F. Martin, builder, who acquired it two years ago. The deal involves 40 feet on the av and 197 feet on Duryea pl.

The company intends eventually to erect a large building to house its main offices at present at 1034 Flatbush av. The sale was negotiated by the Pyle-Gray Real Estate Co. for the seller and the Chauncey Real Estate Co. for the buyers.

Life Insurance and Real Estate

E. C. Wier, Field Manager of the Union Central Life Insurance Company of New York, addressed the staff of the M. Morgenthau, Jr., Co. on the twelfth instant. Mr. Wier pointed out some of the newer developments of life insurance as related to real

estate. He showed that for a very small additional charge, averaging about one per cent. per annum, a home owner can insure the payment of the mortgage on his home in case of his death with a privilege to convert this insurance at any time into other insurance of a permanent nature without examination. He also pointed out that a real estate investor should set aside a portion of his income each year for the purchase of an annuity, thus insuring an income in old age beyond peradventure. Mr. Wier also showed the advantages of income insurance against ordinary forms of insurance from an income tax standpoint.

The M. Morgenthau Jr. Co. will hold weekly meetings at its office, at which experts in various lines of real estate and insurance will be heard.

Prominent Brooklyn Corner Sold

The northwest corner of Joralemon and Clinton sts, once the residence of the late Dr. Samuel Talmage, a plot 45x139, has been purchased by Henry Kornblum and Milton Ansoorge from the Sevenscourt Realty Co., as a site for an apartment hotel. Clarence P. Waterman was the broker. The builders are reported to have paid \$110,000 for the plot covered by a 4-sty and basement residence.

Kings County Savings Bank Buys

The Kings County Savings Bank at Broadway and Bedford av has secured an option on an apartment house, northeast corner of Eastern Parkway and Nostrand av, on plot 85x100. The property will be remodeled for occupancy by the bank, which has secured permission to move from the Williamsburg district to the new location.

Nassau County Acreage Bought

Whentley Hills Real Estate Corporation sold for Robert E. Tod a tract of woodland at Syosset, L. I., comprising 4½ acres, on the south side of the Brookville-Syosset rd, east of and adjoining Mrs. Geoffrey Bonnell's new property, and west of and adjoining the large country estate of James A. Burden. This is the third sale in the same neighborhood made in the last 3 weeks.

Buyer for Glen Cove Estate

Mrs. L. Mortimer Heine sold her country place on Overlook rd, Glen Cove, Nassau county, Long Island, containing 8½ acres, with residence, stable, etc., and held at \$65,000, to A. Graham Miles. Hamilton Iselin & Co. were the brokers.

New Jersey's Governor Buys Estate

The Schumann Heink homestead and estate in the Watchung Mountains, 8 miles from Paterson, has been purchased by Governor Edward I. Edwards of New Jersey from Edward W. Robichon, who purchased it 7 years ago. The price paid has not been made public, but Governor Edwards says it was "reasonable."

The Governor's son, Edward I. Edwards, Jr., a year ago purchased a small part of the Schumann Heink place and has a home on it. It is understood Governor Edwards will make alterations in the house and spend his summers and vacation periods there.

Large New Jersey Estate Sold

Daniel L. Reardon, president, and James S. Reardon, vice-president, of the United State Trucking Corporation of this city, purchased from Mr. Killian the Ardmeare farm on the Raritan River, Bridgewater, N. J., including railroad sidings. This farm consists of 800 acres. They intend to develop the property with tennis courts, polo fields, golf links and a club house.

Red Bank Board Elects Officers

The Board of Realtors of Red Bank, N. J., has elected Edward S. Allaire, president; Harry A. Hawkins, vice-president; William A. Hopping, second vice-president; Capt. R. V. R. H. Stout, treasurer; Harry F. Hylin, secretary, for a term of one year. Edmund Wilson, Newton Doremus, Warren H. Smock, Albert L. Ivins, Elwood B. Ivins, Charles F. Hawkins, Hamilton B. Price and John H. Gregory have joined the board.

\$2,000,000 Leases Sold

Richard L. Lee sold for the Silver Lurch Co. and Nathan Daniels their leases with the renewals at 1062-66 Broadway 792-96 Seventh av, a 2-sty building, on a plot 60x170, to "Schrafft's."

This plot, which was leased two years ago from George Fearing, of Boston has been held by the Fearing family since 1860, at which time this entire square block was purchased by Mr. Fearing's grandfather for \$60,000. It is a curious coincidence that Nathan Daniels' lease, which covers probably one-third of the block, called for an annual net rental of the same amount.

"Schrafft's" contemplate in the near future the erection of a new building on this site, which will house another of their chain of candy stores and tea rooms. The securing of

this lease by "Schrafft's" marks their entrance into the Times Square district. Another very important transaction is being actively negotiated in the immediate neighborhood.

MORTGAGE LOANS

S. W. Straus & Co. have underwritten a first mortgage of 6 per cent serial bond issue of \$2,800,000 on the 14-sty apartment house to be erected on the block front on the west side of Park av, from 63d to 64th sts, by Dwight P. Robinson & Co., Inc., from plans by J. E. R. Carpenter.

On the ground floor there will be 22 offices for medical specialists and the 13 upper floors will contain 52 apartments of 8 and 9 rooms each, with 3 bath rooms. Each apartment will have a separate laundry and storage room in the basement and on the roof there will be a penthouse containing 30 additional servants' rooms. Four electric elevators will supply rapid transportation, two for passengers and two for service.

Warranty Brokerage Corporation placed through the Fabian Bond & Mortgage Corporation, mortgages aggregating \$10,500 on the factory building occupied by the C. M. Gray Marble Works, at 709 Vernon av, Long Island City.

Butler & Baldwin, Inc., placed for Mrs. Anna Lochman a mortgage loan of \$18,000 on 33 West 117th st, a 5-sty brick apartment house, on a lot 25x100.11.

Childs & Humphries negotiated a first mortgage loan of \$100,000 at 5½ per cent. per annum for 5 years on 626-628 Sixth av, two 4-sty and basement business buildings, one on a lot 20.6x100, and one on a lot 20.6x60.

Quinlan & Leland placed a first mortgage loan of \$165,000 on 750 Riverside dr, northeast corner of 152d st, a 6-sty and basement elevator apartment house, on a plot 70.2x199.10x irregular and running through to 153d st.

An issue of \$1,050,000 first mortgage 6 per cent. serial coupon, 2 to 15 year bonds, has been underwritten by S. W. Straus & Co., on the 15-sty apartment house which is being erected at the northeast corner of Riverside dr and 88th st, by the Paterno & Son Contracting Co.

MANHATTAN SALES

South of 59th Street

MINETTA LA.—Pepe & Bro., in conjunction with G. Carlucci & Co., sold for Ralph Di Scala to Cesare Marcucci 18-20 Minetta la, two old 3-sty and basement frame buildings, on a plot 42.6x70.

UNIVERSITY PL.—Farmers Loan and Trust Co. sold the 6-sty stone loft building, on a plot 43.5x105.3x irregular, at 66-68 University pl.

GREENE ST.—Adams & Co. sold for the trustees of the Presbytery of New York the 6-sty stone loft building, 15-17 Greene st, on a plot 39.7x100. After improvements the buyers will occupy.

MORTON ST.—Douglas estate sold to L. Montefiore Levy 42 Morton st, a 5-sty brick apartment house with 3 suites, each of 4 rooms on a floor. The property was held for \$30,000.

PERRY ST.—Samuel Breuer bought from Evelyn Valentine 40 Perry st, a 3-sty and basement brick dwelling, on a lot 20.10x95. The property has been owned by the seller since 1860. Brown, Wheelock-Harris, Vought & Co., Inc., were the brokers.

VESEY ST.—Cruikshank Co. sold for E. Fougere & Co. to a buyer, for occupancy, 26 Vesey st, a 5-sty stone mercantile building, on a lot 24.9x101, adjoining the northwest corner of Church st.

WEST ST.—Cruikshank Co., in conjunction with F. J. Whiton, sold for Elbridge T. Gorry 55 West st, adjoining the south corner of Rector st, a 5-sty brick building, on a lot 25x90. The new owner will reimprove the site.

9TH ST.—William A. White & Sons sold for Mrs. Lester H. Monks the 4-sty dwelling, 18 West 9th st, on a lot 25x93.11, to Edwin W. Coggeshall, chairman of the board of directors of the Lawyers Title and Trust Co., who will occupy.

11TH ST.—Henry L. Sonn and Samuel Cohen sold 277-279 West 11th st, a 6-sty apartment house, held at \$125,000, to Joseph Sherk. This is its first sale since the building was erected 13 years ago.

16TH ST.—H. D. Baker and A. Robinson sold for Frederick Brown 130 to 134 West 16th st, 75x103, to the Bricken Construction Corp. A. Bricken president. The site was held at \$75,000, and will be improved with a 6-sty building. B. Edward Crosby was associate broker.

22D ST.—Louis Schrag sold for William

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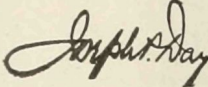
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Baruch the 4-sty dwelling, 267 West 22d st, on a lot 25x98.9.

34TH ST.—Butler & Baldwin, Inc., sold for the Hartford Holding Co., Inc., H. A. Florshheim, president, 123 East 34th st, a 4-sty and basement stone apartment house with store, on a lot 22.9x98.9.

36TH ST.—Frederick Fox & Co., Inc., sold for the Quiller Morgan Co. to the Jar Realty Co., Philip Meirowitz, president, the 5-sty and basement flat, known as the Eglinton, at 257 West 36th st, on a plot 33.8x98.9. The buyer plans to remodel the building for store and loft purposes.

45TH ST.—B. Edward Crosby sold the 4-sty building, 45 West 45th st, on a lot 18.9x100.5, for Charles T. Harfeld to David Pasinsky and George Shaw. He was also associate broker in the sale of the southeast corner of Madison av and 77th st to Max Raymond.

48TH ST.—Pease & Elliman & Co. sold for Mrs. Mary H. and Samuel D. Graydon 26 West 48th st, a 4-sty and basement stone dwelling, on a lot 18x100.5.

50TH ST.—The 23 West Fiftieth Street Corporation, with G. C. Turner, Jr., W. F. Cogswell and H. Knowlton as directors, has been formed by Appleton, Butler & Rice, attorneys, to take over the property at that location. It is a 5-sty brick building, on a lot 21x100.5.

53D ST.—J. P. & L. A. Kissling sold for Townsend L. Cannon, as committee of the property of John W. Quincy, 331-333 West 53d st, two 4-sty brick tenement houses, on a plot 34.11x47.4x irregular. The buyer will remodel the structure for his business uses.

55TH ST.—Brown, Wheelock-Harris, Vought & Co. sold for the estate of Ruth Dana Draper to Adele Miller the 5-sty brick American basement dwelling, 122 East 55th st, on a lot 18.9x100.5.

LEXINGTON AV.—James Kyle & Sons sold for James Brannan 726 Lexington av, a 5-sty stone apartment house with stores, on a lot 20x70.

LEXINGTON AV.—James Kyle & Sons sold for the estate of Sophia Dunkak the southwest corner of Lexington av and 56th st, a 4-sty brick flat with store, on a lot 18.5x56.6, known as 674 Lexington av. It is the first sale of the parcel in 37 years.

THIRD AV.—J. K. Moors sold for David and Harry Lippmann 820 Third av, a 5-sty brick tenement house with store, on a lot 25x107, adjoining the northwest corner of 50th st.

THIRD AV.—David and Harry Lippmann sold through J. K. Moors 822-824 Third av, two 5-sty brick tenement houses with stores, on a plot 50x107.

North of 59th Street

65TH ST.—William B. May & Co. sold for Harriet Solomon to a buyer, for occupancy, 58 East 65th st, a 5-sty stone American basement dwelling, on a lot 17x100.5. The buyer will remodel the premises.

70TH ST.—James H. Cruikshank bought from Edward B. Corey 62-64 West 70th st, two 4-sty and basement brick dwellings, on a plot 36.2x100.5, adjoining the southeast corner of Columbus av. Harry Sugarman and William A. Taylor were the brokers.

71ST ST.—Charles K. Clisby & Co., Inc., and John Constable Moore sold for the Lewis estate 63 West 71st st, a 4-sty and basement stone dwelling, on a lot 22x102.2.

72D ST.—Pease & Elliman sold for the May estate 119 West 72d st, a 4-sty and basement stone dwelling, on a lot 20x102.2. It was held at \$70,000.

75TH ST.—Loton H. Slawson bought through Douglas L. Elliman & Co. from the Seventy-fifth Street Syndicate, Inc., 188-190 East 75th st, two 4-sty brownstone flats, each on a lot 18.9x102.2.

76TH ST.—Chas. K. Clisby & Co., Inc., resold 57 West 76th st, a 4-sty and basement stone dwelling, on a lot 20x102.2, for C. H. Meyer. The property was held at \$30,000. The buyer paid \$20,000 cash. The same brokers secured a first mortgage on the property.

76TH ST.—E. H. Ludlow & Co. sold for Arthur B. Fulton and others the 5-sty tenement house, 25x102, at 422 East 76th st. The purchasers are Abdallah and Rizkalla Dahlan.

79TH ST.—Schindler & Liebler sold for Isabella R. Schloss 204 East 79th st, a 3-sty and basement brick dwelling, on a lot 20x102.2, adjoining the southeast corner of Third av.

80TH ST.—Christian Frank sold to Jacob Kammers 326 East 80th st, a 4-sty brownstone flat, on a lot 25x102.2.

83D ST.—Silbo Realty Corporation sold to Harry Backer the tenement house, 345-349 East 83d st, on a plot 50x102.2. The brokers were Lewis S. Samuel and Morris Posneisky.

83D ST.—Estate of Sophia Mazzetti sold through Albert B. Ashforth, Inc., Stephen H. Tyng, Jr., & Co., to Huntman & Seligson, Inc., 138 West 83d st, a 3-sty and basement stone dwelling, on a lot 16x102.2. They will use it for their upholstery and decorating business.

84TH ST.—Estate of Martin Bossang sold to Herman Renken 541 East 84th st, a 5-sty brownstone tenement house, on a lot 25x102.2.

86TH ST.—Loton H. Slawson, operator, bought from Frederick Brown the two old law houses at 108 and 110 East 86th st, on a plot 50.7x102.2. James Kyle & Sons were the bro-

kers. One is a 4-sty and basement stone flat, and the other a 4-sty stone flat.

86TH ST.—Norman S. Riesenfeld and Joseph F. A. O'Donnell, who in October purchased from Blaine Ewing, Inc., the two apartment houses, 120 to 124 East 86th st, resold the properties to Frederick R. Huber, through E. W. Scott, Jr. The property was held at \$225,000 and measures 76.8x102.2. Nos. 120-122 is a 6-sty and basement elevator house, and 124 is a 5-sty walk-up house.

86TH ST.—Korn estate sold to a bank 154-156 East 86th st, two 4-sty brick tenement houses with stores on a plot 51.4x102.2.

87TH ST.—John Lucker and H. L. Thoen sold the 5-sty brick tenement house, on a lot 25x100.8½, at 541 East 87th st, for Luke J. Finn to William Steiger.

90TH ST.—Ennis & Sinnott resold 37 West 90th st to a buyer for occupancy. It is a 4-sty and basement stone dwelling, on a lot 19x100.8½.

92D ST.—William B. May & Co. sold for George Rubinstein the 4-sty and basement stone dwelling, 15 East 92d st, on a lot 19.7x100.8½. The buyer is a prominent attorney, who will rebuild the house into an American basement dwelling for his own occupancy.

93D ST.—John F. Doyle & Son sold for Simon Lewald the 5-sty apartment house, 65 East 93d st, on a plot 30x100.

95TH ST.—Sherman & Kirschner sold for Isaac Fraiser 237 East 95th st, a 5-sty brick apartment house, on a lot 25x75.6½, adjoining the northwest corner of Second av.

103D ST.—G. Tuoti & Co. sold for Simon Meyers 170 East 103d st, a 5-sty stone apartment house with store, on a lot 27x100.11, adjoining the southwest corner of Third av.

104TH ST.—George E. Cohn sold for Hannah Fallon 170 East 104th st, a 4-sty stone flat, on a lot 25x100.11. It was an all cash transaction.

118TH ST.—Coughlan & Co. sold for Jennie Rosenfeld the 5-sty apartment house, 26 West 118th st, on a lot 25x100.

121ST ST.—J. L. and R. W. Davis sold for David Greenberg to Meister Builders, Inc., the 6-sty brick tenement house with stores, on a plot 36.9x100.11, and containing 3 apartments, at 358 and 360 East 121st st, held at \$45,000.

121ST ST.—H. D. Baker and A. Robinson sold for Meister Builders, Inc., 358-360 East 121st st, a 6-sty tenement house, on a plot 57x100, to a client of A. Leichter.

122D ST.—James L. Van Sant purchased from Leonard I. Roe 227 West 122d st, a 3-sty and basement dwelling, 13x100.11. This is the first sale of the property in 20 years. The brokers were Porter & Co.

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125TH ST.—Augustus B. Fleck, who recently purchased from the Pinkney estate a plot 90x100, on the north side of Moylan pl, 250 feet east of Broadway, has bought from Max Just the plot, 50x100, in the rear, on West 125th st. He will erect a 2-sty garage, negotiations for the sale of which are now pending. The transaction involves about \$190,000.

125TH ST.—Mulvihill & Co. sold for the Es-may Realty Co. the three 5-sty triple tenement houses with stores, 305-309 East 125th st, 75 x100.

126TH ST.—Goodwin & Goodwin, Inc., sold for Mary Ward to Philip Levitzky the 3-sty and basement stone dwelling, 109 West 126th st, on a lot 17.10 $\frac{1}{2}$ x99.11.

130TH ST.—James H. Cruikshank bought through Harry Sugarman and J. Scott from the estate of Joseph M. Fernandez 216 West 130th st, a 2-sty and basement frame dwelling, on a lot 25x99.11. It was long occupied by the Calvary M. E. Church Dispensary. It was owned by the seller for more than 27 years. The buyer resold the property through Louis George to Joseph Monsky.

136TH ST.—Philip A. Payton, Jr., Co., resold for Sol Freidus and Morris Steinberg 15-19 West 136th st, three 6-sty brick apartment houses, 15 being on a lot 25x99.11, and 17 and 19, being each on a plot 37.6x99.11. The property was held at \$130,000.

136TH ST.—Sherman & Kirschner sold for I. Stone 614-616 West 136th st, a 5-sty brick apartment house, on a plot 54x99.11. It is one of a group known as the Hudson View, between Riverside dr and Broadway.

147TH ST.—Estate of Isaac M. Berinstein, old time builder, sold the four 5-sty brick apartment houses erected 12 years ago at 522 to 536 West 147th st, each on a plot 50x99.11. They contain a total of 80 suites.

152D ST.—Philip A. Payton, Jr., Co. sold for a client 259 and 261 West 152d st, a 6-sty brick apartment house, on a plot 50x99.11.

AMSTERDAM AV.—J. P. & L. A. Kissling sold for a client to the H. & J. Realty Corp., the northwest corner of Amsterdam av and 63d st, a 1-sty brick taxpayer, on a lot 35.5 x100. On expiration of present leases the new owner will install numerous stores in the premises. It was long owned by the Peter Doelger Brewing Co.

AMSTERDAM AV.—Nehring Bros. resold for the Cluett Building Corporation to N. Maxon 500 West 213th st, southwest corner of Amsterdam av, a 5-sty apartment house with 3 stores, 45x100; thus completing the resale of the two 45-foot houses purchased recently by the selling company through the same brokers.

BROADWAY.—Ryan & Co. sold for the Radnor Holding Co. the 6-sty apartment house, 3151 Broadway, 41.7x100, containing 3 stores and 22 suites, held at \$80,000. The brokers have been appointed agents.

BROADWAY.—Silhar Realty Co., M. Silbert, A. M. Harrington and A. Gerlich, directors, bought the plot, 100x100, on the west side of

Broadway, 103.3 feet north of 184th st, for improvement with two 5-sty and basement apartment houses.

COLUMBUS AV.—Byrne & Bowman and John J. Meenan, Inc., sold for Nathan Wilson to Thomas Kelly for investment 48 West 73d st, southeast corner of Columbus av, 56x 102.2, a 7-sty elevator apartment house having 5 stores and two 7-room apartments on each upper floor, fully rented for \$37,000 per annum. The property was held at \$265,000.

COLUMBUS AV.—Loton H. Slawson resold the three 5-sty apartment houses with stores, northeast corner of Columbus av and 96th st, to the M. G. C. Realty Co., through H. C. Kopp & Co. The houses are known as 741-745 Columbus av and 73 West 96th st, on a plot 99.11x49.11. They were acquired by Mr. Slawson last July from James A. Renwick and Meta Renwick Sedgwick, and were held at \$110,000.

CONVENT AV.—William S. Baker and G. Jelot sold for Lawrence L. Levy to the Nan-por Realty Co. the Saranac, a 6-sty and basement elevator apartment house at the south-west corner of Convent av and 151st st, on a plot 108.11x100 $\frac{3}{4}$ x irregular, and valued at \$175,000, and renting for about \$32,500.

FT. WASHINGTON AV.—Frankel & Feld-stein purchased Manfred Court, a 6-sty and basement elevator apartment house, northeast corner of Fort Washington av and 161st st, on a plot 102.2x108.10x irregular.

LEXINGTON AV.—Joint-Ownership Con-struction Co., Inc., Frederic Culver, president, sold a large duplex apartment in their new 100 per cent. joint-ownership building, which they are erecting at 955 Lexington av, to Howard J. Hildt.

LEXINGTON AV.—Mulvihill & Co. sold for Clarence S. Betts to Ermelinda Perrella 1988-1990 Lexington av, two 3-sty and basement stone dwellings, each on a lot 16.8x61.9, be-tween 121st and 122d sts.

LEXINGTON AV.—A client of Edward P. Sobel purchased from Wynne & Low, oper-ators, the six dwellings at the northeast cor-ner of Lexington av and 124th st, 100x100, which the purchaser intends to alter. Harry Fleishman was the broker.

MADISON AV.—Sherman & Kirschner sold for Flora L. Flank 1697 Madison av, adjoining the northeast corner of 112th st, a 5-sty brick flat with stores, on a lot 25x75. The buyer will occupy the store.

MADISON AV.—Desider Schoen sold for Edward A. Grenzbach the northeast corner of Madison av and 128th st, a 6-sty brick apart-ment house with stores, on a plot 50x72.6.

SECOND AV.—G. Tuoti & Co. sold for F. La Falce & Co. 2100 Second av, northeast cor-ner of 108th st, a 6-sty brick tenement house with stores, on a plot 50.5x100. It contains 7 stores and 7 apartments on each upper floor.

ST. NICHOLAS AV.—Shaw, Rockwell & Sanford and E. T. Rhodes sold for Rose Reiley 430 St. Nicholas av, a 5-sty brick

double flat, on a lot 25.6x126, to an operator. It is opposite St. Nicholas park.

ST. NICHOLAS AV.—William S. Baker, with J. Jelot, sold for the 3157 Broadway Cor-poration, Morris M. Fichter, president, to an investing client of Morris Gossert the 6-sty brick elevator apartment house with stores, known as Audrey Hall, on a plot 94.6x125, at the northeast corner of 172d st and St. Nicho-las av. It rents for about \$53,000, and was held at \$325,000.

THIRD AV.—Cruikshank Co. sold for the Gerry Estates, Inc., 1110 Third av, northwest corner of 65th st, a 4-sty brick tenement house with store, on a lot 20.5x83.6. E. A. Turner was associate broker.

THIRD AV.—Morris Moore's Son (Charles Moore) sold for the Sheppard Knapp Estate 1760 Third av, a 5-sty apartment house with stores, on a lot 25x100. The property was held at \$25,000. O. D. & H. V. Dike were as-sociate brokers.

RECENT LEASES.

Long Upper West Side Lease

Haggstrom-Callen Co. leased for the Cord-ette Realty Co., Nathan Hirsch, president, the three 4-sty buildings, 102-106 West 64th st, adjoining Broadway, Empire sq and Lin-coln sq, a plot 57x100, for a term of 21 years with two renewals, making a total of 63 years, to the newly formed 102-106 West 64th Street Corporation.

The aggregate gross rental is close to \$1,000,-000 and the lessees have formulated plans for the improvement of this plot with a 10-sty building or remodeling of the present buildings into stores, offices and salesrooms for the automobile industries.

Leases Prominent Brooklyn Corner

Joseph Milner Co. has closed an important three-cornered deal at 516 Fulton st, one of the most prominent business corners in Brook-lyn. The property was bought from the Doscher estate by Bing & Bing, who in turn leased it for 21 years, with a renewal priv-ilege for another 21 years, to the Primrose Silk Stores of 425 Fifth av, Manhattan. The aggregate involved in the sale and lease of these premises is close to \$1,500,000. This is the second important corner which the Prim-rose Silk Stores have leased in the last year. They recently leased the northeast corner of 38th st and Fifth av, Manhattan, having a frontage of 61 feet on the avenue; and this lease involved about \$3,000,000 in aggregate rentals for the first term. Alterations on the Fulton st corner will be begun immediately, and a store will be opened there in the early spring.

Gimbel Bros. in West Side Lease

Gimbel Bros. leased the 6-sty building, 507-511 West 26th st, containing approximately 45,000 square feet, for storage purposes. Brady & Bowman, Inc., were the brokers.

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JAMES B. SPEYERS & CO., Inc.

Real Estate

CANADIAN PACIFIC BUILDING

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REAL ESTATE NOTES.

TOMBOCK & FISHER have moved their offices to 151 Lenox av.

IRVING H. WOLFE, formerly of Wolfe Co., has opened an office in 50 East 42d st.

I. H. POLLACK, formerly with Heilner & Wolf, is now associated with White-Goodman.

CLARENCE ASHTON SPARKS was the broker in the recent sale of the Hotel St. George, in Brooklyn, to Bing & Bing.

MARKWIN REALTY CORPORATION, Fred W. Marks, president, has removed its offices from 200 Fifth av to 50 East 42d st.

CHARLES ZIMMERMAN, Louis R. Saxon and Reuben Noal Perley have become associated with the firm of H. C. Kopp & Co.

ISADORE ABRAHAM is the buyer of the 12-sty loft building at the southwest corner of Fifth av and 19th st, for which he is understood to have paid \$270,000.

McLERNON BROS. have removed their real estate office from 128 West Fordham rd to 22 East Kingsbridge rd, near Jerome av, Bronx. Their new telephone number is Tremont 2400.

THE NORTHERLY frontage on Fordham rd, between University and Andrews avs, Bronx, reported sold by the McCabe family several weeks ago through James J. Donovan, was purchased by the Roman Catholic Church of St. Nicholas of Tolentine, which owns the adjoining property, extending from Andrews to University avs.

Harry De Mott in New York Title

Harry De Mott, president of the Mechanics Bank, Brooklyn, was elected a director of the New York Title & Mortgage Co. on Tuesday, to fill the vacancy caused by the recent death of Edward M. Burghard.

Mr. De Mott has been an active executive officer of the Mechanics Bank for many years and has been prominently identified with Brooklyn social and civic work. He is a director of the Brooklyn Warehouse & Storage Co., a trustee of the Greater New York Savings Bank, director of the Morris Plan Co., and of the New York Plate Glass Insurance Co.

New York Title & Mortgage Co. has declared a quarterly dividend of 2 per cent and an extra dividend of 2 per cent, payable January 2, 1923, to stockholders of record as of December 23, 1922.

On and Near Fifth Ave.

Charles G. Keller leased for the 25 West 37th Street Corporation to the James & Holstrom Piano Co., Inc., for a long term of years, the westerly store in 25-27 West 37th st. Also, leased to Philip Duncawsky the top floor west in the same building, for a term of years.

Bronx Brokers

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

WILLIAM J. FREY

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

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HENRY SCHWIEBERT

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

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 statistics including Total No., Assessed Value, No. with consideration, and Consideration.

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 statistics including Total No., Amount, To Banks & Ins. Co., No. at 0%, No. at 1/2%, No. at 3/4%, No. at 4%, No. at 4 1/2%, Unusual Rates, Interest not given, and Amount.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX and rows for 1922 and 1921 statistics including 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 statistics including New Buildings, Cost, and Alterations.

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DON'T "SHOP" FOR REAL ESTATE It doesn't pay. When you want to buy, take advantage of our five offices, 50 years' experience, and thorough organization, and get what you want, at the right price, conveniently.

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BUILDING SECTION

Board of Education to Reorganize Its Building Bureau President Ryan Outlines Plan to Increase Efficiency of Construction Department and Speed Up the Production of New Schools

EARLY this week George J. Ryan, President of the Board of Education, announced plans for a reorganization of the Building Bureau of the Department of Education in an effort to eradicate the inefficiency which has resulted from the antiquated methods now employed. This announcement was made simultaneously with that of the resignation of C. B. J. Snyder, Superintendent of School Buildings, to take effect January 1. Mr. Ryan stated that although approximately \$80,000,000 is immediately available for the construction of additional school facilities, the Building Bureau as operating at present is failing to supply plans to an inexcusable degree.

The outstanding feature of the plan to reorganize this bureau will be the division of the two hundred and twenty-five architectural draftsmen now employed by the Department of Education into groups of five and employment of about two hundred more draftsmen to increase the output of plans for new schools. Besides the new superintendent, whom Mr. Ryan says has not yet been decided upon, a number of assistants will be appointed.

According to the proposed rearrangement within the Building Bureau it is expected that plans will be produced for one hundred and twenty-five new schools and that these structures may be erected within the next three years. It is estimated that the completion of these buildings will provide all the part time schools with a seat for every pupil. Plans for nearly thirty buildings are now under way. By dividing the draftsmen into groups, each group of five men will be able to produce a school plan, using the standardized architectural scheme, on an average of every three months. If this idea is carried into practice Mr. Ryan is of the opinion that all building records of the Board of Education for the past twenty years can be eclipsed.

"There has been a lack of co-operation and the Board of Education is being criticized," said Mr. Ryan. "School building in New York City has been hampered by a lot of tradition and the department has got to be put on an absolutely businesslike basis."

A short time ago a radical modification of that part of the charter governing the building of schools, which would cut red tape and permit the Board of Education to allot contracts to the ablest builders so that buildings might be put up by the dozen and not one at a time, was recommended by William L. Ettinger, Superintendent of Schools, in reviewing the school situation at the beginning of Education Week.

Mr. Ettinger's plan advocated the elimination of the fifty sequential steps necessary at present in awarding a contract, to one, offer bonuses to contractors, accept bids from responsible bidders rather than the lowest and expedite payments, so that it would not be necessary as now to crowd children into unhygienic, part-time classes, where there is no chance for a happy school experience and accomplishment is retarded.

"The conditions in our schools as of October, 1922," said Dr. Ettinger, "were as follows:

"In the elementary schools, although there were 536,836 pupils on full time, regular session, there were 197,906 on double session and 94,640 on short-time instruction; in our high schools, although there were 32,168 on full time, regular session, there were 9,685 on double session and 58,770 on short time. Moreover, the evils of double session and short-time instruction are further augmented by over-large classes. Experience has shown that under ordinary conditions registers in excess of forty are

too large to insure good discipline and efficient instruction.

"What were the conditions in our schools as of last March? There were 66 classes with registers of 55 or over, in which were enrolled 3,755 pupils; 541 classes with registers from 51 to 54, in which were enrolled 28,050 pupils; 518 classes, or a total of 28,900 pupils, in classes with registers of 50; 4,165 classes with a total of 194,740 pupils in classes with registers from 45 to 50; 5,699 classes, numbering 239,310 pupils, in classes with registers from 40 to 45. Despite the earnest, continuous and skilful efforts of superintendents, principals and teachers, children are crowded into school buildings in which conditions necessary for hygienic, happy school experiences, full-time instruction and effective accomplishment are absolutely lacking.

"What is being done to remedy such conditions? Much has been done and much more is projected. Thus, between September, 1921, and the close of October, 1922, 35,276 additional sittings were provided in elementary schools, 4,556 in high schools and 300 in continuation schools. In other words, additional sittings to the extent of 40,132—after several years' struggle—were finally made available at a cost of approximately \$22,000,000. Moreover, more money is immediately available and additional money is promised by the city authorities.

"But the evils that have retarded our building program are of long standing and must be peremptorily removed if the present crisis is to be met. At present the elapsed time between the approval of plans by the Board of Education and the completion of a given school building is from two to three years. The procedure followed, in accordance with law and custom in requesting funds, making plans and letting contracts, is most involved and time-consuming. For example, there are fifty distinctly marked steps that must be taken before the contractor is finally notified to begin work on a new school building.

"In my opinion, the award of contracts to the lowest bidder, who is not necessarily the lowest responsible bidder, does not operate to induce contractors of extensive experience, large working organizations, and ample financial ability to become bidders for school contracts. If this provision could be modified great building concerns which have never attempted to build a public school in this city might be induced to bid and might succeed in securing contracts, not for one, but for a dozen schools. The need of a radical change is urgent, because the net total of the 1922-1923 program calls for an expenditure of approximately \$80,000,000 for the construction of buildings. These contracts must be apportioned among responsible builders, other than those who now compete, and therefore we must take measures to interest them. Otherwise financial ability will mean nothing except a certain paper credit.

"Despite the fact that we have succeeded fairly well in our earnest efforts to speed the building program, I think that frankness compels us to admit that an emergent condition exists. I suggest that the Board of Education confer with the Board of Estimate as to the necessity of modifying present procedure and especially as to the necessity of accepting bids other than the lowest in order to secure an equitable distribution of contracts among firms capable of carrying projects to speedy completion. In addition, I strongly recommend that the Board of Education consider the advisability of initiating legislation to free itself of certain statutory requirements that experience abundantly proves tend to delay construction."

Since men and women know that electricity adds so much convenience to their homes, it is reasonable for them to insist upon getting it



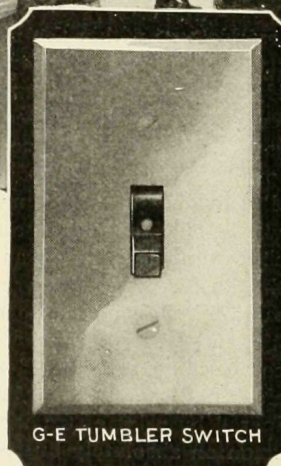
No!—my house must have modern wiring

MANY a builder has wished he had given more thought to the final touches of convenience which he might very easily have put into a house—the little touches which mean a great deal to home-buyers, especially women.

In these days when women do so much of their housework electrically, many a house has been sold on its wiring alone.

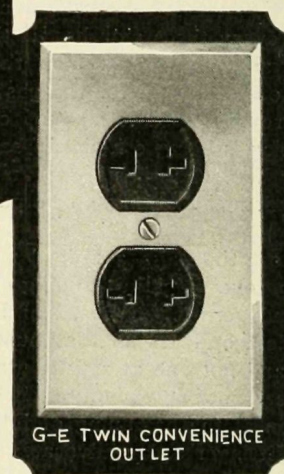
G-E Wiring devices are the outgrowth of years of intimate knowledge of the requirements of house-owners. There are over 3000 G-E devices, covering every possible requirement.

All of them are good-looking, blending well with the architectural motif. They are so sturdy that they will last as long as the house itself.



G-E TUMBLER SWITCH

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



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all large cities

Rush Plans for New Construction as Year Nears Close

Weekly Statistical Report of F. W. Dodge Company Shows Intense Activity in Residential Building Operations Throughout Local Territory

CONSTRUCTION activity in the New York territory was well-sustained during the fiftieth week of this year when the totals are compared with those of previous weeks. Despite the lateness of the season there is a vast amount of building now in progress and every day brings its announcements of additional operations either actually started or scheduled for commencement within the next few weeks. The newly reported construction is diversified in character, and although there is still a predominance of residential building in practically all districts comprising the Metropolitan territory there is sufficient work of other types to balance the local program fairly well.

According to statistics compiled by the F. W. Dodge Company for the week of December 9 to 15 inclusive, architects and engineers reported progress on plans for 707 new structural projects scheduled for New York State and New Jersey, north of Trenton, at an estimated total value of \$41,813,900. During the same week there were contracts awarded in this territory for 438 new construction projects at a total value of \$20,134,700.

There has been no decline in construction activity throughout

New York City during the past few weeks. The statistical report shows 321 new building and engineering operations announced during the fiftieth week scheduled for locations in New York City. This work will involve an outlay of about \$29,253,600. There were contracts awarded in New York City for 151 building projects valued at \$14,456,600.

Among the 321 operations reported planning were 44 commercial projects such as stores, offices, lofts, garages, etc., \$6,346,000; 6 educational buildings, \$494,200; 2 hospitals, \$205,000; 7 industrial buildings of various types, \$302,500; 1 public building, \$3,000; 10 public works and public utilities, \$149,000; 2 religious and memorial buildings, \$105,000; 254 residential operations, \$21,518,900, and 5 social and recreational projects, \$130,000.

The list of 151 projects for which contracts were announced in New York City during the fiftieth week of this year included 19 business structures of various types, \$1,208,500; 3 educational projects, \$362,200; 2 hospitals, \$420,000; 2 industrial plants, \$140,000; 2 military and naval structures, \$4,900; 1 public building, \$100,000; 6 public works and public utilities, \$108,900; 115 residential operations such as apartments, flats and tenements and one- and two-family dwellings, \$12,107,100 and 1 recreational project, \$5,000.

PERSONAL AND TRADE NOTES.

Metropolitan Hardware Association will hold its annual banquet at the Hotel Commodore, Wednesday evening, January 17.

Joseph Benzing & Co., prominent Brooklyn lumber dealers, recently purchased half the block in Williams place, between East New York avenue and Fulton street. This plot has a frontage of 240 feet on Fulton street, and will be used for lumber storage in connection with the present yard in Williams place.

J. A. Adamson, formerly district engineer in the New York office of Lockwood, Greene & Co., engineers, has been appointed manager for the New York office of the John W. Ferguson Co., United Bank Building, Paterson, N. J., contracting engineers, specializing in industrial building construction.

Theodore E. Burger has joined the general staff of the Western Electric Company at the headquarters office, New York. For the past year and a half Mr. Burger has been secretary of the Society for Electrical Development, Inc. In making this change Mr. Burger will be again connecting himself with the organization in which he obtained his first electrical experience, he having started with the Western Electric Company at Los Angeles in 1905. He was manager of the branch in that city from 1907 to 1917. He was one of the early presidents of the Los Angeles Electric League.

Brooklyn Builders Elect Officers

Abraham Rockmore, one of the best known builders of multi-family houses in Brooklyn, was elected president of the Associated Builders of Kings County, at the recent annual meeting of this organization which was held in the Brooklyn Chamber of Commerce. The annual meeting was preceded by a banquet at which about sixty members were present. President-elect Rockmore succeeds Joseph I. Aaron, who held this office for the past nine years. Upon his retirement as the head of this organization, Mr. Aaron was presented with a handsome silver loving cup and unanimously elected its honorary president. Other officers elected at the annual meeting were Harry Strong, first vice-president; Robert Eisenstein, second vice-president; A. Cantor, third vice-

president; Samuel Seiderman, treasurer, and Zachariah Balton, secretary. The two latter officials were re-elected.

Housing Expert Sails for Europe

E. A. MacDougall, president of the Queensboro Corporation, which has created at Jackson Heights the renowned garden apartment residential section, sailed last Saturday on the Majestic for an extensive European trip. The object of his trip is to visit the principal housing centers. Another purpose of the trip is to give him an opportunity to confer with European housing commissions, representatives of which inspected Jackson Heights during the past year.

On the eve of his departure, Mr. MacDougall said: "The erection of hotels, shops, loft and office buildings during the last ten years in the district between Twenty-third and Fifty-ninth streets represents the greatest improvement known to real estate history. This development of an active business section in the midtown area has in turn set in motion forces which have produced a movement of the residential population to the outlying districts of New York. This movement as a matter of course has followed along the lines of transit constructed during the last ten years.

"As the business section has developed traffic congestion, both transit and vehicular, has constantly increased; this has further driven home to those residing in this area the necessity of seeking elsewhere for living quarters.

"It is significant to note that the largest increase in housing in the last three years has been in Brooklyn and Queens, showing that it is to these boroughs that this shifting population is turning for homes. The chief reason for this choice is the accessibility of home centers in these boroughs to mid-town and downtown Manhattan, and because of the lower costs there found.

"In the district directly east of the central part of Manhattan there has been developed the restricted community of Garden Apartment Homes known as Jackson Heights. Here, where more than \$14,000,000 has been invested in the construction of garden apartments, approximately 1,000 families have purchased apartments under the Jackson Heights plan of tenant ownership. These purchasers have become their own landlords, enjoying their apartments at the actual cost of maintenance instead of bulging the pockets of speculators."

TRADE AND TECHNICAL SOCIETY EVENTS.

Common Brick Manufacturers' Association of America will hold its fifth annual convention at Cleveland during the week of February 5, 1923. A most interesting program is being prepared.

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 holds its regular meetings on the second Tuesday of each month. Charles H. Merritt, executive secretary, 220 Broadway.

American Institute of Electrical Engineers will hold its mid-winter meeting at the Engineering Societies Building, 29 West 39th street, February 14 to 16, inclusive.

New York Building Superintendents' Association will hold its annual meeting and election of officers at the Hotel Martinique, on January 10, 1923. The following nominating committee will report on that date: G. A. Braisted, chairman; George Keiller, S. C. Wells, H. Overbagh and C. F. Hawkins.

CURRENT BUILDING OPERATIONS

METROPOLITAN building conditions have not changed to any marked degree during the past week. There is a continuation of construction activity throughout the local district along well defined lines. Probably the most important as well as interesting phase of the situation is the pronounced revival of interest in the multi-family house building field. During the past few weeks a large number of high class apartment projects have been announced and others are contemplated. Brooklyn and the Bronx are particularly popular as locations for these new operations and Manhattan is also fairly active in this line of work.

Reports from local dealers in building materials and supplies show a continued activity in the demand for these commodities. Although there was a slight lull a week or so ago, inquiry is picking up rapidly and a number of substantial orders are being booked. The extremely slow deliveries on structural steel are responsible for holding back quite a number of important building operations in all parts of the Metropolitan District, and just as soon as the prompt supply of steel is assured, there is every probability that demand for all other materials will greatly increase.

Building material prices in the local markets have not changed to any extent during the past week. For the most part levels are fairly stabilized, and while there is an upward movement to common brick and some lumber items, there is no indication of a concerted price advance that will affect construction costs radically.

Common Brick—Trade was quite brisk this week in the New York wholesale market for common brick. Demand is holding up strong and considerable new inquiry is developing so that both manufacturers and dealers are looking forward to the early part of the coming year with considerable optimism. Arrivals of brick from up-river points were exceptionally heavy during the past week, largely because manufacturers are desirous of getting as many cargoes down river as possible before navigation is closed for the winter. There is considerable ice in the river north of Kingston and the extreme cold of the past few days is rapidly closing the bays. Hudson River common brick prices sharply advanced again this week and at present the quotations range from \$19 to \$20 a thousand.

Summary—Transactions in the North River brick market for the week ending Thursday, December 20, 1922. Condition

of market: Demand strong; prices advancing. Quotations: Hudson Rivers, \$19 to \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 58; sales, 34. Distribution: Manhattan, 14; Bronx, 2; Brooklyn, 11; New Jersey points, 6; Astoria, 1. Remaining unsold in the New York wholesale market, 52.

Lumber—The demand for lumber continues to hold up in practically all sections of the local district. Both wholesale and retail dealers report satisfactory sales for this period of the year, in fact

the volume of business is considerably better than it normally is at this season. The large volume of active building throughout the city and adjacent suburbs is keeping the lumber retailers busy, and as rail shipments from production points are still far behind, the local stocks are anything but complete. Prices are strong and the trend toward higher levels continues.

Structural Steel—Although bookings of fabricated material during the past week have been relatively light as compared with those of the few previous weeks,

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, \$19.00 to \$20.00
 Karitan — 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) \$4.50 per bbl.

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

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

Hydrate Common, in paper bags \$19.50 per ton

Plaster—

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

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

Brown Mortar, in cloth bags, 18.00 per ton

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

Finishing Plaster, in cloth bags 24.50 per ton

Rebate for returned bags, 15c. per bag

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

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

Plaster Blocks—

2-in. (solid) per sq. ft. \$0.10¼ to \$0.12

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



"One Burner Does the Work of Two or More"

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

VULCAN SMOOTHTOP
 COMPACT CABINET GAS RANGE

The smooth, enclosed top retains heat usually wasted, prevents tipping of pans, keeps grease from burners and makes cooking more comfortable and convenient.

Though with greater cooking capacity less space is required.

Gracefully designed. Finely finished. It's a beauty in every way and

is just as good as it looks. But remember! You cannot get Smoothtop results by placing a solid top on your range. There is only one Smoothtop, and that is scientifically constructed for this purpose.

It's the VULCAN. See the interesting Smoothtop demonstration of three omelets steaming with but one burner going.

AT ANY GAS OFFICE

WM. M. CRANE CO., 16-20 W. 32d St., New York City

HAVE YOU SEEN THESE ADVERTISEMENTS

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

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

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

show kitchens equipped with this most desirable range!

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

WM. M. CRANE CO.

16-20 WEST 32D STREET

NEW YORK CITY

MATERIALS AND SUPPLIES

there is a healthy tone to the market, and both steel manufacturers and fabricators are viewing the future favorably because there is a volume of new inquiry developing that should result in definite orders early in the coming year. Several important new building projects have been announced for the metropolis recently, and their plans are rapidly maturing. A considerable seasonal decline occurred in the sales of fabricated structural steel in November, according to reports received by the Department of Commerce through the Bureau of the Census. November

sales amounted to 46.8 per cent. of the entire shop capacity of the country, as against 57.3 per cent. reported for the previous month. These percentages are based on a uniform capacity rating recently reported to the Bureau of the Census by almost all the reporting fabricators. Through these new ratings, the total monthly capacity of the 140 identical firms reporting each month from April through November has been reduced from 233,685 tons to 211,510 tons. A considerable increase in the capacity of the structural steel fabricating shops of the United

States since 1913 is shown in a special survey made by the Department of Commerce. A preliminary report, based upon data received from 143 firms with a total revised capacity rating of 208,440 tons per month, shows an increase since 1913 of 45,025 tons in monthly capacity, or about 22 per cent.

Window Glass—Conditions in the local glass market are practically unchanged. The demand is quite strong considering the season, but as there is a large amount of active construction and a reviving interest in apartment house building the requirements will undoubtedly be heavy for some months to come. Local stocks, while adequate, are not up to normal, and jobbers are almost entirely out of some sizes. Shipments from factories are slow. Prices are firm and likely to advance.

Nails—The supply situation has not improved to any extent as far as nails are concerned. There is a considerable scarcity in certain sizes, and the outlook for increased deliveries is not optimistic. Demand continues strong, and as a result prices are very firm and somewhat speculative in character. Jobbers' quotations on nails, f.o.b. New York, are as follows: Wire nails, \$3.75 to \$3.90 base per keg, and cut nails, \$4.10 to \$4.20 base per keg.

Electrical Supplies—Business in the electrical supply line is remarkably good, and there is every current indication that trade will be brisk throughout the coming months. There is a heavy and consistent demand from construction sources for armored cable, conduit, fixtures, etc., and a strong likelihood that these requirements will increase rapidly early next spring, as there is a vast amount of new building to be undertaken. Stocks are in better position than they were several weeks ago, and prices are firm, with an advancing trend.

Cast Iron Pipe—There is considerable activity in the demand for this commodity despite the lateness of the season, and the prevailing market situation leads manufacturers to the opinion that the coming year will establish new production records. Numerous inquiries and orders have been reported by manufacturers during the past week, and a large percentage of the plants are booked up for some time to come. Although the railroad freight situation is improving, pipe manufacturers are still hampered by the car shortage, and as a result shipments are being delayed and deliveries from foundries considerably extended. Prices are firm and unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

37x48x 1/2 in.....	\$0.34 each
32x36x 1/4 in.....	0.20 each
32x36x 3/8 in.....	0.22 each
32x36x 1/2 in.....	0.28 each

Sand—

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

White Sand—

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

Broken Stone—

1 1/2-in., Manhattan delivery.	\$4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.
3/4-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.....	\$1.67
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.....	37.50 to —
Hemlock, W. Va., base price, per M.....	37.00 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 Norfolk.....	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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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

ELWOOD ST.—Geo. F. Pelham, 200 West 72d st, has plans in progress for a 5-sty brick apartment, 105x88 ft, at 79-81 Elwood st, 139 ft south of Sherman av, for Sherman Elwood Bldg. Corp., Sidney H. Soon, president, 149 Church st, owner. Cost, \$125,000.

FT. GEORGE AV.—Gronenberg & Leuchtag, 450 4th av, have completed plans for two 5-sty brick apartments, 133x61 ft, at 672-682 Ft. George av, for Agreeable Realty Co., Inc., Bernard London, president, 220 Broadway, owner. Cost, \$300,000.

HOSPITALS.

5TH AV.—Wiseman & Taussig, 25 West 43d st, have plans in progress for a 9-sty brick hospital, 165x90 ft, at the southeast corner of 5th av and 103d st, for Physicians Medical Hotel Corp., Dr. David S. Flynn, president, 3 West 29th st, owner. Cost, \$800,000.

STABLES AND GARAGES.

11TH AV.—Fred'k E. Meister, 534 West 56th st, has plans nearing completion for a 2-sty brick garage, 50x100 ft, at 11th av and 60th st, for Richard Carvel, 401 West 59th st, owner and builder.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Geo. A. Baggs & Sons, 299 Madison av, have completed plans for a 5-sty brick, limestone, granite and terra cotta apartment house, 114x129 ft, at the southwest corner of University av and Boscobal pl, for Avoca Realty Co., Stephen Ball, president, 1445 University av, owner and builder. Cost, \$190,000.

CROTONA AV.—L. Pisciotto, 3011 Barnes av, has plans in progress for a 6-sty brick and limestone apartment house, 50x152 ft, at the southwest corner of Crotona av and Garden st, for S & P Bldg. Co., S. Scalzo, president, 3011 Barnes av, owner. Cost, \$140,000.

BELMONT AV.—Meisner & Ufner, 501 Tremont av, have completed plans for two 6-sty brick and limestone apartments, 100x55 ft, on the west side of Belmont av, 200 ft south of Tremont av, for West 190th st Corp., H. Gillman, president, 540 Bergen av, owner. Cost, \$100,000 each.

169TH ST.—Nathan Ratholz, 2186 Amsterdam av, has completed plans for a 5-sty brick apartment house, 100x78 ft, in the north side of 169th st, 125 ft west of Grand Concourse, for M & B Construction Co., Benj. Grutman, president, owner and builder on premises. Cost, \$160,000.

MOTT AV.—Wm. Koppe, 565 East Tremont av, has plans in progress for a 6-sty brick and limestone apartment house, 200x156 ft, on the east side of Mott av, between 156th and 157th sts, for Schneider Holding Co., F. Schneider, president, Bronx River and Westchester av, owner. Cost, \$500,000. Owner will take bids on separate contracts about January 1.

STABLES AND GARAGES

WEBSTER AV.—John P. Boyland, 120 East Fordham rd, has completed plans for a 1-sty brick garage, 100x112 ft, on the east side of Webster av, 160 ft north of Gun Hill rd, for D. Angelo Construction Co., 749 East 216th st, owner. Cost, \$35,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

SHORE RD.—Brooks, Goldberg & Hersch, 64 Montague st, have plans in progress for

a 6-sty brick and limestone apartment, 200x300 ft, at Shore rd and 79th st, for Carl Platon Realty Corp., 113 Broad st, Manhattan, owner. Cost, \$600,000. Owner will take bids on general contract about January 1.

HOPKINSON AV.—L. Danacher, 328 Fulton st, Jamaica, has plans in progress for a 4-sty brick and limestone apartment, 80x100 ft, with stores, at the southeast corner of Hopkinson av and Dumont av, for Israel Diamond, 25 Bay 23d st, owner and builder. Cost, \$150,000.

OCEAN AV.—McCarthy & Kelly, 159 Remsen st, have been retained to prepare plans for a 6-sty brick and limestone apartment, 161x210 ft irregular, at the southeast corner of Ocean av and Caton av, for Kenmore Holding Co., Max Epstein, 808 Broadway, owner and builder.

42D ST.—Samuel F. Malkind, 16 Court st, has plans in progress for eighteen 3-sty brick apartments, 20x76 ft each, in the west side of 42d st, 100 ft east of 14th av, for Benjamin Kogan, 29 Boerum pl, owner and builder. Cost, \$280,000.

OCEAN AV.—McCarthy & Kelly, 159 Remsen st, have plans in progress for a 6-sty brick apartment, 120x113 ft, on the west side of Ocean av, 120 ft south of Beverly rd, for Drapkin & Goldberg Construction Co., 711 Ocean av, owner and builder.

PRESIDENT ST.—McCarthy & Kelly, 159 Remsen st, have plans in progress for a 4-sty brick apartment, 95x100 ft, irregular, at the northwest corner of President st and Rochester av, for Willen & Coffey, 351 Story st, owner and builder. Cost, \$175,000.

42D ST.—Seelig & Finkelstein, 44 Court st, have plans in progress for two 4-sty brick apartments on plot 100x100 ft, at 42d st and 9th av, for D. Becker, 5215 5th av, owner. Cost, \$250,000.

BROOKLYN AV.—Seelig & Finkelstein, 44 Court st, have plans in progress for a 4-sty brick apartment on plot 100x114 ft, at Brooklyn av and Bergen st, for Kalt & Kalt, I. M. Kalt, president, 44 Court st, owner. Cost, \$125,000.

DWELLINGS.

76TH ST.—Isaac Kallich, 2105 86th st, has completed plans for fourteen 2-sty brick dwellings, 18x52 ft, in the south side of 76th st, 100 ft west of 14th av, for Hollywood Bldg. Co., Inc., 1655 82d st, owner and builder. Cost, \$112,000.

85TH ST.—Collins, Murphy & Lehman, 159 Remsen st, have plans in progress for three 2-sty brick, frame and stucco dwellings, 23x33 ft, in the south side of 85th st, 220 ft east of Colonia rd, for owner and builder, care of architect. Cost, \$60,000.

7TH ST.—Henry J. Nurick, 44 Court st, has plans in progress for a 2-sty frame and clapboard dwelling, 22x40 ft, in the west side of East 7th st, 80 ft south of Avenue P, for Abraham Cohen, owner, care of architect. Cost, \$10,000.

HOSPITALS.

4TH AV.—A. B. Hedman, 112 East 19th st, Manhattan, has preliminary plans in progress for an addition to the hospital at 4th av and 17th st, for Samaritan Hospital, Dr. A. H. Smith, president, 608 4th av, owner. Cost, \$200,000.

SCHOOLS AND COLLEGES.

LINDEN AV.—Collins, Murphy & Lehman, 159 Remsen st, have preliminary plans in progress for a 3-sty and basement, brick and limestone school, 56x130 ft, with church and convent, at Linden av and East 40th st, for St. Catherine of Genoa R. C. Church, Rev. John B. Gorman, rector, owner on premises.

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Queens

DWELLINGS.

RICHMOND HILL, N. Y.—Geo. Crane, 8711 114th st, Richmond Hill, has plans in progress for thirty 2-sty frame and stucco dwellings, 16x32 ft, on the south side of Chichester av, between Spruce, Curtis and Vine sts, Richmond Hill, for A & S Home Bldg., Inc., 4710 Park pl, Morris Park, owner and builder. Cost, \$6,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, N. Y.—Robert B. Swartburg, 157 East 44th st, Manhattan, has completed plans for a 1½-sty brick factory, in Crescent st near Henry st, L. I. City, for Maxwell Construction Co., Max Levine, president, 226 East 11th st, Manhattan, owner and builder. Cost, \$100,000.

SPRINGFIELD, N. Y.—L. Danacher, 328 Fulton st, Jamaica, has plans in progress for a 1-sty brick factory, 50x176 ft, in the north side of 211th st, 250 ft south of Hastings av, for Great Northern Fur Dyeing & Dressing Co., Inc., 211th st near Hastings av, Springfield, owner and builder. Cost, \$25,000.

HALLS AND CLUBS.

FLUSHING, N. Y.—Lowinson & Schubert, 336 5th av, Manhattan, have plans in progress for a 1-sty frame and stucco club house, 60x125 ft, on Black Stump rd, Flushing, for Fresh Meadow Country Club, Benj. C. Ribman, president, Flushing, owner.

Nassau

CHURCHES.

FLORAL PARK, N. Y.—McCarroll, Murphy & Lehman, 852 Monroe st, Brooklyn, have plans in progress for a 1-sty and basement, brick and limestone church, 42x115 ft, at Floral Park, for Church of Our Lady of Victory, Rev. Patrick E. Hart, rector, Floral Park, owner. Cost, \$60,000. Architect will take bids on general contract.

EAST ROCKAWAY, N. Y.—L. L. Bishop, Westhampton Beach, has plans nearing completion for a 1-sty and basement, hollow tile and stucco church, 40x100 ft, at East Rockaway, for Bethany Presbyterian Church of East Rockaway, M. Porter, pastor, East Rockaway, owner. Cost, \$35,000. Architect will advertise for bids after February 1.

SCHOOLS AND COLLEGES.

HUNTINGTON, N. Y.—Parker & Galow, 17 East 42d st, Manhattan, have plans in progress for a 2-sty brick and limestone school, 159x105 ft, at Station, Huntington, for Board of Education of Huntington, Isaac R. Swezev, president, Huntington, owner. Cost, \$200,000.

Suffolk

SCHOOLS AND COLLEGES.

NORTHPORT, N. Y.—Coffin & Coffin, 522 5th av, Manhattan, have been retained to prepare plans for a 2-sty and basement, brick grade and high school, 380x60 ft, at Northport, for Board of Education of Northport, Frank Quackenbush, president, Northport, owner. Cost, \$280,000.

Westchester

BANKS.

MT. VERNON, N. Y.—Holmes & Winslow, 134 East 44th st, Manhattan, have preliminary plans in progress for a 6-sty fireproof bank, 25x99 ft, with offices, at Mt. Vernon, for Eastchester Savings Bank, Geo. H. Brown, president, 9 South 3d av, Mt. Vernon, owner.

PORTCHESTER, N. Y.—Holmes & Winslow, 134 East 44th st, Manhattan, have preliminary plans in progress for a 3-story bank

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building, with offices, at Portchester, for First National Bank, Ellwood Burdsall, president, 124 North Main st., Portchester, owner.

DWELLINGS.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st., New Rochelle, has plans in progress for a 2½-sty brick dwelling, 60x43 ft., at Broadview, New Rochelle, for Fanelli & Pisani, 280 Huguenot st., New Rochelle, owner and builder. Cost, \$30,000. Owner will take bids on separate contracts January 1.

BRONXVILLE, N. Y.—Frank E. Vitolo and C. W. Schlusing, 56 West 45th st., Manhattan, have plans nearing completion for a 2½-sty brick veneer dwelling, 26x28 ft., with a 1-sty garage, 22x24 ft., at Avon rd. and Lawrence Park, Bronxville, for Alex B. Wallin, 55 John st., Manhattan, owner and builder. Cost, \$35,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington av., Jersey City, has completed plans for two 4-sty brick apartments, 62x84 ft., on Van Wagner av., near Broadway, Jersey City, for Morris Boyarsky, Harrison apts., Harrison av., Jersey City, owner and builder. Cost, \$85,000 each.

EAST ORANGE, N. J.—David M. Ach, 1 Madison av., Manhattan, has completed plans for a 7-sty brick apartment, 100x150 ft., on Harrison av., East Orange, for Joseph Burnstiner, 596 Main st., East Orange, owner. Cost, \$500,000. Architect will take bids on general contract about April 15th.

BANKS.

JERSEY CITY, N. J.—Wm. Neumann, 999 Bergen av., Jersey City, has been retained to prepare plans for contemplated alterations to the 4-sty brick bank at Palisade av. and Ferry st., Jersey City, for Franklin National Bank, Wm. Neumann, chairman building committee, 999 Bergen av., Jersey City, owner. Cost, \$30,000. Bids will probably be taken January 15 to February 1.

CHURCHES.

NEWARK, N. J.—Convery & Klemmt, 942 Broad st., Newark, have completed plans for a 3-sty brick and limestone rectory, 40x56 ft., on Sanford av., Newark, for Sacred Heart R. C. Church, Rev. Father Henry G. Goynes, rector, So. Orange and Sanford avs., Newark, owner. Cost, \$50,000.

DWELLINGS.

MONTCLAIR, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for five 2½-sty frame dwellings of various dimensions on Bloomfield av., Montclair, for Criterion Construction Co.—Wm. Lunsky, president—43 Prospect st., East Orange, owner and builder. Total cost, \$75,000.

HACKENSACK, N. J.—J. L. T. Tillack, 171 Main st., Hackensack, has plans nearing completion for a 1½-sty brick or frame dwelling of irregular dimensions, on plot 100x54 ft., on Overlook av., Hackensack, for S. S. Quackenbush, owner, care of architect. Cost, \$15,000. Architect will take bids on general contract about December 27.

HOTELS.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st., Newark, has preliminary plans in progress for a 12-story steel, brick, stone and reinforced concrete hotel, at the southeast corner of South Broad and Pennington sts., Newark, for Newark Construction & Investment Co., Mayer Krasner, president, 790 Broad st., Newark, owner. Cost, \$500,000.

AVON-BY-THE-SEA, N. J.—Frank Grad, 245 Springfield av., Newark, has preliminary plans in progress for a 4-sty hollow tile and stucco apartment hotel, 300x140 ft., with stores, at Avon-by-the-Sea for Mrs. W. H. Post, owner, care of architect. Cost, \$300,000.

SCHOOLS AND COLLEGES.

BOGOTA, N. J.—C. V. R. Bogert, 167 Main st., Hackensack, has been retained to prepare plans for a high school at Bogota for Town of Bogota, Board of Education, F. J. Powlis, trustee, Town Hall, Bogota, owner. Cost, \$200,000. Exact location will be announced later.

NO. PLAINFIELD, N. J.—John T. Simpson, 31 Clinton st., Newark, has plans in progress for a 3-sty brick high school on Greenbrook rd., No. Plainfield, for Town of Plainfield Board of Education—Brunson McCutcheon, chairman building committee—North Plainfield, owner. Cost, \$300,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av., Elizabeth, has completed plans for an addition to the 2-sty hollow tile and stucco School No. 12, on Magie av., Elizabeth, for City of Elizabeth, Board of Education, Dr. E. B. Grier, president, Battin High School, Elizabeth, owner. Cost, \$87,000. Owner will advertise for bids some time in December.

STABLES AND GARAGES.

ELIZABETH, N. J.—Louis Quilen, Jr., 229 Broad st., Elizabeth, has plans in progress for a 1-sty brick garage, 30x125 ft., with show room, at 631 4th av., Elizabeth, for Frank De Mayo, 625 4th av., Elizabeth, owner. Cost, \$75,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—Dwight P. Robinson, 125 East 46th st., has the general contract for a 14-sty steel and concrete apartment house, 200x64 ft., at 580-598 Park av., between 63d and 64th sts., for 580 Park Avenue, Inc., L. M. Bean, president, 125 East 46th st., owner, from plans by J. E. R. Carpenter, 598 Madison av., architect. Cost, \$2,000,000.

MANHATTAN—R. H. Casey, 246 West 16th st., has the general contract for a 9-sty brick apartment house, 168x100 ft., at 204-18 East 48th st., for Goelet Estate, 8 West 51st st., owner, from plans by John H. Duncan, 347 5th av., architect. Cost, \$400,000.

CHURCHES.

MANHATTAN—Magoba Construction Co., 103 Park av., has the general contract for a 2-sty brick synagogue, 75x86 ft., at 612-16 West 180th st., for Temple of Covenant, Jacob W. Endle, 612 West 180th st., owner, from plans by Sommerfeld & Steckler, 31 Union sq., architects. Cost, \$65,000.

DWELLINGS.

JAMAICA, N. Y.—Louis Mader & Son, 219 Lenox rd., Brooklyn, have the general contract for a 2½-sty brick dwelling, 10x28 ft., at the northeast corner of Highland and Hill-

crest avs., Jamaica, for Frank W. Eckels, 153 Remsen st., Brooklyn, owner, from plans by Benj. Driesler Jr., 153 Remsen st., Brooklyn, architect. Cost, \$20,000.

YONKERS, N. Y.—Alexander Bruce, 12 Lawrence st., Yonkers, has the general contract for ten 2-sty brick dwellings, 18x50 ft., on Riverdale av., between Bellevedere and Radford sts., Yonkers, for Arthur Wuth, 80 Main st., Yonkers, owner, from plans by Wm. P. Katz, 2 Hudson st., Yonkers, architect. Cost, \$150,000.

FACTORIES AND WAREHOUSES.

MANHATTAN—Marc Eidlitz, 41 West 42d st., has the general contract for a 10-sty and basement, brick and steel storage building, 150x75 ft., at 141 West 52d st., for Manhattan Storage Co., 52d st and 7th av., owner, from plans prepared privately.

MISCELLANEOUS.

BROOKLYN—Gillies Campbell Co., 101 Park av., Manhattan, has the general contract for a 3-sty brick telephone building, 109x140 ft., at 7701-13 3d av., for N. Y. Telephone Co., H. F. Thurber, president, 15 Dey st., Manhattan, owner, from plans by McKenzie, Voorhies & Gmelin, 43d st and Madison av., Manhattan, architects.

HOLLIS, N. Y.—Chas. E. Hedden, 342 Madison av., Manhattan, has the general contract for a 3-sty brick telephone and office building, 40x60 ft., in the east side of 199th st., 123 ft north of Jamaica av., Hollis, for N. Y. Telephone Co., H. F. Thurber, president, 105 Broad st., Manhattan, owner, from plans by E. A. Munger, 104 Broad st., Manhattan, architect.

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HUNTINGTON STATION, N. Y.—Equity Construction Co., 25 West 43d st, Manhattan, has the general contract for a 2-sty brick, concrete and terra cotta fire house, 50x50 ft, on New York av, Huntington Station, for Huntington Station Fire Dept., Hugh Arthur, commissioner, Huntington Station, owner, from plans by A. B. Sammis, Bank Bldg., Huntington Station, architect and Frank Cornell, G. C. Terminal, Manhattan, associate architect. Cost, \$50,000.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

9TH ST, 24-28 W, 9-sty bk apt, 75x77, slag roof; \$300,000; (o) 26 W 9th St, Corp'n, 1374 Bway; (a) Schwartz & Gross, 347 5 av (646).

FACTORIES AND WAREHOUSES.

CHERRY ST, 381, 2-sty bk storage bldg, 24x72, tin roof; \$12,000; (o) H. Postilinkoff, 380 Cherry; (a) P. Bardes, 230 Grand (645).

STABLES AND GARAGES.

AMSTERDAM AV, 120-34, 10 1-sty galv iron garages, 9-18; \$1,000; (o) Consolidated Gas Co., 130 E 15; (a) Belmont Metal Co, 2502 Webster av (648).

MISCELLANEOUS.

7TH AV, w s, 26 n Morton, 1-sty bk service station, 14x10, Spanish tile roof; \$250; (o & a) Wendell & Evans Co., 116 W Houston (644).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

193D ST, n s, 50 e Jerome av, 5-sty bk tnt, 60x86, slag rf; \$90,000; (o) Johnson Deichel Bldg. Co., Harry P. Johnson, 219 E 188th, Pres; (a) Chas. Kreymborg, 2534 Marion av (2938).

ADEE AV, s w c Wilson av, 2-sty t. c. tnt, 22x56.1, rubberoid rf; \$12,000; (o) Albanesi & Campanelli, 237 E 125th; (a) F. R. Nicosia, 423 E 114th (2891).

BELMONT AV, e s, 100 s Tremont av, 6-sty bk tnt, 100x90.1, plastic slate rf; \$190,000; (o) Max Horowitz Bldg. Co., Inc., Max Horowitz, 1060 Findlay av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (2896).

SEDGWICK AV, w s, 220.7 n Kingsbridge rd, 5-sty bk tnt, 105x135, slag rf; \$190,000; (o) Wm. M. Moore, 190th & Sedgwick av; (a) Nathan Rotholz, 2186 Amsterdam av (2941).

TOWNSEND AV, w s, 107.5 n 170th, 5-sty bk tnt, 175x86, slag rf; \$250,000; Realty Managers, Inc., Frank Begerisch, Jr., 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (2909).

DWELLINGS.

BANGER PL, s s, 50 e Fteley av, 1-sty fr dwg, 18x30, asphalt shingle rf; \$5,000; (o) Ernest Heidtmann, 515 Sound View av; (a) Anton Pirner, 2069 Westchester av (2906).

LIGHT ST, n e c Harper av, 2-sty bk dwg, 21x24, shingle rf; \$5,000; (o) Ford Foundation, Inc., Thos. T. Uren, 704 S 5 av, Mt. Vernon, Pres; (a) L. A. Bassett, 704 S 5 av, Mt. Vernon (2934).

179TH ST, s s, 26.8 e Osborne av, 2-sty bk dwg, 26.1x60.1, rubberoid rf; \$12,000; (o & a) Samuel Bruner, 1924 University av (2947).

259TH ST, s s, 5 w Spencer av, 2½-sty fr dwg, 18x36, asphalt rf; \$6,000; (o) John J. Kennedy, 5654 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (2945).

259TH ST, s s, 30 w Spencer av, 2½-sty fr dwg, 18x36, asphalt rf; \$6,000; (o) John J. Kennedy, 5654 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (2946).

CALHOUN AV, e s, 150 s Sampson, 2-sty fr dwg, 18x28, 1-sty fr garage, 12x14, shingle rf; \$4,000; (o) Chas. A. Wickland, 51 E 131st; (a) A. J. Benline, 361 S 6 av, Mt. Vernon (2899).

CARPENTER AV, n w c 237th, 5-2-sty fr dwgs, 21x55, rubberoid rf; \$60,000; (o) D. Houlihan & Sons, 2889 Bainbridge av; (a) Chas. Schaefer, Jr., 394 E 150th (2897).

CARPENTER AV, n e c 229th, 2-sty fr dwg & garage, 21x26, shingle rf; \$3,000; (o) Ethel L. & Thos. W. Shaw, 4108 Carpenter av; (a) Harold W. Beder, 334 5 av (2907).

CLARENCE AV, n s, 193.11 n Barclay av, 2-sty bk dwg, 20x55, asphalt shingle rf; \$9,500; (o) Rocco De Maio, 663 E 188th; (a) M. W. Del Gaudio, 158 W 45th (2936).

REYNOLDS AV, e s, 247.8 n 177th, 1-sty fr dwg, 18x34, shingle rf; \$4,000; (o) Samuel Geller, Inc., Samuel Geller, 367 Bronx Park av, Pres; (a) H. Nordheim, 565 E Tremont av (2942).

STABLES AND GARAGES.

INWOOD AV, s e c Macombs av, 2-sty bk garage, 239x100, rubberoid rf; \$100,000; (o) Fred Freidin, 4485 3 av; (a) John De Hart, 1039 Fox (2943).

STORES AND DWELLINGS.

FEATHERBED LA, n s, 83.8 e Nelson av, 1-sty bk str & dwg, 50x61, compo rf; \$15,000; (o) Fairbar Realty Corp., Albert J. Shapiro, 1978 University av, Pres; (a) Meisner & Uffner, 501 E Tremont av (2950).

STORES, OFFICES AND LOFTS.

FINDLAY AV, s w c 160th, 1-sty bk str, 99.1x51, compo rf; \$21,000; (o) Sapiro Realty

Co., Samuel Shapiro, 565 Tremont av, Pres; (a) Meisner & Uffner, 501 Tremont av (2898).

SOUTHERN BLVD, e s, 125 n 167th, 2-sty bk str, 25x80, slag rf; \$10,000; (o) Samuel A. Potter, 79 E 130th; (a) Geo. M. Landsman, 105 W 40th (2894).

MISCELLANEOUS.

STILWELL AV, s s, 462 n Bronx & Pelham pkway, 1-sty bk tool house, 29x25, slate rf; \$3,000; (o) Kingsland Av. Children's Home, Inc., 598 Madison av; (a) Walter D. Blair, 154 E 61st (2895).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

DOUGLASS ST, 2202, w s, 50 s Riverdale av, 2-sty bk store & tnt, 20.6x72; \$17,000; (o) Isaac Cohen, 2608 Atlantic av; (a) S. Millman & Son, 1780 Pitkin av (18773).

DOUGLASS ST, 2006, w s, 75 s Riverdale av, 2-sty bk store & tnt, 20.6x72; \$17,000; same owner (18774).

JEFFERSON AV, 716-18, s s, 205 e Reid av, 4-sty bk tnt, 50x88.6; \$65,000; (o) Harry Lefrak, 149 Van Buren st; (a) Tobias Goldstone, 50 Graham av (18760).

NEW JERSEY AV, 609-31, e s, 100 n Riverdale av, 8-2-sty bk tnt, 25x75; \$112,000; (o) W. Cohen & A. Shevack, 464 Penna av; (a) Irving Kirshenblitt, 2245 Pitkin av (18852).

DWELLINGS.

W 1ST ST, 1677, e s, 40 n Av Q, 2-sty bk 2 fam dwg, 22x55.2; \$8,500; Nicolo Corcuinto, 346 E 21st, N Y; (a) Elwood Hughes, 342 W 42, N Y (18224).

W 16TH ST, 2658, e s, 488 s Av Y, 2-sty bk 2 fam dwg, 20x61.6; \$8,500; (o) B. Squillacci, 91 Troy av; (a) Aragona & Lama, 1165 Herkimer st (18296).

W 20TH ST, 2803-11, e s, 20 s Neptune av, 4-2-sty bk 2 fam dwgs, 20x35; \$16,000; (o) Chas. Arnio, 326 92d; (a) Morris Perlestein, 49 Fulton av, Middle Village, L I (18235).

43D ST, 974-82, s s, 20.6 w 10 av, 3-2-sty bk 2 fam dwgs, 20.6x66; \$36,000; (o) Wm. Fishkind, 1415 46th; (a) S. L. Malkind, 16 Court (18349).

43D ST, 984, s w c 10 av, 2-sty bk 2 fam dwg, 20.6x66; \$12,000; (o & a) same as above (18350).

BAY VIEW AV, n s, 332.2½ w E 92d, 2-sty bk 2 fam dwg, 20x52; \$7,500; (o) Vito Galiano, 432 E 11th; (a) Jacob Lubroth, 44 Court st (18262).

FARRAGUT RD, 8522-4, s w c E 86th, 2-2-sty fr 2 fam dwgs, 18x51.6; \$9,000; (o) G. Costa, 8522 Farragut rd; (a) Aragona & Lama, 1165 Herkimer st (18297).

OCEAN PKWAY, 2033-7, e s, 260 s Av T, 2-2-sty fr 1 fam dwg, 16x53; \$11,000; (o) Gustaf Adolf Realty Co., Inc., 7920 19 av; (a) Eric O. Holmgren, 371 Fulton st (18240).

OCEAN PKWAY, 861-73, e s, 180 n Av I, 3-2-sty fr 1 fam dwgs, 20.6x51.10; \$60,000; (o) Harry Levine, 544 Sheffield av; (a) Wm. A. Lacerenza, 16 Court (18315).

OCEAN PKWAY, 209-15, e s, 59.11 s Church av, 3-2-sty bk 2 fam dwgs, 20x68; \$45,000; (o) David Goundfest, 187 Powell; (a) E. M. Adelsohn, 1778 Pitkin av (18332).

FACTORIES AND WAREHOUSES.

N 13TH ST, 103-31, n w c Berry st, 10-1-sty conc factories, 25x100; \$60,000; (o) Wm. England, 9154 N 13th st, Richmond Hill; (a) D. J. de Grasse, 1322 Trist pl, Far Rockaway (18778).

STABLES AND GARAGES.

HUMBOLDT ST, 195-213, w s, Meserole to Scholes st, 1-sty bk garage, 200x100; \$75,000; (o) Lefor Bldg. Co., Inc., care archt; (a) Philip Steigman, 26 Court st (18800).

MOORE ST, 33-39, n w c White st, 1-sty bk garage, 75x100; \$8,000; Charne Katz, 392 Bushwick av; (a) Murray Klein, 37 Graham av (18764).

E 2D ST, 2341, e s, 240 s Av W, 2-sty bk garage & 2 fam dwg, 20x47; \$8,000; (o) Dominick Volpe, 50 Christie st, N Y; (a) Salvator La Inornik, 369 Fulton st (18809).

STORES, OFFICES AND LOFTS.

GRAND ST EXT, 50-54, s w c Marcy av, 2-sty bk stores & offices, 43x41.4; \$8,000; (o) Morton Hoffman, 99 Arcy av; (a) Levy & Berger, 150 Montague st (18718).

SUTTER AV, 531, n s, 75 w Williams av, 3-sty bk stores, 25x90; \$25,000; (o) Max Frank, 531 Sutter av; (a) E. Madelsohn, 1778 Pitkin av (18776).

STORES AND DWELLINGS.

5TH AV, 243-7, e s, 19.3 s Carroll st, 3-2-sty bk store & 2 fam dwgs, 19x55; \$24,000; (o) Fred Stumann, 1815 72d; (a) S. L. Malkind, 16 Court st (18722).

5TH AV, 241, s e c Carróll st, 2-sty bk store & 2 fam dwg, 19.3x88.10; \$14,000; same owner (18723).

MISCELLANEOUS.

W 9TH ST, n s, 157.9 e Hamilton av, 2-sty bk meeting room & store, 24.8x52; \$9,000; (o) Vincent Migliaccio, 330 Grand st, Hoboken, N J; (a) E M Reilly, 245 Reid av (18843).

Queens

APARTMENTS, FLATS AND TENEMENTS.

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

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

L. I. CITY.—12th av, n e c Newtown rd, 2-sty bk dwg, 18x50, slag rf, 2 families, elec, steam heat; \$42,000; (o) Recknagel & Schiller, 335 11 av, L. I. City; (a) Val. Schiller, 335 11 av, L. I. City (14072).

L. I. CITY.—20th st, w s, 360 s Old Bowery Bay rd, 2-sty bk dwg, 22x39, slag rf, 2 families, gas; \$9,000; (o) F. C. Kuthe, 444 1 av, Manhattan; (a) C. Lehning, 889 10 av, L. I. City (14254).

RICHMOND HILL.—115th st, w s, 380 n Metropolitan av, 2-2-sty fr dwgs, 15x40, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Chas. Liun, 1733 Prospect pl, Bklyn; (a) D. J. Levinson, 386 Fulton, Jamaica (13887-88).

RICHMOND HILL.—104th st, e s, 242 n 107 av, 14-2-sty fr dwgs, 18x40, tar & slag rf, 2 families, steam heat, elec; \$105,000; (o) Gatehouse Bros., Inc., 57 Chestnut, Bklyn; (a) Geo. Crane, 8711 114th, Richmond Hill (14033 to 14041).

FACTORIES AND WAREHOUSES.

JAMAICA.—Church st, e s, 253 s Jamaica av, 2-sty bk warehouse, 20x185, tar & gravel rf, elec, steam heat; \$20,000; (o) M. Husid, 203 Graham av, Bklyn; (a) Murray Klein, 137 Graham av, Bklyn (14675).

STORES AND DWELLINGS.

WHITESTONE.—Whitestone av, n w c Covert pl, 3-2-sty bk str & dwgs, 20x60, tar & gravel rf, 2 families, elec, steam heat; \$25,000; (o) Michael Launta, 143 Gunther, Corona; (a) C. L. Varrone, 166 Corona av, Corona (14661).

ROCKAWAY BEACH.—Washington av, n s, 150 c 116th, 2-3-sty bk str & dwg, 19x65, tar & gravel rf, 2 families, elec, steam heat; \$30,000; (o) I. Wortmann, 232 Beach 121st, Rockaway Park; (a) Philip Caplan, 16 Court, Bklyn (14548).

STORES, OFFICES AND LOFTS.

ELMHURST.—Voorhees pl, s w c Roosevelt av, 2-sty fr str, 90x30, slag rf, steam heat, elec; \$10,500; (o) Thos. Daly, Junction av, Corona; (a) A. De Blasi, 94 East Jackson av, Conora (14701).

MISCELLANEOUS.

ASTORIA.—Broadway, n s, 257 e Hopkins av, 2-sty bk shop, 40x75, tar & slag rf, elec, steam heat; \$25,000; (o) Geo. Tippet, 147 Bway, Astoria; (a) Chas. Marsac, Astoria Theatre Bldg., Astoria (14580).

PLANS FILED FOR ALTERATIONS

Manhattan.

ANN ST, 91, new 5,000 gal tank on 7-sty bk mfg bldg; \$3,200; (o) Gold-Beekman Corpn, 61 Beekman st; (a) Rising Co., 26 Courtland st (245).

BEAVER ST, 27-29, rebuild floor to street level, new mezzanine in 5-sty bk office bldg; \$30,000; (o) A. G. Johnson, East Islip, L I; (a) John C. Westervelt, 36 W 34 (2864).

CEDAR ST, 127, provide new bathrooms, sinks & wash tubs in 5-sty bk apt; \$2,000; (o) The Foundation Co., 122 Liberty; (a) Fredk. Ebeling, 122 Liberty (2953).

CORLEARS ST, 13-23, genl alts to 2 & 3-sty bk car barn; \$2,000; (o) Dry Dock, East Bway & Battery R. R. Co., 2696 3 av; (a) C. J. Horgan, 934 Ogden av (2775).

DELANCEY ST, 177, erect brick wall, new partitions, new conc floor, remove show window in 4-sty bk store & garage; \$1,000; (o) Sol Stol, 51-61 Attorney st; (a) Louis A. Sheinart, 194 Bowery (2465).

ELIZABETH ST, 281, add additional story, install new store fronts, bathroom, new extension in 3-sty bk dwg; \$5,000; (o) Jos. Pelleterle, 281 Elizabeth st; (a) F. Savignano, 6005 14th av, Bklyn (2514).

ESSEX ST, 145, remove & reset stairs, remove 2d sty partitions, new private stairs in 5-sty bk stores & apt; \$5,000; (o) 145 Essex St. Co., 198 Hendrix st, Bklyn; (a) Otto Reissman, 147 4 av (2797).

GOVERNEUR ST, 27, rearrange partitions, remove stoop, new entrance, install 2 new bath rooms in 3-sty bk dwg; \$7,000; (o) M. Berman, 309 Madison av; (a) Phillip Bardes, 230 Grand (2486).

HUDSON ST, 398, remove front, build new front, new rear ext, new toilets in 5-sty bk apt; \$10,000; (o) Anna E. Rasmussen, 398 Hudson; (a) Samuel Carner, 118 E 28 (2802).

LEWIS ST, 177, genl alts to factory, 4-sty bk; \$1,000; (o) J. Kalamonowitz, 14 E 112; (a) Chas. M. Straub, 147 4 av (2772).

MINETTA LA, 24, remove & replace new partitions in 5-sty bk apt & str; \$1,000; (o) A. Valentine, 24 Minetta la; (a) Jacob Fisher, 25 Av A (2957).

RIVINGTON ST, 112, alter apt to store, offices & bowling alley in 5-sty bk apt; \$15,000; (o) J. Weiss, 150 Knapp st; (a) John Jose Carroll, 225 Greene st (2776).

SHERIDAN SQ, 5-6, remove stoop, reset plumbing fix, new steel beams in 4-sty bk apt; \$1,500; (o) M. H. Hallanan, 4 Sheridan sq; (a) Joseph Mitchell, 332 W 24th (2454).

UNIVERSITY PL, 90-92, remove show windows, remove portion of brick wall in 3-sty bk str & show rooms; \$1,500; (o) 94 University Pl. Corpn, 281 Butler st, Bklyn; (a) Saml. Cohen, 45 W 57th (2827).

W. HOUSTON ST, 28-30, erect new 10,000-gal gravity tank on 6-sty bk mfg bldg; \$3,400; (o) Ginsburg & Freed, 28-30 W Houston st; (a) Rushing Co., 26 Courtlandt (2908).

10TH ST, 10 W, alter house & add new ext, remove rear ext in 3-sty bk dwg; \$30,000; (o) M. E. Rutledge, 10 W 10; (a) B. W. Morris, 101 Park av (2777).

10TH ST, 28-30 E, new pressure tank on roof, in 12-sty mfg bldg; \$3,350; (o) Silden Realty Corpn., 39 E 12th; (a) R. J. Mansfield, 53 Park pl (2470).

10TH ST, 181 W, new 1-sty ext in rear of 3-sty apt; \$1,850; (o) Wm. Burke, 181 W 10; (a) Frank J McCabe, 37 Sullivan st (2463).

13TH ST, 614-16 E, erect new bk ext on 3-sty bk garage; \$10,000; (o) H. & A. Roussel, 522 E 14; (a) Jacob Fisher, 25 Av A (2958).

14TH ST, 234 W, remove bk pier in rear wall, remove partitions, new brk 1-sty ext in 5-sty bk dwg; \$10,000; (o) The Fairfacts Co., 234 W 14; (a) Wm. H. Kolmann & Son, 126 Cedar st (2801).

23 ST, 131-33 E, extend mezzanine floor, erect new bank screen in 12-sty bk bank; \$5,000; (o) Chas. Kaye, 131 E 23; (a) Buchman & Kahn, 56 E 45 (2805).

24TH ST, 205-21 E, erect new pent house on roof on 6-sty bk mfg bldg; \$2,000; (o) J. M. Horton Ice Cream Co., 205 E 24; (a) Jos Reidel, Jr., 205 E 24 (2804).

25TH ST, 18-20 W, remove encroachments in 12-sty bk hotel; \$2,400; (o) E. Litchfield, 111 Bway; (a) F. Page Contr. Co., 13 Astor pl (2861).

25TH ST, 453 W, 1-sty bk ext, 29x33, felt & gravel rf; \$2,500; (o) Clausen-Flanagan Corpn., 453 W 25; (a) John M. Baker & Chas. L. Koester, 9 Jackson av, L. I. City (521).

26TH ST, 15-19 E, divide 17th flr into smaller areas in 20-sty bk mfg bldg; \$10,000; (o) Jacob Ruppert Realty Corpn, 1639 3 av; (a) Maynicke & Franke, 25 Madison sq N (2457).

28TH ST, 253-55 w, remove elev shaft, build new pent house, new show windows in 5-sty bk warehouse; \$25,000; (o) H. G. Miller, 220 Bway; (a) G. M. Landsman, 105 W 40th (2903).

31ST ST, 301 E, new toilet, bath room, cellar ceiling plastered, stairs shifted in 4-sty bk apt; \$2,500; (o) S. Musacchia, 568 2 av; (a) Julius J. Dierner, 1 Madison av (2480).

32D ST, 352 E, remove partitions, cut new door openings in 4-sty bk apt; \$2,500; (o) E. Jezahireon, 352 E 32; (a) Otto Reissman, 147 4 av (2796).

32D ST, 354 E, genl alts in 4-sty bk apt; \$1,000; (o) H. B. Chakinakjian, 436 9 av; (a) M. Jos. Harrison, 110 E 31 (2774).

32D ST, 146 w, remove front & rear walls, new bk wall in 2-sty bk church; \$2,500; (o) The Franciscan Fathers, 133-35 W 31st; (a) Duff & Froendhoff, 348 W 14th (2905).

35TH ST, 59-61 W, remove stairs, reconstruct show windows, remove & replace new stairs in 4-sty bk str & apts; \$7,500; (o) Seth H. Mosoly, 49 W 35th; (a) Saml. Levingson, 552 7 av (2853).

35TH ST, 237 W, remove brick wall, set new columns, new brick wall, slag roof in 4-sty bk apt; \$10,000; (o) Color Realty Corpn, 129 W 65; (a) Jacob Fisher, 25 Av A (2448).

37TH ST, 23 e, install new push button invalid elevator 4-sty & dwg; \$10,000; (o) Clara L. Drake-Smith, Garden City, L. I.; (a) Wm. E. Bloodgood, 17 E 49th (2906).

39TH ST, 151-53 e, extend pent house at front of bldg in 2-sty bk transformer station; \$1,300; (o) N. Y. Edison Co., 130 E 15th; (a) C. Engr., E. M. Van Norden, 130 E 15th (2894).

39TH ST, 234-40 e, remove & erect new t. c. walls, new bk elev shaft, steel stairs; \$2,500; (o) J. C. Huffel Co., Inc., 229 E 38th;

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BROOKLYN

KENT AVENUE & MORTON STREET

(a) Bruno W. Berger & Son, 121 Bible House (2897).

40TH ST, 218-20 E, remove str frt, erect bk wall in 2-sty bk church; \$1,000; (o) Salvation Army, Inc., 122 W 14; (a) Saml. S. Hunt, 201 E 40 (2483).

42D ST, 505 W, install new bake oven in 2-sty bk factory; \$3,000; (o) V. A. Lowmes, 505 W 42d; (a) O. I. Spannhake, 116 Nassau (2855).

42D ST, 328 W, genl alts in 4-sty bk hospital; \$4,000; (o) West Side Dispensary & Hospital, 325 W 42; (a) John J. Klähler, 101 Park av (2768).

48TH ST, 104 W, alter to store & showrooms 4-sty bk dwg; \$8,000; (o) M. Feuerlicht, 342 Madison av; (a) P. Bardes, 230 Grand st (2778).

52D ST, 208-10 E, rearrange partitions, remove stoop, new partitions in 3-sty bk dwg; \$3,000; (o) 208 E 52d St. Corp., 208 E 52d st; (a) Nathan Langer, 81 E 125th st (2511).

53D ST, 9 E, new front ext, new steel girders & cols, rearrange partitions in 5-sty bk dwg; \$25,000; (o) 9 E 53d St. Holding Co., Inc., 1181 Bway; (a) H. Wolff, 30 E 23 (2866).

54TH ST, 25 W, new staircase in 5-sty bk show rooms; \$2,000; (o) Adele Miller, 417 Riverside dr; (a) George Provot, 50 W 47 (2473).

55TH ST, 301 E, enlarge openings, cut new windows, new partitions, extend wall in 3-sty bk str & apt; \$10,000; (o) Felix Metzger, 361 E 55; (a) Richard Shutkind, World Bldg., No. 301 (2467).

55TH ST, 606-12 W, build in new garage in 4-sty bk iron foundry; \$5,000; (o) Society of N. Y. Hospital, 10 W 16; (a) Chris. Dages, 173 E 122 (2862).

55TH ST, 68-72 W, remove stairs, new fire-enclosed bridge, new floors, sash in eleven 4-sty hotel & dwg; \$7,000; (o) Oxford Realty Co., 68 Williams st; (a) H. H. Wheeler, 2 W 45th st (2907).

56TH ST, 62 W, raise 1 & 2 tiers & extend same to bldg line, rearrange partitions in 5-sty bk dwg; \$15,000; (o) Jay Landes, 60 W 56; (a) Hugo Koehler, 122 E 25 (2487).

56TH ST, 38 W, alter fire escapes in 4-sty bk apt; \$1,000; (o) M. E. Fitch, 38 W 56; (a) B. W. Berger & Son, 121 Bible House (2803).

62D ST, 157 E, remove stoop, new entrance under stairs, change door into window in 3-sty bk dwg; \$2,000; (o) Chas. G. Miller, 157 E 62; (a) Van F. Priunt, 300 Madison av (2795).

64TH ST, 208-16 E, new 3-sty add & pent house on 6-sty bk hospital; \$300,000; (o) Manhattan Eye & Ear Hospital, 208-16 E 64th; (a) York & Sawyer, 50 E 42d (2893).

70TH ST, 184 E, install fuel oil system in 5-sty bk garage; \$1,000; (o) A. Spokel, 184 E 70; (a) J. P. Whiskawan, 153 E 40 (2770).

71ST ST, 419-21 E, remove boiler, new iron stairs, new bk 2-sty ext, \$10,000; (o) Clara Feldman, 419 E 71; (a) Wm. Schoen, 1228 St. Lawrence av, N. Y. C. (2950).

79TH ST, 149 W, remove partitions, new partitions, remove stoop, new bathroom in 4-sty

bk dwg; \$10,000; (o) B. Valnude, 200 W 12; (a) B. Robert Swartzburg, 157 E 44 (2468).

85TH ST, 120-22, e, resurfacing front with stucco in 6-sty bk apt; \$12,000; (o) 120-22 S. Street Corp., 18 E 41st; (a) Treanor & Fallo, 131 E 44th (2895).

92D ST, 214 W, convert apt in str in 7-sty bk apt; \$50,000; (o) Agaliar Corp., 221 4 av; (a) F. P. Platt & Bro., 680 5 av (2869).

92D ST, 33 W, rearranging partitions, install 3 new bathrooms, new soil vent, metal-lined wood flower boxes in 3-sty bk dwg; \$12,000; (o) Maud A. Fisher, 33 W 92d; (a) Hugh Tallant, 70 E 45th (2904).

103D ST, 155-57 E, remove & replace piers, new store fronts in 4-sty bk stores & apt; \$2,000; (o) Sundel Hyman, 495 West End av; (a) Chas. M. Straub, 147 4th av (2901).

104TH ST, 201-5 W, make 2 new apts on each floor in 4-sty bk apt; \$20,000; (o) Camker Realty Co., 15 Park Row; (a) B. H. & C. M. Whinston, 2 Columbus Circle (2459).

112TH ST, 202 E, erect new 1-sty extension, new door openings in 5-sty bk stores & apt; \$2,000; (o) B. Frankel, 815 Park av; (a) Otto Reissmann, 147 4th av (2892).

112TH ST, 123 W, remove conc floors, new wood floors, divide 1 floor into 4 stores, new str frts in 5-sty bk str & apt; \$5,000; (o) Casper J. P. Schnoor, 123 W 112; (a) P. F. Brogan, 36 S av (2474).

114TH ST, 16 W, remove partitions, new partitions, steel lintels & new f. p. s c doors in 3-sty bk dwg; \$1,000; (o) The Talmudical Institute of Harlem, 16 W 114; (a) M. Bernstein, 24 E 99 (2485).

125TH ST, 50 W, raise 1 & 2 floors, new ext, on roof, new stairs in 4-sty bk str & apt; \$6,500; (o) Chas. Sundel, 26 W 125; (a) George H. Griebel, 81 E 125 (2475).

126TH ST, 261 W, extend 2d floors to bldg line in 3-sty bk str & dwg; \$2,000; (o) Specialist Realty Shop, 261 W 126; (a) Louis B. Santangelo, 2364 8 av (2476).

141ST ST, 308 W, remove stairs & toilets & install same new, new doors, new dumbwaiters in 4-sty bk bldg; \$3,000; (o) H. Halper, Inc., 306-8 W 141; (a) C. C. Henne, 144 E 54 (2863).

AV A, 97-99, cover openings in door, new f. p. door in 4-sty bk str & loft; \$2,000; (o) Harry Strauss, 97-99 Av A; (a) Philip Bardes, 230 Grand (2954).

AV A, 342-356, gen alts to locker room in 1-sty bk reft house; \$18,000; (o) Consolidated Gas Co., 130 W 15; (a) W. Cullen Morris, 130 W 15 (2769).

AMSTERDAM AV, 2495-97, remove rear wall, new addition, cement floors in 2-sty bk garage; \$60,000; (o) Estate of Amalie Meyer, 48 Burlington lane, New Rochelle, N. Y.; (a) John Brandt, 271 W 125 (2477).

BROADWAY, 2551-55, remove partitions, new partitions, remove c i col, new cols in 2-sty bk str; \$2,000; (o) David A. Schulte, 386 Bway; (a) J. Bernard Pfeiffer, 202 Harris av, L. I. City, N. Y. (2488).

BROADWAY, 734, new store front & partitions in 5-sty bk store & loft; \$2,700; (o)

Wm. Kaddler, 130 Greene st; (a) John L. Bull, 599 Washington st (2453).

BROADWAY, 1248-54, install new fuel oil tank in 10-sty bk hotel; \$11,663; (o) Imperial Hotel Corp., 55 Wall st; (a) Petroleum Heat & Power Co., 551 5 av (2456).

BWAY, 2536, remove stairs, wall, partitions, new iron stairs, tile floor, conc floor in 5-sty bk restaurant; \$5,000; (o) Elkon Realty Corp., 309 W 109; (a) John C. Westervelt, 36 W 34th (2512).

BWAY, 3512-18, remove partitions, construct new 3-in gypsum block, remove limestone pier, set new iron column in 6-sty bk apt; \$2,500; (o) Dr. Arthur Bookman, 116 W 72d; (a) Necarsulmer & Lehlbach, 507 5th av (2513).

LEXINGTON AV, 487, remove storm shed, build 1-sty ext on 4-sty bk restaurant; \$1,000; (o) Frank Hopkins, 230 Lafayette st; (a) Geo. Weinkauff, 487 Lexington av (2460).

LEXINGTON AV TO DEPEW PL, 46th to 47th st, erect new steel Marquise on 13-sty bk stores & exhibition rooms; \$5,000; (o) N. Y. Central R. R. G. C. Terminal; (a) Warren & Wetmore, 16 E 47th (2900).

MADISON AV, 747, new plumb fix-heating system, elec wiring, build 3 new fireplaces in 5-sty bk apt; \$5,000; (o) 210 W 56th Street Co., 271 Washington av; (a) C. W. Schlusing, 56 W 45th (2899).

MADISON AV, 799, build new 2-sty extension, new fireplace partitions in 5-sty bk dwg; \$15,000; (o) Estate of D. Hennessy, 799 Madison av; (a) Elwood Hughes, 342 W 42d (2902).

MADISON AV, 26, build new fr bicycle track in 1-sty bk amphitheatre; \$6,000; (o) Mutual Life Ins. Co., 32 Nassau; (a) Wm. W. Smith, 79 Decatur (2852).

MADISON AV, 764, build new 2-sty bk ext, remove brick wall, rearrange partitions in 4-sty bk dwg; \$5,000; (o) F. A. Dugro, 764 Madison av; (a) Bruno W. Berger & Son, 121 Bible House (2849).

MADISON AV, 141, build new bk ext in 3-sty bk str & factory; \$20,000; (o) Louis Kopiloff, 336 E 95; (a) R. Shutkind, 53-63 Park av (2955).

MADISON AV, 645, remove old store fronts, new fronts, remove & install toilets, new kitchen in 6-sty bk store; \$16,000; (o) Sam'l H. Stone, 135 Bway; (a) H. L. Smith, 360 Butler st, Bklyn (2391).

MADISON AV, 818, raise beams, new stores, new plumbing installed, new heating system, elec wiring in 5-sty bk dwg; \$10,000; (o) Jacob J. Kramer, 130 W 42d; (a) James E. Casale, 126 E 59th (2890).

MADISON AV, 515, change apt into store in 11-sty bk apt; \$3,000; (o) Arthur Brisbane, 120 William st; (a) Albert Malsin, 24 W 39 (2462).

MADISON AV, 749, remove stairs, closet, new toilet room in 4-sty bk apt; \$1,500; (o) I. Randolph Jacobs, 542 5 av; (a) R. H. Almiraty, 48 W 46 (2461).

MADISON AV, 620-24, extend str, build new kitchen at rear in 4-sty bk str; \$15,000; (o) Crimmins Operating Co., 624 Madison av; (a) M. Whitelaw, 624 Madison av (2478).

PARK ROW, 107, new front on 1st & 2d flr, new rear ext in 4-sty bk store & offices; \$7,500; (o) Geo. Tiemann, 107 E 28th; (a) Lewinson & Shubert, 366 5 av (2452).

PARK ROW, 109, remove brick wall, new iron columns & beams, new str fronts, in 4-sty bk str, offices & dwgs; \$3,000; (o) Est. of Jno. H. Spellman, care U. S. Trust Co., 45 Wall (a) Alfred L. Kehoe & Co., 150 Nassau (2952).

PLEASANT AV, 425, new plbg fixtures in 4-sty bk dwg; \$1,000; (o) A. Ercolaco, 30 Hyatt st, Yonkers, N. Y.; (a) Carl B. Cali, 81 E 121 (2771).

ST NICHOLAS AV, 1363, remove bk pier, set new girder, shift partitions, new str frts, in 3-sty dwg; \$3,000; (o) Gustave C. Rath, 370 W 183; (a) Irving Kudroff, 25 W 43 (2472).

WEST END AV, 205-13, shoring all floors, remove floor beams, new elev shaft & freight elevator, new c. i. columns in three 6-sty bk garages; \$15,000; (o) Alez Geiger, 24 Grove; (a) M. Whinston, 116 W 39 (2951).

1ST AV, 1326, new partitions, kalamein windows and sash, remove stairs in 4-sty bk stores & apt; \$2,500; (o) F. Speykel, 1349 1 av (2767).

2D AV, 72, new bk wall, remove & reset new partitions in 3-sty bk apt; \$3,000; (o) Saml Poppo, 72 Av A; (a) Jacob Fisher, 25 Av A (2466).

3D AV, 409, new str fronts, new stairs, partitions, raise floor in 2-sty bk str & dwg; \$5,000; (o) Simon Kohn, 409 3 av; (a) H. T. Cohen, 1210 Wheeler av (2859).

4TH AV, 242-50, erect new p. b. partitions in 12-sty bk office & showrooms; \$2,555; (o) 4th Ave. Assn., Inc., 640 Bway; (a) G. H. & H. Boehm, 587 5th av (2898).

7TH AV, 586-90, erect new marquise on 2-sty bk motion picture theatre; \$1,000; (o) Stanley Co. of America, 1414 Bway; (a) Atlas Elec. Sign Co., 510 W 46 (2888).

8TH AV, 495, remove partitions, new floor beams, new toilet rooms in 4-sty bk str &

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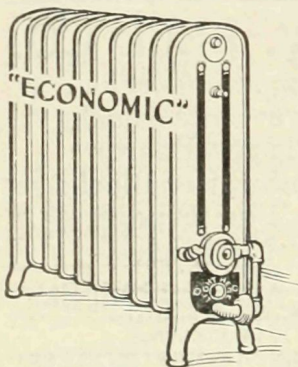
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loft; \$1,500; (o) Manufacturers Trust Co., 774 Bway; (a) Ed. & A. Kleine, 112 E 19 (2412).

STH AV, 940-42, remove hall & stairway, build new f. p. stairs & entrance in 5-sty bk str & apt; \$25,000; (o) Ada H. Arnold, 17 Frances av, Cambridge, Mass; (a) Geo. & Edw. Blum, 505 5 av (2428).

10TH AV, 587-89, remove stairs, new stairs, partitions in 3-sty bk apt; \$2,500; (o) E. & S. Stein, 587-589 10 av; (a) Alex H. Tischler, 501 W 44 (2433).

10TH AV, 810, build 24 new film vaults, new 9,000 gal roof tank, new t. c. pent house on 4-sty bk office bldg; \$20,000; (o) Fox Film Corp., 850 10 av; (a) John W. Schlachtz, 117 W 63 (2857).

Bronx

GUERLAIN ST, 1848, 2-sty fr ext, 10x21.1, new plbg & new partitions to 2-sty fr dwg; \$4,000; (o) Bert Const. Co., on prem; (a) Robt. Gottlieb, 26 W 135 (683).

161ST ST, 799, 1-sty built upon 1-sty fr ext of 2-sty fr str & dwg; \$2,500; (o) Martin Risch, on prem; (a) Reine Risch, on prem (690).

176TH ST, 941-45, new roof to 1-sty bk garage; \$1,650; (o) Coryell Bldg. Co., Inc., 1314 Vyse av; (a) John J. Dunnigan, 394 E 150 (679).

194TH ST, 315 E, 1-sty bk ext, 40.1x26, & new partitions to 2 1/2-sty fr str & dwg; \$3,500; (o) Lillian Hampton, on prem; (a) Geo. F. Spellman, 2550 Briggs av (676).

220TH ST, 751, 2-sty fr ext, 12x13, to 2 1/2-sty fr dwg; \$3,000; (o & a) Cipolla, on prem (682).

BATHGATE AV, 1779, 1-sty bk ext, 16.1x13.1 to 3-sty bk str & dwg; \$9,000; (o) Louis M. Greenberg, 3889 3 av; (a) Wm. Silver, 2537 Grand Concourse (680).

BATHGATE AV, w s, 180 n 172d, new str frts, bk walls & new partitions to 1-sty bk str & market; \$3,000; (o) Adolph Weg, 3981 3 av; (a) Meisner & Uffner, 501 E Tremont av (678).

DECATUR AV, 3309, 2-sty fr ext, 22x18.1, new plbg & new partition to 2 1/2-sty fr dwg; \$2,500; (o) Fred & Elsie Scharparing, on prem (a) Geo. Oetjen, 2764 Decatur av (677).

INTERVALE AV, w s, 130 n 167th, 3-sty fr ext, 19x15, new stairs, new partitions to 3-sty fr dwg; \$8,000; (o) Fannie Fried, 901 Irvine; (a) Archibald Cook, 103 Park av (688).

Brooklyn

HUMBOLDT ST, 195-7, n w c Meserole, ext & int alt to 3-sty bk str & 2-fam dwg; \$12,000; (o) Harry Levine, 1962 87th; (a) Philip Caplan, 16 Court (20950).

RUSSELL ST, 215-27, w s, 145 n Norman av, ext alt to 2-sty bk dyeing & cleaning wks; \$9,000; (o) O. K. Dye Works, 48 Bway; (a) Sidney F. Oppenheim, 110 E 31, N. Y. (20927).

BAY 28TH ST, 10-14, w s, 60 s 86th, porch, int alt & plbg in 2 1/2-sty fr 2-fam dwg; \$3,000; (o) Louis Grau, 8833 Bay Parkway; (a) Schaeffel & Ungarleider, 718 Jamaica av (21045).

EASTERN PARKWAY, 2107, n e c Stewart, str frts & int alt to 3-sty fr str & 2-fam dwg; \$5,000; (o) John F. Trommer, Inc., 1632 Bushwick av; (a) Koch & Wagner, 32 Court st (21070).

GATES AV, 759, n w c Lewis av, ext alt to 3-sty bk str & tenement; \$8,000; (o) John A. Wellenberger, prem; (a) Chas. W. Smith, 528 Monroe (20929).

CHAUNCEY ST, 623-7, n s, 100 e Bway, int alt & plbg to 2-sty bk hospital; \$5,000; (o) German Ev. Hosp. Assoc., premises; (a) Louis Allmendinger, 20 Palmetto (20868).

FULTON ST, 287, e s, 61.8 s Tillary, int alt & f. p. chamber in 4-sty bk shop & storage; \$8,000; (a) Harry Hym, 295 Fulton; (a) E. M. Adelson, 1778 Pitkin av (20818).

Queens

GLENDALE.—Armand pl, s s, 78 w Charlotte pl, 2-sty fr ext, 10x15, front & side dwg, int alt to provide for additional family; \$3,000; (o) Ernest Schmidt, 72 Armand pl, Glendale; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (3830).

L. I. CITY.—bet 9th & 10th sts, 70 e West av, 1-sty bk ext, 50x30, side, store room, int alt; \$1,600; (o & a) Jos. Troscher, 33 Davis st, L. I. City (3861).

GLENDALE.—Central av, s w c Folsom av, brk garage; \$1,500 (17925).

LONG ISLAND CITY.—Skillman av, s s, 75 e Locust av, 2-sty fr ext, 20x15, rear dwg, slag roof, int alt; \$2,100 (o & a) Peter Foy, 378 Skillman pl, L. I. City (3832).

CORONA.—Tieman av, e s, 75 n Provost st, 2-sty fr ext, 14x14, rear dwg, tin roof, int alt; \$1,200; (o) Jos. Vuzo, 75 Tieman av, Corona; (a) A. F. Brems, 83 Corona av, Corona (3859).

COLLEGE POINT.—18th st, e s, 50 n 6 av, 1-sty fr ext, 20x21, rear dwg, slag roof, int alt; \$2,000; (o) A. Lucarelli, 4th av & 11th st, College Point; (a) Wm. E. Helm, College Point (3889).

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MECHANICS' LIENS

Manhattan.

DEC. 14.

5TH AV, 1323; also 111TH ST, 3 E; Samuel Tucker—Aristocrat Holding Corp; E H Gold (72) 240.00
 83D ST, 68 E; Yorkville Sash & Door Co—Stella K Schwartz; Sims Constn Co & Simon Wiedenberg (73).. 400.00
 80TH ST, 46 E; Frank Panassi—Bessie H Hyman; Simms Construction Co (74) 1,020.19
 1ST AV, 1503; Henry Schleichkorn Co—Frank J Bulda; J Martin (75).. 500.00
 83D ST, 68 E; Abe Ward—Stella K Schwartz; Simon Weisenberg (76).. 126.08
 BOWERY, 125; M L Rohman, Inc—Sylvester Brush et al; Harry Ost (77) 281.00
 1ST AV, 719; Jos Pugliese—Estate of James D W Cutting; Peter Eppert (78) 72.25
 34TH ST, 142 W; Manhattan Sand Co Metco Furnace Co; Siegel Elkins Construction Co (79) 161.25
 ST NICHOLAS AV, 1045; Manhattan Glass Co—Wm J Diamond; Jumel Pharmacy, Inc, & Charnin Contracting Co (80) 1,931.52

DEC. 15.

COLUMBUS AV, 493-95; also 84TH ST, 66 W; Gamsu Sheet Metal Works, Inc., Estate Daniel Buckley & Phoenix Electric Co (82) 100.00
 80TH ST, 46 E; Fredk Peterson—Mrs Bessie H Hyman & Sims Constn Co (83) 347.00
 83D ST, 68 E; Fredk Peterson—Mrs Stella K Schwartz & Sims Constn Co (84) 275.00
 112TH ST, 9 E; Hyman Weithorn—Helen G Stoff (renewal) (85)..... 51.50
 112TH ST, 11 E; same—same; renewal (86) 28.75
 HUDSON ST, 526; Louis Lust—Jane Weston (87) 208.70
 SAME PROP; Isaac H Kaplan—same (88) 200.00
 153D ST, 542-546 W; Knickerbocker Masons Supply Co—Evangelical Lutheran Christ Church of Washington Heights & Hakon Jacobson; renewal (89) 1,405.54
 99TH ST, 24 E; David Masarsky—Manna Realty Co & Bressler Realty Corp (90) 765.50
 48TH ST, 49 W; Morris Stotchik—Trustees of Columbia University & Morris Platt (91) 840.00
 80TH ST, 46 E; Herman Petri, Inc—Bessie H Hyman & Sims Constn Co (92) 325.00
 135TH ST, 247-9 W; Isidore Blumenthal—Saml S Brungton (93)..... 126.00
 125TH ST, 105 E; Harold L Young—Carolyn Laundry Co, Inc, & Fred H Hemings (94) 250.00

DEC. 16.

153D ST, 542-6 W; Benedict Stone Corp—Christ Evangelical Lutheran Church of Washington Heights; Haken Jacobsen (renewal) (95) ... 3,964.00
 SAME PROP; Lenox Sand & Gravel Co—same (renewal) (96) 431.88
 27TH ST, 25 W; Russo & Badalamenti Co—25 West 37th St Corp; Roth Johnson Corp (97) 350.00
 BROADWAY, 3830; Sam Puma—Flora Shop; Kaurlos J Kanelous & Co (98) 185.60
 5TH AV, 39; Metal Goods Corp—Thirty Nine Realty Corp; All Metal Sales Co; Bing & Bing Co (99)..... 1,312.80
 80TH ST, 151 E; Metal Goods Corp—Dunnoek Realty Co; All Metal Sales Co & Bing & Bing Constn Co (100) 1,249.18
 85TH ST, 300 W; John Jay Bauer, Inc—Lucielle Clawson; Arthur Clawson (101) 150.00
 SUFFOLK ST, sec Delancey, 26.4x100; Tassini & Tassini—Meyer Vessell & Abr Collier; High Grade Store Fixture Co (102) 278.75
 SOUTH ST, 253; Kelly Contracting Co—Greenlie-Halliday Co (103) 1,145.69
 SOUTH ST, 251; same—Harry Kasansky & Mollie Eisen; Greenlie-Halliday Co (104) 118.00

DEC. 18.

109TH ST, 309 W; Metal Goods Corp—Holborn Realty Co, All Metal Sales Co & Bing & Bing Constn Co (105).. 201.48
 147TH ST, 460 W; F & H Paint Co—Persephoni Realty Corp (106)..... 1,138.00

161ST ST, 565 W; Pauline Califano—Susan M Brown (107) 218.40
 MURRAY ST, 6; Standard Kalamein Door Co—Six Murray St Corp & Harris Manken (108) 220.00
 80TH ST, 46 E; R J Algie—Bessie H Hyman & Sims Constn Co (109).... 325.00
 BROADWAY, 3200; also 125TH ST, 569 W; Benjamin Alfano—Alex Wiener & Greenbaum Fixture Co (110).... 295.40
 11TH AV, nec 55th, 25.5x100; Long Island Wrecking Co—Argonaut Service Corp & S S Jones Contracting Corp (111) 922.24

DEC. 19.

9TH AV, nwc 55th, 84.5x150x irreg; Geo Keister—John A Chanler et al & Merr Mills Holding Corp (112)..... 3,500.00
 51ST ST, 53 E; Alfred D Grenier et al—Annie E Anderson & Ella M O'Kane (113) 231.48
 DIVISION ST, 277; Irving Feldstein—Cecie Cohen & James Berg Constn Co (114) 1,050.00
 35TH ST, 209-11 W; Fred Berninger—Paul G & Daniel L Daly (renewal) (115) 1,434.10
 8TH AV, es, whole front bet 155th & 156th, —x—; Long Island Wrecking Co—Eighth Ave R R Co & Henry C Zinn (116) 410.00

Bronx

DEC. 12.

HUGHES AV, 2027; Lanigan Bros, Inc—Vincent & Mary Apuzzo, Jos Reale & Lucille Gracini; Louis Brooks & Vincenzo Apuzzo 90.50
 OLINVILLE AV, 2533; Lanigan Bros, Inc—Felix Santangelo, Atkinson Housing Corp & Ansonia Sanitary Mfg Co 158.75
 215TH ST, 746 E; John Fetto—Gennaro Volpi 35.00
 EUGHHES AV, 2422; John Fetto—Gennaro Volpi 490.00
 REVERE AV, ss, 235 n Lafayette av, 25x—; Geo W Strauss—Jennie & Anthony Barone; Anthony Barone..... 197.00
 VALENTINE AV, es, 375.3 n 179th, 28 x100; Fiske & Co, Inc—Saml Forbes & Chas Calm (renewal) 220.50

DEC. 13.

162D ST, 868-70 E; Louis Dickman—Jeanette Corney; Paul & Jeanette Corney 175.00
 SEDGWICK AV, ws, 175 n 238th, 75 x100; Frank Fortunato—Anthony Zilli 1,159.47
 241ST ST, 341 E; Alex Dinofrio—Harold P Kelly 75.00
 SOUTHERN BLVD, 798; also LONGWOOD AV, 1030-1038; Earl H Miller—Double Century Needle Mfg Corp; Goldberger Mfg Co..... 1,036.60

DEC. 14.

CLAFILIN AV, 2786-8; Stanislaw Golanke—John B Raemmler; Bendish Constn Co 900.00
 241ST ST E, es, 152.3 n Martha av, 25x100; Archibald F Mackenzie—Mary A Kelly; Harold P Kelly ... 1,050.55
 ELY AV, ws, 138.9 s 233d, 25x100; Larkin Lumber Co—Gustave A Miller; A Mambriano 403.60
 UNDERCLIFF AV, 1722; Manhattan Sand Co—Janet A Edwards; Siegel Elkins Constn Co 253.75
 CLARKE PL, nec Inwood av, 99.3x 126.9; Dinney Newgarden Co—Henry Molurty 1,873.85
 TREMONT AV, 358 E; John G Johnson—Laesine M Olsen 2,140.00

DEC. 15.

PELHAM PKWAY, ns, 50.2 w Fenton av, 50.2x100; Wm J Holmes—Max Fox & Arvid Johnson 275.00
 28TH ST E, ns, 137.6 e Katonah av, 37.6x100; Tremont Woodworking Co—Bernard J Schneider 185.25
 NEWTON AV, 5611; Larkin Lumber Co—Lena Brenner 800.87
 GRAND BLVD & CONCOURSE, 2815; Louis Hochman—Abr Levy 65.50

DEC. 16.
 PHILLIPS AV, nwc Logan av, 40x 100; Harold P Whidden—Economy Built Homes & Lumber Co..... 25.00
 HERRING AV, ns, 200 w Pierce av, 20 x100; same—same 25.00
 BRONXWOOD AV, ws, 29 n 229th, 20 x100; same—same; same; same..... 25.00
 PAYNE ST, 2902; Nathan Farber—E & A Arbolino; John A Carlucci.... 65.00

SATISFIED MECHANICS' LIENS

Manhattan

DEC. 13.

PARK TERRACE W, ns, 253.8 e 215th, Ransom Cook—Elbe Holding Co et al; Aug8'22 1,500.00
 49TH ST, 353 W; Max Wohlgenuth—452 West 40th St Corp et al; Nov 14'22 125.00
 74TH ST, 305 W; George Weeks—William Bradley et al; Nov16'22... 109.20

DEC. 14.

LEXINGTON AV, 186; Morris Glasser—Julia Rosenberg et al; Dec8'21... 254.50
 SAME PROP; Chas M Radice—same; Jan9'22 300.00
 MERCER ST, ws, 75 n Grand; Larkin Lumber Co—Ozonated Beverage Corp et al; Sept6'21 404.46

DEC. 15.

101ST ST, 313 E; Pincus Nagler—John Braun et al; Jan13'22 51.00

DEC. 16.

37TH ST, 25-7 W; Geo H Storm & Co—Mary R Winters et al; Dec9'22... 498.90
 40TH ST, 219-29 W; Miller Daybill & Co—N Y Tribune, Inc, et al; Dec4 '22 1,518.00

DEC. 18.

BROADWAY, 1671-7; Berger Mfg Co—Silver Lunch Co et al; May27'22... 299.22
 116TH ST, 24 W; Jack Stegman—Moses Solomon et al; Nov10'22..... 50.00
 SHERIFF ST, 64; Jack Stegman—Moses Solomon et al; Nov10'22..... 200.00
 116TH ST, 26 W; Jack Stegman—Moses Solomon et al; Nov10'22..... 50.00
 5TH AV, 1140; Gurney Refrigerator Co—1140 Fifth Av, Inc et al; Dec5 '22 (by bond) 2,248.09
 MERCER ST, 45; Isaac A Hoppers Sons Inc—Ozonated Beverage Corp et al; Aug13'21 10,647.33

DEC. 19.

97TH ST, 52-58 E; Van Nest Lumber & Trim Corp—Phelps Stokes Fund et al; Oct7'22 1,720.92

DEC. 20.

50TH ST, 208 W; O'Connor & Hanrahan, Inc—Regal Shoe Co et al; Mar 4'22 135.00
 BROADWAY, 2731; Frank D Hopkins—Al Gert Realty Co et al; Mar30 '22 385.43
 5TH ST, 317 E; Abraham B Siegel et al—Congregation Leches Josker Bnei Horowitz et al; Oct31'22 10,183.00
 12TH ST, 358 W; Morris Youdkofsky—Geo Co Holding Co, Inc, et al; Dec15'22 150.00
 SAME PROP; same—same; Dec1'22.. 250.00

Bronx

DEC. 13.

138TH ST E, nec Cypress av, 100x 100; Pietro Fusco—Cypress Avenue Realty Corp et al; June12'22..... 350.00
 PROSPECT AV, 599; Frank B Blumenthal—Ida Bloom et al; Aug16'22... 150.00
 WILSON AV, 3048; Rudolph Beck—John Figiel et al; Nov15'22..... 3,290.00
 SOUTHERN BLVD, 796; Philip Barades—Nathan Newman et al; July8 '22 550.00
 HEWITT PL, es, 100 s Longwood av, 35x99.9; H T Crowe Co—Hewitt Rose Bldg Corp et al; Oct17'20 280.00

DEC. 14.

GUION PL, 1795; Charles E Strauss—Oscar Gughelman et al; Aug29'22 136.00
 SHAKESPEARE AV, es, 162 s Featherbed Ja, —x—; Lowenkron Bros—Shakespeare Constn Corp et al; Nov25'22 1,040.00

DEC. 16.

BRYANT AV, nwc Jennings, 45x100; Agnes G Miller—Jennings Constn Co et al; Oct11'22 239.00

DEC. 18.

HOLLAND AV, 1841; Heidt Bros—Caroline Johnson et al; Nov1'22.... 245.00
 161ST ST, 725 E; Mark Nash—Anna Olinka et al; Nov27'22 1,000.00
 SAME PROP; Wm Richman—same et al; Dec2'22 250.00

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