

# Real Estate Record and Builders Guide

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

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# EDITORIAL

## An Interesting Experiment

Governor Miller has completed the task of passing upon the hundreds of measures left in his hands when the Legislature of 1922 adjourned on March 17th. The financial bills were acted upon by the Governor early in the thirty-day period, with results which, as already noted in these columns, have brought a large measure of satisfaction to taxpayers generally.

Among the bills left for final action by the Governor were the important measures proposed by the Lockwood Committee. Governor Miller, after public hearings and careful deliberation, ultimately decided to sign all of these bills and they are now law. Under their provisions the continued existence of a housing emergency is declared officially, and all interested in real estate and building must make their plans on that basis, whether they are convinced that an emergency still exists or whether they believe, as does the Real Estate Board of New York, that the emergency has passed.

Governor Miller furnished a surprise when he decided to sign the Lockwood bill permitting life insurance companies to invest ten per cent. of their assets in housing construction under certain stated conditions. The Governor's earlier attitude had indicated grave doubt on his part as to the wisdom of this measure—a doubt which many others shared with him. In deciding ultimately to approve this measure, the Governor took the view that it was a temporary expedient and that it could be justified only on the ground that it might relieve an emergency. The Governor expressed his serious doubt as to the wisdom of allowing insurance companies to make investments involving speculative risks, but concluded that "considering the limited time during which such investments are permitted, the direct pecuniary interest of insurance companies in proper housing, the willingness of at least one company to invest under what appear to be adequate safeguards, my doubts have yielded to the belief that there is little danger of any harm from this measure and much hope of real relief."

Officials of the Metropolitan Life Insurance Company, the only one of the great New York life insurance companies which has evinced a favorable interest in this measure, immediately applied themselves to a serious consideration of the authority which the new law confers. They promptly called in an architect of high standing and wide experience, Mr. A. J. Thomas, and propose to spend about \$6,000,000 for the construction of modern, low-priced apartments if they find it possible under the provisions of the new law. The most vital restriction is that the new apartments must rent for \$9 per room, or less, per month. If the Metropolitan Company reaches the conclusion that this can be done, it will proceed with the erection of fifty modern apartments to accommodate a total of 1,800 families and have them ready for occupancy by next fall.

Serious doubts have existed in the minds of many who stand high in the local building industry as to the possibility, under prevailing conditions, of constructing dwellings of the character proposed that can be rented at that

price and still permit a reasonable return on the investment. On the other hand, there are those, also recognized as experts in real estate and construction, who feel confident it can be accomplished and that the Metropolitan's initial project will result in the building of additional units which in a relatively short time will solve the housing problem in the metropolis.

Prominent architects, contractors and real estate experts have expressed their doubts that these structures can be made to pay if constructed according to the provisions of the new law. Even well-known speculative builders, who are trained in all the short cuts in construction and who are notably sharp buyers when it comes to placing material orders or awarding sub-contracts, have been skeptical regarding the success of this undertaking.

The project which the Metropolitan officials have under consideration is being followed with very great interest. At best it is an experiment, but an experiment which is bound to lead to definite results if carried out. It will demonstrate the possibility, or else the impossibility, of making available within a few months a large number of low-priced apartments, the lack of which is admitted on all sides to be the vital point of whatever housing shortage still exists in New York City. Should this first large project of the Metropolitan Company be carried out and its financial success be proven, an end of the shortage in housing will be assured. And even if the plan should prove unsuccessful from a financial standpoint, thereby necessitating higher rents than \$9 per room, those who are fathering this altruistic plan and giving it a fair trial will be entitled to the hearty commendation of a vast army of rent-payers for the effort to bring about a return to normal economic and living conditions.

## A Year of Splendid Achievement

Three specific and far-reaching results have been accomplished by the New York Building Congress during its first year of existence which warrant predicting for it a steady growth in power and a constantly widening sphere of influence upon the building industry at large. The Congress has first of all brought about an industry consciousness in place of the craft consciousness which heretofore prevailed. The former was responsible to a large degree for many of the ills of the construction industry because of the selfish attitude on the part of the component elements in matters of paramount interest to all.

The Code of Ethics for the Building Industry which was formulated and subsequently adopted by the Congress is now generally recognized as one of the most important and significant pieces of trade literature ever published. Although it has not revolutionized trade practices—this was not its purpose—its influence has been excellent and will constantly expand. This Code, which was widely distributed to the allied building interests in this territory, was sent also to numerous communities throughout the United States for their guidance. It has already been adopted in its entirety by newly organized congress groups in various



parts of the country, and it is being utilized as the basis for similar documents in preparation by local building exchanges and by several national organizations which are planning their operations along lines that have proved so beneficial to local building and construction interests.

Undoubtedly the most important of the achievements of the New York Building Congress during its first year has been the preparation of the ground work for the establishment of a real apprenticeship system for the local building trades. The plans for this work are now practically matured. They have been officially endorsed by the Building Trades Employers' Association and the Building Trades' Council. Both of these bodies have not only sanctioned the idea but have put themselves on record as willing to actively co-operate in making the plans a complete success. Not only will they give their moral support to the movement but they also will bear their proportionate share of the expense involved in establishing the system for training needed apprentices in building-trade craftsmanship, as well as in citizenship.

### Mr. Kelsey Expects No Immediate Change in Mortgage Loan Rates

**C**LARENCE H. KELSEY, president of the Title Guarantee & Trust Company, replying to inquiries as to the probable rate for mortgage money during the year, said:

"The question of the tendency of the rate of interest on mortgage loans is exciting a good deal of interest. People are inquiring whether the rate of interest is not going down, and particularly how soon it is going down. The rate has been broken to 5½ per cent. in one or two cases lately and that has aroused the expectation that there will be a general reduction

None of this work has been accomplished without effort. The Executive Committee of the Congress has labored diligently throughout the past year. The motives of its members have been wholly altruistic and unselfish and their sole desire has been for the upbuilding of the construction industry and placing it upon a higher plane of service to the community. This committee has been particularly fortunate in securing as heads of the sub-committees entrusted with the working out of its plans men of the highest standing their professions and trades, who have given freely of their time and energy in order to assure the success of the Congress idea.

The reports submitted at the first annual meeting of the Congress on Tuesday afternoon proved conclusively the lively interest of many of the recognized leaders in the local building industry, not a few of whom are men of national prominence as well. The record of the accomplishments of the first year is surely significant of the larger things to be achieved as this organization gains in numerical strength and power.

in rates. I believe it is too soon to expect any such change. Undoubtedly the rate will recede in time, but general business has got to be much better, and corporate borrowings have got to be on a lower basis than at present before mortgage rates are generally likely to fall below 6 per cent.

"The change will come about gradually and we are likely to see a slowly increasing number of choice mortgages negotiated on a 5½ per cent. basis, but the average borrower is likely to have to be contented with a 6 per cent. rate, at any rate for loans secured during 1922."

### Proposed Solution of Elevated Extension in Astoria

**J**USTICE GEORGE McANENY, chairman of the Transit Commission, has made a suggestion to the members of the Transit Committee of the Queensboro Chamber of Commerce which may prove to be the solution of the perplexing problem of how to extend the operation of B. R. T. trains over the Astoria and Corona elevated extensions in Queens.

The proposed plan, which will be thoroughly studied not only by the Engineering and Legal Departments of the Transit Commission but by the Transit Committee of the Queensboro Chamber of Commerce before any decision is reached, contemplates having the Brooklyn Rapid Transit Company purchase a sufficient number of steel subway cars, similar in size to those operated by the Interborough, for operation to and from 57th Street Station in Manhattan and the terminal of the Astoria and Corona extensions in Queens. At the 57th Street Station, passengers could then transfer conveniently to either the express or local B. R. T. trains by simply stepping across the platform, just as passengers do today in changing from express to local trains at express stations.

In other words, all B. R. T. express and local trains, made up of the ten foot wide cars, could operate as at present northward in Manhattan to 57th Street, but not beyond that point. Passengers desiring to go to Queens, would step across the platform and take a train made up of cars of less width which could operate not only from that point eastward through Manhattan, and through the 60th Street Tunnel under the East River, into the Bridge Plaza Station, Long Island City, but continue direct to Astoria and Corona without any further changes. This would be possible because the narrower B. R. T. cars could operate over the existing tracks and through the existing stations without any alterations to either being required.

Passengers from the stations in Queens on either the Astoria or Corona extensions could take the B. R. T. trains, made up of

narrower cars, direct to 57th street, Manhattan, without change, where, by stepping across a platform, they could change conveniently to either the local or express trains made up of ten foot wide cars southward.

This suggestion was made at a conference with Chairman McAneny at which were present Robert Ridgway, chief engineer of the Transit Commission; Alfred M. Barrett, former chairman of the Public Service Commission, and now vice-chairman of the Transit Committee of the Queensboro Chamber of Commerce; Edward A. McDougall, president, and F. Ray Howe, vice-president of the Queensboro Corporation; Stuard Hirschman; and Walter I. Willis, secretary of the Queensboro Chamber of Commerce.

Fire officials are reporting an increasing number of electrical fires because people are overloading their electrical circuits. Attachment of electrical iron, electric washing machine, electric dishwashers, waffle irons, stoves, heaters and other devices has proceeded to the point where some householders have placed 25-ampere fuses in locations where only 6-ampere fuses should be provided. The general attitude seems to be "Do it yourself," instead of calling a trouble man. In some homes the use of any fuses at all has even been discontinued, in order to prevent the annoyance of having them blow. In New York City in 1921 there were 52 fires due to overheated electric irons in contact with flammable material. These fires involved a loss of \$216,974.71.

According to the Bureau of Labor Statistics, there were 635,638 men employed in the lumber industry in the United States in 1918, among whom there were 953 fatal accidents. The prevalent death rate in the lumber industry was 15 per 10,000 workers; in the coal industry it is 33.8, and in the agricultural industry, 3.5 per 10,000 employed.



# REAL ESTATE SECTION

## Governor Miller Completes Action on 1922 Legislation

Gives Reasons for Approving Various Important Measures and Reviews Accomplishments of His Administration Last Year and This

(Special to THE RECORD AND GUIDE)

Albany, April 20.

**C**ONTRARY to expectations, Governor Miller signed the bill permitting life insurance companies to engage in real estate construction—the so-called \$100,000,000 Metropolitan Life Insurance Company measure. At the same time he signed all the other bills emanating from the Lockwood Housing Committee that passed the Legislature. The Governor also signed the proposal to license real estate brokers and salesmen. An amendment to the New York City municipal court code, providing for the return of jury fees in certain cases, was sent back to the Governor, vetoed by Mayor Hylan.

The Governor gave his approval to the life insurance company real estate proposition with some reluctance, a memorandum filed with the bill disclosed.

"I have seriously doubted the wisdom of allowing insurance companies to make investments involving so great possibility of speculative risks," the Governor said. "But considering the limited time during which such investments are permitted, the direct pecuniary interest of insurance companies in proper housing, the willingness of at least one company to invest under what appear to be adequate safeguards, my doubts have yielded to the belief that there is little danger of any harm from this measure and much hope of real relief."

Further explaining his reasons for approving the bill, the Governor said:

"This is a temporary measure to relieve an emergency and can be justified only as such. The duration of the powers granted is limited to March 1, 1924, the date to which the rent laws have been extended, or to the duration of the present housing emergency, which must be construed to mean until March 1, 1924, unless the legislature shall further extend the emergency laws.

"At least one company proposes to take advantage of the act and has already prepared plans which it is prepared to put into immediate execution. It proposes to erect sanitary, well ventilated tenements to rent for \$9.00 per month per room or less. Its estimates, based on actual market conditions and labor costs, without taking into account possible concessions, indicate that at a less rental than that prescribed by the act the investment will yield a 6 per cent. return after allowing for depreciation and a sufficient amortization during the tax exempt period to more than offset any possible decline in prices.

"Proper housing so vitally affects the health of the community as to be a matter of pecuniary interest to insurance companies.

"It seems to be established that there is now practically no building of low-priced tenements. This measure at least offers some immediate relief in the field where the need is greatest. I doubt that it will have the effect of deterring others from building as some seem to fear. Certainly it will not stop what is not now being done. It may furnish an object lesson."

The real estate brokers license bill was approved by the Governor without comment, which was something of a surprise in view of the questions he asked advocates of the bill at a hearing. Failure to incorporate a provision for an appropriation to administer the new statute raised a question in the executive's mind, but it seems that he was later informed by the State Tax Department that sufficient funds would be available to organize and conduct the bureau which will issue the licenses until the next Legislature is able to appropriate the necessary money. This bill became Chapter 672 of the Laws of 1922.

Chapters 663 and 664 effect the extension of the so-called rent laws.

Chapter 660 carries into effect the rate making associations and rate regulation bill.

Chapter 661 enables New York City to act in cases where a principal contractor on public works defaults on the job.

Chapter 281, signed earlier in the year, extends the time for

commencement of construction for the purpose of securing exemption from local taxation.

Chapter 659 enlarges the field of operations of mutual life, health and casualty insurance corporations.

The so-called Metropolitan Life Insurance Company bill became Chapter 658.

"There have been already too many exemptions from taxation, and we should reduce these instead of increasing them," the Governor remarked in vetoing the Walton bill, drafted to exempt from taxation headquarters of bar associations maintaining a library.

Bills designed to create new pension and retirement schemes, several of them affecting New York City, and others attempting to supplant the State systems now in operation, were rejected by the Governor on the ground that they would tend to confusion and would prove unsound.

"Retirement and pension acts designed to fit particular cases or to reopen, establish or continue special systems regardless of their actuarial soundness are pernicious in their effect upon the entire pension system and demoralizing to the civil service, and so long as they are enacted it will be impossible to establish the pension or retirement systems of the State or the municipalities on a sound basis. An effort is now being made and a commission is about to be appointed to establish order in such system. These bills are disapproved because they have the opposite effect."

Summarizing his efforts and accomplishments, particularly in the direction of reducing the operating costs of government and reducing the tax on real estate, Governor Miller said:

"To be rightly appraised the work of the last two sessions of the Legislature must be considered in its entirety and compared with that of prior years. The first business was to stop the alarming increase in the cost of government.

"In 1910 the appropriations were..... \$42,975,450

"In 1918 they had grown to..... \$81,525,271

"In 1920 they jumped to..... \$145,219,906

"The unchecked habit of spending acquired such momentum that the Legislature of 1921 was confronted with budget requests including the supplemental ones of more than two hundred and six millions of dollars. By a rigid adherence to stated rules the Legislature made a reduction of more than seventy millions of dollars from the requests and a net reduction from the appropriations of 1920 of nine and a half millions, although it had to appropriate ten million dollars for deficiencies.

"By adherence to the same policy the Legislature of 1922 made a still further net reduction of two and a half millions and provided for extraordinary and unusual requirements of roughly ten millions.

"Thus in two successive years the Legislature has reduced the cost of government while making ample provision for all legitimate needs, including necessary and fixed increases amounting to more than four and a half million dollars a year.

"That notable achievement is emphasized by the fact that in both years I have signed the appropriation bills exactly as they came to me.

"The next task was to establish order, efficiency and economy in the public administration by the adoption of measures which would give some permanence to the application of sound methods in the conduct of the public business.

"We were told that that could not be done without a complete reorganization of the state government by constitutional amendment. However, that task has been accomplished in equally signal fashion. Useless activities have been eliminated and needed departmental reorganizations have been effected or provided for. Similar attempts in the past failed, notably the attempt to consolidate the tax assessing and collecting agencies.

"Temporary expedients have been adopted and unsuccessful attempts made in the past to secure better budgetary control but all the time the cost of government kept mounting higher. Provision has now been made for a permanent budget organization under the Board of Estimate and Control.

"Many attempts have been made in the past to eliminate useless printing. The printing laws have now been revised so as to secure real competition under proper classification and specifications. Already unnecessary printing, including the publication of the session laws, has been eliminated to the amount of \$650,000 annually. Contracts for public

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# New Provisions of Rent Laws Signed by Governor Miller

## Executive Approval Given to Lockwood Committee's Bills Which Passed Legislature, Except One Measure Vetoed by Mayor Hylan

ALL of the measures proposed by the Joint Legislative Committee, of which Senator Charles C. Lockwood is chairman, which were passed by both houses of the Legislature, have now become law, having been signed by Governor Miller, except one bill vetoed by Mayor Hylan providing for the return of jury fees in certain cases. A considerable portion of the committee's original program for legislative action was sidetracked before it reached a vote in the Legislature, but the most important proposals are now in force and will undoubtedly have great influence on business in the real estate and building fields during the next two or three years. In order that its readers may be thoroughly informed as to the provisions of the new legislation THE RECORD AND GUIDE presents the following summary of the enactments, printing the bills in full when their importance demands it. First in its bearing on the general situation is the act extending the emergency rent laws, the full text of which follows:

### CHAPTER 663, LAWS OF 1922.

AN ACT extending the time of application of certain acts of the years nine hundred and twenty and nineteen hundred and twenty-one, relating to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in certain cities, and to summary proceedings to recover the possession of real property in certain cities.

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

Section 1. The public emergency, which existed at the time of the enactment of the statutes below enumerated, having continued, in the judgment of the legislature, to the present time and still existing, chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class," as amended by chapter nine hundred and forty-four of the laws of nineteen hundred and twenty and chapter four hundred and thirty-four of the laws of nineteen hundred and twenty-one; chapter one hundred and thirty-seven of the laws of nineteen hundred and twenty, entitled "An act in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency," as amended by chapter nine hundred and forty-eight of the laws of nineteen hundred and twenty; section ten hundred and eleven-a of the civil practice act, as added by chapter one hundred and ninety-nine of the laws of nineteen hundred and twenty-one and amended by chapter three hundred and sixty-seven of the laws of nineteen hundred and twenty-one; subdivision one-a of section fourteen hundred and ten of the civil practice act, such section having been added by chapter one hundred and ninety-nine of the laws of nineteen hundred and twenty-one and subdivision two-a of section fourteen hundred and ten of the civil practice act, such section having been added by chapter one hundred and ninety-nine of the laws of nineteen hundred and twenty-one and such subdivision having been amended by chapter three hundred and seventy-one of the laws of nineteen hundred and twenty-one shall, notwithstanding any provisions in any such chapters, sections or subdivisions, remain and be in full force and effect until the fifteenth day of February, nineteen hundred and twenty-four.

Sec. 2. This act shall take effect immediately.

The amendment to the tax law extending the time for the commencement of construction for the purpose of securing exemption from local taxation of buildings planned for dwelling purposes, was the first measure to receive executive approval as the "emergency" measure expired by limitation on April 1, and the amendment was pushed through the Legislature so that the Board of Estimate could pass the necessary ordinance before the expiration of the old enactment. In the amendment now in force, which provides exemption from taxation of buildings completed since April 1, 1920, or if not so completed, that construction be commenced before April 1, 1923, and completed for occupancy within two years after such commencement, is the following new provision:

### CHAPTER 281, LAWS OF 1922.

Or if in course of construction on September twenty-seventh, nineteen hundred and twenty, within two years thereafter. The provisions of this section shall not be construed to preclude such legislative bodies from granting exemptions which do not exceed the exemption authorized by this section. Any such limited exemption heretofore granted by any such legislative body, intending or purporting to act under the authority conferred by this section, is hereby legalized, validated and confirmed. For the purposes of this section, construction shall be deemed commenced when the plans have been filed with the proper authority and excavation actually and in good faith begun. The owner or architect may file with the authority with whom the plans are filed a statement in writing setting forth the date of filing plans and the date when excavation was actually commenced; and said authority shall forthwith cause said facts to be investigated. If said statement on such investigation is found to be true, said authority shall thereupon issue to such owner or architect a certificate setting forth the date when the plans were filed with him, and the date when excavation was actually commenced, which certificate shall be conclusive evidence of the date when construction was commenced, for the purpose of obtaining the benefits of this section.

Sec. 2. This act shall take effect immediately.

Providing that the assessed value of realty shall determine the fair and reasonable rental value is the feature of the measure clarifying the rent laws, the full text of which follows:

Explanation—Matter in italics is new; matter in brackets [ ] is old law to be omitted.

### CHAPTER 664, LAWS OF 1922.

AN ACT to amend chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," generally.

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

Section 1. Section one of chapter one hundred and thirty-six of the laws of nineteen hundred and twenty, entitled "An act in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class," as last amended by chapter four hundred and thirty-four of the laws of nineteen hundred and twenty-one, is hereby amended to read as follows:

Sec. 1. Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals in certain cities of the state, and a public emergency existing in the judgment of the legislature by reason thereof, it shall be a defence to an action for rent accruing under an agreement for premises in a city of the first class or in a city in a county adjoining a city of the first class occupied for dwelling purposes that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive.

[But such defense shall not be allowed if it appear that the defendant pursuant to the terms of such agreement has paid after the commencement of the term and after this section as amended takes effect three successive monthly instalments of rent, which accrued under such agreement.]

If it appear that the defendant pursuant to the terms of a written or oral agreement for a term of one year or more has paid after the commencement of the term and after April thirtieth, nineteen hundred and twenty-one, three monthly instalments of rent in successive months, which accrued under such agreement, such defense shall not be allowed; but the defendant may plead such defense in relation to any rent or rental value claimed for a period within three months after the expiration of such term. If it appear that the defendant is a monthly tenant or a tenant from month to month and has paid three equal monthly payments of rent in successive months. Such defense shall not be allowed after this section as amended takes effect against a claim for rent or rental value not exceeding the rate so paid and accruing within nine months after such third payment; but the defendant may plead such defense in relation to rent or rental value claimed for a period within three months after the expiration of such nine months.

Sec. 2. Such act is hereby amended by inserting therein two new sections to be sections one-a and four-a, to read respectively as follows:

Sec. 1-a. In an action mentioned in the preceding section, it shall be necessary for the plaintiff to allege and prove that the amount demanded in the complaint is no greater than the rent or rental value paid by the defendant during the month preceding that which is the basis of the action or, if greater, that at least thirty days' notice of such increase in writing had been given to the defendant before such amount had been so increased.

Sec. 4-a. For the purpose of determining the fair and reasonable rent or rental value, the value of the real property, of which the premises in question are the whole or a part, shall be presumed to be the assessed valuation thereof for the year in which the first instalment of rent or rental value for which the action is brought accrued.

Sec. 3. Sections six, eleven and twelve of such act, as last amended by chapter four hundred and thirty-four of the laws of nineteen hundred and twenty-one, are hereby amended to read, respectively, as follows:

Sec. 6. If in any action for rent or rental value, the issue of fairness and reasonableness of the amount demanded in the complaint be raised by the defendant, he must at the time of answering deposit with the clerk such sum as equals the rent or rental value of the premises in arrears computed at the monthly rate of the rent last paid or reserved as the monthly rent in the agreement under which he obtained possession of the premises. If the defendant fail to make such deposit, the court shall strike out the denial or defense raising such issue. Where the defendant [is obliged to deposit a sum computed at the monthly rate of the rent last paid.] deposits a sum in accordance with the foregoing provisions of this section, which is less than the amount demanded in the complaint, the court, on motion of the plaintiff made ex parte and on affidavit stating the facts, shall order the clerk [shall, on demand by plaintiff,] to pay to the plaintiff the amount so deposited, and thereafter during the pendency of the action the defendant, on demand, shall pay [such monthly rent] a like sum monthly directly to the plaintiff, on the first day of each monthly rental period.

Where the defendant [is obliged to deposit a sum computed at the rate reserved as the monthly rent in the agreement under which he obtained possession] deposits a sum equal to the amount demanded in the complaint the plaintiff on five days' notice to the defendant may apply to the court for an order permitting him to withdraw such deposit or such part thereof as the court may direct pending the final determination of the action and thereafter during the pendency of the action the defendant on demand shall pay [a proportionate amount monthly] an amount to be fixed by the court in said order on the first day of each monthly rental period to the plaintiff and shall deposit with the clerk the difference between such monthly payment and the amount [so reserved in such agreement] theretofore deposited. Money heretofore deposited in court by a defendant in such an action shall be payable to the plaintiff in accordance with the provisions of this section.

No payment need be made by a defendant to a plaintiff unless such plaintiff shall at the time of the demand tender a receipt for the amount

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# Realty Brokers and Salesmen Must Get Licenses by Oct. 1

## Governor Miller Signs Measure Regulating Real Estate Business in Cities of the First Class and in Counties Adjoining Them

**I**N view of the great importance to every one engaged in the real estate business of the new measure requiring brokers and salesmen to take out licenses, which became law when Governor Miller affixed his signature on April 14 to the bill recently passed by the Legislature, THE RECORD AND GUIDE prints the full text of the new law as follows:

Explanation—Matter in *italics* is new; matter in brackets [ ] is old law to be omitted.

### CHAPTER 672, LAWS OF 1922.

AN ACT to amend the real property law, in relation to the licensing and regulation of real estate brokers and salesmen in cities and in counties adjoining a city having a population of one million or more. *The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

Sec. 1. Chapter fifty-two of the laws of nineteen hundred and nine, entitled "An act relating to real property, constituting chapter fifty of the consolidated laws," is hereby amended by inserting therein a new article, to be article twelve-a thereof, to read as follows:

#### ARTICLE 12-A.

##### REAL ESTATE BROKERS AND REAL ESTATE SALESMEN.

###### Sec. 440. Definitions.

440a. License required for real estate brokers and salesmen.

441. Application for license.

441-a. License and pocket card.

441-b. License fees.

441-c. Revocation and suspension of licenses.

441-d. Notice of hearing on complaints.

441-e. Certiorari to review action of commission.

442. Splitting commissions.

442-a. Salesman's license suspended by revocation of employer's license.

442-b. Compensation of salesmen; restrictions.

442-c. Discharge of salesmen; report.

442-d. Violations by salesmen; brokers' responsibility.

442-e. Actions for commission; license prerequisite.

442-f. Violations.

442-g. Saving clause.

442-h. Non-resident licensees.

442-i. Pocket-card for non-resident.

442-j. Roster of licensees.

442-k. Employees; compensation.

442-l. Effect of invalid provision.

Sec. 440. Definitions. Whenever used in this article "real estate broker" means any person, firm or corporation, who, for another and for a fee, commission or other valuable consideration, sells, exchanges, buys or rents, or offers or attempts to negotiate a sale, exchange, purchase or rental of an estate or interest in real estate, or collects or offers or attempts to collect rent for the use of real estate, or negotiates, or offers or attempts to negotiate, a loan secured or to be secured by a mortgage or other incumbrance upon or transfer of real estate.

"Real estate salesman" means a person employed by a licensed real estate broker to sell or offer for sale, to buy or offer to buy or to negotiate the purchase or sale or exchange of real estate, or to negotiate a loan on real estate, or to lease or rent or offer to lease, rent or place for rent any real estate, for or in behalf of such real estate broker.

Sec. 440-a. License required for real estate brokers and salesmen. On and after the first day of October, nineteen hundred and twenty-two, no person, copartnership or corporation shall engage in or follow the business or occupation of, or hold himself or itself out or act temporarily or otherwise as a real estate broker or real estate salesman in a city or in a county adjoining a city having a population of one million or more, without first procuring a license therefor as provided in this article.

Sec. 441. Application for license. 1. Form. Any person, copartnership or corporation desiring to act as a real estate broker or any person desiring to act as a real estate salesman in a city or in a county adjoining a city having a population of one million or more on or after the first day of October, nineteen hundred and twenty-two, shall file with the state tax commission an application for a license in such form and detail as the state tax commission shall prescribe, setting forth the following:

(a) The kind of license desired.

(b) The name and residence address of the applicant.

If the applicant be a copartnership the name and residence address of each member thereof; or, if the applicant be a corporation, the name and residence address of each of its officers.

(c) The place or places, including the city, town or village where the business is to be conducted, with the street and number, and the manner in which such place of business is designated.

(d) The business or occupation theretofore engaged in by the applicant, or, if a copartnership, by each member thereof, or, if a corporation, by each officer thereof, for a period of two years, immediately preceding the date of such application, setting forth the place or places where such business or occupation was engaged in.

(e) Such further information as the state tax commission may reasonably require to enable it to determine the trustworthiness of the applicant, including each member of the copartnership or each officer of the corporation, and his or their competency to transact the business of real estate broker or salesman in such a manner as to safeguard the interests of the public.

(f) Every application for a real estate salesman's license shall also set forth the period of time in which he has been engaged in the real estate business, stating the name and address of the real estate broker then employing him or in whose employ he is to enter. Each application for a license under this article shall be verified by the applicant; if made by a copartnership it shall be verified by a member thereof, or if made by a corporation by an officer thereof. An application for a license shall be accompanied by the appropriate license fee, as hereinafter prescribed in this article.

2. Renewals. Any license granted under the provisions hereof may be renewed by the commission upon application therefor by the holder thereof, in such form as the commission may prescribe, and payment of

the annual fee for such license. In case of application for renewal of license, the commission may dispense with the requirement of such statements as it deems unnecessary in view of those contained in the original application for license.

Sec. 441-a. License and pocket card. The state tax commission, if satisfied of the competency and trustworthiness of the applicant, shall issue to him or it a license in such form as the commission shall prescribe, but which must set forth the name and principal business address of the licensee, and, in the case of a real estate salesman, the name and business address of the broker by whom the salesman is employed. Each license shall have imprinted or impressed thereon the seal of the state tax commission. The license of a real estate salesman shall be sent by the commission to the real estate broker by whom such salesman is employed and shall be kept in the custody and control of such broker. In case a salesman shall voluntarily leave the service of a real estate broker the salesman's license shall be returned forthwith by the broker to the commission, who shall reissue the same, without fee, upon written notification that the salesman has entered the employ of another licensed real estate broker.

2. Terms. A license issued or reissued under the provisions of this article shall entitle the person, copartnership or corporation to act as a real estate broker, or, if the application is for a real estate salesman's license, to act as a real estate salesman in this state, up to and including the thirtieth day of September following the date of the issuing of the license.

3. Place of business. Except as otherwise provided in this article, each licensed real estate broker shall have and maintain a definite place of business within this state. Where the applicant for a real estate broker's license maintains more than one place of business, the broker shall apply for and procure a supplemental license for each branch office so maintained; such supplemental license shall be issued without additional license fee.

4. Display of license. The license of a real estate broker shall be conspicuously displayed in his principal place of business at all times. Licenses issued for branch offices shall be conspicuously displayed therein.

5. Change of address. Notice in writing shall be given the state tax commission by a licensee of any change of his or its principal business address, whereupon the commission shall issue a new license for the unexpired license term, without charge. A change of principal business address by a licensee without such notification and reissue of license shall operate to cancel the license theretofore issued to him or it.

6. Pocket card. The state tax commission shall prepare and issue to each licensee a pocket card of such size and design as the commission may prescribe, but which shall contain the name and business address of the licensee, and, in the case of a real estate salesman, the name and business address of his employer, and shall certify that the person whose name appears thereon is a licensed real estate broker or real estate salesman, as may be. Each such pocket card shall bear the imprint or impress of the seal of the state tax commission.

Sec. 441-b. License fee. 1. Generally. In cities of the first class the annual license fee for a real estate broker shall be twenty-five dollars and for a real estate salesman five dollars. In cities of the second class, the annual license fee for a real estate broker shall be fifteen dollars and for a real estate salesman three dollars. In all other places in which this article is applicable, the annual license fee for a real estate broker shall be ten dollars and for a real estate salesman two dollars.

2. Corporations and copartnerships. If the licensee be a corporation, the license issued to it shall entitle the president thereof, or such other officer as shall be designated by such corporation, to act as a real estate broker. For each other officer who shall desire to act as a real estate broker in behalf of such corporation an additional license shall be applied for and issued, as hereinbefore provided, the annual fee for which shall be but one-half the annual fee required by this section for the original license to the corporation. If the licensee be a copartnership the license issued to it shall entitle one member thereof to act as a real estate broker, and for each other member of the firm who desires to act as a real estate broker an additional license shall be applied for and issued, as hereinbefore provided, the annual fee for which shall be but one-half the annual fee required by this section for the original license to the copartnership.

3. Commutation of fee. Where an application for a license is made after the first day of April in any year, subsequent to the year nineteen hundred and twenty-two the fee for the license for the remainder of the license year shall in any case be but one-half of the yearly license fee prescribed in this section for such license.

4. Disposition of fees. The state tax commission shall on the first day of each month make a verified return to the state treasurer of all license fees received by it under this article during the preceding calendar month, stating from what city or county received and by whom and when paid. The commission shall on or before the tenth day of each month pay to the state treasurer fifty per centum of all moneys to his credit on account of brokerage license fees, at the close of business on the last day of the preceding month and from the money so deposited shall pay to the treasurer of each county fifty per centum of such fees collected from the residents of such county. In the city of New York such payment shall be made through the chamberlain of such city on account of all counties included therein and shall be paid into the treasury of such city to the credit of the general fund. The county treasurer of each county, except the counties in the city of New York, shall pay to the city treasurer of each city in such county fifty per centum of the fees collected from the residents of any such city and the balance shall be paid into the general fund to be used for general county purposes.

Sec. 441-c. Revocation and suspension of licenses. 1. Powers of commission. The state tax commission may revoke the license of a real estate broker or salesman or suspend the same, for such period as the commission may deem proper, upon conviction of the licensee of a violation of any provision of this article, or for a material misstatement in the application for such license, or if such licensee has been guilty of fraud or fraudulent practices, or has demonstrated untrustworthiness or incompetency to act as a real estate broker or salesman, as the case may be.

5. Determination of commission. In the event that the state tax commission shall revoke or suspend any such license, its determination shall be in writing and officially signed. The original of such determination, when so signed, shall be filed in the office of the commission and copies thereof shall be mailed to the broker or salesman and addressed to the principal place of business of such broker or salesman, and to the com-



plainant, within two days after the filing thereof as herein prescribed.

Sec. 441-d. Notice of hearing on complaints. The state tax commission shall, before denying an application for license or before suspending or revoking any license and at least ten days prior to the date set for the hearing, notify in writing the applicant for, or the holder of such license of any charges made and shall afford said applicant, or licensee an opportunity to be heard in person or by counsel in reference thereto. Such written notice may be served by delivery of same personally to the applicant, or licensee, or by mailing same by registered mail to the last known business address of such applicant, or licensee. If said applicant, or licensee be a salesman, the commission shall also notify the broker employing him, or in whose employ he is about to enter, of the charges by mailing notice by registered mail to the broker's last known business address. The hearing on such charges shall be at such time and place as the commission shall prescribe. The commission shall have the power to subpoena and bring before it any person in this state, or take testimony of any such person by deposition with the same fees and mileage in the same manner as prescribed by law in judicial procedure in courts of this state in civil cases.

Sec. 441-e. Certiorari to review action of commission. The action of the state tax commission in granting or refusing to grant or to renew a license under this article or in revoking or suspending or refusing to revoke or suspend such a license shall be subject to review by writ of certiorari at the instance of the applicant for such license, the holder of a license so revoked or suspended or the person aggrieved. If the commission shall revoke or shall refuse to renew a license issued under this article and the holder of such license shall apply for a writ of certiorari to review such action, the license of the broker or salesman shall be deemed to be in full force and effect for all purposes, including the right to renewal, until the final determination of such certiorari proceedings and all appeals therefrom, provided the fee for such license shall be paid.

Sec. 442. Splitting commissions. No real estate broker shall pay any part of a fee, commission or other compensation received by the broker to any person for any service, help or aid rendered, in any place in which this article is applicable, by such person to the broker in buying, selling, exchanging, leasing, renting or negotiating a loan upon any real estate, unless such a person be a duly licensed real estate salesman regularly employed by such broker or a duly licensed real estate broker or a person regularly engaged in the real estate brokerage business in a state outside of New York.

Sec. 442-a. Salesman's license suspended by revocation of employer's license. The revocation of a broker's license shall operate to suspend every real estate salesman's license granted to any person by reason of his employment by such broker, pending a change of employer and the issuing of a new license to the salesman, which shall be issued without charge if granted during the same license year in which the original license was issued.

Sec. 442-b. Compensation of salesmen; restrictions. No real estate salesman in any place in which this article is applicable shall receive or demand compensation of any kind from any person, other than a duly licensed real estate broker regularly employing the salesman, for any service rendered or work done by such salesman in the appraising, buying, selling, exchanging, leasing, renting or negotiating of a loan upon any real estate.

Sec. 442-c. Discharge of salesmen; report. When any real estate salesman in any place in which this article is applicable shall have been discharged by a real estate broker, the broker shall forthwith return the license of the salesman to the state tax commission with a sworn statement, signed by such broker, setting forth the true cause of the salesman's discharge. The broker shall also, at the time of returning the salesman's license, mail to the salesman, at his last known place of residence, a communication notifying the salesman that his license has been returned to the commission as herein prescribed, and a copy of such communication shall be annexed to the salesman's license when the same shall be returned to the commission by the broker as required by this section. No real estate salesman shall perform any act within any of the prohibitions of this article from and after the return, for any cause, of such salesman's license to the commission by a real estate broker until a new license shall have been issued to him.

Sec. 442-d. Violations by salesmen; brokers' responsibility. No violation of a provision of this article by a real estate salesman or other employee of a real estate broker shall be deemed to be cause for the revocation or suspension of the license of the broker, unless it shall appear that the broker had actual knowledge of such violations.

Sec. 442-e. Actions for commissions; license prerequisite. No person, copartnership or corporation shall bring or maintain an action in any court of this state for the recovery of compensation for services rendered, in any place in which this article is applicable, in the buying, selling, exchanging, leasing, renting or negotiating a loan upon any real estate without alleging and providing that such person was a duly licensed real estate broker or real estate salesman on the date when the alleged cause of action arose.

Sec. 442-f. Violations. Any person who violates any provision of this article shall be guilty of a misdemeanor. In case the offender shall have

received any sum of money as commission, compensation or profit by or in consequence of his violation of any provision of this article, he shall also be liable to a penalty of not less than the amount of the sum of money received by him as such commission, compensation or profit and not more than four times the sum so received by him, as may be determined by the court, which penalty may be sued for and recovered, by any person aggrieved and for his use and benefit, in any court of competent jurisdiction. It shall be the duty of the court or judge, upon a conviction for a violation of any provision of this article, and within ten days thereafter, to make and file with the state tax commission a detailed report showing the date of such conviction, the name of the person convicted and the exact nature of the charge.

Sec. 442-g. Saving clause. The provisions of this article shall not apply to receivers, referees, administrators, executors, guardians or other persons appointed by or acting under the judgment or order of any court; or public officers while performing their official duties, or attorneys at law.

Sec. 442-h. Nonresident licensee. A nonresident of this state may become a real estate broker or a real estate salesman, in any place in which the provisions of this article are applicable, by conforming to all of the provisions of this article, except that such nonresident broker or salesman regularly engaged in the real estate business as a vocation, and who maintains a definite place of business in some other state, shall not be required to maintain a place of business within this state. The state tax commission shall recognize, in lieu of the recommendation and statements required to accompany an application for license, the license issued to a nonresident broker or salesman by another state and shall issue a license to such nonresident broker or salesman upon payment of the license fee and the filing by the applicant with the commission of a certified copy of the applicant's license issued by such other state. Every nonresident applicant shall file an irrevocable consent that suits and actions may be commenced against such applicant in the proper court of any county of the state in which a cause of action may arise in which the plaintiff may reside, by the service of any process or pleading authorized by the laws of this state, on the state tax commission or a deputy to be designated by it, said consent stipulating and agreeing that such service of such process or pleading shall be taken and held in all courts to be as valid and binding as if due service had been made upon said applicant in the state of New York. Said consent shall be duly acknowledged, and, if made by a corporation, shall be authenticated by the seal of such corporation. In case any process or pleadings mentioned in this act are served upon the state tax commission or upon a deputy to be designated by it, it shall be by duplicate copies, one of which shall be filed in the office of the commission and the other immediately forwarded by registered mail to the main office of the applicant against which said process or pleadings are directed, and no default in any such proceeding or action shall be taken except it shall appear by affidavit of a member of the commission, or the deputy designated by it, that a copy of the process or pleading was mailed to the defendant as herein required, and no judgment by default shall be taken in any such action or proceeding within twenty days after the date of mailing of such process or pleading to the nonresident defendant.

Sec. 442-i. Pocket card for nonresident. The state tax commission shall prepare and issue to each nonresident licensee a pocket card in all respects as herein provided for licenses issued to resident brokers and salesmen, except that the pocket card accompanying nonresident licenses shall be of a different color so as to distinguish the same from the cards issued to resident licensees.

Sec. 442-j. Roster of licensees. The state tax commission shall publish, at least once in each year, a roster of the names and addresses of all persons, firms and corporations licensed under the provisions of this article, and shall publish monthly a list of all licenses which have been suspended or revoked during the last preceding calendar month. Such lists shall also contain such other information relative to the enforcement of the provisions of this article as the commission may deem of interest to the public. Copy of each roster or list issued by the commission shall be forwarded to the city clerk of each county in the state within ten days after its publication, and the same shall be held by such city clerk or county clerk, as the case may be, as a public record for a period of at least one year. A copy of any roster or list issued by the commission shall be mailed by it to any person in the state upon request and without charge.

Sec. 442-k. Employees; compensation. The president of the state tax commission may, subject to the civil service law, employ and fix the compensation of such employees as may be necessary for the efficient administration of this article, who shall exercise such of the powers and perform such of the duties conferred upon and imposed upon the state tax commission by this article as he may delegate to such employees.

Sec. 442-l. Effect of invalid provision. Should the courts of this state declare any provision of this article unconstitutional, or unauthorized, or in conflict with any other section or provision of this article, then such decision shall affect only the section or provision so declared to be unconstitutional or unauthorized and shall not affect any other section or part of this article.

Sec. 2. This act shall take effect immediately.

## Governor Miller Completes Action on 1922 Legislation

(Continued from page 487)

printing should hereafter be let on a strictly business and competitive basis.

"Last year, in spite of opposition, which had blocked action for at least two years, the Legislature, concurrently with the Legislature of New Jersey, created the Port District of New York and the Port Authority. The compact between the two states was approved by the Congress of the United States.

"This year the legislatures of the two states approved the comprehensive plan for port improvement submitted by the Port Authority. For more than fifty years, the development of the Port of New York, involving the creation and co-ordination of suitable terminal facilities, has been neglected. That neglect has imposed a heavy burden upon the commerce of the country and has promoted discriminatory rates against the Port of New York and stimulated efforts to create other outlets to the sea, the latest and most ambitious scheme being the construc-

tion of the St. Lawrence ship canal. Meanwhile, the burden of excessive terminal costs has borne heavily upon the increasing population of the port district and upon both consumers and producers throughout the state and the country because New York is a great distributing as well as receiving center. After all the years of delay, this problem is now on the road to solution. The machinery has been created and the agency has been established with the power and, I believe, the ability to solve the problem.

"The transit situation in the city of New York has for years been growing more acute, with no constructive effort being made to solve it. The legislature last year passed, and this year improved, an act which, for the first time, provides for a constructive solution of the problem and creates an agency with the power to solve it. That problem is now being advanced on the road to a solution and every step taken is in the public view."



# Mr. Moore Closes Y.M.C.A. Realty Training Lecture Course

## Speaking on the Management of Apartment Houses He Emphasizes Necessity for Tact and Hard Work in This Field of Business

**M**ARKING the close of the winter's course of lectures by prominent realtors before the Real Estate Training Class of the West Side Y. M. C. A., L. H. Moore, of Douglas L. Elliman & Co., spoke on Tuesday evening on "The Management of Apartment Houses." He has charge of that branch of his firm's business. William C. Demorest, of the Realty Trust, presided, and introduced the speaker.

"I am indeed pleased," Mr. Moore said in opening, "to be able to talk to so many men who are apparently interested in a business which is near to my heart, particularly as I have spent practically my entire business life in the management of apartment houses. If I were asked to define the qualifications necessary for a man engaged in the management of apartment houses, I believe I could sum up with two important requirements, first, tact, and second, the ability to work hard; for if a man possesses these two fundamental qualities he can, without doubt, attain any goal, not only in the management of apartment houses, but in any field.

"The management of high class apartment and business buildings has long since passed from the haphazard method to the scientific and you will find that the majority of buildings are today placed in the hands of some reputable agent, who is charged with the renting and complete management of the building.

"The majority of real estate agents specialize in certain classes of property and it is fair to assume that they know the field infinitely better than the individual who may operate his own property. First, they have a wide knowledge of values in their particular section, which can be gained only by being in constant touch with the renting market, and they are therefore able to advise their principals intelligently on the subject of proper rentals. Second, they employ experienced brokers who are capable of giving expert advice to prospective tenants, and in the present day of specialization tenants do not prowl around looking for signs, but go direct to the agent covering the location they want, thereby saving themselves a great deal of time and effort. From a tenant's standpoint it is infinitely more comfortable to go over plans and prices sitting at a broker's desk than it is to walk the highways and byways hoping to find an apartment which will meet their requirements and pocketbook, only to find that the rooms are too small, or the price too high, or the hundred and one other things that can be the matter with an apartment.

"Most real estate firms maintain a management department which has complete charge of all buildings placed in the agent's custody, and brokers can obtain immediate information from this source as to whether so and so can be done in such and such a building. This is quite an important point, as in many cases it enables a broker to close a lease on the spot, while otherwise there is a chance of the deal falling through, due to the lack of information being instantly obtainable, and the tenant in the meanwhile finding something else which he thinks will suit him better.

"I do not wish to convey the thought that tenants are rushed into signing leases, but I know of many cases where a tenant has been most enthusiastic on a particular apartment, and while waiting for a decision from the owner on some point he suddenly grows cold and decides not to take the apartment. Upon investigation you will usually find that some other alert broker has shown him something else and your deal is lost.

"The management department is the direct representative of the owners of buildings, and all matters pertaining to these buildings pass through their hands. They are directly responsible for approving of references for proposed tenants, drawing leases, approving the amount to be spent for decorating for new tenants, awarding contracts for work, purchasing all supplies, employing and paying help, billing tenants for rent and

sundry charges, collecting, renewing leases, advertising space for rent, listing space for rent with other brokers, paying commissions on leases, paying water charges and taxes and, in many cases, paying interest on mortgages, building up a reserve fund for unforeseen emergency, keeping the buildings under their control properly insured with the various forms of insurance necessary, handling all city departments' orders and violations, attending to tenants' complaints, making inspections of the buildings at regular intervals and, in fact, they attend to all details in connection with the operation of these buildings.

"There are a few important points with regard to the physical operation of high class apartment buildings, which I think it would be well to bring out. First: The matter of coal storage, which is of extreme importance. If possible, the coal bunker should be large enough to hold a season's supply, or at least enough to carry through until the early spring, as this enables you to fill up whenever you find a particularly good run of coal, or an advantageous price, and prevent a possible shut down in case of a strike or tie-up due to traffic conditions.

"Next comes the question of proper laundry facilities, which is of serious moment in view of the present difficulty in securing capable domestic workers. The ideal location is in the pent house on account of the light but if, for any reason, this is not feasible, space in the basement can be made quite satisfactory. If possible, each tenant should have a private laundry, equipped with a dryer, three tubs, laundry stove for boiling clothes and heating irons, and a substantial ironing board.

"You would be surprised to know how few buildings are originally equipped with proper facilities for handling garbage. This may seem to you a small detail, but if you have ever been in the basement of a building where there has been no provision made, you probably realize now the necessity for making one. In practically all high class buildings individual garbage cars are furnished to each tenant, and the garbage is collected at a specified time.

"In the larger buildings it is customary to purchase outright all electric meters for the various apartments and the owners make a contract with the Edison Company for all electricity consumed in the building and retail it to the tenants through these meters. This enables the owner to buy current on practically a wholesale basis and sell it to the tenants at the same rate they would have to pay to the Edison Company. It is advisable to have the meters maintained by a reliable company doing this sort of work for a fixed sum per annum. They read the meters monthly and render to you a statement showing the readings, etc.

"Another departure in the past five or six years has been the elimination, almost entirely, of telephone switchboards in apartment houses, the tenants preferring to have their own private telephones. This is a very much better arrangement from both the tenants' and landlords' standpoint.

"Modern buildings endeavor to furnish to tenants every conceivable convenience, such as porter and vacuum cleaning service at a fixed charge per hour, wood for open fires in small quantities at cost, electric lamps of any size desired at the same price charged by the local supply store and, in some of the larger and more recent buildings, complete housekeeping service at a fixed charge per hour, day, week or month. In many buildings meal service can be obtained at any time, and there are many other special services too numerous to mention.

"Another important feature is the provision of suitable living quarters on the premises for the superintendent of the building. The lack of proper quarters has caused a great deal of annoyance in the past, but I must say that during the past five or six years the majority of buildings have set aside ample space for this purpose. Usually four or five rooms will suffice.



# Seventeen-Story Apartment Hotel on Famous Church Site

American Bond & Mortgage Company Underwrites Bond Issue on Project Costing \$1,500,000 to Replace Metropolitan Tabernacle at Broadway and 104th Street

**W**ORKING plans are being prepared in the offices of Carrere & Hastings and R. H. Shreve, associated architects, 52 Vanderbilt avenue, for an important building project that will involve an outlay of more than \$1,500,000. The operation will be located at the northeast corner of Broadway and 104th street, upon the site of the Metropolitan Tabernacle. The old structure, famous in its day among religious enthusiasts of this city, is now being demolished by wrecking contractors to make way for the construction of a seventeen-story apartment hotel.

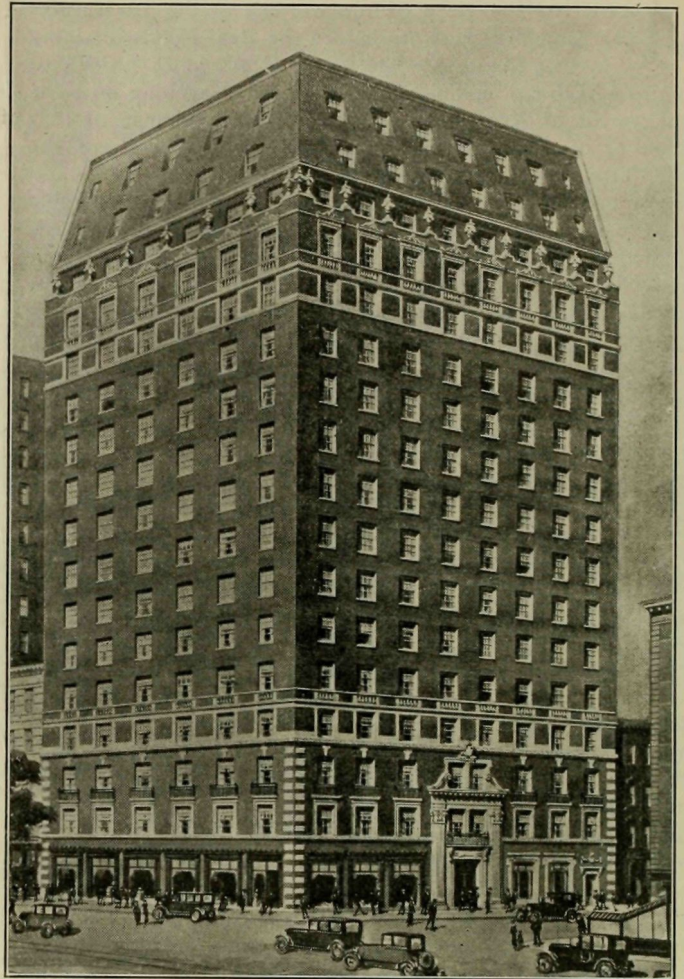
The proposed improvement will be of fireproof construction throughout and will embody a number of interesting features in both design and equipment. The building will contain approximately 307 rooms, which will be completely furnished for apartment hotel purposes, for which there is apparently quite a demand in the neighborhood in which this project is located. The main entrance to the building will be on the One Hundred and Fourth street side and the ground floor of the Broadway frontage will be devoted to small shops.

The property upon which this apartment hotel will be erected has a Broadway frontage of 73 feet 2 inches and the One Hundred and Fourth street front is 91 feet 5 inches.

This property is owned by the Realty Sureties, Inc., who have been negotiating for the purchase of this land for some time past. The site is particularly desirable for the type of structure now proposed, as there are very few available corner plots on Broadway now in the market. It has been estimated by the owners, who will also operate the hotel after its completion, that the net annual rentals from the hotel will be in excess of \$188,000. The owners of this property also control other valuable properties in the vicinity of the projected improvement, which will later be utilized as sites for modern buildings as the requirements of the community may develop.

The new building scheduled for the corner of Broadway and One Hundred and Fourth street has been financed by a first mortgage real estate bond issue of \$850,000 at seven per cent., two to twelve year maturities, and is offered for sale by the American Bond & Mortgage Company. This is the second large building project on a prominent Broadway corner plot to be financed recently by this company, the first being the building now under construction at the northeast corner of Broadway and Seventy-fourth street and which will be completed soon.

The proposed apartment hotel at the corner of One Hundred



Carrere & Hastings & R. H. Shreve, Architects.  
Longacre Const. Co., Builder.

## PROPOSED STRUCTURE ON TABERNACLE SITE

and Fourth street and Broadway will be erected under a general contract awarded to the Longacre Engineering & Construction Company of Chicago and New York, and work will be started as soon as the old buildings are removed from the site.

## Governor Miller Signs Bill Affecting City Construction Contracts

**G**OV. MILLER has signed the bill introduced by the Joint Legislative Committee on Housing and subsequently passed by the Legislature, which amends the Greater New York charter, in relation to sub-contracts in cases where the principal contractor abandons work under a contract.

The law formerly stipulated that in cases where any work was abandoned by any contractor it was required to be re-advertised and relet by the borough president under whose jurisdiction it came, or by the head of the appropriate department. The revised law now provides that "in cases where any work

shall be abandoned by the contractor the appropriate borough president or the head of the appropriate department may, if the best interests of the city be thereby served, and subject to approval by the Board of Estimate and Apportionment, adopt on behalf of the city all sub-contracts made by such contractor for such work and all such work shall be bound by such adoption, if made; and the appropriate borough president or the head of the appropriate department shall in the manner provided in this section re-advertise and relet the works specified in the original contract exclusive of so much thereof as shall be provided for in the sub-contracts so adopted."

## Mr. Moore Closes Y. M. C. A. Realty Training Lecture Course

(Continued from page 491)

It is distinctly to the owner's advantage to have the superintendent on the premises at all times.

"The management department of any large real estate organization must be prepared at all times to estimate on operating costs from plans and, because of their experience in the successful operation of a number of buildings, they are usually in a position to give very accurate information on the operating

costs of a new project.

"During the course of a year, the managing agent of a number of properties will buy a great deal of material and award many contracts, and it is fair to assume that, on account of their large purchasing power, they are in a position to obtain lower prices than could be obtained by the individual. Every possible discount should be taken and, of course, the owner should have the benefit of them."



# Review of Real Estate Market for the Current Week

## Leases Making Large Totals Were a Feature, While the Bulk of the Dealing Was in Apartment Houses and Dwellings

**T**HIS was a week of varied trading. Probably the leasing market afforded as interesting transactions as any in town. Two leases of more than ordinary interest was the one whereby the Royal Baking Powder Company took a floor, on the plans, in the Pershing Square Building, in course of construction opposite Grand Central Terminal, and the lease by Robert E. Bonner to a long time lessee of the southeast corner of Madison avenue and 56th street. Each lease was for an aggregate rental of more than \$1,000,000. By going uptown the baking powder company is following numerous other large corporations, who find the Grand Central zone their logical centre. Less than fifteen years ago, and for many years previously, the company occupied a double brick building near the foot of Wall street; then it removed to large space in 100 William street; and subsequently it erected a large office building, much of which it occupied, at the southwest corner of William and Fulton streets. Not a long while ago it sold its property, presumably with the uptown removal in view. It all illustrates an important steady northward trend. The lease of the Bonner

holdings on Madison avenue means the demolition of three more fine old private dwellings to make way for trade.

Of considerable interest to many old estates as well as to the market generally is the announcement that 61 parcels of real estate form the total amount to be taken for the creation of the Manhattan plaza of the vehicular tunnel from this borough to Jersey City. This is more property than the commission contemplated taking one year ago, or at least more than it announced that it would take. The particular parcels are reported in another column.

There were no striking sales during the week. Among the good ones were the sale to Max N. Natanson of the 12-story loft building on the north side of East 24th street, just east of Fourth avenue; a site for a large elevator apartment house on East 84th street, near Madison avenue; a double loft building in Wooster street; the Fargo dwelling on Park avenue; the purchase by the tenants of a Bleecker street corner; a group of properties on East 14th street by the estate of William Waldorf Astor; some first class elevator and walk-up apartment houses, and numerous good dwellings.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week, was 75 as against 82 last week and 78 a year ago.

The number of sales south of 59th st was 21 as compared with 14 last week and 32 a year ago.

The number of sales north of 59th st was 54 as compared with 68 last week and 46 a year ago.

From the Bronx 42 sales at private contract were reported, as against 85 last week and 22 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 493.

#### Fargo House for Rectory

Trustees of Trinity Church Corporation purchased through Folsom Bros., Inc., and the Brown-Wheelock Co., for Dr. Caleb P. Stetson, as a rectory, the 5-story brick American basement, 56 Park av. It was at one time the residence of the late James F. Fargo, one of the founders of the Wells-Fargo Express Co. and his estate sold it. The purchase price was about \$80,000.

#### Sells Versailles Palace Apartment

William H. Peckham sold for Louis Kramer the 8-story and basement fireproof elevator apartment house at 605 West 113th st known as Versailles Palace. This house contains 24 apartments of 6 to 8 rooms each and was held at \$300,000. It occupies a plot 75x100.11, adjoining the northwest corner of Broadway.

#### Operators Buy Eighth Ave. Corner

The Stebbins Realty and Construction Co., Inc., purchased from James E. Mitchell the southeast corner Eighth av and 23d st, a 4-story business building on a lot 19.9x59.4. It had not changed hands for 25 years until recently. The buyers will alter the building into modern stores and offices. George W. Mercer & Son were the brokers.

#### Sale of a Fine Dwelling

Pease & Elliman sold for the Herman estate, the 4-story and basement brick dwelling, on a lot 25x102.2, at 46 East 80th st. The house has a large extension and electric elevator and was sold for \$100,000. This block was improved by the late F. W. Woolworth.

#### Lakewood Acreage Sold

All the realty holdings of Nathan Straus and Max Nathan in Lakewood, N. J., have been sold to F. W. Todd of A. M. Bradshaw & Co. of Lakewood. The properties comprise 75 acres surrounding the Lakewood Hotel, bounded by Madison av, Squankum rd, 7th and 14th st. They also include a block front of the hotel known as Lakewood Hotel Park and 82 acres of land adjoining Georgian Court, the estate of George J. Gould, once the home of the Lakewood Country Club and later used by the Pine Forest Club.

Mr. Todd represents a syndicate of local developers who will sell off the property in lots

through the A. M. Bradshaw Co. It is reported that the property brought \$300,000 in cash. The buyers will probably reserve a block of the land on the site of the cottage once occupied by the late President Grover Cleveland. Nothing has been done to the property since Mr. Cleveland occupied it, but it is now surrounded by hotels and residences.

The sale is the largest and most important that has been made in Lakewood since the A. M. Bradshaw Co. sold to George J. Gould and John D. Rockefeller their estates. It is held that the location of the undeveloped grounds has materially hindered Lakewood's growth, and it is now estimated that more than \$1,000,000 will be spent during the coming summer for building purposes on this tract.

#### Sells Co-operative Apartment

Douglas L. Elliman & Co. sold for Fred T. Ley & Co. an apartment, held at \$45,000, in 290 Park av to F. W. Davis, Jr., of the Detroit Graphite Co.

#### Good Bronx Corner Sold

Herman A. Acker sold for the Chester D. Judis Building Corporation, to a client for investment, the 1-story taxpayer, now in course of construction, on the southwest corner of Davidson and Burnside avs, on a plot 125x101 and containing ten stores. This property is considered the best corner on Burnside av, west of Jerome av. It was held at \$160,000. Herman A. Acker has been appointed renting agent of the property.

#### Sells Nassau County Estate

Wheatley Hills Real Estate Corporation sold for Mrs. William C. Langley her country estate on the west side of Roslyn rd, at East Williston, L. I. The property comprises about 16 2/3 acres improved with house, stable, garage, tennis court, farm barns, etc. The property was held for sale at \$60,000. The purchaser will occupy it as an all-year residence. Mr. Langley recently purchased the Boyesen property at Westbury which he will occupy this year.

#### Some Lower Bronx Sales

Patrick Holland sold 356 East 134th st, a 3-story and basement frame dwelling, on a lot 25.4x100, for Susie Dempsey to Emma Albert; for the Mary Walsh estate 313 East 136th st, a 2-story and basement brick 2-family house, on a lot 16.1x100, to C. McQuade; also the northeast corner of Alexander av and 134th st, a 2-story and basement brick dwelling, on a lot 20x75, to Augustus Armand.

#### Buys Apartment House Site.

Mandel-Ehrich Corporation resold to a builder the plot, 50x102.2, on the north side of East 84th st, 70 feet west of Madison av. It will be improved with a 9-story elevator apartment house.

#### More Astor Holdings Sold.

The estate of William Waldorf Astor sold through M. R. Stang & Co. the nine 5-story and basement brick tenement houses with stores, on a plot 225x103.3, at 407 to 423 East 14th st, 100 feet east of First av. The buyer is a client of Samuel S. Isaacs, who is said to have paid

close to the asking figure of \$180,000. The Astors owned the land since 1804 and acquired the tenements through reversions after the conclusion of leases given to their builders.

#### Natanson Buys Near Fourth Av.

Max N. Natanson purchased through the Lewis H. May Co. from Kommel Realty Co., Inc., 117 and 119 East 24th st, a 12-story loft building, on a plot 46x98.9; the property is 204 feet east of Fourth av. The building is fully rented at more than \$60,000 a year, and was held at \$400,000. Mr. Natanson owns the Ashland Building diagonally opposite.

#### Land Taken for Tunnel Plaza.

The State will take over 61 parcels of real estate for the exit and entrance plazas on the Manhattan shore for the vehicular tunnel under the Hudson River. The total cost will be \$1,700,000. The parcels are:

Hudson St.—Nos. 202, 224, 226, 228, 230, 292-4, 296 and 298.

Dominick St.—Nos. 40, 42 and 44. Nos. 41, 43, 45 and 47.

Broome St.—Nos. 578, 580, 582, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587 and 589.

Varick St.—Nos. 63, 65, 67, 69, 71, 105, 107 and 109.

Canal St.—Nos. 428-30, 432, 434, 436, 438, 440-4, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466 and 468.

Vestry St.—Nos. 2, 4, 6, 8 and 10.

These parcels are in addition to the waterfront property to be taken.

#### Tenants to Buy Loft Buildings.

Daniel H. Jackson, operator, purchased the six 3 and 4-story business buildings, 18 to 24 Bleecker st, southwest corner of Elizabeth st, from John E. Pye and the County Holding Co., William C. Adams, president. The parcels cover a plot 91.8x70 and are reported to have a rent roll of \$20,000. They were held at \$150,000. Sharp & Co. were the brokers. Negotiations are pending for the resale of the properties to the tenants, who are fur dealers.

#### Governor Apartments Bought.

Spear & Co. sold for the Havemeyer Real Estate Co., W. Butler Duncan, president, to the Harding Realty Co., Joseph A. Polsky, president, the 5-story and basement stone apartment house, known as the Governor, on a plot 50x103.3, at 65-69 West 12th st.

#### Operator Buys in Dyckman Tract.

Joseph G. Abramson, operator, has purchased from Joseph Balmford, builder, two 5-story and basement apartment houses on a combined plot of 100x99.11, at 403 to 407 West 205th st in the Dyckman section. The houses were held at \$70,000 each. The seller, who erected the houses 7 years ago, takes back a 15-year mortgage on each house. Nehring Bros. were the brokers. Negotiations are pending for a resale of one of the parcels.

#### Holland Court Changes Hands.

Isidor Zimmer and Samuel Resnick, operators, bought Holland Court, at 315-317 West 98th st. The structure, valued at \$400,000, is 8 stories



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and basement of fireproof construction, and occupies a plot 75x100.11, adjoining the Chesterfield apartments at the northeast corner of Riverside dr. The sale was made by Day & Day for the Minnie G. Frank Realty Co. The house contains 32 apartments, which return an annual rental of about \$60,000.

**Real Estate Class Dinner.**

Arrangements are being completed for the holding of the second annual banquet of the Real Estate Training Class of the West Side Y. M. C. A., at the Park Avenue Hotel, next Tuesday evening. It will mark the close of another successful season of this educational feature of the Y. M. C. A.

All of the lecturers to the class of the season will be guests, and one of them, Robert E. Dowling, will speak on "The Real Estate Outlook." Other speakers will be Judge Frederick E. Crane, of the Court of Appeals, Lawson Purdy, Joseph P. Day, Robert E. Simon, Charles G. Edwards, Walter Stabler, Lawrence B. Elliman and District Attorney Banton. Harry Hall will deliver an illustrated address on old New York. Mayor Hylan and Murray Hulbert are expected to attend.

The dinner is scheduled for 7 o'clock. Dress will be informal. Tickets are \$2.50 each.

**Large Corner Warehouse Sold.**

Charles F. Noyes Co. sold for Frederick Brown to Charles E. Clapp 156-166 West End av, northeast corner of 67th st, a 5-sty brick warehouse, on a plot 100.8 $\frac{3}{4}$ x125. The building was constructed with extra large elevators, automatic sprinklers, steam heat and all improvements for the Brewster Body Co., and when given up by the company was leased for 21 years at a rental of \$21,000 net to the owner. The property was valued at \$300,000.

Mr. Brown took in part payment Sunnycrest Orchards Farm, valued at \$100,000, consisting of 125 acres, near Kinderhook. Included in the deal were three houses, barns, stables, garage, carriage houses, chicken houses for 1,500 layers, shop, tennis court, ice houses, conservatories, horses and other live stock, and over 7,000 selected fruit trees planted in 1911—apple, pear, cherry, peach and crabapple trees predominating. The orchard has a capacity of about 2,000 barrels of fruit per annum. Mr. Brown has already employed an expert to handle this fruit farm for him, and with improved fruit-picking machinery will operate the property to full capacity until he resells. Mr. Clapp has placed the West End av building under the management of the Noyes Co. The total transaction involved about \$400,000.

**Estate Sells Choice Parcels**

The estate of Margaret E. Hughes, of the title of the Hughes Holding Co., sold realty holdings valued at about \$500,000. The deals were negotiated by E. Francis Hillenbrand, broker. The principal holding sold is the 6-sty apartment house, 40x100, with 14 stores at the northwest corner of Amsterdam av and 84th st, which was sold to a client of Thomas F. Keogh.

The 6-sty elevator apartment house, known as the Gertrude, at 326 West 83d st, on a plot 40x102.2, was sold to a client of Cohen Bros., attorneys. It is located 140 feet east of Riverside dr.

To a client of Judge Clinton M. Flint, of Freeport, L. I., Mr. Hillenbrand sold for the Hughes Holding Co. the three 4-sty stone flats with stores at the southeast corner of Third av and 73d st, on a plot 76.8x85; and the 4-sty tenement house with stores at the southeast corner of Macdougall and Third sts, on a plot 20x65.

**Arthur Woods Sells His Home**

Former Police Commissioner Arthur Woods, now in the Department of Commerce at Washington, sold his residence, 165 East 74th st, a 4-sty and basement stone dwelling, on a lot 20x102.2. The Brown-Wheelock Co. was the broker.

**Operators Add to Holdings**

Julius Tishman & Sons, Inc., purchased 64 and 72 East 87th st, two 5-sty dwellings which together with their recent purchase of the southwest corner of Park av and 87th st, comprising 1054 and 1056 Park av, gives them a plot 50 feet on Park av and 133 feet on 87th st, which they intend to improve with a 14-sty apartment house. Duff & Conger, Inc., and Edward W. Scott, Jr., were the brokers.

**Brown Resells 34th Street Parcel**

Frederick Brown, operator, resold the former home of the North River Savings Bank at 31 West 34th st to a dealer in women's wear. The buyer is a client of Clark T. Chambers. The price paid is reported to have been \$500,000 cash. Mr. Brown bought the property, a 1-sty stone banking house, on a lot 25x98.9, last December through Joseph P. Day, paying close to \$500,000.

The sale was regarded as a record price for inside lots on the great shopping thoroughfare, between Fifth and Sixth avs. The front foot value of the property is approximately \$20,000. The bank will move into its new home on West 34th st, between Seventh and Eighth avs, as

soon as it is completed. There have been a number of large realty deals in this district in the last six months and the demand for space there is greater than at any time in the history of the section.

**Church Buys Adjacent Property.**

St. Aloysius' Catholic Church, whose edifice and rectory embraces 209 to 219 West 132d st, has bought 225 to 233 West 132d st, nearby, comprising five 3-sty and basement brick and stone dwellings, occupying a plot 76x10.11.

The church will reimprove the site with a school building. The sellers were Mary Woytsek, Adelina Moller and Albert C. Hall. The sales are recorded.

**Studer Court in New Hands.**

G. Jelot sold to Adolph Scholer for the Studer Holding Corporation the 6-sty and basement elevator apartment house known as Studer Court, at 1330 St. Nicholas av, on a plot 99.11x100, and held at \$285,000.

**Former Owners Buy Emrose Court.**

Manport Realty Co. bought back from Minnie Rose, 204-206 West 109th st, two 6-sty walk-up apartment houses, known as Emrose Court, on a plot 80.6x100.11, adjoining the southwest corner of Amsterdam av. They were held at \$190,000. The buyers sold the houses a few weeks ago.

**Operators Sell New Buildings.**

The 615 West 164th Street Corporation, composed of Abraham Bricken, Theodore Klein, Isidore Friedman and Leo Schloss, sold to the Juliabelle Realty Co., Inc., 610-620 West 164th st, adjoining the southwest corner of Broadway, two 5-sty and basement brick and stone walk-up apartment houses, each on a plot 75x10.11. The aggregate number of apartments is 60. The properties were held at \$350,000.

**Wooster Street Lofts Sold.**

Spear & Co. sold for the Burden Realty Co. to the An-Mi Realty Co., Inc., 152-156 Wooster st, a 6-sty and basement brick loft building, on a plot 75x100. It was long owned by the Bloomington estate.

**Brooklyn Apartment Houses Sold.**

Cohn & Stern sold the 4-sty 20-family house, 50x127, at 1180 President st to Harry Kurzwil. The house rents for \$15,000 and was held at \$80,000. The Comit Holding Co. sold to the Relmag Realty Corporation 1131 to 1137 President st, two 4-sty 16-family houses, 100x127, renting for \$28,000 and held at \$150,000. E. Powis Jones sold to A. Pallio the 4-sty 16-family house, 50x127, at 1240 Union st, renting for \$12,000 and held at \$70,000. All the buyers are investors.

Meister Builders, Inc., purchased from the Realty Associates the five 5-sty brick and stone apartment houses 319 to 333 Pearl st, Brooklyn, accommodating 100 families, with a rent list of \$38,856 per year; also the 5-sty brick apartment house 60-68 Johnson st, accommodating 21 families and containing 3 stores, with a rent list of \$10,728. The property is situated on a plot 260x105. The property was held at \$325,000. A. Strauss was the broker.

**Co-operative Buying in Queens**

Alfred L. Anderson of White Plains, proprietor of the Archer Agency, general advertising agents, purchased an apartment in 143 22d st, Jackson Heights; and an apartment in 115 22d st has been purchased by John H. Ziegler of Elmhurst. Mr. Ziegler is chief accountant and auditor of the White Motor Co.

**Robert E. Simon Sells Summer Home.**

Terry & Gibson sold for Robert E. Simon his country estate on Clinton av, Bayshore, N. Y., consisting of a little less than 3 acres and a spacious house, to Mrs. Walter J. Southerland, who, after making alterations, will occupy it as an all year round dwelling.

**MORTGAGE LOANS**

Charles B. Van Valen, Inc., negotiated for the Schmidt Realty Co. a loan of \$350,000 on the new 12-sty office building, 50x100, at 343-345 Madison av. The property has been leased to Acker, Merrill & Condit for 21 years at \$55,000 per annum net.

Title Guarantee & Trust Co. loaned to the Broadway-John Street Corporation \$675,000 on the northwest corner of Broadway and Duane st, a 14-sty office building, on a plot 75.5x122.5. The term is 5 years, at 6 per cent. per annum. Lawrence, Blake & Jewell were the brokers.

Brooks & Momand were the brokers who placed the loan of \$120,000 on the new 6-sty apartment house at the northwest corner of 24th st and Eighth av.

Charles B. Van Valen, Inc., obtained from a



savings bank a loan of \$205,000, at 6 per cent. per annum, on the Lido Hall apartment house, at the northwest corner of Seventh av and 110th st. The building is 9 stories and basement, on a plot 70.1x100.

Charles F. Noyes Co. obtained a saving bank loan of \$175,000, covering the property known as the Jumel Building, at 2042 Amsterdam av and 1033-1039 St. Nicholas av, southeast corner of 162d st. This building was erected by the late F. W. Woolworth from plans by Cass Gilbert. It is 2 stories in height and is probably one of the most substantially constructed and best finished taxpayers in New York. The property is held by Jumel Realty, Inc.

Eugene J. Busber Co., Inc., placed the following mortgage loans: \$45,000, at 6 per cent. for 5 years, on 2988-2990 Third av, running through to Bergen av, plot 43x207, for the Reynolds Building Corp., George Fennell, president; \$18,000, at 6 per cent. for 5 years, on 947 Whitlock av, a 5-sty building, on lot 25x100, for Kuffeld & Cinnamon; \$10,000, at 5½ per cent. for 5 years, on the northeast corner of East 164th st and Cauldwell av, a 3-sty frame residence, on lot 25x120, for the E. J. B. Realty Corp.; \$10,000, at 6 per cent. for 5 years, on 1911 Morris av, a 2-family brick house, on lot 20x100, for Lawrence Davis; \$8,500, at 6 per cent. for 3 years, on 3432-34 Third av for Alexander C. Campbell; \$18,000, at 6 per cent. for 5 years, on 3044 Third av, a 5-sty brick building with stores, on lot 25x100, for Ludwig Buhler; \$3,500, at 6 per cent. for 5 years, on 604 Mott av, a dwelling, on lot 25x125, for Arthur S. Warren; \$23,000, at 6 per cent. for 5 years, on the south side of East 156th st, 25 feet east of Trinity av, a 1-sty taxpayer, on lot 70x96, for the Debb Realty Co.; \$10,000 at 6 per cent. for 5 years, on 203-205 East 205th st, for Eugene Zeerner and Aaron H. Rubin. All of these loans are in the Bronx.

Charles B. Van Valen, Inc., obtained for the Lloyd Realty Co. a loan of \$300,000 on 1568-1570 Broadway, southeast corner of 47th st, a 4-sty building which has been leased for more than 21 years to the St. Regis Restaurant, at \$45,000 per annum. It measures 40.5 feet on Broadway by 80 feet on 47th st.

Title Guarantee & Trust Co. loaned to the Sidem Building Co., \$145,000 on 949-959 Southern Boulevard, a 4-sty fireproof business building, on a plot 138x142x irregular. The rate is 6 per cent. per annum.

For the erection of a 6-sty apartment house the Bainbridge Avenue Construction Corp. obtained from the City Mortgage Co. a building loan of \$125,000 on the plot 99.3x126, on the east side of Bainbridge av, 227.8 feet south of 196th st.

Charles Berlin placed the following mortgages: On 230 East 27th st, \$40,000 for a term of 5 years by the Central Savings Bank and on 504 and 508 West 171st st \$90,000 by the New York Life Insurance Co.

Charles B. Van Valen, Inc., negotiated for the Schmidt Realty Co. a loan of \$350,000 on the new 12-sty office building, 50x100, at 343 and 345 Madison av. The property has been leased to Acker, Merrill & Condit for a term of 21 years at \$55,000 a year.

M. Morgenthau, Jr., Co., placed a first mortgage of \$145,000 for a term of years on 112-114 and 116 East 81st st for the East 81st Street Corporation. This is a plot 100x104.4 ft on the south side of 81st st between Park and Lexington avs. The property has recently been altered and modernized and is leased to Dr. Carlos L. Henriquez, for a term of years. The mortgages were made by the Manhattan Life Insurance Co., which has returned to the mortgage market. They were represented by Howard C. Forbes.

Edwards, Dowdney & Richart placed a first mortgage loan of \$55,000 on the southwest corner of Fifth av and 141st st. They also placed a mortgage loan of \$45,000 on the northwest corner of Stebbins av and Chisholm st, Bronx, both with the Lawyers Mortgage Co.

**MANHATTAN SALES**

**South of 59th St.**

CHARLTON ST.—Duross Co. sold for Thomas Londrigan to Benjamin Kasper, 118 Charlton st, a 3-sty and basement brick dwelling, on a lot 19x51.10.

JANE ST.—William J. Roome & Co. sold for the estate of Dr. Pearce Bailey to John L. Garvey, 32 Jane st, a 4-sty brick studio building, on a lot 20x67, adjoining the southeast corner of West 4th st.

WEST HOUSTON ST.—A. Q. Orza sold for a client, 138-142 West Houston st, three 2½-sty and basement brick dwellings, on a plot 60x78 and occupied by the Royal Gardens Restaurant.

4TH ST.—McCotter & Davis sold for Edmond Gibbons, 245 West 4th st, a 3-sty and basement

brick dwelling, on a lot 21.10x76.7, which the purchaser will alter for his occupancy and an extra family. This is the first sale of the property in 45 years.

**North of 59th Street**

72D ST.—Douglas L. Elliman & Co. sold for Dr. Joseph F. C. Luban to a buyer, for occupancy, 220 East 72d st, a 3-sty and basement stone dwelling, on a lot 19x102.2.

74TH ST.—Theodore Revillon sold, through Pease & Elliman, the 5-sty brick American basement dwelling, 319 West 74th st, on a lot 25.6x72.9, to a buyer who will occupy. The property was held at \$80,000.

75TH ST.—William B. May & Co. sold for Emma W. Harris the 5-sty brick American basement semi-detached dwelling, 306 West 75th st, on a plot 35x139. The house has been held at \$85,000 and the new owner, a client of Edward R. Sanford, attorney, after making alterations will occupy it. The residence of E. E. Smathers adjoins on the east.

76TH ST.—O'Reilly & Dahn resold for a client to Norman S. Reisenfeld and Joseph F. A. O'Donnell, 345-347 East 76th st, two 4-sty stone flats, each on a lot 25x102.2.

77TH ST.—Slawson & Hobbs sold for the Ross

estate the 5-sty brick American basement dwelling, on a lot 20x102.2, at 339 West 77th st. The property was held at \$60,000.

79TH ST.—Douglas L. Elliman & Co. resold for Ennis & Sinnott to Mrs. J. T. Johnston Mali, for occupancy, 116 East 79th st, a 4-sty and basement stone dwelling, on a lot 18x102.2. It was owned until a few months ago by Dr. Richard Derby.

82D ST.—Everett M. Selxas Co. sold for Ralph Johnson to Samuel Rosenberg, 27 West 82d st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

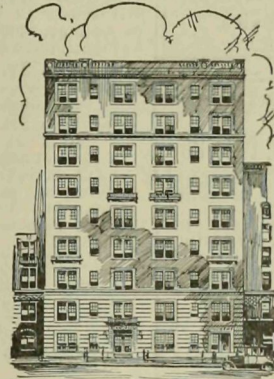
82D ST.—M. H. Gaillard & Co. resold for Annette Nigra the 3-sty and basement brick dwelling, 155 West 82d st, on a lot 17x93.1, held at \$25,000. The purchaser, Mrs. Anna Field, will occupy.

82D ST.—The R. H. Hines Realty Co. sold for Grace Byrnes the 3-sty and basement stone dwelling, 170 West 82d st, on a lot 16.8x102.2.

83D ST.—O'Reilly & Dahn resold for a client to Norman S. Reisenfeld and Joseph F. A. O'Donnell, 412 East 83d st, a 5-sty brick tenement house, on a lot 25x102.2.

91ST ST.—Houghton Co. sold for Dorothy C. Butler to a buyer, for occupancy, 303 West 91st st, a 5-sty brick American basement dwell-

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ing, on a lot 25x70.10, adjoining the northwest corner of West End av.

94TH ST.—Harry Sugarman sold to Charles Wynne & Louis Low for Henry M. Toch, 29 West 94th st, a 3-sty and basement brick dwelling, on a lot 16x100.8½.

94TH ST.—Sharp & Co. resold for a syndicate headed by Louis Kramer the Van Couver 6-sty and basement elevator apartment house, at 314 West 94th st, on a plot 75x100.8½, and held at \$225,000. It is arranged for 24 families, in 5 to 7 room suites, and returns an annual

rental of about \$40,000. The selling syndicate bought the property last month through the same brokers from the Loft Realty Co., which bought it from its builder, Jacob Axelrod, about 15 years ago.

96TH ST.—The Manport Realty Co., I. Portman, president, purchased the three 5-sty stone and brick apartment houses, 132 to 136 East 96th st, on a plot 6½x100.8, adjoining the southwest corner of Lexington av. The sale was made by H. M. Weil for Herman Eidenreich, who held them at \$90,000.

105TH ST.—E. V. Pesca & Co. resold for a client of Charles M. Rosenthal to Yetta Cohen and Bertha Levy the 5-sty brick tenement house with stores at 345 East 105th st, on a lot 25x100.11. The property was purchased through the same brokers last month and was held at \$22,000.

114TH ST.—G. Tuoti & Co. sold for F. Ferrara to Dr. Samuel Lucenti, 226 East 114th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

115TH ST.—Dora Jacobs sold for Edward Metzler, 80 East 115th st, a 5-sty brick tenement house on a lot, 26.10x100.11. The first floor will be remodeled into stores. The parcel adjoins the southwest corner of Park av.

116TH ST.—Sisca & Palladino sold for Joseph Filomia to Celia Delta Cava, 226 East 116th st, dwelling on a lot 18.9x100.11.

121ST ST.—John C. Coleman sold 212 West 121st st, a 3-sty and basement stone dwelling, on a lot 15x100.11, for Reuben Cohen to Alma Saamanen.

126TH ST.—James Henry sold for Helen M. Steele, 225 East 126th st, a 5-sty and basement brick flat, on a lot 17x100.11.

132D ST.—James H. Cruikshank resold through A. M. Robinson to Louise N. Russell, 206 West 132d st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

132D ST.—James H. Cruikshank bought through C. E. Hutchinson from Catherine A. Neslage, 260 West 132d st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

148TH ST.—Charles A. Du Bois sold for John E. Brown to Jennie Kremer, 614 West 148th st, a 3-sty and basement brick dwelling, on a lot 15x99.11, between Broadway and Riverside dr.

150TH ST.—Meister Builders, Inc., resold to the Chalmers Realty Co. the 6-sty and basement elevator apartment house, known as the Bermuda, on a plot 130x99.11, at 608-610 West 150th st. The property accommodates 48 families, with a rent roll of \$50,000, and was held at \$310,000.

110TH ST.—Isaac Lowenfeld and William Prager purchased from the Lucern Realty Co., 503 to 507 West 110th st, two 3-sty apartment houses, each on a plot 50x100 and each housing 50 families, with suites of 3 to 5 rooms. They have a rent roll of \$27,000 and were held at \$160,000. Charles Berlin was the broker.

AMSTERDAM AV.—Porter & Co., in conjunction with Sharp & Co., sold for the estate of Robert F. Ballantine to a client for investment, the brick apartment house with stores at the Southwest corner of Amsterdam av and 84th st, on a plot 27.2x100.

EAST END AV.—J. Lemle sold for Edwin E. Vollhart, 81 East End av, northeast corner of 83d st, a 4-sty brick flat with stores, on a lot 26x81.

LENOX AV.—William Goldstone and Simon Myers sold 538 Lenox av, a 5-sty brick apartment house with stores, on a plot 37.6x100. The property was held at \$65,000. I. H. Porter was the broker.

LEXINGTON AV.—James L. Van Sant, resold to Ibo John Cuadrado, 2017 Lexington av, a 3-sty and basement stone dwelling, on a lot 14.5x60.

MADISON AV.—Douglas L. Elliman & Co. sold for Mrs. John P. Mills to Miss Adele Miller 719 Madison av, a 4-sty and basement stone dwelling, on a lot 20x100, adjoining the southeast corner of 64th st.

SEVENTH AV.—Morris Moore's Son sold for the Lincoln Savings Bank of Brooklyn to the Klassmore Realty Co., 2282 Seventh av, a 3-sty brick flat with store, on a lot 17.9x65, adjoining the northwest corner of 134th st. The same brokers resold the parcel to an investor.

ST. NICHOLAS AV.—A. H. Landley sold for the United States Life Insurance Co., to Louis Adler, 11-15 St. Nicholas av, two 5-sty brick apartment houses, fronting 88.9 feet, by irregular. The property is assessed at \$86,500 and was sold at about this figure, subject to a purchase money mortgage of \$74,000 for a term of 10 years.

ST. NICHOLAS AV.—J. L. & R. W. Davis sold for Mary McLane to the Hudson P. Rose Co. the 5-sty and basement brick single flat, on a plot 29.4x55.6x irregular, at 52 St. Nicholas av.

THIRD AV.—Abraham Saffir sold for the Marne Realty Corporation, a holding company for the Sulzberger estate, the 5-sty brick tenement house with stores, at 1057 Third av, on a lot 25x100, and held at \$35,000.

THIRD AV.—O'Reilly & Dahn sold for a client to Ennis & Sinnott, 1587 Third av, a 6-

sty brick warehouse, on a lot 25x110, adjoining the northeast corner of 89th st.

THIRD AV.—George W. Brettell & Son sold for a client to Harris Sussman, 2094 Third av, a 5-sty stone tenement house with stores, on a plot 31.8½x100.

## BRONX SALES

BECK ST.—Benjamin Englander sold for B. Klein to Aaron Bernstein and Sol. Berkowitz the 2-sty and basement brick 2-family house, on a lot 25x100, at 754 Beck st.

135TH ST.—Charles A. Weber sold for estate of Andrew Assenbeck to Oscar Huth, 537 East 135th st, a 5-sty and basement brick double flat, on a lot 25x100.

137TH ST.—J. Clarence Davies sold for Bronx Community Corporation the vacant plot, 80x100, on the south side of 137th st, 303 feet east of Brook av, upon which the purchaser will erect a 1-sty taxpayer.

150TH ST.—Julius Trattner sold for John Friedrich to Isidore Newcorn the 4-sty and basement brick double flat, 362 East 150th st, and the 4-sty brick double flat with stores at 364 East 150th st, both on a plot 50x100, adjoining the N. Y. Telephone Co. The buyer now controls the property through to 149th st.

188TH ST.—Herman A. Acker sold for Dolce Bros. the 3-sty frame building with stores, 25x51, at 160 East 188th st, adjoining the southwest corner of Grand Boulevard and Concourse. The property was held at \$35,000.

191ST ST.—The Benenson Realty Co. purchased from a client of Isidor Klammer the 5-sty and basement brick apartment house, on a plot 50x83, at 556 and 558 East 191st st, containing 16 suites and renting for \$9,500. The property was held at \$48,000.

205TH ST.—John D. Kroog sold 183 East 205th st, a 3-sty and basement frame 3-family house, on a lot 27.8x117.8x irregular. J. Clarence Davies and Robert Foley negotiated the sale.

ARTHUR AV.—D. A. Trotta sold for R. Baldo 2472 Arthur av, a 2-sty brick flat with store, on a lot 25x80.7.

BROOKS AV.—Bess Realty Corporation sold to Wolf Steinberg 1523 Brook av, a 6-sty brick flat with stores, on a plot 95.2x60x irregular.

CONCOURSE.—The J. Rice Co. sold to William A. Cameron 1-sty brick taxpayer on the east side of Grand Boulevard and Concourse adjoining the northeast corner of 183d st.

COURTLANDT AV.—D. A. Trotta sold for Henry Steinberg 517 Courtlandt av, southwest corner of 148th st, a 4-sty brick apartment house with stores, on a plot 27.5x94.

CROTONA AV.—The new Hymnco Realty Corporation, M. and S. Cohen and I. Hymowitz, directors, purchased from Anna Rubinstein 1843 Crotona av, a 5-sty and basement brick apartment house, on a plot 48x100. Edward Polak negotiated the deal.

DALY AV.—Benjamin Taub bought 2107 Daly av, a 5-sty and basement brick apartment house, on a plot 42.7x100. It contains 20 apartments.

FOREST AV.—Bessie Brandvein bought the 6-sty and basement brick apartment house, known as Forest Court, on a plot 87.5x100, at the northwest corner of Forest av and 158th st.

FRANKLIN AV.—Walter E. Brown sold for Letitia M. Steiger, 1090 Franklin av, a 2-sty and basement brick dwelling, on a plot 32.2x166.8, with garage.

JEROME AV.—The West 190th Street Corporation sold to Isaac Weinstein the vacant lot, 24.5x100x irregular, at the northeast corner of Jerome av and 199th st.

LONGWOOD AV.—The newly formed K. G. B. Construction Corporation, L. Klosk, I. Becker and S. Goldstein, directors, purchased the plot, 117x98, at the southwest corner of Longwood av and Beck st, for improvement with taxpayers. The new company is represented by J. D. Tobias, attorney.

MINERVA PL.—Morris Sax sold for Harry T. F. Johnson the 5-sty and basement brick apartment house, arranged for 21 families at the southeast corner of Minerva pl and Creston av, on a plot 40x93.4. It was held at \$70,000.

PROSPECT AV.—Joseph G. Abramson sold to the Kreiter Realty Co., Lena S. Plotkin, president, the 5-sty brick flat with stores, at 564 Prospect av, adjoining the northeast corner of 149th st, on a plot 46x158. The property was held at \$70,000. The broker was M. Horowitz. The seller took back first and second mortgages.

TREMONT AV.—Frederick Brown sold the vacant plot, 63x146x irregular, on the south side of Tremont av, 120 feet east of Morris av, to Henry J. Semke. The property was held at \$25,000. Herman A. Acker was the broker.

TREMONT AV.—Hudson P. Rose Co., operators, purchased from the Century Holding Co. ten 2-sty frame 2-family houses 1174 to 1192 East Tremont av, between Bronx Park av and Watson la.

TRINITY AV.—Stephen F. Leahy sold to

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24 acres, Sand and Gravel, Flushing Bay (S)  
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Vincenzo Battipaglia 693 East 161st st, north-east corner of Trinity av, a 4-sty brick flat with store, on a lot 25x88.5.

VALENTINE AV.—Robert Foley sold 2904 Valentine av, a 2-sty and basement brick 2-family house, on a lot 25x98.3, for S. McBride to Thomas McGuire.

WEBSTER AV.—J. Clarence Davies sold for Theodore Roehrs to M. Stolwein the southeast corner of Webster av and 170th st, a vacant plot, 50x90, upon which the purchaser will erect a 1-sty taxpayer.

WHITE PLAINS AV.—Max Marx sold to Nicola Pecorara the vacant plot, 50x100, on the east side of White Plains av, 50 feet south of Burke av, through A. Di Benedetto.

**BROOKLYN SALES**

CUMBERLAND ST.—Harry M. Lewis resold for Herman Weickhorst to Lillian and Rose Ketcham, for occupancy, 246 Cumberland st, a 3-sty and basement brick dwelling, on a lot 20x100.

HILL ST.—Herbert J. Callister sold to William E. Smith the vacant plot, 100x100 feet on Mill st, 200 feet east of Hicks st. The buyer will improve this site with a bakery. Brown, Wheelock Co., Inc., represented the sellers, the Garnet and Jeremiah P. Robinson estates.

SULLIVAN ST.—Realty Associates sold to H. M. Hatschern the 2½-sty semi-detached brick dwelling 214 Sullivan st, in the Crown Heights section.

5TH ST.—A. J. Shannon Co. sold for G. W. Hopkins to a buyer, for occupancy, 494 5th st, a 3-sty and basement limestone dwelling.

82D ST.—J. W. Sands Realty Co. sold through the Bulkley & Horton Co. 523 82d st, Bay Ridge, a 3-sty stone and brick double apartment house.

BROOKLYN AV.—A. H. Abbott sold through the Bulkley & Horton Co. to an investor 241 Brooklyn av, a modern duplex house.

CONEY ISLAND AV.—Edward B. Kegel sold 14 lots fronting 140 feet on Coney Island av., and 140 feet on Ninth st, between Ays U and V, for William M. Lawton to John A. McHugh; also 6 lots on the west side of Coney Island av, 35 feet north of Av V, for Robert Ward to a client for improvement.

CLERMONT AV.—Bulkley & Horton Co. sold for John S. Crosson to Naomi Charles, for occupancy, 291 Clermont av, a 3-sty and basement brownstone dwelling.

FIFTH AV.—Frank A. Seaver & Co. sold the plot, 60x100, at the southeast corner of Fifth av and 65th st for H. W. Woodcock.

LINCOLN PL.—John J. Reddy sold 1072 Lincoln pl, a 2-sty brick and stone 2-family house.

PROSPECT PL.—Bulkley & Horton Co. sold for Katherine Clark to a buyer, for occupancy, 783 Prospect pl, a 2-sty and basement stone 2-family house, on a lot 20x100.

**QUEENS SALES**

FAR ROCKAWAY.—The Lewis H. May Co. sold for Elizabeth M. Healy the triangular plot fronting on Hollywood and Cornaga avs, Far Rockaway, to Max Fogelson, who will improve with apartment houses with stores.

JAMAICA.—R. E. Higbie, Jr., sold to John R. S. White of Freeport for the estate of Hamilton W. Pearsall, a plot, 124x101, on the corner of Merrick and Irwin rds, Jamaica. The buyer will erect five stores on the property.

**RECENT LEASES.**

**Sells Broadway Corner Lease.**

The L. J. L. Realty Co. (Tobias Lapan, Morris Jashnoff and Jacob and Max Laskin) bought from the St. Regis Restaurant Co. the lease on the northeast corner of Broadway and 41st st, running for 21 years, at an aggregate rental of \$3,000,000. The property has a frontage of 102 feet on Broadway and 113 feet on 41st st, adjoining the Knickerbocker Building, and consists of a 3-sty and store building on Broadway, with the 7-sty former Hotel Calvert on the immediate corner. Henry Shapiro & Co. were the brokers.

**Acquire an Extended Lease.**

F. W. Sharp and Henry Shapiro & Co. leased to the Goody Shops (Costis Takis) store, basement and mezzanine in 507 Fifth av recently vacated by the Columbia Bank. The lease covers the unexpired portion of the bank's lease until 1928. The same brokers secured from James B. Ford, the owner of the property, a further lease for a period of 15 years, commencing at the end of the Columbia Bank's lease, making the store lease for 21 years. The total rent exceeds \$1,000,000.

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

**PROPOSAL**

**NOTICE TO CONTRACTORS:** Sealed proposals for Construction, Heating, Sanitary and Electric Work, Administration and Staff Building; and Vapor Hood, Fan, etc., for Kitchen, Reception Hospital Building, at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2 o'clock p. m., (Standard Time) on Wednesday, May 3, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3868, and errata, 3869, 3870, 3871 and 3799. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

L. M. FARRINGTON,  
SECRETARY, STATE HOSPITAL COMMISSION.  
Dated: April 7, 1922.

**SITUATIONS OPEN**

**MORTGAGE MAN**—An active young man wanted in prominent real estate and mortgage office. One who has had experience in securing applications for loans, and with acquaintance among builders and owners. Permanent position with liberal arrangement to right man. Address Confidential, Box 891, Record & Guide.

WE HAVE an opening for an energetic renting broker of good appearance, familiar with business properties from Canal to 42d streets. Drawing account. Write full qualifications. Replies will be kept confidential. Adams & Company, 170 Fifth Avenue.

YOUNG MAN with good knowledge of general real estate brokerage business. State qualifications. Exceptional opportunity. Box 882, Record & Guide.

**SITUATIONS WANTED**

**SUPERINTENDENT.**

MAN with 20 years' experience in building maintenance, repairs, alterations, leasing, economical management, desires to connect with private owner or real estate concern as inside or outside man; licensed engineer; age, 35; best references. Box 884, Record & Guide.

EXPERIENCED BROKER, leasing specialist, able negotiator, good closer, hard worker, seeks connection chain store organization. Box 890, Record & Guide.

**WANTS AND OFFER**

**TO LET.**

PRIVATE OFFICE, unfurnished, with service, architect's office. Opportunity for co-operation. Real estate brokers preferred. Box 887, Record & Guide.

FOR SALE to close estate 2d Mortgage of \$6,000 at 6%, payable in six annual installments of \$1,000 each, August 29, subject to 1st Mortgage of \$8,000 at 5%, due June 27, 1922, on premises 74 West 94th Street, New York.  
ESTATE GEORGE C. EDGAR.

Daniel Seymour, Exr.,  
80 Broadway, New York.  
Dated April 11, 1922.

SPLENDID OFFICE TO SUBLEASE, AVAILABLE IMMEDIATELY; SUITABLY PARTITIONED, DIRECTLY AT EXPRESS ELEVATORS; 1,600 SQUARE FEET ON THE 11TH FLOOR OF THE NATIONAL ASSOCIATION BUILDING, 25 W. 43D ST. WILL DIVIDE IF DESIRED. FULL COMMISSION TO BROKERS. APPLY HERBERT MACLEAN PURDY & CO., 17TH FLOOR, 25 W. 43D ST. VANDERBILT 8040.



floor of the Bush Terminal building, 130 West 42d st, for a long term of years, for their permanent club rooms. Alterations and redecorating are being rushed to completion for their formal opening the latter part of April. Mr. Inge, of the Brett & Goode Co., negotiated the deal. Cross & Brown represented the Bush Terminal Co.

### Royal Baking Powder Co. Goes Uptown

The Royal Baking Powder Co. leased through Alfred C. Marks from the Pershing Square Building Corporation, the entire 20th floor of the new Pershing Square building, now in course of construction, running from 41st to 42d st, for a term of 20 years, at an aggregate rental exceeding \$1,000,000. The area of floor space is about 17,800 net square feet, and will be occupied by the Royal Baking Powder Co. with its subsidiary companies.

This is the first time the Royal Baking Powder Co. has moved in many years. It sold its building at Fulton and William st about two years ago and decided to move uptown as many other large corporations have done.

### Madison Ave. Corner Leased

Dwight, Archibald & Perry leased for Robert E. Bonner 561-563 Madison av and 52 East 56th st, forming the southeast corner of the two streets, three 4-sty and basement brownstone dwellings. The Madison av plot is 57x60 and the street lot is 21.6x75. The lease is for a term of 21 years, with privilege of renewal. The aggregate rental is more than \$1,000,000. The present lease does not expire until about 2 years hence, when the site will be extensively improved. Mr. Bonner is a son of the late Robert Bonner, famous as a publisher and as a horseman.

### Publishers Enlarge Space

Cushman & Wakefield, Inc., leased for Leslie R. Palmer an entire floor in 10 East 39th st to the George H. Doran Co., publishers. The floor extends through the block from 38th to 39th st, and has been acquired by the Doran Co. on account of their increased business and is in addition to their present headquarters in 244 Madison av.

### Long Lease of West Side Garage

Duross Co. leased for the One Congress

Street Realty Corp., Emil Navone, president, to Marchiony Bros., Inc., the 1-sty brick garage, 179-183 West Houston st, southwest corner of Congress st, for a long term of years.

ADAMS & CO. leased for the National City Bank the store, formerly occupied as one of their branches, in 1133 Broadway, southwest corner of 26th st, to Ted Trivers, for a retail clothes shop. The lease is for a term of years, at an aggregate rental of \$125,000.

AMERICAN LA FRANCE FIRE ENGINE CO., with plants in Elmira, N. Y., and Bloomfield, N. J., have leased two-thirds of the 22d floor of the Fisk Building, Broadway and 57th st, to be used as the executive offices and as the offices of S. F. Hayward & Co., a subsidiary. Cross & Brown Co. was the broker.

NICHOLAS L. BISTIS leased for John Kadel's estate, to Ciprios Bros., the 4-sty building, 50x100, at the southeast corner of Eighth av and 46th st, for a term of 21 years, at an aggregate rental of \$346,500.

BRADY & BOWMAN leased offices in the Borden building, Madison av and 45th st, to H-O Cereal Co., Herman Duval, Lawrence W. Mack, Kent & Davies, Theodore A. Peyser and O. W. McKennee.

BRETT & GOODE CO. subleased office space on the 11th floor of the Wurlitzer Building, 120 West 42d st, for the General Motors Corporation to E. A. Ashdown & Co., certified public accountants, for a long term of years; also leased the 4-sty building 603 West 45th st to N. V. A. Theatrical Trunk Co. for a term of years; a floor in 401 Lafayette st to the Wieder Press; a floor in 237-239 Lafayette st to C. Brandes, Inc., manufacturers of Radio equipment; a floor in 34-36 West 46th st to Prezioso & Soladario; also leased for Walter J. Salmon stores in 7 West 42d st to S. A. Horowitz, Isidore Fram and Sol Siegal.

BUTLER & BALDWIN, INC., leased, for a term of years, to Andrew J. Thomas, the top floor of 15 East 47th st. Mr. Thomas is the architect that is identified with the Metropolitan Life building program.

P. M. CLEAR & CO. leased for Albert Oliver & Son, Inc., the 2d floor, 75x100, at 717 East 140th st, Bronx, to S. Ziskind & Sons, manufacturer of insoles; and for William Goldstone, the 2d loft in 252 West 31st st to Jules Brunswick.

CROSS & BROWN CO. leased a suite of offices in the Bush Terminal Building, 130 West 42d st, to Louis Schlessinger, Inc.; also the three upper floors of 232 West 55th st, to Charles Lowenheim. Also leased to Long, the latter, the store in 157 West 125th st, for a term of 9 years at an aggregate rental of \$60,000. The lessee will install a new front to the store. William A. White & Sons were associate brokers.

CUSHMAN & WAKEFIELD, INC., leased offices in the Canadian Pacific Building, Madison av, 43d to 44th st, to J. B. Nicholson, Ltd., of Toronto, Can., Imperial Coal Corporation, John D. Mershon Lumber Co., Inc., Louis Gilman, American Connellsville Fuel Co., of Pittsburgh, The Motor Haulage Co., Inc., and Thomas M. James Co., of Boston, Mass.

EDWARDS, DOWDNEY & RICHART leased for the Mirror Co. a loft in 49 Nassau st, for a term of years, at a rental of approximately \$15,000. They also leased for the Mirror Co. store on the north side of 94th st, near Broadway.

DOUGLAS L. ELLIMAN & CO. leased for the 587 Fifth Avenue Corporation offices on the 9th floor of 587 Fifth av to Checri Kouri, pearl merchant, for a term of years.

DUROSS CO. leased 218 West 15th st, a 3-sty and basement dwelling for the Estate of John Laden to Thomas Manley, for a term of years.

DUROSS CO. leased for the estate of Richard W. Block to Sidney B. Whitlock the 6th floor in 12 Elm st; and for the Cruban Machine & Steel Co. to John S. Schaefer the 5th loft at 60 Varick st, for a term of 5 years.

J. B. ENGLISH leased for the United Cigar Stores Co. the store at the northeast corner of 49th st and Seventh av to Samuel Rainess, to be used for the sale of trunks and bags.

J. ARTHUR FISCHER leased for a client to B. Miller 355 West 34th st, a 4-sty stone dwelling, for a term of years.

H. J. FRIEDMAN CO. leased the 6th floor in 118-124 West 22d st to Pacoby & Klein; 3d floor 41-43 West 25th st to Flapper Dress Co., Inc.; in conjunction with Spear & Co., 4th floor 42-46 West 33d st, to Mildred Dress Co., and with Bauer, Milbank & Molloy, Inc., the 4th floor in 135-141 Madison av to the B. W. Co.

PETER GRIMM leased for J. E. R. Carpenter a corner apartment in 920 Fifth av, corner of 73d st, to Mrs. William A. Slater, of Wash-

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ington, D. C., for a term of 10 years, at a total rental of \$125,000.

HAGGSTROM-CALLEN CO. leased the sales-room at 188 Amsterdam av, adjoining the corner of 69th st, to the Fellsen Tire Co., Inc. Auto accessories, for a term of 5 years.

F. & G. PFLOMM leased for Miss Lullie Henning to Claire Elias the entire building, 130 West 45th st, for a long term of years.

HENRY HOF leased several lofts for the J. Christian G. Hupfel Co., Inc., in the former brewery now converted into a fireproof loft building at 225-233 East 38th st, to Guider & Heina, upholsterers and decorators; E. O. Wildberger, also upholsterer and decorator; Berlin Printing Co. and Eastern Laboratories, Inc. Also leased for Herman Buchtenkirk the store and basement of 665 Second av to the Great Atlantic and Pacific Tea Co.; and for the Browning Painting Co. one loft in 243 East 35th st to Engel & Milan.

SAMUEL H. MARTIN leased, for a term of years, the store in 150 Columbus av to Max Steinman.

SAMUEL H. MARTIN leased, for a term of years, to Therese Trautmann, the dwelling, 120 West 64th st.

LEWIS H. MAY CO. leased for Gus Fehn premises on the southwest corner of Wisconsin av and Beach st, West End, Long Beach, L. I., to the Fairmont Fruit Exchange, for a term of years.

CHARLES F. NOYES CO. leased a floor in 25 Walker st for James F. Hurley to Manhattan Electrical Supply Co.; for Leslie R. Palmer, floors in 59 Ann st to Max C. Sussman, William Domb, Louis Newlands and Joseph L. Sparling; and in 21-23 Ann st offices to Alfred Goldberg, I. O. Woodruff & Co., Inc., and Charles J. McNally.

CHARLES F. NOYES CO. leased the first loft of 81 Hudson st, southwest corner of Harrison st, for Abraham Miller to Eligio Cerruti, importer and exporter. The Noyes Co. sold this property to Mr. Miller a short time ago.

CHARLES F. NOYES CO. leased a floor in W. R. Grace & Co.'s building, on Hanover sq, to Muller, McLean & Co.; space on the 16th floor of the Munson Building, in Wall st, to S. W. Bridges Co., Inc.; and for Paul Schaad the store in 179 Pearl st to the Connell Rice Co., Inc.

CHARLES F. NOYES CO. leased for Richard S. Elliott 317 Pearl st, a 5-sty building, to the Acme Hospital & Druggists Glassware Co., for a term of 5 years at an aggregate rental of \$18,000. Dwight, Archibald & Perry represented

the tenants. Mr. Elliott purchased the building through the Noyes Co. a short time ago.

ROBERT E. PATTERSON leased the 5-sty building, containing 100,000 square feet of floor space with water front, at Greenpoint av and Newtown Creek, Brooklyn, known as the Miller Building, for Charles C. Miller to the Republic Bag and Paper Co. for a long term of years. The aggregate rental amounts to more than \$400,000.

PEASE & ELLIMAN leased for S. A. Guggenheim, the present tenant, an apartment of 12 rooms and 4 baths in 927 Fifth av, south corner of 74th st, and have arranged an extension of the lease for a long term of years with the Fifth Avenue & 74th Street Co., owners of the building. The new tenant is S. H. Goldberg. Pease & Elliman also leased for Mrs. Alice Carter Herndon her apartment in 383 Park av, at 53d st, to Mrs. E. W. Tunis. Mrs. Herndon has bought an apartment on the co-operative plan in 830 Park av, at 76th st.

ABRAHAM SAFFIR and J. T. Machat leased for the Fox Amusement Corporation to the United Retail Candy Stores, for a branch shop, the store in the Nemo Theatre building, southeast corner of Broadway and 110th st, for a term of 10 years, at an aggregate rental of \$50,000.

HENRY SHAPIRO & CO. leased for the Schulte Cigar Stores Co. to Morris D. S. Zekaria and Michael Haim store in 2 East 23d st for a term of years, at an aggregate rental of \$60,000. The premises will be used for the sale of ladies' hosiery and lingerie.

SHAW, ROCKWELL & SANFORD leased for a client the store in 22 West Burnside av, Bronx, to J. De Rosa, for a term of years.

TANKOOS, SMITH & CO. subleased for the Schulte Cigar Stores Co. to the Joseph Levine Tailoring Establishment, for a long term of years, booth space on the arcade floor of the Silversmith's Building, 15-19 Maiden la, through to and including 18-20 John st.

TANKOOS, SMITH & CO. leased to the Schulte Cigar Stores Co. for a term of 20 years, at a rental aggregating over \$200,000, the large corner store in the building being erected by the No. 303 Fourth Avenue Corporation at the northeast corner of Fourth av and 23d st. Upon completion the Schulte Co. will add to its chain of stores by the opening of a branch establishment.

TANKOOS, SMITH & CO. leased to the Burnee Corporation, who own and operate the Nedick Orange Drink Stores, the entire ground floor of 408 Flatbush Av. Extension, Brooklyn, adjoining the DeKalb av station of the Brighton

Beach subway line and opposite the Schubert Crescent Theatre. The lease is for a long term of years at a rental aggregating approximately \$50,000. Upon completion of alterations and improvements the Burnee corporation will occupy the premises for a branch establishment of its business.

L. TANENBAUM, STRAUSS & CO. leased for the Frank B. McDonald Estate the entire sixth floor in the Southwest corner of Sixth av and 32d st, for a long term of years, to Charles Landsman, now located at 1255-1261 Broadway. Also, for Calef Bros., the store in 628-630 Broadway, running through to Crosby st, to the Kranz Mercantile Co.

G. TUOTI & CO. leased for Michele Avolio the northeast corner of First av and 107th st, together with the adjoining building, 2991-2993 First av, being two 6-sty tenement houses with stores, for a term of years.

**D. B. Freedman Acquires Corner**

Daniel B. Freedman bought from the Althea Rudd Ward estate, Henry W. De Forest trustee, the northwest corner of Broadway and 93d st, a 5-sty apartment house with stores, on lot 25, 2x 100. Two years ago Mr. Freedman bought the holdings of William R. Peters at the southwest corner of Broadway and 94th st, comprising a frontage of 100 ft. on Broadway and 225 ft. on 94th st. With his latest acquisition he now controls the block front on Broadway, with the exception of a 75-ft. Higgins estate leasehold.

**Brener Resells Taxpayer**

Samuel Brener resold to a client of Spotts & Starr, the 1-sty taxpayer containing stores on plot 76.6x96.8 on the east side of Broadway, 25.6 ft. north of 178th st. Mr. Brener recently bought the property from Adolph Lewisohn.

**New Owner for Kelvin Hall**

McDowell & Byrnes sold for the Kelvin Realty Corporation, Abraham Rubin president, the 6-sty elevator apartment house known as Kelvin Hall, at the southeast corner of St. Nicholas av and 180th st, on a plot 100x100. The new owner is Donald Robertson, who was identified with several big apartment operations on Washington Heights and two months ago purchased through the same brokers the 1-sty building at the northeast corner of 181st st and Audubon av.

The property is arranged for 33 families and contains 7 stores, returning an annual rental of approximately \$60,000. The structure was held at \$415,000 and the brokers will act as agents for the new owner.

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150 WEST 72nd ST. Columbus 6409



**REAL ESTATE NOTES.**

O. D. & H. V. DIKE were the brokers in the recent sale of 82-84 Audubon av, an apartment house.

DR. SOPHOCLES DADAKIS is the purchaser of 152 West 78th st, a 4-sty and basement dwelling, recently sold through James P. Walden.

J. KRULEWITCH, who has been with E. M. Krulewicz for the past 15 years, has joined the staff of Thomas J. O'Reilly at his downtown office.

CORNELIUS O'BRIEN is the purchaser of the premises 115 West 47th st, occupied by the Actors Equity League, recently bought through Hollings C. Renton.

GEORGE GOLDBLATT CO. will remove, on May 1, from 394 East 150th st to the Glauber Building, 316-322 East 149th st, where it will continue its real estate and mortgage business.

JAMES P. WALDEN has removed his real estate office from 1966 Broadway to 200 West 72d st, corner of Broadway. He specializes in West side dwellings.

F. M. WELLES has resigned as vice-president and treasurer of and severed his connection with the Lloyd Winthrop Co. and has become president and treasurer of the F. M. Welles Corporation, with offices in the Hudson Terminal Building, 30 Church st, where it will conduct a general real estate and mortgage business.

DENISON REALTY CORPORATION is the purchaser of 384-386 Broadway, the 6-sty basement and sub-cellar "Schulte Building," on plot of 8,000 square feet that was recently sold. The deal was an exchange transaction and in part payment the Schulte corporation accepted a \$55,000 second mortgage. Charles F. Noyes Co. negotiated the transaction.

William A. White & Sons leased for clients, at 384 Greenwich st, the store and basement to Uwanta Egg Co.; at 40 Water st the 4th and 5th floors to the United States Department of Agriculture, Bureau of Cotton Examiners; and the 1st and 2d floors to Alexander D. Shaw & Co.; in the Grand Central Terminal, offices to the New York State League of Woman Voters; in the Woolworth building, part of the 14th floor to Benjamin S. Kirsh, and in 257-59 William st, offices to G. H. Finlay & Co.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 11 to Apr. 17	Apr. 12 to Apr. 19
Total No.....	213	221	207	200	693	818
Assessed Value.....	\$8,342,400	\$9,680,850	.....	.....	.....	.....
No. with consideration	26	21	10	10	18	74
Consideration.....	\$1,048,000	\$593,050	\$187,150	\$87,045	\$278,550	\$1,275,768
Assessed Value.....	\$967,700	\$496,900	.....	.....	.....	.....
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 17	Jan. 1 to Apr. 19
Total No.....	3,522	3,087	3,485	2,238	11,448	9,171
Assessed Value.....	\$243,583,250	\$168,954,199	.....	.....	.....	.....
No. with consideration	323	316	348	142	501	559
Consideration.....	\$15,511,333	\$19,006,452	\$3,209,604	\$1,201,084	\$7,318,113	\$6,838,751
Assessed Value.....	\$15,390,450	\$15,362,000	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 11 to Apr. 17	Apr. 12 to Apr. 19
Total No.....	155	151	157	112	677	686
Amount.....	\$3,987,581	\$3,403,910	\$1,275,325	\$908,676	\$3,515,482	\$3,177,537
To Banks & Ins. Co.	28	15	16	7	141	127
Amount.....	\$1,559,800	\$805,500	\$212,000	\$64,200	\$1,007,650	\$795,100
No. at 6%.....	127	129	140	98	650	640
Amount.....	\$2,380,634	\$3,123,544	\$1,151,425	\$869,844	\$3,386,532	\$2,991,547
No. at 5 1/2%.....	.....	5	3	.....	19	26
Amount.....	.....	\$75,000	\$9,200	.....	\$98,650	\$120,480
No. at 5%.....	3	1	3	1	3	2
Amount.....	\$52,000	\$13,000	\$36,700	\$4,100	\$20,000	\$1,700
No. at 4 1/2%.....	.....	.....	.....	.....	.....	.....
Amount.....	1	.....	.....	.....	.....	.....
No. at 4%.....	1	.....	.....	.....	.....	.....
Amount.....	\$1,000	.....	.....	.....	.....	.....
Unusual Rates.....	2	.....	.....	.....	1	1
Amount.....	\$1,175,000	.....	.....	.....	\$2,000	\$500
Interest not given..	22	16	11	13	4	17
Amount.....	\$378,947	\$192,366	\$78,000	\$34,732	\$8,300	\$63,610
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 17	Jan. 1 to Apr. 19
Total No.....	2,858	2,299	2,811	1,315	11,737	7,378
Amount.....	\$91,355,487	\$73,892,382	\$30,570,729	\$10,193,450	\$67,360,685	\$39,824,668
To Banks & Ins. Co.	394	391	222	78	2,273	1,148
Amount.....	\$26,907,278	\$30,865,650	\$4,445,180	\$1,451,995	\$18,712,842	\$11,391,842

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20
Total No.....	62	38	22	21
Amount.....	\$3,180,750	\$2,854,900	\$471,750	\$405,750
To Banks & Ins. Companies..	35	26	13	13
Amount.....	\$1,681,300	\$2,312,900	\$350,000	\$152,000
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20
Total No.....	850	702	302	229
Amount.....	\$61,041,348	\$59,344,086	\$8,821,350	\$4,535,471
To Banks & Ins. Companies..	577	442	185	110
Amount.....	\$45,433,025	\$49,775,439	\$6,156,700	\$2,622,500

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20	Apr. 12 to Apr. 18	Apr. 13 to Apr. 20
New Buildings...	16	40	39	50	286	199	360	337	8	70
Cost.....	\$6,775,076	\$1,274,650	\$380,825	\$826,075	\$2,016,715	\$2,778,365	\$1,239,357	\$2,009,050	\$51,500	\$160,210
Alterations.....	\$308,600	\$674,300	.....	\$50,550	\$284,540	\$222,675	\$190,649	\$32,504	\$6,800	\$16,905
	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20	Jan. 1 to Apr. 18	Jan. 1 to Apr. 20
New Buildings...	268	230	1,674	444	4,468	2,047	7,302	2,263	712	479
Cost.....	\$47,135,796	\$24,316,610	\$49,041,188	\$13,448,895	\$45,804,020	\$21,288,290	\$46,903,185	\$12,549,804	\$2,618,526	\$1,450,583
Alterations.....	\$8,139,216	\$6,941,522	\$1,108,050	\$558,980	\$1,857,325	\$2,611,095	\$1,294,840	\$995,298	\$152,485	\$108,992

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# BUILDING SECTION

## \$6,000,000 Housing Operation Planned Under New Law

Metropolitan Life Insurance Company Retains A. J. Thomas as Architect for Fifty Modern Multi-Family Dwellings in Queens at Low Monthly Rentals

**F**OLLOWING Gov. Miller's signature last Friday of the Lockwood Committee bill, which permits New York life insurance companies to invest up to ten per cent. of their assets in residential construction, one of the largest housing projects ever attempted in this vicinity will shortly be commenced by the Metropolitan Life Insurance Company. The operation now under consideration is intended to provide modern living accommodations at extremely reasonable rentals for a large number of people, and if the initial operation proves successful from a financial standpoint it will be the forerunner of a number of similar projects. Success of this project will undoubtedly bring about a decided drop from the extortionate rents now being charged for inferior accommodations in old-fashioned tenements in this city.

Immediately after the news came from Albany that Gov. Miller had acted favorably upon the bill permitting life insurance companies to invest in housing construction under certain definite conditions, the Metropolitan Life Insurance Company announced its plans for an extensive residential development along the lines laid down in the statute. The company's plans are practically matured for immediate work on a development operation which embodies numerous interesting features and it is anticipated that the first of the homes to be started under the new law will be completed and ready for occupancy before the end of the coming summer. By October, the time practically recognized at the height of the annual renting season, it is hoped that the first group authorized, involving fifty modern multi-family houses, will be entirely completed and ready for tenants.

The new law specifically stipulates that the insurance companies availing themselves of its permissive provisions may construct these residential projects upon the condition that the rentals charged shall not exceed \$9 per room per month. After an extensive investigation, in which careful studies were made of numerous modern housing operations in various parts of the United States and even abroad, the Metropolitan officials are convinced that the company will be able to construct living structures according to the most up-to-date ideas of planning and completely equipped with all necessary sanitary conveniences, to rent at the figure stated in the law as the maximum and still obtain a profitable return on the investment and be able to amortize a favorable percentage of the total cost of construction. In addition, these dwellings will be so planned as to provide light and air far in excess of that found in the ordinary type of city apartment, and this in itself will go a long way toward holding the properties at a high standard of valuation.

During the time the Lockwood Committee was working at Albany to secure the passage of this bill the real estate experts of the Metropolitan Life were making careful surveys of the available land in this city that could be utilized as sites for the projected housing developments. After practically all sections of New York City were canvassed it was unanimously agreed that the Borough of Queens offered the best opportunities for work along the proposed lines; first, because the ground values are relatively low as compared with possible sites in other boroughs, and, second, because the available sites in Queens are relatively close to transportation lines to the business centers.

Rapid transit facilities between the locations under consider-

ation and the business districts of Manhattan are excellent. There is a choice of the B. R. T. Subway line and the Steinway tunnel, both of which will bring residents of the new dwellings into the Times Square district in about seventeen minutes. The present plans contemplate building in locations within twenty to thirty minutes of Manhattan, and this is considerably better than would be possible from available sites in the Bronx or Brooklyn.

Officials of the Metropolitan Life have several possible sites under consideration. These are in the Borough of Queens, and there is every likelihood that before the end of this week an announcement will be made as to which property will be selected as the location for the first group of multi-family dwellings to be erected.

Andrew J. Thomas, an architect of national reputation for his ability in planning multi-family structures and recognized as the originator of the garden type of apartment that has become so popular in semi-suburban districts of this city during the past six years, has been retained by the Metropolitan Company to design and plan the first group of buildings to be constructed under the new law.

Although the working plans for this operation have not yet been started and the architect has only submitted his preliminary studies to the officials of the Metropolitan, his outline of what is proposed as the fundamentals of this development indicates that the completed project will be unusual in many respects. While not radical from any viewpoint of design or planning, these structures will embody features never before encountered in dwellings offered for rentals as low as \$9 per room per month.

After devoting much study to the original idea of constructing these apartments, the architect and the officials of the Metropolitan Life decided upon apartments of the garden type as the most appropriate and offering the best solution to the various problems of planning. The first operation to be started will consist of the development of an area involving four city blocks, 600 x 200 feet. Upon this land fifty modern multi-family houses will be erected, to provide living accommodations for at least 1,800 families, or approximately 5,000 to 6,000 individuals.

The preliminary studies, as submitted by the architect, call for buildings four stories in height, with basements, constructed according to the most substantial standards of modern building practice. Each individual house will accommodate thirty-six families, having eight apartments to each floor and two suites in the basements, which will be well above the grade level. The living units will consist of three, four and five rooms, each unit with bath, the buildings will be heated by steam and lighted by electricity, and will contain all of the comforts and conveniences commonly found in apartments that usually rent at far higher prices.

All of these features can be included in this project because of the extreme economy with which Mr. Thomas has planned his buildings. In the first place, the area of the separate plots to be covered by the buildings allows a large percentage to be utilized as gardens and play spaces for the children who will live in these apartments. The preliminary plans call for gardens in the rear forty feet in depth, and the street to yard courts will be at least forty feet in width.

These courts will therefore have dimensions far greater than



those required by the Tenement House law and will result in excellent natural light and ventilation for all apartments. There will be no dark rooms in the houses to be erected by the Metropolitan Company, and the tenants in this respect will fare far better than they formerly have in the old-fashioned tenements in the congested quarters of the other boroughs.

Although the architect in planning has eliminated every inch of waste space from his plans, the various living units will contain rooms of good size and excellent proportions and will contain ample closet space and all other conveniences required by the tenants for sanitary and comfortable living. A very definite idea of the economy with which these structures are being planned may be obtained by the fact that the architect has arranged a total of thirty-six rooms on an area of only slightly more than five thousand square feet, and the final studies, from which the working plans will be developed, will undoubtedly improve on this.

Although all waste space has been eliminated in planning, nothing necessary to the comfort and health of the tenants has been sacrificed. On the other hand, they will obtain better-arranged living units than has heretofore been thought possible at prices much higher, and, in addition, will benefit materially from the open areas provided by the plot planning.

The construction of these apartments will be substantial in every respect, and while the elevations will be without superficial ornamentation, they will be pleasing in appearance. The construction will be of brick and the facades will be trimmed with limestone and terra cotta, but the relief carving frequently found in multi-family houses will be left out in this instance and its cost devoted to better materials and equipment. The buildings will include all modern living conveniences, but the interior of the apartments will not be finished and decorated in quite the style of higher-priced living suites. While there will be steam heat, hot water, electric lights and modern bath room equipment and kitchen devices, the floors may not be of parquet oak and the lighting fixtures may not be as ornate as those where rentals are much higher. In fact, it will be mainly through the smaller economies effected in planning and equip-

ment that the Metropolitan Company expects to be able to build these apartments and rent them at the price of \$9 per room per month or less.

Mr. Thomas stated that one of the fears in the mind of Gov. Miller during the time he was debating upon the wisdom of signing the bill was the possibility of a substantial drop in construction costs and its effect upon these buildings if erected. The Governor was advised, however, both by the architect and by the officials of the Metropolitan that the safeguards provided in the planning, the economies made possible by getting the most living space on the minimum of ground area, would more than offset any depreciation brought about by lowered material prices and construction costs.

The principal factor which is believed to make it possible for the Metropolitan Company to go ahead with these plans with a reasonable certainty of success is the low land value upon which the projected apartments will be constructed and the savings to be effected through the purchase of materials in large quantities.

Walter Stabler, comptroller of the Metropolitan Life Insurance Company, stated early in the week that his company was not quite ready to announce the full particulars of its plans nor to tell the exact location of the first houses to be started under the new law. He added, however, that the initial investment of the company will be approximately \$6,000,000, and that the apartments will be models in every respect.

Haley Fiske, president of the company, announced that after the news of the intention of his company to start work under the new law had become known he had been approached by a group of financiers seeking a loan of \$7,000,000 with which to start a building project involving four hundred houses. In addition to the millions this group plans to borrow from the insurance company, he said, its members are prepared to invest a substantial amount of other capital and promised the insurance company that the project would be on a rental basis of not more than \$9 per room per month. Still another group of wealthy men have told Mr. Fiske that they are prepared to buy the Metropolitan's first fifty houses when completed.

## New Provisions of Rent Laws Signed by Governor Miller

(Continued from page 488)

demand. Any such payment and the receipt regardless of its terms, stipulations or qualifications, shall be without prejudice to the rights of either party to the action. If the defendant refuses to make any such additional payment to the plaintiff during the pendency of the action the court on motion of the plaintiff may strike out the denial or defense raising the issue of fairness and reasonableness of the amount demanded in the complaint. All moneys remaining in the hands of the clerk to the credit of the action shall be applied to the satisfaction of the judgment rendered or otherwise disposed of as justice requires. Where a judgment is rendered for the plaintiff it shall contain a provision that if the same be not fully satisfied from the deposit or otherwise within five days after the entry, and service on the defendant of a copy thereof, the plaintiff shall be entitled to the premises described in the complaint and a direction that a warrant shall issue commanding the sheriff, marshal or other officer charged by law with the duty of executing judgments to remove all persons therefrom. The plaintiff shall be entitled to costs only in the event that he recover the full amount demanded in the complaint, and if, in an action for increased rent, the plaintiff recover no more than the amount of rent last paid the defendant shall be entitled to costs.

Sec. 11. Every such action shall be brought in the county in which such premises are situated, if the action be brought in the supreme or county court; or in the municipal court district in which such premises are situated, if the action be brought in the municipal court of a city. If not so brought the action shall be dismissed with costs to the defendant.

Sec. 12. This act as hereby amended shall not apply to a new building in the course of construction on September twenty-seventh, nineteen hundred and twenty, or commenced thereafter and shall be in force until [November first] February fifteenth, nineteen hundred and twenty-[two] four.

Sec. 4. This act shall take effect immediately.

Designated by the Lockwood Committee as the most efficacious of its proposals for amelioration of the housing shortage is the one amending the insurance law so as to permit companies to invest in real estate and construct dwellings under certain conditions. The new law is printed in full as follows:

Explanation—Matter in *italics* is new; matter in brackets [ ] is old law to be omitted.

### CHAPTER 658, LAWS OF 1922.

AN ACT to amend the insurance law, in relation to the power of insurance companies to purchase, improve and sell or convey real property during certain emergencies.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Sec. 1. Chapter thirty-three of the laws of nineteen hundred and nine,

entitled "An act in relation to insurance corporations, constituting chapter twenty-eight of the consolidated laws," is hereby amended by inserting therein a new section, to follow section twenty, to be section twenty-a, to read as follows:

Sec. 20-a. Powers as to real property during certain emergencies. Until March first, nineteen hundred and twenty-four, and so long thereafter as the emergency in housing conditions mentioned in certain acts of the legislature of nineteen hundred and twenty and nineteen hundred and twenty-one shall continue, every life insurance corporation, foreign or domestic, transacting business in this state, may purchase land in any city of the first class in this state and on such land and on land in such a city acquired pursuant to any other provision of this chapter may erect apartment, tenement or other dwelling houses, not including hotels. Such corporations may thereafter hold, maintain, manage, collect and receive income from, and, from time to time, sell or convey the lands so purchased and the improvements thereon. The aggregate cost of all the lands so purchased and improvements so made shall not exceed ten per centum of the total admitted assets of such corporation as of December thirty-first, nineteen hundred and twenty-one, as such assets are shown in the annual report of such corporation to the superintendent of insurance for the year nineteen hundred and twenty-one. The cost of land acquired under this section shall not be allowed as an admitted asset unless improved as provided by this section, nor, if so improved, shall the cost of such land and improvements thereon be so allowed unless the average net rental value of such apartment, tenement or other dwelling house erected thereon, as estimated at the commencement of construction, be nine dollars or less per month per room.

Sec. 2. This act shall take effect immediately.

Mayor Hylan vetoed the bill to amend the New York City Municipal Court code so as to provide for the return of jury fees in cases where two or more actions or summary proceedings shall have been or shall hereafter be tried together before the same jury and in which the parties shall have or shall hereafter stipulate that the testimony, decision or judgment shall be binding on them, except the fee in the case actually tried.

Two amendments to the insurance law indirectly affecting real estate and building were signed by Governor Miller. One grants to mutual insurance companies the same rights to do business in New York State as stock companies now have, subject to the supervision of the State Superintendent of Insurance, and the other places insurance rate making associations under the supervision of the State Superintendent of Insurance, who will decide whether the rates fixed are reasonable.



# Construction Awards Keeping Pace With New Projects

Tabulations by F. W. Dodge Company Show Commitments in Greater New York Average Well with Totals for Newly Planned Building Operations

**C**ONTRACTS awarded for new building and engineering construction are maintaining their lead over newly projected work, and as a result the local building industry has more actual business in hand at present than it has had for many months past. According to figures tabulated by the F. W. Dodge Company for the territory including all of New York State and New Jersey, north of Trenton, 755 new building and engineering operations were reported in the planning stage during the fifteenth week of this year. This proposed construction represents a total value of \$25,773,800. During the same period 455 contracts were awarded at a total cost of \$24,559,400. Newly reported construction in Greater New York during the past week involved 335 contemplated operations at an estimated value of \$14,296,500, and 147 operations placed under contract at a total cost of \$16,193,000.

The group of 335 contemplated projects scheduled for locations in New York City include 67 business buildings, such as stores, offices, lofts, commercial garages, etc., \$2,773,000; 4 educational operations, \$241,000; 4 hospitals and institutions, \$44,000; 10 factory and industrial buildings, \$1,113,000; 7 public

works and public utilities, \$279,000; 5 religious and memorial structures, \$132,000; 231 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$9,052,000, and 7 social and recreational projects, \$662,500.

In the list of 147 operations for which contracts were awarded in Greater New York during the week of April 8 to 14, inclusive were 25 business buildings of various types, \$7,979,000; 1 educational project, \$400,000; 1 hospital, \$40,000; 3 factory and industrial buildings, \$61,000; 2 religious and memorial structures, \$455,000; 114 residential projects, such as apartments, flats and tenements and one- and two-family dwellings, \$7,158,000, and 1 social and recreational project, \$100,000.

A study of these totals for New York City reveals the manner in which residential construction practically dominates the local building situation. Nearly all of this type of construction is speculative in character, and there is every reason to anticipate that its volume will grow continuously throughout the coming months, as the architects who specialize in work of this character state that they are being besieged with orders for plans.

## PERSONAL AND TRADE NOTES.

**Harold E. Paddon**, architect, announces the removal of his office on May 1 from 280 Madison avenue to the Herald Building, 34th street and Broadway.

**Sladon Iron Works Co., Inc.**, 130 East 107th street, announces that its telephone number has been changed to University 2130.

**Ben Weiss**, plumbing contractor, announces the removal of his office and shop from 1351 Second avenue to 247 East 77th street. Telephone: Rhinelander 6733.

**John V. L. Hogan**, consulting engineer and specialist in electrical and patent matters, has moved his office from 326 Broadway to 41 Park Row.

**Philip E. Edelman**, consulting engineer, and the staff associated with him have moved their headquarters from 39 Cortland street to 9 Church street.

**Hector C. Adams**, formerly in the electrical appliance business in the Grand Central Palace, is now president of Hector C. Adams, Inc., manufacturers' representatives, 342 Madison avenue.

**Sidney F. Oppenheim**, architect, formerly at 36 Eighth avenue, has moved to larger and better equipped offices at 110 East 31st street.

**J. H. Philips**, architect, 681 Fifth avenue, has leased the entire top floor of the building in which his office is now located to accommodate his growing practice.

**Charles Travalled and Herbert Arnold**, formerly with Michael Power, Inc., announce the formation of C. Travalled & Co. for the purpose of engaging in plain and ornamental plastering, stucco and artificial stone metal furring and lathing. Mr. Travalled enjoys an experience of twenty years as superintendent, manager and estimator, and Mr. Arnold has had an experience of more than ten years in the building business. Offices have been established at 51 East 42d street.

### Prominent Dealer Firm Moves Uptown

J. Rose & Company, Inc., distributors of gas ranges and refrigerators, announce that on May 1 they will establish their headquarters in the easterly store at 114 East Thirty-ninth street, running through to Broadway. The main office and showrooms will be moved from 63 Orchard street, where the firm has been located for some time past. The removal to the uptown address will afford greater convenience to dealers and their customers.

The old store will be continued as a downtown branch showroom and service department. The new showrooms at 114 East Thirty-ninth street will be fitted up in an attractive manner and will provide interesting exhibition surroundings for the display of the devices handled by this firm. There will be a double window frontage of more than thirty feet which will permit the arrangement of a handsome display for passers-by. J. Rose & Company, Inc., carry as exclusive agents for New York and New Jersey the nationally known A-B gas ranges and the Premier and Frostair line of refrigerators.

### New Sheet Metal Firm Organized

John A. Fager, formerly factory superintendent for M. F. Westergren, Inc., and Chas. Ashlund, former business manager and treasurer, and George Weiterer, former sales manager of the same organization, have organized the firm of Ashlund, Fager & Weiterer, Inc., for the purpose of fabricating an exceptionally high grade of "Kalamein" and sheet metal work. The organizers of the new firm have for many years been associated as officers and directors of M. F. Westergren, Inc., one of the best-known sheet metal contractors in the United States. In addition to an extensive acquaintance among architects and contractors they have had a business experience in this trade covering from fifteen to thirty-five years.

The new firm has established offices and plant at 4121 to 4125 Park avenue. The factory is completely equipped with the most modern machinery for fabricating sheet metal work and is manned by a corps of selected mechanics who have been personally trained by Mr. Fager.

### John Carstensen Is Dead.

John Carstensen, a vice-president in all of the companies of the New York Central system and actively identified with its accounting department, died at his home in Scarsdale last Thursday. He was born in New York City sixty-eight years ago and was the son of George J. B. Carstensen, a Danish architect who designed the Crystal Palace at Sixth avenue and 42d street. Mr. Carstensen was educated at the Cayuga Lake Academy, the Alexander Military Institute, White Plains, and the high school at Clinton, N. Y. He entered the service of the New York Central & Hudson River Railroad Company in 1871 and became assistant treasurer and controller. He was one of the founders of the Transportation Club, and was a member of the Union League, American Yacht and the Sleepy Hollow Country Clubs.

## 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 Twenty-fifth street, Tuesday evening, May 9. The name of the speaker will be announced later.

**New York Building Superintendents' Association** will hold its regular monthly dinner meeting in the Garden Room of the Hotel Martinique, Wednesday evening, May 10. The speaker of the evening will be announced later.

**New York Society of Architects** will hold its regular monthly meeting at its headquarters in the United Engineering Societies Building, 29 West 39th street, May 16, at 8 p. m. Secretary, Frederick C. Zobel, 29 West 39th street.

**Building Officials Conference for 1922** will be held at Indianapolis, April 25 to 28, inclusive. The meetings will be held at the Hotel Lincoln and the committee arranging the program promises extremely interesting sessions. Details of the program will be available later.

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

**American Iron, Steel and Heavy Hardware Association** will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

**American Society for Testing Materials** will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

**Building Trades Employers' Association** of Westchester County will hold its fourth annual dinner at the Pavilion Ben-Hur, City Island, Tuesday evening, April 25. Covers will be laid for six hundred, and men prominent in the building industry of the State and nation are expected to be present and deliver addresses upon subjects of paramount importance to the future welfare of the construction industry. The committee in charge is also preparing a program of unusual features for the amusement of the guests.



# CURRENT BUILDING OPERATIONS

LOCAL construction interests have been impressed by the volume of high-class construction placed under contract during the past week or ten days and as a result of the new business released the outlook for the industry has materially improved. One of the significant signs of the progress toward a real revival has been the number of handsome residence projects announced for an early start. During the past few weeks there have been contracts placed for quite a group of private dwelling operations that range in cost upward of \$35,000 each. Apartment house construction maintains its lead in Greater New York, but there is also a growing volume of interesting commercial and industrial work being offered for estimates. Local building material markets are reflecting the general improvement in the building situation and orders for supplies are growing in number and value. Prices are firm in practically all lines and there is a strong feeling that advances are imminent.

**Common Brick**—Business in the wholesale market for Hudson River common brick has been fairly active during the past week. Sales were numerous and indicate a growing demand for this commodity. Inquiries also continue to increase and dealers feel that the coming months will be certain to develop into one of the most active seasons on record from a brick selling viewpoint. Hudson River common brick prices are quite firm and it is the current opinion that present levels will hold for some time to come. Manufacturing operations are scheduled to start in the Hudson River district in the very near future and producers are now making active preparations for the start of the season. Although labor is not plentiful the principal worry of the manufacturers at present is that of fuel supply and production is likely to be seriously curtailed unless the coal strike is speedily settled so that this commodity will be available as dust and fuel for the commencement of manufacturing operations along the river.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, April 20, 1922. Condition of market: Demand good; prices firm and unchanged. Quotations: Hudson Rivers, \$16 to \$16.50 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 28; sales, 32. Distribution: Manhattan, 6; Bronx, 1; Brooklyn, 19; New Jersey points, 4; Astoria, 2.

**Lumber**—Greater activity is being manifested in both wholesale and retail departments of the lumber business and dealers

are certain that the buying movement is only commencing. There is a tremendous volume of projected construction ready to start, and within the next week or ten days the demand is likely to increase rapidly. At present the lumber demand is considerably greater than the production, but manufacturing conditions are improving and the output will no doubt be increased to satisfy all requirements. Prices are holding firm and no changes of importance have been announced during the past week.

**Structural Steel**—There has been a de-

cidated change for the better in the volume of new business presented for estimates during the past week or so and tonnage commitments have also increased. The award of contracts for fabricated material for several large operations involves an important total tonnage for the week and the outlook for the local steel interests is steadily growing brighter. The records of the Bridge Builders and Structural Society for the month of March show a decided upturn to the national steel market situation. This report shows that during the month 139,300 tons 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..\$16.00 to \$16.50  
Raritan ..... 16.50 to 17.00  
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) .....	\$4.50 per bbl.
Common Lime (Standard 300-lb. barrel) .....	3.75 per bbl.
Finishing Lime (Standard in Hydrate Finishing, in paper bags .....	24.00 per ton
Hydrate Common, in paper bags .....	\$19.50 per ton

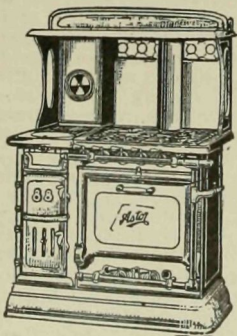
**Plaster**—

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

Neat Wall Cement, in cloth bags .....	\$21.00 per ton
Brown Mortar, in cloth bags. 18.00 per ton	
Lath Mortar, in cloth bags... 18.00 per ton	
Finishing Plaster, in cloth bags .....	24.50 per ton
Rebate for returned bags. 15c. per bag	
Finishing Plaster (250-lb. barrel) .....	\$4.00 per bbl.
Finishing Plaster (320-lb. barrel) .....	5.35 per bbl.

**Plaster Blocks**—

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



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# MATERIALS AND SUPPLIES

fabricated structural steel was contracted for throughout the United States. This tonnage is equivalent to seventy-seven per cent. of the entire capacity of the bridge and structural shops of the country. Steel prices are firm, but there are rumors that the coal strike situation may possibly curtail production and influence stronger prices before long.

**Builders' Hardware**—Demand for these items is fair and is growing from day to day, and when it is considered that this is only the beginning of the building season the prospects for a most active de-

mand throughout the coming months is excellent. Both manufacturers and dealers are confident that the business this season will be far ahead of previous post-war years and as a result the trade is in an optimistic frame of mind. Prices are steady and no important changes are anticipated at this time.

**Roofing Papers**—Demand for both roofing and building papers is increasing rapidly and the outlook for a continuation of good business is particularly bright. Reports from suburban districts indicate a large amount of small house construction

and general community building, and as a result dealers are anticipating a steady growth in the demand for these materials. Stocks are generally reported as being in good shape for the coming demand and prices are firm.

**Window Glass**—Dealers in plate and window glass are in anticipation of a season of more than usual activity in this line. The demand is increasing rapidly, and from the manner in which new construction is piling up, particularly in New York City, there is every reason to believe that the requirements during the latter part of the summer will severely strain the sources of supply. There is sufficient glass in sight for all current demand and reserves are said to be satisfactory, but what will happen when the mass of newly projected building reaches the final stages along toward next autumn remains problematical. Jobbers are confident that there will be sufficient glass to fill all requirements, but they feel that prices are likely to react to some extent as a result of the greatly increased demand.

**Electrical Supplies**—Business in the electrical supply line has shown a very definite improvement during the past two or three weeks and local jobbers are of the opinion that trade conditions will continue to improve as the building season gains headway. March sales were far ahead of the totals for the previous month, according to a number of selling interests, and the outlook is excellent for even greater totals during the months to come. There have been a number of important contracts recently placed for wiring supplies to be used in commercial and apartment house projects in this city, and a number of contractors apparently feel that current quotations on conduit, wire, cable, etc., are sufficiently attractive for them to buy for future requirement. Prices are fairly steady and no changes of consequence have been recorded recently.

**Nails**—During the past week or so there has been a better tone of the nail market. Demand is improving as a result of the rapidly reviving interest in construction affairs, and dealers are anticipating an active buying season. Recently there have been persistent rumors of higher prices for nails, but as yet no definite announcements of advances have been made by the important manufacturers. Current New York quotations on wire nails range from \$3.15 to \$3.25 base per keg, and cut nails are reported selling at \$3.90 to \$5 base per keg.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
27x48x½ in.....	\$0.33 each
32x36x¾ in.....	0.22 each
32x36x½ in.....	0.24 each
32x36x¼ 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.
1-in., Bronx delivery.....	4.00 per cu. yd.
¾-in., Manhattan delivery..	4.00 per cu. yd.
Bronx delivery.....	4.00 per cu. yd.

### Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.63
Gray Canyon sandstone, per cu. ft....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft....	1.85
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....	\$40.00 to \$52.00
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.	
<b>Cypress Lumber (by car, f. o. b., N. Y.):</b>	
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 \$165.00
Plain Oak.....	— to 126.00

### Flooring:

White oak, quart'd sel....	\$97.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	71.00 to —
Yellow pine No. 1 common flat.....	55.50 to —
N. C. pine flooring Norfolks.....	62.50 to —

### Window Glass—

Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets.....	85%
B grade, single strength, first three brackets.....	85%
Grades A and B, larger than the first three brackets, single thick.....	85%
Double strength, A quality.....	85%
Double strength, B quality.....	87%

### Linseed Oil—

City brands, oiled, 5 bbls. lot..	\$0.83 to \$0.85
Less than 5 bbls.....	0.86 to 0.88

### Turpentine—

Turpentines.....	\$0.88 to \$0.90
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## CONTEMPLATED CONSTRUCTION.

### Manhattan

APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Springsteen & Goldhammer, 32 Union sq, have plans in progress for a 5-sty brick apartment house, 75x89 ft, in the south side of 190th st, 50 ft east of St. Nicholas av, for Lester Construction Co.—Mr. Moskowitz, president—189 East 115th st, owner and builder. Cost, \$100,000.

63D ST.—Schwartz & Gross, 347 5th av, have plans nearing completion for a 9-sty brick, steel & limestone apartment, 50x100 ft, at 103-105 East 63d st, for J. E. Watson, Inc.—Robt. Podgur, president—110 West 42d st, owner and builder.

WEST END AV.—Rosario Candela, 200 West 72d st, has completed plans for a 15-sty fireproof apartment house, 100x100 ft, at 911-15 West End av, for 915 West End Corp.—Jos. Paterno, president—601 West 115th st, owner and builder. Cost \$90,000.

### BANKS.

BOWERY—Clarence W. Brazer, 1133 Broadway has preliminary plans in progress for a 3-sty bank building, 50x80 ft, at 58 Bowery, for Citizens Savings Bank—Henry Saylor, president—owner, on premises.

### CHURCHES.

68TH ST.—Eisendrath & Horowitz and Bloch & Hesse, 18 East 41st st, have plans in progress for a 5-sty brick & limestone synagogue, 77x100 ft, with school, at 32-44 West 68th st, for Congregation of the Free Synagogue—Abram I. Elkus, president—2 West 90th st, owner. Cost, \$250,000. Architect will take bids on general contract about June 1st.

OLD BROADWAY—Meisher & Uffner, 501 Tremont av, have preliminary plans in progress for a 2-sty brick & limestone synagogue, 25x100 ft, at 13-51 Old Broadway, for Congregation of Chevra Talmud Anshei Marovi, owner, care of architect.

### HOTELS.

BROADWAY.—Maynicke & Franke, 25 East 26th st, have completed plans for an 18-sty brick and steel apartment hotel, on plot 175x112 ft, at the southeast corner of Broadway and 71st st, for Geo. Dose Engineering Co., 565 5th av, owner and builder. Cost, \$3,000,000. Owner will take bids on separate contracts.

### MISCELLANEOUS.

43D ST.—Ludlow & Peabody, 101 Park av, have plans in progress for an addition to the 14-sty brick & limestone newspaper building, 100x100 ft, at 217-239 West 43d st, for New York Times Co.—Adolph S. Ochs, president—229 West 43d st, owner. Cost, \$85,000. Heating engineer—R. D. Kimball, 15 West 38th st.

### STABLES AND GARAGES.

ST. NICHOLAS AV.—A. J. Simberg, 1133 Broadway, has plans in progress for a 2-sty brick and steel garage, 88x149 ft, at 225-229 St. Nicholas av, for Michael Kaufman, 276 5th av, owner. Cost, \$100,000.

### THEATRES.

23D ST.—Geo. & Edw. Blum, 505 5th av, have been retained to prepare plans for alterations to the 4-sty brick Grand Opera House, 275x197 ft, with offices, at 23d st and 8th av, for Morris M. Glasen, 1133 Broadway, owner. Cost, \$500,000.

### Bronx

APARTMENTS, FLATS AND TENEMENTS.

KELLY ST.—Maurice Courland, 47 West 34th st, has plans in progress for a 5-sty brick & limestone apartment, 80x100 ft, in the east side of Kelly st, south of Intervale av, for Gold-Cross Construction & Realty Co., owner and builder, care of architect. Cost, \$85,000.

### MISCELLANEOUS.

WHITLOCK AV.—Ophuls, Hill & McCreery, 112 West 42d st, have plans in progress for a 2-sty reinforced concrete ice plant, 140x150 ft, at the southwest corner of Whitlock & Bryant avs, for Columbia Ice Corp.—Mr. Frasse, president—406 East 149th st, owner. Cost, \$335,000.

### Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BAINBRIDGE ST.—Murray Klein, 37 Graham av, has plans in progress for four 3-sty brick apartments, 25x80, in the south side of Bainbridge st, 250 ft east of Reid av, for Harry Leffer, Van Buren st, owner. Cost, \$100,000.

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OCEAN AV.—Maurice Courland, 47 West 34th st, Manhattan, has plans in progress for two 4-sty brick and limestone apartments, 80x125 ft, on Ocean av, between av O & P, for G. A. M. Construction Co., M. J. Frankel, 50 Court st, owner and builder. Cost, \$300,000.

### DWELLINGS.

UNION ST.—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for four 3-sty brick & limestone dwellings, 25x70 ft, in the east side of Union st, 300 ft north of Sutter av, for Wolf Sarnoff, owner. Cost, approximately \$80,000.

VAN SICLEN AV.—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for twelve 2-sty brick & limestone dwellings, 20x57 ft, on the west side of Van Siclen av, 86 ft north of Riverdale av, for R. W. Smith Construction Co., owner. Cost, approximately \$144,000.

ESSEX ST.—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for four 2-sty brick & limestone dwellings, 20x78 ft, in the east side of Essex st, 125 ft south of Pitkin av, for White Star Building Corp., owner. Cost, approximately \$80,000.

AV N—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for six 2-sty brick & limestone dwellings, 20x57 ft, at the southeast corner of Av N and East 4th st, for Enforth Realty Corp., owner. Cost, approximately \$60,000.

AV W—Edward M. Adelsohn, 1778 Pitkin av, has plans in progress for five 2-sty frame dwellings, 16x37 ft, at the southeast corner of Av W and East 1st st, for Frank Katz, owner. Cost, approximately \$40,000.

HAWTREE AV.—James W. Magrath, 367 Fulton st, has plans in progress for a 2-sty brick dwellings, 26x46 ft, at the northwest corner of Hawtree and Lambertson avs, for R. V. Vogt, 169 Harrison av, owner. Cost, \$14,000. Owner will take bids on general contract.

83D ST.—Slee & Bryon, 154 Montague st, have plans in progress for a 3-sty brick & stucco dwelling, 42x26 ft, in 83d st, for Carl Straita, owner, care of architect. Cost, \$50,000. Exact location will be announced later.

### FACTORIES AND WAREHOUSES.

GUERNSEY ST.—H. Brucker, 2549 Myrtle av, Ridgewood, has plans in progress for a 1-sty brick & concrete factory, 50x200 ft, in the west side of Guernsey st, 50 ft north of Berry st, for J. B. Hauer, Inc., 96-100 Bayard st, owner. Cost, \$18,000.

### STORES, OFFICES AND LOFTS.

HANOVER PL.—McCarthy & Kelly, 16 Court st, have plans in progress for a 3-sty brick office building, 74x100 ft, on the east side of Hanover pl, near Livingston st, for Tillary Construction Co., 44 Court st, owner. Cost, \$150,000.

### Queens

APARTMENTS, FLATS AND TENEMENTS.

ARVERNE, L. I.—J. Powers, 8008 Blvd, Rockaway Beach, has completed plans for a 3-sty brick tenement, 54x90 ft, at Remsen av & Amsdel blvd, Arverne, for Arverne Homestead Co., 367 Fulton st, Brooklyn, owner and builder.

### DWELLINGS.

LONG BEACH, L. I.—Plans have been prepared privately for a hollow tile & stucco dwelling, in Market st, near Magnolia st, Long Beach, for Thos. J. McNeece, 30 Union Hall st, Jamaica, owner and builder. Cost, \$30,000.

DOUGLSTON, L. I.—Warren & Clark, 15 West 44th st, Manhattan, have plans in progress for a 2½-sty brick veneer & stucco dwelling, 23 x38 ft, at Douglaston, for Gustav W. Ekstrand, Douglaston, owner. Cost, \$15,000. Architect will take bids on general contract about April 25th.

RICHMOND HILL, L. I.—W. Lacerenza, 16 Court st, Brooklyn, has completed plans for ten

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2-sty frame dwellings, 16x36 ft, in the west side of 117th st, 275 ft north of Roanoke av, Richmond Hill, for Joseph G. Gibson, 228 West 46th st, Manhattan, owner and builder. Cost, \$7,000 each.

**ROCKAWAY PARK, L. I.**—Dranshoenr & Son, Rockaway Park, have plans in progress for a 2-sty frame dwelling, 58x27 ft, at Rockaway Park, for Mrs. G. Buchmann, 155 Beach 125th st, Rockaway Park, owner. Cost, \$18,000. Architect builds days labor.

**FOREST HILLS, L. I.**—Aymar Embury, 2d, 132 Madison av, Manhattan, has plans in progress for alterations and an addition to the 2½-sty stucco dwelling at Greenway South & Puritan av, Forest Hills, for E. B. Wilson, Forest Hills, owner. Cost, \$20,000.

**KEW GARDENS, L. I.**—Fowler & Weight, 1 West 47th st, Manhattan, has completed plans for a 2½-sty brick dwelling, 32x55 ft, at the northeast corner of Audley st and Abington rd, Kew Gardens, for C. B. McMullen, care of R. M. McMullen Co., 522 5th av, Manhattan, owner. Cost, \$25,000.

**FACTORIES AND WAREHOUSES.**

**QUEENS, N. Y.**—Louis Allmendinger, 20 Palmetto av, Brooklyn, has plans in progress for a 1-sty frame factory, 80x175 ft, in Grand st, near Old Flushing rd, Queens, for Wm. Coffee, 218 Plymouth st, Brooklyn, owner. Cost, \$40,000.

**STORES, OFFICES AND LOFTS.**

**ELMHURST, L. I.**—A. H. Stines, Jr., Maspeth, has preliminary plans in progress for a 2-sty reinforced concrete office building, 27x82 ft, at the northwest corner of Barnwell st and Queens blvd, Elmhurst, for H. S. Johnson Drug Co., Elmhurst, owner. Cost, \$30,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN.**—Wm. J. Taylor Co., 7 East 42d st, has the general contract for a 9-sty brick and stone apartment, 55x85 ft, at 46x48 West 95th st, for 46 West 95th Street, Inc., Geo. Francis, president, 52 Vanderbilt av, owner, from plans by Carrere & Hastings, 52 Vanderbilt av, and Shrene, Land & Blake, 52 Vanderbilt av, architects. Cost, \$250,000.

**MANHATTAN.**—E. E. Paul Co., 101 Park av, has the general contract for alterations to the 14-sty brick and stone apartment, 80x80 ft, at 140 West 57th st for 140 West 57th Street, Inc., S. Marsh Young, president, owner, on premises, from plans by John Mead Howells, 367 Lexington av, architect. Cost, \$25,000.

**MANHATTAN.**—Fred F. French Co., 299 Madison av, has the general contract for a 14-sty brick and limestone apartment, 100x200 ft, at 1160 5th av, northeast corner of 97th st, for owner, care of architect, from plans by Fred F. French Co., 299 Madison av, architect. Cost, \$1,000,000. General contractor will soon be ready for bids on separate contracts and materials.

**KEW GARDENS, L. I.**—John K. Turton Co., 101 Park av, Manhattan, has the general contract for a 4-sty brick and limestone apartment, 171x204 ft, on Talbot rd, north side, from Lefferts av to Kingsley pl, Kew Gardens, for owner, care of general contractor, from plans prepared privately. Cost, \$450,000.

**JERSEY CITY, N. J.**—Corrado & Maturi, 63 Stuyvesant av, Jersey City, have the general contract for a 4-sty brick apartment, 65x90 ft, on Fairview av, Jersey City, for John Abel, 75 Fairview av, Jersey City, owner, from plans by Christian A. Ziegler, 75 Montgomery st, Jersey City, architect. Cost, \$75,000.

**BANKS.**

**MANHATTAN.**—Thompson-Starrett Co., 49 Wall st, has the general contract for a brick and stone bank and office building, 200x200x150 ft, on east side of 7th av, between 31st and 32d sts, for Equitable Life Assurance Society of U. S., W. A. Day, president, 120 Broadway, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architect. Cost, \$6,000,000. Engineer for foundations, Moran, Maurice & Proctor, 55 Liberty st. Structural engineer, Purdy & Henderson, 45 East 17th st.

**BROOKLYN.**—The Wills-Egelhof Co., 101 Park av, Manhattan, has the general contract for a 1-sty limestone granite and brick bank, 50x100 ft, at the northeast corner of Van Siclen and Blake avs for the State Bank, 363 Stone av, owner, from plans by Herbert R. Meinzer, 105 West 40th st, Manhattan, architect.

**CHURCHES.**

**BROOKLYN.**—P. J. Hoey & Co., 166 Montague st, have the general contract for a 1-sty limestone and brick church, 95x144 ft, on the north side of Parkville av, 50 ft west of 1st st, for St. Rose of Lima R. C. Church, Rev. James McAleese, rector, owner, on premises, from plans by Francis J. Berlenbach, 260 Graham av, architect. Cost, \$400,000.

**PORT RICHMOND, S. I.**—Niewenhou Co., 316 East 161st st, Manhattan, has the general contract for a 2-sty brick church, 42x85 ft, with school, on Bradley av, Port Richmond, for St.

Rita's Church, Rev. Father Treverna, owner, on premises, from plans by Paul Revere Henkel, 316 East 161st st, Manhattan, architect. Cost, \$55,000.

**DWELLINGS.**

**BROOKLYN.**—Acker, Dann & Sons, Inc., 1239 53d st, Manhattan, have the general contract for a 2-sty frame dwelling, 22x46 ft, at 9th st and Av J for Joseph L. Sickler, 1152 52d st, owner, from plans by Slee & Bryson, 154 Montague st, architect. Cost, \$25,000.

**BRONXVILLE, N. Y.**—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2½-sty frame and stucco dwelling, 20x45 ft, with garage, on Avon rd, near Summit av, Bronxville, for H. Van Buskirk, room 904, 507 5th av, Manhattan, owner, from plans by Weston B. Hillard, 15 East 40th st, Manhattan, architect. Cost, \$10,000.

**NEW ROCHELLE, N. Y.**—Larchmont Builders, Inc., Larchmont, have the general contract for a 2½-sty frame and stucco dwelling, 34x40 ft, on Webster av, New Rochelle, for Seymour Robinson, owner, care of architect, from plans by A. C. Fletcher, 157 East 44th st, Manhattan, architect.

**YONKERS, N. Y.**—Theodore Vtz, Bronxville, has the general contract for a 2½-sty frame and stucco dwelling, 30x68 ft, at 53 Dix st, Yonkers, for Leake & Watts Orphan House, 463 Hawthorne av, Yonkers, owner, from plans by W. O. Tart, 476 Rossmore av, Yonkers, architect. Cost, \$25,000.

**CHAPPAQUA, N. Y.**—G. W. Symonds, 256 Huguenot st, New Rochelle, has the general contract for a 2½-sty frame and stucco dwelling, 48x41 ft, with garage, at Chappaqua, for

Melvin P. Spalding, 137 East 46th st, Manhattan, owner, from plans prepared privately.

**BRONXVILLE, N. Y.**—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2-sty brick and whitestone dwelling, 63x75 ft, with garage, on Governor's rd, Bronxville, for Thos. S. McNeir, 80 Maiden lane, Manhattan, owner, from plans by Jardine, Hill & Murdock, 60 East 42d st, Manhattan, architect.

**COLD SPRING-ON-HUDSON, N. Y.**—Miller Reed Co., 103 Park av, Manhattan, has the general contract for a 2-sty field stone and clapboard dwelling, 37x94 ft, with cottage, 26x38 ft, and garage, 21x33 ft, at Cold Spring-on-Hudson, for Henry W. Healy, owner, care of architect, from plans by Everett V. Meeks, 52 Vanderbilt av, Manhattan, architect.

**NEWARK, N. J.**—Edward M. Waldron, Inc., 27 Central av, Newark, has the general contract for a 2½-sty brick dwelling, 41x28 ft, with garage, at 24-26 Pomona av, Newark, for Morris Cohen, owner, care of architect, from plans by Frank Grad, 245 Springfield av, Newark, architect. Cost, \$20,000.

**FOREST HILLS, L. I.**—C. C. Woodruff, 213 10th st, L. I. City, has the general contract for a 2-sty brick dwelling, 24x43 ft, at the northwest corner of Ibis st and Colonial av, Forest Hills, for L. Kleefeld, Jackson av, L. I. City, owner, from plans by W. S. Worrall, Jr., Lynbrook, architect.

**CEDARHURST, L. I.**—E. W. Howell, George st, Babylon, has the general contract for a 2½-sty frame clapboard and shingle dwelling, 20x28 ft, with 1-sty detached garage, 18x20 ft, at Cedarhurst, for J. C. Milholland, Cedarhurst, owner, from plans by Wm. H. Beers & Frank C. Farley, 333 4th av, architects.

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ing Co., 256 Huguenot st, New Rochelle, has the general contract for a 2½-sty frame and stucco dwelling, 48x30 ft, irregular, with garage, at Chappaqua, for H. O. Groesbeck, owner, care of architect, from plans by Melvin P. Spaulding, 137 East 46th st, Manhattan, architect.

ENGLEWOOD, N. J.—J. L. Theo Tillak, McFadden Bldg., Hackensack, has plans in progress for a 2½-sty brick and stucco dwelling, 40x45 ft, at Palisade av and Cleveland st, Englewood, for E. Diller, Englewood, owner.

MAPLEWOOD, N. J.—Edward Wurth, 207 Market st, Newark, has completed plans for a 2½-sty tapestry brick dwelling, with garage and chauffeurs' quarters, in Prospect st, Maplewood, for H. Eberhardt, Chancellor av, Irvington, owner. Cost, \$40,000-\$45,000.

MANHATTAN.—A. G. Imhof, 249 West 18th st, has the general contract for alterations to the 3-sty brick dwelling, 17x50 ft, at 212 East 61st st, for John J. Moffa, 1156 2d av, owner, from plans by Louis A. Hornum, 405 Lexington av, architect. Cost, \$12,000.

PLANDOME, L. I.—Roger Black Co., Inc., 452 Lexington av, Manhattan, has the general contract for a 2½-sty brick and frame dwelling, 30x40 ft, at Plandome, for Mrs. Carolyn E. Baxter, owner, care of architect, from plans by Frank T. Cornell, Grand Central Terminal Bldg., Manhattan, architect.

BAYSIDE, L. I.—Roberts Nash & Co., 93 Amity st, Flushing, have the general contract for alterations and an extension to the 2-sty frame dwelling, 40x70, on Little Neck Bay, Bayside, for John Golden, Bayside, owner, from plans by W. Knowles, Bridge Plaza, L. I. City, architect. Cost, \$35,000.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Edw. Wurth, 207 Market st, Newark, has completed plans for a 4-sty and basement brick and concrete factory, 52x100 ft, at 474--o Washington st, corner of Crawford st, Newark, for Herper's Bros., Ferdinand & Henry F. Herpers, proprietors, 18 Crawford st, Newark, owner.

MANHATTAN.—John Lowry, Jr., 171 Madison av, has the general contract for alterations to the 10-sty brick and steel manufacturing building, with offices and classrooms, 180x99 ft, at 100 Washington sq for N. Y. University, 32 Waverly pl, Elmer E. Brown, chairman, owner, from plans by Wm. S. Gregory, 1170 Broadway, architect. Cost, \$400,000.

BOROUGH OF QUEENS, N. Y.—Geo. A. Zimmermann Corp., 18 East 41st st, Manhattan, has the general contract for a 2-sty brick and limestone warehouse at Metropolitan av and the Bushwick Branch of L. I. R. R., Borough of Queens, for J. Rubin & Son, Inc., 35 Meserole av, Brooklyn, owner, from plans by L. Davidson, 18 East 41st st, Manhattan, architect.

NEWARK, N. J.—Irvington Lumber Door Co., 738 Broad st, Newark, has the general contract for a 1-sty brick warehouse, 80x122 ft, at the northeast corner of Frelinghuysen av and Willow st, Newark, for H. C. Mooney Paper Co., 356 Mulberry st, Newark, owner, from plans by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, \$30,000.

#### HOTELS.

MANHATTAN.—Edward Corning Co., 115 East 45th st, has the general contract for a 13-sty brick and stone apartment hotel, 80x100 ft, at 413-23 West 34th st for Webster Apartment Hotel Co., owner, care of Jesse I. Strauss, Broadway and 34th st, from plans by Parish & Schroeder, 278 Madison av, architect. Structural engineer, F. A. Burdett, 25 West 44th st. Steam engineer, Werner & Nygren, 101 Park av. Electrical engineer, Chas. E. Knox, 101 Park av.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for a 5-sty brick and stone boys' preparatory school, 35x100 ft, at 50-52 East 62d st for the Browning School, Arthur J. Jones, headmaster, 31 West 55th st, owner, from plans by Crow, Lewis & Wick, 200 5th av, architect.

MIDDLETOWN, N. Y.—Moody Construction Co., 90 West st, Manhattan, has the general contract for a 3-sty and basement brick grammar school, 100x164 ft, at 83-91 Linden av, Middletown, for Board of Education of Middletown, A. E. Hopkins, president, City Hall, Middletown, owner, from plans by D. H. Canfield, 14 Linden pl, Middletown, architect. Cost, \$356,000. Bids will be called for on heating, plumbing and electric wiring about April 21st.

BROOKLYN.—William Flanagan, 118 East 28th st, Manhattan, has the general contract for a 2-sty brick and stone school, 100x167 ft, with convent, at 74th st and 15th av, for Our Lady of Guadalupe R. C. Church, Rev. Father F. J. Hentz, rector, owner, care of architect, from plans by McCarroll Murphy & Lehman, 852 Monroe st, architects. Cost, \$140,000.

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## Manhattan

### APARTMENTS, FLATS AND TENEMENTS.

95TH ST, 46-48-50 W, 9-sty bk tnt, 55x85, slag rf; \$250,000; (o) 46 W 95th St., Inc., 52 Vanderbilt av; (a) Carrere & Hastings, 52 Vanderbilt av; Shreve, Lamb & Blake, assoc. (218).

153D ST, W, s s, 230 e Riverside Dr, 6-sty bk tnt, 175x86, tar and gravel rf; \$300,000; (o) Lash Rlty. Co., 533 W 156th st; (a) Morris B. Adler, 236 W 55th st, N Y C (211).

### DWELLINGS.

FORT CHARLES PL, 43, 1½-sty fr dwg, 21x46, shingle rf; \$6,276; (o) Park. Kelly, 301 W 52d; (a) Stanton Habersham, G. C. Term., room 5634 (223).

129TH ST, 160-164 W, 5-sty bk res club, 50x86, slag rf; \$40,000; (o) Imperial Lodge, Inc., 160-164 W 129th; (a) Vertner W. Tandy, 1931 Bway (222).

### STABLES AND GARAGES.

CHARLTON ST, 119, 1-sty metal garage, 16x23, metal rf; \$500; (o) Harry J. Hoing, 256 West; (a) Jacob Fisher, 25 Av A (228).

DELANCEY ST, 251-63, 1-sty bk garage, 196x95, tar & gravel rf; \$60,000; (o) City of N. Y., Dept. Plants & Structures, Municipal Bldg, (enrg) Missac Thompson, 180 Montague, Bklyn (219).

FRONT ST, 336, 1-sty bk garage, 20x70, slag rf; \$4,000; (o) Abraham Portman, 20 Orchard; (a) Edw. M. Adelson (227).

JUMEL PL, 3-5-7-9, 2-sty bk garage, 100x125, plastic slate rf; \$55,000; (o) Francis W. Aymar, 26 Liberty; (a) John J. Dunning, 394 E 150th (229).

JUMEL PL, 48, 1-sty bk garage, 100x100, plastic slate rf; \$85,000; (o) Rothal Const. Co., 3295 Bway; (a) Nathan Rotholz, 3295 Bway (212).

3D ST, 401-27 E, 1-sty bk garage, 200x192, slag rf; \$65,000; (o) T. F. T. Rlty. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (210).

13TH ST, 121 E, 1-sty metal garage, 10x18, metal rf; \$300; (o) Wm. Fox Rlty. Co., 55th & 10 av; (a) Kolb Bldg. Co., 250 W 57th (216).

### STORES, OFFICES AND LOFTS.

32D ST, 154 to 160, 164 to 172 W, 19-sty bk str & offices, 191x260, slag, compo or tile rf; \$5,500,000; (o) The Equitable Life Assurance Soc. of U. S., 120 Bway; (a) Starrett & Van Vleck, 8 W 40th (221).

34TH ST, 242-44 W, 1-sty bk str, 34x25, rubberoid rf; \$2,000; (o) Penna. Tunnel & Terminal R. R. Co., Penn. Term.; (a) Anastasios Catsanos, 101 Park av (217).

39TH ST, 1-11 W, 12-sty bk str & show rooms, 116x98, compo rf; \$400,000; (o) The W. 39th St. Corp., 1-11 W 39th; (a) Starrett & Van Vleck, 8 W 40th (215).

40TH ST, 219-29 W, 7-sty bk publishing house, 150x98, felt, asphalt and tile rf; \$300,000; (o) N. Y. Tribune, Inc, 154 Nassau st; (a) Lockwood Green & Co., 101 Park av (213).

125TH ST, 312-23 W, 3-sty bk str & offices, 100x130, slag rf; \$150,000; (o) Eugene Higgins, 1 Madison av; (a) Boris W. Dorfman, 26 Court, Bklyn (214).

BROADWAY, 4168-70, 1-sty bk str, 45x20, slag rf; \$1,000; (o) Est David L. Phillips, 148 W 72d; (bldr) Wm. J. Buckley, 4052 Bway (226).

LEXINGTON AV, 6876-89, 5-sty bk str & lofts, 50x90, slag rf; \$100,000; (o) Abraham Adelberg, 333 7 av; (a) Emanuel Kandel, 333 7 av (224).

ST. NICHOLAS AV, 1506-8, 1-sty bk str, 50x50, slag rf; \$6,000; (o) Monvel Rley. Co., 2720 Decatur av, Bklyn; (a) Mathew W. Del Gaudio, 158 W 45th (220).

### MISCELLANEOUS.

53D ST, 242 to 264 W, 52D ST, 239 to 263 W, 3-sty bk skating rink, 225x201, compo rf; \$200,000; (o) Iceland, Inc., Co., 242-264 W 53d; (a) Corry B. Comstock, 110 W 40th (225).

## Bronx

### APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE, e s, 225 n 172 st, 5-sty br tnt, 20x74, slag rf; \$50,000; (o) Sidney Realty Co., Abraham Silverson, 302 W 79th st, pres; (a) Geo. G. Muller, 1487 Bway (1327).

### DWELLINGS.

KNOX PL, w s, 408 n Mosholu Pkwy, north, 2-sty fr dwg, 23x54, slate rf; \$12,000; (o) Jos. Treu, 3626 Bway; (a) Franz Wolfgang, 535 E Tremont av (1326).

191ST ST, s s, 135.65 w Creston av, 2½-sty dwg, 41.2x33; 1-sty br garage, 9.0x27, slate rf; \$20,000; (o) Jock G. Leo, 2330 Grand Con-

course; (a) John W. Schladitz, 117 W 63d st (1328).

DELAFIELD AV, s w c 263d, 1½-sty strn dwg, 27x49.1, asbestos shingle rf; \$6,000; (o & a) Herbert M. Ross, 2585 Grand Concourse (1367).

FINDLAY AV, w s, 477.8 n 16th st, 2-sty br dwg, 27x56, slag rf; \$15,000; (o) Samuel Seigel, 21 E Houston st; (a) Mason & Landseidel, 3d av and 148th st (1325).

FINDLAY AV, e s, 440.7 n 169th st, 3-2-sty br dwgs and garages, 20x61, compo rf; \$36,000; (o) S. A. Brody & Co., 22 E 112th st; (a) Meisner & Uffner, 501 Tremont av (1324).

HOBART AV, e s, 250 s Wilkinson av, 2-sty H T dwg, 22x35, shingle rf; \$4,375; (o) Elizabeth Ott, 206 W 67th st; (a) C. Kooy, 165 Bway (1332).

HOBART AV, e s, 300 s Wilkinson av, 2½-sty br dwg, 25x43, asphalt shingle rf; \$10,000; (o) Rose Nadi, 184 Lincoln av; (a) Albert E. Davis, 258 E 138th st (1329).

IRVING AV, w s, 10 s City Line, 1-sty fr dwg, 24x33, shingle rf; \$4,000; (o) U Ren Bldg. Co., Thos. T. Uren, 704 S 5 av, Mt. Vernon, Pres; (a) L. A. Bassett, 2593 Grand Concourse (1359).

LACOMB AV, n s, 50 w Underhill av, 1-sty fr dwg, 21x42.8, shingle rf; \$4,000; (o) Willms & Miller, 1442 West Farms rd; (a) W. M. Husson, 135 Westchester sq (1369).

LOGAN AV, e s, 150 s Lafayette av, 2-sty tr dwg, 17x36, shingle rf; \$4,000; (o & a) Gus Wilson, 543 E 156th (1362).

OTIS AV, s s, 75 w Hollywood av, 1-sty fr dwg, 21x42.8, shingle rf; \$4,000; (o) Edw. Hohn, 737 E 136th; (a) W. M. Husson, 135 Westchester sq (1368).

UNDERCLIFFE AV, w s, 116.6 n Sedgwick av, 2-sty concrete dwg, 35.6x30, Barretto rf; \$8,500; (o) Munvin Realty Co., Inc., Geoffrey M. Smith, 5 E Burnside av, Pres; (a) Jos. Weinstein, 405 Lexington av (1360).

### FACTORIES AND WAREHOUSES.

230TH ST, s s, 200 e Spuyten Duyvil rd, 1-sty steel storage, 96x80, steel rf; \$10,000; (o) N. C. C. R. R. Co., Grand Central Terminal; (a) E. B. Moorhouse, Grand Central Terminal (1366).

### STABLES AND GARAGES.

CLINTON AV, w s, 100 n Tremont av, 1-sty bk garage, 25x21.8, tar & felt rf; \$2,000; (o) Frank H. Kolb, on prem; (a) Franz Wolfgang, 535 E Tremont av (1363).

### STORES, OFFICES AND LOFTS.

231ST ST, s e c, Albany Crescent, 1-sty br str, 99.3x35.11, compo rf; \$16,000; (o) Sapiro Realty Co., Samuel Shapiro, 132 Nassau st, pres; (a) Meisner & Uffner, 501 Tremont av (1330).

FOX ST, n e c Leggett av, 1-sty bk str, 109.4x76.11, slag rf; \$12,000; (o) Namearp Holding Corp., Hyman Shtatz, 103 Park av, Pres; (a) Geo. Kitson, 56 W 45th (1373).

161ST ST, n s, 54.10 e Tinton av, 1-sty bk str, 77.36x50, slag rf; \$10,000; (o) Bronx Community Corp., John Tully, 882 Prospect av, Pres; (a) Margon & Glaser, 2804 3 av (1370).

233D ST, s e c White Plains av, 1-sty bk str, 40x60, slag rf; \$20,000; (o) J. Clarence Davies, 3 av & 148th; (a) Moore & Lansiedel, 3 av & 148th (1372).

DECATUR AV, e s, 100 s 195th, 1-sty bk str, 44.7x55, plastic slate rf; \$10,000; (o) Benenson Realty Co., Benj. Benenson, 509 Willis av, Pres; (a) Chas. Schaeffer, 394 E 150th (1361).

WESTCHESTER AV, s s, 28 w Castle Hill av, 1-sty conc str, 20.6x35, rubberoid rf; \$3,500; (o) Trichester Realty Corp., 2215 Westchester av; (a) B. Ebeling, 1372 Zeuga av (1331).

3D AV, w s, 200 n 174th, 2-sty bk str, 115x100, slag rf; \$55,000; (o) 3d Av. Holding Co., Herman Kuepper, 3 av & 161st, Pres; (a) Moore & Landsiedel, 3 av & 148th (1371).

### MISCELLANEOUS.

PHILIP AV, n w c Shore dr, 1-sty bk bath house, 38x38, tarpaper rf; \$4,000; (o) Francesco Sautamarena, 3276 Layton av; (a) Gustav Deutrich, 970 Prospect av (1364).

## Brooklyn

### DWELLINGS.

COURT ST, w s, 280 s Oriental blvd, 6-1-sty fr 1 fam dwgs, 16x41; \$15,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2906).

FULTON ST, 3450-64, s s, 50.9 w Grant av, 7-2-sty bk 2 fam dwgs, 20x64; \$112,000; (o) Harry & Saml. Cohen, 502 Schenck av; (a) S. Millman & Son, 1780 Pitkin av (2999).

HANCOCK ST, 1035-45, n e c Bushwick av, 4-sty bk 35 fam dwg, 100x90; \$150,000; (o) Louis Sorkin, 1709 E 7th; (a) Cohn Bros., 361 Stone av (2871).

E 5TH ST, 1116, w s, 100 s Av J, 1½-sty fr, 2-fam dwg, 26.6x44; \$10,000; (o) Realty Sales Co., 110 9th av; (a) Fredk. J. Derssan, 26 Court st (2843).

40TH ST, 1514-34, s s, 100 e 15th av, 9 2-sty bk, 1-fam dwg, 16x40; \$54,000; (o) Borough Park Operating Co., Inc., 1354 48th st; (a) Jas. J. Mielman, 26 Court st (2824).

40TH ST, 1515-43, n s, 325 w 16th av, 13 2-sty, bk, 1-fam dwgs, 16x40; \$78,000; (o) Borough Park Operating Co., Inc., 1354 48th st; (a) Jas. J. Mielman, 26 Court st (2825).

E 40TH ST, 774-82, w s, 85 s Farragut rd, 4 2-sty fr 1-fam dwgs, 16x40; \$24,000; (o) Christiana F. Wolfe, 95 Winthrop st; (a) Edw. Horstman, 318 Columbia st (2815).

41ST ST, 1527-71, n s, 100 w 16th av, 15 2-sty bk 2-fam dwgs, 20x56; \$15,000; (o) Kenboro Bldg. Corp., 37th st and 13th av; (a) Seelig & Finkelstein, 44 Court st (2917).

45TH ST, 1522-6, s s, 168 e 15th av, 2 2-sty fr, 2-fam dwgs, 20x58; \$30,000; (o) J. Goldberg, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3245).

83D ST, 2301, n e c, 23d av, 2-sty bk, 2-fam dwg, 21.4x62; \$9,000; (o) W. J. Billharz Const. Co., Inc., 77 Bay 34th st; (a) Jas. A. Boyle, 367 Fulton st (2944).

88TH ST, 79 n s, 175 w Colonial rd, 2 2½-sty bk, 2-fam dwgs, 17x45; \$16,000; (o) Jos. E. Kelly, 200 5th av, N Y; (a) Slee & Bryson, 154 Montague st (3040).

89TH ST, 82, s s, 40 w Colonial rd, 2-sty fr, 1-fam dwg, 24x35.6; \$8,000; (o) Mary A. Sullivan, 564 Prospect av; (a) Gilbert & Ashfield, 350 Fulton st (3270).

AV I, 2513-23, n w c, E 26th st, 4 2-sty fr, 1-fam dwgs, 16x32; \$28,000; (o) Av. St. Realty Corp., 200 5th av, N Y; (a) Magmason & Kleintert, 52 Vanderbilt av (2916).

AV I, 2601-23, n e c, E 26th st, 10 2-sty fr, 1-fam dwgs, 16x32; \$70,000; (o) Av. St. Realty Corp., 200 5th av, N Y; (a) Magmason & Kleintert, 52 Vanderbilt av (2914).

AV J, 910-12, s s, 60 e E 9th st, 21 2-sty fr, 1-fam dwgs, 22.2x40.2; \$9,000; (o) Jos. Sicker, 1122 52d st; (a) Slee & Bryson, 154 Montague st (3304).

BELMONT AV, 1131, n s, 23 w Lincoln av, 2-sty fr, 2-fam dwg, 20x55; \$8,000; (o) Geo. Buckman, 1119 Belmont av; (a) Wm. C. Winters, 106 Van Siclen av (3012).

### STORES AND DWELLINGS.

BRIGHTON BEACH AV, 279-81, n s, 80 e Lakeland pl, 2-2-sty bk str & 2 fam dwg, 20x80; \$30,000; (o) Meyer Eisenberg, 4918 3 av; (a) Abraham Farber, 1746 Pitkin av (2339).

CHURCH AV, 4014, s s, 98.2 e E 40th, 2-sty bk str & 2 fam dwg, 20x55; \$7,500; (o) Tony Ferrante, 290 E 38th; (a) Herman A. Weinstein, 375 Fulton (2874).

HEGEMAN AV, 1, n e c, E 98th, 2-sty bk str & 2 fam dwg, 94x46.3; \$9,000; (o) Sam Lapidus, 546 Rockaway pkwy; (a) Jack Fein, 211 Snediker av (2839).

HEGEMAN AV, 3, n s, 9.4 e E 98th, 2-sty bk str & 2 fam dwg, 19x55.1; \$9,000; (o) Sam Lapidus, 546 Rockaway pkwy; (a) Jack Fein, 211 Snediker av (2839).

3D AV, 9004-16, w s, 20 s 90th, 6-3-sty bk str & 2 fam dwg, 20x53; \$72,000; (o) Alvin R. Olsen, 6014 5 av; (a) M. A. Cantor, 373 Fulton (3112).

### STORES AND TENEMENTS.

ST. JOHNS PL, 1454-60, s s, 174.8 e Utica av, 2-4-sty bk str & tnt, 60x89; \$170,000; (o) Israel Halperin, 1414 Lincoln pl; (a) Cohn Bros., 361 Stone av (3080).

MERMAID AV, 2217-19, n s, 58.9 e W 23d, 2-4-sty bk str & tnt, 20x83; \$50,000; (o) Irving Dworman, Nautilus av; (a) Seelig & Finkelstein, 44 Court (3111).

## Queens

### APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Lowery st, e s, 44 n Anable av, 3-sty bk dwg, tnt, 28x72, slag rf, 6-fam, elec; \$25,000; (o) Patrick Enright, 221 E 89th st, N Y C; (a) Geo. McCabe, 96 5th av, N Y C (2694).

### DWELLINGS.

COLLEGE POINT.—13th st, w s, 110 n Av C, 2-2-sty fr dwg, 20x28, shingle roof, 1 fam, gas, steam heat; \$8,000; (o & a), Wm. Burghoff, 19th st, College Point (2046-7).

COLLEGE POINT.—16th st, w s, 300 s 4th av, 2-sty bk dwg, 22x50, slag roof, 2 fam, gas; \$10,500; (o) Petit Conforta, 213 16th st, College Point; (a) A. De Biasi, 94 East Jackson av, Corona (2062).

### STORES AND DWELLINGS.

ARVERNE.—Beach 61st st, s e c Boulevard, 2-sty fr dwg & str, 64x45, slag rf, 1 family, elec; \$10,000; (o) M. Froomkin, 85 av, Manhattan; (a) A. H. Knoll, 214 Beach 97th, Rockaway Beach (2834).

BAYSIDE.—Bell av, e s, 151 s Park av, 2-sty bk str & dwg, 25x75, tar & gravel rf, 1 family, elec, steam heat; \$8,500; (o) Wm. Parker, 4221



Bell av, Bayside; (a) F. Johnson, 47 Geranium av, Flushing (2394).

CORONA.—Jackson av, s s, 65 w 51st, 3-sty bk str & dwg, 20x56, slag rf, 2 families, elec, steam heat; 2 bldgs; \$25,000; (o) Jange Real Estate Corp., 56 45th, Corona; (a) Alfred De Blasi, 94 E Jackson av, Corona (2357).

FAR ROCKAWAY.—McKinley av, n s, 245 w Cedar av, 1-sty fr str & dwg, 105x50, slag rf, gas; \$15,000; (o) Barney Goldberg, Clark av, Far Rockaway; (a) Jos. P. Powers, Rockaway Beach (2900).

OZONE PARK.—Rockaway blvd, s e c 96th, 2-sty bk str & dwg, 23x76, slag rf, 2 families, gas, steam heat; \$16,000; (o) E. Delgiacco, Ozone Park; (a) Geo. Stahl, 1014 Hatch av, South Ozone Park (2507).

RICHMOND HILL.—Jamaica av, n s, 80 w 132d st, 2-2-sty bk stores and dwgs, 20x55, tar and gravel rf, 1-fam, gas, steam heat; \$16,000; (o) Marmil Construction Co., 144-23 Willet st, Jamaica; (a) Walter Halliday, 28 Union Hall st, Jamaica (1710).

#### STORES, OFFICES AND LOFTS.

DUNTON.—Frost, s e c Liberty av, 2-sty fr dwg and store, 25x55, tar and gravel rf, 1-fam, gas, elec, steam heat; \$9,500; (o & a) Robt. Denton, 4962 Liberty av, Richmond Hill (1646).

JAMAICA.—Fulton st, n e cor and Ackroyd av, 1-sty bk store, 25x50, tar and slag rf, elec, steam heat; \$9,000; (o) Jacob Jacobs, 336 Waterbury av, Richmond Hill; (a) Geo. Crane, 8711 114th st, Richmond Hill (1676).

RIDGEWOOD.—Decatur st, n s, 90 s Myrtle av, 1-sty bk store, 99x32, tar and gravel rf, elec, steam heat; \$5,000; (o) Henry Bolte, 1669 Woodbine st; (a) Wm. Winters, 106 Van Siclen av, Bklyn (1605).

### PLANS FILED FOR ALTERATIONS

#### Manhattan

BEDFORD ST, 15, remove wall, new add sty, walls, rf, partitions, show window, cornice on 4-sty bk tnt; \$5,000; (o) Ralph Cupoli, 178 W Houston; (a) Chas. M. Straub, 147 4 av (850).

BLEECKER ST, 186, new exten, columns, girder, windows, paintg, decortg, gen repairs, in 5-sty bk store and tnt; \$4,000; (o) Fortunata Piperno, 186 Bleecker st; (a) Chas. E. Miller, 111 Nassau st (814).

CANAL ST, 257-59, remove & replace vault lights in 6-sty bk str & offices; \$1,600; (o) Bauer Clarkson, 26 W 50th; (a) P. P. (830).

MONTGOMERY ST, 24, remove wall, stoop, partition, new exten, girder, steps, fire retard, partitions in 3-sty bk dwg; \$5,000; (o) Cong. Kadishas Levy of Berditcher, 24 Montgomery st; (a) Louis A. Sheinart, 194 Bowery (736).

MOTT ST, 23-27, remove floor, pit, partition, new floor, girders, columns, footings in 1-sty stn church; \$5,000; (o) The R. C. Church of the Transfiguration, 23 Mott; (a) Fredk. J. Schwartz, 5 Colt, Paterson, N. J. (846).

NO. MOORE ST, 65-67, remove stairs, new partitions, stairs in 6-sty bk warehouse; \$3,500; (o) J. L. Kraft & Bros. Co., 65-7 No. Moore st; (a) Chas. Sheres, 56 W 45th st (817).

PEARL ST, 218-20, 2 new tanks on 5-sty bk lofts; \$2,700; (o) Manus Muller Co., 152 Water; (a) Reliance Tower & Steel Const. Co., 94 Mangin (898).

8TH ST, 7 W, remove partitions, raise rf, change and alter stairs, new partitions, toilets, beams, Kalamcin door in 4-sty bk dwg; \$10,000; (o) Washington Square Home for Friendless Girls, 9 W 8th st; (a) M. L. & H. G. Emery, 68 Bible House (741).

10TH ST, 107 W, remove front, new beams, bath rooms, front on 3-sty bk str & apt; \$2,800; (o) Harry Levine, 121 W 10th; (a) Louis Kasoff, 145 6 av (784).

10TH ST, 103 W, remove str front, new ext, front, partitions, plumbing fixtures in 3-sty bk str & apt; \$4,000; (o) Harry Levine, 121 W 10th; (a) Louis Kasoff, 145 6 av (839).

10TH ST, 103 W, remove partitions, piers, fr wall, chimney, new partitions, ext, beams in 3-sty bk str & apts; \$2,000; (o) Sarah Gens & Minnie Rutheiser, 141 W 10th; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (891).

31ST ST, 39-41 W, new wall, beams, on 17-sty bk stores, offices, factory; \$2,000; (o) Norbett Holdg. Co., 522 5th av; (a) Maximilian Zipskes, 432 4th av (793).

33D ST, 43-7 W, shorter sidewalk, new support for sidewalk on 6-sty bk loft; \$2,000; (o) Isaac N. Spiegelberg, 42 Bway; (a) Robt. D. Kohn, 56 W 45th st (743).

33D ST, 209 W, remove gratings, new sidewalk entrance, vestibule, coal room, show window on 3-sty bk printing plant; \$5,000; (o) Est Margaret Diamond, trustee, Jos. H. Fargis, 47 Cedar; (a) England & Weferling, 7 E 42d, care Fellheimer (832).

42D ST, 466 W, remove str front, new str front, toilets, partitions in 4-sty bk str & hotel; \$5,000; (o) Max J. Ames & Otto E. Reimer, 156 E 43d; (a) Saml. Levingson, 156 E 43d (829).

44TH ST, 155 E, new windows, toilets, stairs, partitions in 4-sty bk office & factory; \$4,000; (o) Mrs. Ida O. Walter, 1086 Dean, Bklyn; (a) John J. Pettit, 157 E 44th (825).

60TH ST, 162-164 E, remove wall, floor beams, new balcony, columns, girders, entrance, str front on 4-sty bk str & apts; \$6,000; (o) Arcade Rlty. Co., 59th & Lexington av; (a) Elisha H. James, 105 W 40th (828).

60TH ST, 33 E, set back area & steps on 4-sty bk dwg; \$2,200; (o) Est Jos. Swan, 635 Bway; (a) Edw. L. Angell, 959 Madison av (893).

96TH ST, 141 E, 3 new stores in 5-sty bk stores and tnt; \$2,500; (o) Ida L. Koch, 141 E 96th st; (a) I. H. Glaser, 620 Madison av (738).

115TH ST, 56-58 E, remove apart, hall, new exten, stores, bath rooms in two 5-sty bk stores and tnt; \$5,000; (o) Bernard M. Rosenfeld, 367 W 119th st; (a) Samuel Cohen, 32 Union Sq (818).

BROADWAY, 1322-28, remove 3 orn stone entrances, stairs, new show windows in 11-sty bk stores and offices; \$5,000; (o) Marbridge Bldg. Co., 47 W 34th st; (a) H. J. Hardenbergh, 47 W 34th st (749).

BROADWAY, 1600, new film vault in 10-sty bk offices; \$1,000; (o) Helen C. Juillard, 1600 Bway; (a) Benj. Ascher, 51 W 66th (834).

LEXINGTON AV, 369, remove wall, new ext on 3-sty by archts studio; \$3,000; (o) Jas. G. Rogers, 367 Lexington av; (a) P. P. (860).

LEXINGTON AV, 1076, remove front, new front, rearrange partitions in 4-sty bk stores and apart; \$10,000; (o) Miss Lola Kennedy, 284 No Bway, Yonkers; (a) Robt. J. Reiley, 477 5th av (786).

1ST AV, 2066-8, rearrange new extens, plumbing, fire escape, stores, marquise on two 4-sty bk stores and apts; \$7,500; (o) Antonio Sorge, 164 E 117th st; (a) Lorenz F. J. Weiher, 271 W 125th st (773).

1ST AV, 1306, new bath room, fire-escape, alter partitions in 4-sty bk str & tnt; \$3,000; (o) Morris Guttman, 1306 1 av; (a) Sommerfeld & Steckler, 31 Union sq (721).

5TH AV, 414-6-8-20, remove front, entrance, framing, columns, portions of fr, new bk front, columns, framing, door, par wall, enlarge show window in 6-sty bk store and tnt; \$50,000; (o) 414, Franklin Simon Co., 414 5th av; 416, 416 5th Av. Co., 414 5th av; 418, Austin Flint, 52 E 54th st; 420, Charlotte Weatherly, 350 Madison av; (a) Necarsulmer & Schlbach, 507 5th av (764).

5TH AV, 500-2-4, remove orn piers, show window, extend entrance hall, 7-sty bk stores and offices; \$2,000; (o) Elbridge T. Gerry, 258 Bway; (a) Jos. Kleinberger, 20 W 43d st (750).

6TH AV, 64, alter partitions, new skylights, vent duct on 3-sty bk str & dwg; \$1,000; (o) Est Henry Siefke, 320 Bway; (a) Chas. M. Straub, 147 4 av (678).

7TH AV, 2489-99, 145TH ST, 160-164 W, extend auditoriums, 2 new extens, stage, boxes, rf trusses, beams, asbestos curtain, stand pipe equip, sprinkler system, exits in 1 and 2-sty bk theatre and stores; \$40,000; (o) Silber Amuse. Co., 623 Madison av; (a) Harry C. Ingalls, 347 Madison av (765).

8TH AV, 674-6, 43D ST, 274 W, remove bk wall, fr bldg, new add, str front, show windows, plumbing, columns, girders on 3, 2 & 4-sty bk str & apts; \$25,000; (o) Edmund Sens, 674 8 av; (a) John H. Knubel, 305 W 42d (683).

8TH AV, 194, remove str front, new stairs,

str front, conc vault, foundations, str fittings, toilets, t. c. enclosure around boiler in 3-sty bk str & offices; \$10,000; (o) Arthur McAleenan, 194 8 av; (a) Jos. W. O'Connor, 162 E 37th (867).

9TH AV, 140, new bath rooms, toilets, str fronts, relocate stairs in 3-sty bk str & apt; \$2,000; (o) Herman Morra & Samuel Morra, 504 9 av; (a) J. A. Herbert, 347 5 av (847).

#### Bronx

149TH ST, 368, new stairs, dumb waiter, str front and new partitions to 3-sty br str & offices; \$4,500; (o) Kaufman & Sneider, on prem; (a) De Rose & Cavalleri, 370 E 149th st (195).

HOUGHTON AV, 2255, 1-sty fr exten, 21x12.6, new plumbing, new partitions to 2-sty fr dwg; \$2,000; (o) Patrick J. Murphy, on prem; (a) Otto H. Spin, 1233 Theriot av (196).

TREMONT AV, 742, new stairs, new beams, new floor to 1-sty br theatre; \$2,000; (o) Chas. H. Schrader, 1343 Clinton av; (a) Chas. Schaefer, Jr., 394 E 150th st (193).

3D AV, 3295, new steel beams, new plumbing new partitions to 4-sty br str and tnt; \$4,000; (o) Richard Dickson, 96 Fishel av, White Plains, N Y; (a) Henry Regelman, 147 4th av (197).

#### Brooklyn

ADAMS ST, 91-101, s e c York, passage elevator, hatch & int alts & plumbing in 2-6-sty bk factories; \$35,000; (o) American Can Co., 120 Bway, Manhattan; (a) C. G. Preis, 120 Bway, Manhattan (6269).

CHAUNCEY ST, 35, n s, 19.9 w Lewis av, int alts & plumbing in 3-sty fr str & 2 fam dwg; \$3,000; (o) Jacob Leoine, 569 Marcy av; (a) Tobias Goldstone, 50 Graham av (6100).

LIVINGSTON ST, 334-40, s e c, Nevins st, add story and walls, 3-sty bk stores and offices; \$20,000; (o) Nathan Strauss, 619 Pacific st; (a) Geo. Alexander, Jr., 3402 Av K (6016).

MADISON ST, 1115, n s, 371.2 e Evergreen av, ext and pl, 2-sty fr 2-fam dwg; \$1,500; (o) Vito Fulico, on prem; (a) Louis Allmendinger, 20 Palmetto st (5776).

UNION ST, 1154, s e c, Rogers av, st fits, int and pl, 3-sty bk store and 2-fam dwg; \$2,000; (o) Adolph Schwimmer, on prem; (a) Morris Schwartz, 1400 Bway (3773).

UNION ST, 135 n s, 115.5 e Columbia st, ext and int, 3-sty bk printing shop and 2-fam dwg; \$3,000; (o) S. J. Clarks Sons, on prem; (a) John Gibbons, 504 Clark st (5786).

BAY 16TH ST, 8432-36, n e c, 85th st, ext int and pl 2-sty fr 2-fam dwg; \$2,500; (o) John Logeski, 8498 Bay 16th st; (a) Isaac Kallich, 8609 Bay Parkway (5763).

E 16TH ST, 2025, e s, 205 s Av T, ext 2 1/2-sty fr, 2-fam dwg; \$1,500; (o) Thos. J. Cox, on prem; (a) Jas. A. Boyle, 367 Fulton st (3629).

E 17TH ST, 1963, e s, 240 n Av T, add sty on 2-sty conc shop & 2 fam dwg; \$5,000; (o) Chas. Rosiello, 1969 E 17th; (a) Chas. G. Wessel, 1399 E 4th (6249).

56TH ST, 1434, s s, 250 w 14th av, ext and porch, 2 1/2-sty fr 1-fam dwg; \$3,000; (o) Harry Dietch, on prem; (a) Ferd Savignano, 6005 14th av (4428).

57TH ST, 116-38, s s, 120 e 1st av, add sty 2-sty bk factory; \$2,000; (o) Michelman & Gordon Iron Wks., Inc., on prem; (a) Max E. Ngorleider, on prem (4547).

66TH ST, 1159-61, n s, 180 w 12th av, ext 2-sty fr 2-fam dwg; \$2,000; (o) Frank Petia, on prem; (a) Ferd Savigman, 6005 14th av (3947).

FLATBUSH AV, 769, e s, 130 3/4 n Lenox rd, st fit, 1-sty bk stores; \$1,700; (o) Taccom Bros., on prem; (a) Benj. Duesle, 153 Remsen st (4484).

FLATLANDS AV, 8519-23, n w c, E 86th st, ext and add sty, 2-sty fr str, 2-fam dwg; \$4,000; (o) Vincenzo Angelo, 190 Boerman st; (a) Michael Augusta, 289 Staggs st (5846).

METROPOLITAN AV, 149-51, n w c, Berry st, st fits and int 4-sty bk st and 6-fam dwg; \$5,000; (o) Jeanette E. Urban, 173 Metropolitan av; (a) Max Cohn, 189 Grand st (5502).

MERMAID AV, 3225, n e c, W 33d st, ext 3-sty bk st and 2-fam dwg; \$2,500; (o) Rogina Rosensohn, 51 W 129th; (a) Gronenberg & Leuchtga, 450 4th av (4594).

SUMNER AV, 57, e s, 87.6 n Stockton, exterior & int alts to 3-sty fr str & 2 fam dwg; \$4,000; (o) Jacob Bassuk, 42 1/2 Tompkins av; (a) Tobias Goldstone, 50 Graham av (5088).

SURF AV, 2426-30, s e c, W 25th st, exterior and int, 1-sty bk motion pictures; \$7,500; (o) John A. Cook, Jr., Caldwell, N. J.; (a) Geo. Alexander, Jr., 340 Ave K (5666).

#### Queens

L. I. CITY.—Steinway av, w s, 100 n Grand av, 1-sty con ext, 25x50, rear dwg, int alt; \$5,000; (o) Jos. H. Poster, 459 10th av, L I City (804).

L. I. CITY.—Astoria av, n e c, Willow st, 1-sty bk ext, 4x16, front and rear stor & dwg, int alt; \$9,000; (o) Wm. Frederick, on prem (782).

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