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Advertising Index

Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B.	17
Adams & Co.	16
Adler, Ernest N.	17
American Bond & Mortgage Co.	27
American Bureau of R. E.	17
American Enameled Brick & Tile Co.	23
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	17
Ashforth & Co.	2d Cover
Atlantic Terra Cotta Co.	24
Automatic Fire Alarm Co.	24
Balter, Alexander	16
Bauer, Milbank & Molloy.	16
Bechman, A. G.	16
Bell Co., H. W.	27
Biltmore Realty Corp.	16
Boyd, James	14
Boylan, John J.	2d Cover
Brennan, Edmund M.	17
Brensam Realty Corp.	14
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	29
Brooks & Momand	14
Brown Co., J. Romaine.	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkey & Horton Co.	16
Busher & Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate.	2d Cover
Chesley Co., Inc., A. C.	29
City Investing Co.	4
Classified Advertisements	15
Coburn, Alfred P.	16
Cross & Brown	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner R. E. Co.	2d Cover
Cusack Company	16
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Dalley, Clarke G.	4
Davies, J. Clarence	18
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	10
Dowd, James A.	17
Dubois, Chas. A.	16
Duffy Co., J. P.	24
Dunlap & Lloyd	16
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richart.	4
Elliman & Co., Douglas L.	14
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Finch & Co., Chas. H.	26
Finkelstein & Son, Jacob.	17

TABLE OF CONTENTS

Editorials	5
Governor Miller Urges Further Economy at Albany	7
Tax Exemption Little Help to People of Moderate Incomes.	8
Miss Annie Mathews New York's First Woman Register	9
Review of Real Estate Market for the Current Week	11
Private Sales of the Week.	11
Statistical Table of the Week.	18
Manhattan Building Costs in 1921 Aggregate \$142,448,868	19
N. Y. City Contracts Awarded in 1921 Total \$394,754,400	20
Personal and Trade Notes.	20
Recent Awards Indicate Active Building Next Spring	21
Trade and Technical Society Events.	21
Building Materials Markets.	22
Current Building Operations.	22
Contemplated Construction	24
Plans Filed for New Construction.	27

Advertising Index

Page

Morgan Co., Leonard	17
Muhlker, Arthur G.	17
Murray & Sons, Inc., John A.	22
Murtha & Schmohl	4th Cover
Nail & Parker	4
Natson, Max N.	18
Nehring Bros.	2d Cover
New York Edison Co., The.	25
New York Title & Mortgage Co.	4
Niewenhou Co., Inc.	13
Noyes & Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	4
Oppenheimer, Fred	16
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	18
Pease & Elliman	Front Cover
Pell & Co., S. Osgood.	27
Pendergast, John F., Jr.	16
Pepe & Bro.	14
Pfiffm, F. & G.	Front Cover
Phelps, Albert D.	16
Pomero Co., Inc., S. H.	24
Porter & Co.	Front Cover
Quell & Quell	16
Read & Co., Geo. R.	Front Cover
Realty Co. of America.	4
Rickert-Brown Realty Co.	22
Rinaldo, Hiram	16
Rose & Co., J.	26
Ross, Frank U.	24
Runk, Geo. S.	16
Ryan, George J.	2d Cover
Schindler & Liebler	16
Schwamm, Dr. H.	14
Schweibert, Henry.	16
Seaman & Pendergast.	16
Shaw, Arthur L.	17
Shaw, Rockwell & Sanford.	16
Sherman & Kirschner.	17
Simberg, A. J.	15
Smith, Gerritt, Mrs.	18
Smith, Inc., Malcolm E.	16
Solar Engineering Co.	26
Solove, R.	13
Spear & Co.	16
Speyers, Inc., James B.	17
Spotts & Starr	2d Cover
Sterling Mortgage Co.	15
Talbot, Jacob J.	16
Title Guarantee & Trust Co.	4
Tyng & Co., Stephen H., Jr.	4
Union Stove Works.	29
Van Valen, Chas. B.	14
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weill Co., H. M.	14
Wells Architectural Iron Co.	29
Wells Sons, James N.	2d Cover
West Side Y. M. C. A.	12
Westergren, Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	16
Williams-Dexter Co.	17
Winter, Benjamin	14
Wood-Dolson Co.	Front Cover
Wolf Gas Radiator Co., A.	22
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fred'k	2d Cover

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E D I T O R I A L

Mayor Hylan's Second Administration

Mayor Hylan was in happy mood last Monday when he entered upon his second term as Chief Executive of this great city. Much can fairly be said in praise of, and less in criticism of, his second inaugural address. In most respects Mayor Hylan put his best foot forward and unquestionably he pleased the great majority of New Yorkers by his call to everyone to "Boost the Metropolis." Mr. Hylan contends, and undoubtedly he is right, that there has been too much knocking of this imperial city by some of its residents. It would be a great deal better, as he points out, if the knockers would turn boosters and thus make unanimous the effort for a greater and better New York.

Mayor Hylan talked good common sense to his heads of departments and to all other city employees. "Our plain duty to the people," he said, "is to see to it that taxation is reduced to the minimum expenditure required for an economical operation of government. This is common honesty. With this in mind, every item of departmental expenditure must be limited to the lowest point consistent with effective service; all unnecessary positions should be abolished and the employment of any individual whose services are of scant or doubtful value should be discontinued forthwith." These are laudable sentiments and the RECORD AND GUIDE hopes that the Mayor will enforce them.

Mayor Hylan's inaugural address would not have been complete, of course, if he had failed to utter a new protest against the heavy burdens imposed upon the people of this city by the State rulers at Albany. His demand for a greater measure of Home Rule in the metropolis undoubtedly is backed by a large majority of our citizens. This fact was amply attested at the recent election and it seems reasonable to expect that the Mayor's desires will have due consideration, because the commission recently appointed to revise the charter gives evidence of its purpose to provide genuine Home Rule for New York City. Public interest in this matter has been so thoroughly aroused that New Yorkers will be satisfied with nothing less. Mayor Hylan expressed the belief that if New York had enjoyed heretofore the same right to govern itself as prevails in second and third-class cities up the State, it would have been possible for the city administration to effect economies and to make more efficient the transaction of city business.

On the same day that Mayor Hylan began his second term in the City Hall, another well-known Mayor, Mr. Edwin W. Fiske, entered upon his ninth term as Mayor of Mount Vernon. Mount Vernon adjoins New York City on the north and conditions there are not dissimilar from those which prevail in the metropolis. It is interesting to note, therefore, that Mayor Fiske started out by reducing his own salary ten per cent. along with that of several other important city officials, at the same time abolishing several positions which he considered useless. Reference is made to this action of the Mount Vernon Mayor because it illustrates one way in which Mayor Hylan can give that more

economical government of which he treated in his inaugural address. No one would suggest, of course, that Mayor Hylan should set the example of reducing his own salary, but he could accomplish a great deal for the taxpayers of the city if he would emulate that other feature of Mayor Fiske's action and have stricken from the city pay roll the name of every unnecessary employee. Along that line lies one method of cutting the city budget down to a figure well within the legal limit.

Ambitious Boston and the Census

Boston has been importuning the Census Bureau to revise its count of population, which was given out as 748,000. What the civic authorities of the Hub want is for the census officials to include, in their enumeration of its citizens, all the inhabitants of its numerous suburban colonies within a radius of about fifteen miles from the State House. If this were done, Boston would have a population of 1,772,254 and rank as fourth city in the country, being outnumbered only by New York, Chicago and Philadelphia, instead of seventh in line, below, Detroit, Cleveland and St. Louis.

That there is merit in the contention of the Mayor and other citizens of the municipality having a codfish on its escutcheon is borne out by the action of the National Geographic Society, which has gone on record as favoring the measurement of population by the group method rather than according to the strict demarkation of municipal boundary lines.

For a community that had the enterprise and hardihood to successfully bring off a certain celebrated Tea Party, it is inconceivable that Boston will not eventually find a way to get itself higher up in the census scale. Chicago, it may be certified, took in the whole of Cook County in its mad endeavor to minimize New York's supremacy. Other cities have gradually garnered voters and their dependents by annexation. New York, it may be admitted, welcomed Brooklyn to more intimate civic association.

Why then should not Boston take into its municipal bosom Wellesley Hills, Newton, Somerville, Malden, Duxbury, Roxbury, Lynn, Brockton and other outlying but closely linked communities? Probably this comparatively easy way to become the fourth city in point of population has never appealed to the conservatism that is figuratively set forth by a century or more of addiction to brown bread and beans for Sunday Morning Breakfast.

Miss Mathews Becomes Register

New Yorkers in general, and those having realty interests in particular, felt a special interest in the induction into office of Miss Annie Mathews as Register of New York County on New Year's Day. Register Mathews is the first woman chosen to an elective office in New York County or New York City, which is a notable distinction in itself. Any woman who attains to an outstanding position in society, business or public affairs becomes an interesting personality from the public viewpoint. To be the first of her sex to gain high official position makes the case of Miss

Mathews especially interesting. And, it must be admitted, the special touches of femininity which attended her inauguration furnished a good sign in themselves, adding as they did dignity to the occasion and expanding the new spirit which was reflected in the adoption of equal suffrage.

The office of which Miss Mathews has just assumed control is a very important one, and its successful management calls for executive ability of the first order. The RECORD AND GUIDE, while appreciating fully the importance of the Register's office to the realty owners which it represents, does not share in the old-fashioned belief of some that the business of the office can be handled properly only by a man. On the contrary, there seemed no occasion for uneasiness during the recent campaign because of the fact that each of the leading political parties had nominated as its candidate for Register a woman. Miss Mathews, who

won the election, and Miss Boswell, who was defeated, were both recognized by well-informed citizens as women of unusual capabilities, either of them very well qualified to conduct successfully the important office to which they aspired.

Register Mathews enters upon her new duties with the cordial good wishes of all who favor competent administration of public affairs. The RECORD AND GUIDE is confident that she will prove entirely equal to her new opportunities, and that her administration will give satisfaction to all having business in the Register's office, and at the same time reflect credit on her sex. New York City has many women of high character and ability filling important executive positions and making good in them, just as Miss Mathews, who happens to be the first of them to assume an important public office, will make good in it.

William L. De Bost Clears Up Facts About Macy Site

Editor of the RECORD AND GUIDE:

I have read with much interest the article on page 807 of the RECORD AND GUIDE, issue of December 24th, on the new records set for land rentals in the Metropolis. Referring especially to that portion of the article regarding the renewal of the R. H. Macy & Co. leaseholds on Broadway, West 34th and West 35th streets, I should like to take this opportunity of correcting in your next issue some errors in this article, especially in respect to the ownership of the properties.

The firm of R. H. Macy & Co. are the lessees of the whole property occupied by their store and this large plot is divided into twelve individual plots, each one covered by different leases. Mr. Frederick Brown is the owner in fee of the Plots Nos. 1317 Broadway and 109 West 34th street and 115-121 West 34th street, and also owns a one-quarter interest in the Plots Nos. 1323 Broadway and 113 West 34th street, 141-147 West 34th street and 134-138 West 35th street. The balance of the property, with the exception of minor interests which have been acquired by R. H. Macy & Co., the tenants, is owned by the Hegeman, Ayerigg, Grinnel, Lillibridge families and others.

Under the terms of these twelve leases, the first twenty-one year term of which expires May 1st, 1922, it was necessary to fix the rentals for the next term of twenty-one years by arbitration and the arbitrators were instructed to fix this rent at the fair rental value of the property.

Mr. Frederick Brown appointed Mr. Frank D. Ames to represent him in the two plots which he owned in fee and all of the other owners of the balance of the property, including Mr. Frederick Brown, owning a one-quarter interest in certain parcels, appointed Mr. William L. De Bost, vice-president of Cruikshank Company, to represent them as their arbitrator and R. H. Macy & Co. appointed Mr. Lawson Purdy to represent them as tenants in the arbitration.

As Mr. Ames and Mr. De Bost could not agree with Mr.

Purdy as to the fair rental value, by mutual agreement, they appointed Mr. Clarence H. Kelsey, president of the Title Guarantee & Trust Company, to act as third appraiser or umpire and by this process an agreement was finally reached, fixing the rents as mentioned in your article, at \$395,000 per annum net for twenty-one years, commencing May 1st, 1922, or a total rental for the term of \$8,295,000 net, that is, the tenants paying taxes and all other charges.

From the intensive study which it was necessary for me to give to this property during the arbitration, and which lasted for a period of over six months, I concluded that the site of the R. H. Macy & Co. store is, without doubt, the finest location for a retail store. There is no other section of New York which is reached by so many transit lines; the Pennsylvania Railroad station is within a block of the property and it is within the great hotel centre, accommodating thousands of people who come to New York daily to shop.

You have covered in your article the activities now going on in the neighborhood, that is, the new lease of the Saks' store and the old Herald Building, but an inspection of the location will show that there are many other smaller improvements now actually in progress or in contemplation, both on 34th street and adjacent streets.

I was prompted to write this letter to you especially for the reason that your article gave the impression that R. H. Macy & Co. were practically the owners of the balance of the property not owned by Mr. Frederick Brown.

The following law firms were active in the arbitration: Charles M. Bleecker, 49 Wall Street, and Fraser & Speer, 16 Exchange Place, representing the majority of the owners; Messrs. Marks and Marks, of 358 Fifth Avenue, representing Mr. Brown; Wise & Seligsberg, 15 William street, representing R. H. Macy & Co. Laurence McGuire and Charles F. Noyes Co. sold the interests in the property to Mr. Brown.

New York, Dec. 27, 1921.

WILLIAM L. DE BOST.

Joseph P. Day Reviews Auction Market of Past Year

Joseph P. Day, in discussing the remarkable interest shown by the public generally during 1921 in the sale of building sites, declared that the year just closed will go down in history as a record-breaking auction period.

"Since last Spring," said Mr. Day, "I have sold more lots and houses and at better prices than ever before, and the totals of my sales aggregate a volume of business larger by many millions of dollars than in any other corresponding year.

"After one of the most strenuous lot sale years in the history of the market, it seemed a fitting climax to hold the record breaking auction sale of all time and sell 1,898 houses for the United States Government.

"The auction lot market is in a healthy condition, the housing shortage being a large contributing factor. Today, the demand is far from satisfied. The "Build Your Own Home" move-

ment is well under way, and, in my opinion, many more thousands of lots will be purchased on the auction block for the erection of new homes.

"Since last May I have sold about 13,000 lots, located in every section of New York City and surrounding territory—Manhattan, the Bronx, Brooklyn, Long Island City, Nassau and Westchester counties, and New Jersey. These lot sales have totaled about \$28,000,000. In addition, I have sold about 2,500 houses for almost \$7,000,000.

"1920 was a record year in the auction market and few people thought that the 1921 totals would even equal it. That they were mistaken is now a matter of history, and 1921 will certainly go down as a banner year. The home and lot buying movement is in full swing. The demand is far from satisfied and I look to see great activity during the next year."

REAL ESTATE SECTION

Governor Miller Urges Further Economy at Albany

In Annual Message to Legislature of 1922 the State Executive Outlines Plan to Lessen Burden on Real Estate by \$22,500,000

(Special to the RECORD AND GUIDE)

Albany, Jan. 4.

IN the longest annual message sent from the Executive Chamber in recent years, Governor Miller today advised the Legislature of 1922 as to the condition of state affairs and his suggestions for their management during the next fiscal year. Adhering to the policy which he outlined in his message to the Legislature of 1921, Governor Miller urged further economies in state expenditures and the consolidation of various state departments not effected during the first year of his administration.

The Governor followed an established custom in opening his message with a summary of the state's financial condition. His statement showed a surplus of \$43,613,077.85, as of July 1, 1921, adding that this greatly exceeded the estimates of a year ago. After pointing out that the departmental requests for the next fiscal year total about \$145,000,000, as against \$201,000,000 a year ago, the Governor continued:

If the appropriations can be kept within approximately \$125,000,000 it will only be necessary to levy a direct tax of \$12,181,895.49 for debt service, thus relieving real estate of the burden of the direct tax of \$22,500,000 for teachers' salaries. That result can be obtained without impairing the efficiency of any activity of the State, provided no new or unusual expenditures be undertaken, and if attained the public business will then be upon such a basis that it can reasonably be expected that under normal conditions the present sources of revenue, with the direct tax for debt service, will be adequate to meet the expenses of the government and that the normal increase in such revenue will adequately provide for the inevitable expansion in the needs of the State government.

It is not just to the taxpayers to accumulate an unnecessary surplus, and it is sound policy to use the existing surplus to tide us over the present period of lean revenues. The total amount of appropriations requested by each State department will be transmitted as requested without revision. The departmental studies made by the newly created bureau set up by the Board of Estimate and Control were not completed in time to be available for a revision of the requests before submitting them to the Legislature. Indeed, those studies are still incomplete. Detailed reports of examinations, with the comments thereon by department heads, are available for the information of the Legislature.

The requests as compiled total \$145,019,665.08, which is \$56,624,627.35 less than the requests submitted last year, totaling \$201,644,292.43, and not including requirements which had to be met of \$4,621,545.61.

That comparison is the best evidence of the new spirit which pervades the public administration and demonstrates that notwithstanding the drastic reductions made last year the actual needs of the State were amply provided for.

"A significant absence of the usual requests for deficiency appropriations for administrative expenses will also be noted. Department heads and institutions have administered their functions within the appropriations, and instead of asking for deficiencies, many will show surpluses at the end of the year.

Governor Miller's message contained many recommendations of importance, not only as to the consolidation of state departments, but urging the establishment of a central purchasing body to buy all supplies for every state department and institution; open competition for state printing; a comprehensive welfare program; obligatory use of voting machines in cities of the first and second class, better distribution and regulation of the water power of the State; reforms in the operation of prison industries, and the sale of 1,600 parcels of non-revenue producing State lands.

Governor Miller gave considerable attention to the subject of taxation, declaring:

With the task of reducing the expenditures of the State government to a point where its revenues may be expected to keep pace with its expenditures nearing completion we should now seriously address ourselves to the problem of removing the inequalities and injustices of our tax laws by a careful revision of them. This is a task which must be approached with caution and worked out by degrees so as to produce no serious derangement of the State's revenues. We are not confronted with the necessity of seeking new revenues. The construction of a just and equitable tax system is our problem. The report paves the way for such a piece of constructive work, which I trust will be accomplished as soon as the subject has received the consideration which its importance and intricacy demand.

Although the direct State tax was reduced this year \$12,802,815.94, there was in many counties little net reduction in taxation and in some counties

there were actual increases, the saving effected by the State administration being thus in whole or in part absorbed by the increased cost of local governments. The great burden from direct tax resting upon real estate results from the cost of local, county, town and municipal governments, and that cost has been increasing at a time when it has been demonstrated to be practicable to reduce the cost of government. The demand for a change in methods of local administration led to the adoption of a constitutional amendment at the last election relating to only two counties in the State. It may be that the need was greatest in those two counties because of developments incident to their proximity to the City of New York, but I have no doubt that there is some need, though possibly of varying degree, in every county in the State. I recommend that provision be made for an inquiry into the causes of the excessive cost of local governments and the remedies therefor. The Joint Committee on Taxation is well organized to conduct such an inquiry.

Governor Miller urged the Legislature to postpone action on all local legislation affecting the City of New York, explaining:

The New York Charter Commission recently appointed by me is now engaged in the work of revising the Charter of the City of New York. I hope that it will be able to report to the present Legislature, in which case I shall convene it in extraordinary session. In view of that work I recommend that, except to provide for emergencies, all proposed local legislation affecting the City of New York be held for consideration together with the report of the Charter Commission.

The Governor also recommended various election reforms and the equal participation of men and women in party management. Taking up the State's institutional problem Governor Miller groups this in three sections, (1) the hospitals, (2) the penal institutions and (3) the asylums for mental defectives. The message said that housing, food and clothing conditions in all classes of State institutions are good. Concerning hospitals the Governor holds that the chief problem lays with the curative side and advances the belief that the number of discharged and paroled inmates should be increased. In 1921, the increase in the number of patients in State hospitals was 1,337, as against only 299 in the preceding year.

Regarding the assembling of ex-service men in the new Kings Park Hospital the Governor declared:

There are within the metropolitan district 530 ex-service men in the State hospitals, excluding paroles. The Federal Government makes compensation for the care of 257 of them. There are at Kings Park two units admirably suited for the care and treatment of the ex-service men. One hundred and seventy-two are now being cared for in one of such units. There is nearing completion at Kings Park a reception hospital which is believed to embody the last word in modern psychiatry. It is desirable, if possible, to assemble the ex-service men from the metropolitan district at one place, so that the assistance in therapeutic work and occupational training which the Federal Government is willing to render may be utilized to the maximum. I am advised by the officers of the State department of the American Legion that the executive committee of that organization, after a thorough investigation, approves of the bringing together, if possible, of the ex-service men in the metropolitan district at Kings Park Hospital, and at my request the Hospital Commission now has under consideration the method of effecting the necessary transfers to make that possible.

Governor Miller did not discuss in his annual message the plans of the New York Port Authority, but informed the Legislature that he would treat this subject in a later communication to that body.

"The State," says the message, "is the owner of tax titles to 1,600 parcels of real estate; it has acquired title to 113 parcels by foreclosure of United States loan mortgages; it is the owner of 607 mortgages on real estate and has other miscellaneous holdings, not devoted to public use and not within the forest preserve counties. It receives from all of its real estate an annual rental of about \$1,400. The land acquired at foreclosure sale has been owned by the State from sixteen to seventy-five years. It owns mortgages which are more than eighty years old, many of them for small sums.

"The Commissioners of the Land Office have the power to sell real estate owned by the State not within the forest preserve and not devoted to public use, but it is obvious that that power is inadequate to deal with the situation.

"I recommend the adoption of some simple procedure to have the State-owned property appraised and sold with as little formality and red tape as possible. I also recommend that the Comptroller be authorized to accept transfers of title to mortgaged property with the approval of the Land Board."

After the reading of the Governor's message, both houses of the Legislature adjourned until next week.

Tax Exemption Little Help to People of Moderate Incomes

Measure Stimulated Building, Says Frank Bailey, But New Construction Has Been Almost Entirely of High Priced Apartments

FRANK BAILEY, vice-president of the Title Guarantee and Trust Company, discussing the housing situation in its relation to high prices generally, declares that the exemption from taxation of new houses for ten years has not relieved the people for whom relief was most necessary.

"Tax exemption," said Mr. Bailey, "has stimulated building to a great degree, but the new construction has been entirely of that class which is not available because of its cost to the people of moderate incomes.

"In Greater New York at the present time those having moderated incomes are under greater pressure for rent than ever before, and as incomes decrease the high rents of cheaper apartments will day by day oppress more people. At the present time it is absolutely impossible to produce a house which can be occupied by a tenant who can afford to pay a maximum of \$12 a room, and when one remembers that the greatest number of people are in the class that can pay \$12 or less a room, then it is perfectly obvious that the poor man is not approaching cheaper rents, but is approaching higher rents.

"There has been immense relief in the construction of houses where the rent is from \$20 a room up, and the peak of prices of that class of apartment has long since passed.

"The exemption from taxation has produced so much construction that the labor unions have been able to work their

will with the builders, until the cost of construction is but a little under the so-called war prices. As long as this enormous construction of buildings for the more wealthy continues and is stimulated, prices for materials and for labor will probably continue and the poor man will receive no relief.

"Relief of housing will be worked out in two ways, and in two ways only, in my judgment. One is by stopping the stimulation of construction which is no longer in great demand, to wit, the higher priced apartments. Second, by the American people rising superior to the domination of people who work as little as they can for wages away beyond those they are entitled to earn, and thereby inflict upon the people of Greater New York almost a calamity.

"Eighteen dollars a day for plasterers with the wage scale of \$10; bricklayers handling from 600 to 1,000 brick a day against a capacity of over 2,000 for a good workman; electricians paying a gang for the privilege of working, with the ability of a builder to employ only one man to put on his lath and at any old price that man may ask; with the persistent strikes for no reason whatsoever—the poor people and those who can pay moderate rents can hope for no relief.

"There is just one old-fashioned rule which can help, and that is for 5,000,000 people to assert their independence against possibly 40,000 people.

Bryan L. Kennelly Sees Bright Outlook for 1922 Auction Market

BRYAN L. KENNELLY, president of Bryan L. Kennelly, Inc., and vice-president of the Harriman National Bank, when asked about the outlook for the real estate auction market for 1922, declared that it promised to be the brightest in the annals of New York realty.

"I am as confident of this," said Mr. Kennelly, "as I am of the ultimate results of the Washington disarmament conference. The auction market was never better than during 1921 and the market for 1922 promises to overshadow it, particularly in the volume of vacant lot transactions. And there is good reason for believing this. Civilization has begun to put its house in order again. It is recovering from the moral slump which has kept the world in a state of paralysis for almost a decade. It is turning to peace and is making its position more stable and secure. It is getting rid of disorders and restoring confidence. It is reviving trade everywhere, setting in motion all its industrial looms and creating a demand by one nation for the wares and goods and good will of another. It is extracting the dross from credit, restoring currency to its real value, and checking the sinister fluctuations of foreign exchange. A world-wide awakening to sanity is developing; unity of purpose and endeavor is being rekindled; doubts and discouragements are being dispelled; false prophets and their vicious and misleading prophecies are being thrown into the discard.

"Other things upon which my confidence is founded is the amazing shipment of gold to the United States by foreign capitalists for investment here—a sum almost totalling a billion dollars; the enthusiastic response of the world's leading governments, rulers and statesmen to President Harding's invitation to meet in Washington and discuss ways and means to end wars and their causes; the attitude of the whole American public toward the proposal to scrap navies and eliminate further danger of general economic disaster and forestall another conflagration of anarchism; the universal joy over the prospect of the establishment of a super-government; the uniting of nations by unbreakable treaty or agreement, or by bonds of sound and unalterable friendship, so as to permanently guarantee peace and good will between all peoples whatever their race, their color, or their creed.

"That the world will some day be united in some way as the result of the epoch-making conference in Washington I am certain of as I am of the wave of prosperity that will sweep over America and the rest of the world before another year is past. With the coming of this wave of prosperity there will naturally eventuate a great business boom, widespread good times, and an unprecedented outpouring of home-seekers, investors, speculators, developers, operators and builders to absorb vacant land in New York City and all other sections in the metropolitan area.

"Added strength is given to my faith in the future of the real estate auction market in the return of investors to the field of realty and their active participation in most of the important transactions. For several years past they have held aloof, devoting most of their attention to stocks and bonds and other securities. They lost sight of the solidarity of New York real estate and of real estate as a source of constant and steady income. Having sustained tremendous losses in other fields, which they had been led to believe offered fabulous profits, the truth has dawned upon a large number of investors that the safest kind of an investment is improved real property which produces substantial returns.

"Let me say that investment in the real estate market during the 1914-1918 conflict against militarism and during the post-war period to date has meant the conservation or saving of fortunes for many American citizens, because of the soundness of real estate and its ability to stand up against even so great a catastrophe as the World War. It is truly remarkable that while everything else virtually went to smash, real estate, especially New York real estate, stood the shock without once feeling it.

"When one considers Manhattan real estate by itself, what equals it from an investment standpoint? There is no spot on the Island whose value of the moment is not fixed and whose greater value of the future is not assured.

"My confidence in the future of the real estate auction market is also strengthened by the increasing number of women investors, operators and speculators at all my sales.

"What is the outlook for real estate? I say, all signs point to an unprecedented volume of business in 1922."

Miss Annie Mathews New York's First Woman Register

Elected by a Decisive Plurality the First Representative of Her Sex as Head of a Department Takes Important Office

THE first woman to be the head of an important branch of the local government took office on Monday, when Miss Annie Mathews became Register of New York County, as a result of her election thereto last November. When interviewed about the duties of the office, Miss Mathews said that necessarily she could say little, as she had not been in office long enough to fully acquaint herself with its ramifications and to become fully acquainted with the entire working force.

"I do not care merely to express vague phrases about my duties," she said. "When I can say something tangible about this place I hold that is of personal interest to every property-owner and builder in town then I will be heard from. Wait until I get over the brand newness of the position. I am beginning to settle down to business. The first day or two were days of congratulations, bouquets and kind words, as they are for all new incumbents in office.

"There is this much that I can say with some sense of statement: I am deeply appreciative of the great honor which the voters of New York conferred on me by the splendid plurality (86,000) given me in the recent election. I am assuming office with a full determination to prove to the voters that they made no mistake in their choice, and that a great public office can be administered by a woman.

"I count myself fortunate in taking over from my predecessor a competent and experienced staff and feel sure that I can count on their full co-operation in the effort to make our office record, if possible, even better in the future.

"One of the most urgent problems of our day is the making of democratic institutions efficient and thus economical. I believe that at least one vital factor in the solution of this problem is the awakening in each official of a department a sense of his importance to and responsibility for the success of the whole. If we can work in this spirit, as I sincerely believe we can, I am confident we can be happy in our work, and promise the public good service with courtesy and promptness."

The new Register is a native of this city, a daughter of John and Elizabeth Gillespie Mathews. She was educated in the New York public schools. Her further education has been obtained by travel, by keen observation, by long business

experience and as an ardent advocate of woman suffrage before it became a reality. Since it has been in effect Miss Mathews has been Democratic leader of the Nineteenth Assembly District of Manhattan. She was such a good campaigner that she ran ahead of some others on the Democratic ticket as much as 5,000. Miss Mathews has traveled abroad extensively during her vacations, and she believes that is the best finishing off process that any one's education can get. As a result of her travels and her political experience she has met all kinds of persons, so that she comes into office with her powers of observation well developed.

The retiring Register, James A. Donegan, on Monday posed with his fair successor for a picture. And in turning over the office to Miss Mathews, Mr. Donegan said: "From my acquaintance with you I know you are capable and competent to discharge its most responsible duties. I know you will discharge those duties as economically as I have. The office has become self-sustaining since I came here."

Responding to the compliment, Miss Mathews said that the important thing now to do was to demonstrate to the New York public the success of good municipal principles and to prove by action in office that the era of the Czar and boss rule are over.

All of Register Mathews' immediate assistants are new incumbents, except the cashier, who was promoted from the place of assistant cashier. They are, in order, as follows: Edmund P. Holahan, Chief Deputy Register; Mrs. Josephine Flynn, Secretary to the Register; Thomas F. Murray, Cashier, and Miss Loretta Bonner, Assistant Cashier. Two of this staff reside on Washington Heights, one in Harlem and one on the West Side.

Regarding the Torrens Law confirmation of titles and the work of title insurance companies, Miss Mathews said that she would be perfectly impartial so far as the Register's office is concerned, that it is up to the property-owner affected to have any kind of search desired, without any attitude being taken in favor of the Torrens Law or against it.

Former Register Donegan is now County Clerk, succeeding William F. Schneider; while Martin Hoffman, formerly cashier to the Register, is head of the Naturalization Bureau of the County Clerk's office.

Real Estate Board to Hold Monthly Dinner Meetings

THE Real Estate Board of New York has decided to hold monthly meetings for its members. The first of these meetings will be held on the evening of Thursday, January 12, at which time the proposed development of the Port of New York will be presented by members of the Commission of the Commission, former Governor Alfred E. Smith and Mr. Simon including, it is expected, Mr. E. H. Outerbridge, Chairman Lewis H. Pounds. The proposed development of the port will be illustrated with motion pictures.

The dinner will be held at Delmonico's. It will begin promptly at 6.30 and it is planned to conclude the meeting not later than 9.30. Members have been asked to reply promptly and informed that reservations cannot be made later than Tuesday, January 3. Referring to these meetings which the Board plans to hold monthly from now on, Mr. Charles G. Edwards, President of the Board, says:

"It is the purpose of the Board of Governors to make these meetings entirely of an educational character. There are so

many important public projects of vital interest to members of the Real Estate Board that it should not be difficult to select subjects upon which our members will be glad indeed to be informed. The success of these meetings will depend entirely upon the reception by the members but it seems to me that these gatherings should prove successful from the very first.

"The development of the Port of New York, for instance, is of greater importance even than our transit problem, and yet I doubt very much whether the public generally and even members of the Real Estate Board, who are supposed to follow matters of this kind, know very much about it.

"It will probably be necessary to omit a meeting in February because of the annual banquet which the Board will hold on the evening of February 4. But the Board of Governors is determined to try out this method of interesting its members in the great business affairs of the city and they feel sure that the members will respond to the call for the meeting on January 12 and on succeeding occasions."

Improvement in Gypsum Plaster

Manufacturers of gypsum wall plaster announce that a new manufacturing process has been adopted. The statement is made that this is the first radical change in 4,000 years. The new product is known as syanized plaster. The process seals each minute particle of gypsum against atmosphere moisture.

The plaster loses none of its sand-carrying capacity, even when stored for many months. It does not go "dead" while in storage, and, being always "fresh," assures full coverage. Other economies of this plaster are the rapidity with which it takes the water in mixing, and its unusual plasticity under the trowel.

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Review of Real Estate Market for the Current Week

Several Large Sales in Manhattan Added Tone to Dealing There, While Sales of Apartment Houses Shared Honors With Plots in Bronx

THE New Year, in real estate, started well. The week shows transactions closed of substantial size that indicate that the market is likely to show greater strength as it progresses toward Spring. All parts of town were represented in the dealing this week. Even an old tenement house in Market Slip, a part of the city that seldom figures in the trading, changed hands for improvement. The Corn Exchange Bank acquired an improved West Bronx corner which will house a new branch of that widespread financial institution. An old builder bought another West Bronx corner for improvement with a taxpayer containing stores. One store has been leased, on the plans, to a chain grocer. This reflects the neighborhood growth steadily going on in the Bronx, especially in the western half of it, where new rapid transit routes are making themselves felt. The New Year witnessed a continuity of general buying and selling of vacant plots in the northerly borough, for improvement with apartment houses.

A new feature was the sale of some large new apartment houses, showing that investors are interested in these modern properties.

Giving impetus to this year's dealing in Manhattan was the sale of a large mercantile building at West 57th street, adjoining the Hecksher building at the corner of Fifth avenue, the sale value approaching \$1,500,000. Among other notable transactions were the sale of a large West Side plot for re-improvement with a 17-story building; the sale of the old Hotel Grosvenor, on a lower Fifth avenue corner, and the enlargement, by purchase, of a plot near Madison avenue, owned by William R. Hearst.

The 12-story Strathmore apartment house, on an upper Riverside Drive corner, again changed hands. This, together with numerous recent sales of vacant corner plots on this

famous river front thoroughfare, shows that the Drive is in steady demand as a residential center and that it is not so remote from traffic routes as many suppose. The fee to a large loft building on a Fourth avenue corner was bought by the owners of the building, who are the tenants. A large site for a 12-story loft building in the Garment Center was bought. This, together with other site sales in that zone recently, indicates that the sky line of that new business section will be materially changed by next year and that the concentration of cloak and suit makers there will be stronger and rental values better and fee values higher.

The Sydenham Post Graduate Hospital bought a block front in West Harlem, which means that that institution will remove from the East side of the city eventually to a new million dollar structure to be built on the new site. It is not believed that this semi-fashionable part of town welcomes the coming of the hospital. But, institutions of this character must necessarily follow trend of population and settle in accessible neighborhoods.

The march of trade northward, in Madison avenue, was shown by the purchase of two fine dwellings there for the purpose of remodeling them into mercantile buildings. There was considerable dealing in fine dwellings elsewhere in town. Apartment house dealing was fairly active. Some mercantile buildings, downtown, changed hands. An old mansion on Washington Square was bought to remodel for trade.

That large summer hotel properties are still doing business, in spite of the travel by automobile, is indicated by the sale, for about \$1,000,000, of the Hotel Kaaterskill, in the Catskill Mountains, together with 600 acres of mountain land. The new State highway, along the west bank of the Hudson River, undoubtedly had much to do with the determination to acquire this large property and remodel it.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 81, as against 69 last week and 88 a year ago.

The number of sales south of 59th st was 26, as compared with 29 last week and 41 a year ago.

The number of sales north of 59th st was 55, as compared with 40 last week and 47 a year ago.

From the Bronx 35 sales at private contract were reported, as against 39 last week and 24 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 18.

Real Estate Lecture Next Week

Harry Hall, vice-president of the old and prominent brokerage firm of William A. White & Sons, will deliver the first lecture in the real estate course for 1922 of the West Side Y. M. C. A., at 318 West 57th st, on Tuesday evening, January 10.

Mr. Hall's subject will be: "As New York Grows. A Survey of the Development of New York City During the Past Century."

An open forum follows the lecture.

Monthly Dinner By R. E. Board

The Real Estate Board of New York will hold a series of monthly dinners during the winter and spring months. The first dinner will be held at Delmonico's next Thursday evening at 6:30 o'clock, and it is planned to conclude the meeting at 9:30 o'clock. Tickets are \$2.50 each and dress is informal.

The subject of discussion is the proposed development of the Port of New York, and the speakers will be the Commissioners of Port Authority, E. H. Outerbridge, chairman of the commission; former Gov. Alfred E. Smith and Lewis H. Pounds, of Brooklyn. The proposed development of the port will be illustrated with motion pictures.

Real Estate Firm Celebrates Anniversary

Last Monday the well known real estate firm of Schindler & Liebler, of 1393 Third avenue, celebrated the 25th anniversary of its establishment. Each, personally, still active, Philip A. Schindler and Jacob F. Liebler, who comprise

the partnership, received many congratulations and looked back on their silver jubilee, at a successful and gratifying business career.

The firm, during all these years, has been located in the Yorkville section, of whose real estate values it is a recognized authority. It has not confined its operations to this locality alone, but has done an extensive business throughout the entire city, making a specialty of management of estates. It still retains, as clients, a number of large estates with which it began business 25 years ago, the most important of which consists of the large real estate interests of the Hoguet family.

Taxpayers' Association Officers

At a meeting of the Greater New York Taxpayers' Association, held on December 29 last, the following were elected for the year 1922: Elias Diamond, president; Louis Roosin, first vice-president; Karl Shapiro, second vice-president; Julius Feinberg, treasurer; Samuel S. Isaacs, secretary.

Harlem Firm Opens a Bronx Branch

Shaw, Rockwell & Sanford, who for many years have maintained a general real estate office on West 125th st, have opened a Bronx branch office at 1972 Jerome av, which is fully equipped to offer complete real estate and insurance service for all parts of both the Bronx and Manhattan. The firm, until during the last year, was known as Shaw & Co., its Manhattan office being at 1 West 125th st.

Architect Member of Budget Guard

Goodhue Livingston, of Trowbridge & Livingston, has accepted appointment as Commander of the Architects' Division in the mobilization of New York business men in the "Budget Guard" being organized by the National Budget Committee, of 7 West 8th st, under direction of Sam A. Lewisohn, well-known banker and city chairman, to support the movement for national economy and lower taxes. Every trade and industry in New York City is being mobilized with the most prominent men in their respective trades as division commanders.

Columbia Stadium Site Assured

A donor, whose name is, for the present, withheld, has given the \$700,000 necessary for Columbia University to acquire a large tract of vacant land in the northern part of Manhattan as the site for a university stadium for all kinds

of athletic events. Fronting on the south shore of Harlem Ship Canal and the west shore of Harlem River, the tract embraces 26 acres. Broadway and 218th st are the other boundaries. A short distance away is Isham Park.

Its acquisition will mean that New York City will offer the greatest facilities for intercollegiate tests of every kind and for such public spectacles as the Horse Show, brigade reviews, etc. The action to acquire the tract was the result of the study of the university stadium project made by a committee consisting of representatives of officers, alumni and students appointed by President Butler on March 17 last to take up the whole question of a Stadium and athletic field, to plan how best to carry the matter forward and to recommend to President Butler for transmission to the trustees such steps as they might think desirable.

A committee of alumni and students under the chairmanship of Archibald Douglass, graduate of Columbia Law School of the class of 1897, has been working since May, 1921, to raise the needed amount. At the Columbia holiday luncheon on December 29, Dr. Butler announced that up to that time the efforts had been unsuccessful. The raising of the money by Dr. Butler at the last minute came to Columbia and to the city in the nature of a New Year's surprise.

Steps will be taken at once to develop the tract in accordance with the plan which has already been mapped out in detail. Dr. Butler made the announcement of the gift, which comes from a personal friend, in the following statement:

"It is with profound satisfaction that I am able to announce that a warm personal friend, who wishes for the time being to remain anonymous, has made a princely gift of the sum needed to enable Columbia University to acquire for an athletic field and stadium the Dyckman tract of more than 26 acres, which has been held under option since May last.

"The total cost of acquiring the property will be about \$700,000. The option to purchase was to expire at noon Saturday, December 31, and the generous donor, who had been greatly interested in the project from the time it was first brought to his attention, made his gift on Friday.

"It is difficult to exaggerate what possession of this property will mean to the health and the enjoyment of generations of Columbia University students and alumni. When developed as we plan to develop it, it will be as notable an addition to the resources of New York as a

Temple in denominations of \$50, \$100, \$500 and \$1,000, by the Mecca Temple Holding Company, which includes Robert D. Williams, Charles A. Benedict, William J. Matthews, Louis N. Donnatin, Henry C. Arthur, Paul Jones and R. A. Mansfield Hobbs.

Mecca Temple was founded in this city 50 years ago by William J. Florence, an old actor, who came to this country from England. The first home of the Temple was at the Old Cottage, 464 Sixth av, now occupied by Mouquin's Restaurant. In the 160 temples on the North American continent today there are 500,000 members, each of whom is assessed \$2 a year, which is to be devoted to hospitals, charities and other worthy purposes.

Robert Levers was the broker in the sale of the new Temple site. The order has long occupied a converted dwelling at 107 West 45th st.

Hearst Adds to Holdings

E. K. Van Winkle and Huberth & Huberth sold 19 East 57th st, a 6-sty apartment house with store, on lot 23x100, for the 19 East Fifty-seventh Street Co. to a client for investment. It was held at \$300,000.

The property is just west of Madison av and is understood to have been purchased in behalf of William Randolph Hearst. Last April Mr. Hearst leased through his representatives, Huberth & Huberth, the former Wilson residence at 15 East 57th st, a 43-foot parcel, for 21 years at an annual rental of \$36,000, and with an option of purchasing the property for \$500,000.

Subsequently he purchased the adjoining altered dwelling at 17 East 57th st from Stephen O. Lockwood. The latest purchase will give Mr. Hearst control of a frontage of 82 feet at this point.

Hotel Grosvenor Acquired

The old Hotel Grosvenor at the northeast corner of Fifth av and 10th st has been sold by Leonard D. and Arthur J. Baldwin to John A. McCarthy, the building material dealer who recently bought the adjoining vacant plot, 24.6x94.9, on East 10th st, which is to be utilized for a 12-sty annex to the old downtown apartment hostelry. The Grosvenor is a 7-sty structure, on a plot 80.8x100. Extensive alterations will be made to the building. The transfers have been recorded.

Valuable Dreicer Holding Sold

Dreicer Realty Co., of which the late Michael Dreicer was the head, sold to Isaac D. Levy, head of Oppenheim, Collins & Co., the 11-sty mercantile building 6-8 West 57th st, on a plot 65.6x100.5, adjoining the Hecksher building at the southwest corner of Fifth av and 57th st. The new owner has not announced his purpose in buying the property. The price was about \$1,500,000.

Site for Big School Bought

An important step toward a large headquarters and resident school building was taken this week when the National Bible Institute of 214 and 216 West 35th st (Don O. Shelton, president, Hugh R. Monroe, treasurer) acquired title to the property at 330 to 348 West 55th st. On this site are 10 dwellings with an aggregate frontage of 200 feet, located about 500 feet west of Broadway.

The building to be erected will be a 17-sty fireproof structure and will be divided into two sections, providing for the general offices of the institute and for a library, study rooms, class rooms, social rooms, dining room, an auditorium on the main floor that will seat approximately 1,200 people, and 550 rooms that will accommodate between 600 and 700 students. The site and the buildings will involve an aggregate expenditure of approximately \$1,500,000. The architects are McKenzie, Voorhees & Gmelin. The sale of the property was negotiated through the Manning-Bernhard Co.

Operator Buys Dwellings

Frederick Brown purchased as a site for an apartment house operation the three 4-sty and basement brick dwellings 147-149-151 West 74th st, covering a plot 64.6x102.2. The sellers were Alice C. Phelps, the C. A. Miunt estate and Caroline K. Burr. The Brown, Wheelock Co. were the brokers. Negotiations for a resale to a builder are pending.

Riverside Drive Corner Plot Sold

Slawson & Hobbs sold for the Liberty & Church Street Corporation, Robert E. Dowling, president, to the 610 West 110th Street Co., Benjamin P. Walker, president, the north corner of Riverside dr and 109th st, a vacant plot fronting 74 feet on the drive and 151.7 on the street.

The buyer will immediately improve the plot with a 14-sty fireproof apartment house to be ready for occupancy on October 1, next. The plot is one of several Mr. Dowling bought from the estate of Russell Sage.

Former Owner Buys Back a Parcel

Resale of the Linlithgow, a 7-sty elevator apartment house at the southeast corner of Riverside dr and 129th st, has been made by the West Heights Realty Corporation (Sol Levine president and Jacob Granat secretary and

treasurer). The purchaser is Joseph Shenk, who formerly owned the property. The house rents for about \$70,000 annually and was valued at \$400,000. It fronts 100.8 feet on the drive and 157.6 feet on 139th st, and accommodates 60 families, who occupy suites of from 4 to 6 rooms each.

Mr. Shenk disposed of the structure last March to the Ardmore Estates, Inc., from which the present selling company acquired it. The grounds of the St. Regis Convent are directly opposite.

An East Side Investment

Maurice Wertheim sold for Dennis J. McDonald, of Yonkers, N. Y., to Patrick Coughlin and John Ryan, for investment, 155 East 39th st, a 5-sty stone apartment house, on a plot 27.3x98.2; and 157 East 39th st, a 5-sty stone apartment house, known as the Edgewood, on a lot 19x91.3. The first is a double apartment building and the second a single one. The sales have been recorded.

Garage To Supplant Factory Building

S. & H. Realities, Inc., or the Herman Lumber Co., sold to Isidor Friedman 196-204 Mulberry st, northeast corner of Kenmare st, a 6-sty and basement brick factory building, on a plot fronting 118.2 feet on Mulberry st and 100.2½ feet on Kenmare st.

On the site the buyer will build a 4-sty fireproof garage, with stores and showrooms on the Kenmare st side. It is the first sale of the property in more than 50 years. Shaw, Rockwell & Sanford were the brokers.

Builders Buy Large Heights Plot

The 615 West 164th Street Corporation, composed of Theodore Klein, Abraham Bricken, Isidore Friedman and Leo Schloss purchased from the Waunegan Realty Co. the vacant plot, 175x140x irregular, on the south side of 165th st, 200 feet west of Broadway. They will improve the property with two 87-foot front 5-sty and basement walk-up apartment houses, which will be ready for occupancy October 1, 1922.

This is the fourth block front which the purchasing company has acquired from the Waunegan Realty Co. in the last year.

Ardshane Apartments Bought

Michael J. Connaughton, of Flynn & Connaughton, sold for Max Gold and Henry Bernstein the 5-sty and basement brick apartment house known as "The Ardshane," 562 and 564 West 191st st, on a plot 51x98.7½x irregular, to the Ginkenna Realty Co., Inc., Michael McKenna, president; John Ginnity, secretary and treasurer. The property was held at \$100,000.

Markeen Apartments Resold

Charles Galewski purchased from Matilda Sussman the Markeen apartments at 570 West 136th st, a 6-sty brick elevator semi-fireproof structure containing 9 families on a floor, with from 2 to 5 room suites. It stands on a plot 125x100, located 100 feet east of Broadway. The property was held at \$425,000 and returns a rental of \$50,000 per annum.

Company Buys Tiffany Arms

The newly formed Tiffany Arms Realty Corporation (A. M. Bloch, A. J. Shapiro and H. Dann) purchased the 6-sty elevator apartment house, on plot 100x108, at the southeast corner of Tiffany and 163d sts, Bronx. The house is known as Tiffany Arms and shows a yearly rent roll of \$46,000. It was valued at \$225,000 and contains 51 suites of from 3 to 6 rooms each and 7 stores. The Great Northern Apartments Corporation, the seller, acquired the property last June. The buying company is represented by C. Diring, attorney. It is capitalized at \$50,000.

Hospital Goes from East to West Harlem

Leon S. Altmayer sold for Elizabeth McDougall the block front on the west side of Manhattan av, from West 123d st to Hancock pl and West 124th st. The purchaser is the Sydenham Post Graduate Course and Hospital, who will immediately erect a 10-sty fireproof hospital on the plot. The hospital will be non-sectarian in character and upon its completion will be one of the most modern and up-to-date hospitals in this country.

The location is unusually accessible, as it is but one block from the elevated railroad station on Eighth av and is but one block from all crosstown lines on 125th st and the Fifth av bus and St. Nicholas av electric carlines pass the door. It has unusual light and air advantages, having frontages on four streets. It is but a short distance from the new Rockefeller School being erected on West 123d st.

One of the features of the new hospital building is the elimination of wards, as every patient, whether charity or pay, will have a separate room, and this privacy tends to hasten recoveries. There will be five operating pavilions.

The Sydenham Post Graduate Course and Hospital has been functioning for the last 18 years in the nine old buildings at 331 to 347 East 116th st, which location it has outgrown and which buildings have recently been sold for the hospital by Mr. Altmayer to the American National Red Cross of Washington, D. C., and other institutions and private parties.

When completed, the new building, land and equipment will represent an outlay of about \$1,000,000. The plot is 116.11x101.5x163.7x90.

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BRYANT AV.—Louis Chustek sold to Hilda Lundeluma the 3-sty and basement brick dwelling 1448 Bryant av, on a lot 20x100.

HUNT AV.—William Peters & Co. sold for Maria Dommisch to Louis M. Marschhauser the 2½-sty and basement frame 2-family house 1711 Hunt av, on a lot 25x90.

JEROME AV.—Abbey Garage, Inc., sold to Meyer S. Albert the vacant plot, 220.11x102.7x irregular, at the northwest corner of Jerome av and 177th st.

MORRIS PARK AV.—William Peters & Co. sold for Johanna Habeck to Johanna Kuver 727 Morris Park av, a 3-sty frame store and loft building, on a lot 25x95, adjoining the northeast corner of Hunt av.

OGDEN AV.—Nehring Bros. sold for a client to Joseph J. Lese 1435 Ogden av, near the junction of University av, a 5-sty and basement brick apartment house, on a lot 75x100.

SHERMAN AV.—Schwab & Co. resold for Mrs. Louise Bauer 967 Sherman av, a 5-sty and basement brick apartment house, on a lot 45x 100.

SOUTHERN BOULEVARD.—Alexander Selkin and David Mintz sold to an investor 1222 and 1224 Southern boulevard, two 4-sty apartment houses with stores, on a plot 60x105, renting for \$7,600, and held at \$60,000.

STEBBINS AV.—Harry Cohen sold through Richard Dickson to Mrs. E. Callahan 965 Stebbins av, a 2-sty and basement frame 2-family house, on a lot 20.8x118.

UNIVERSITY AV.—George Coburn Construction Co. sold to Anna M. Neff 2471 University av, a 5-sty and basement brick apartment house, on a lot 50x100.

UNIVERSITY AV.—Herman A. Acker sold for the Occidental Holding Corporation, Nathan Wilson, president, the new taxpayer, on plot 100 x150, on the west side of University av, between Burnside av and 179th st. The 8 stores in the building have been rented from the plans at a yearly rental of about \$14,000. The property was valued at \$125,000.

UNIVERSITY AV.—Ennis & Sinnott purchased from the Nagion Holding Co. the plot 101.9x114, on the west side of University av, 131 feet south of 179th st. Morris I. Strunsky, Harry J. Rogers and A. D. Phelps were the brokers. The plot adjoins the taxpayer sold recently by Nathan Wilson.

VALENTINE AV.—Regina Karlstadt sold to George Friedrich 2024 Valentine av, a 2-sty and basement frame dwelling, on a lot 25x90.8.

VYSE AV.—George Steinman, Inc., sold for Charles Schnabel 2064 Vyse av, a 5-sty and basement brick 20-family apartment house, on

a plot 42x103.3, renting for \$11,000, and held at \$60,000.

WASHINGTON AV.—Tiffany Realty Co. sold through Julius Trattner 1647 Washington av, a 5-sty and basement brick apartment house, on a plot 40x140.

WEBSTER AV.—Richard Dickson sold for George Schwind, 1359 Webster av, a 4-sty and basement brick double apartment house, on a lot 25x90.

THIRD AV.—Julius Trattner sold for Elkan Kahn to Adolf Reich 3780 Third av, a 5-sty brick flat with store, on a lot 25x100.

Brooklyn

CHURCH AV.—The newly organized Benalax Building Co., represented by Alfred W. Norck, attorney, bought from the Matthew Smith estate the plot, 102.6x118.6, at the southeast corner of Church av and East 32d st, which it will improve with five 2-sty buildings with stores, plans for which have been drawn by Cohen Brothers, architects. The property was held at \$25,000. Dr. Benel Hoffman is president of the new company, which includes A. Sokolow and I. Nathanson.

REMSEN ST.—Webb estate sold to Robert O. Deyer 28 Remsen st, a 3½-sty brick dwelling.

EAST 14TH ST.—A. Mishkin sold for Silverman & Fuchs to H. Licht, for occupancy, 963 East 14th st, a 2-family house.

EAST 38TH ST.—Bulkeley & Horton Co. sold for the Harwin Construction Co. to a buyer, for occupancy, 904 East 35th st, a new detached dwelling, on a lot 26x100.

EAST 38TH ST.—Knox Realty Co. sold for Michael Noonan 786 East 38th st, a stucco dwelling in course of construction.

FLATBUSH AV.—The Realty Associates, Inc., sold the five 6-sty apartment houses with stores at 307 to 321 Flatbush av, extending through to 126 to 132 Prospect pl, fronting 161 feet on each thoroughfare, to a client of E. A. Goldstein.

ROGERS AV.—Alfred Norek bought the vacant plot, 99.6x122, at the southwest corner of Rogers av and Winthrop st. He will improve it with a 4-sty apartment house to contain 44 apartments and 8 stores.

AV X.—Meister Builders, Inc., sold the dwelling at the northwest corner of Av X and East 12th st, which they recently completed, to Lorenzo D'Ambrosio, for occupancy.

THIRD AV.—Bulkeley & Horton Co. sold for Isador Blum 7522 Third av, Bay Ridge, a 2-sty brick flat with store, on a lot 18x80.

SIXTH AV.—Realty Associates sold to A. Van Brunt 6740 Sixth av, Bay Ridge, a new 2½-sty brick and stucco semi-detached dwelling with garage.

Queens

EDGEMERE.—Lewis H. May Co. sold for the Edgemere Crest Co., M. Morgenthau, president, to Schnurmacher & Levy the plot of 14 lots at Lincoln av, Cheever av and Camp pl, Edgemere.

FAR ROCKAWAY.—Lewis H. May Co. sold for the Banister Realty Co., M. Morgenthau, president, at Ostend, Far Rockaway, to Martha M. Nathons the plot on the south side of Seagirt pl, corner of Beach 13th st (formerly Neilson av); to Samuel Levy, Jr., a plot on the west side of Beach 15th st (formerly Fulton st). The sale of these two plots completes the disposition of all the property held by the Banister Realty Co. north of Seagirt av (formerly South st).

FAR ROCKAWAY.—Lewis H. May Co. sold for the Banister Realty Co., Maximilian Morgenthau, president, the southeast corner of Seagirt av (formerly South st) and Beach 13th st (formerly Neilson av), consisting of 7 lots, at Ostend, Far Rockaway, to Edward Cohen, for immediate improvement with summer homes; also 3 plots on the west side of Beach 14th st (formerly Rue de St. Felix) and the south side of Heyson rd (formerly Seagirt pl), comprising 11 lots, at Ostend, Far Rockaway, to the Dorcoe Realty Co., Jacob Dorf, president, who will immediately improve with 4 dwellings, for all year occupancy.

FLUSHING.—Halleran Agency sold for Wilmot Y. Hallock, of Brooklyn, to Harry Klein the vacant plot, 50x100, on the north side of State st, 50 feet east of 14th st, Flushing. The buyer will improve the plot with a 7-room Colonial dwelling for his own occupancy.

FLUSHING.—James Callin, builder, purchased through the Halleran Agency the vacant plot, 60x100, on the west side of 18th st, 80 feet north of State st, Flushing. Mr. Callin will improve the plot with a Colonial dwelling to contain 11 rooms and 3 tiled bathrooms, built in fixtures, sun parlor and sleeping porch. The plot adjoins the residence of Robert Culhane, Corporation Counsel for Queens Borough. The seller was Charles H. Canner, of East Stroudsburg, Pa.

FLUSHING.—Halleran Agency sold for John U. Ferris to Henry L. Des Anges, in charge of the marine division of the Long Island Railroad, the 7-room Colonial dwelling, on a plot 60x100, with garage, at 89 North 22d st, Flushing.

JAMAICA.—Among the recent sales of lots in the Country Club district of Jamaica by the M. Morgenthau, Jr., Co. were the following: 4 lots to D. M. Lay, of this city; 4 lots to William Petchler, of Brooklyn, and one lot to Miss Frederica De Wolfe, of this city.

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REAL ESTATE NOTES.

JAMES E. LINTON has removed his office from 2324 Seventh av to 2123 Fifth av.

ALFRED OLENICH has removed his real estate and insurance office from 3 West 116th st to 121 West 116th st.

HOLLINGS C. RENTON has removed his real

estate and insurance office from 3 East 44th st to the Canadian Pacific building, 342 Madison av.

THE RECENTLY REPORTED lease to the Star Co. of the 7-story industrial building 55-57 Frankfort st also carries an option of purchase at \$130,000 prior to June 30, 1922. A rental of \$10,000 is being paid annually. The Star Co. is the corporate name of William R. Hearst's publications.

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1921-1922 and 1920-1921 periods, listing Total No., Assessed Value, and No. with consideration.

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1921-1922 and 1920-1921 periods, listing Total No., Amount, and interest rates.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1921-1922 and 1920-1921 periods, listing Total No. and Amount.

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, RICHMOND and rows for 1921-1922 and 1920-1921 periods, listing New Buildings, Cost, and Alterations.

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BUILDING SECTION

Manhattan Building Costs in 1921 Aggregate \$142,448,868

Rudolph P. Miller, on Relinquishing Office of Superintendent of Buildings,
Reviews Condition of Business, Only Once Before Exceeded in Amount

RUDOLPH P. MILLER, for the last two years Superintendent of Buildings in Manhattan under Borough President Henry H. Curran, upon turning over the office to his successor points out the great increase in the magnitude of building operations that have taken place although there has been an almost steady decrease, in recent years at least, in the number of building erected each year.

"With the close of the year 1921," said Supt. Miller, "the several bureaus of buildings of the city close the second decade of their existence as separate administrative bodies under the direction of the respective presidents of the five boroughs. It would seem interesting, therefore, to consider the present activities of the bureau of Manhattan in comparison with those of the past.

"The building operations for the year 1921, up to and including December 24th, may be briefly stated as follows:

	Application Filed	Building Contemplated	Estimated Cost
New Buildings	601	892	\$119,107,278
Alterations	3,078	3,368	23,341,590
Total	3,679	4,260	\$142,448,868

"For the purpose of comparison with the activities of previous years, I have prepared a table, divided into periods of ten years with the exception of the first and second periods which are respectively six and eight years, of the building operations of the past so far as we have any official knowledge. This table is largely based on a statement in the annual report of the bureau for the year 1910, showing the building operations for each year since 1868, prepared by Mr. William H. Class, for 45 years a faithful employee and, at the time of his death at the close of the year 1909, chief clerk of the bureau. Unfortunately, the record for the years 1862 to 1867 is missing and no longer available. The following table shows the periodic annual averages of building operations of the borough of Manhattan and the former city of New York:

NEW BUILDINGS

Period	Applications Filed	Cost	Approx. Av. per Bldg.	Alterations Cost	Total Cost
1868-1873	2,089	\$34,157,589	\$16,300	\$3,308,301	\$37,465,890
1874-1881	1,784	21,807,115	12,200	3,438,566	25,245,680
1882-1891	3,354	54,981,181	16,400	6,184,628	61,165,809
1892-1901	3,157	79,401,104	25,000	7,113,856	86,514,960
1902-1911	1,179	94,988,348	80,000	12,710,719	107,699,067
1912-1921	438	74,027,572	140,000	18,555,923	92,583,496

"The history of building inspection in the borough of Manhattan dates back to 1862, completing with this year sixty years of activity. When first inaugurated, building inspection was under the jurisdiction of a bureau of the fire department and the enforcement of building requirements continued under such direction until 1892 when by the enactment of Chapter 275, Laws of 1892, a department of buildings was created, to which was transferred the jurisdiction of the matters relating theretofore administered by the bureau of inspection of buildings of the fire department. At the same time all matters under the control of the board of health in regard to light, ventilation, plumbing and drainage were delegated to the new department. This arrangement prevailed till 1898 when the consolidation of the five boroughs into the City of New York was effected. With this change came a new department of buildings, headed by the board of buildings, consisting of three commissioners, one of whom had jurisdiction over the boroughs of Manhattan and the Bronx. In 1902, there was a

general reorganization in the city government under the present Greater New York Charter, by which the present bureau of buildings with the superintendent as its head was given jurisdiction in the borough of Manhattan alone.

"Previous to 1902, a real comparison with the present conditions is possible only for the period including the first six years of the table (1868-1873) when the City of New York still consisted solely of the island of Manhattan. In 1874, a portion of what is now the Bronx, was annexed to the City of New York, as the 23rd and 24th wards. From that time on, the figures in the table include the operations of Manhattan Island and such portions of the present borough of the Bronx as were at these different periods a part of the City of New York.

"The second period of eight years, (1874 to 1881) brings us up to the time when a general revision of the building laws was made by the Legislature. From that time on, the periods which have been selected are each ten years long and represent successive decades of building operations fitting in with the time when the activities were transferred to the department of buildings in 1892 and when the reorganization creating the separate borough bureaus was effected in 1902.

"Only once before in the history of the bureau was the total cost of building operations for 1921 exceeded by that of any other year. That was in 1909, when the total operations for the borough of Manhattan were \$144,332,212. The nearest approach to the 1921 figures were those of the year before, 1920, at \$139,199,563. These statements apply even considering the years preceding 1902 when the figures for the entire city (Manhattan and the Bronx) are included.

"Taking new buildings apart from the total operations, to find an excess over 1921, we must go back to the year 1909 again, the most active year the borough of Manhattan or the former city ever experienced, when the estimated cost of new buildings amounted to \$131,246,483, and to 1905, the year just following the opening of the first subway, when they totalled \$124,746,552. Once during the period when the Bronx operations were included, the new building operations exceeded those of 1921, namely, in 1899, the year in which the first building code as a city ordinance was enacted and to anticipate which many applications were filed for buildings which were never actually constructed. Another comparatively active year was that of 1901, when the operations were increased to a great extent just preceding the enforcement of the present, but then new, tenement house law.

"Generally speaking, there had been a gradual advance in the value of building operations as shown by the figures of the 1910 report. In the '70's there seems to have been a slump, which is reflected in the average for the period, and not till the recent war period, when there was a drop which left its impress on the ten-year period, has there been any marked retrogression. While the cost of new buildings has increased during the history of the building department, there has, on the other hand, been a very decided decrease in the number of buildings erected, at least in recent years. The slump in building operations already referred to as occurring in the '70's, showed itself also in the number of buildings erected at that time. After that there was a gradual increase in the latter part of the '90's, since when there has been a steady
(Continued on page 20)

N. Y. City Contracts Awarded in 1921 Total \$394,754,400

Amount of Construction Work Undertaken by Builders 25 Per Cent. Greater Than 1920 and 41 Per Cent. Over the Figure for 1919

IN 1921 New York City carried through the largest construction program on record for many years, according to the F. W. Dodge Company. The total amount of contracts awarded during the year was \$394,754,400. This figure is 25 per cent greater than the total for 1920, which was \$315,048,650; it was also 41 per cent greater than the total for 1919, which was \$279,478,200. The actual volume of construction, distinguished from the dollar cost, was very considerably greater in 1921 than in either of the two previous years.

Residential construction, greatly stimulated by the Tax Exemption Act, has been largely responsible for this record volume of building. This class of construction accounted for \$262,184,400, or exactly two-thirds of the total.

In 1921, there were 56,356,700 square feet of residential floor

space contracted for, compared with 15,142,000 square feet in 1920, and 38,179,500 square feet in 1919.

Second in importance to residential construction in 1921 was the construction of commercial buildings, which accounted for \$70,062,200, or 18 per cent of the year's total. Although this was considerably less than the 1920 volume of construction of this class, it was greater than the corresponding amount for 1919.

The total amount of contracts awarded in December was \$44,071,500, an increase of 17 per cent over the November figure. This increase, unusual for the closing month of the year, taken with the fact that there is still a great quantity of construction planned which has not yet been started, is an indication of a healthy volume of activity during the coming year.

Comparative Table Showing Number and Value of Contracts Awarded in New York City.

Classification	1919			1920			1921		
	Number of Projects	New Floor Space in Sq. Feet	Valuation	Number of Projects	New Floor Space in Sq. Feet	Valuation	Number of Projects	New Floor Space in Sq. Feet	Valuation
Business Buildings.....	1,325	13,288,900	\$62,791,420	1,121	15,778,800	\$104,219,500	1,150	11,979,000	\$70,062,200
Educational Buildings..	85	1,082,000	7,391,759	13	1,767,000	14,293,400	90	2,475,000	12,359,400
Hospitals, Institutions..	47	557,900	3,239,265	90	836,200	7,199,200	48	1,304,900	8,265,800
Industrial Buildings ..	351	7,314,500	25,730,235	283	7,435,200	26,224,500	208	2,051,900	10,386,100
Military and Naval Buildings	34	74,700	3,382,380	24	34,000	1,657,700	8	11,600	107,700
Public Buildings	22	20,300	303,700	46	738,500	7,475,400	14	130,600	1,329,500
Public Works and Public Utilities	237	117,500	25,334,388	307					
Religious and Memorial Buildings	50	580,100	10,393,600	41	545,500	59,793,450	91	257,700	13,575,600
Residential Buildings..	4,275	38,179,500	134,492,180	1,736	15,142,000	81,650,200	4,895	56,356,700	262,184,400
Social and Recreational Buildings	110	1,690,200	6,419,300	111	1,545,800	10,278,800	137	1,734,000	11,919,900
Total	6,536	62,905,600	\$279,478,227	3,890	43,985,500	\$315,048,650	6,721	76,961,200	\$394,754,400

Federal Census Shows Industrial Growth of Queens

THE industrial importance of Queens Borough can be best gauged by the facts disclosed in the figures recently published by the United States Census, showing the amount of manufacturing in each State in the Union for the year 1919," Ray Palmer, Chairman of the Industrial Promotion Committee of the Queensboro Chamber of Commerce stated today. "These figures show that Queens Borough exceeded nineteen different states in the amount of capital invested in manufacturing, fifteen states in the total value of products and eight states in the number of industrial estab-

lishments. Moreover, there were fourteen states which had a less number of industrial employees and sixteen states in which a less amount was paid for salaries and wages of industrial employees."

The states which Queens Borough surpassed in the amount of capital invested in manufacturing are Arizona, Arkansas, Colorado, Delaware, Florida, Idaho, Kentucky, Mississippi, Montana, Nebraska, Nevada, New Mexico, Wyoming, North Dakota, Oklahoma, Oregon, South Dakota, Utah and Vermont.

Manhattan Building Costs in 1921 Aggregate \$142,448,868

(Continued from page 19)

drop to 1906 from which time on the number of new building operations were about the same each year till the war broke out.

"On the other hand the average cost of new buildings has proceeded in the other direction. It kept fairly steady from the beginning to early in the '90's, when it began to rise. At the end of that period, the average cost of a new building was about \$60,000. This condition continued along until about 1907 when quite suddenly the average cost of a new building nearly doubled, remaining in that condition for a period of about 10 years, when it rose again, due to high building costs.

"For 1921 the estimated cost of alterations constituted about 16½% of the total value of building operations. Comparing this with previous periods, there is indicated a gradual rise in this proportion; in other words, and generally speaking, as new building operations decreased in number, alterations increased. Looking back over the table of the 1910 report, it appears that there has been always a considerable reconstruction going on in Manhattan. The earlier years of the table

show that the numbers of alterations are not much different from the numbers of new building operations. Since the record of building operations has been separately kept for the borough of Manhattan, it appears that the number of alterations far exceeds that of new buildings; that is, Manhattan is being steadily reconstructed."

Figures of the United States Geological Survey show that the production of cement for the first eleven months of 1921 amounted to 91,734,000 barrels, and shipments to 91,354,000 barrels. This latter figure is about 1 per cent. under the record shipments for the first eleven months of 1920, and about 9 per cent greater than the average for the first eleven months of years 1917 to 1921. Production of cement during November, amounting to 8,921,000 barrels, is a falling off from the record figure of October, 10,506,000 barrels, but is about 17 per cent higher than the average November of years 1917 to 1921 inclusive. Production for eleven months was only one-half per cent below the high record of 1920, and is 11 per cent greater than the average.

Recent Awards Indicate Active Building Next Spring

Statistics of Final Week of 1921, Tabulated by F. W. Dodge Company, Show Steady Improvement in Commercial and Industrial Construction

MAINTAINING the high average of the past four or five months the building year closed with a record of achievement much better than was anticipated during the early weeks of 1921. The final week of the year just closed was noteworthy for the number of new building projects being planned by local architects and also for its record of operations actually placed under contract during the last few days of the old year.

Building statistics for New York State and New Jersey, north of Trenton, for the closing week of 1921, show that architects and engineers had reported work on 342 plans for new structural projects, at an estimated value of \$13,373,000. These figures, as tabulated by the F. W. Dodge Company also show the award of 261 contracts, the total value of which was approximately \$14,236,300.

Despite the fact that residential construction continues as the dominating factor in local building there has recently been a very decided improvement in the general building outlook and as a result the future is considered bright for all depart-

ments of the industry throughout the coming year.

Among the 342 operations for which plans were announced during the final week of 1921 were 57 business and commercial projects such as stores, lofts, office buildings, banks, commercial garages, etc., \$1,420,500; 10 educational buildings, \$1,247,000; 1 hospital, \$7,500; 10 factory and industrial buildings, \$568,000; 8 public works and public utilities, \$87,000; 7 religious and memorial buildings, \$391,000; 242 residential projects such as apartments, flats and tenements and one and two-family dwellings, \$9,360,000 and 7 social and recreational buildings, \$292,000.

The list of 261 projects for which contracts were awarded during the last week of 1921 included 36 business buildings of various types, \$1,080,500; 11 educational projects, \$1,122,800; 10 factory and industrial buildings, \$597,000; 2 military and naval structures, \$15,000; 1 public building, \$700,000; 5 public works and public utilities, \$170,500; 1 religious edifice, \$13,000; 192 residential buildings, \$10,413,500, and 3 social and recreational projects, \$124,000.

PERSONAL AND TRADE NOTES.

Walter F. Pleuthner, architect, announces the removal of his office from 599 Fifth avenue to 132 East 40th street.

All-Metal Sales Company has moved from 70 Roger savenue, Brooklyn, to 369 Broadway, Manhattan.

Clinton & Russell, architects, have moved their offices from the Mutual Life Building to 100 Maiden Lane.
Trade & Tech Soc Events Heller Uf

Robert D. Snodgrass has been made vice-president in charge of engineering of Hamilton & Chambers Co., Inc., steel, 29 Broadway.

Metropolitan Electric Appliance Company, 246 Third avenue, electrical jobber, announces a change of name to the Metropolitan Electrical Distributors.

William F. McCulloch, architect, announces that he has become associated with the firm of Godwin & Sullivant, with offices at 350 Madison avenue.

Holophane Glass Company, Inc., has moved its New York office and showroom from 340 Madison avenue to the Canadian Pacific Building, 342 Madison avenue.

J. Arthur Olson, former purchasing agent for the Fred F. French Company, has formed a partnership with his brother, W. O. Olson, and will do a general contracting business under the firm name of N. O. Olson & Bro., 210 Westervelt avenue, New Brighton, Staten Island.

Apex Metal Weather Strip Co. and the Roebuck Weather Strip & Wire Screen Co. have moved their offices from 503 Fifth avenue to better equipped and more commodious quarters in the Astor Trust Building, 501 Fifth avenue.

Bullock Manufacturing Company, manufacturers of lighting equipment and fixtures, has moved its plant from 408 West 13th street to 356-358 West 40th street, where there is approximately four times the amount of manufacturing space.

Charles R. Leo, formerly general manager of the Palmer Lime & Cement Co., 103 Park avenue, has been elected vice-president of the company, taking the place of Carlton H. Palmer, resigned. C. G. King, formerly superintendent of the plant, was elected general manager.

Structural Waterproofing Company, Joseph Rose, president, announces the formation of an allied company, the J. Rose Concrete Co., Inc., to engage in cement finish and plain and reinforced concrete work. Offices are at 17 East 42d street.

Principles for Standard Contract Approved

General principles for the formulation of one standard form of contract, to supplant the 200 various styles of contract now in common use, and which can be made universally practical for all branches of the construction industry, were approved at the final session of the recent joint conference of engineers, architects and contractors of the Department of Commerce.

Gen. R. C. Marshall, Jr., presented a plan for this standard form and a list of subjects which would cover ground common to all construction projects.

A sub-committee consisting of Gen. Marshall for the Associated General Contractors of America; W. S. Parker, for the American Institute of Architects, and W. D. Faucette, of the American Railway Engineering Association, was appointed to write out the first tentative draft of the standard form and submit it for correction and approval to the full conference at its next meeting, the last of January.

A list of over 200 different forms of construction contracts, which now are in general use and which always have been the source of endless litigation, were placed in evidence, and it was found that two-thirds of all the clauses they set forth could be condensed within the scope of the proposed "agreement." Such a simplification of contracts has been much discussed, but never attempted before. The conference plans to devise an addenda of special conditions for each industry, to be attached to the standard contract form.

Honors for Downtown Buildings.

The Downtown League, through its committee, consisting of J. Louis Schaefer, Richard S. Elliott and Charles F. Noyes, recently awarded to the Lawyers Mortgage Company first honors for constructing in 1921 the most representative and best downtown office building; to the International Mercantile Marine Company the first award for an altered building, and this award covered their beautiful building at 1 Broadway, formerly known as the "Washington Building."

The second award for reconstruction was made to Errett, the Lily Cup man, for the alteration of an unattractive saloon and tenement property at the northwest corner of Fulton and Water streets into a clean, little office building, adding dignity to the neighborhood.

In awarding first honors to the Lawyers Mortgage Company consideration was given to the exceedingly artistic lines and the fact that this operation probably more typically amplifies the buy-for-occupancy movement and the movement to hold property for such purposes in the downtown district than any other building.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Managers' and Owners' Association of New York will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening January 10. The speaker of the evening will be announced later.

American Society of Heating and Ventilating Engineers will hold its annual meeting in New York City, January 24 to 26, 1922, inclusive.

National Association of Building Trades Employers' Associations will hold its annual convention at Cleveland, Ohio, January 12-14, 1922, inclusive.

National Brick Manufacturers' Association will hold its annual convention at the Claypool Hotel, Indianapolis, Ind., January 23-28, 1922.

Retail Lumber Dealers' Association of New York State will hold its annual meeting and convention at the Powers Hotel, Rochester, January 14-21, 1922.

Metropolitan Hardware Association will hold its annual banquet at the Hotel Commodore, Wednesday evening, January 18, 1922. H. A. Cornell is chairman of the dinner committee.

Brooklyn Manufacturers' Industrial Exposition will be held at the Twenty-third Regiment Armory, Bedford and Atlantic avenues, January 11 to 22, 1922, inclusive.

American Institute of Architects has selected Chicago as the city in which to hold its 1922 convention, which will be held early in the spring. Further details will be announced later.

New York State Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 21 to 24, inclusive. Exhibition at Exhibition Park; headquarters and sessions at the Powers Hotel.

Common Brick Manufacturers' Association of America will hold its annual convention at the Statler Hotel, St. Louis, Mo., January 30 to February 1, 1922. Indications are that this convention will draw a larger attendance than the historic gathering in New York City last January.

Associated General Contractors of America will hold its annual convention at Cleveland, January 17 to 19, 1922, inclusive. Speakers of national prominence will feature the opening session of this convention. Reports of standing committees will be received and discussed.

CURRENT BUILDING OPERATIONS

WHILE important developments in the building situation have been lacking, the first week of 1922 has ended with a feeling throughout the industry that the weeks to come will be far different from those of last year, when the future was clouded with doubt as to what was to come. For the most part, the local building industry is now optimistic, as the improvement in construction has been marked during the past three or four months and as there is a vast amount of new building being planned the future is promising.

Although there is a possibility that residential construction will show somewhat of a falling off during the coming building season, there is now almost every assurance that an increase in commercial and industrial work will more than make up for the loss. Reports from architects and engineers indicate a slow but steady improvement in the general building situation.

An early settlement of the wage scale controversy would do more to improve the building outlook than any other single factor, but it is likely that it will be at least March 1 before a new agreement is consummated.

Common Brick.—The combination of holidays and unusually cold weather has resulted in greatly curtailed activity in the New York wholesale market for common brick. Buying was relatively light as compared with the average weekly sales for the previous weeks, but the business of the week was fair when the business of last year at this time is considered. Inquiry is good, however, and indicative of an active brick market throughout the remaining winter and early spring. Because the Hudson River is ice-bound north of Newburgh Bay the arrivals this week were very light. Only five barge loads were docked in New York, and these all were from the Haverstraw district. Common brick arrivals from Hudson River points are likely to be negligible until the ice breaks up, but there is an ample supply in the market and in the yards of the dealers to supply all immediate requirements. Common brick prices are unchanged, with the range from \$14 to \$14.50 a thousand to dealers in cargo lots, according to quality.

Summary.—Transactions in the North River brick market for the week ending Thursday, January 5, 1922. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$14 to \$14.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 5; sales, 16. Distribution: Manhat-

tan, 5; Bronx, 1; Brooklyn, 8; New Jersey, 1; Flushing, 1. Remaining unsold in the New York wholesale market, 34.

Builders' Hardware.—There is every promise of long continued activity in this line, as building prospects are excellent. There are still many operations in the final stages of completion and plans now in preparation indicate one of the most active building seasons soon to start. Hardware prices are quite steady, but as a number of the leading manufacturers now have their plants on a full production basis, it is possible that some further re-

ductions may be announced during the next month or so.

Reinforcing Bars.—The new year opened with demand extremely light, but a fair outlook for further business. The general building situation is showing steady improvement which will naturally be shortly reflected in all material requirements. Plans now on the boards indicate considerable new industrial construction to be undertaken this year. Prices are fairly steady.

Structural Steel.—Although actual bookings have been light the general tone of

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River best grades.. \$14.00 to \$14.50
 Raritan No quotation
 Second-hand brick, per load
 of 3,000, delivered..... \$45.00 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. \$2.80
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$4.25
Bronx deliveries.....	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries.....	4.25

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.....	\$3.50
Bronx deliveries.....	3.50

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).....	\$4.70 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.40 per bbl.
Finishing Lime (Standard in Hydrate Finishing, in paper bags.....	24.00 per ton
Hydrate Common, in cloth bags.....	22.50 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.....	\$0.17 to 0.19
3-in. (hollow) per sq. ft.....	0.17 to 0.19

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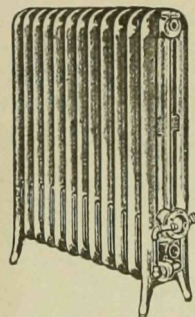
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MATERIALS AND SUPPLIES

the local market for fabricated structural steel is good because of the large amount of high class business that is scheduled to be released very soon. Several very important building projects have been placed under contract during the past week and others are pending. In all, their steel requirements will amount to a most satisfactory tonnage. There was a slow but very consistent improvement in the fabricated steel business throughout the latter half of 1921, and there is now every prospect of a continued improvement in the demand that will shortly bring this industry back

to its normal tonnage basis. There has lately been some evidence of a slight weakening in shape prices, but with a jump in demand that is bound to come upon the release of the tonnages now pending, it is likely that this tendency will be arrested. Structural steel, fabricated and erected in commercial buildings, is now generally quoted at \$62 to \$65 per ton, according to type of operation.

Cast Iron Pipe.—The new year opened with conditions fairly satisfactory as far as manufacturers of this commodity are concerned. The majority of the local

plants are producing at approximately seventy-five per cent. of capacity, whereas one year ago but one or two plants had orders on hand that kept their production at more than twenty-five per cent. of capacity. Last year at this time there was but little new business in sight, but for the coming months excellent business is predicted, as several important municipal orders are pending and it is quite certain that private buyers will come into the market within the next few weeks with orders that will involve a relatively large total tonnage. According to recent orders for deliveries during the next two months or so buyers of pipe are not anticipating any important drop in prices. As a matter of fact the price situation is remarkably firm, with New York quotations as follows: 6 in. and larger, \$47.30 per net ton; 4 in. and 5 in., \$52.30; 3 in., \$62.30, with Class A and gas pipe \$4 extra per ton.

Electrical Supplies.—It will be somewhat difficult to describe the electrical supply market situation until after the inventory season is past and contractors and dealers begin to buy again for stock. Consuming demand is steady and good and in view of the amount of active and prospective building it is likely to improve as the year goes on. Demand for wiring materials is particularly good at present and in general the outlook for this industry is bright. Prices are steady and no changes of importance have been reported during the past week, but there are some who anticipate a further favorable revision in discounts at an early date.

Window Glass.—Demand continues strong, and there is every prospect of an increase in the consumption requirements because of the large amount of new construction now scheduled for an early start. Although it is not anticipated that the house building program of 1922 will be quite as extensive as it was last year, it still will involve a tremendous total outlay and there is a vast volume of non-residential building now projected that will make up for any drop in the former class. At present glass prices are steady and no changes are anticipated before February 1.

Nails.—No changes of consequence have occurred in the local nail market during the past week. Demand is fair and inquiries denote a continuation of fairly active business. Stocks are adequate and prices firm and practically unchanged. New York quotations are as follows: \$3.50 to \$3.70 base, per keg for wire nails and \$4.25 to \$4.45 base, per keg, for cut nails.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.....	\$0.38 each
32x36x¼ in.....	0.22 each
32x36x⅜ in.....	0.24 each
32x36x½ in.....	0.30 each

Sand—

Delivered at job in Manhattan.....\$1.80 to — per cu. yd.
Delivered at job in Bronx..... 1.80 to — per cu. yd.

White Sand—

Delivered in Manhattan....\$5.00 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.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.....1.88c to 2.03c.
Beams and channels over 14 in.....1.88c to 2.03c.
Angles, 3x2 to 6x3.....1.88c to 2.03c.
Zees and tees.....1.88c to 2.03c.

Lumber—

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

3x4 to 14x14, 10 to 20 ft....	\$41.00 to \$51.00
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)...	30.00 to —
Wide cargoes.....	33.00 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....	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	— to —
Cypress shingles, 6x13, No. 1 Prime.....	— to —
Quartered Oak.....	to \$166.00
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N. C. pine flooring Norfolk.....	65.00 to —

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Double strength, B quality..... 85%

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Turpentine.....\$0.80 to \$0.82



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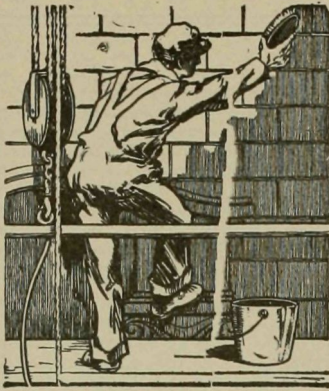
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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Geo. F. Pelham, 200 West 72d st, has plans in progress for an 11-sty brick and steel apartment house, 101x110 ft, with stores, at the northeast corner of Madison av and 64th st for Albert Sokolski, 220 Broadway, owner. Cost, \$1,000,000.

MORRIS AV.—David S. Lang, 110 West 34th st, has plans in progress for a 5-sty brick and limestone apartment house, 97x114 ft, on the west side of Morris Av East, 72 ft north of East 184th st, for Marcus Buda Construction Co., M. Buda, president, 1800 Lexington av, owner and builder. Cost, \$180,000.

WEBB AV.—John P. Boyland, 120 East Fordham rd, has plans in progress for a 5-sty brick and limestone apartment house, 50x93 ft, on the east side of Webb av, 100 ft north of Devoe terrace, for Tee Taw Realty Corp., Jas. Murray, Jr., president, 1138 St. Nicholas av, owner and builder. Cost, \$100,000.

188TH ST.—Chas. Kreymborg, 2534 Marlon av, has plans in progress for two 5-sty brick, limestone and terra cotta apartments, one 115x91 ft and one 80x93 ft, at the southeast corner of 188th st and University av for Chas. Mark Realty Co., care of Philip Stein, 370 East 149th st, owner. Cost, \$325,000. Owner will take bids on separate contracts shortly.

SHERMAN AV.—Chas. Kreymborg, 2534 Marlon av, has plans in progress for a 5-sty brick, limestone and terra cotta apartment house, 75x100 ft, on Sherman av, north of 167th st, for Frank Willetts, 280 Madison av, owner. Cost, \$125,000.

HALLS AND CLUBS.

40TH ST.—George H. Streeton, 115 East 34th st, has completed plans for alterations to the 1-sty brick gymnasium, 50x98 ft, at 507-9-11 West 40th st for the Roman Catholic Church of St. Raphael, Rev. M. J. Duffy, rector, 502 West 41st st, owner. Cost, \$25,000.

STABLES AND GARAGES.

185TH ST.—John De Hart, 1031 Fox st, has completed preliminary plans for a 2-sty brick and concrete garage, 50x60 ft, at the corner of 185th st and Broadway for I. Langner, 700 Trinity av, owner and builder. Cost, \$90,000.

STORES, OFFICES AND LOFTS.

36TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 14-sty brick and limestone store and loft building, 75x100 feet, at 142-48 West 36th st for Julius Tishman & Sons, Inc., 280 Madison av, owner and builder. Cost, \$1,000,000.

171ST ST.—Chas. Kreymborg, 2534 Marlon av, has completed plans for a group of 1-sty brick stores, 190x190 ft, on the south side of 171st st and St. Nicholas av for G. L. Lawrence, 144 West 72d st, owner and builder.

231ST ST.—Chas. Kreymborg, 2834 Marlon av, has plans in progress for seven 1-sty brick and stone stores, 28x100 ft, at the southeast corner of 231st st and Albany rd for Superior Construction Co., 132 Nassau st, owner. Cost, \$15,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

HULL AV.—John P. Boyland, 120 East Fordham rd, has plans in progress for a 5-sty brick, limestone and terra cotta apartment, 100x100 ft, on the west side of Hull av, 125 ft south of 209th st, for John O'Leary, 2218 University av, owner. Cost, \$200,000. Owner will take bids on separate contracts.

PROSPECT AV.—Chas. Kreymborg, 2534 Marlon av, has plans in progress for a 5-sty brick apartment, 67x100 ft, at the northeast corner of Prospect av and Crotona Park North for Johnson-Deichsel Bldg. Co., 219 East 188th st, owner and builder. Cost, \$200,000. Owner will take bids about March 1. Plumbing, A. F. Deichsel, 584 East 169th st.

DAVIDSON AV.—Gronenberg & Leuchtag, 450 5th av, have completed plans for two 5-sty brick, limestone and terra cotta apartments, 100x78 ft each, on the east side of Davidson av, 143 ft south of 181st st, for Samuel Roseff, 113 West 4th st, Mt. Vernon, owner and builder. Total cost, \$360,000.

BRYANT AV.—J. Kleinberger, 20 West 43d st, has completed plans for a 2-sty brick and stone tenement, 52x75 ft irregular, on the west side of Bryant av, 275 ft north of Spofford av, for Isaac Kranter, 419 East 121st st, owner. Cost, \$22,000.

UNIVERSITY AV.—Geo. F. Pelham, 200 West 72d st, has completed plans for two 6-sty brick tenements, 80x90 ft, on the west side of University av, 50 ft north of Tremont av, for Antonio Mungo, 391 East 149th st, owner and builder. Cost, \$170,000.

STORES, OFFICES AND LOFTS.

KINGSBRIDGE RD.—Chas. Kreymborg, 2534 Marlon av, has completed plans for a group of 1-sty brick stores, 76x109 ft, at the corner of Kingsbridge rd and Sedgwick av for Siegfried

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Karlsbad, 2775 Bainbridge av, owner and builder.
Cost, \$25,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

30TH ST.—Samuel L. Malkind, 16 Court st, has plans in progress for a 4-sty brick apartment, 60x104 ft, in West 30th st, between Mermaid and Railroad avs, for J. Greenbury, 36 West 17th st, Manhattan, owner. Cost \$60,000.

55TH ST.—Cohn Bros., 361 Stone av, have plans in progress for a 4-sty brick and limestone apartment, 100x107 ft, at the southeast corner of East 55th st and Ditmas av for Morris Posner, 35 Amboy st, owner and builder. Cost, \$150,000.

BENSONHURST.—Wm. I. Hohausser, 116 West 39th st, Manhattan, has plans in progress for a 4-sty brick and limestone apartment house, 60x 100 ft, in Bensonhurst, for Fidelity Improvement Co., 116 West 39th st, Manhattan, owner and builder. Cost, \$80,000. Exact location will be announced later.

DUMONT AV.—Chas. Goodman, 375 Fulton st, has plans in progress for two 4-sty brick apartments, one 35x90 ft and one 65x88 ft, with stores, at the northwest corner of Dumont av and Barrett st, for owner, care of architect. Total cost, \$120,000.

HEGEMAN AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 3-sty brick apartment, 30x84 ft, on the south side of Hegeman av, 40 ft west of Stone av, for Isaac Gordon and Pincus Toback, 72 Sutter av, owners and builders. Cost, \$45,000.

NEW LOTS RD.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty brick apartment, 16x44 ft, at the northeast corner of New Lots rd and Stone av for Tillie Hood, 55 New Lots rd, owner and builder. Cost, \$25,000.

OSBORN ST.—Martyn N. Weinstein, 16 Court st, has plans in progress for six 2-sty brick flats, 20x80 ft, in the west side of Osborn st, 28 ft outh of Hegeman av, for Craftsmen Building Corp., Samuel Levine, president, 752 Rockaway av, owner and builder. Total cost, \$78,000.

BAY PARKWAY.—Slee & Bryson, 154 Montague st, have plans in progress for a 4-sty brick apartment, 90x90 ft, at the corner of Bay tect will soon take bids on general contract. forming, owner. Cost, \$175,000.

BLAKE AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for three 2-sty brick flats, 20x69 ft, on Blake av, between Pine st and Euclid av, for Max Seidman, 1463 St. Marks av, owner and builder. Cost, \$36,000.

LOUISA ST.—A. Farber, 1746 Pitkin av, has plans in progress for two 2-sty brick flats, 21x 72 ft, at the southeast corner of Lopisa st and Story st for Louisa Story Construction Co., Louis Gold, treasurer, 1774 Bergen st, owner and builder. Total cost, \$24,000.

DWELLINGS.

LINDEN AV.—Philip Caplan, 16 Court st, has completed plans for two 2-sty frame dwellings, 22x60 ft, at the southeast corner of Linden av and East 46th st for Samuel Seltzer, 328 Hinsdale st, owner and builder. Cost, \$20,000.

9TH ST.—Irving Brooks, 26 Court st, has plans in progress for a 2½-sty frame and stucco dwelling, 26x50 ft, in East 9th st for M. Kleinfeld, owner, care of architect. Cost, \$25,000.

75TH ST.—Ferd Savignano, 6005 14th av, has completed plans for a 1-sty frame dwelling, 22x 43 ft, in the south side of 75th st, 240 ft east of 12th av, for Mariano Cordi, 1170 65th st, owner and builder. Cost, \$12,000.

16TH AV.—Seelig & Finkelstein, 44 Court st, have completed plans for five 2-sty brick dwellings, 19x52 ft, on the west side of 16th av, 215 ft south of 86th st, for Straus & Shummer, owner, care of architect. Cost, \$75,000.

59TH ST.—Jos. Hartung, 661 5th av, has completed plans for a 2-sty brick dwelling, 20x50 ft, in the south side of 59th st, 180 ft east of 11th av, for Rocco Agoglia, 6713 4th av, owner and builder. Cost, \$10,000.

86TH ST.—Fred R. Thieme, 619 81st st, has completed plans for a 2½-sty frame dwelling, 24x50 ft, in the north side of 86th st, 180 ft west of Narrows av, for John H. Bakrenburg, 148 88th st, owner and builder. Cost, \$18,000.

76TH ST.—Jacob Lubroth, 44 Court st, has plans in progress for eight 2-sty brick dwellings, 20x58 ft, in the north side of 76th st, 100 ft west of 19th av, for owner, care of architect. Total cost, \$100,000.

PRESIDENT ST.—Jacob Lubroth, 44 Court st, has plans in progress for four 2-sty brick dwellings, 20x58 ft, in the west side of President st, 100 ft east of Rochester av, for owner, care of architect. Total cost, \$50,000.

76TH ST.—Jacob Lubroth, 44 Court st, has plans in progress for eight 2-sty brick dwellings, 20x58 ft, in the north side of 76th st, 100 ft west of 19th av, for owner, care of architect. Total cost, \$100,000.

60TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty frame dwelling, 20x57 ft, in the north side of 60th st, 340 ft east of 22d av, for John Liona, 1360 East 5th st, owner and builder. Cost, \$10,000.

58TH ST.—S. Gardstein, 26 Court st, has plans in progress for a 2-sty frame dwelling, 27x 63 ft, in the south side of 58th st, 140 ft east of 15th av, for Armor Construction Co., Louis Levine, president, 1334 40th st, owner and builder. Cost, \$14,000.

PENNSYLVANIA AV.—Boris W. Dorfman, 26 Court st, has plans in progress for seventeen 2-sty brick dwellings, 20x64 ft, on Pennsylvania av, between Riverdale and New Lots avs, for Voorhies Realty Corp., Morris Wronnack, president, 373 New Lots av, owner and builder. Total cost, \$240,000.

FACTORIES AND WAREHOUSES.

TROUTMAN ST.—Boris W. Dorfman, 26 Court st, has completed plans for a 1-sty brick storage building, 25x95 ft, at the northeast corner of Troutman st and Wyckoff av for Joseph Lowenstein, 162 Throop av, owner and builder. Cost, \$15,000.

HALLS AND CLUBS.

17T HST.—Abram Bastow, 1711 East 22 st, has completed preliminary plans for a 3-sty brick hall, 60x100 ft, with stores, in the east side of East 17th st, 48 ft south of Kings Highway, for Kings Highway Community Corp., 1701 Kings Highway, owner. Cost, \$40,000.

STABLES AND GARAGES.

15TH ST.—J. Howard Tracy, 4210 Ft. Hamilton av, has completed plans for a 1-sty brick garage, 40x68 ft, in the north side of 15th st, 210 ft east of 5th av, for Burns & Hurley, 231 15th st, owners and builders. Cost, \$16,000.

KINGS HIGHWAY.—Chas. M. Spindler, 26 Court st, has completed plans for a 1-sty brick garage, 124x104 ft, with stores, at the northwest corner of Kings Highway and Flatbush av for Alexander N. Stafford, 1489 East 17th st, owner and builder. Cost, \$18,000.

STORES, OFFICES AND LOFTS.

PACIFIC ST.—Brooks & Rosenberg, 26 Court st, have plans in progress for two 2-sty brick stores, 20x80 ft, at the northeast corner of Pacific and Nevins sts for Bluebird Realty Co., Paul Dombek, president, 44 Court st, owner and builder. Cost, \$24,000.

Queens

APARTMENTS, FLATS AND TENEMENTS. JAMAICA, L. I.—Cohn Bros., 361 Stone av, Brooklyn, have plans in progress for two 4-sty brick apartments, 65x80 ft, on Hillside av, near Victoria st, Jamaica for Aix Improvements Co., 6 Maxwell av, Jamaica, owner and builder. Cost, \$180,000.

ELMHURST, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for a 4-sty brick apartment, 86x110 ft, at the northeast corner of 25th st and Hayes av, Elmhurst, for Hayes Avenue Apartment, Inc., 2 Claremont terrace, Elmhurst, owner and builder. Cost, \$136,000.

ELMHURST, L. I.—Andrew J. Thomas, 137 East 45th st, Manhattan, has completed plans for a 4-sty brick apartment, 86x110 ft, at the northeast corner of 26th st and Hayes av, Elmhurst, for Hayes Avenue Apartment, Inc., 2 Claremont terrace, Elmhurst, owner and builder.

DWELLINGS.

WOODHAVEN, L. I.—L. Dananher, 328 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 22x52 ft, on the east side of Woodhaven rd, 80 ft north of Park av, Woodhaven, for Jacob Gunther, 35 Schaeffer st, Brooklyn, owner and builder. Cost, \$10,000.

CORONA, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 20x45 ft, in the south side of Ferguson st, 175 ft west of Tiemann av, Corona, for Jos. Vitarelli, 96 Merritt st, Corona, owner and builder. Cost, \$10,000.

NEPONSIT, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2-sty frame and stucco dwelling, 25x90 ft, at Neponsit for Bernard Block, 50 Court st, Brooklyn, owner. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—G. C. Buchtenkirch, 280 Madison av, Manhattan, has plans in progress for a 2-sty and basement brick and steel bakery, 70x80 ft, on the north side of Queens Blvd, near Thompson av, L. I. City, for S. B. Thomas, 335 West 20th st, Manhattan, owner. Cost, \$25,000. Architect will take bids on general contract about January 15.

JAMAICA, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has plans in progress for a 3-sty brick refrigerator and storage building, 60x75 ft, on Chichester av, Jamaica, for Merkel Bros., Chichester av, Jamaica, owners.

Nassau

DWELLINGS.

GREAT NECK, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame dwelling, 26x36 ft, at Great Neck for Dr. Masters, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract. Exact location will be announced later.

HALLS AND CLUBS.

GLEN COVE, L. I.—Wm. J. Boegel, 8566 113th st, Richmond Hill, has completed plans for alterations to a dwelling on Glen Cove av, Glen Cove, which is to be converted into a club house for James Morton Council Knights of Columbus, Wm. A. Moe Hill, president, Glen Cove, owner and builder. Cost, \$9,000.

Suffolk.

SCHOOLS AND COLLEGES.

CENTRAL ISLIP, L. I.—Edward Hahn, Hempstead Bank Bldg., Hempstead, has been retained to prepare plans for a grade school at Central Islip for the Board of Education of

Union Free School District No. 1 of the Town of Islip, Fred C. Hendrickson, clerk, School Building, 4th av, Bay Shore, owner. Cost, \$200,000.

Westchester

DWELLINGS.

PELHAM HEIGHTS, N. Y.—Wm. E. Haugaard, 185 Madison av, Manhattan, has plans in progress for a 2½-sty brick dwelling, 40x30 ft, with garage, on Corlies av, Pelham Heights, for A. L. Werekle, owner, care of architect.

MOUNT VERNON, N. Y.—Stern & Peyser, Proctor Bldg., Mt. Vernon, have completed plans for a 2½-sty brick dwelling, 28x42 ft, with garage at the corner of Vernon pl and Graham st, Mt. Vernon, for Frank Slaif, owner and builder, on premises. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

MT. VERNON, N. Y.—Louis Larkin, Proctor Bldg., Mt. Vernon, has plans in progress for a 2-sty tapestry brick and limestone store and office building, 25x80 ft, in 1st st, between 3d and 4th avs, Mt. Vernon, for Herman Stern, 16 East 1st st, Mt. Vernon, owner. Cost, \$25,000. Architect will take bids about January 28.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has plans in progress for fourteen 2-sty brick apartments, with stores, on Avon av, from 10th to 11th sts, Newark, for Gerhonowitz Bros., 81 Jewitt av, Jersey City, and Chas. Barbash, 249 Washington st, Jersey City, owners and builders. Cost, \$90,000.

NEWARK, N. J.—Harry M. Veix, 738 Broad st, Newark, has plans in progress for a 3-sty frame and clapboard flat, 32x60 ft, at 67-71 Brookdale av, Newark, for Allied Engineering &

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Construction Co., Michael Mazzola, president, 156 Market st, Newark, owner and builder. Cost, \$25,000.

MONTCLAIR, N. J.—J. B. Accella, Union Bldg., Newark, has completed plans for a 2-sty and basement common and tapestry brick and frame flat, 60x60x58 ft, with stores, at 610-612 Valley rd, Montclair, for Giuseppe Lammardo, 55 Wildwood av, Montclair, owner and builder. Cost, \$35,000.

MORRISTOWN, N. J.—Hyman Rosensohn, 188 Market st, Newark, has completed plans for a 4-sty brick, limestone and terra cotta apartments 38x74 ft, with stores, at 55 South st, Morristown, for James J. Lyons, care of Park Theatre, Park pl, Morristown, owner. Cost, \$60,000. Architect will take bids on general and separate contracts about January 28.

LEONIA, N. J.—Nathan Weltoff, 249 Washington st, Jersey City, has plans in progress for two 4-sty brick apartments, 50x100 ft, at the corner of Broad av and Crescent pl, Leonia, for Dr. S. S. Lefkowitz, 382 Broad av, Leonia, owner and builder.

BANKS.

NEWARK, N. J.—Holmes Winslow, 134 East 44th st, Manhattan, has been retained to prepare plans for a brick bank building at the corner of Wight st and Clinton av, Newark, for Weequahic Trust Co., owner, care of architect.

CHURCHES.

JERSEY CITY, N. J.—J. A. Jackson, 660 George st, New Haven, has plans in progress for a 1-sty brick or stone church, 68x130 ft, at the corner of Ege av and Boulevard, Jersey City, for R. C. Church of Our Lady of Victory, Rev. T. Hampton, pastor, 241 Ege av, Jersey City, owner. Cost, \$150,000.

DWELLINGS.

KEARNY, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x52 ft, at 193 Maple st, Kearny, for Joshua Porter, Kearny, owner and builder. Cost, \$10,000.

PASSAIC, N. J.—A. Preiskel, Playhouse Bldg., Passaic, has plans in progress for a 2-sty brick dwelling, 36x38 ft, on Aycrigg av, Passaic, for Abraham Ender, 182 3d st, Passaic, owner. Cost, \$26,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 Reid st, Elizabeth, has plans in progress for five 2½-sty hollow tile and stucco dwellings, 24x52 ft, in West Jersey st, Elizabeth, for Frank Beluscio, corner 2d av and Christine st, Elizabeth, owner and builder. Total cost, \$14,000.

BAYONNE, N. J.—Geo. McCabe, 96 5th av, Manhattan, has plans nearing completion for a 4-sty brick memorial building, 63x125 ft, at the corner of Av C and West 30th st, Bayonne, for Knights of Columbus, Star of Sea Council, Thomas Herbert, chairman building committee, Broadway and 3d st, Bayonne, owner. Cost, \$150,000.

RIDGEWOOD, N. J.—Harold E. Paddon, 280 Madison av, Manhattan, has plans in progress for a 2½-sty stucco on terra cotta blocks dwelling, of irregular dimensions, at Ridgewood, for owner, care of architect. Cost, \$15,000. Architect will soon take bids on general contract.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—Donald G. Anderson, 28 East 49th st, Manhattan, and 472 Broadway, Bayonne, has plans in progress for a 3-sty brick junior high and vocational school, 200x300 ft, at the corner of Av A and 29th st, Bayonne, for City of Bayonne, Board of Education, James D. Boyd, secretary, Broadway, Bayonne, owner. Cost, \$400,000.

CONTRACTS AWARDED.

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

DWELLINGS.

SCARSDALE, N. Y.—Edwin Outwater, Inc., 516 Fifth av, Manhattan, has the general contract for a 2½-sty frame dwelling, 30x80 ft, at Scarsdale, for Mrs. Du Bois Beale, owner, care of architect, from plans by I. E. Ditmars, 111 Fifth av, Manhattan, architect.

SCARSDALE, N. Y.—Edwin Outwater, Inc., 516 Fifth av, Manhattan, has the general contract for a 2½-sty frame dwelling, 30x80 ft, at Scarsdale, for Mrs. I. E. Ditmars, 14 East 28th

st, Manhattan, from plans by I. E. Ditmars, 111 Fifth av, Manhattan.

SHORT HILLS, N. J.—Frederick P. Craig, West Road, Short Hills, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, on plot 200x118 ft, at the northeast corner of South Terrace and Coniston rd, Short Hills, for Windermere Corp.—H. R. Craig, secretary—Windermere Terrace, Short Hills, owner, from plans prepared privately. Cost \$18,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty brick, concrete and steel warehouse and sweat building, 75x100 ft, in Sanford st, between Park and Myrtle avs, for The American Tobacco Co., 111 Fifth av, Manhattan, owner, from plans by R. D. Ward and Geo. P. Bender and W. S. Schneider, 120 Broadway, Manhattan, associate architects and engineers. Cost \$200,000.

JERSEY CITY, N. J.—B. Manceni, 88 Bright st, Jersey City, has the general contract for a 1-sty brick and frame wagon factory, 100x100 ft, in Colden st, Jersey City, for Thomas Wright Co., 71 Colden st, Jersey City—Mr. Colicchiolin in charge—owner, from plans by Robert Shannon, 1 Bernius Court, Jersey City, architect. Cost \$25,000.

SECAUCUS, N. J.—Dominick Marinneori & Co., 2384 Hughes av, Bronx, have the general contract for a 4-sty and basement reinforced concrete factory, 90x234 ft, on the Hackensack River, Secaucus, for American Chocolate Products Co., W. H. Miner, president, 158 Broadway, Manhattan, owner, from plans by Andrews, Towers & Lavalle, 21 East 40th st, Manhattan, architect and engineer. Cost, \$350,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Barto Phillips Co., 280 Madison av, Manhattan, has the general contract for a 3-sty brick store and loft building, 50x100 ft, at the corner of Lexington and Martine avs, White Plains, for Mrs. Edith L. Just, Scarsdale, owner, from plans by Chas. Volz, 371 Fulton st, Brooklyn, architect. Cost \$65,000.

SUMMIT, N. J.—Machert Construction Co., 1 West Erie av, Rutherford, has the general contract for a 2-sty brick reinforced concrete and limestone store, at the corner of Springfield av and Beechwood rd, Summit, for John McClay, 92 Mountain av, Summit, owner, from plans by Marshall N. Shoemaker, 15 Central av, Newark, architect. Cost \$41,000.

JERSEY CITY, N. J.—D'Elia Contracting Co., 564 Newark av, Jersey City, has the general contract for a group of 1-sty brick stores, 24x40 ft, at 126 Jackson av, Jersey City, for Thos. Lynch, 26 Park st, Jersey City, owner, from plans prepared privately. Cost \$10,000.

MANHATTAN.—B. Golden, 56 John st, has the general contract for alterations to the 5-sty brick store and loft building, 25x56 ft, at 185 William st, for owner, care of architect, from plans by Geo. and Edw. Blum, 505 5th av, architects.

RAHWAY, N. J.—Marco Tomasso, Rahway, has the general contract for alterations to two stores in Main st, Rahway, for Samuel Schwartz and J. A. Fass, North and Watchung avs, Plainfield, owners, from plans by Wm. E. Clum, 152 Park av, Plainfield, architect. Cost, \$8,000.

STANDARDS AND APPEALS Calendar

DATES AND HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Special meetings as listed in this Calendar.
Call of Clerk's Calendar, Tuesdays, at 2 p. m.
Board of Standards and Appeals as listed in the Calendar.

All hearings are held in Room 919, Municipal Building, Manhattan.

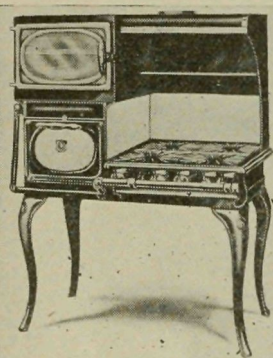
NOTICE TO APPELLANTS OR PETITIONERS.

At the time of filing an application the appellant or petitioner shall file with the papers a signed notice of appeal addressed to the administrative official (either superintendent of buildings or fire commissioner), and attach thereto a duplicate set of the plans which he submits to this board in support of his application.

The notice of appeal addressed to the administrative official will at once be forwarded to him from this office; and the applicant will not be required to give any other notice to that official.

Petitioners are advised that their plans should show the points of the compass. Frequently petitions will refer to the "north side" of a building, while on the plans filed with the petition there is nothing to indicate which is the north side.

Hearings will be simplified and the time of petitioners and of the board will be saved by attention to this matter.



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HERING AV, w s, 100.38 n Sackett av, 2 1/2-sty fr dwg, 18x24, shingle rf; \$4,726; (o) Geo. A. Kaufman, 11 St Marks pl; (a) Chas. A. Newburg, Grand Central Terminal (2692).

HERING AV, e s, 225 n Pierce av, 2 1/2-sty fr dwg, 18x24, shingle rf; \$4,980; (o) Geo. Tidcombe, 233 Willis av; (a) Chas. A. Newburg, Grand Central Terminal (2693).

HERING AV, w s, 275 n Pierce av, 2-sty fr dwg, 18x36, tin rf, \$4,500; (o) S. Tobias, 548 E 147; (a) Larson & Watters, 4 Court st, Bklyn (2471).

HOBART AV, e s, 75 n Wilkinson av, 2-sty H T dwg, 20.6x45, asphalt shingle rf; \$9,000; (o) Frank Marino, 319 E 117th st; (a) Jos. Orlando, 529 Courtlandt av (2639).

HOBART AV, e s, 175 n 194th, 2-sty bk dwg, 21x49, slag rf; \$8,000; (o) Jas. Murano, 216 E 111th; (a) R. Gottlieb, 26 W 113th (2583).

HOLLYWOOD AV, n s, 300 e Lafayette av, 1-sty fr dwg, 33x28, asphaltic rf; \$3,000; (o) Lola Kinzel, 11th st, Marks pl, Bklyn; (a) H. G. Knapp, 335 Bway (2697).

HOLLYWOOD AV, w s, 250 s Lafayette av, 2-sty fr dwg, 20x28, shingle rf; \$5,000; (o) Edith M. Silverman, 408 E 152d; (a) Benj. Silverman, 408 E 152d (2824).

HONE AV, e s, 250 s Pierce av, 2-sty fr dwg, 22x26, asphalt shingle rf; \$3,500; (o) Andreas Rauch, Union Hill, N. J.; (a) Carl Cibiseh, 282 W 114th (2802).

HONE AV, w s, 150 s Neil av, 2 1/2-sty fr dwg, 21x52, shingle rf; \$10,000; (o) Amalia Wolff, 1869 Wallace av; (a) Salvatore Butera, 690 Wales av (2690).

JARVIS AV, w s, 175 s Buhre av, 2-sty fr dwg, shingle rf, \$8,000; (o) Lawrence & Klein, Edison av; (a) E. F. Morgatroyd, 27 E 40 (2500).

JARVIS AV, w s, 225 s Buhre av, 1 & 2-sty t c garage & dwg, 14.2x10 & 25x42, asbestos shingle rf; \$9,500; (o) Chas. Dammeyer, 960 Sherman av; (a) De Rose & Cavalieri, 370 E 149 (2750).

JESSUP AV, e s, 362.75 s Featherbed la, 2-sty concrete dwg, 25x59, shingle rf; \$10,000; (o & a) Henry D. Trierer, Jr., 3059 Heath av (2814).

JESSUP AV, e s, 275 s Featherbed Lane, two 2-sty bk dwgs, 20x60.2, rubberoid rf; \$24,000; (o) Siegel & Swidler, 2526 Glebe av; (a) Paul Lagana, 2526 Glebe av (2841).

JESSUP AV, e s, 325.3 s Featherbed la, 2-sty bk dwg, 28.4x48, 1-sty bk garage, 20x20, asphalt shingle rf, \$16,000; (o) Florence Swanson, 2406 University av; (a) W. G. Faries, 1339 Bristow st (2496).

LA SALLE AV, n s, 127.3 w Gillespie av, 2-sty bk dwg, 22x50, plastic slate rf; \$9,500; (o) Carmela Carusano, 339 E 113th; (a) De Rose & Cavalieri, 370 E 149th (2773).

LA SALLE AV, n s, 107 e Mayflower av, 2-sty H T dwg, 20x36, rubberoid rf; \$5,000; (o) N. & O. Kennedy, 32 Westchester Sq; (a) M. A. Buckley, 32 Westchester Sq (2539).

LEIBIG AV, w s, 320 n 261st, 2-sty bk dwg, 29x57, spanish tile rf; \$10,000; (o) Domenick Vaccaro, 6207 Liebig av; (a) M. W. Del Gaudio, 158 W 45 (2663).

LELAND AV, w s, 250 n Gleason av, 2-2-sty fr dwgs, 20x50, tin rf; \$20,000; (o) Wm. Fordyce, 1361 Herschell; (a) Wm. K. Fordyce, 1361 Herschell (2612).

LELAND AV, w s, 263 s Gurlain st, 2-sty fr dwg, 26x47, shingle rf; \$10,000; (o) Goss Const. Co., Barnet Goss, 548 St. Paul's pl, pres; (a) Anton Pirner, 2069 Westchester av (2694).

LOGAN AV, s s, 200 e Philip av, 2-sty bk dwg, 21x54, slag rf; \$8,000; (o) Lawrence A. Reilly, 2065 Belmont av; (a) F. F. McKeever, 2155 Crotona av (2614).

LOGAN AV, w s, 50 n Barclay av, 2-1 1/2-sty fr dwgs, 20x36, asphalt shingle rf; \$10,000; (o) Henry T. Bowsky, 715 W 170th; (a) Morgan M. O'Brien, 49 E 90th (2736).

LOGAN AV, e s, 125 n Philip av, 1-sty fr dwg, 20x36, tile rf; \$3,000; (o) Henry Kasper, 2400 Williamsbridge rd; (a) Franz Wolfgang, 537 E Tremont av (2850).

LOGAN AV, w s, 100 n Philip av, 1-sty fr dwg, 17.8x33.4, shingle rf; \$5,000; (o) Mrs. F. J. Clamfi, 4 Pennyfield Camp; (a) Edw. J. Kern, 1310 Theriot av (2822).

LOGAN AV, w s, 125 n Lafayette av, 2-sty fr dwg, 18x38, asphalt shingle rf; \$6,300; (o) Howard A. Turner, 356 E 139th; (a) Valentine Becher, 954 Edison av (2815).

LOGAN AV, w s, 150 s Philip av, 2-sty fr dwg, 17.8x33.4, shingle rf; \$5,000; (o) Elizabeth McLeon, 197 W 10th; (a) Edw. J. Kern, 1310 Theriot av (2823).

LOGAN AV, e s, 285 s Barkley av, 2-sty fr dwg, 20x34, 1-sty fr garage, 10x18, shingle rf; \$5,300; (o) Mrs. L. Robinson, 862 E 169th; (a) Emil Stauffer, 3004 Barkley av (2791).

LOGAN AV, s s, 260 e Barkley av, two 1-sty fr dwgs, 21x36, shingle rf; \$8,000; (o) Cornac Const. Corp., Irving Cohen, 170 B'way, pres.; (a) H. J. Hewitt, 2119 Glebe av (2758).

LONGFELLOW AV, e s, 150 s Spofford av, 2-sty concrete dwg, 19.6x52, slag rf; \$8,000; (o) Alfred Young, 115 E 111; (a) Dodge & Morrison, 160 Pearl (2746).

LYDIG AV, n w c Hone av, 2-sty fr dwg, 20x48; slag rf; \$9,000; (o) Edmund C. Stack, 211 Hancock st, J C; (a) Anton Pirner, 2069 Westchester av (2450).

MAHAN AV, e s, 100 s Burke av, two 2-sty br dwgs, 20x55; one 1-sty br garage, 20x20; slag rf; \$21,000; (o) John Sellitto, 1815 West Farms rd; (a) B. Ebeling, 1372 Zerrega av (2453).

MATILDA AV, w s, 200 s 237th, 2 1/2-sty fr dwg, 35x45, comp shingle rf; \$12,000; (o) Jos. Mochs, 372 E 158th; (a) B. P. Wilson, 1705 Bussing av (2525).

MAYFLOWER AV, e s, 50 n 197th, 2 1/2-sty h. t. dwg, 21x40, shingle rf; \$9,000; (o) Jacob Long, 763 Morris Park av; (a) T. J. Kelly, 707 Morris Park av (2611).

MAYFLOWER AV, e s, 200 s Waterbury av, 2-sty fr dwg, 21x53.6, asphalt shingle rf; \$7,-

000; (o) Geo. Millet, 286 E 156th; (a) De Rose & Cavalieri, 370 E 149th (2774).

MAYFLOWER AV, e s, 55 n Tremont av, 2-sty fr dwg, 18x22, slate rf; \$3775; (o) Chas. Hugger, 497 E 87th; (a) Louis D. Kirby, 1750 Tremont av (2834).

MAYFLOWER AV, w s, 325 s Waterbury av, 2-sty fr dwg, 20x28, shingle rf; \$4,500 (o & a) John Tarpey, 1738 Unionport rd (2817).

McCOMBS RD, w s, 150 n 174th, 3-sty bk dwg, 17x60, slag rf, \$10,000; (o) Seymour Schampain, 316 W 42; (a) Wm. A. Geisen, 2403 Creston av (2499).

MINNIEFORD AV, e s, 225 s Bowne, 3-1-sty fr dwgs, 19x31.6, asphalt shingle rf; \$15,000; (o) Ernst & Kuhl, 1770 Tremont av; (a) Moor & Landsiedel, 3 av & 149th (2784).

MIDDLETOWN RD, s s, 50.5 w Gillespie av, 2-sty fr dwg, 30x44, shingle rf; \$10,000; (o) Morris Schwan, 1150 Fox st; (a) T. Ratner, 2341 Webster av (2653).

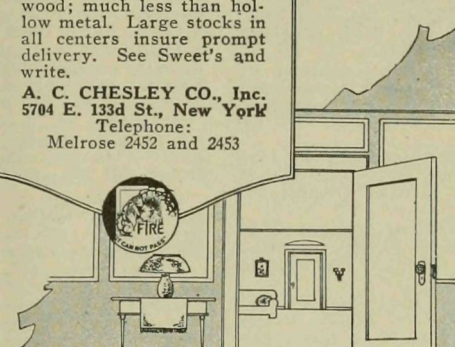
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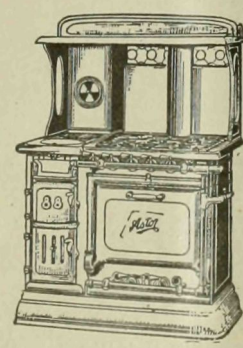
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