

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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

VOL. CX  
No. 6 (2838)

NEW YORK, AUGUST 5, 1922

25c. A COPY  
\$12.00 A YEAR

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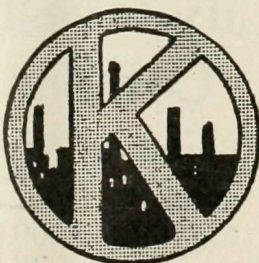
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# E D I T O R I A L

## Rewards Due Only to the Loyal

Beyond doubt there was widespread disappointment over the failure of President Harding's plan to end the railroad strike early in the week, but the failure may prove in the long run more advantageous to the future welfare of the country than if the terms he proposed had been accepted forthwith. The President's plan treated as of very little consequence the seniority rights of old railroad employes who remained loyally at their jobs and of new employes who took up the duties deserted by the strikers.

In official circles in Washington little importance seemed to be attached to the question of seniority, but the responsible heads of the nation's railroads took a different view. With a unanimity that could not fail to be impressive, the railroad executives advised the President that they felt in honor bound to stand by the loyal employes who had stood by them and the public when the strike went into effect, and that they further felt in honor bound to stand by the new employes who have been assisting in the difficult task of keeping the trains moving.

It is plainly evident that public sentiment upholds the position taken by the railroad executives. Whatever may have been the differing views as to the original points in controversy, this question of seniority rights presented a new angle in the strike situation. For the railroads to have accepted the President's plan would have meant the placing of a premium on the disloyalty of the strikers, and the punishment of those employes who remained loyal and of the new men who entered their service. The public generally has not lost sight of the fact that for such transportation facilities as the nation has enjoyed since the strike started its thanks are due to the men who kept on the job and to the new men who co-operated with them. If the strikers expected that they would be given special consideration for their efforts to tie up the nation's transportation it is well that they should be disillusioned, no matter how good may have been President Harding's intentions in the matter.

## Turning Liabilities Into Assets

An auction sale of useless city property is enough of a novelty in itself to arouse wide interest in the sensible plan which Comptroller Craig has announced for turning some city liabilities into city assets. But added interest in the approaching auction will arise from the fact that, in carrying out this excellent plan, the buyers as well as the seller, will be gainers.

Comptroller Craig on many occasions has demonstrated his aptitude for common-sense management of municipal matters, and he again shows his predilection for doing big things in an unaccustomed way by obtaining authority to sell off a large number of parcels of real estate scattered throughout the five boroughs which have accumulated while administration has heedlessly succeeded administration, bent more often on saddling the city with debt than with protecting the taxpayers from increased burdens. In the 202 parcels listed for sale at the auctions to be held this

month are many which might have improved in value if the title had been vested in private hands rather than in the municipality. But in the whole number are surprisingly few in which the upset price is not less than that originally paid by the city.

In disposing of this realty the Comptroller will not only turn unproductive property into cash to the amount of nearly three million dollars, but he will return untaxable property to the tax rolls, thereby increasing the income and spreading the budget over a broader base.

The unprecedented character of these auction sales, conducted by the foremost experts in the business and on terms that are exceedingly favorable to purchasers assures the success of the undertaking.

## Architecture in Small Houses

Small houses, of moderate cost, have for years been notably lacking both in architectural merit and economy of plan. For every really good dwelling from an architectural viewpoint there are thousands of houses which are so far lacking in fundamentals of good design as to make the well-planned home stand out like a rose in a garden of weeds. Many prospective home builders of limited means, although with artistic sensibilities considerably above the average, have been forced to accept the plans of builders who lacked the training necessary to design homes of architectural refinement, or have been led into the purchase of one of those speculative monstrosities which frequently are "built by the mile and sold by the foot."

The deadly appearance of the average low-cost dwelling, so noticeable in a study of the outlying sections of this city or the nearby suburbs in which small homes predominate, is the best evidence of the urgent need for more real thought in planning and designing homes of moderate size and cost. The monotony of these houses, frequently rows of which are similar in lines and color, becomes the factor which often retards community progress in a section otherwise possessing every advantage. A group of small dwellings, erected by individual owners, will also often indicate a similar disregard for individuality and artistic sense.

According to a plan recently formulated prospective home builders who are required through limited capital to confine their building projects to dwellings of six rooms or less will be able to obtain architectural advice and assistance in designing and planning their homes that under ordinary conditions would only be possible where much higher expenditures are involved.

Members of the New York Chapter of the American Institute of Architects have organized a service bureau to assist prospective builders in designing their homes so as to obtain real architectural merit and at the same time effect such economies of plan as to give the owner the maximum of space and convenience for his money. The organization of this bureau is not a philanthropic movement but one in which the architects have combined for the advancement of civic beauty and interest. A fee, but one much lower than

where an individual architect is retained, will be charged owners for the service rendered. In this way no one desirous of a home of individuality and good taste need hesitate to seek the advice of this bureau.

To a large percentage of prospective builders this service bureau will be of inestimable value. The majority of home builders or buyers are far from satisfied with the results they have obtained in the past, but, because their funds were limited, they have been forced to forego the advantages to be obtained by retaining an architect of recognized standing in his profession, as his charges would add just so much more to the cost of the dwelling. Instead, the prospective owner usually has accepted a stock plan of some local builder who had used it for years and made such minor changes as best suited his individual requirements. The alternative was the purchase of one of a

group of dwellings erected by speculative builders, which in a large number of instances are showy but lacking in practically all of the fundamentals of good planning and pleasing design.

The architectural profession has ever been willing to devote its time and energy to community welfare. Leaders of the profession have been prominent in many recent movements having for their objective the amelioration of the outstanding ills of the public through insufficient housing and evils which have crept into the construction industry. The latest effort of the profession, while not altogether altruistic, is an evidence of the willingness of architects to serve the community and will undoubtedly be appreciated by everyone in the least interested in the development of homes more pleasing to the eye and planned along more economic and sensible lines.

### Favorable Terms Offered Buyers at City Auction Sale

**F**OR a great many years the cry has been heard that New York City was piling up large obligations against itself by carrying on its books millions of dollars worth of real estate, for which the City had no use, and from which little income and no taxes were derived.

Now by authority of the Commissioners of the Sinking Fund, Comptroller Craig, as the first move toward making these properties productive, has Ordered the sale of 202 parcels at a series of auction sales to start on August 9th and to continue to August 29th. Real estate in every Borough will be included in these sales, and five of the best known auctioneers in New York City, headed by Joseph P. Day, Inc., will keep up a running fire of selling until the last property has been knocked down to the highest bidder.

Comptroller Craig not only has planned to help the City by getting these millions of dollars worth of properties back on the tax rolls, and used for productive purposes, but he also is planning to give the citizens of New York an opportunity seldom offered to buy land and buildings.

Comptroller Craig is requiring an amount equal to 10% of the purchase price on the day of sale, plus the auctioneer's fees. Within a period of twenty days from the date of sale, purchasers will be required to pay an amount equal to only 15% more of the purchase price in order to get deeds; the remaining 75% will be left on mortgage for a period of five years, at the exceptional low rate of 5% per annum.

When it is considered that mortgage money is still ruling at 6% with a slight tendency toward 5-1/2%, the Comptroller's liberal arrangements will be realized.

"It is a matter of record," the Comptroller said, "that the City of New York, is able to borrow all the money it wants at less than 4% I know of no good reason why the citizens of New York should pay more than 5% on these purchase

money mortgages. There is also to be considered the fact that Government bonds are now on less than a 4% basis, while some State bonds yield only 3.80% at present prices. In my opinion a 5% rate on a real estate mortgage is in line with current conditions."

Another interesting feature in this sale will be the full covenant and warranty deed which the City will give to all purchasers. Such a deed is backed by the bond of the City itself. It carries with it the highest possible guarantees. If, by any possibility, a defect in the title conveyed should be found in any case, the City will return the purchase price with interest at six per cent. and pay the costs of a reasonable counsel fee in addition.

It is many years since New York has been so interested in real estate. Some of the properties, like old fire houses, police stations, school buildings, are so well located and so well built, that they lend themselves exceptionally well to alterations into industrial and commercial structures. Others occupy sites which should be improved at once with fine modern buildings.

In order that prospective buyers may have every opportunity to inspect and examine the various properties to be sold, there has been prepared, for general distribution, an illustrated catalogue containing the terms and conditions of sale and a full description of each parcel: this catalogue may be had upon application to Augustus J. Rinn, Department of Real Estate, Room 733, Department of Finance, Municipal Building, Manhattan, or the Auctioneers, who are Joseph P. Day, Inc., 67 Liberty St., Manhattan, Henry Brady, 139 W. 33d St., Manhattan, Samuel Marx, 115 West 23d St., Manhattan, Thomas A. Hovenden of the Chauncey Real Estate Co., 187 Montague St., Brooklyn and Theodore Archer, 40 New York Ave., Jamaica.

### Proposes Plan for Widening Park Avenue Roadways

**B**OROUGH President Julius Miller has submitted to the Board of Estimate and Apportionment a general plan for widening the roadways of Park Avenue, from Forty-sixth Street to Fifty-sixth Street, in order to get the full measure of relief for vehicular traffic by providing accommodations for an additional line of traffic in each of the roadways.

It is proposed to reduce the width of the centre malls from fifty-six feet to thirty-eight feet, thereby providing a roadway thirty-six feet in width on each side.

The engineers of the Borough President's office say that the cost will approximate \$400,000, it being necessary for the railroad company to make a number of structural changes in order to support the additional load that will be placed upon the avenue.

The work of widening Park Avenue, between Thirty-ninth and Fortieth Streets, has already been commenced by the

Borough President.

This also calls for reduction of the malls by eighteen feet by the adding of nine feet to each side of the roadway. Safety sidewalks, six feet wide, will be built at the end of each centre park between Thirty-fifth and Thirty-ninth Streets.

These improvements will aid greatly in the free and safe movement of traffic on Park Avenue, without detracting in any way from its beauty.

The roadway of Madison Avenue, between Sixtieth and Sixty-ninth Streets, is to be widened to fifty-four feet and then repaved, by order of Julius Miller, President of the Borough of Manhattan.

The three blocks from Sixty-ninth to Seventy-second Street will not be included in the present contract, but it is expected that this part of the work will be finished in the Spring of next year, or as soon as the necessary funds are available.

# REAL ESTATE SECTION

## Must Use Coal Sparingly in View of Shortage in Stocks

Building Managers' and Owners' Association Urges Strict Economy Until Crisis Is Passed After Canvass Showing Small Amount in Storage

**S**TRICT economy in the use of coal is urged by the Building Managers and Owners Association in view of the serious situation now confronting the nation. The Fuel Committee of the Association, of which J. L. Hernon is chairman, has canvassed the city to determine the amount of coal on hand and the possibilities of obtaining further supplies.

Mr. Hernon declared that the coal situation, just now, so far as it concerns office buildings and apartment houses in this city, is uncertain.

"We are hoping for the best," he said. "Some phases of the outlook are dubious. About fifty per cent. of the properties represented in our Association have coal enough to last three months. Most buildings have bin capacity for no more than that period. Most of the coal now stored by apartment houses is for the maintenance of their hot water supply. The winter supply for heating purposes is now the great question. Will the mining troubles that have caused the shortage be adjusted satisfactorily? It remains to be seen.

"If we cannot get the kind of coal we usually use we shall have to take anything we can get, even soft coal, if necessary. I think that the property owners of New York ought to petition President Harding about the matter and thereby drive home to him the imperative situation confronting the largest city in America. New York, in the regular order of things, receives its coal supply last because it is closer to the source of supply than some of the other large cities like Buffalo, Chicago, Milwaukee, St. Paul and smaller towns adjacent to them. If we receive our coal supply last, in the face of the pending situation, winter will be pretty well over when we get it.

"The only sure thing is we will get some kind of coal, but how much or how little we do not know. Some of the large office buildings and apartment houses have outside storage spaces for coal and cart it as they need it. Even some of these large bins are not full. Big buyers in this city are on the lookout for anything and everything in the coal line they can lay their hands on."

Charles F. Merritt, executive secretary of the Building Managers and Owners Association, says that the members of the Association have been notified periodically since last winter that the present conditions threatened and advised to carry in their bunkers a supply sufficient to last not less than two months.

"In many cases, however, it is impossible to carry such a large amount of coal," said Mr. Merritt. "Consequently the actual amount on hand in New York City is alarmingly small due to this limited storage capacity. Thus, although forewarned, many consumers will soon find themselves in a difficult situation not necessarily on account of any neglect on their part but due to the operating conditions of their plants.

"The situation is so serious that our Association recommends the strictest possible economy in the consumption of fuel until this crisis is passed. This Association believes that the greatest possible publicity should be given to this matter as the average citizen who is not a direct consumer of coal pays little attention to this subject although he is the actual consumer and would be the real sufferer in case of a coal famine."

Mr. Merritt suggests that tenants as well as landlords are vitally interested and that they should take concerted action for their own protection to urge the settling of the strikes upon

fair and equitable basis before winter brings the discomfort and illness sure to result from cold or half heated living quarters and business offices.

Respecting coal supplies on hand the following statements made by representative realty men are enlightening:

J. Clarence Davies—"The outlook now is not bright. The dealers promise pea coal only for autumn. But I believe that the situation will improve."

Joseph Paterno—"We have all of our coal in for next winter. We started to haul it in the spring and early summer. Most of the big apartment house owners followed the same policy. I believe the pending trouble will clarify itself soon."

Pease & Elliman—"We think there is no occasion to get worried. There is a slight shortage in domestic sizes, but coal for steam heating purposes is ample in quantity, we are assured."

With a Federal rationing program under way it follows that New York, being nearest to the source of coal, will be served with supplies after the far-away regions of the country receive their quota. As a partial offset to this New York has the prospect of a considerable shipment of coal from England. While a large part of this may be used for bunkering ships it is believed that these cargoes may be depended on to relieve the local situation. The United States Shipping Board is reported to have ordered thirty-five steamships now idle into the coal trade and has announced that 400 vessels, which could transport 2,000,000 tons a month from Great Britain, are available if the strike continues.

The most practical step taken by local authorities to relieve New York is the appointment by Gov. Miller of the New York State Emergency Coal Commission, of which E. H. Outerbridge, chairman of the Port of New York Authority, is chairman. The other members of the committee are: Gen. Lincoln C. Andrews, Major Elihu C. Church, William A. Prendergast, Le Roy T. Harkness and J. W. Leib. With reference to the general program of this committee Mr. Outerbridge announced that the private consumer should have preference in the distribution of coal. Then will come state and county institutions, such as courthouses, state hospitals and jails. Industries will be served last.

"The amount allotted to the various groups," said Mr. Outerbridge, "will depend on the allocation to New York State by the United States government, but it does not seem possible that there will be enough to go around satisfactorily.

"We hope to have one main committee whose members shall represent the private consumer, public utilities, and state, county and municipal needs. This committee will be headed by a high-class executive and will have immediate power of allocation.

"Of course, New York will have to be placed on a strict coal rationing basis. Before imposing regulations to enforce this we are waiting to see what action may be taken by Washington officials and what their desire in the matter may be.

"The householder will come first, however, and everything possible will be done to see that he has a normal coal supply this winter.

"The committee decided that everything must be done to prevent profiteering in coal. Coal will be kept at a reasonable

# Brooklyn Realty Board's Plan for Charter Revision

## Report of Committee on City Budget and Municipal Affairs Makes Many Suggestions to Increase Efficiency and Secure Economy in City Affairs

**R**ECOMMENDATIONS for the revision of the charter are made in a report recently submitted to the Brooklyn Real Estate Board by its Committee on City Budget and Municipal affairs, of which Henry J. Davenport, President of the Home Title Insurance Company, is chairman. The committee has had the subject under consideration for months, holding weekly sessions, while individual members did research work and field reports on which the committee acted. In its report the committee declares that it has been deeply impressed by the thought that good government cannot be secured by law. Voters "may by their votes secure good government under any charter and on the contrary, a charter, which all might agree to be ideal, will not insure efficient administration by officials unwisely selected."

"Charter revision is a complicated task," the committee reports, "and bristles with difficulties; our recommendations partake more of the nature of expression of governing principles than of operation in detail. We have not attempted to write a charter, but to recommend the adoption of some general principles and of some changes in structure which to us have seemed important."

Your Committee advocates the principle that the power of revision of assessed values should be separated from the power to determine assessed values in the first instance. In so far as the individual tax payer is concerned a fundamental weakness of the Tax Department is that the power of review, other than by certiorari, is in the same body that first determines the valuation. We advise the separation of the power of assessment and power of review into two distinct departments or boards with the power of appointment to these boards coming through different sources as follows:

"A Tax Board of one Commissioner from each Borough of the City, appointed by the Borough President in each Borough, terms to overlap, insuring continuity of policy.

"A Board of Review of one Commissioner from each Borough appointed by the Mayor. This Board should arrange for continuing public hearings and should have the benefit of the opinions of active Real Estate brokers operating in the different sections of the City.

"An opportunity for closer contact with expert knowledge of values, obtained from sources independent of and outside of the City organization and distinctly representative of the different sections of the City, should be provided for in either a Tax Board or a Board of Review as recommended in this report."

The Committee advocates the establishment of a central purchasing department to be made an elective body consisting of three commissioners or appointed by the Mayor from a Civil Service list, this department to prepare a yearly budget showing the requirements in detail of the various departments, all supplies for all departments and for all bureaus, both for the city and the county to be purchased by this department, with or without bids under suitable regulations.

The following recommendations as to consolidation of departments are also made:

The functions exercised by the Borough Presidents with respect to the Building Bureaus should be transferred to a Building Department so constituted as to insure general rules of city-wide application but separate operations in the several Boroughs. To this department should be transferred activities, powers and duties of the Tenement House Department and those of the Fire Prevention Bureau with relation to construction. The present Tenement House Department and the present Fire Prevention Bureau should be abolished and the powers of the Fire Prevention Bureau in relation to occupancy of buildings transferred to the Fire Department.

The Sinking Fund Commission and the office of City Chamberlain should be abolished and their powers transferred to the Board of Estimate and Apportionment.

All public welfare work be under the direction of one Commissioner of Public Welfare, in whom shall be vested full jurisdiction covering work now done by the Bureau of Child Welfare, the Department of Health, Bellevue and Allied Hospitals, ambulance service, the present Department of Public Welfare and all other work in connection with donations of city money through charitable institutions.

Generally the appropriating body of the City should have power to abolish or consolidate conflicting or unnecessary bureaus and departments.

Taking up the question of economy in the administration of the finances of the city the report states that the great increase in the city budget from more than \$211,000,000 in 1917 to more than \$351,000,000 in 1922 requires some check in the charter, so that the expenses of conducting the City may be kept within reason, and in that respect, the Committee recommends:

1. Absolute control by the appropriating body of all salaries except those of elected officials in the City and County.
2. Sufficient power in the appropriating body of the City to abolish or consolidate conflicting or unnecessary bureaus or departments.
3. Requirement that no appropriation be made or budget passed unless

upon a favorable vote by a majority of all voting members of the Board of Estimates and Apportionment.

4. Repeal of the law making it mandatory to pay prevailing wages to mechanics and laborers.

5. Housing all City agencies in City owned buildings.

6. Retiring City bonds by the use of surplus moneys of the sinking fund whenever market conditions warrant.

7. Parole Commission to be discontinued.

8. Department of Public Markets to be abolished and its powers and duties to be transferred to the Comptroller.

9. A Central Engineering Department under the direction of a City Engineer.

10. The transfer of street cleaning in Richmond and Queens to the Street Cleaning Department.

11. The Department of Licenses, except collection of fees, to be operated by the Police Department.

12. The collection of taxes, assessments, water rates and license fees by the Comptroller in one Tax Collection Office in each Borough without any increase in personnel.

13. Abolition of the Board of Water Supply.

14. Salaries to be controlled by the City.

With reference to the composition of the Board of Estimate and Apportionment the Committee advocates that it consist of nine members, each having one vote, viz., Mayor, Comptroller and seven members elected by their respective Boroughs; two each to be residents of Manhattan and of Brooklyn and one each to be a resident of Richmond, Queens and the Bronx. That the President of the Board of Aldermen and the five Borough Presidents be members without votes, but that otherwise their administrative functions remain unchanged. That the Mayor shall be chairman of the Board and that the salaries of the voting members of the Board shall be equal.

The Committee believes that the power of administration should be separated from the power of appropriation, and for that reason advises that the Borough Presidents, as administrative officers, be members of the Board of Estimate but without voting power; also that the Board of Estimate should have absolute control of all salaries, except those of elected officials in the City and County government, and that the Board of Estimate should have power to consolidate or abolish conflicting or unnecessary bureaus or departments.

The Committee also favors a reduction in the Board of Aldermen from its present number of 65 to about 21, changing the lines of representation to conform with the Senatorial, rather than the Assembly districts; to increase the salary of each member, so that abler men will find the office attractive, with no increase in power; that the office of the Commissioner of Accounts be abolished and his powers be transferred to the Board of Aldermen.

Taking the ground that education is a State matter the Committee opposes any effort to obtain political control of the Board of Education; it approves the report of the Joint Legislative Committee on the Department of Docks and Ferries in its essential features, and offers no specific changes in the powers and duties of the Mayor and Borough Presidents; finances other than as to taxation and economy; the office of Comptroller other than the minor additions to its functions already noted and makes no demand for further centralization or the reverse of Borough Autonomy. In conclusion the report says:

This Committee believes in a wider measure of Home Rule for the City of New York to the extent that the responsibility for administering the City is entirely placed on the elected officials of the City. The City being a subdivision or agency of the State, its powers are necessarily limited by grants from the State, which must at all times have power to change the general form of its grant, should it appear to the satisfaction of the Legislature that the structure of the City Government is not orderly and efficient. The operation of Municipal affairs under the charter, as granted by the State, should, however, devolve wholly upon the city officials without intervention and interference by the Legislature in matters of administration.

This conclusion is subject to further consideration of the Home Rule Bill submitted at the last session of the Legislature.

In addition to Henry J. Davenport, chairman, the report is signed by the following members: John A. Davidson, secretary; Victor A. Lersner, Harry A. Levine, Harry M. Lewis, Raymond P. McNulty, William Obermayer, M. C. O'Brien, Charles E. Rickerson, Clarence B. Smith, Sidney F. Strongin, Laurus E. Sutton, Frank H. Tyler and John S. White.

# Another Palatial Country Hotel and Club House Planned

McKim, Mead & White Retained to Design New Buildings to Be Erected on Bailey Estate at Mt. Vernon at Cost of about \$3,000,000

**A**NOTHER palatial country hotel and club, similar in many respects to the Westchester-Biltmore, which was recently opened to the public at Rye, is being planned and there is every likelihood that active construction operations will be commenced in the near future. The new project will be located at Mt. Vernon, N. Y., and will transform the beautiful thirty-five acre estate of the late James A. Bailey, the well-known circus man, into a modern country club and hotel. This estate, known as "The Knolls," has been acquired by the Baily Park

rated in the design with the new structures now contemplated.

The proposed hotel will be twelve stories in height and will contain approximately five hundred rooms in addition to spacious corridors, public and private dining rooms, billiard and pool rooms, etc.

This project will include the construction of twenty tennis courts, which will be both turf and clay, and the large garage, fronting on Columbus avenue, will be converted into a modern swimming pool. The design and size of this building lends



McKim, Mead & White, Architects

## PROPOSED BAILEY PARK HOTEL AND COUNTRY CLUB

Hotel, Edwin W. Fiske, Mayor of Mt. Vernon, president, and will become the site of an eighteen-hole golf course in connection with which will be constructed a combination hotel and clubhouse, locker building, garage, swimming pool, tennis courts, etc. It is estimated that the improvements to this property will involve an expenditure of more than \$3,000,000.

The Bailey Park Hotel Corporation has retained McKim, Mead & White as architects for the proposed buildings and the golf course will be laid out by an expert of equal prominence in his line. It is planned to utilize the existing residence as a part of the architectural scheme and it will be incorpo-

rated to the purposes of an up-to-date pool, which will in all probability prove one of the most important attractions to the club members. A new three-story garage will be erected, fireproof in every particular, as will be all of the other new structures contemplated as part of this plan, which will have a capacity of three hundred cars.

According to the present schedule, the new hotel and golf course will be completed and in operation on or about June 1, 1923. It is proposed to utilize the existing residence as a clubhouse and social center for members until the new buildings are finished.

## Must Use Coal Sparingly in View of Shortage in Stocks

(Continued from page 167)

price, because we will allot no coal to dealers whose prices are excessive."

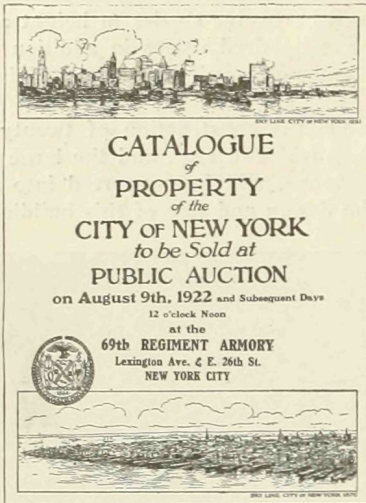
A sub-committee on plan and scope, of which Major C. C. Church of the Port Authority and General L. C. Andrews of the Public Service Commission are members, was appointed by the state committee. Other committees will be appointed to deal with problems of profiteering and distribution, to make coal surveys and allotments and to co-operate with authorities

in Washington.

Gov. Edwards has announced the personnel of the New Jersey State Committee which is to co-operate with the President's committee for the regulating and allocating of coal and comprises Richard C. Jenkinson of Newark, William B. Mackay, Jr., of Hackensack, James West of Trenton, William P. Greer of Plainfield, William D. Florance of New Brunswick, Raymond Donges of Merchantville and Charles E. Annett of Bayonne.

# These Volumes Should be in Your Hands!

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**91** Properties in Brooklyn

**11** Properties in Queens

**12** Properties in Richmond

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### MANHATTAN, BRONX AND QUEENS

at 69th Regt. Armory,  
Lexington Ave. & 26th St., Manhattan  
**August 9-10-11, 28**

### BROOKLYN

at 23rd Regt. Armory,  
Bedford & Atlantic Aves., Brooklyn  
**August 14-15-16, 29**

### RICHMOND

at County Court House,  
St. George, Staten Island  
**August 17**

*All sales will start promptly at 12 noon*

## BOOKLETS may be had WITHOUT COST from

AUGUSTUS J. RINN, Appraiser of Real Estate, Room 733, Department of Finance, Municipal Building, or the following authorized Auctioneers:

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THOMAS A. HOVENDEN,  
187 Montague St., Brooklyn

THEODORE ARCHER,  
40 New York Ave., Jamaica



# Review of Real Estate Market for the Current Week

A Few Good Transactions and Long Leases Characterized What So Far Has Been the Dullest Week of Summer

**T**HIS was the first week of the summer that made an appreciable dent in the activity of the real estate market. The volume of dealing was small, but the character of it was substantial. It is a good real estate market the activity of which continues steady until the first week of August. Some large leases divided honors with sales which, while not unusually large, were strong ones. A sale that illustrates the changing character of neighborhoods in this city was that of 225 Mott street. Owned for 42 years by the seller, the parcel in Mott street and other parcels nearby were populated by the Irish and the Germans when he acquired it. Then came an influx of Italians who drove out the other nationalities. Finally the Jews have settled there with no immediate prospects of exit. In spite of the varying character of residents of the East Side property there is worth more now than it was 42 years ago.

Distinctive among the sales was that of the Avonmore apartment hotel with stores, on Broadway, near 74th street; the Stratford House, a 12-story apartment hotel on East 32d street, which was acquired by the Bellak System which runs a chain of hotels; an initial purchase by an investor of the northeast corner of Lexington avenue and 73d street; a site at Twelfth avenue and 45th street for an annex to the Republic Storage Company's plant; the Somerset apartment house, on Edgecombe avenue; a large elevator apartment house at Fort Washington avenue and 170th street; and an old Third avenue corner holding of the Schermerhorn estate. The latter

sale illustrates the rapid passing of old parcels from the hands of conservative estates into new and progressive hands. The buildings will be remodeled and their earning power increased. Many old estates owning Third avenue real estate are loath to make the improvements that the new era in the avenue calls for.

Some fine dwellings near Fifth avenue and in other parts of town changed hands. An upper Sixth avenue corner property passed into new ownership. Some co-operative apartment houses were sold in the Park avenue neighborhood and some in the Jackson Heights section of Queens borough. A Madison avenue corner was bought for investment. There appears to be continued activity in both Lexington and Madison avenues.

Prominent among the important leases negotiated was that of the 10-story building in West 36th street that has been occupied by Ludwig, Bauman & Company pending the construction of a large new building on Eighth avenue; and the new lessee is a large furniture manufacturer. The Tiffany Studios followed the farther North movement by leasing a store on a corner of Madison avenue a few blocks north of their present location. A prominent building firm leased for their executive offices an entire floor in the Borden building on Madison avenue. Certain hotel interests took over several floors of Mock's Hotel on West 46th street and will remodel and renovate the building, having acquired the greater part of it for a long term. There were other long and important leases in various parts of the city and for long terms.

## PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 61, as against 92 last week and 61 a year ago.

The number of sales south of 59th st was 11, as compared with 22 last week and 14 a year ago.

The number of sales north of 59th st was 50, as compared with 70 last week and 47 a year ago.

From the Bronx 55 sales at private contract were reported, as against 26 last week and 31 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 178.

### Railroad and Johnson Exchange

Exchange between the New York Central & Hudson River Railroad Co. and Isaac G. Johnson & Co., who operate an ironwork plant of properties at Spuyten Duyvil, has been made. The railroad company takes from the Johnson concern a property described as "Spuyten Duyvil rd, northwest side at land of Spuyten Duyvil and Port Morris Railroad, runs southwest 43x northwest, 320x north, 38x southeast, 360 to beginning. Begins northwest corner of land of Spuyten Duyvil and Port Morris Railroad, 50 feet from center line of original location of said railroad, runs northwest 46x southwest, 9x southeast to Harlem River ship canal by north—to beginning.

The railroad gives in exchange "all lands originally under water Spuyten Duyvil creek, at land of Isaac G. Johnson, with a triangular piece of land under said water, adjoining lands of Isaac G. Johnson and Harlem River ship canal."

### A Far North Sale

The 262d Street Corporation sold to the newly formed K. C. & B. Realty Co., A. Toplitsky, R. M. Crosswell and M. M. Behr, directors, the plot, 110x160, at the southwest corner of Broadway and 262d st, one block from the Yonkers city line. The new owners, who were represented by Teitelbaum & Jaykowsky, attorneys, will improve the site with a taxpayer.

### Fee of Pier 35, North River, Sold

Property at Pier 35, Hudson River, at Canal st, passed on July 27, into possession of the New York State Bridge and Tunnel Commission and the New Jersey Interstate Bridge and Tunnel Commission. On this site will be erected the river ventilation shaft which is to be constructed at the end of a modern pier, latter to be built as a protective covering for the two tubes comprising the Jersey vehicular tunnel. Besides Pier 35 and part of 34 the property includes the land between the pierhead line and marginal street.

The commissions and city government made

a contract on June 6 for the transfer of the property. Anson Getman, Deputy Attorney-General, delivered to Josiah B. Stover, Assistant Corporation Counsel, a State draft for \$426,745, drawn on a joint fund created by the two States for the purpose of acquiring property. The city delivered a deed bearing the signatures of the Mayor, Comptroller and City Clerk.

When the tunnel is completed the city will build a modern pier 1,025 feet long on the site to replace Piers 34 and 35.

### Penn. R. R. Buys Meadows

Purchase of 107 additional acres on the Kearny, N. J., meadows, has been made by F. A. Von Moschzisker, local realty manager for the Pennsylvania Railroad for the purpose of enlarging the present 100 acre railroad yard. The property was purchased from the Newark Factory Sites, Inc.

The deal includes all land on the east side of Passaic av, opposite the plant of the Trexler Lumber Co. and the right of way of the railroad, extending back 3,155 feet to the Hackensack River, where the tract has a frontage of 1,585 feet. The sale also affects land under water and was subject to a purchase money mortgage of \$400,000, which matures in five years at 4½ per cent. per annum.

### Stratford Part of Bellak System

The Bellak System of Hotels, C. Morton Bellak, president, purchased through J. F. Kane from Daniel H. Jackson the Stratford House, 11-13 East 32d st, a 12-story fireproof hotel containing 200 rooms and about 120 bathrooms, on a plot 50x98.9. The purchase also includes 9 East 32d st, a 5-story stone building with stores, on a lot 25x98.9, adjoining the hotel and connected therewith.

After extensive alterations in the autumn, including the installation of a large number of bathrooms, the Stratford House will be added to the Bellak System of Hotels.

### Shepard Estate Sells Site

The property known as the Fifth Avenue Garage and the Fifth Avenue Car Barn, in the south side of 89th st, 82.2 7-8 feet west of Park av, and running back to 88th st, has been sold to James C. McGuire & Co. for the Elliott F. Shepard estate by Pease & Elliman. What use would be made of the plot by its new owners has not been disclosed.

It is probably the largest single parcel under one ownership on the East Side, and is well adapted for a site of a high class apartment house. On the other hand the operation of the public garage there, which can accommodate more than 200 cars, may be continued.

Originally the building was a horse car stable. Then it was leased to the New York Transportation Co. and made into stables and garage. Later it was subleased to interests which operate the

public garage there now.

The plot, which contains 28,000 square feet, has frontages on 89th st of 102.2¼ feet and on 88th st of 153.4 feet.

### Heights Landmark Passes

An ancient structure, formerly for many years a well known road house on the way to Fort George, has been sold, and in its place a 2-story business building will be erected. The landmark occupies the northwest corner of Amsterdam av and 181st st, near Washington Bridge. The corner, containing old frame buildings on a plot 99.4x100, has been sold to the B. M. House Construction Co., Barnett M. House president, which will make the proposed improvement. The seller was the Frederick W. Hunter estate, William B. Powell, Thomas L. Walsh and Sarah E. Hunter, executors and trustees.

The new building, which will contain stores and offices, will show the eastward trend of Heights business toward the bridge, at the other end of which an apartment section is rapidly being built up, and over which four car lines run into the Bronx. Norwood & Walsh represented the sellers of the corner and Louis Fabricant the purchaser of the corner. The latter had not been sold since 1906, and the inside plot on Amsterdam av, included in the sale, not since 1904, when it was purchased by the late Mr. Hunter, a lawyer.

### Sixth Ave. Corner in New Hands

Samuel Brenner sold to the Humber Realty Corporation (Foot & Martin) the southeast corner of Sixth av and 52d st, a 4-story stone and brick building, on a lot 22.11½x81.4, through the William H. Whiting Co.

### Operators Buy Madison Ave. Corner

L. & A. Pincus and M. L. Goldstone purchased from I. S. and M. S. Korn the two 5-story and basement brick apartment houses with stores at 1229-1231 Madison av, southeast corner of 89th st, on a plot 67.2½x100. The property has been in the family since 1906.

### Estate Sells Third Ave. Corner

Ryan & Co., in conjunction with the firm of L. J. Carpenter, sold for the estate of W. C. Schermerhorn 1231-1237 Third av, northeast corner of 71st st, four 4-story brick tenement houses with stores, on a plot 102.2x110. It is the first sale of the properties in 50 years.

The new owner will remodel and renovate these ancient parcels upon the expiration of present leases in May, 1923. William S. Lalor and Alexander Henschel were associate brokers.

### Buys Co-operative Apartment

Douglas L. Elliman & Co. sold an apartment in the new tenant-owned building, 485 Park av, northeast corner of 58th st, to Benjamin Tilt.

### Sells Staten Island Factory Site

G. A. McIlroy sold a large tract of land forming part of the so-called Quarry on Innes st., Mariners Harbor, the plot sold being 100x325. The purchaser will erect a factory building thereon.

### Operator Buys Lexington Ave. Corner

Markham Realty Co., Clarence Eckhardt, president, purchased 677 Lexington av and 139 East 56th st, forming the northeast corner of the two thoroughfares. The Lexington avenue property consists of a 1-sty stone flat with store, on a lot 20.5x72, and the 56th st parcel is a 3-sty and basement stone dwelling, on a lot 20x100.5. The property was held at \$100,000. William A. White & Sons were the brokers.

### Somerset Apartments Resold

The Benenson Realty Co. bought from a client of Wacht & Kraft, attorneys, the Somerest, a 6-sty and basement brick and stone elevator apartment house at 385 Edgecombe av, on a plot 99.1x100. The structure was held at \$250,000, and returns an annual rental of approximately \$43,000. It accommodates 40 families and was acquired by the sellers from Bing & Gung recently.

### Lewisohn Sells the Avonmore

Adolph Lewisohn sold to Louis Israelson, an investor, represented by Spear & Co., the Avonmore apartment house on the west side of Broadway, 91 feet 6 inches north of 74th st. It is a 7-sty elevator apartment house, with stores, on plot 72x117x irregular.

This property was acquired by Mr. Lewisohn in 1919, at which time he made extensive alterations to the building and installed stores on the ground floor, a large store in which is now occupied by the American Express Co.

### Architect Buys in East 46th St.

Douglas Gibbons & Co. sold for Mrs. Hermine B. Goetting to Samuel Adams Clark, architect, 146 East 46th st, a 4-sty and basement stone dwelling on a lot 18x100.5. The new owner, who is of the architectural firm of Warren & Clark, will remodel the structure into offices for his firm. The parcel adjoins the southeast

corner of Lexington av and 46th st, 10.5x150, which was recently bought by Bing & Bing for improvement.

### Builder Sells New Loft Building

Harry B. Cutner sold for Samuel Greenstein, builder, 132 West 31st st, a 4-sty brick loft building, on a lot 25x142.2. The structure was originally a stable. It is opposite the side of the site of the projected new Equitable building at the southeast corner of Seventh av and 31st st.

### Buys Site for Big Garage

The block fronting on Columbus av, between 204th and 205th sts, with a frontage of 200 feet on the avenue and a depth of 100 feet has been bought by the Samcee Corporation who will immediately build a 1-sty garage covering the whole plot, 20,000 square feet. As the property is bounded by three streets permanent light is assured. G. Montague Mable negotiated the transaction.

### De La Salle Institute Buys

De La Salle Institute, which last year sold its home at 108-110 West 59th st, where it had been located since 1902, has bought the 4-sty dwelling 19 West 75th st for \$45,000 from Elizabeth H. Kelly, executrix. The house stands on a lot 23x102.2 and is between Central Park West and Columbus av. The sale is recorded.

When the institute sold its 59th st property it was announced that a new school would be erected on the grounds of the proposed Manhattan College group opposite Van Cortlandt Park. The 59th st site was purchased by the Copley Hotel Studios, Charles K. Eagle president, for improvement with a 20-sty co-operative apartment house.

### Twelfth Ave. Corner Site Sold

The Fenimore C. Goode Co. sold for the Consolidated Gas Co., represented by Joseph P. Day, the plot, 75x200, at the southwest corner of 45th st and Twelfth av. The buyer is the Republic Storage Co., which will erect an 8-sty fireproof, reinforced concrete warehouse from plans by Russell Cory. The new building will contain approximately 115,000 square feet of usable floor space. The buyers now occupy a 6-sty structure at the southwest corner of Eleventh av and 45th st.

### Buy Large Heights Corner

Meister Builders, Inc., purchased from Philip Laschner the southwest corner of Fort Washington av and 170th st, a 6-sty elevator apartment house accommodating 48 families, with a rent list of \$63,000, and was held at \$400,000. The building is located on a plot 100x150. Greenwald & Schenker were the brokers.

### Investor Buys Lexington Ave. Corner

John S. Woodward, 2d, sold for Mrs. Frieda Hart the 5-sty brick apartment house with stores at 1019-1027 Lexington av, northeast corner of 73d st. The building occupies a plot 102.2 on the avenue by 51 on the st, and contains 5 stores and 16 apartments. The gross rentals amount to \$26,000 and the property was held at \$225,000. John S. Woodward, 2d, has been appointed managing agent for the property.

The buyer, an out-of-town investor, is making in this instance his initial purchase of New York real estate and is taking over this property solely for investment purposes.

### Bronx Borough Bank Buys Site

The Bronx Borough Bank, C. Adelbert Becker, president, purchased as a site for a monumental home 456 and 458 Tremont av and 1895 to 1901 Washington av, southwest corner of the two thoroughfares. The property, which was purchased from Miss Mary Dugan and the Dugan estate, has a frontage of about 30 feet on Tremont av and a depth of 100 feet opposite the Crotona Theater. On Washington av it has a frontage of 75 feet and a depth of 100 feet. It is covered with old fashioned buildings, and had been held by the Dugan family since 1865.

### School Buys Bronx Parcel

The recently completed 5-sty apartment house at the northwest corner of University av and 179th st, has been sold by the Weewin Construction Co., to New York Protestant Episcopal Public School. It covers a plot 110x175.5, and was sold subject to a mortgage of \$200,000.

### Ocean Front in Queens Sold

A tract of 57 lots with mansion on 19th, 20th and 21st sts, between Edgemere Crest and Far Rockaway, have been purchased by the newly formed Rafrock Realty Corporation, Charles Goldberg, president. The new company, which will develop the tract, is represented by A. J. Herrick, attorney.

### Shore Front Estate Sold

A well known New York merchant and exporter purchased the uncompleted residence of the late Major Richmond Levering on the west side of Kings point rd, Great Neck, Nassau

county, L. I. The estate includes about 30 acres with Sound frontages which was acquired in 1919 from Mrs. O. H. P. Belmont and Mrs. David Provost. Plans for the residence were prepared by Chester A. Patterson, architect, calling for a modern residence of the early Tudor type.

Major Levering died suddenly about 6 months after his purchase and construction work ceased. In 1920 the property was placed on the market at a holding price of \$700,000. Since that time the price has been considerably reduced until a buyer was found. The work of completing the dwelling and laying out the grounds will be resumed.

### Sells a Morristown Estate

Genung & Day sold for the Luther Kountze estate tract of 13 acres on Picitanny rd, Morristown, N. J., formerly the H. D. Condit property, to Robert A. Elliot of Morristown. The property is opposite the Gillespie estate and commands a magnificent view overlooking Washington Valley. It adjoins the Henry E. Niese property recently purchased by John H. Packard and will be developed.

### Joel S. De Selding Dead

Joel Shrewsbury De Selding, for many years prominent as a downtown broker in the firm of De Selding Brothers and in recent years a real estate expert for the Metropolitan Life Insurance Company, died suddenly in Paris, France, on July 23, while on a tour of Europe with his wife and two of their four daughters. The family residence is 55 East 86th street. He was with the Metropolitan when he died.

Mr. De Selding was born in Parkersburg, W. Va., 63 years ago and came to this city as a young man. For many years he had been a member of the real estate firm of De Selding Brothers, with offices in Manhattan and Brooklyn, which helped to develop the Flatbush section. The deceased formerly long resided there.

For many years Mr. De Selding had been considered one of the leading experts on real estate values in New York, especially on waterfront property. His services proved valuable at the time the Government was securing the land for its large war buildings in Bay Ridge. He was the first secretary of the Knickerbocker Field Club of Brooklyn.

Mr. De Selding's brother and former partner, Herman De Selding, survives him, and is in the real estate business at 1133 Broadway.

### Day Sells in Bronx and Queens

Joseph P. Day, as auctioneer, sold, last Saturday, the remaining 150 lots of a total of 995 in the Hunts Point section of the Bronx, they representing a continuation sale. The auction of the total formed a joint liquidation for the New York City Freehold Estates Corporation of 21 Ironmonger lane, London, England, and the East Bay Land and Improvement Co., 25 Pine st, and brought \$498,578.

Bronx business men were conspicuous at the conclusion sale. George Cohen was the first buyer of the day. He took a plot fronting on East 156th st, between Barry st and Garrison av, for \$4,000. E. A. White purchased a plot on Barry st, between Grinnell pl and Garrison av, for \$2,650.

Samuel Klein acquired a plot on Grinnell pl, between Barry st and Truxton st, for \$2,600. John Dinan purchased four lots on Barry st, at Grinnell pl, for \$1,400. Max Quinton bought six lots on Truxton st, between Grinnell pl and 156th st, for \$2,500.

"It is my belief that the public received fine bargains in the liquidation of these Hunts Point lots," said a representative of the owners after the sale. A new population is bound to flow in following the cutting up of this big tract. Five hundred people own this land now, whereas a single ownership controlled it for more than 30 years. A new and virile addition to the Bronx is sure to result.

"The sale proves that suburban property properly exploited and properly sold by experts will find a ready market in New York today."

On last Saturday, also, Joseph P. Day sold at auction 325 lots known as the Porter property, on Rockaway and Farmers boulevards and adjoining highways near Jamaica, for an aggregate sum of \$74,990. The majority of the buyers were people who live in and around Jamaica and Springfield. Several Queens borough builders and those who came to buy home sites were among the purchasers. About 800 people attended the sale.

A Pierini, a Jamaica builder, was the largest single buyer, his purchases totaling \$25,650. He took a plot at Rockaway and Farmers boulevards for \$3,950, and one on Lombard st for \$950.

Frank Bora paid \$2,200 for a plot on Porter pl, running through to Farmers boulevard. T. Cafferty acquired three lots on 147th st, near Lombard st, for \$350 a piece. George Howard obtained two corners on Rockaway boulevard for \$850 a piece.

Inside lots on Rockaway boulevard, near Farmers boulevard, went to P. Panziello for \$800 each.

Mrs. Le Grand Griswold has joined the sales and leasing organization of Douglas L. Elliman & Co.

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## MORTGAGE LOANS

James Boyd placed a first mortgage loan of \$100,000 at 5½ per cent per annum, for a term of 5 years for the 628 West 114th Street Corporation, on the 6-sty elevator apartment house, 75x100, at that address. Also for Sol Jacobs, \$36,000 on 453 Sixth av, and \$15,000 for J. Klein on 235 Lenox av.

Slawson & Hobbs placed the following mortgage loans: On 546 West 75th st, for Nat Ottensofer, with the Lawyers Title & Trust Co., \$22,500; on 107 East 39th st, for F. H. Fay Tucker with a private party, \$65,000; and on 303 West 51st st, for Louis F. Walton with a private party, \$4,000.

Samuel Kronsky, Inc., closed the following mortgage loans during July: Southwest corner 91st st and Amsterdam av, \$77,000; southwest corner St. Nicholas av and 157th st, \$200,000; southwest corner 114th st and Broadway, \$90,000; southwest corner La Fontaine av and 179th st, \$60,000; 752 to 756 Melrose av, \$30,000.

Tankos, Smith & Co. in conjunction with George C. Ponter secured for John P. Quinn on 244 East 59th st, a first mortgage loan of \$22,000 for a term of 5 years. This property, a 4-sty building, 20x100, adjoins the southwest corner of Second av.

J. Clarence Davies placed a first mortgage of \$300,000 at 5½ per cent per annum, for a term of 5 years, on the stores and theatre at the northeast corner of Southern Boulevard and 163d st.

George H. Chivvis secured for Frederick Brown on 151-155 West 25th st, a 12-sty loft building, a loan of \$200,000 at 5½ per cent per annum.

Lawrence, Blake & Jewell placed for Louis Kramer a first mortgage of \$180,000 at 5½ per cent per annum, for 5 years, on 19 West 69th st, a 14-sty apartment hotel on a plot 40x100, bringing in an annual income of \$103,000 and assessed by the city at \$345,000.

James Boyd placed a second mortgage of \$100,000 at 6 per cent per annum for the 48th Street Co. on property on the east side of Eighth av, from 43d st to 44th st. He also placed first mortgages of \$30,000 on 370 West 116th st for J. L. R. Co.; \$29,000 at 5½ per cent per annum, for 5 years, on 515 West 175th st, Bronx, for the Primel Realty Corporation; and \$13,000 at 6 per cent per annum for M. Goldsmith on 768 East 166th st, Bronx.

Herman A. Acker placed a first mortgage of \$18,000 with the Title Guarantee & Trust Co. on the 1-sty garage on the west side of Park av, south of 180th st, Bronx.

## MANHATTAN SALES

### South of 59th Street

LEROY ST.—Duross Co. resold for Alberta Baratta 7 Leroy st, a 2½-sty and basement frame and brick front dwelling and a 2-sty and basement rear frame dwelling, both on a lot 22x90. The buyer will remodel both structures into studio apartments.

MOTT ST.—Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, purchased 225 Mott st, a 3-sty brick tenement house with stores, on a lot 24.11x99, from William McKenna, who bought it 42 years ago. It is assessed at \$18,000.

MOTT ST.—G. Tuoti & Co. sold for the Battery Park Realty Corporation, William Prager, president, to B. Bosio 260 Mott st, a 5-sty brick tenement house with store, on a lot 20x89.1, between the Mulberry Community House and the Ferris Provision House.

10TH ST.—Cruikshank Co., in conjunction with H. G. Van Vechten, sold for Mary H. Finch and others 56 West 10th st, a 2½-sty and basement brick dwelling, on a lot 21.6x92.3. The buyer will remodel and occupy the premises.

49TH ST.—The 48 West 49th Street Corporation (H. A. Gripp, P. C. Smith and E. P. Lyon) has been formed to take over the 4-sty stone building, with stores, 21.2x104.6, at that address.

53D ST.—Dr. Herman B. Baruch purchased from Georgia C. Gray the dwelling he has been occupying at 39 West 53d st. The seller allows a mortgage for \$50,000 to remain for 5 years at 5 per cent. The house is 4 stories in height, with extension, and stands on a lot 22x100.5. The sale is recorded.

### North of 59th Street

73D ST.—I. N. Phelps Stoke sold 112 East 73d st, a 4-sty and basement brick dwelling, on a lot 17x102.2. The buyer will make alterations and occupy the premises.

75TH ST.—Leslie J. Pearson sold to Allen McCollom 40 East 75th st, a 6-sty American basement stone dwelling, on a lot 18x102.2.

75TH ST.—David Lion purchased from Lizzie Van Boskerck the 4-sty stone tenement house,

on a lot 28.4x102.2, at 327 East 75th st, occupied by 16 families. The Cruikshank Co. was the broker.

76TH ST.—John L. Rogers sold for Gilbert Colgate 306 West 76th st, a 5-sty stone American basement dwelling, on a lot 25x102.2. The seller had occupied the premises since 1898, when the house was built.

76TH ST.—Slawson & Hobbs sold for Mrs. McGovern the 3-sty and basement brick dwelling 322 West 76th st, on a lot 22x102.2, to Mrs. A. Russ Patterson, vocal teacher, and his wife, Mme. Idelle Patterson, concert soprano. Mr. Patterson's studio has been for a number of years at 2231 Broadway. The buyers will occupy the dwelling as their home and studio.

77TH ST.—Pease & Elliman sold for the Andros Realty Co., represented by Ruland & Benjamin, to Emanuel Kaplan the 3-sty and basement dwelling 67 East 77th st, on a lot 18.9x102.2.

78TH ST.—Estate of Sarah Astor Boreel sold through the Cruikshank Co. and William A. White & Sons, 152 East 78th st, a 3-sty and basement stone dwelling, on a lot 16x68. It is the first sale of the property since 1880. The sale is recorded.

78TH ST.—Schindler & Liebler sold for E. Ward 263 East 78th st, a 3-sty and basement brick dwelling, on a lot 13.10x102.2.

80TH ST.—James H. Cruikshank resold to the Oxford Building Corporation 159 West 80th st, a 5-sty brick apartment house, on plot 35x102.2, held at \$70,000, which he purchased from Flora S. Kayser. Harry Sugarman was the broker in the resale.

81ST ST.—Florence De G. Shaw sold to Harry A. Tepperman the 3-sty and basement brick dwelling, on a lot 20.2x51.2x irregular, at 103 West 81st st.

85TH ST.—M. H. Gaillard & Co. sold for Abraham Luger the 4-sty and basement brick dwelling 63 West 85th st, on a lot 17.10x102.2. The purchaser, Mrs. Mary P. Keenan, will occupy.

88TH ST.—M. H. Gaillard & Co. resold for Mrs. Anna Field the 4-sty brick American basement dwelling, on a lot 18x100.8½, at 115 West

88th st. The purchaser, Mrs. Alma Ahonen, will occupy.

89TH ST.—Leonard Morgan Co., Inc., sold for Annie M. Breunich 212 East 89th st, a 5-sty stone tenement house, on a lot 25x100.8½.

89TH ST.—Frederick Zittel & Sons, in conjunction with Mrs. E. L. Landon, sold for Mrs. Emma C. Uhlman, to Dr. Max Rosenthal 36 West 89th st, a 4-sty and basement stone dwelling, on a lot 20x100.8½.

91ST ST.—George S. Runk sold for John S. Murphy 108-110 East 91st st, two 5-sty brick apartment houses, each on a plot 27x100.8½, and adjoining the southeast corner of Park av.

92D ST.—William D. Kilpatrick purchased from Charlotte M. Leleu of Paris, through Fred A. Holly, the 5-sty brick tenement house with store, at 348 East 92d st, adjoining the southeast corner of First av, on a lot 25x50.8½.

93D ST.—Otto G. Manss and Esther R. Pollstuk bought from Joseph Schwartz 129 West 93d st, a 3-sty and basement brick dwelling, on a lot 18.9x74.10x irregular.

95TH ST.—E. B. Glogan sold to the newly formed 113 West 95th Street Corporation the 4-sty brick American basement dwelling, on a lot 16x100.8½, at 113 West 95th st.

102D ST.—Philip Frost bought from Julia V. McIver 127 East 102d st, a 6-sty brick tenement house with stores, on a plot 37.6x100.11, adjoining the northwest corner of Lexington av.

103D ST.—The 12 East 103 Street Corporation, with W. S. Garabrant, M. Spitzer and Phena, as directors, has been formed to take over the 5-sty brick flat, on a lot 25x100.11, at that address.

103D ST.—Mrs. William Fisher resold the 3-sty brick building, on a lot 25x100.11, at 243 East 103d st, to Morris Markowitz, which she acquired 3 weeks ago from the American Female Guardian Association and Home for the Friendless.

112TH ST.—Shaw, Rockwell & Sanford sold for Bernard A. Ottenberg to H. Sussman 9-11 West 112th st, two 5-sty and basement brick flats, each on a lot 25x100.11.

120TH ST.—Charles M. De Rosa Co. sold for

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### PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., July 27, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., Aug. 21, 1922, for Remodeling Post Office Screen, etc., of the U. S. Post Office, Ashtabula, Ohio. Drawings and specifications may be obtained, in the discretion of the Supervising Architect, at this office,

or of the Custodian, of the building. Jas. A. Wetmore, Acting Supervising Architect.

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Luisa Ricciardi to the 118 East 120th Street Corporation, S. Bellomo, president, the two 5-sty brick tenement houses at 118-120 East 120th st, each on a lot 25x100.11. O'Reilly & Dahn were associate brokers.

122D ST.—The 5-sty and basement brick apartment house 238 West 122d st, on a plot 34x100.11, held at \$50,000, was sold by Max L. Solinsky to a client of the J. & E. Realty Corporation, brokers.

127TH ST.—Shaw, Rockwell & Sanford sold for Emily Benson to a buyer, for occupancy, 29 West 127th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

128TH ST.—Ernest T. Bower sold for Katharine L. Minifie 208 West 128th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11. The buyer will occupy.

131ST ST.—James H. Cruikshank resold to Simon S. Friedberg 251 West 131st st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

133D ST.—Harry Sugarman, in conjunction with Jerome Otley, sold for the Reyvan Realty Co., to a buyer, for occupancy, 150 West 133d st, a 3-sty and basement brick dwelling, on a lot 12.6x99.11.

147TH ST.—Charles A. Du Bois sold for Nathan Sparag 541 West 147th st, a 3-sty and basement brick dwelling, on a lot 16x99.11.

148TH ST.—Charles A. DuBois sold for Arthur W. Konnody the 3-sty and basement brick dwelling, on a lot 15.6x99.11, at 519 West 148th st.

182D ST.—Daniel H. Jackson sold to Isidore Moskowitz 521 West 182d st, a 5-sty apartment house, on a plot 50x79.9, adjoining the northeast corner of Audubon av. Pierre & Golden were the brokers.

AMSTERDAM AV.—The Vartan Holding Co. sold the 6-sty brick elevator apartment house, with stores, on a plot 75x100, at 2388-2390 Amsterdam av, adjoining the south corner of 179th st and opposite High Bridge park.

AV A.—Froman & Taubert sold for Adolph Swidorski to Thomas W. Gillam 1604 Av A, a 5-sty stone tenement house with stores, on a lot 25.6x78. The same buyer recently bought 1595 Av A.

EDGEcombe AV.—John H. Pierce and Jerome H. Frank sold for Agnes Weisner 58 Edgecombe av, a 4-sty and basement stone dwelling, on a lot 15.10x100, to Albert and Lucy Jane Gilbert.

EDGEcombe AV.—William A. White & Sons sold for the Gantz estate to buyers, for improvement, the vacant plot, 57.6x168.6x irregular, on the west side of Edgecombe av, running through to Jumel pl, and 3 lots north of 167th st, overlooking High Bridge park.

FIFTH AV.—Robert Levers sold for Miss Mary Hynes the 4-sty and basement stone dwelling 2129 Fifth av, 16.8x48x75, to Leonard Weill. It is the first sale of the parcel in 30 years.

FIRST AV.—G. Tuoti & Co. sold for the Dormond Realty Co. to the Harlem Realty Co., G. Iacolina, president, 1883-1887 First av, adjoining the northwest corner of 97th st, three 5-sty brick double tenement houses with 6 stores, on a plot 74.8x80.

## BRONX SALES

ELM PL.—Philip Kuestner sold to Ernest C. Fisher 2472 Elm pl, a 2½-sty and basement frame dwelling, on a lot 25x75, adjoining the northeast corner of East 188th st.

OAKLAND PL.—Schwab & Co. sold for the Zeltner estate 730 Oakland pl, southeast corner of Clinton av, a 5-sty and basement brick apartment house, on a plot 100x50. It was a cash sale.

MANDA ST.—Bertha Bowden sold to Jennie Kahn the 2-sty dwelling, on a lot 25x100, at 847 Manda st.

SIMPSON ST.—Harry Cahn sold through Blackner & Goldner 906 Simpson st, a 5-sty and basement brick apartment house, on a plot 75x105.

137TH ST.—Mayer Feldman sold to Antoinette Firseca the 5-sty and basement brick apartment house 626 East 137th st, on a plot 37.5x100.

138TH ST.—Lester G. Bruggeman sold to Samuel Peck the 5-sty brick flat with stores, at 495 East 138th st, on a lot 25x100.

148TH ST.—Cahn & Cahn, operators, sold to Michael Abramowitz, 531 East 148th st, a 5-sty and basement brick apartment house, containing 15 suites, on a plot 37.5x84.7. The sellers still own the adjoining apartment, which they recently purchased. The broker was William Kelleher, representing the firm of Edward A. Arnold.

151ST ST.—Mrs. C. Heins purchased the 5-sty and basement brick apartment house, on a plot 50x131.9, at 345 East 151st st from Marie H. Beran. Julius Tratner was the broker.

163D ST.—Margaret S. Hannigan sold to Harry M. Webster 278 East 163d st, a 2-sty and basement frame dwelling on a lot 22.4x115.

179TH ST.—The C. and C. Construction Co. sold to Bertha Williams the 2½-sty and basement brick dwelling, 211 West 179th st, on a plot 40x100.

182ND ST.—Benjamin, Korndorfer & Hastings, Inc., in conjunction with Frank Utano, sold for Mrs. Amelia R. Hunneke to the Boro Associates, Inc., 601-609 East 182nd st, northwest corner of Adams pl. four 2-sty and basement frame dwellings and a 2-sty frame flat with store, on a plot 119.4x120.7x irregular. They were held at \$45,000.

194TH ST.—Henrietta Lahn resold 348 East 194th st, a 2-sty and basement frame 2-family house, on a lot 18.2x82.3.

BATHGATE AV.—The 2-sty brick business building containing 5 stores, a bakery and dance hall at the southeast corner of Bathgate av and 172d st, 55x87, has been sold by H. A. Keiber for the Bathgate Realty Corporation to an out of town investor. The property was held at \$120,000. It is known as the Bathgate building.

BOONE AV.—The vacant plot, 475x100, on the west side of Eoone av, 125 feet north of 172d st, has been sold by the Borough Holding Co. to the Jawitz Realty Corporation, which also bought the plot, 100x75, at the northwest corner of that avenue and 173d st.

BOSTON RD.—Joseph Nasanowitz sold 2078 Boston rd, a 2½-sty and basement frame building, with store, on a lot 26x111.8, for Donhec Itinlo to Frederick Schwartz, who will alter.

BOSTON RD.—Shaw, Rockwell & Sanford sold for Hannah M. Andrew Brice the plot 112x102x irregular at the southeast corner of Boston rd and 172d st to an operator.

BOSTON RD.—The newly formed J. S. N. Realty Co., represented by A. P. Wilkes, attorney, bought from Anna L. Herrmann the two 5-sty brick apartment houses 1670 and 1674 Boston rd, on plot 85x100, held for \$118,000. They rent for about \$23,000 a year. The incorporators of the buying company are J. and S. Nelson and D. Yager.

BRIGGS AV.—Armstrong Bros. sold the 3-sty and basement brick 2-family house, on a lot 20x94.11, at 2761 Briggs av for Louis Merola to a client for occupancy. It was held at \$18,000.

BROOK AV.—Max Aberbach sold to Jacob Zion 128 Brook av, northeast corner of 134th st, a 4-sty brick apartment house with stores, on a lot 25x100.

BROOK AV.—Weber Piano Co. sold to Williamson & Bryan 495 to 499 Brook av, three 1-sty buildings, 74.11x90, adjoining the northeast corner of 147th st.

BROOK AV.—Williamson & Bryan resold to Anthony and John Gerosa 495 to 499 Brook av, northwest corner of 147th st, a 5-sty brick flat with stores and two 1-sty brick stores, all on a plot 74.7x90.

BROOK AV.—Herman Gotterer sold to Theodore Klein the northeast corner of Brook av and 166th st, a 1-sty brick garage, 79.7x108xirregular.

COURTLANDT AV.—A. D. Angelis sold to Joseph Schreimer 679 Courtlandt av, a 3-sty brick flat with store, on a lot 24.4x100.

COURTLANDT AV.—The Bronx K. C. Home Association purchased from the Haffen Realty Co. the two 2-sty and basement brick dwellings, on plot 100x100, at the southeast corner of Courtlandt av and 153d st.

CROTONA PARKWAY.—Joe Breslauer purchased the vacant plot, 75x144.6, on the east side of Crotona Parkway, 115.7 feet north of 179th st, from the Leonard P. Davis estate, and will erect thereon a 2-sty garage.

DECATUR AV.—Catherine Morris sold to Louisa Laneri 3259 Decatur av, a 2-sty and basement frame dwelling, on a lot 25x100.

DECATUR AV.—Martha Ehrlich sold to Moritz Davidsohn 3287 Decatur av, a 2½-sty and basement frame dwelling, on a lot 25x100.

EAGLE AV.—The Hudson P. Rose Co. sold to Joseph Fraser the 2-sty and basement frame dwelling, 866 Eagle av, on a lot 16.7x71.

GRANT AV.—The Birnbaum Realty Co. sold to Albert Danzic the 3-sty brick flat 959 Grant av, on a lot 20x95.

LELAND AV.—M. M. Reynolds sold for M. Fordyce & Son the new 2-sty frame 2-family house, 1227 Leland av, on a lot 25x100, to M. Murray.

MORRIS AV.—Charles Chanowsky sold to Ray Goldsmith apartment house, on a plot 71.1x144x irregular, at 2005 Morris av.

SEDGWICK AV.—Solly May purchased the vacant plot, 50x99, on the northwest side of Sedgwick av, 75 feet south of Perot st.

SOUTHERN BOULEVARD.—William Goldstone and Simon Meyers purchased from Dochterman Bros. the new taxpayer at 913 to 919 Southern Boulevard, adjoining the southwest corner of 163d st. The property occupies a plot, 163x105, and contains 10 stories. One-half of the building is leased to one tenant. The parcel was held at \$200,000. Harry Levy was the broker.

SOUTHERN BOULEVARD.—Trube & Monroe sold for Abraham Wanderman to Grace Arcaro the 4-sty brick flat with stores, on a plot 37.5x100, at 1308 Southern Boulevard, and 1310, a similar building, to Giuseppe Marchisella.

ST. ANNS AV.—Charles M. De Rosa Co. sold for H. Bench to M. Cirodini the southwest corner of St. Anns av and 157th st, a 5-sty brick flat with store, on a lot 25x100.

THIRD AV.—J. L. & R. W. Davis sold for a client 3603-3605 Third av, two 3-sty frame flats with stores, on a plot 48x97.

TREMONT AV.—Sarah M. P. Moore sold to the Tremont Monterey Corporation 202 East Tremont av, a 2½-sty and basement frame dwelling, on a lot 25x60, adjoining the southeast corner of Monroe av.

VALENTINE AV.—Martha Miller sold to Rose Barba 2932 Valentine av, a 2½-sty and basement frame dwelling, on a lot 22.6x100.8, adjoining the southwest corner of Bedford Park Boulevard.

VYSE AV.—Louis Greenberg purchased from Herman Brustlein the 5-sty and basement brick apartment house at the northeast corner of Vyse av and 174th st, on a plot 50x80. It was held at \$75,000. Ancowitz & Cohen were the brokers.

WALTON AV.—Frederic A. DePeyster sold the southeast corner of Walton av and Tudor pl, 125x100, to the Tudor Building Corporation, which turned it over to the Mavis Realty Co.

WHEELER AV.—Otto A. Deffaa sold to Walter J. Rantz the 5-sty brick apartment house 1240 Wheeler av, on a plot 40x100.

WHITE PLAINS AV.—Harry Goodman sold through M. M. Reynolds the vacant plot, 50x100, on White Plains av, 300 feet north of Wood av, to the Carmal Construction Co., Inc.

## BROOKLYN SALES

ST. MARKS PL.—Henry L. Nielsen Offices sold for Joseph Leonard, 25 St. Marks pl, a 3-family brownstone house, on a lot 21x100.

CLINTON ST.—Leverich Realty Corporation sold for a client to Joseph Zaloom, 242 Clinton st, a 3-sty and basement brick and stone dwelling.

MCDONOUGH ST.—Leverich Realty Corporation sold for Dr. George J. Schreiber to a buyer, for occupancy, 562 McDonough st, a 3-sty and basement brownstone dwelling, on a lot 18x100.

SMITH ST.—Clinton Trading Corporation sold to Antonio Giustiniani 489 Smith st, a frame 3-family house.

1ST ST.—Mrs. Mae Woodburn sold to a buyer, for occupancy, 548 1st st, a 3-sty stone American basement dwelling, on a lot 21x100.

2D ST.—Berkshire Realty Co. sold 386 2d st, Park Slope, a 4-sty double apartment house.

5TH ST.—Joseph Jandold sold to William McShea 500 5th st, Park slope, a 3-sty and basement brownstone dwelling, on a lot 20x100.

67TH ST.—B. Langham sold 272 67th st, Bay Ridge, a brick apartment house containing 17 apartments.

86TH ST.—Meister Builders, Inc., sold to buyers, for occupancy, four new 2-sty brick business buildings, each on a lot 18.4x80, at 1752 to 1758 and 1764 86th st.

EAST 8TH ST.—John J. Mangin, Jr., sold the plot, 40x100, on the east side of East 8th st, 140 feet south of Av J, to a builder, who will immediately erect a dwelling thereon.

EAST 13TH ST.—Melville Realty Co. sold the 2-family house, 1474 East 13th st, for Goldman & Pearlman, builders, to Thomas Reed, for occupancy. The property was held at \$18,500.

EAST 23D ST.—Charles Heymann sold for Nellie McGrath the 8-room detached frame dwelling, 154 East 23d st, which the buyer will alter and occupy.

AV I.—J. Lacov sold for Frances K. Brourton to Louis Goldberg the southeast corner of Av I and East 22d st, 50x114, which will be improved with a 2-family house of 16 rooms and a double garage, to cost \$35,000.

AV M.—A. Mishkin sold for the Adage Realty Corporation, 1709 and 1715 Av M, two apartment houses with stores.

BROADWAY.—Leverich Realty Corporation sold for H. Levy to Joseph Michaels, Inc., furniture dealer, the 2-sty and basement brick dwelling, on a plot 40x100, at 1213-1215 Broadway. The new owner will add four more stories to the structure.

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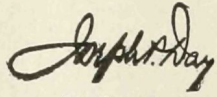
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**CLINTON AV.**—Bulkley & Horton Co. sold for Mrs. Nellie R. Tilton to a buyer, for occupancy, 184 Clinton av, a 4-sty and basement dwelling, on a plot 40x100, running through to Vanderbilt av, where there is a 3-sty stone garage. The house contains 14 rooms and 4 baths. It was built by the late William Beard, who long occupied it.

**GLENMORE AV.**—The Leverich Realty Corporation sold for Morris Heymann the southwest corner of Barbey st and Glenmore av, two 3-sty buildings, and a vacant lot adjoining, to Mr. Rosenbaum, for improvement.

**KINGS HIGHWAY**—William Liss sold for Martini Bros. to M. Lipschitz and A. Cisternino the southeast corner of Kings Highway and East 13th st, an apartment house with 4 stores, 20x109.

### QUEENS SALES

**LONG ISLAND CITY.**—Roman-Callman Co. sold for the Brecher Building Corporation the building recently completed at the southeast corner of Vernon and Webster avs, Long Island City, and covering a plot of 10,000 square feet. The purchaser, after extensive alterations, will use the same for warehouse purposes.

**LONG ISLAND CITY.**—Roman-Callman Co., who was recently appointed agent for the new 2-family houses of the Bliss Street Realty Co., Inc., have sold house No. 29 on Heiser st, Long Island City, to Peter Brecht, for occupancy.

### RECENT LEASES.

#### Hotel Men Lease Part of "Mock's"

John H. Scheier, who in the early part of the current year purchased the site formerly occupied by Mock's "landmark" restaurant, and hotel and other buildings at the southeast corner of Eighth av and 46th st, has leased the three connecting upper floor in four of the buildings to Portnof & Wolf for use as a hotel. The lessees now operate three other hotels in the vicinity.

The one time Mock's Hotel will be renamed the Fulton, and will be remodeled into 100 rooms, fifty of which will have private baths. An impressive limestone entrance will be erected at 266 and 268 West 46th st and a marble lobby and office constructed on a level with the street.

The rental for the term of the lease will be approximately \$500,000.

The buildings purchased by Mr. Scheier are now in process of being completely remodeled, 8 new stores having been installed in addition to a new steam heating plant, modern plumbing and electric lighting throughout. Mr. Scheier took title to the property in April, the Mock lease expiring in May.

#### Takes Over Another Hotel

The Portland Hotel Co., John P. Flannery, president, sold its 21-year lease of the Felix-Portland Hotel, 132 West 47th st, to Milton J. Gusdorfer. Mr. Gusdorfer has been the proprietor of the Hotel Remington, which abuts the Felix-Portland in the rear, and it is his intention to connect the two and operate them under one management. D. F. Pride and Matt Phillips were the brokers.

#### New Lease of Hotel Gramercy

The Gramercy Operating Co., Inc., leased for a term of years to Jesse F. Bluestone, also of this city, the Hotel Gramercy, at the northeast corner of 24th st and Lexington av. The hotel represents two buildings, one of 5 stories, 20x75, and one 25x100, with 80 renting rooms and stores on the ground floor. The aggregate rent will amount to \$250,000 for the period of the lease, besides the purchase of the equipment of the hotel. F. O. Verdiguil of Francis & Co. was the broker.

#### Leases 10-Story Building

Maurice Greenstein, furniture manufacturer, leased the 10-sty building now occupied by Ludwig Baumann & Co., at 260 to 266 West 36th st, near Eighth av, for 21 years at an aggregate rental of about \$75,000. It has a frontage of 73.7 feet. The lease was made by the owners of the property, the S. M. B. Realty Co., and occupancy will be taken when the Ludwig Baumann firm moves into its new building now being erected on Eighth av, 35th to 36th sts. Greenbaum, Wolf & Ernst represented the S. M. B. Realty Corporation as attorneys, and Mr. Greenstein was represented by the firm of Jonas & Neuburger.

#### Large Lease on Broadway

Heil & Stern leased for a client to Fuld Bros. the store, basement and sub-basement in 580 Broadway, comprising 35,000 square feet of space for a long term of years, at an aggregate rental of \$75,000.

#### Floor of Borden Building Leased

A lease for an entire floor in the new addition of the Borden Building at the southwest corner of Madison av and 45th st, was closed by the Fred F. French Co., architects, engineers and builders, which also controls French & French, Inc., building managers. Both corporations are now at 299 Madison av. The wing involved will be used by the French interests for their executive offices, which will be moved to their larger quarters about October 1. The lease was negotiated by Cushman & Wakefield, Inc., who represented the Fred F. French Co., and Brady & Bowman, Inc., agents of the building.

#### Modern Garage Leased

Alfred J. Goodwin, the Iago Realty Corporation, leased for 21 years, at an aggregate rental approximating \$260,000, to John Viviani, the new fireproof garage, the construction of which has just been completed, at 332-336 East 35th st. As the garage is built in a restricted street, the matter had to be brought before the Board of Standard and Appeals, and their permission obtained. The garage is a fireproof structure, modern in every respect, covers a plot 75x98.9, and has a driveway or ramp instead of elevators, and as the location is opposite the park, permanent light is assured. G. Montague Mabie was the broker in conjunction with William Glickman and Brooke & Georger. Mr. Mabie and his associates not only negotiated the lease, but also secured for the owner the builder who constructed the garage.

#### Tiffany Studios to Move

The Tiffany Studios, which have been located on Madison av, north of 42d st, for a number of years, have leased the corner store and basement, 25x85, in the building which Webb & Knapp are to have completed in December, at the northeast corner of Madison av and 46th st. The firm will have an entrance on Madison av and 4 large show windows on the first floor. The lease involves 11,000 net square feet. Douglas L. Elliman & Co. were the brokers.

#### Millinery Firm Leases Broadway Store

The Great Eastern Millinery Co. of Philadelphia, consisting of Max Dann, M. Channick and Harry Gordon, who operate a chain of millinery stores in most of the principal cities throughout the East and Middle West, have just leased from the 160 West 44th Street Corporation, Morris Glaser, president, one of the stores on the Broadway side in the Claridge Hotel building,

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southeast corner of Broadway and 44th st. The lease is for a long term of years, at an approximate aggregate rental of \$300,000. The store will be used exclusively for the sale of millinery and hand bags. Edward Robins, of the firm of Joseph J. Gries Co., Inc., negotiated the deal.

The lower floor of the hotel will soon be altered into stores, several of which have already been leased to prominent concerns in their particular line of business.

**Leases of Entire Buildings**

The 4-sty brick building with stores, 23x60, at 461 Seventh av, southeast corner of 35th st, has been leased by Marguerite D. Thomas to Philip Mangone for a term of 21 years, at an annual net rental of \$12,000.

J. P. & L. A. Kissling leased for Walter J. Ellison to the Fredericks Oil Co., for a term of 5 years, 541-543 West 52nd st, a 1-sty brick garage, 50x100.5x irregular, and for Herman L. Smith to Frank Parlato, 253 West 55th st, a 4-sty and basement stone dwelling, for a term of years, for restaurant purposes.

Blum Estate leased through J. P. & L. A. Kissling, for a term of 21 years, the 4-sty stone flat with store, at 875 Sixth av, on a lot 25x80; and subleased to William E. Taubkin the store and basement of the same property, for a term of 10 years, for his stationery and printing business. Mr. Taubkin has been on the block for 15 years.

Joseph J. Lerner, of Lerner Blouse Shops Corporation, leased through the Lewis L. Rosenthal Co., the 5-sty building, 104 West 48th st, adjoining the Friars Club, for a term of 21 years at an aggregate rental of \$105,000. Mr. Lerner plans to remodel the entire building. The store will be fitted up for retail purposes, the first floor will contain a show room, and the three upper floors will be made into modern high-class apartments. James B. Speyers & Co. were associated as brokers.

Henry G. Wales leased for the estate of Ransom Parker the 3-sty and basement brick building 317 West 15th st, running through the block to 316 West 16th st, to the U. S. Plywood Co., Inc. After extensive alterations are made it will install its office, show rooms and stock rooms at the above address.

Joseph W. Hatch leased to Katharine B. O'Reilly the southwest corner of Third av and 68th st, for a term of 24 years from October 1, at \$5,000 and \$5,040 a year. On the plot is a 2-sty moving picture theater.

The fee of the 3-sty brick building containing stores, 18x60, at 216 Third av, has been leased by Lucius H. Beers to George Schum for a term of 21 years, with an option of renewal for 31 years. The leases call for a yearly net rental of \$600.

White-Goodman leased for a client to Samuel Harris 537 East 19th st, a 2-sty brick building, 23.9x92, for a term of years.

**Some Loft Leases**

M. Rosenthal Co. leased, for clients, to L. Graff & Co., the 4th floor in 255 Seventh av; to L. Wiener, the 3d floor in 152 West 24th st; to the Admiration Lamp Co., the 4th floor in 160 Madison av; to the Primrose Cloak Co., the 4th floor in 252-258 West 29th st; to Rosenzweig & Schwartz, the 5th floor in 144-152 West 27th st; and in conjunction with M. & L. Hess, to Mandel & Alper, the 4th floor in 17 West 31st st.

J. P. & L. A. Kissling leased for the Silver Lunch Co., for a term of 3 years, the 3rd floor of 903 Eighth av; for Nathan S. Goldstein, the 3rd floor of 875 Sixth av, for a term of 3 years; and for a client to the De Paul Furniture Co., a loft in 801-803 Third av, for a term of 2½ years.

**Claridge to Contain Stores**

Announcement is made of the lease of the Claridge Hotel, Broadway and 44th st, by L. M. Boomer, as head of the Hotel Claridge, Inc., to Morris M. Glaser, of 1133 Broadway. The lease is to run for 21 years. The consideration was about \$5,000,000. The terms of the lease permit renewal.

It was stated that Mr. Glaser intends to continue the operation of the hotel, but the name may be changed. The lower floors will be altered and converted into 12 stores after the manner of the Hotel Astor. Mr. Glaser took possession August 1.

**Leases on and Near Fifth Avenue**

Adams & Co. leased for Julius Libman a floor containing 10,000 square feet in 48-56 West 38th st, to Cohn & Kaplan, manufacturers of ladies' hats, for 5 years from February 1, 1923, at an aggregate rental of \$60,000.

Butler & Baldwin, Inc., leased for the Zone Trading Co. the 4th floor of 12 East 48th st, to Anna Claff Shoule, dressmaker, for a term of years.

Arsene J. Van Exem, retailer of jewelry, leased store and basement in the new Heckscher Building, southwest corner of Fifth av and 57th st. The store fronts 18 feet on Fifth av and has a depth of 80 feet. The lease is for 21 years, but the lessors, the Anama Realty Corporation, provide for the payment of a stipulated rental for 10 years. The rental for the remaining 11 years is subject to a reappraisal, but stipulates that the minimum rental shall be paid. William D. Bloodgood & Co. represented the lessee and Cushman & Wakefield were the brokers.

Butler & Baldwin, Inc., leased for Frederick Fox & Co. store in 39 West 47th st, for a term of years, to Joseph Callman, retail jeweler.

Frederick Fox & Co., Inc., leased store and basement in 4 East 53d st to the Charles H. Totty Co., of Madison, N. J., growers, wholesale and retail florists; and in conjunction with Butler & Baldwin also leased floor in the same building to Bacon & Co., of Boston and New York, interior decorators.

Fenimore C. Goode Co. leased the store and basement in 33 West 46th st, for a term of years, for Mrs. Julia L. Allen, of Monmouth, N. J., to B. C. Olson, Inc., milliners.

Pease & Elliman leased for Abraham Rosenberg to Josephine di Urso a loft in 24 East 54th st.

Pease & Elliman leased for Miss Annie Winters to Miss J. E. Patterson, 40 East 35th st, a 4-sty and basement stone dwelling, on a lot 21x72.6, for a term of years.

Tankos, Smith & Co., leased for the St. Regis Restaurant Corporation, William Lowenstein, president, a store in the westerly end of the building, at 6 East 23rd st, to Samuel Samuelson, who will occupy same for the sale of beaded bags and novelties.

**Long Lease of Seventh Avenue Corner**

The Rhinelander Real Estate Co. leased to Maurice M. Wyckoff for a term of 21 years from next May the 3 and 4-sty buildings, 61 and 63 Seventh av, northeast corner of 14th st. The lease calls for an annual net payment of \$6,000 to \$8,000 and the lessees are to make improvements costing at least \$20,000 before May, 1926.

**Store in Pasadena Hotel Leased**

Wood, Dolson Co., Inc., leased the store at 1853 Broadway, in the Pasadena Hotel, Broadway and 61st st, to the Stevens New York Motor Car Co., Inc., for an aggregate gross rental of \$60,000. Price, Birkner & Johnston were associate brokers.

**Some Bronx Store Leases**

Herman A. Acker leased for a client to the Great Atlantic & Pacific Tea Co., as a branch, the store in the southwest corner of Davidson and Burnside avs; also the adjoining store to W. W. Cervantes, to be occupied by the lessee for an optical business; also the store at 2052 Jerome av, adjoining a corner of Burnside av, to Jack DeFina. The leases are made for a period of years, at an aggregate rental of about \$17,000.

Shaw, Rockwell & Sanford leased for J. Stracke the store at 1659 Jerome av, Bronx, to L. Lopez for a candy factory.

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**REAL ESTATE NOTES.**

S. ULLMAN removed his real estate office to 391 East 149th st, corner Third av, on August 1.

LYLE C. RAY, formerly with Hoyt & Ray, is now associated with the M. Morgenthau, Jr., Co. and Everett M. Seixas Co.

J. MILTON BAKER, for many years identified with the metropolitan insurance district, has become manager of the insurance department of Thoens & Flaunlacher, Inc.

THE RENTAL to be paid by Maurice M. Wyckoff to the Philadelphia Real Estate Co. for the property at the northeast corner of Seventh av and 14th st is from \$6,000 to \$18,000 net annually.

JOSEPH G. HAFT, formerly president of the Berkshire Realty Co., Inc., of 44 Court st, Brooklyn, has opened offices at 225 Fifth av, Manhattan, where he will conduct a general real estate business.

DR. ABRAHAM LANE is the buyer of the vacant plot on the west side of Central Park West

25.11 feet north of 97th st, recently sold. Dr. Lane purchased the property to improve with a modern fireproof sanitarium.

MORRIS TAYLOR has severed his connection with the office of the Lewis L. Rosenthal Co. and has opened an office on the ninth floor of 509 Fifth av, to conduct a real estate and insurance business on his own account.

A. PAVERSTEDT, banker, associated with Speyer & Co., is the purchaser of the 6-sty dwelling, 10 East 68th st, sold recently by Harold C. Mathews. The buyer will alter it at a cost of \$35,000 from plans by Donn Barber.

WALTER C. ABERG, formerly in the legal department of the Title Guarantee & Trust Co., and of the Home Title Insurance Co., has become counsel and manager of the new real estate firm of Thoens & Flaunlacher, Inc.

ALFRED J. GRAHAM has opened a real estate and insurance office at 132 Nassau st. He has been in the bond and mortgage department of the Bankers Trust Co. for the last 5 years and previously was with Frederick Fox & Co. for 12 years.

EDMUND O'CONNOR, formerly Commissioner of Records of Kings County, and John E. Sulli-

van, now at Fifth av and 78th st, Bay Ridge, in the real estate and insurance business, have opened a downtown office in the Garfield Building, 26 Court st.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2	July 23 to July 31	July 23 to July 30
Total No.....	186	218	337	209	665	840
Assessed Value.....	\$13,993,700	\$11,828,200	.....	.....	.....	.....
No. with consideration	24	37	139	37	17	45
Consideration .....	\$815,921	\$1,964,600	\$351,922	\$47,190	\$142,550	\$336,358
Assessed Value.....	\$705,500	\$1,782,000	.....	.....	.....	.....
	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to July 31	Jan. 1 to July 30
Total No.....	7,094	6,657	7,495	5,757	24,142	22,752
Assessed Value.....	\$496,343,400	\$370,212,399	.....	.....	.....	.....
No. with consideration	699	735	882	390	963	1,247
Consideration .....	\$36,846,861	\$38,366,155	\$6,148,155	\$4,032,033	\$13,160,500	\$13,992,901
Assessed Value.....	\$34,355,650	\$34,269,800	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2	July 23 to July 31	July 23 to July 30
Total No.....	183	206	328	155	677	824
Amount .....	\$2,939,139	\$5,605,250	\$2,545,654	\$1,153,912	\$3,701,646	\$3,831,612
To Banks & Ins. Co.	43	21	27	15	166	105
Amount .....	\$592,669	\$2,329,000	\$617,300	\$300,500	\$1,321,616	\$870,381
No. at 6% .....	143	172	309	121	656	799
Amount .....	\$2,148,759	\$4,254,282	\$2,136,329	\$1,047,475	\$3,628,446	\$3,633,162
No. at 5 1/2% .....	17	8	3	7	17	20
Amount .....	\$226,500	\$179,500	\$337,000	\$19,425	\$51,450	\$183,450
No. at 5% .....	1	4	3	.....	.....	5
Amount .....	\$50,000	\$839,618	\$4,550	.....	.....	\$15,000
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	2	.....	.....	.....	.....
Amount .....	.....	\$10,000	.....	.....	.....	.....
Unusual Rates .....	1	1	.....	.....	1	.....
Amount .....	\$6,750	\$4,750	.....	.....	\$4,200	.....
Interest not given .....	21	19	12	27	3	.....
Amount .....	\$507,130	\$317,100	\$66,425	\$87,012	\$17,550	.....
	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to July 31	Jan. 1 to July 30
Total No.....	5,942	5,112	6,234	3,682	25,784	18,844
Amount .....	\$211,487,596	\$157,439,637	\$66,982,389	\$28,111,622	\$144,826,691	\$100,011,394
To Banks & Ins. Co.	919	820	569	268	5,253	2,650
Amount .....	\$73,094,617	\$65,688,977	\$10,873,005	\$4,948,269	\$42,994,321	\$24,280,250

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2
Total No.....	39	58	17	15
Amount .....	\$8,963,500	\$5,249,950	\$542,450	\$141,540
To Banks & Ins. Companies...	27	19	11	8
Amount .....	\$3,259,000	\$3,210,150	\$412,000	\$104,400
	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2
Total No.....	1,701	1,412	561	458
Amount .....	\$120,574,723	\$108,457,081	\$16,169,137	\$10,312,086
To Banks & Ins. Companies...	1,136	866	319	243
Amount .....	\$90,800,906	\$90,694,279	\$10,120,200	\$6,319,875

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2	July 26 to Aug. 1	July 27 to Aug. 2
New Buildings...	18	17	63	50	127	192	267	383	70	100
Cost .....	\$1,874,400	\$666,400	\$817,700	\$910,950	\$1,326,790	\$3,404,000	\$1,163,570	\$2,142,425	\$540,410	\$217,375
Alterations .....	\$396,300	\$360,905	\$16,875	\$33,900	\$123,425	\$155,700	\$44,565	.....	\$11,400	\$7,450
	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2	Jan. 1 to Aug. 1	Jan. 1 to Aug. 2
New Buildings...	561	454	2,535	1,381	7,048	4,901	12,163	6,848	1,291	1,391
Cost .....	\$83,070,936	\$71,018,018	\$64,426,738	\$31,494,990	\$74,860,970	\$55,375,955	\$74,801,819	\$38,429,046	\$4,376,328	\$4,211,945
Alterations .....	\$18,126,892	\$16,541,807	\$2,102,490	\$1,268,019	\$5,638,290	\$5,059,885	\$2,280,575	\$2,139,747	\$163,885	\$260,872

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# BUILDING SECTION

## Building Industry Depressed by Coal and Rail Strikes

Flow of Material Supply to Metropolis is Curtailed and Many Producers Anticipate Temporary Suspension of Operations

**A**SIDE from keeping building material costs at high levels the conditions brought about by the coal and railroad strikes are now adversely affecting the production of these commodities and as a result there is growing anxiety in the building industry as to the immediate future. Although as yet no active construction in this district has been held up or even slowed down to any extent, architects and prospective builders are somewhat hesitant about making commitments for new structures while any doubt prevails as to a continued flow of essential materials.

The effect of the coal shortage on industrial operations is already quite noticeable in the recent reports which state that some of the important steel mills will in all probability be forced to shut down unless the coal strike is settled within the next week or so. The production of steel is already considerably curtailed by the fuel scarcity and as a result the mills are booked for some months ahead. Deliveries on fabricated material for buildings are already quite extended and high premiums are being offered for early delivery with the producers as a general thing not anxious to accept new business at any price or under any conditions.

Similar difficulty is also being experienced in the cement industry and the inability to secure coal has already caused a number of the cement plants to suspend manufacturing operations for the time being. A statement issued by the Portland Cement Association in Chicago pointed out that the cement industry is the fourth largest consumer of coal in the country, more than seven million tons being consumed at cement mills every year. Many of the mills have been having difficulties in obtaining coal for some time. With the regular source of supply shut off by the strike the mills have been forced to secure coal from more distant points, at higher prices and a longer haul. As many of these sources are now cut off by the railroad strike the fuel situation has become acute to cement producers and unless the strike adjusts itself within a short time more of these plants will be closed or at least only operated on part time.

Coming at a time when the country is experiencing one of the greatest building booms in its history, a shortage of cement would have a serious effect upon every class of construction operation. As cement enters into practically every type of building project that is erected the curtailment of the cement supply through the coal strike would tie up many of the active building projects and make it impossible for a vast amount of contemplated new work to get started. A similar effect would be experienced by the road construction industry, as cement is extensively used in a large majority of the highway programs.

In addition to the coal strike, the railroad strike has a direct effect on the cement supply. The equivalent of the 377,000 box cars of 50-ton capacity which were required to haul last year's cement output to the consumer, and if the strike ties up transportation any further it will be impossible to get the cement shipped to the points where it is needed. Incidentally, the textile strike, if it ties up the textile mills, would also have a serious effect upon the cement industry as thirty million new cloth sacks are needed every year by the manufacturers of this material. These sacks require an immense amount of cloth and if the mills were unable to supply the cloth for sacks

it would be an extremely difficult matter to handle the cement orders.

Manufacturers of lime and plaster are in a position similar to that of the producers of cement. Coal is needed for the manufacture of these materials and as a result of the scarcity during the past few months production has been seriously curtailed and reserves are rapidly being depleted. Local dealers have practically no stocks on hand and although they have been able to keep their jobs supplied thus far there is considerable anxiety as to their ability to maintain the flow of these materials for any definite period unless improved conditions increases the supply.

Since the beginning of the season the brick manufacturers have been confronted with fuel problems which have greatly retarded their ability to produce at a normal rate. The manufacturers of face brick have been forced to curtail production in some plants and in several it has been necessary to close down entirely for the time being and manufacturing operations will not be resumed until a regular supply of coal is assured. Brickmakers in the Hudson River valley have been severely handicapped by the coal scarcity. During the past few weeks the situation has grown so acute that production has been slowed down and manufacturers are using substitutes for hard coal when possible. Producers in the Hudson River district are only using anthracite coal for starting the fires in their kilns and after that they are kept going by soft coal, bricquettes, coke and cord wood. There is considerable scarcity prevailing in the supplies of both wood and coke and as a result prices are steadily advancing. The conditions are having a decided effect on production costs and while they prevail there is little possibility of lower brick prices for the Metropolitan district.

It is not only the manufacturers of basic building materials that are being hampered by the difficulties of fuel supply and transportation. While all industry is affected and greatly retarded it is especially noticeable because the construction industry was just getting back upon its feet after several years of lassitude and neglect.

During the past week or so manufacturers in various lines which depend upon construction for the disposition of their products have suggested that local jobbers and dealers anticipate their autumn requirements and place their orders as promptly as possible because of the doubt as to future reserve stocks and the ability of manufacturers to guarantee the arrival of shipments.

The lumber industry, while not particularly affected by the coal strike, is greatly hampered by the railroad transportation difficulties. Rail shipments of lumber and timber have been delayed for the past six weeks and there is no present indication of relief. Fortunately water shipments are arriving steadily and there is also a considerable lumber reserve in the yards throughout the Metropolitan district which will be capable of maintaining the supply unless the requirements grow to abnormal proportions.

Because of the prevailing high material costs and the grave doubts about the future supply several noteworthy building projects are being held in abeyance. The most important of these is the large housing operation, scheduled by the Metropolitan Life Insurance Company for the borough of Queens. The owners have definitely announced that work in this project will not be started until conditions radically improve.

# Work in Progress on New Apartment in East 49th Street

Nine-Story Multi-Family Structure, Designed by A. C. Bossom, Being Erected by Victor Guinzburg as an Investment

**B**UILDING operations are progressing rapidly on a new nine-story fireproof apartment house at 150 to 154 East Forty-ninth street. The building is being erected as an investment, not as a speculation, as is so frequently the case with structures of this size, and consequently the architect has devoted much thought and effort to give the best provision for satisfying the tenants.

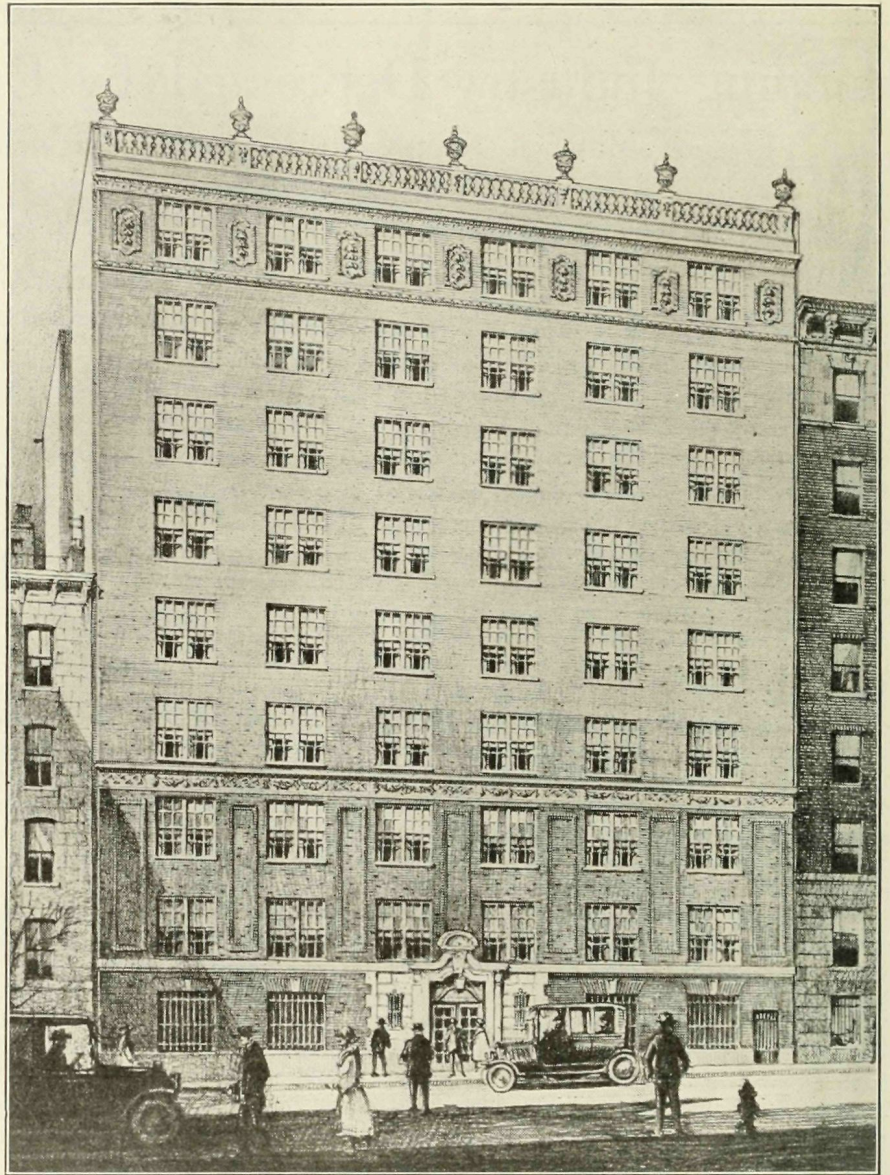
Plans and specifications for this project were prepared by Alfred C. Bossom, 680 Fifth avenue. The owner is Victor Guinzburg. No general contract for the construction of this operation has been awarded, but separate contracts for the various trades are being let as the work proceeds.

This structure will contain accommodations for forty-six families in suites of various sizes and in addition rooms for eleven servants are provided. The building will be equipped with two electric traction elevators, whereas in the majority of apartments of similar size but a single combination passenger and service elevator is installed. Dumbwaiters are also being provided to serve certain of the apartments, so that the tradesmen are not required to go into any of the halls in the building.

The approach to the various living suites from the public corridor and the open appearance of the suites noticeable immediately upon entry, are matters that have been given more than the usual thought and study in a nine-story multi-family building, of which such a number have recently been erected in New York City.

Externally the building will have a facade of buff brick and terra cotta worked out in the style of the English Georgian period, with an effort to make the same as domestic as possible, and as distinct from the semi-institutional model, which this style now and then produces.

According to the present construction schedule, this structure will be completed and ready for occupancy early in the coming year.



A. C. Bossom, Architect.

NEW NINE-STORY APARTMENT IN 49TH STREET

## July Construction Activity in New York City

**T**OTAL construction contracts awarded in the five boroughs of New York City during July amounted to \$36,571,500, according to the F. W. Dodge Company. This was a decline of 13 per cent. from the June figure. Although there has been a gradual decline in New York City since April, the peak month, recent months have maintained relatively high levels of activity. Last month, for example, was 59 per cent. ahead of July, 1921. From January 1 to August 1 the amount of work started has been exactly double the amount for the corresponding period of last year.

Bearing this in mind, it is readily seen that the declines of recent months have shown a far more wholesome condition than would have prevailed if there had been continued record-breaking months, which would undoubtedly have led to a drastic reaction.

Residential construction still leads, having amounted to \$20,662,300 in July, or 56 per cent. of the month's total. Business buildings amounted to \$7,114,500, or 19 per cent. of the total; and educational buildings, \$4,150,500, or 11 per cent. of the total.

## Plans Being Matured to Celebrate Founding of Edison System

**T**HE fortieth anniversary of the starting of Edison service will be celebrated in New York City on September 11. As a matter of history the old Pearl Street station in New York began operations at 3 o'clock on the afternoon of September 4, but inasmuch as that date is a holiday (Labor Day), when most people are apt to be out of the city, it was decided to celebrate the fortieth anniversary of the starting

of the Pearl Street station a week later. The New York Edison Company will be the host and suitable addresses by Edison pioneers will be made. It is expected also that Mr. Edison himself will be in attendance. A feature of the celebration will be an historical exhibit of Edison apparatus, models, lamps, photographs, etc., which are now being collected and arranged.

# Building Activity in Metropolis Gaining Momentum

Weekly Statistics Compiled by F. W. Dodge Company Show Decided Increase in Commercial and Industrial Construction

**R** E P O R T E D activity in the building line during the thirtieth week of the current year shows a continuation of the boom times which have marked the past two or three months. According to statistics tabulated by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, architects and engineers reported progress on plans for 622 new building and engineering projects which will involve a total estimated cost of \$23,968,000. During the same week announcements were made of the award of 406 contracts which will require a total outlay of approximately \$16,290,200. These totals for the week compare very favorably with those of preceding weeks and indicate that construction activity is not slowing down to any great extent in this territory and that there is every prospect of a continuation of boom times in the construction industry for some months to come.

In Greater New York a corresponding interest in construction has been noticed and although the railroad and fuel strikes are affecting progress to some extent the influence of these conditions is not as bad as it was generally anticipated. Building in New York City has changed in character greatly during the past three or four weeks. There is no doubt but that speculative construction is diminishing in volume in all parts of the city. The loss, however, is more than offset by the gains noticeable in commercial building projects and the large number of private residence operations that are being undertaken in this district.

According to the report for the week 285 new structural projects were being planned at an estimated total cost of \$10,765,200 and the commitments involved 128 separate operations at a total cost of \$12,652,700. An analysis of these figures show a decided improvement in the volume of commercial and industrial work in this city and also considerable of an increase in other phases of building.

The list of 285 projects for which plans were reported in progress during the week included 44 commercial buildings such as stores, offices, lofts, commercial garages, etc., \$2,060,500; 5 educational buildings, \$56,600; 5 hospitals and institutions, \$1,370,000; 4 factory and industrial projects, \$97,000; 1 military structure, \$18,000; 1 public building, \$20,000; 10 public works and public utilities, \$490,000; 8 religious and memorial projects, \$335,500; 196 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$4,782,600 and 11 social and recreational projects, \$535,000.

Among the 128 operations for which contracts were awarded in Greater New York during the thirtieth week of this year were 30 commercial buildings of various types, \$1,200,500; 7 educational projects including schools, colleges, libraries, etc., \$1,804,000; 4 factory and industrial buildings, \$150,000; 1 public building, \$100,000; 8 public works and public utilities, \$522,200; 77 residential operations including multi-family dwellings and one- and two-family houses, \$4,871,000 and 1 social proje t, \$15,000.

## PERSONAL AND TRADE NOTES.

**S. Edson Gage**, architect, recently moved his office from 28 East Forty-ninth street to 126 East Fifty-ninth street.

**Carter Sales Corporation**, 53 Barclay street, has acquired the business of the Zibell Damp Resisting Paint Company.

**T. C. Desmond & Co., Inc.**, engineers and contractors, announce that they have moved their offices from 26 Beaver street to 125 East 46th street.

**John M. Infinger**, architect, recently moved his office from 188 Montague street, Brooklyn, to 417 Fairmount avenue, Jersey City, N. J.

**Roger B. Stevens**, formerly electrical engineer on the consulting board of the American Sugar Refining Company, has established an office at 51 East 42nd street, where he will practice his profession as a consulting electrical engineer.

**Charles F. Rand**, chairman of the Engineering Foundation, and Col. A. S. Dwight, president of the American Institute of Mining and Metallurgical Engineers, were recently decorated with the Croix de Chevalier de la Legion d'Honneur by the French Government for distinguished service during the war.

**Tracy & Swartwout**, architects, have been commissioned to design the national memorial and administration building for the Benevolent and Protective Order of Elks which will be erected in Chicago. The award of this commission resulted from a competition in which architects of national prominence participated.

### Tariff on Hollow Brick

As a result of an opinion by the board of general appraisers, hollow building-brick takes the same rate of duty as does the ordinary brick of commerce. "The ordinary brick of commerce," says the opinion, "is a rectangular block of clay burned in a kiln, the length generally being twice the breadth; but neither the shape nor the dimensions are the essentials of a brick. The brick known to the

tariff law is any article of any shape or form made of clay burned to a certain hardness and used as the ordinary brick is used in the construction of buildings. The article which is the subject of this protest, we think responds to this definition."

Despite its greater value, hollow building brick, therefore, may be imported on payment of a duty of ten per cent ad valorem, the rate applicable to ordinary bricks.

### The House Owner's Book

Among the recent publications of the Funk & Wagnalls Company is "The House Owner's Book," by Allen L. Churchill and Leonard Wickenden. This book has been written from the viewpoint of the prospective home owner and will prove most helpful to those interested in the construction or conduct of a home. The opening chapters are devoted to financing home-building and home-owning projects and in the following chapters the authors give the sort of information and advice necessary to proper and economic construction. The relative value of building materials is explained and there are chapters devoted to roofing, heating, plumbing, ventilation, water supply, drainage, painting and interior decoration. The book further advises prospective owners in the care of buildings, how to handle tools and do odd jobs around the house in carpentry, painting, etc.

This book is thoroughly practical and absolutely non-technical. Numerous illustrations give the reader a graphic idea of the various important subjects explained in the text.

### Cement Production Increases

Production of Portland cement showed a slight increase in June over the previous month of May. Shipments showed a substantial increase, numbering over 700,000 barrels. At the end of the second quarter for 1922, production was 436,000 barrels ahead of the first half of 1921. Shipments for the first half of 1922 exceeded those for the same period last year by 6,827,000 barrels. Stocks dropped approximately 2,200,000 barrels in the month of June.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Association of Window Glass Manufacturers** will hold its annual meeting at Cedar Point, Ohio, August 8 and 9 inclusive.

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

**American Society for Municipal Improvements** will hold its annual meeting at Cleveland, October 2 to 6, inclusive. Headquarters will be located at the Hollenden Hotel. An interesting exhibit will be held in connection with this meeting.

**American Ceramic Society** plans a week of plant inspection and general outing in Canada and New York State. Among the cities to be visited during the summer meeting of this organization, which will be held from August 13 to 19 inclusive, will be Rochester, Montreal, Ottawa, Kingston, Toronto, Hamilton, Niagara Falls and Buffalo.

**Illuminating Engineering Society** will hold its annual convention in Boston, September 25 to 28 inclusive. This will be the sixteenth annual gathering of the society, and the convention arrangements are in the hands of a committee of which C. L. Edgar, president of the Edison Electric Illuminating Company of Boston, is chairman; H. F. Wallace, vice-chairman, and J. Daniels, secretary.

**National Safety Council** will hold its eleventh annual meeting in Detroit, August 28 to September 1, inclusive. A special program has been arranged for the metals section, of which J. R. Mulligan, safety inspector for the Bethlehem Steel Company, is chairman. The program for the meeting includes reports of officers and committees and several addresses. All meetings will be held in the new Cass Technical High School, which has just been completed. This building has an auditorium with a seating capacity for 3,000 persons.

# CURRENT BUILDING OPERATIONS

**A**SIDE from the award of several contracts of more than ordinary importance the past week was a quiet period in the local building field. A number of new operations have been announced in the planning stage, but it is likely to be some time before these projects are released for estimates. As the summer progresses increased interest is noticed in commercial building operations and although residential construction, in point of volume and value, continues to be the outstanding feature of the local situation, there is no doubt but that this form of activity is slowing down and that operations of other types are gaining prominence.

One of the outstanding features of the local situation, there is no doubt but that this form of activity is slowing down and that operations of other types are gaining prominence.

One of the outstanding features of the past week was the award of several contracts for extensive alteration projects on the upper East Side which involve large private residences to be modernized for new owners. There is a decided trend along this line and the jobs now placed under contract is but the forerunner of considerable similar work.

The local labor situation is quiet and although there is still a scarcity of mechanics in some lines the general situation is improved. The speculative work in the outskirts of the city is slowing down and as a consequence a number of skilled men are being released for work on other jobs.

The building material markets are quite active and orders are coming in rapidly. The coal and transportation situation is affecting production to some extent, and as a rule supplies are not very plentiful while in some lines the reserves have already been consumed and there is some anxiety about the future. Prices are very firm and have a decidedly upward tendency.

**Common Brick**—The market is very strong and brick is being disposed of just as rapidly as the boats arrive at the New York docks. There is every likelihood of a continuation of the present heavy demand for some months to come and manufacturers are straining every effort to get brick into the market but are being hindered to some extent by the scarcity of coal.

**Summary**—Transactions in the North River brick market for the week ending Thursday, August 3, 1922. Condition of market: Demand strong; prices firm and unchanged. Quotations: Hudson Rivers,

\$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 43; sales, 40. Distribution: Manhattan, 15; Bronx, 1; Brooklyn, 13; New Jersey points, 6; Astoria, 4; Huntington, 1.

**Lumber**—The market is very active in both wholesale and retail departments. The building boom now in progress in the Metropolitan district has kept lumber interests fully engaged for the past three or four months and there is apparently no indication that the demand from this source is about to drop off. Prices are

steady but there is considerable likelihood of higher prices during the autumn months, particularly if the current rate of demand continues. According to a statement recently issued by the New York State College of Forestry, Syracuse University, wholesale and retail prices of lumber are due for a steady increase in the near future. This will be due to the continued increase in the demand for lumber products and the inroads now being made upon the forest reserves.

**Structural Steel**—Although the market for fabricated material is not quite as

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades..\$20.00 to —  
Raritan .....

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

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

Rough Red.....\$45.00 to —  
Smooth Red..... 45.00 to —  
Rough Buff ..... 50.00 to —  
Smooth Buff ..... 50.00 to —  
Rough Gray ..... 53.00 to —  
Smooth Gray ..... 53.00 to —  
Colonials ..... 45.00 to —

**Cement**—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Domestic Portland cement, per bbl.. \$3.25  
Rebate for bags, 10c. each

**Gravel**—Delivered at job site in Manhattan and Bronx:

1½-in. Manhattan deliveries, per cu. yd. .... \$2.75  
Bronx deliveries ..... 2.75  
¾-in. Manhattan deliveries..... 2.75  
Bronx deliveries ..... 2.75

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

**Grit**—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries ..... \$2.75  
Bronx deliveries .. ..... 2.75

**Hollow Tile**—

Exterior—Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring..... \$0.12 per sq. ft.  
3x12x12 ..... 0.12 per sq. ft.  
4x12x12 ..... 0.17 per sq. ft.  
6x12x12 ..... 0.19 per sq. ft.

Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

**Lath**—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens ..... \$10.50 per 1,000

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) ..... \$4.50 per bbl.  
Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.  
Finishing Lime (Standard in Hydrate Finishing, in paper bags ..... 24.00 per ton  
Hydrate Common, in paper bags ..... \$19.50 per ton

**Plaster**—

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

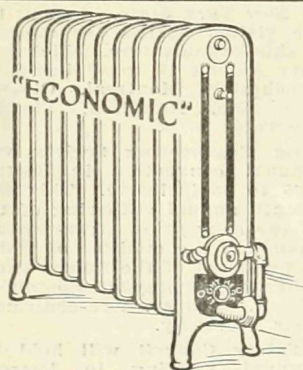
Neat Wall Cement, in cloth bags ..... \$21.00 per ton  
Brown Mortar, in cloth bags, 18.00 per ton  
Lath Mortar, in cloth bags... 18.00 per ton  
Finishing Plaster, in cloth bags ..... 24.50 per ton

Rebate for returned bags, 15c. per bag

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

**Plaster Blocks**—

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



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# MATERIALS AND SUPPLIES

active as it was several weeks ago the recent booking of large tonnage commitments for power house construction has kept up the tone of the market. During the past week new inquiry has been relatively light and orders, for the most part, have been small. The fuel shortage plus the difficulties of transportation have greatly affected the structural steel situation. Some of the mills will not consider new business at present and until the fuel and transportation situations improve there is every probability that business in fabricated steel will be limited to

urgent requirements. Prices are strong but quotations on material fabricated and erected are practically unchanged.

**Reinforcing Bars**—Business in this line has been light during the past week with the market affected to some extent by fears that the railroad strike may prevent deliveries. Purchases recently have been in relatively small lots but increased business is anticipated in the near future as there is a fair amount of important commercial and industrial construction being planned in which reinforced concrete will be used extensively. Prices are

holding very firm and with a tendency to seek higher levels.

**Cast Iron Pipe**—Although the demand for this commodity continues very strong, important tonnage orders are negligible and at present the buying activity is emanating from private sources. Municipal purchases are light but several important projects are scheduled for release in the near future. The rail and coal strikes have as yet had very little effect upon production in the mills in this district. The recent rush of orders have piled up business considerably in excess of maximum output and as a result manufacturers are not generally quoting for deliveries in less than three months. Prices are very firm but unchanged with New York quotations as follows: 6 in. and larger, \$53.00 per net ton; 4 in. and 5 in., \$58.00 and 3 in., \$63.80 with Class A and pipe \$4 extra per ton.

**Electrical Supplies**—The demand for electrical materials and supplies holds steady and prices are generally reported stronger and with a decidedly advancing trend. Conduit recently advanced about 6 per cent. and other items are showing an inclination to seek higher levels. Flexible armored conductor continues in active demand and stocks are reported plentiful. Prices on rubber covered wire remain unchanged but the demand is steadily improving.

**Linseed Oil**—Some slight improvement was noticed in the local market for oil during the past week but the current business is still far below what it should be at this period of a normal year. Buying is relatively light and orders are mostly for immediate requirements and in small lots. Carload lot business is negligible although there have been several important inquiries which indicate better conditions in this market before long. Prices are firm and practically unchanged.

**Nails**—The market for nails is quite active and the trade is inclined to anticipate excellent business for some months to come as there is no apparent let-up to the volume of active construction in this territory. Stocks are fair and assortments are complete but there is some likelihood that prices will advance to some extent in the near future as a result of increased manufacturing costs.

**Roofing Papers**—Demand continues strong and all current reports are to the effect that business will remain good while the suburban building activity maintains its prevailing rate of progress. Stocks are said to be adequate for all demands and deliveries are prompt.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x48x½ in.	\$0.34 each
32x36x¼ in.	0.20 each
32x36x⅝ in.	0.22 each
32x36x½ in.	0.28 each

### Sand—

Delivered at job in

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

### White Sand—

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

### Broken Stone—

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

### Building Stone—

Indiana limestone, per cu. ft.	\$1.62
Kentucky limestone, per cu. ft.	2.27
Briar Hill sandstone, per cu. ft.	1.68
Gray Canyon sandstone, per cu. ft.	1.65
Buff Wakeman, per cu. ft.	1.90
Buff Mountain, per cu. ft.	1.80
North River bluestone, per cu. ft.	1.85
Seam face granite, per sq. ft.	1.20
South Dover marble (promiscuous mill block), per cu. ft.	2.35
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.	1.98c. to —
Beams and channels over 14 in.	1.98c. to —
Angles, 3x2 to 6x3	1.98c. to —
Zees and tees	1.98c. to —

### Lumber—

Wholesale prices, New York.

Yellow pine, merchantable 1905, f. o. b., N. Y.	
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3x4 to 14x14, 10 to 20 ft.	\$42.00 to \$56.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	37.50 to —
Hemlock, W. Va., base price, per M.	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)	28.50 to —
Wide cargoes	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in.	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts	15.00 to —
Cypress shingles 6x13, No. 1 Prime	13.00 to —
Quartered Oak	163.50 to —
Plain Oak	134.00 to —

### Flooring:

White oak, quart'd sel.	\$97.50 to —
Red oak, quart'd select.	87.50 to —
Maple No. 1	76.00 to —
Yellow pine No. 1 common flat	61.00 to —
N. C. pine flooring Norfolk	62.50 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.	\$0.93 to —
Less than 5 bbls.	0.96 to —

### Turpentine—

Turpentine	\$1.03 to —
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Securities Corp.**  
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## CONTEMPLATED CONSTRUCTION.

### Manhattan CHURCHES.

140TH ST.—Ed. R. Williams, 2296 7th av, has preliminary plans in progress for a 1-sty and basement brick and cast stone church, 88x91 ft, with Sunday school, at 140 to 146 West 140th st for Little Mt. Zion Baptist Church, Rev. William Campbell, pastor, 234 West 136th st, owner. Cost, about \$200,000. Owner will take estimates on general contract soon.

155TH ST.—Eli Benedict, 355 East 149th st, has plans in progress for a 1 and 2-sty brick and stone church house, 50x100 ft, at 527 West 155th st, for the North Presbyterian Church, Rev. J. R. Mackay, minister, 525 West 155th st, owner. Cost, \$60,000. Details will be available later.

### DWELLINGS.

57TH ST.—Cross & Cross, 681 Fifth av, have prepared plans for alterations to two 3-sty brick and stone residences, 33x40 ft, with garage, at 442 to 448 East 57th st, for Wm. A. Larned, 2 East 62nd st, owner. Cost about \$35,000. Architects will take estimates on general contract.

### HOSPITALS AND ASYLUMS.

LAFAYETTE ST.—Block & Hesse, 18 East 41st st, have plans in progress for a 4-sty brick and stone maternity hospital, 125x100 ft, at the northeast corner of Lafayette and Manida sts for a syndicate being formed. Details will be available later.

### STABLES AND GARAGES.

140TH ST.—Gronenberg & Leuchtag, 450 4th av, have prepared plans for a 1-sty brick garage, 99x100 ft, at 10 to 16 West 140th st for the Friscop Realty Co., 1540 Broadway, owner. Cost, about \$30,000. Owner will soon be ready for estimates on general contract.

### STORES, OFFICES AND LOFTS

45TH ST.—Sommerfeld & Steckler, 31 Union sq, have plans prepared for a 12-sty brick, stone and terra cotta store, office and show-room building, 56x100 ft, at 49 to 53 West 45th st for the 49 West 45th Street Realty Co., owner. Cost, about \$35,000. Owner will soon be ready for estimates on separate contracts.

### Bronx

#### DWELLINGS.

ST. LAWRENCE AV.—Plans have been prepared privately for six 2-sty brick and stone dwellings, 20x68 ft, on the north side of St. Lawrence av, between 172d and 173d sts, for Isanberg, Goldschlag & Reicher, 469 Georgia av, Brooklyn, owners and builders. Cost, \$12,500 each.

VALENTINE AV.—Anton Pirner, 2069 Westchester av, has completed plans for five 2-sty brick and stone dwellings, 21x54 ft, on the east side of Valentine av, 232 ft north of East 196th st, for the Durante Contracting Co., 757 East 217th st, owner and builder. Cost, \$14,000 each.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

BAY RIDGE AV.—Plans will be prepared privately for a 4-sty brick and stone apartment, 30 families, 100x100 ft, at the northeast corner of Bay Ridge av and 6th av for Isanberg, Goldschlag & Reicher, 469 Georgia av, owners and builders. Details will be available later.

#### DWELLINGS.

EAST 21ST ST.—Gilbert I. Prowler, 367 Fulton st, has plans in progress for a 2-sty frame and stucco dwelling, 2 families, 28x50 ft, in the west side of East 21st st, 105 ft south of Kings Highway, for Dominick Mannella, 1964 Coney Island av, owner and builder. Cost, \$12,000.

17TH AV.—Benjamin Driesler, Jr., 153 Remsen st, has plans under way for five 2-sty brick and stone dwellings, 20x71 ft, at the northwest corner of 17th av and 85th st for J. Lupfer,

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owner, care of architect. Cost, \$14,000 each. Owner builds.

KENMORE PL.—Slee & Bryson, 154 Montague st, have plans in progress for a 2½-sty frame and stucco residence, 24x46 ft, in the west side of Kenmore pl, 580 ft south of Av L, for the John Lynch Construction Co., 1396 Kenmore pl, owner and builder. Cost, \$13,000.

### FACTORIES AND WAREHOUSES.

GRAND ST.—Louis Allmendinger, 20 Palmetto st, has prepared plans for a 1-sty brick factory building, 60x200 ft, in the south side of Grand st, 280 ft east of Morgan av for Wiehl Bros., owners, care of architect. Cost, \$30,000. Bids will not be taken for some time.

### HOMES AND ASYLUMS.

CONCORD ST.—Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, have plans in progress for alterations and extensions to the 3-sty brick and stone home at 20 Concord st for the Hopewell Society of Brooklyn, owner. Cost, about \$60,000. Bids will be taken soon.

### Queens

#### DWELLINGS.

FOREST HILLS, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for ten 2-sty frame dwellings, 27x21 ft, in the south side of Salvine st, 150 ft east of Queens bld, Forest Hills, for Greenblatt-Wohl, Inc., 13 Warwick bld, Jamaica, . I., owner and builder. Total cost, \$50,000.

FLUSHING, L. I.—R. H. Bullard, 4 East 53rd st, Manhattan, has completed plans for a 2½-sty frame dwelling, 36x53 ft, in the west side of Percy st, 70 ft north of Beech st, Flushing, L. I., for E. V. D. Cox, Sandford av, Flushing, L. I., owner. Cost about \$15,000.

### Nassau

#### HALLS AND CLUBS.

LAKEVILLE, L. I.—The Turnpike Golf and Country Club, J. W. Branch, 17 East 42nd st, Manhattan, contemplates the construction of a club house on North Hempstead Turnpike, Lakeville, L. I., for which architect will be announced later. Cost about \$50,000.

### Westchester

#### DWELLINGS.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 30x41 ft, on Hutchinson bld for Joseph Vandrio, 318 Hutchinson pl, Mt. Vernon, owner. Cost, \$8,000. Owner builds.

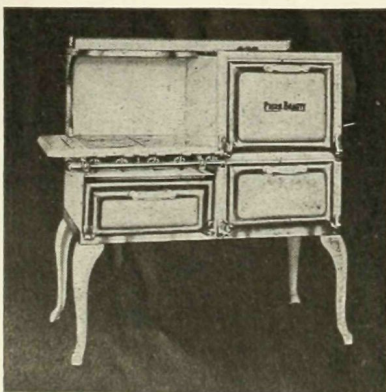
YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty frame dwelling, 2 families, 21x46 ft, at 38 Adler st for C. Fraser, 28 Cedar st, Yonkers, owner and builder. Cost, \$10,000.

YONKERS, N. Y.—R. W. Ostrander, 3 Getty sq, Yonkers, has plans under way for a 2½-sty frame dwelling, 2 families, 24x40 ft, on Rossiter av for Louis Siberotra, 720 Ball av, owner and builder. Cost, \$15,000.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty frame 2 family dwelling, 20x45 ft, at 13 Ridge-wood av for G. Morchauser, owner and builder, care of architect. Cost, \$7,000.

YONKERS, N. Y.—Wm. F. Snyder, Flag Building, Yonkers, has prepared plans for alterations and additions to the brick and stone residence, 35x50 ft, at 91 Lockwood av for James Pally, owner and builder, on premises. Cost, \$7,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty brick and frame dwelling, 37x29 ft, on Argyle av, for J. A. Briggs, 21 Brookside av, New Rochelle, owner and builder. Cost, \$16,000.



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NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 32x28 ft, in Nantilles pl, New Rochelle, for F. M. White, 8 Sycamore av, New Rochelle, owner and builder. Cost, \$12,000.

NEW ROCHELLE, N. Y.—Louis Bowman, 1 Stevens av, Mt. Vernon, N. Y., has prepared plans for a 2½-sty frame and brick veneer dwelling, 40x40 ft, in Overlook Circle, NEW Rochelle, for R. Herz, 10 St. Paul's pl, New Rochelle, owner and builder. Cost, \$20,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, 46 Lawton st, New Rochelle, has completed plans for additions to the 2½-sty brick residence at 661 Main st, for F. Bruno, owner, on premises. Cost, \$9,000. Owner builds.

PORTCHESTER, N. Y.—D. H. Ponty, 72 Westchester av, Portchester, has completed plans for a 2½-sty frame dwelling, 26x30 ft, in Huletta pl, Portchester, for Wm. Pozoni, Portchester, owner and builder. Cost, \$6,000.

#### FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Timmis & Chapman, 315 5th av, Manhattan, has plans in progress for a 4-sty reinforced concrete factory building in Yonkers for the Arlington Chemical Co., 100 Hamilton st, Yonkers, owner. Details will be available later. Architects will take estimates on general contract.

#### HOSPITALS.

YONKERS, N. Y.—I. E. Ditmars, 111 5th av, Manhattan, has plans in progress for a 4-sty brick and stone hospital at 127 South Broadway, Yonkers, for St. Joseph's Hospital, owner, on premises. Cost, \$125,000. Bids may not be taken for some time.

#### STABLES AND GARAGES.

PORTCHESTER, N. Y.—W. Stanley Wetmore, 1 North Main st, Portchester, has plans finished for a 1-sty brick and stone garage, 50x200 ft, in North Main st for Maynard Tompkins, Read st, Portchester, owner. Cost, \$25,000. Owner builds.

YONKERS, N. Y.—William Heapy, 306 South Broadway, has prepared plans for a 1-sty brick and stone garage, 50x100 ft, at 134 Woodworth av, Yonkers, for Fred E. Doty, 435 Park Hill av, Yonkers, owner and builder. Cost, about \$19,000.

#### New Jersey

##### APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—A. Preiskel, Playhouse Building, Passaic, has plans in progress for a 4-sty brick and limestone apartment, 30 families, 100x123 ft, at the corner of Paulison av and Madison st, Passaic, N. J., for A. Lieb, owner and builder, care of architect. Cost, about \$150,000.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans under way for a 5-sty brick and stone elevator apartment, 35 families, 87x90 ft, at the southwest corner of Garrison and Stuyvesant avs, Jersey City, for Nathan Matter, 22 Sheffield st, Jersey City, owner and builder. Cost, \$160,000.

##### BANKS.

BLOOMFIELD, N. J.—Mowbray & Uffinger, 56 Liberty st, Manhattan, have plans in progress for alterations and additions to the 1-sty brick and stone banking building, 63x56 ft, at Bloomfield, N. J., for the Bloomfield Trust Co., on premises, owner. Cost, about \$50,000. Architects will soon take estimates on general contract from a selected list of bidders.

##### CHURCHES.

PATERSON, N. J.—Henry Barrett Crosby, 125 Ellison st, Paterson, has completed plans for a 1-sty basement and balcony church, 50x80 feet, at Eleventh av and E 22d st, Paterson, for Canaan Baptist Church, Rev. Wm. J. Jones, pastor, 504 East 23rd st, Paterson, owner. Cost, \$18,000. Owner will take bids on separate contracts shortly.

ASBURY PARK, N. J.—Clinton B. Cook, Asbury Park Trust Company Building, has started preliminary plans for a 1-sty brick and frame church, 45x60 ft, on Summerfield av, Asbury Park, for the Calvary Presbyterian Church, owner. Cost, \$15,000. Bids will be requested soon.

##### DWELLINGS.

EAST ORANGE, N. J.—Simon Cohen, 163 Springeld av, Newark, has completed plans for two 2½-sty frame dwellings, 27x36 ft, at 105 Hollywood av, East Orange, for the Beyer Corp., Louis Beyer, president, 711 S. 14th st, Newark, owner and builder. Total cost, \$27,000.

PALISADE, N. J.—G. W. Dexter, 1012 Palisade av, Palisade, has completed plans for a 2½-sty face brick and limestone dwelling, 62x38 ft, with garage, on Dearborn rd, Palisade, for Martin Conroy, Grantwood, owner. Cost, \$30,000.

BAYONNE, N. J.—Nathan Welitoff, 249 Montgomery st, Bayonne, has completed plans for ten 2-sty brick dwellings, 20x48 ft, at 1257-71 Boulevard, Bayonne, for Abraham Levine, 55 Fulton st, Jersey City, owner and builder. Cost, \$10,000 each.

MAPLEWOOD, N. J.—K. W. Dalzell, Depot pl, Maplewood, has plans in progress for a 2½-sty frame, shingle & clapboard dwelling, 26x40 ft, on Washington Park Lot No. 2, Maplewood, for John West, Maple Terrace, Maplewood, owner. Cost, \$13,000.

MAPLEWOOD, N. J.—K. W. Dalzell, Depot pl, Maplewood, has plans in progress for a 2½-

sty frame dwelling, 25x46 ft, on Walton rd, Maplewood, for C. H. Rahrback, 95 Maplewood av, Maplewood, owner. Cost, \$13,000.

WESTFIELD, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has plans in progress for a 2½-sty frame dwelling, 37x45 ft, on Fairmount av, Westfield, for John F. Heine, 322 Stiles st, Elizabeth, owner. Cost, \$12,000.

FAIRVIEW, N. J.—A. De Paola, 106 18th st, West New York, has plans in progress for a 2½-sty brick dwelling, 24x36 ft, at Fulton and Prospect sts, Fairview, for Pasquale Tomasso, 569 Hudson av, West New York, owner. Cost, \$15,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame, clapboard and shingle dwelling, 22x54 ft, at 890 South 20th st, Newark, for Ferd Betz, 163 Avon av, Newark, owner and builder. Cost, \$11,000.

MAPLEWOOD, N. J.—K. W. Dalzell, Depot pl, Maplewood, has plans in progress for a 2½-sty frame and shingle dwelling, 25x42 ft, on Walton rd, Maplewood, for F. W. Becket, 74 Lenox av, East Orange, owner. Cost, \$13,000.

JERSEY CITY, N. J.—John Armstrong, 36 Gautier av, Jersey City, has completed plans for a 2-sty frame dwelling, 20x44 ft, at 121 Old Bergen rd, Jersey City, for Herman Wurret, 106 Wade st, Jersey City, owner and builder. Cost, \$8,000.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has prepared plans for a 2½-sty frame frame dwelling, 22x60 ft, at 17 Homestead Park, Newark, for Portnoff & Edelstein, 6 Huntington terrace, Newark, owners and builders. Cost, \$14,000.

NEWARK, N. J.—M. B. Silberstein, 199 Springfield av, Newark, has completed plans for

a 2½-sty frame dwelling, 22x66 ft, at 80 Rose terrace, Newark, for M. Stupelman and C. Levine, 25 Ridgewood av, Newark, owners and builders. Cost, \$14,000.

NEWARK, N. J.—D. A. Hopper, 22 Ridgewood av, Irvington, N. J., has prepared plans for a 2½-sty frame dwelling, 21x52 ft, at the corner of Dewey st and Nye av, for Tittel Bros., 181 Wainwright st, Newark, owners and builders. Cost, \$11,000.

HILTON, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has finished plans for ten 1½-sty frame dwellings, on plot 37x100 ft, in the Hil-tonia tract, Hilton, for J. L. Teibleman & Co., 738 Broad st, Newark, owners and builders. Cost, \$7,000 each.

ASBURY PARK, N. J.—Plans have been prepared privately for a 2½-sty frame residence, 23x40 ft, with garage, at the corner of Sixth av and Bond st, for Clinton B. Cook, Asbury Park Trust Building, owner. Cost, \$20,000.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty storage building, 84x116 ft, at Murray st and Av D, Newark, for Essex Foundry, A. Hansen, general superintendent, owner and builder, on premises. Cost, \$9,000.

#### HALLS AND CLUBS.

WAYNE, N. J.—C. C. Wendehack, 124 Gordonhurst av, Upper Montclair, has completed plans for a 1 and 2-sty field stone and stucco club house of irregular dimensions, with golf course, at Wayne, for North Jersey Country Club, Broadway, East Paterson. L. R. Hoff, chairman club house committee, owner. Cost \$180,000. General contract will be awarded without competition.

## Musical House Installs Edison Service

The new twelve-story building, on a plot 100 x 100, now being erected at 56-62 Cooper Square for Carl Fischer, the musical instrument manufacturer and publisher, will use Central Station Service for lighting purposes and for the operation of elevators and pumps

The architects are Ingle, Houston & Ingle of 126 East 59th Street and the contractors are the E E Paul Co. of 101 Park Avenue

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TOMS RIVER, N. J.—Oliver Randolph Parry, 18 S. 7th st, Philadelphia, has plans in progress for a 3-sty brick, hollow tile and steel Legion hall, 70x105 ft, at Toms River, for Geo. P. Vanderveer, Post 129, care Dr. Samuel A. Loveman, Toms River, owner. Cost \$50,000.

ROSELLE, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, N. J., has plans in progress for a 2-sty brick and stucco club building, 30x82 ft, on Third av East, Roselle, for the Clio Club, owner. Cost, \$20,000. Owner will probably take estimates on general contract when plans are completed.

BELLEVILLE, N. J.—James V. Thetford, 83 Bremond st, Belleville, has plans nearing completion for a 2-sty brick and stone Elks Club, 60 x110 ft, at the corner of Washington av and Van Houten pl, Belleville, for B. P. O. E. No. 112, owner. Cost, about \$75,000. Architect will take estimates on general contract soon.

#### HOMES AND ASYLUMS.

HACKENSACK, N. J.—C. V. R. Bogert, 167 Main st, Hackensack, has plans in progress for alterations and an addition to a 3-sty brick alms house, at Hackensack, for Board of Chosen Freeholders of Bergen County, Jas. H. Harkness, clerk, Court House, Hackensack, owner. Cost, \$50,000.

SPRING LAKE, N. J.—Warren E. Conover, 126 Liberty st, Manhattan, has plans in progress for a 3-sty frame & shingle nurses' home at Ann May Hospital, Spring Lake, for Mrs. K. G. Roebing, St. Clair av, Spring Lake & Trenton, donor. Cost, \$40,000.

#### SCHOOLS AND COLLEGES.

NEWARK, N. J.—Alfred Peters, 828 Broad st, Newark, has been retained to prepare plans for an addition to the Hawkins Street School in Hawkins st, Newark, for City of Newark, Board of Education, Thos. J. Smith, president, City Hall, Newark, owner. Cost, \$235,000.

BERGENFIELD, N. J.—Ernest Sibley, Bluff rd, Palisade, has been retained to prepare plans for a 2-sty brick, face brick and limestone grade school at Bergenfield, for Board of Education of Bergenfield, Town Hall, Bergenfield, owner.

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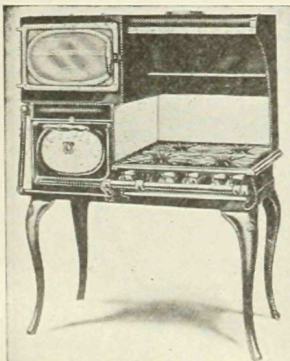
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HOPELAWN, N. J.—Alex Merchant, 363 George st, New Brunswick, has plans in progress for an addition to the 2-sty and basement brick grade school, at Hopelawn, between Perth Amboy and Woodbridge, for Board of Education of Woodbridge, M. H. Plum, president, Woodbridge, owner. Cost, \$55,000. Bids will be called for about July 25.

#### STABLES AND GARAGES.

WEST NEW YORK, N. J.—Leo Feinen, 3697 Blvd, Jersey City, has plans in progress for a 1-sty brick garage, 75x90 ft, with showrooms, at the northeast corner of 9th st and Blvd, West New York, for R. Mazzoni, 584 9th st, West New York, owner. Cost, \$30,000. Mason work, Emil Arena, 135 Liberty st, Union Hill. Carpenter work, G. Mango, 135 Liberty st, Union Hill.

#### THEATRES.

JERSEY CITY.—John T. Rowland, Jr., 100 Sip av, Jersey City, has completed plans for an 8-sty brick theatre, with stores and offices, at 71-73 Newark av, Jersey City, for K. T. Amusement Co., Academy of Music, 6 Gregory st, Jersey City, owner. Cost, \$250,000.

#### MISCELLANEOUS.

NEWARK, N. J.—N. A. Carle, care of owner, has been retained to prepare plans for an addition to the power plant at Point-No-Point, Essex Station, Newark, for Public Service Electric Co., Thomas McCarter, president, Terminal Bldg., Park pl, Newark, owner. Cost, \$4,250,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has completed plans for a 3-sty brick and terra cotta salesroom, 50x180 ft, with service station, at 968-970 Broad st, through to Ardsley court, Newark, for De Cozen Motor Car Co., Alfred De Cozen, president, 20-24 Branford pl, Newark, owner. Cost, \$80,000.

JERSEY CITY, N. J.—John F. Jackson, 1819 Broadway, Manhattan, has plans in progress for a 6-sty and basement brick and steel Y. M. C. A. building at 652-660 Bergen av, Jersey City, for Y. M. C. A., S. M. Lipscomb, general secretary, 76 Montgomery st, Jersey st, owner. Cost, \$500,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Henry Baechlin, 665 Broad st, Backoff Jones & Cook, Essex Bldg., and Jordan Green, Essex Bldg., Newark, associate architects, have plans nearing completion for a 3-sty and basement brick and stone temple, at 1020-1024 Broad st, Newark, for Salaam Temple, A. A. O. N. M. S., Geo. M. Battle, Illustrious Potentate, 165 Market st, Newark, owner. Cost, \$1,000,000. Electrical engineer, R. D. Kimball, 15 West 38th st, Manhattan. Bids will be taken about August 5.

### CONTRACTS AWARDED.

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

#### DWELLINGS.

MANHATTAN.—Smith & Leo, 103 Park av, has the general contract for alterations to the 5-sty brick and stone residence at 10 East 64th st for Adolph Pavenstedt, 24 Pine st, owner, from plans by Donn Barber, 101 Park av, architect. Cost, about \$35,000.

MANHATTAN.—Geo. A. Shedden Co., 62 West 45th st, has the general contract for extensive alterations to the 4-sty brick and stone residence, 20x60 ft, at 8 East 64th st for Edward W. Brown, owner, on premises, from plans by Treanor & Fatio, 131 East 44th st, architects. Cost, about \$25,000.

MANHATTAN.—Sims Construction Co., 370 7t av, has the general contract for alterations to the 4-sty brick and stone residence, 18x55 ft, at 46 East 80th st for Dr. David J. Hyman, 326 East 4th st, owner, from plans by Hutton & Buys, 103 Park av, architects. Cost, about \$15,000.

MANHATTAN.—Joseph G. Siegel, Inc., 343 Madison av, has the general contract for alterations to the two 4-sty brick and stone dwellings, 30x32 and 38x50 ft, at 2 5th av for the Rhineland Real Estate Co., 31 Nassau st,

owner from plans by Maynicke & Franke, 25 East 26th st, architects. Cost, \$15,000.

MANHATTAN.—Jacob Pescatitz, 142 East 43d st, has the general contract for a 2½-sty brick and frame residence, 30x47 ft, on Van Courtlandt terrace for I. R. Cohen, Highmount, N. J., owner, from plans by Carl G. Mettberg, Palisade, N. J., architect. Cost, \$30,000. Plans now being prepared and work will not be started for some time.

BRONX.—John Escher, 310 East 157th st, has the general contract for a 2½-sty brick and stucco dwelling, 21x63 ft, at the corner of Grand Concourse and 164th st for Dr. B. E. Quinn, owner, care of Thomas F. Dunn, architect, 62 West 45th st. Cost, about \$18,000.

MANHASSET, L. I.—Herbert Oliver, Manhasset, has the general contract for a 2½-sty frame residence, 30x84 ft, at Manhasset for Ralph Pulitzer, 17 East 73d st, owner, from plans by P. Goodwin, 4 East 53d st, Manhattan, architect.

NEW ROCHELLE, N. Y.—M. Barnett, Kings Highway, New Rochelle, has the general contract for a 2-sty brick residence, 46x59 ft, at 1 Union st, New Rochelle, for E. Lykke, 45 Park pl, New Rochelle, owner, from plans by Lorillard Wise, 46 5th av, New Rochelle, architect. Cost, \$17,000.

WHITE PLAINS, N. Y.—Thomas Mahoney, 1 Jackson av, White Plains, has the general contract for a 2½-sty frame residence, 36x32 ft, with garage, in Main st, White Plains, for anton Lincewitz, owner, care of Frank Urso, architect, 453 West Main st, Stamford, Conn. Cost, \$12,500.

ELIZABETH, N. J.—Charles A. Griffin, 510 Jersey av, Elizabeth, has the general contract for a 2½-sty brick and stone residence, with office, 30x50 ft, at the corner of Barker & Elmore avs, Elizabeth, for Dr. E. Stein, 151 2d st, Elizabeth, owner, from plans by Oakley & Son, 1259 Clinton pl, Elizabeth, architects. Cost, about \$35,000.

#### FACTORIES AND WAREHOUSES.

WHITE PLAINS, N. Y.—George A. Houle, 7 Eastview av, White Plains, has the general contract for a 3-sty brick furniture warehouse, 50x72 ft, at 62-64 Main st, for Joseph Zuckert, 190 East New York Post rd, White Plains, owner, from plans by F. H. Brown, 6 Grand st, White Plains, architect. Cost, \$20,000.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for alterations and additions to the 7-sty brick and reinforced concrete warehouse, 45x100 ft, at 217 to 221 Duffield st, for Towne & James, 219 Duffield st, owners, from plans by Henry O. Chapman, 334 Fifth av, Manhattan, architect. Cost about \$90,000.

BRONX.—Barney Ahlers Construction Co., 110 West 40th st, has the general contract for a 4-sty reinforced concrete factory building, 50x100 ft, at the corner of 134th st and Willow av, for the Koken-Chisholm Co., owner, care of Beineix & Snyder, architects and engineers, 135 West 42nd st.

#### SCHOOLS AND COLLEGES.

BROOKLYN.—Frymier & Hanna, 25 West 45th st, Manhattan, have the general contract for a 5-sty brick and stone public school building, 119x193 ft, in Crown st, for the Board of Education, owner, from plans by C. B. J. Snyder, architect. Cost, \$250,000.

DOBBS FERRY, N. Y.—Mellon Stuart Co., 52 Vanderbilt av, Manhattan, has the general contract for a 1-sty brick and stone gymnasium, 60x70 ft, at Dobbs Ferry, N. Y., for Misses Masters School, owner, from plans by E. P. Mellon, 350 Madison av, architect. Cost about \$80,000.

PLEASANTVILLE, N. Y.—Dillon & Wiley, 103 Park av, Manhattan, have the general contract for a 2-sty brick and cast stone addition to the west side grade school at Pleasantville, N. Y., for the Board of Education of Pleasantville, owner, from plans by E. Albert Reinisch, 40 Broadway, Pleasantville, architect. Cost, \$70,000.

MANHATTAN.—P. J. Brennan & Son, 324 Madison av, have the general contract for the construction of Public School No. 139, 5-sty brick and stone, 193x92 ft, at 112 to 138 West 40th st, for the Board of Education, 500 Park av, owner, from plans by C. E. J. Snyder, architect. Cost, \$600,000.

#### STABLES AND GARAGES.

NEWARK, N. J.—United Construction Co., 558 Grove st, Newark, has the general contract for a 2-sty brick garage, 40x80 ft, in South 11th st, Newark, for George Fisher, owner, care of Convery & Klemmt, 942 Broad st, architects. Cost about \$30,000.

MANHATTAN.—Turner Construction Co., 244 Madison av, has the general contract for an 8-sty brick and concrete automobile storage building, 75x100 ft, at 503 to 507 West 56th st, for the estate of Gustave Schock, 514 West 57th st, owner, from plans by Howard Chapman, 315 Fifth av, architect. Cost about \$150,000.

#### STORES, OFFICES AND LOFTS.

MANHATTAN.—Edward Muldoon, 265 West 126th st, has the general contract for alterations to the 3-sty brick store and showroom building, 20x90 ft, at 121 West 125th st, for John H. Van Tine, 150 Nassau st, owner, from plans by Adolph Nast, 56 West 45th st, architect. Cost, \$7,500.



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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

169TH ST, 617 W, 5-sty bk tnt, 50x73, slag fr; \$80,000; (o) 617 W 169th St, Inc., 24 Mt. Morris Park W; (a) Geo. G. Miller, 1482 Bway (426).

RIVERSIDE DR, 15-sty bk apt, 122x80, tile rf; \$1,000,000; (o) Pateno & Son Contg. Co., 200 W 72nd; (a) S. O. Jello, 52 Vanderbilt ay (412).

#### CHURCHES

140TH ST, 140-46, w, 1-sty bk church, 88x97, roof conc and steel truss; \$200,000; (o) Little Mt. Zion Baptist Church, 171 W 140th st; (a) Edw. R. Williams, 2296 7 av (419).

#### CLUBS.

RIVERSIDE DR, 520-22, 9-sty bk club, 128x168, slate and copper rf; \$750,000; (o) Intercollegiate Cosmopolitan Club, 2999 Bway; (a) Jallade, Lindsay & Warren, 129 Lexington av (411).

#### COLLEGES AND SCHOOLS

105 ST, 126-36, e, 5-sty bk Public School, 197x100, slag and tile roof; \$625,000; (o) City of N. Y., Bd. of Educ., 500 Park av; (a) C. M. J. Snyder, Flatbush av Ext. and Concord st, Bklyn. (422).

#### STABLES AND GARAGES.

93D ST, 425-27 e, 1-sty bk stable & office; 25x96; plastic slate roof; \$2,000; (o) Andrew Davies, 15 William st; (a) George Igel, 1799 1 av (423).

105TH ST, 45 W, 1sty galv steel roof, garage, 10x17; \$300; metal roof; (o) Hugh Donohue, 45 W 105; (a) Muriel Silverman (413).

#### STABLES AND GARAGES.

118TH ST, 502 E, 1-sty bk 3-car private garage, 24x25, comp rf; \$1,000; (o) John Falco, 500 E 118th; (a) Robert Viviano, 145 W 41st (428).

140TH ST, 10 to 16 w, in 1-sty bk public garage, 100x99, rubberoid rf; \$30,000; (o) Friscopol Realty Co., 1540 Bway, N. Y. C.; (a) Gronenberg & Leuchtag, 450 4th av, N. Y. C. (409).

219TH ST, 401-7 W, galvanized steel sheet garage, steel roof, 1-sty, 100x16; \$1,800; (o) S. Kilpatrick, 1 Staff; (a) M. Silverstein, 145 W 41 (415).

219TH ST, 401-7 W, steel garage, steel roof, 1-sty, 100x32; \$3,000; (o) S. Kilpatrick, 1 Staff; (a) M. Silverstein, 145 W 41 (414).

AV A, 1731, 1-sty steel garage, 10x20, steel rf; \$15,300; (o) John Arfman, 1731 3 av; (a) George E. Guerin, 270 President (427).

#### STORES, OFFICES AND LOFTS.

36TH ST, 59-61 W, 4-sty bk str & loft, tar & felt, rf, 45x98; \$45,000; (o) 59-61 W, 36th St. Corp., 59-61 W 36th; (a) Gross & Kleinberger, Eible House (425).

BROADWAY, 2834, 1-sty bk store, 22x15, tar & gravel roof; \$1,000; (o) Broadway Varieties Co., 2834 Bway; (a) Jas. J. Furman, 249 W 34 st (424).

BROADWAY, 5044-46, 1-sty bk auto salesroom 40x91, plastic slate roof; \$8,000; (o) Strong & Basheim, 561 W, 189 st; (a) John De Hart, 1039 Fox st (417).

#### MISCELLANEOUS

BROAD ST, 123-125, 1-sty bk compression, tar and gravel roof; 21x23; \$4,000; (o) Broad St. Hospital, 129 Broad st; (a) Wm. N. Smith, 101 Park av (418).

CENTRAL PK, bet 83rd and 84th st, in 3-sty bk museum, 74x60, tile and copper rf; \$150,000; (o) City of N. Y., Dept. of Parks, Municipal Bldg; (a) G. Atterbury, 139 E 53rd (410).

10TH ST, 56, w, 1-sty bk playroom, tin roof; 21x18; \$2,500; (o) Chas H. Ludington, 56 W 10 st; (a) Howard Mayor, 154 E 61 st (421).

56TH ST, 503-7 w, 8-sty bk auto storage & repair; 75x100; tar & gravel roof; \$150,000; (o) Estate of Gustave Schock, 514 W 57 st; (a) Howard Chapman, 315 5 av (420).

### Bronx

#### DWELLINGS.

VICTOR ST, e s, 100 s Rhinelander av, two 2-sty and attic bk dwgs, 30x35, 30x29, asphalt shingle roof; \$20,000; (o) Pietro & Giuseppe Contin, 1730 Victor st; (a) M. W. Del Gaudio, 158 W 45th (1985).

BRONX PARK E, e s, 300 n Thwaites pl, 2½-sty fr dwg, 26x43, asbestos shingle rf; \$5,000; (o) John H. Holsten, 917 Eagle av; (a) Harry Schuler, 1005 Edison av (2043).

CAMBRIDGE AV, e s, 182.03 s 234th st, 2½-sty conc dwg, 27.2x38, asbestos shingle rf; \$8,500; (o) Gertrude Colasnonno, 370 E 149th; (a) De Rose & Cavalieri, 370 E 149th (1973).

CARPENTER AV, w s, 180 s 237th st, 2½-sty fr dwg, 22x28, shingle rf; \$9,000; (o) Frank Johnson, 635 E 235th; (a) F. L. Glew, 729 E Gun Hill rd (1977).

DELAFIELD AV, e s, 520.10 n 26th st, 1-sty fr dwg, 24x36.6, shingle rf; \$8,000; (o) Andrew F. King, 2266 Amsterdam av; (a) A. E. Richardson, 154 Amity st, Flushing (2049).

ELY AV, e s, 408.92 n 222d st, 2-sty fr dwg, 24.6x24, asphalt shingle rf; \$5,000; (o & a) Geo. Esehbach, 1366 Boston rd (1987).

HIRING AV, w s, 100 n Lydig av, 2-sty bk dwg, 33.4x24.4, 1-sty bk garage, 9.0x21.4, shingle rf; \$13,000; (o) John and Bertha Haut, 203 W Burnside av; (a) S. E. Gage, 126 E 59th (1975).

HONE AV, w s, 5275 n Burke av, 2-sty fr dwg, 20x60, rubberoid rf; \$8,000; (o) Samuel Carcione, 239 W 46th; (a) Paul Lagana, 2526 Glebe av (2048).

LIEBIG AV, w s, 509.75 s 259th st, 2-sty bk dwg, 22.6x55, asphalt shingle rf; \$10,000; (o) Jos. M. Casazza, 102 East End av; (a) M. W. Del Gaudio, 158 W 45th (1984).

LOGAN AV, e s, 337.6 s Lafayette av, 1-sty fr dwg, 20x32, shingle rf; \$5,500; (o) Louis Ringeisen, 1768 Weeks av; (a) Crumley & Skrivan, 355 E 149th (2052).

MURDOCK AV, e s, 100 s Bissel av, 1½-sty fr dwg, 24x33, shingle rf; \$5,000; (o) Ideal Homes Const. Corp., D. J. Rosen, 350 Bway, pres.; (a) Frank L. Glew, 729 E Gun Hill rd (2057).

MURDOCK AV, e s, 170.7 s Bissel av, 1½-sty fr dwg, 26x38, shingle rf; \$7,000; (o) Ideal Homes Const. Corp., D. J. Rosen, 350 Bway., pres.; (a) Frank L. Glew, 729 E Gun Hill rd (2058).

MURDOCK AV, w s, 100.4 s Bissel av, four 1½-sty fr dwgs, 24x38, shingle rf; \$20,000; (o) Ideal Homes Const. Corp., D. J. Rosen, 350 Bway., pres.; (a) Frank L. Glew, 729 E Gun Hill rd (2056).

MAHAN AV, w s, 100 s Roberts av, 2-sty and attic fr dwg, 22x38, compo rf; \$7,500; (o) John W. Lind, 1611 Mahan av; (a) P. W. Lind, 1611 Mahan av (2060).

NEWTON AV, w s, 125 s Mosholu av, 2½-sty fr dwg, 18x36, asphalt shingle rf; \$5,500; (o) John J. Kennedy, 5654 Newton av; (a) Wm. A. Kennedy, 5654 Newton av (1980).

OLINVILLE AV, w s, 300 n Mace av, 1½-sty fr dwg, 25x48, shingle rf; \$7,000; (o) Felix Santangelo, 2103 Vyse av; (a) Sears-Roebuck Co., 115 5 av (2042).

OTIS AV, s s, 100 W Edison av, 2-sty fr dwg, 24x50½, 1-sty fr garage, 17x18, shingle rf; \$10,500; (o) Henry & Margarith Adler, 523 E 147th; (a) Geo. W. Kibitz, 800 E 175th (2054).

PEARSALL AV, w s, 132.55 s Adee av, 1-sty fr dwg, 21x33, rubberoid rf; \$3,500; (o) Meile & Civila, 434 E 118th; (a) E. A. Russo, 731 E 215th (1988).

PURITAN AV, e s, 150 W Waterbury av, 2-sty fr dwg, 20x32, fire chief rf; \$5,000; (o) Morris L. Wurzberg, 1279 Stebbins av (a) Sears Roebuck, 115 5th av (1979).

PURITAN AV, w s, 128.10 n Waterbury av, 2-sty fr dwg, 20x42, rubberoid rf; \$7,000; (o) Arthur Comgn, 390 E 134th; (a) Anton Pirner, 2069 Westchester av (2046).

ROSEDALE AV, e s, 142.63 s Westchester av, 2-sty bk dwg, 34x27, plastic slate rf; \$9,800; (o) Andrew Mazzi, on prem; (a) De Rose & Cavalieri, 370 E 149th (1974).

STARLING AV, s w c Olmstead av, three 2-sty bk dwgs, 22x52, three 1-sty bk garages, 17.8x16, plastic slate rf; \$29,250; (o) Tampa Const. Co., Max Toonkel, 370 E 149th st, pres.; (a) De Rose & Cavalieri, 370 E 149th (1972).

STARLING AV, s e c Unionport rd, 2-sty bk dwg, 22x52, 1-sty bk garage, 18x16, plastic slate rf; \$11,000; (o) Tampa Const. Co., Max Toonkel, 370 E 149th st, pres.; (a) De Rose & Cavalieri, 370 E 149th (1971).

TAYLOR AV, e s, 400 s Lacombe av, 1½-sty fr dwg, 18x40, shingle rf; \$3,000; (o) Katherine M. Hart, 503 W 55th; (a) Nathan Rotholz, 3295 Bway (1976).

UNDERCLIFFE AV, e s, 271 s Palisade Stairway, 2-sty bk dwg, 18.4x55.10, asbestos rf; \$9,000; (o & a) Robt. Pitzloff, 411 W 156th (1981).

WILDER AV, w s, 76.4 s Bissel av, 1½-sty fr dwg, 24x28, shingle rf; \$5,000; (o) Ideal Homes Const. Corp., D. J. Rosen, 350 Bway, Pres.; (a) Frank L. Glew, 729 E Gun Hill rd.

WILDER AV, w s, 100 n 242d st, two 2½-sty fr dwgs, 18x36, asphalt shingle rf; \$9,000; (o & a) Richard Kelly, 2493 Valentine av (1978).

ZEREGA AV, w s, 145 n St. Raymonds av, 2-sty fr dwg, 20x48, rubberoid rf; \$7,500; (o) Odell Street Realty Co., John Welska, 2346 Gleason av, Pres.; (a) Anton Pirner, 2069 Westchester av (2045).

## FACTORIES AND WAREHOUSES.

SOUTH BOULEVARD, s e c 140th st, 3-sty bk and concrete factory, 115.6x144, tar and gravel rf; \$100,000; (o) S. Hershhorn, 174 E 104th; (a) Frank S. Parker, 44 Court st, Bklyn (1986).

## STABLES AND GARAGES.

BRONX ST, w s, 143 n 179th st, 3-sty bk garage, 50x100, conc rf; \$60,000; (o) S. B. Allen, 506 W 113th; (a) Adolph Mertin, 34 W 28th (2050).

## STORES, OFFICES AND LOFTS.

184TH ST, n e c Grand Concourse, 2-sty bk str and offices, 136.10x78.4, slag rf; \$60,000; (o) L. & L. Bldg. Corp., Sam Minskoff, 1312 Clinton av, pres.; (a) Margon & Glaser, 2804 3d av (1989).

TUITON AV, n e, 151st st, 1-sty bk str, 100x50, slag rf; \$15,000; (o) Klarman Realty Co., Jacob Klarman, 4485 3d av, pres.; (a) Margon & Glaser, 2804 3d av (1990).

PARK AV, s w c Park av, 2-sty bk str & offices, 98.2x83.2, slag rf; \$100,000; (o) Anthony F. Koelble, 158 W 72d; (a) Henry A. Koelble, 114 E 28th (2041).

S. BOULEVARD, n e c Longwood av, 1-sty bk str, 175x50, slag rf; \$40,000; (o) J. G. T. Holding Co., Fredk. Johnson, 797 S. Boulevard, pres.; (a) Chas. Kreyborg, 2534 Marion av (2047).

## MISCELLANEOUS.

SPUYTEN DUYVIL PARKWAY, s w c Bway, 1-sty bk gym, 64x120, slate rf; \$100,000; (o) Manhattan College Corp., Daniel F. Cohalan, 131st and Bway, committeeman; (a) Delaney & O'Connor, 162 E 37th (2055).

## Brooklyn

## APARTMENTS, FLATS AND TENEMENTS.

DOUGLASS ST, 2171-81, e s, 100.2 $\frac{3}{4}$  n Riverdale av, 4-2-sty bk tnts, 20.6x68; \$88,000; (o) Ess Bldg Corp, 672 Hopkinson av; (a) S. Millman & Son, 1780 Pitkin av (4650).

LINCOLN PL, 272-90, s s, 25 e Underhill av, 2-4-sty bk tnts, 87.6x50.6; \$150,000; (o) Millrock Corp, 50 Court st; (a) McCarthy & Kelly, 16 Court st (4903).

SUMPTER ST, 348-64, s s, 190 w Stone av, 3-4-sty bk tnt, 66.8x86; \$180,000; (o) Slater-Spoom Holding Corp., 215 Montague st; (a) Adolph Goldberg, 164 Montague st.

W 35TH ST, 2771, e s, 230 n Neptune av, 2-sty bk tnt, 20x100; \$20,000; (o) Irving Wutzmann, 2758 W 35th st; (a) Morris Perlstain, 49 Fulton av (4980).

46TH ST, 1610, s s, 55 e 16 av, 3-sty bk tnt, 25x70.6; \$30,000; (a) Harry Glick, 5112 16 av; (a) McCarthy & Kelly, 16 Court st (4664).

4TH AV, 8416, w s, 50 n 85th, 4-sty bk tnt, 50x85; \$75,000; (o) Building Estates, Inc, 1357 46th; (a) Jas. J. Millman, 26 Court st (4659).

4TH AV, 8422, n w c 85th, 4-sty bk tnt, 50x90 \$85,000; same owner (4660).

## DWELLINGS.

AMHERST ST, 220, w s, 140 s Oriental blvd, 2-sty fr 1 fam dwg, 22x37.6; \$10,000; (o) Morris A. Stenbuck, 1394 Union st; (a) Henry J. Nurick, 44 Court st (4905).

CROWN ST, 403-05, n s, 240 w Brooklyn av, 2-sty bk 1 fam dwg, 21x60; \$16,000; (o) Isidor Polivnick, 267 Barrett st; (a) E. M. Adelsohn, 1778 Pitkin av (4860).

HARWOOD CT, 2917-39, e s, 40.11 $\frac{1}{2}$  n Hale ct, 5-2-sty fr 1 fam dwgs, 18x30; \$35,000; (o) Stone & Shaw, E 4th st & Brighton Beach av; (a) Seelig Finkelstein, 44 Court st (4658).

E 5TH ST, 3018-36, w s, 132 s Ocean View av, 6-2-sty fr 2 fam dwgs, 18x48; \$54,000; (o) John Esposito, 2868 W 36th; (a) Jos. J. Gallzia, 1 Webers Walk (4988).

W 5TH ST, 1524-6, w s, 180 s Av O, 2 $\frac{1}{2}$ -sty fr 2 fam dwgs, 24x58; \$15,000; (o) Andrew F. Larsen, 517 53d; (a) Thos. Bennett, 2826 5 av (4728).

E 12TH ST, 820, w s, 140 s Av H, 2-sty fr 2 fam dwg, 25.6x46; \$12,000; (o) Ed. Nielson, 196 E 3d; (a) R T Schaefer, 1543 Flatbush av (4983).

BAY 16TH ST, 8140-8, n s, 79 $\frac{1}{4}$  e 84th, 4-2-sty fr dwgs, 21x56.8; \$32,000; (o) A. Leonardl, 8735 17 av; (o) Vincent M. Cajano, 239 Bleecker st, N Y (4754).

18TH ST, 574-6, s s, 168 e 10 av, 2-2-sty bk 2 fam dwgs, 20x68; \$20,000; (o) Vito Piccone, 570 18th st; (a) Chas. G. Wessel, 1399 E 4th st (4887).

18TH ST, 568, s s, 100 e 10 av, 2-sty bk 2 fam dw, 20x68; \$10,000; same owner (4888).

## STABLES AND GARAGES.

39TH ST, 1253, n s, 240 w 13 av, 1-sty bk garage, 20x95.2 $\frac{1}{2}$ ; \$12,000; (o) Borough Cleaners & Dyers Co., Inc., 1261 39th; (a) Jas. J. Millman, 26 Court st (4989).

## STORES, OFFICES AND LOFTS.

CONEY ISLAND AV, 280-6, n w c Ocean Pk-way, 3-1-sty bk stores, 25x40; \$15,000; (o) Richd Vom Lehn, 2701 Glenwood rd; (a) Wm. Richter, 1028 E 2d (4647).

KINGSLAND AV, e s, 790 n Norman av, 2-sty bk office, 62x50; \$25,000; (o) Standard Oil Co., 26 Bway, N Y (4733).

WILSON AV, 8, w s, 59.5 s Flushing av, 2-sty bk stores, 25x73.10 $\frac{1}{2}$ ; \$15,000; (o) M. Schaefer, 1035 Flushing av; (a) Murray Klein, 37 Graham av (4675).

## MISCELLANEOUS.

E 17TH ST, 1661-9, e s, 200 n Av I, 3-sty bk public assembly, 60x96; \$50,000; (o) Kings H'way Community Corp., 1701 Kings H'way; (a) Vernan & Clough, 15 E 40th, N Y (4673).

38TH ST, 1461, n s, 500 e 14 av, 1-sty bk coal pocket, 36.3x39.7; \$18,000; (o) Flatboro Coal Co., Inc., 1461 38th; (a) General Cont. & Eng. Co., 40 Rector st (4732).

## Queens

## DWELLINGS.

RICHMOND HILL.—109th st, e s, 100 n 101 av, 2-2-sty fr dwgs, 16x66, slag rf, 2 families, gas; \$14,000; (o) Magnus o. Rosquist, 109th st, near 101 av, Richmond Hill (4135).

RICHMOND HILL.—107th st, e s, 140 s Jerome av, 2-2-sty fr dwgs, 32x39, shingle rf, 1 family, gas, steam heat; \$9,000; (o) Chas. Jobansen, 108 Park Row, Manhattan; (a) W. Gustafson, 8422 106th, Richmond Hill (4002).

RICHMOND HILL.—Stoothoff av, w s, 125 n Sutter av, 4-2 $\frac{1}{2}$ -sty fr dwgs, 16x37, shingle rf, 1 family, gas, steam heat; \$18,000; (o) A. Schiffman, 510 Luonia av, East N. Y.; (a) Alfred Auslander, Jackson av, Queens (4309 to 4312).

WOODHAVEN.—86th st, w s, 105 s Sutter av, 2-2-sty fr dwgs, 14x27, shingle rf, 1 family, gas; \$6,000; Dalrymple av, s s, 81 e Bigelow av, 3-2-sty fr dwgs, 16x34, shingle rf, 1 family, gas; \$10,500; (o) Bigelow av, e s, 194 s Dalrymple av, 3-2-sty fr dwgs, 18x24, shingle rf, 1 family, gas; \$10,500; Dalrymple av, n s, 40 e Woodhaven av, 10-2-sty fr dwgs, 18x24, shingle rf, 1 family, gas; \$35,000; (o) Edward Dillon, 391 Fulton, Bklyn; (a) Wm. Lacerenza, 16 Court, Bklyn (4509 to 4526).

WOODHAVEN.—Woodhaven rd, e s, 80 n Park av, 2 $\frac{1}{2}$ -sty fr dwg, 22x52, shingle rf, 2 families, gas, steam heat; \$10,000; (o) Jacob Gunther, 35 Schaefer, Bklyn; (a) L. Dananher, 328 Fulton, Jamaica (4623).

WOODSIDE.—25th st, w s, 125 s Schurz av, 2-sty fr dwg, 17x38, shingle rf, 1 family, gas, steam heat; \$8,000; (o) E. Hermonson, 15 18 av, L. I. City; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (4485).

## PLANS FILED FOR ALTERATIONS

## Manhattan

BROOME ST, 406-12, increase size of elev bulkheads in 7-sty bk loft; \$1,000; (o) 406 Broome St. Corp., 406 Broome st; (a) Walter T. Williams, 41 E 42d st (1522).

CHAMBERS ST, 124, new stair, partitions, extend stairs, alter fire escapes, on 6-sty bk restaurant, factory; \$2,000; (o) Est. Daniel & Newbold Edgar, 84 William st; (a) Robt. Teichman, 66 Beaver st (1505).

WHITE ST, 54 and 56, remove elevator, partitions, new elevator shaft, doors, in 5-sty bk office and showrooms; \$3,000; (o) Francis H. Zabreskie, 120 Liberty st; (a) Martin J. Hackett, 56 John st (1521).

2D ST, 135 e, alter roof for playground on 3-sty bk day nursery; \$3,500; (o) St. Nicholas R. C. Church, 135 E 2d st; (o) Edw. F. Fanning, 522 5th av (1524).

11TH ST, w, 119, remove front, new extension, partitions, bathrooms, front, on 4-sty bk dwg; \$6,000; (o) Dr. Vincencio Fanoni Dr. Antonio Fanoni, 119 W 11th st; (a) Walter Schumm, 56 W 45th st (1504).

14TH ST, 115-117 e, new mezzanine in 2-sty bk restaurant; \$5,000; (o) 115 E 14th St. Co., 128 Bway; (a) F. P. Platt & Bro., 680 5th av (1517).

18TH ST, 241-43 w, remove horse ramp, new elevator, stairs, htg plant, beams, reinf-conc arches, oil separator and gen, repairs in 3-sty bk stable and garage; \$20,000; (o) E. D. Stein, 409 Edgecomb av; (a) Preston B. Seaman, 78 Perry st (1507).

23D ST, 139 e, new fire escape on 3-sty bk stores, restaurant and factory; \$1,000; (o) Harry B. Culner, 1181 Bway; (a) Sam'l. Carner, 118 E 28th st (1526).

29TH ST, 232-38 w, extend ramp, new conc floor, gas storage system, oil separator, in 1-sty bk stable and warehouse; \$1,000; (o) Geo. Flint, 232 W 29th st; (a) Benj. Oscher, 51 W 66th st (1518).

37TH ST, 101 w, shift stairs, new stores, partitions, rearrange cellar of 4-sty bk store and storage; \$4,000; (o) Wm. Birns, 103 W 37th st; (a) Sam'l. Carner, 118 E 28th st (1512).

40TH ST, 306 w, lower 1 tier beams, remove part of front wall, partitions, stairs, new stairs, windows, partitions, in 4-sty bk store and apts; \$10,000; (o) Constantine Conopholous, 306 W 40 st; (a) Jack Fein, 211 Snediker av, Bklyn. (1529).

60TH ST, 124 e, remove stoop, new extension, on 4-sty bk dwg; \$2,000; (o) Mathias Nicoll,

285 State st, Albany, N. Y.; (a) Arthur Weiser, 9 W 48th st (1496).

66TH ST, 48 e, change stone facing, relocate stairs, new entrance, elevator, in 5-sty bk dwg; \$20,000; (o) Dr. Eleanor A. Campbell 26 E 58th st; (a) Hood & Foulhoux, 7 W 42d st (1503).

72D ST, 130 e, remove stairs, change partitions, new bath, stucco front of 5-sty bk dwg; \$8,000; (o) Mrs. Mortimer Hess, 130 E 72d st; (a) Harry A. Jacobs, 64 E 55th st (1520).

80TH ST, 6 e, new windows, beams, roof, on 5-sty bk dwg; \$4,100; (o) Mrs. Jessie Donahue, 6 E 80th st; (a) Chas. P. H. Gilbert, 1 Madison av (1511).

80TH ST, 158 e, rearrange rooms, new windows, stairs, bathroom, in 4-sty bk dwg; \$2,500; (o) Mrs. Blanche C. French, 42 E 78th st; (a) Leigh French, Jr., 597 5th av (1508).

137TH ST, 2 w, remove corner stone, partitions, new store, platform, partitions, in 5-sty bk store and apart; \$2,000; (o) David Mayef Brewing Co., 3560 3d av, Bronx; (a) Max Hausle, 3307 3d av (1500).

AVE A, 201, remove storefront, new storefront, on 4-sty bk store and apart; \$3,600; (o) Adolph Greenfeld, 201 Ave A; (a) David S. Lang, 110 W 34th st (1506).

BWAY, 45-59 w, 2 new tanks and structures on 10-sty bk offices; \$3,200; (o) Earlington Realty Co., 160 Bway; (a) The Rusling Co., 26 Cortland st (1523).

LEXINGTON AV, 649, remove front, reconstr stairs, new add sty extension, bath, toilet, metal ceiling, 1 and 2 floor beams, tile floor, F P stair enclosure, in 4-sty bk dwg and lodg rooms; \$8,500; (o) C. A. & F. M. Capen, 1146 Park av; (a) Chas. Sheres, 56 W 45 st (1499).

MADISON AV, 1720, remove stoop area, partitions, new front, plumbing fixt, store front, floor in 4-sty bk dwg; \$4,000; (o) Dr. Nathan Ogden, 1720 Madison av; (a) A. J. Simberg, 1133 Bway (1509).

MADISON AV, 1536, change partitions, new partitions, in 3-sty bk shops and apart; \$1,500; (o) Mrs. Sovia Ratner, 17 E 97 st; (a) Jules L. Hant, 29 E 104th st (1519).

5TH AV, 162, new add sty, elevator, skylights, roof, on 2-sty bk store and offices; \$15,000; (o) Titus Blatter & Co., 162 5th av; (a) F. H. Dewey & Co., Inc., 175 5th av (1497).

7TH AV, 719, new partitions, storefront, serving counter, tile ceiling, in 4-sty bk stores and offices; \$5,000; (o) 719 Seventh Ave. Corp., 880 Bway; (a) Morris Whinston, 116 W 39 st (1502).

8TH AV, 70-72, remove stairs, extension, new stairs, in 3-sty bk store and storage; \$1,500; (o) Benj. Fox, 72 8th av; (a) Chas. B. Meyers, 31 Union sq W (1514).

8TH AV, 2296,98-2300, remove wall, new store front, partitions, stairs, in 6-sty bk warehouse; \$5,000; (o) Lee Bros, Inc., 103 E 125th st; (a) John P. Walther, 103 E 125th st (1527).

## Bronx

AMETHYST ST, 1815, 2-sty fr ext, 14.6x10, to 2 $\frac{1}{2}$ -sty fr dwg; \$1,200; (o) Benj. Kirsch, on (416).

GRAND CONCOURSE, 1831, 1-sty bk ext, 22x32.6, and new partitions to 1 $\frac{1}{2}$ -sty fr str; \$4,000; (o) Alex Goldman, 1440 Prospect av; (a) Carl J. Itzel, 1281 Union av (399).

GRAND CONCOURSE, n w c 181st st, 2-sty bk extension, 50x100, and build 1 sty of bk upon 1-sty bk stores and offices; \$25,000; (o) Whitegate Co., Inc., 1455 Undercliff av; (a) De Pace & Juster, 3336 Decatur av (371).

KINGSBRIDGE RD, 20 and 22, two 1-sty bk exts, 16x18, new beams, new stair fronts and new partitions to two 3-sty bk str and dwgs; \$6,000; (o) Thira Realty Co., Thira Young, 2558 Marion av; (a) John P. Boyland, 120 E Fordham rd (401).

KINGSBRIDGE RD, 24, 1-sty bk ext, 16x8, new str fronts and new partitions to 3-sty bk str and dwgs; \$6,000; (o) Elsie Bollen, 2333 Kingsbridge rd; (a) John P. Boyland, 120 E Fordham rd (402).

KINGSBRIDGE RD, 30-32, two 1-sty bk exts 16x8, new str front, new beams and new partitions, to two 3-sty bk str and dwgs; \$6,000; (o) Raul Realty Co., H. N. McLernon, 128 W Fordham rd, pres; (a) John P. Boyland, 120 E Fordham rd (403).

WATERLOO PL, 1817, 1-sty bk ext, 17.6x13.6, to 2-sty fr dwg, \$1,000; (o) Elais Eichenbaum, on prem; (a) Jacob Fisher, 25 Av A (415).

173D ST, 451, 1-sty of bk built upon 1-sty bk factory; \$3,500; (o) Park Av. Wood Working Co., on prem; (a) M. W. Del Gaudio, 158 W 45th (413).

180TH ST, 579 to 585, three 1-sty fr extensions, 25x5.6, new stairs, new partitions, to three 3-sty fr tnts; \$4,000; (o) Jas. Doris, 1419 Doris st; (a) John J. Dunningan, 394 E 150 st (378).

230TH ST, 244-46 W, new girders, new str fronts, new partitions to 3-3-sty fr str, dwgs & lodge rooms; \$4,500; (o) Geo. L. Leibler, ou prem; (a) John H. Friend, 148 Alexander av (414).

DECATUR AV, s e c 204th st, 1-sty bk extension, 30x50, to 1-sty bk str; \$5,000; (o)

Clement H. Smith, 460 Tremont av; (a) Wm. H. Meyer, 1861 Carter av (373).

GRANT AV, 898, 1-sty fr ext, 9.6x10, new plumbing, new partitions to 2-sty fr dwg; \$1,500; (o & a) Jas. J. McKenna, on prem (412).

PARK AV, 4187, 1-sty bk extension, 25x5.10, to 3-sty fr store and dwg; \$1,000; (o) Carl Spaney, 1927 Washington av; (a) Wm. H. Meyer, 1861 Carter av (372).

RANDALL AV, n w c St. Lawrence av, 1-sty bk extension, 68x12.8, to 4-sty bk Academic Bldg.; \$2,000; (o) Clason Point Military Academy, on prem; (a) W. M. Husson, 135 Westchester sq (398).

RIVERDALE AV, e s, 439.82 s 245th st, new conc floors and beams, new bk piers to 2-sty and attic fr firehouse; \$5,000; (o) City of New York; (a) John R. Slaney, 133rd st and Edwards st, Bklyn (374).

UNDERCLIFFE AV, 1523, new plumbing, new partitions, to 4-sty bk int; \$1,000; (o) Henry Jackson, 314 Grand st; (a) H. Nordheim, 565 E Tremont av (375).

UNION AV, 854, new str front, new partitions, to 5-sty bk str and int; \$3,000; (o) Chas. Hensle, 3879 10th av; (a) Moore & Landsiedel, 3d av and 148th (397).

WEBB AV, 2410, 1-sty h. t. ext, 9x12.6, new plumbing & new partitions to 3-sty h. t. dwg; \$3,500; (o) Benj. Sack, 1 Madison av; (a) Emanuel Mandel, 110 W 40th (419).

WEBSTER AV, 2763, 1-sty bk extension, 3.10x50, new partitions, to 3-sty fr str and dwg; \$1,800; (o) Benenson Realty Co., 509 Willis av; (a) Chas. Schaefer, jr., 394 E 150th (400).

3D AV, 3112, new str fronts to 2-sty bk str & factory; \$1,000; (o) Chas. Charcowsky, on prem; (a) Bruno W. Berger & Son, 121 Bible House (418).

3RD AV, 2942, new steel beams to 3-sty fr str; \$1,000; (o) Caroline Mauer, 429 E 157th; (a) Moore & Landsiedel, 3rd av and 148th (370).

**Brooklyn**

ELLERY ST, 176, s s, 69 w Delmonico pl, str frts & int, 3-sty fr str & 5 fam dwg; \$2,000; (o) Josephine Echel, 180 Ellery; (a) Laspia & Samenfeld, 525 Grand (12816).

GARDEN ST, 30-34 s s, 3346 w Bushwick av, int & plbg, 1-sty bk steam laundry; \$10,000; (o) Garden Laundry Service, Inc., premises; (a) Herman A. Weinstein, 375 Fulton st (12774).

GRAND ST, 167-9, n s, 22 w Bedford av, str front, int & plbg, 4-sty bk stores, offices and 2-family dwg; \$7,000; (o) Jos. Schub, prem.; (a) Irving M. Fenichel, 583 Bedford av.

PELLINGTON PL, 22 w s, 232 n Bushwick av, porch, int & plbg, 2-sty fr 2-family dwg; \$3,500; (o) John Gunther, prem; (a) Frank E. Liberty, 849 Greene av (12593).

PROSPECT PL, 179, n s, 330 e Carlton av, exterior & int alts & plumbing in 3-sty bk furnished rooms & 1 fam dwg; \$1,400; (o) S. M. Harm, prem; (a) Philip Freshman, 350 Fulton (12753).

ROSS ST, 185-7, n s, 75 e Lee av, ext str front, two 3-sty bk stores and 2-family dwg; \$6,000; (o) C. I. M. Realty Co., Inc., 134 Bway; (a) Sam'l. Sass, 366 5th av (12598).

WILLOUGHBY ST, 65-95, n e c Lawrence st, ext & int, 8-sty bk telephone exchange; \$1,250,000; (o) N. Y. Telephone Co., 15 Dey st, N. Y.; (a) McKenzie, Voorhees & Gmelin, 342 Madison av, N. Y. (12606).

E 12TH ST, 2423, e s, 170 s Av X, exterior & int alts & plumbing in 1-sty fr 1 fam dwg; \$2,000; (o) Vincenzina Nuceli, 2503 E 13th; (a) Ignazio Miceli, 2503 E 13th (12777).

ALABAMA AV, 82-8, w s, 150 n Liberty av, ext, str fronts on 3-sty bk str & 3 fam dwg; \$2,500; (o) Sarah Edelstein, prem; (a) S. Millman & Son, 1780 Pitkin av (12759).

EAST PARKWAY, 539-41, n e c Nostrand av, str fronts, int & ext, 4-sty bk stores and 7-family dwg; \$10,000; (o) Chas. Hoffman, 547 E Pkway; (a) Hy. J. Mirick, 44 Court st (12591).

GRAND AV, 175-7, e s, 90 s Willoughby av, bridges connecting bldgs n 2-3-sty bk schools; \$3,500; (o) Pratt Institute, Ryerson st; (a) Voss & Lauritzen, 65 DeKalb av (12754).

LEE AV, 53, e s, 80 n Ross st, ext & str front, 3-sty bk stores and 2-family dwg; \$3,000; (o) C. I. M. Realty Co., 134 Bway; (a) Sam'l. Sass, 366 5th av (12599).

MYRTLE AV, 907, n e c Tompkins av, str fronts, int & plbg, 4-sty bk stores and 6-family dwg; \$4,000; (o) Davis M. Lentin, 363 Fulton st, Jamaica; (a) Hy. J. Mirick, 44 Court st (12646).

TOMPKINS AV, 233, e s, 50 s Kosciusko st, int & plbg, 2-sty fr 2-family dwg; \$2,000; (o) Shrolnik Bros., 37 Van Buren st; (a) Shampian & Shampian, 188 Montague st (12659).

DE KALB AV, 803-13, n s, 375 e Tompkins av, ext 1-sty bk garage; \$5,000; S. Weinberg, premises; (a) Murray Klein, 37 Graham av (12815).

**Queens**

ASTORIA.—17th av, w s, 300 s Jamaica av, conc foundation to dwg and garage, int and ext alt and repairs to same; \$1,000; (o & a) Mauro Piccininni, premises (2202).

CORONA.—Waldron st, n s, 180 w Orontes,

raise roof, 1-sty to provide for additional family, int alt to dwg; \$2,000; (o) P. Calabresse, 155 Lawn av, Corona; (a) A. Schoeller, Way av, Corona (2204).

FLUSHING.—Jackson av, s w c Lawrence st, 1-sty fr ext front and side, 4x20, tar and gravel rf, raise bldg, int and ext alt and repairs to dwg; \$10,000; (o & a) Flushingside Realty Co., 63 Broadway Flushing (2259).

JAMAICA.—170th st, w s, 170 n Fulton st, general int alt dwg; \$2,500; (o & a) J. Harmeling, 70 Merrick rd, Jamaica (2219).

JAMAICA.—Also st, w s, 100 n Jamaica av, 2-sty ext, to be used as porch, to dwg, ext alt and repairs to dwg; \$1,000; (o & a) John Fitzgerald, 17 Also st, Jamaica (2249).

LONG ISLAND CITY.—Bodine st, s w c Hancock st, 1 sty added to top of storage; \$4,000; (o & a) A. C. Horn Co., 93 Hancock st, L. I. City (2034).

L. I. CITY.—53 Prospect st, w s, 90 n Henry st, int alt to change dwg to shop; \$1,500; (o & a) Sharp Sign Co., 262 W 41st st, N. Y. C. (2251).

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L. I. CITY.—3 av, e s, 296 n Webster av, 2-sty fr ext, 11x15, rear, tar and gravel rf, to dwg; \$1,500; (o & a) Mrs. Bertha Siegel, 122 3rd av, L. I. City (2247).

L. I. CITY.—17th av, w s, 415 n Wilson av, 1-sty bk ext, 30x11 1/2, side, ice plane, int alt; \$2,500; (o & a) Rabel Coal & Ice Co., Glenmore av and Jannis st, Bklyn (2000).

L. I. CITY.—Review av, w s, 964 s Greenpoint av, int alt, oil storage; \$10,000; (o & a) Standard Oil Co., premises (2277).

L. I. CITY.—Flushing av, 354-56, 3-sty bk ext, 47x59, rear furniture store, slag roof, int alt; \$25,000; (o) Henning Borheck & Heiser, premises; (a) A. C. Kunzi, 779 Manhattan av, Bklyn (2331).

L. I. CITY.—Steinway av, s s, 300 e Broadway, int alt, store and office; \$4,000; (o & a) I. Wohl, 7th av and Vandeventer av, L. I. City (2320).

L. I. CITY.—Lincoln st, n s, 250 e Hopkins av, 1 sty added to top of dwg, tin rf, int alt; \$4,000; (o) Michael DeCaro, 23 Lincoln st, L. I. City; (a) Chas. W. Hewitt, 613 Academy st, L. I. City (2372).

NEWTOWN.—Seabury av, n w c Laconia st, 2-sty fr ext, 19x14, rear dwg, tin roof, int alt; \$2,000; (o & a) Mrs. C. Ellert, 321 2nd av, L. I. City (2032).

RICHMOND HILL.—70-76 Van Dyck bldg, w s, 170 s Jamaica av, elevator; \$3,650; (o & a) A. H. Grebe Co., premises (2242).

RICHMOND HILL.—112th st, w s, 68 n Jamaica av, 2 1/2-sty fr ext to dwg, rear, to provide for additional family, int alt; \$2,500; (o & a) Lorenzo Adamo, 8648 112th st, Richmond Hill (2209).

RICHMOND HILL.—4563 Atlantic av, n d, 50 w 14th st, repair fire damage to store and tenement; \$3,000; (o & a) Marie H. Heins, 11402 Atlantic av, Richmond Hill (2215).

RICHMOND HILL.—95th av, s e c 115th st, 1-sty fr dwg ext, 10x22, side, int and ext alts and repairs to dwg; \$5,500; (o) Queensboro Workers for and with the Blind, Inc., 8717 114th st, Richmond Hill; (a) Wm. Boegel, 162 E 37th st, N. Y. C. (2208).

SPRINGFIELD.—Mills av, n s, 681 w Dartmouth av, 2-sty conc blk ext, 21x10, rear, tar and gravel roof to dwg; \$1,500; Edw. Wilckens, premises (2018).

ROCKAWAY BEACH.—Beach 84th st, 127, 1-sty ext, 11x24, rear, int alts; \$875; (o) Mrs. B. Fastofsky, 132 Beach 84th, Rockaway Beach (1499).

ROCKAWAY BEACH.—Beach 67th st, w s, 80 s Amstel bldg, 2-sty fr ext, 25x10, rear, int alt to provide for additional family; \$1,500; (o) P. Leizicourtz, 345 Beach 67th st, Rockaway Beach (728).

WHITESTONE.—8th st, s s, 100 w Whitestone av, alt and repairs greenhouses; \$3,500; (o) L. E. Dupuy, premises; (a) Hitchings & Co., 101 Park av, N. Y. C. (2057).

WINFIELD.—Forest st, s s, 623 w Worthington st, 2-sty fr ext, 20x10, rear, tin roof, int alt; \$1,800; (o) Jos. Wagner, 28 Forest st, Winfield; (a) Chas. Hajek, 65 Forest st, Winfield (1242).

WINFIELD.—Forest st, s s, 300 w Worthington, 2-sty fr ext, 19x13, rear, metal rf, int alts; \$2,500; (o) Mrs. E. Benedikt, prem (1434).

WOODHAVEN.—95th av, s w c 86th st, 2-sty fr ext, 16x30, tar and gravel rf, rear, to provide for additional family; \$1,600; (o & a) G. D' Ariseno, premises (2205).

WOODHAVEN.—Benedict av, e s, 160 n 85th rd, 2-sty fr ext, 11x18, rear, shingle rf, int alt to dwg; \$2,000; (o & a) P. Saunders, 325 Benedict av, Woodhaven (2201).

WOODHAVEN.—9113 77th st, e s, 126 n Rockaway bldg, 2-sty fr ext, 6x6, tin rf, rear, to be used as bathrooms to dwg; \$1,200; (o & a) H. Heinsohn, premises (2261 & 2262).

WOODSIDE.—3d st, w s, 275 n Woodside av, 1-sty fr ext, 20x18, tar and gravel roof, glass enclosed porch, plumb, to dwg; \$2,500; Chas. Bowman, 3d st, Woodside (2027).

WOODSIDE.—5th st, e s, 375 s Mansion st, raise bldg, change store to dwg, int and ext alt to same; \$4,800; (o) Katherine Steinmann, Greenpoint av, Woodside; (a) Harry Litchfield, Bryant av, Monroe st, Woodside (2237).

Telephone Circle 3834

NATIONAL MARBLE & SLATE CORPORATION

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236 West 55th St. New York City
Shops at 617-619 West 48th Street

MECHANICS' LIENS

Manhattan.

4TH AV, 443-9, lease of third floor; Automatic Sprinkler Co of America—Standard Varnish Works; Edw S Kiger (87) 230.62

JULY 28.

116TH ST, 145 E; Garant Mosaic & Tile Co—Jacob Kurtz; Henry M Weitzner (89) 153.50
SAME PROP; same—Jacob Kurtz; Louis Ott (90) 543.95

41ST ST, 18 E; Ralph Astrove—18 East 31st St, Inc; Sinclair Construction Co (91) 446.88
148TH ST, 614 W; Samuel Jaffe—Jennie Kramer (92) 1,265.00

11TH ST, 274 W; Aaron Mestel—Ethel S Dorrance; Hyman Rosen (93) 325.00
SAME PROP; Hyman Rosen—Ethel S Dorrance (94) 765.00

44TH ST, 319 E; Kinnear Mfg Co—Standard Carpet Co; Mr Rosenthal (95) 232.00
5TH ST, 626 E; David Bernstein—Ludwig Kohn; M Glick (96) 346.20

8TH ST, 428 E; Otis Elevator Co—Emeline Roach and Estate of Stephen S Roach; J Silverman (97) 81.04
8TH AV, 654; Empire Kalamein Co—Barney Shoe Co; John D Huneke; Lenox Ornamental Iron Works (98) 205.00

JULY 29

52D ST, 54 W; John A Carlucci—Isaac Schiff; 54 West 52d St Co; Henry M Weitzner 150.00
SAME PROP; John A Carlucci—Isaac Schiff; 54 West 52d St Co & Adelaide W Leighton 192.00

JULY 31.

2D AV, 722-4; Israel N Weiner—Louis Siskind & Chas Linker (101) 86.48
48TH ST, 249 E; Louis Casale—Eliz N Cushing (102) 630.52
46TH ST, 144 W; Vincent Gagliano—Mary A Moore & Kurlanship Bros (103) 425.00

BROADWAY, 3654; John Carboy—R Siegal & Marconi & Erlich (104) 77.70

AUG. 1

DYCKMAN ST, 114; Abraham Drescher—Morris Bienenstock; Dyckman Restaurant Corp (1) 266.70
5TH AV, 564-68; Geo A Dugan Co—Arpine and Ardemis Tavshanjian; George Constantin (2) 36,347.42

AUG. 2.

60TH ST, 229 E; Di Giustino & Son—Herbert H Cohen & Geo Cohen (3) 1,151.20

Bronx

JULY 22.

BRONXWOOD AV, ws, 75 n 229th, 25 75; Arvid Johnson—Ivar Liljechult DAVIDSON AV, es, 225 n 184th, 205x 115; Harris Structural Steel Co—John S O'Leary; Bronx River Iron Works, Inc 3,111.64

163D ST, 1018 E; Supreme Plumbing Co—141 5th Avenue Realty Co; Zickson Construction Co 440.00

JULY 24.

156TH ST, 950 E; Sawyers & Bartocini, Inc—Samuel Greenstein 3,893.39
UNIVERSITY AV, es, 125 s 195th, 25x 55; Anderson Brick & Supply Co—Oscar Bierner; Jordan Bierner 166.38

INTERVALE AV, sec Fox, 50x100; Harry Herr—David Perlman; Louis Wiener & Harold Conest Co 799.00
SEDGWICK AV, es, 330.8 n 183d, 38.1 x132; Theodore C Wood, Inc—Julia O'Keefe; Westerfield Havens & Co 336.20

GRAND BLVD & CONCOURSE, nwc Burnside av, 116.6x138.5; Waldo Bros & Bon Co—A Maurice Deutsch Bldg Corp; Harry Weinstein 2,312.91

JULY 25.

GUN HILL RD, 346; Joseph J Breitman et al—Kenneth A Petretti Realty Co 3,690.35
GUN HILL RD, sec Decatur av, 50x 105.8; Joseph J Breitman et al—Kenneth A Petretti Realty Co 4,120.00

CARPENTER AV, es, 90 s 223d, 25x 100; Vincenzo Milano—Antonio & Maria G Luisi 4,675.00
BRONXWOOD AV, swc 218th, 105x 114; Charles E Staker—Taylor Textile Mfg Co 188.40

167TH ST, swc Kelly, 90x100; Alemanno Tozzini—Weingold Realty & Const Co 760.00

SEDGWICK AV, 2270-72; Michael Conforti—Frank G Wheat; Westerfield Havens & Co; Frank G Wheat 430.75

SATISFIED MECHANICS' LIENS

Manhattan

JULY 27.

63D ST, 115 W; Psaty & Fuhrman, Inc—Lottie Michelbacher et al; July 10'22 206.50
25TH AV, 500; American Partition Co—Navy Knitting Mills, Inc, et al; July 18'22 4,939.00

BROADWAY swc 85th; Underpinning & Foundation Co—Forty-Eighth St Co et al; July 18'22 4,565.52
PARK ROW, 29; Jos M Kandel—NY Security & Trust Co et al; Oct 3'21 1,493.00

SAME PROP; Tecumseh Tile Co—Albert Ranken Co et al; Oct 27'21 340.00

JULY 28.

14TH ST, 52-56 E; Garant Mosaic & Tile Co—Marvel Holding Corp et al; April 1'22 375.00
14TH ST, 56-58 E; E C Butler Electric Corp—Marvel Holding Corp et al; May 6'22 305.45

SAME PROP; same—same; May 6'22 337.50
14TH ST, 56 E; Fells, Lent & Cantor Inc—Marvel Holding Corp et al; Mar 30'22 235.00
14TH ST, 58 E; Friedman Marble & Slate Works—Marvel Holding Corp et al; Mar 24'22; by bond 765.00

14TH ST E, ss, 65 e Bway; Friedman Marble & Slate Works—Marvel Holding Corp et al; Mar 20'22 765.00
14TH ST, 56-58 E; Nathan Lyons, Inc—Marvel Holding Corp et al; April 1'22 487.10

14TH ST, 235-7 W; Bengt Bengtson et al—A Angelinoff Co et al; Nov 26'21 390.00
77TH ST, 56 E; Chas T E Dieterlen—Lucy A Ledwith et al; July 6'22 30.00

45TH ST, 108 W; City Kalamein Co—Mary A Mahon et al; June 7'22 174.27

JULY 29.

123D ST, 435 W; Emanuel Kalisch—Chambers Realty Corporation; July 20'22 403.50
150TH ST, 610 W; Emanuel Kalisch—Chambers Realty Corp; July 15'22 13.75

123D ST, ns, 225 e Ams av, 50x100.11; Emanuel Kalisch—Chambers Realty Corp; July 15'22 403.50

JULY 31.

MORNINGSIDE DR, nwc 118th; Emanuel Kalisch—Chambers Realty Corp; July 15'22 38.50

AUG. 1. SHERIFF ST, 47; Barney Statman—Cyrille Realty Co et al; July 14'22 142.40

AUG. 2.

70TH ST, 133 W; James Plunkett—Saml T Wade et al; Jan 3'22 390.37
SAME PROP; same—same; Jan 3'22 867.47
37TH ST E, ss, 19 w Lexington av; Siam Iron Works—130 East 37th St Corp et al; July 27'22 645.00

Bronx

JULY 26.

OTIS AV, 2976; Frank De Micco—David Marks et al; Mar 20'22 205.00

JULY 27.

CLAFIN AV, ws, 200 n 195th, 25x100; Mary Panoff—Feliciano Dagnino et al; Jan 24'22 322.00
SAME PROP; Maurice H Keesing—same et al; Jan 5'22 275.00
SAME PROP; Fordham Electric Co—same et al; Jan 13'22 100.00

MATILDA AV, 4340; Harry Bobker—William Douglas et al; Nov 12'21 2,620.00
GARRISON AV, nec Whittier st, 70x 100; Daly Steel Products Corp—James E Dougherty et al; June 27'22 379.77

JULY 28.

MOSHOLU AV, ss, 278.2 w Post rd, 25x100; Dorr L Titus—Owen J Moran et al; Feb 7'22 520.00

HOBART AV, es, 100 s Wilkinson av, 50x100; William Krug—John Cuneo et al; July 19'22 250.00

UNDERCLIFF AV, ws, 96.2 s Washington Bridge Park, —x—; Title Guarantee & Trust Co—1447 Undercliff Ave Corp, et al; July 19'22 120.00

JULY 31.

CROTONA PKWAY, sec Elmsere pl, 100x150; Williamsburg Flushing Scrap Iron Corp—Edmund Francis Realty Co et al; July 20'22 760.84