

# Real Estate Record and Builders Guide

Founded March 24, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1922, by The Record and Guide Company,

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

VOL. CIX  
No. 17 (2824)

NEW YORK, APRIL 29, 1922

25c. A COPY  
\$12.00 A YEAR

Advertising Index	Page
A. B. See Electric Elevator	4th Cover
Ackerly & Son, Orville B.	529
Adams & Co.	528
Adler, Ernest N.	529
American Bond & Mortgage Co.	539
American Bureau of R. E.	526
American Enameled Brick & Tile Co.	535
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	2d Cover
Anderson Brick & Supply Co.	4th Cover
Armstrong & Armstrong	529
Ashforth & Co.	2d Cover
Athens Brick, Lime & Supply Co.	4th Cover
Atlantic Terra Cotta Co.	536
Automatic Fire Alarm Co.	536
Balter, Alexander	528
Bauer, Milbank & Molloy	2d Cover
Bechman, A. G.	530
Bell Co., H. W.	536
Benenson Realty Co.	524
Boyd, James	524
Boylan, John J.	2d Cover
Brener, Samuel	524
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	539
Brooks & Momand	524
Brown, Frederick	524
Brown Co., J. Romaine	Front Cover
Builders' Brick & Supply Co.	4th Cover
Bulkley & Horton Co.	530
Busher Co., Eugene J.	2d Cover
Butler & Baldwin	Front Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate	2d Cover
City Investing Co.	516
Classified Advertisements	527
Coburn, Alfred P.	528
Consolidated Gas Co. of N. Y.	525
Corth & Co., George H.	529
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank Sons, Wm.	Front Cover
Cudner, R. E., Co.	2d Cover
Cusack Company	528
Cushman & Wakefield	528
Cutler & Co. Arthur	2d Cover
Cutner, Harry B.	2d Cover
Davies, J. Clarence	530
Day, Joseph P.	2d Cover
Dean & Co., W. E.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dodge Co., F. W.	543
Dowd, James A.	529
Dubois, Chas. A.	528
Duffy Co., J. P.	536
Dunlap & Lloyd	528
Duross Co.	2d Cover
Edwards Co., Charles G.	2d Cover
Edwards, Dowdney & Richard	516
Elliman & Co., Douglas L.	524
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	2d Cover

TABLE OF CONTENTS	
Editorials	517
Leases Made Since October 1, 1920, Not Subject to Rent Laws	519
Comptroller Says 1923 Budget Will Equal That of This Year	520
Little Moving Except to the Suburbs on May 1 This Year	521
Mr. Dowling Warns Against Rash Regulation of Realty	522
Review of Real Estate Market for the Current Week	523
Private Sales of the Week	523
Statistical Table of the Week	530
Prompt Solution of Building Labor Problems Hoped For	531
How "American Plan" Is Working Out in San Francisco	532
Residential Building Gaining Headway in All Boroughs	533
Personal and Trade Notes	533
Trade and Technical Society Events	533
Building Material Market	534
Current Building Operations	534
Contemplated Construction	536
Plans Filed for New Construction	539

Page	Page
Finch & Co., Chas. H.	541
Finkelstein & Son, Jacob	529
Fischer, J. Arthur	2d Cover
Fisher, James B.	530
Fox & Co., Fredk.	2d Cover
Frey, Wm. J.	530
Goldberg, Philip	Title Page
Goodwin & Goodwin	2d Cover
Gulden, Royal Scott	523
Harris Exchange	529
Hecla Iron Works	541
Heil & Stern	524
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	4th Cover
Holt & Merrill, Inc.	529
Home Title Insurance Co.	516
Hubbard, C. Bertram	2d Cover
J. & E. Realty Co.	529
Jackson, Daniel H.	Title Page
Kane Co., John P.	4th Cover
Keller Charles G.	525
Kelley, T. H.	528
Kelly, Albert E.	528
Kempner & Son, Inc.	Front Cover
Kilpatrick, Wm. D.	516
Kissling, J. P. & L. A.	528
Kloes, F. J.	534
Kohler, Chas. S.	516
Kopp & Co., H. C.	528
Kraslow, Walter	524
Kurz Co., Wm. F. A.	530
Lackmann, Otto	530
Lawyers Mortgage Co.	526
Lawyers Title & Trust Co.	527
Lawrence, Blake & Jewell	516
Lawrence Cement Co.	4th Cover
Leaycraft & Co., J.	Front Cover
Leist, Henry G.	2d Cover
Lesch & Johnson	539
Leyers, Robert	528
Losere, L. G.	530
Martin, Samuel H.	2d Cover
McCoy, Lewis H.	2d Cover
McMahon Joseph T.	516
Marietta Hollow Ware & Enamel- ing Co.	534
Milner, Joseph	528

Advertising Index	Page
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	2d Cover
Moore, John Constable	529
Moors, J. K.	2d Cover
Morgan Co., Leonard	529
Muhlker, Arthur G.	529
Murtha & Schmohl	4th Cover
Nail & Parker	516
Natanson, Max N.	Title Page
Nehring Bros.	2d Cover
New York Edison Co., The	537
New York Title & Mortgage Co.	516
Niewenhou Co., Inc.	541
Noyes Co. Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Hare, Geo. L.	516
Oppenheimer, Fred	529
O'Reilly & Dahn	2d Cover
Payton, Jr., Co., Philip A.	526
Pease & Elliman	Front Cover
Pell & Co., S. Osgood	539
Pencoyd Steel & Iron Co.	534
Pendergast, John F., Jr.	530
Phomm, F. & G.	Front Cover
Phelps, Albert D.	530
Pomeroy Co., Inc., S. H.	536
Porter & Co.	Front Cover
Quell & Quell	530
Read & Co., Geo. R.	Front Cover
Realty Co. of America	516
Rinaldo, Hiram	528
Runk, Geo. S.	528
Ryan, George J.	2d Cover
Saffir Abraham	529
Sansone Co., F. P.	529
Schindler & Liebler	528
Schweibert, Henry	530
Seaman & Pendergast	528
Shaw, Arthur L.	529
Shaw, Rockwell & Sanford	528
Sherman & Kirschner	529
Smith, Inc., Malcolm E.	2d Cover
Solar Engineering Co.	539
Spear & Co.	528
Speyers, Inc., James B.	529
Spotts & Starr	2d Cover
Sterling Mortgage Co.	527
Tabolt Jacob J.	528
Tankos, Smith & Co.	529
Title Guarantee & Trust Co.	516
Tyng & Co., Stephen H., Jr.	516
Union Stove Works	541
Van Valen, Chas. B.	524
Walden, James P.	528
Walsh, J. Irving	2d Cover
Watson Elevator Co., Inc.	4th Cover
Well Co., H. M.	526
Wells Architectural Iron Co.	539
Wells Sons, James N.	2d Cover
Westergren Inc., M. F.	4th Cover
White & Sons, Wm. A.	Front Cover
Whiting & Co., Wm. H.	Front Cover
Whitney-Foster Corp.	529
Wilkes Co., A.	539
Williams-Dexter Co.	529
Winter, Benjamin	524
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zittel & Sons, Fredk.	2d Cover

**\$2**

12-Story Bldg.  
6-8 E. 39th St.

at 5th Ave.

Square Foot

Immediate Possession  
or May 1st.

Showrooms

3,000 to  
15,000 Ft.

Offices

Full Commission to Brokers

**Daniel H. Jackson, Owner**

135 Broadway

Tel. Rector 3569

**MAX N. NATANSON**

**BUYS AND SELLS**

**IMPROVED**

**MANHATTAN**

**PROPERTY**

**Guaranty Trust Building**

**522 FIFTH AVE.**

Suite 900 to 906

Vanderbilt 8586-7-8-9

**PHILIP GOLDBERG**

**REAL ESTATE OPERATOR**

**BROKERS'**

**OFFERINGS**

**SOLICITED**

108-110  
West 34th St.

Phone:  
Fitzroy 6712-6713

## TRUSTEES

Our 5½% Guaranteed  
First Mortgages or  
Certificates, from  
\$100 up are legal for  
Trust Funds.

NEW YORK  
TITLE AND MORTGAGE  
COMPANY

Manhattan - - - 135 Broadway  
Brooklyn - - - 203 Montague St.  
Jamaica - - - 375 Fulton St.  
L. I. City - - - Bridge Plaza  
Staten Island - - - 24 Bay St.  
White Plains - - - 163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

MAIN OFFICE:  
901 Columbus Ave.—Corner 104th St.  
BRANCH OFFICE:  
1428 St. Nicholas Ave.—Near 181st St.  
NEW YORK

GEORGE L. O'HARE

MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND  
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.

TEL. VANDERBILT 5002—8441

William D. Kilpatrick

REAL ESTATE  
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS,  
DOWDNEY & RICHART  
REAL ESTATE  
AND  
MORTGAGE  
LOANS

156 Broadway, New York

Tel. Cortland 1571-1572

Member Real Estate Board, N. Y.

Lawrence, Blake & Jewell  
Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem  
and  
Colored Tenement  
Properties

NAIL & PARKER  
REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL  
HENRY C. PARKER

Telephone } 7682  
Morningside } 7683

Member Brooklyn Real Estate Board

Money to Loan on First Mortgage

Joseph T. McMahon

REAL ESTATE and  
MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN

Main 0834

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE

MANAGEMENT OF  
BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4000

A Trust Fund That  
Cannot Shrink

NO. 13

The first requisite of a trust fund  
is that it shall never be depleted.  
This Company will act as Trustee  
under a will and guarantee just this.  
We do it because we invest in the  
Guaranteed Mortgages of the Bond  
& Mortgage Guarantee Company.  
We could not do it if we invested  
in anything else not even Govern-  
ment, State or City Bonds, for their  
prices may be very low when the  
trust becomes due.

TITLE GUARANTEE  
& TRUST CO

Capital \$7,500,000

Surplus \$11,000,000

176 BROADWAY, NEW YORK  
175 REMSEN STREET, BROOKLYN  
350 FULTON STREET, JAMAICA

The  
Realty Company  
of America

FRANKLIN PETTIT  
President

TRANSACTS A GEN-  
ERAL BUSINESS IN  
THE PURCHASE AND  
SALE OF NEW YORK  
CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY  
Rector 0275-0276

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles

Makes Loans

Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street  
Brooklyn

Post Office Building  
Jamaica

City Investing  
Company

61 Broadway, New York

Telephone: Bowling Green 8330

Capital, \$5,000,000

ROBERT E. DOWLING, President

# E D I T O R I A L

## New York and London

Statistics again have been evoked to prove that Greater New York is greater than Greater London, with the usual result—the younger and more modern city is, according to this latest enumeration as all recent American estimates have made it, way ahead of the municipality which long held first rank in population, in financial standing and in political influence. This most recent compilation of figures gives New York a population of 7,820,676 to London's 7,476,168, living within a radius of nineteen miles from City Hall and from Charing Cross respectively. What the figures really prove is nothing more than that the world's two largest cities are practically on even terms so far as population goes, because the basis upon which the estimate rests is arbitrary and subject to modification according to the fancy of each new statistician.

There is, however, no getting away from the truth that New York's ratio of increase has been very much more rapid than that of the British metropolis, and that it is probable this faster growth, although on a diminishing scale, will continue for many years to come. There are good and sufficient reasons for this belief. The factors which made London the chief city of the world are the British system of colonization, its shipping business and its control of international finances because of its pre-eminence in the import and export trade with every quarter of the globe. London without Liverpool and with only the shallow Thames in which to dock its cargo carriers would never have been able to dominate the shipping business of the Seven Seas. New York, on the other hand, has one of the safest, most capacious and most beautiful harbors in the two hemispheres. It can dock the commercial navies of the world in its landlocked waters and still have room for the fleets of the future. This harbor with natural advantages exceeded by no other port is now to be scientifically developed, which will increase the business done here and add materially to the relative importance of America's commercial capital.

London has a limited agricultural area in the small isles back of it to provide subsistence for its teeming population. New York is on the water edge of a rich contributory continent whose mineral and agricultural resources are not as yet fully developed. Each city is in the heart of a manufacturing district in which up to the outbreak of the war there was used about the same amount of horse power. But the manufacturing capacity of the United States is comparatively much greater now than at that time, and the chief outlet for the surplus machine products of the country is the port of that city which handles the bulk of its overseas' trade.

England had reached the zenith in shipping and in foreign trade when war came, while America had no commercial navy and a comparatively negligible business with other countries. Now the tables are reversed and our flag is in every port in the world and our merchants sell to those of every other language. The pound sterling used to be the only medium of international transactions. The dollar now halves the business, and, whereas British bankers controlled

the financial policies of smaller nations through the medium of loans, the bonds of these countries are now being handled by American bankers on terms fixed in this market.

These and other well-known considerations, rather than the bare census figures, show that the supremacy of the cities of the world has moved, or to be modest, is moving from the old landmark to the new Eldorado. It bespeaks a glowing future for New York, which is the impersonation of the greatness of America, as London has always stood for the predominance of Great Britain.

## Further Patience Hardly Possible

The testimony which Samuel Gompers, President of the American Federation of Labor, gave before the Lockwood Committee last week is not generally considered as promising early reforms in the building labor situation. It has, on the contrary, served to intensify, and to a great extent confirm, the feeling that labor has definitely adopted a policy of "We can do this; but you can't do that" toward the employers which does not harmonize with its previously-expressed desire to co-operate for the complete stabilization of the industry and the speedy return of normal economic conditions.

Mr. Gompers declared while on the witness stand that the remedy for existing labor evils is not legal regulation but patience. But how can the building industry, for instance, remain patient indefinitely when confronted with a situation that for several years past has actually prevented industrial progress and stultified the ambition of associations, firms and individuals to exert the maximum effort because of the burden of adverse conditions they have been called upon to carry?

Employers in the building industry, particularly those who have been caused untold difficulties of operation because of the arbitrary and frequently hostile attitude of organized labor, feel that the requests for further patience is not becoming one of the professional eminence of Mr. Gompers. This call for continued patience is generally regarded as camouflage, particularly at this time when the local building unions seem to control the situation and apparently have no intention of easing up conditions or doing anything but insist upon maintaining their selfish and self-seeking attitude.

The "outlaw" strikes for wages higher than those fixed by their own union scales, as recently complained of by the Building Trades Employers' Association, constitute a situation that plainly comes within the authority of President Gompers and provides him with an opportunity to show the building industry to what extent he is honestly interested in reforming abuses and stabilizing relations between employers and workers. The American Federation of Labor should bring what influence it has to bear upon the unions responsible for permitting these practices and to make the workmen hold to their collective bargains and refrain from instituting these "outlaw" strikes, which only add to the burden of a harassed industry.

The promotion element of the building industry feels, and rightly so, that Mr. Gompers only excuses what he can-

not defend and undoubtedly should denounce. A saner attitude on the part of the President of the A. F. of L. would accomplish more at this juncture to settle the out-

standing difficulties between local building trade employers and unions than any other factor, and it would furthermore have a salutary effect upon the industry in general.

## Taxpayers May Have to Refund \$12,000,000 Back Taxes Paid by Banks

(Special to THE RECORD AND GUIDE)

Albany, April 27.

**I**N a vigorous attack upon certain national banks for their attitude on the question of the taxation of their shares, the State Tax Commission has warned property owners in all the local tax districts in the State of the possibility of their being called upon to return \$12,000,000 in local taxes paid by national banks during the past two years and which the banks are now trying to have repaid to them. The Tax Commission places directly upon these banks the responsibility for defeat up to the present time of needed legislation to prevent this "gross injustice" to the taxpayers of some twenty states, including New York.

The situation was brought about by a recent decision of the United States Supreme Court in the case of a bank in Richmond, Va., interpreting a law passed in 1864 at the close of the Civil War, when methods of taxation were radically different from those prevailing today, giving the states authority to tax the shares of national banks under certain restrictions.

"The rate of the levy and the method followed in making it," the statement says, "have been the same in this State for the past twenty years, and were originally fixed in compliance with the urging of the banks themselves. But an unlooked for opportunity has come in the Richmond decision which has been

seized upon by certain New York national banks to evade their just taxes for a period of two years on a technicality which the New York State Tax Commission believes is wholly without justice or fairness to other taxpayers or to the state banks and trust companies which are not affected by federal laws.

"The total of such taxes sought to be recovered amounts in this State to nearly \$12,000,000, and every dollar of it belongs to the local districts. If the efforts of the banks are successful the sums recovered, together with interest, will have to be contributed as added taxes by the remaining taxpayers of the cities, towns, villages and school districts, principally the holders of real estate, and returned to the national banks.

"The only adequate remedy for the situation is by amendment to the archaic federal statute (section 5219 of the U. S. Revised Statutes) and the validation by Congress of the taxes which have already been paid. A bill to accomplish this purpose was prepared at a conference of the tax officials of some twenty states in Washington recently and has been introduced in Congress. The bill is known as H. R. 9579, and is in the hands of the Committee on Banking and Currency of the House. It was introduced by Congressman McFadden, chairman of that committee, and a similar bill has been introduced in the Senate by Senator Wadsworth of New York."

## Future Plans Outlined at Annual Meeting of New York Building Congress

**T**HE first annual meeting of the New York Building Congress was held in the United Engineering Societies Building, 29 West Thirty-ninth street, Tuesday afternoon, April 18.

President S. P. Voorhees occupied the chair and after disposing of the minutes of the previous meeting called for the annual reports of the officers and standing committees.

The report of President Voorhees was mainly a resume of the purposes for which the organization was formed and an outline of the work now under way. This report also briefly described the efforts to be made during the coming year but their details were left for the later reports of the various committee chairmen entrusted with these undertakings.

The president's report also touched upon the three specific things accomplished by the Congress during the past year. The first was the establishment of an industry conscience in place of the craft consciousness which heretofore had existed much to the detriment of progress in the construction industry. The second was the Code of Ethics formulated by the Congress and which is now recognized as one of the most constructive pieces of industrial literature ever published. This Code has received wide publicity and is being used as the basis of similar

trade documents in various parts of the United States. The third and most important of the accomplishments of the Congress during its first year was the establishment of a plan for fostering apprenticeship in the building trades. The plan of the committee in charge of this work is to establish trade classes in which young men can be trained in the various crafts and also in citizenship. The Building Trades Employers' Association and the Building Trades' Council have both given their approval of the plan as outlined and will co-operate fully in making it successful.

Burt Fenner is the chairman of the Committee on Apprenticeship and in his report he described at considerable length the plans as already approved and the support he has received from all concerned in the training of these apprentices assures the success of this undertaking.

The Nominating Committee presented the following slate for election as officers for the ensuing year: Stephen F. Voorhees, president; Andrew J. Post, vice-president; Alexander Kelso, vice-president; Charles Ewing, vice-president; Benjamin D. Traitol, treasurer and Richard A. Wolff, secretary. Upon motion the secretary was instructed to cast a single ballot for the election of the officers.

## Architects and Contractors Appoint New Arbitration Committee

**T**HE New York Chapter of the American Institute of Architects and the Building Trades Employers' Association have appointed a committee to deal with vexatious questions that may arise between individual architects and builders and to study and pass on questions of policy that may be of joint importance to builders and architects.

In discussing the formation of this committee a member stated that it occurs frequently that in superintending a building an architect may make a decision to which the builder objects, and it often happens that the builders make rules, enter into combinations or individually refuse to comply with the terms of an agreement in a way to which the architect objects. Heretofore there has been nobody to whom an appeal could be made, the architect's strength reposing on the uncertain condition that his good-will might, in the future, affect the interests of the builder, and the builder's strength lying in

the growing domination of the Building Trades Employers' Association and the individual organizations of the trades which has manifest itself in the fact that if one builder refused to complete a project it was difficult, and in several trades impossible, to get another contractor to take it up and complete it.

It will be the duty of the committee recently formed to pass upon questions of this character and to act as a court or tribunal. The committee is composed of three members from the Building Trades Employers' Association and three from the New York Chapter of the American Institute of Architects. Burt L. Fenner, of the firm of McKim, Mead & White, has been elected chairman, and J. E. Rutzler, president of E. Rutzler & Co., steam heating contractors, is secretary. The other members of the committee are Benjamin W. Morris and S. F. Voorhees, representing the Chapter, and C. G. Norman and Fred T. Youngs, representing the builders' association.

# REAL ESTATE SECTION

## Leases Made Since Oct. 1, 1920, Not Subject to Rent Laws

Appellate Division Unanimously Upholds Contention of Landlords That Emergency Legislation Created Two Classes of Tenants, One Preferred

ONE of the most important of the numerous court decisions in respect to the Emergency Rent Laws was handed down in the Supreme Court, Appellate Division, First Department, on April 21, in which it was set forth that the Legislature had created a preferred class of tenants by the enactment of laws applying only to those who held leases on dwellings, apartments or tenement houses prior to Oct. 1, 1920. The decision was in favor of the Farnham Realty Corporation, owners of the Wellmore apartment house, 2178 Broadway, against William M. Posner, a tenant, who leased an apartment in the Wellmore after the rent laws went into effect, moved in and paid the rent for eight months and then sought to recover part of the rent so paid on the ground that it was excessive and the written lease unjust and unreasonable. The opinion, by Justice Alfred R. Page, in which the court concurred unanimously, follows:

Farnham Realty Corporation, Appellant, against William M. Posner, Respondent.—No. 7569.

Appeal from an order of the Supreme Court, New York County, denying plaintiff's motion to strike out denials in the answer and for judgment on the pleadings and for a summary judgment pursuant to Rules 103, 112 and 113 of the Rules of Civil Practice.

LEWIS M. ISAACS, of counsel (M. S. & I. S. Isaacs, Attorneys, for Appellant.

ALEXANDER L. STROUSE, of counsel (Frank, Weil & Strouse, Attorneys) for Respondent.

PAGE, J.:

The action to recover rent for the month of July, 1921, under a written lease of an apartment in premises in the Borough of Manhattan, dated on October 6, 1920, for a term of one year and 11½ months commencing on October 15, 1920. The defendant entered into possession on or about said last mentioned date, and has ever since continued in possession thereof, and has paid the rent called for by the terms of the lease up to and including the rent payable by the terms thereof for the month of June, 1921. A copy of the lease is annexed to the complaint, and by stipulation of the parties the denials of the complaint were withdrawn, and the fact is admitted that the defendant made the deposit required by Chapter 944, Laws of 1920. The court took under consideration the motions for judgment on the pleadings under Rule 112, and for summary judgment under Rule 113. The separate defense alleges:

"Sixth: That the rent sought to be recovered in this action and referred to in paragraphs 'Second,' 'Fourth' and 'Fifth' of the amended complaint herein is unjust and unreasonable, and that the agreement alleged in said paragraphs of the amended complaint, under which said rent is sought to be recovered, is oppressive."

The purpose of this defense is to allow the defendant to take advantage of the provisions of Chapter 136 and 944 of the Laws of 1920. If, as a matter of law, those statutes apply to this case, then the defense presents a triable issue; therefore summary judgment should not be given under Rule 113, but the question is properly presented by the motion for judgment on the pleadings.

In *People ex rel. Durham Realty Corporation v. LaFetra* (230 N. Y. 429), the opinion states, "The official explanation of the law appended to and submitted with the bill (chap. 442 L. 1920) states its purpose and effect to be 'to do away with the anxiety of many people in New York who have been served with notices to move on October 1.' This declared purpose draws with it the consideration of a group of statutes enacted at the same session to meet a supposed crisis, which are closely related to each other; are a part of the same plan of remedial protection to the tenants in possession on October first, and can be fairly understood only when considered as parts of one comprehensive design." (p. 437.) The court then summarized the condition and events which led to the Legislative investigation, and further said, "While the inadequacy of housing facilities in cities had become a matter of world-wide concern, in the closely settled metropolis it was a problem of the utmost gravity, calamitous in its possibilities. The Legislature, unequal to the task of caring for all, decided to make the tenants in possession a preferred class by staying until November 1, 1922, all proceedings to dispossess them, except for the reasons hereinafter stated, so long as they paid a 'reasonable rent,' which is the term used for a statutory charge for use and occupation, to be ascertained judicially through a method provided by the statutes. The owners of dwellings, including apartment and tenement houses \* \* \* were therefore wholly deprived, until November 1, 1922, of all possessory remedies of removing from their premises the tenants or occupants in possession when the laws took effect, \* \* \*

providing such tenants or occupants are ready, able and willing to pay a reasonable rent or price for their use and occupation." (pp. 438, 439.) "One class of landlords is selected for regulation because one class conspicuously offends; one class of tenants has protection because all who seek homes cannot be provided with places to sleep and eat. Those who are out of possession, willing to pay exorbitant rentals, or unable to pay any rental whatever, have been left to shift for themselves. But such classifications deny to no one the equal protection of the laws. The distinction between the groups is real and rests on a substantial bases." (p. 447. The italicization in this and the following quotations is mine.) Judge McLaughlin, in his dissenting opinion in *Edgar A. Levy Leasing Co., Inc., v. Siegel* (230 N. Y. 634, 640), which he reference he made the grounds of his dissent in the *Durham Realty* case, stated that he agreed with the majority of the court that the legislative purpose "was to make tenants in possession a preferred class until November 1, 1922." In *Marcus Brown Holding Co. v. Feldman* (269 Fed. Rep. 306), Hough, Circuit Judge (sitting with Mayer and A. N. Hand, District Judges), writing for the court in construing these same laws, used similar expressions to those quoted above, limiting the scope and effect of the laws to "the tenants or occupants of September 1, 1920" (p. 31); "that the legislative desire is to maintain for about two years the September status of the kind of dwellings \* \* \* . This statute is to be maintained against the landlord's will if necessary, but at the option of the tenants, for the landlord cannot select his tenants, but must accept what may be called the statutory tenants, yet every such tenant is and will be as free to depart and choose another landlord as he was before September, 1920" (p. 312). "Again it is said that these statutes put an end to the liberty of contract, and take property for a private use, and therefore in both respects amount to a denial of due process of law. That as to one and a very large fraction of the contractual engagements current in this city there is no liberty of contract under these statutes cannot be denied, and that property is taken from the landlord for the use of the statutory tenant is also true" (p. 313). "Such demand raised the market value of the old, and correspondingly diminished economic equality, or equality in bargaining, between any actual landlord and any would-be tenant, either new or old. Such conditions produced a reason deemed sufficient by the Legislature to prefer in the struggle for living space the tenant in possession to all others and to them was given the option of remaining at a reasonable rent, so called—really a statutory charge for use and occupation" (p. 315). "If, therefore, the allotment of necessities in times of stress is a governmental function known to historic law, and the business now affected is (in such circumstances) incapable of being affected with a public interest, nothing remains of plaintiff's contention, except the complaint of inequality in legal protection, i. e. classification. This is the nub of the matter, for it is plain that a reason must be clear which justifies on fundamental—i. e. constitutional—principles, the selection of one class of landlords for regulation and one class of tenants for favor and protection" (p. 317).

From these extracts from the opinions of the Court of Appeals and the United States District Court for this District, it clearly appears that the intent of the Legislature was judicially declared to be to make a preferred class of those tenants who were in possession of dwellings, apartments or tenement houses, prior to October 1, 1920, and to permit them to remain in possession until November 1, 1922, so long as they paid a reasonable rent to be ascertained in the manner prescribed in the statute. The only justification for the exercise of the extraordinary power to take control of private property and devote it to private use, to suspend the ordinary processes of the courts, to impair the obligations of contracts and to interfere with the freedom to contract, was found in the police power of the state in dealing with a public emergency, which the Legislature declared existed. It should be clearly borne in mind, that the emergency was not the advance in rents by reason of the housing shortage as a sequence of the World War, for the prices of food, clothing and the other necessities of life had advanced proportionately with the rentals of real estate. The emergency arose from the fact that, by reason of the inadequacy of housing facilities, those in possession were required to pay exorbitant rents under threat of dispossession, and that upwards of 100,000 such proceedings had been instituted in the City of New York. The turning into the streets of 400,000 or 500,000 persons, or the alternative of submission to extortionate demands for rent, created the emergency. The demand that the tenant submit to extortion or have his family put upon the street, was held to have interfered with the freedom to contract, as one of the parties was under duress.

None of these considerations operated in the case of the person out of possession who was seeking a home. As between such a person and the landlord they stood on an equality. If the landlord demanded more than the prospective tenant was willing to pay, he could refuse to make the lease, and both parties were in the same position that they were before. If he signed the lease at the high rental, he voluntarily assumed the burden, and could not claim that duress was exercised when he paid the then market price; for we may assume that, having a freedom of choice, he selected that which was reasonable in comparison with others that were offered. If rentals were so high, by reason of scarcity of housing

(Continued on page 520)

# Comptroller Says 1923 Budget Will Equal That of This Year

At Real Estate Board's Monthly Dinner Mr. Craig Explains Why Next Year's Tax Rate Will Probably Be no Lower Than for 1922

THE monthly dinner of the Real Estate Board of New York, held at Delmonico's on Thursday evening of last week, was of more than usual interest to those realtors who attend the dinners because the city's finances were discussed by City Comptroller Charles L. Craig. The Comptroller was in a happy mood and seemed glad of the opportunity to talk to real estate men on all phases of the activities of his office. His mind appeared to be stored with all the ledgers and records of his department as he quoted at random all kinds of sums from fifty cents to millions of dollars. He was the only speaker of the evening, and when he had finished he received a rising vote of thanks from the diners.

President Charles G. Edwards, of the Board, presided. Much of the first half of the Comptroller's address was an elucidation of the financial system of the city. The latter half of his speech embodied things that trained real estate men and property owners were pertinently interested in—the taxes of this year and the prospects of taxation next year.

"We are now limited to a tax rate of two per cent. for city and county purposes," Mr. Craig explained. "The expenses of the city this year will be in excess of the \$350,000,000 budget. The tax rate in the Borough of Richmond is above the constitutional limit. The high cost of city government is due to the fact that the Legislature of 1920 increased the salaries of public school teachers. Other salaries had to be cut \$17,000,000 in order to meet the increase for teachers. The state should have paid the difference, in my opinion, for the theory is that education of the youthful population is a state function. Instead, the Legislature ordered the city to raise the money. We borrowed money in order to pay the increase and some of this obligation is carried forward into the budgets of 1921 and 1922."

Comptroller Craig declared that no reduction could be expected in the budget for 1923, in view of the added burden for new men in the Police Department and other unavoidable obligations confronting the Administration. Discussing the workings of his department, the Comptroller said:

"It is an ancient rule that the Comptroller must borrow money until the taxes come in. It is a good thing for all of us that the credit of the city is as high as it is. The city subsists on borrowed money. It pays out money as fast as it gets it.

"Perhaps a resume of the city's general financial status will be of as much interest to you gentlemen as anything I can talk about. The total debt incurring power of the city within the debt limit is 2 per cent. of the assessed valuation of taxable real estate, which for this year amounts to \$1,024,999,183. From this debt are excluded the county bonds of the five counties,

the debt for water supply and for revenue producing transit and dock improvements.

"The indebtedness, within the debt limit, is placed at \$832,518,682, and the difference is the \$192,480,500. This indebtedness included these items: Gross funded debt as of January last, \$1,678,875,150; for county, water and transit bonds, \$338,177,279; sinking fund holdings for redemption of the debt, \$574,047,945 and other funded debts, including contract liabilities, street opening improvements and land liabilities, \$65,868,757.

"The \$55,332,189 deducted from the total debt limit includes \$6,237,796 for dock improvements, \$45,677,777 for school and other general purposes and several transit contracts, and \$3,416,616 for certain stock and bond issues."

The city's method of figuring is disputed by the legislative committee which investigated the municipal finances last year, but the Comptroller's statement will be accepted by the Board of Estimate unless assailed in the courts. This means that the Hylan administration can proceed to spend the \$137,148,311 in any way it desires.

"On January 1, 1918, the city's debt limit was \$50,270,155.96 and its unencumbered margin available for additional authorization was \$18,419,078.91. These figures compare with the debt limit of April 1, 1922, of \$192,480,500.99, and an unencumbered margin of \$137,148,311.20.

"The statement of the city's funded debt is designed to present the total outstanding amount of bonds which have been issued to finance undertakings that are largely or in part self carrying. The total amounts of water bonds, rapid transit bonds, docks and ferries bonds and assessment bonds payable from assessments make a combined total of \$622,463,364.19, of which the city's sinking funds hold \$90,782,254.03 and the public bonds \$531,681,112.16.

"Of the total amount of water bonds outstanding there are from \$95,000,000 to \$100,000,000 which are self carrying. The water revenues actually realized each year are probably sufficient to meet all administration, operation and maintenance charges of the Water Department per se, and to provide annual interest payment on and set aside a sum sufficient to amortize and ultimately redeem the principal of from \$95,000,000 to \$100,000,000 of these bonds.

"The remainder of the water bonds outstanding represents to a great extent the amount which has been expended for the Catskill aqueduct still in course of construction. It may be here stated that all of the water bonds and notes issued for debt incurred for water supply since January 1, 1904, are exempted from the debt limit."

## Leases Made Since October 1, 1920, Not Subject to Rent Laws

(Continued from page 519)

facilities, as to make an unusually large return on the investment, capital would be attracted, building of dwellings, apartments and tenements would be stimulated, and the level of rents would be lowered to that of the reasonable return on the investment. We can not assume that it was the intention of the Legislature to brush aside all the constitutional safe-guards of private ownership of real estate, and also to abrogate the great economic law of supply and demand. The natural process of this economic principle was left free scope in so far as these who, without restraint, could make their bargains in the open market, which in time would bring rentals to a reasonable figure. This legislation can only be justified on the theory of emergency with reference to those tenants who were in possession at the time the law was enacted.

If a dwelling or an apartment is offered for rental to a private family for residential purposes (and it is only to such that laws under consideration apply), it is not thereby devoted to the public use of affected with a public use, so as to bring it within the rate regulating power of the Legislature. Such property is within the protection of the constitution. It is true that, in times of calamity or overruling necessity, temporary interference with the control, or an actual appropriation, of such property may be necessary and justified by the emergency. Such interference, however, must be limited to that which is necessary to the occasion. When a subject matter is within the police power of the state, its regulation is within the power of the Legislature; but whether the subject matter is within the police power, is a judicial question to be determined by the courts. (Matter of Jacobs, 98 N. Y. 98, 111). In my

opinion, this legislation was limited to the immediate emergency, and should not be extended beyond those limits.

In the case under consideration the tenant voluntarily signed the lease and agreed to pay the rent reserved, and paid it without question for eight months. Now, on the theory of duress, he seeks to escape from his contract and have a jury make a contract for him that will be binding on the landlord. In what did the alleged duress consist? In this, that he could not obtain similar accommodation in the locality that he desired at a less rental, and perforce must pay the rent the landlord demanded.

If such an argument can be accepted, why should not the man who bought a suit of clothes from his tailor for \$150, which he could have obtained in pre-war days for \$75, be allowed to refuse to pay, on the ground that the price was unreasonable, and ask that a jury determine what the tailor is entitled to receive and at what rate he shall continue to furnish him clothes?

In my opinion the defendant is not within the purview of the statute, and the defense is insufficient in law.

The order will therefore be reversed with \$10 costs and disbursements, plaintiff's motion for judgment on the pleadings granted with \$10 costs.

Dowling Smith and Merrell, J. J. concur. Laughlin, J., concurs in result.

# Little Moving Except to the Suburbs on May 1 This Year

Not So Many Changes of Tenancy as Usual in Manhattan, Bronx and Brooklyn,  
But There is Quite an Exodus to Queens, Suffolk and New Jersey

WITH May 1 imminent, one of the times when the moving of families is heavier than during any other portion of the year, an anomaly presents itself in the fact that there will be very little moving from one abode to another within the city. The situation is about the same in all the boroughs. If there is more moving in one spot in Manhattan than in another, little though it be comparatively, the destination is to Queens, where hundreds of new apartment houses and one and two-family houses have been in course of construction during the winter for spring occupancy. The new living spaces in Queens are not being filled entirely from Manhattan, but from Brooklyn, too.

The lack of general moving this spring in Manhattan and the Bronx is caused primarily by the fact that there was a heavy leasing of apartments last October, when northern Manhattan and the Bronx had many new apartments ready for use and many old tenants were forced from their apartments to new ones by raises in rents on new leases and by new tenants making leases over the heads of old tenants.

Of the thousands of apartment house tenants who a year or more ago placed their household effects in storage and went boarding as a result of unprecedented high rentals then prevailing, few have again leased apartments. Consequently the storage warehouses are full to capacity.

The only noticeable spring movement is to the suburbs within easy commuting distance of Manhattan. Thousands of new one and two-family houses have been built in the five suburban counties of New Jersey, in Westchester and Rockland counties and in Nassau and Suffolk counties. New houses are rented or sold as fast as they are built. During the last year four hundred new houses were built in Lynbrook, Nassau

county, and they are all either sold or rented. Montauk Highway and other leading thoroughfares through Long Island just now abound in moving vans carrying furniture eastward. Throughout the entire suburban area around New York cottages and bungalows are being leased by the year empty for figures that formerly obtained for furnished houses of the same types. Many of the suburban warehousemen still have their buildings stored full of furniture belonging to persons in their neighborhoods whose leases had expired last autumn and who were unable to obtain new places of residence.

The shortage of apartments and high rentals in Manhattan, Brooklyn and the Bronx that prevailed last year reacted upon the suburbs to the extent that thousands of city residents went beyond the limits in hope of relief with the result that they have confounded the suburban situation. On every hand, in the suburbs, houses are in course of construction and in face of the fact that building material prices have not receded largely.

The situation as to the higher class of apartments in Manhattan is about the same as it was last October. There is a small percentage of vacancies. A few persons who spend their summers in the country are now looking around for apartments to lease from October 1 next. Many of this class, however, are living the year through in their country homes, if within easy reach of the city. Especially is this true of families with children. The finer apartment house districts have lost thousands of these families permanently.

There is a continuance of the situation of last year of tenants who formerly occupied costly apartments leasing apartments of the next lower grade in order to be within their rental means. Many of them of last year will continue in the lower grade on longer term leases.

## Notable Alteration of Building in Old Downtown District

NOTABLE among the recent building projects in the downtown business district, in which antiquated structures have been remodeled and modernized for business purposes, is the reimprovement of the site at 52 to 54 Vesey street, between Church and Greenwich streets, owned and occupied by the A. B. See Electric Elevator Company. The altered structure is an excellent example of what is possible in the line of turning an old-fashioned building into a good-looking and commodious office structure.

The original buildings on the site of the A. B. See Company's offices were typical of the older downtown business districts. The three upper stories of 54 Vesey street had been destroyed by fire some time previous to the acquisition of the property by the new owners.

In preparing the plans for the alterations, Francis Y. Joannes, the architect retained by the owners, found that the absence of the upper stories of the destroyed building were a decided advantage, and the increased day-lighting of the upper stories of the adjacent building made it possible to attract an entirely different class of tenants for these floors at a higher rental than otherwise would have been obtainable.

The entire front of both buildings has been removed and rebuilt with Indiana limestone, with counter-weighted steel sash in the lower two stories and a motor truck entrance in the westerly opening at grade. The westerly wall of 52 Vesey street, above the roof of the adjoining building, has been pierced with seven windows on each floor, and the outside wall is finished in stucco to match the limestone front.

The A. B. See Electric Elevator Company occupies the entire basement, first and second floors, and leases the three upper stories for office purposes. The upper floor of the westerly building is lighted by skylights. The elevator service is provided by a modern push button control elevator without an operator, made and installed by the owners. This type of



Francis Y. Joannes, Architect.  
NEW OFFICES OF A. B. SEE ELECTRIC ELEVATOR CO.

elevator is a decided advance in design and offers possibilities in the development of similar properties where elevator service is desirable but impossible where attendance is necessary.

# Mr. Dowling Warns Against Rash Regulation of Realty

## Unwarranted Interference with Property Rights Will Destroy Initiative Which Built Up New York, He Says, at Y. M. C. A. Realty Class Dinner

THE banquet of the Real Estate Training Class of the West Side Y. M. C. A., which marked the close of the lecture course on real estate for this year, took place in the ballroom of the Park Avenue Hotel on Tuesday evening. Present were nearly all of the prominent realtors who delivered lectures to the class during the winter. They were the guests of the class and sat at the table of honor with Judge Thomas C. T. Crain, Lawson Purdy, William C. Demarest, Rev. Samuel W. Graffin and Thomas Daggett, Secretary of the Transit Commission. W. H. Wyckoff, who has assembled the class each week, presided.

Judge Crain was the orator of the evening and he discussed at length the mission of the Y. M. C. A. and the cause and solution of the existing crime wave in New York. He urged the inculcation of a higher sense of moral responsibility among the young, and pointed out that most of the crimes now perpetrated are by youths and young men. He said that law could protect society against criminals by depriving them of their liberty but that it could not stop the growth of more of them. That rested with the moral sense of the community.

William C. Demarest, who was Honorary Chairman of the winter lecture course, expressed the thanks of the class to the lecturers and said the occasion was an anomaly in that never before within his recollection had a class in any branch of learning held a banquet and made the faculty the guests of honor. He assured the class that the faculty was grateful, and his remarks caused much amusement.

Lawson Purdy declared that as real estate is now considered a profession by many it had become necessary for the class to take into account its full responsibility.

"Part of the duty of you realtors," said Mr. Purdy, "is to know the laws pertaining to real estate, not alone for your own sakes but for the welfare and interest of your clients. In some states of the Union property-owners have to appraise and value their own property. It makes a complex problem because the average man, even though he may own considerable real estate, knows little of the actual value of it. He may have a general idea of value but he knows little if any thing about the causes of appreciation or depreciation of values in divers parts of the city. Hence it is futile for an ordinary layman to decide what property values are. The wise property-owner leaves it to experts to determine real value. As real estate men you will become more or less expert and it is for you to know all the laws bearing on real property. They are a vital adjunct to your business."

Robert E. Dowling, in the course of his remarks, said: "Those in the real estate business expect to make a living of it. That is the practical view. That is what will inspire you to remain in it. I want to impress upon you the fact that the practical side of the business can properly accompany the utilitarian side of it. The best brokers in this town, the men who have made its real estate a great asset and conserved its utility, are very simple men. They are honest men in spite of all that may be said to the contrary. They love their business

the same as the lawyer, the doctor or even the clergyman loves his business. All the slick and smart persons that I have met in the real estate business have not remained in it. They played their little part upon the stage and the public has disposed of them. They are not and they never have been the big men of the real estate market of this city.

"Read the history of New York thoroughly. Go back into its earlier eras and learn why this town has grown as it has and why it must continue to grow. The real estate business here, if properly understood, is the finest blend of romance and reality that one can enjoy. In 1790 Albany and Dutchess counties had bigger populations than New York county. Think of it! What made this imperial municipality? A knowledge of the city's history is absolutely essential to your progress.

"I have always been opposed to excessive regulation of real estate by law. We have had regulation of some kind or other from the earliest times. I would call much of it unnecessary interference with property rights. In New Amsterdam there was a law that inflicted a fine on every man who did not improve his vacant land. That was the beginning of regulation. Since then we have had other laws just as onerous in other ways. I want to impress upon you young real estate men, you who will carry on the great business of leasing and selling property here, that legislation by clamor and the interpretation of it by courts that fear the public are not the things that will help the growth of this city along the right lines. Real estate stability cannot rest on such conditions. The courts should restrain the people against their own excesses. They do quite often, but not always, and much radical legislation against real estate shows the need of restraint. If every rash notion against the rights of property prevails, and there is a tendency in that direction, it will be possible to kill the desire and incentive to do anything big and constructive in property matters in this city and state. I feel that I have not overstated the matter.

"Within a generation or less we have witnessed events that show which way the wind is blowing. Time was when large estates and rich men built rows of private dwellings and apartment houses in New York. Their surplus funds went into such substantial investments and the people at large were the beneficiaries. It is no longer the case. Speculative builders of all kinds now do the vast bulk of construction here. Property-owners of standing and of great substance have been punished severely for doing the very things that have helped New York. There is no longer an incentive for constructive work among the element who did it and who thereby aided our civilization and our social progress. A serious condition confronts us because too many extraneous theories have been allowed to play upon the passions and prejudices of law-making bodies and upon the minds of the public. I have acted officially with law-making bodies, I have witnessed all of the inside workings, and I know whereof I speak. There are sincere and honest theorists about property rights and I respect their good qualities, however much I believe in the dangerous results of their theories. There is a dead line where attacks on property and property rights must cease."

Dr. Graffin told the class that there were seven principles they could well carry with them into the activities of their business: Courage to pioneer; the will to investigate; the capacity for new truth; tolerance of the radical young man, and conservatism in yourselves; a high sense of responsibility; a set of strong convictions; and sacrificial persistence.

The evening closed with an illustrated talk on "Old New York," by Harry Hall, of the firm of William A. White & Sons. Secretary Daggett, of the Transit Commission, spoke on the readjustment of the subway systems and his address was along the same lines as that recently delivered by Gen. John F. O'Ryan at a monthly dinner of the Real Estate Board of New York.

Among the well-known real estate men present were Robert E. Simon, William L. De Bost, James Nash Webb, many of the office force of William A. White & Sons, George L. Allin, A. C. McNulty, and several of the active force of Pease & Elliman.

## New York Society of Architects Holds Monthly Meeting

THE regular monthly meeting of the New York Society of Architects, held at the Engineering Societies Building, 29 West Thirty-ninth street, Tuesday evening, April 18, was well attended and several important matters were discussed and acted upon. President James Riely Gordon occupied the chair and after the minutes and other routine business was disposed of Secretary Johnson read a letter from Harold S. Graves, of Boston, in reference to the competitive designs for small dwellings. This is an altogether altruistic competition, promoted in the interest of young people who are desirous of having their own homes and, according to the opinion of

the New York Society of Architects, well worthy of support.

Complete satisfaction was expressed at this meeting upon the recent judgment of Justice Giegerich, which gives the architects the right of placing a lien against a property, whether he superintends its construction or not.

The following architects were elected to membership in the Society: Edwin H. Denby, Aymar Embury, 2d, Richard H. Hunt, Maurice Deutsch, Thomas F. Price and Matthew Del Gaudio.

The next meeting scheduled will be the annual convention of the Society. This event will be held at the Hotel Astor and will be preceded by a banquet and an interesting program.



# Review of Real Estate Market for the Current Week

## Fifth Avenue Contributed a Choice Corner Plot, While Madison and Lexington Avenues and Neighborhoods Witnessed Strong Selling and Leasing

**T**HIS was a week contributing sales of real estate of more than ordinary interest. Looming prominently was the sale of a large vacant upper Fifth Avenue corner by the Lloyd S. Bryce estate to a firm of prominent builders for improvement with a high class apartment house. It indicates that in spite of the law that regulates the height of apartment buildings in the fine residential part of the avenue that it has not discouraged builders. The site in discussion is 100.11x200 and it will enable the buyers to put up a building of medium height and yet contain numerous apartments. The plot was held at \$460,000. Numerous first class dwellings in the Fifth and Madison Avenue neighborhoods changed hands. On the west side of Central Park a fine dwelling on 72d Street was bought for the purpose of remodeling it into a business building. This emphasizes the trend in that wide thoroughfare. It would not be surprising if more sales of this kind were reported there in the near future.

Lexington and Madison Avenues both were strong factors in the dealing of the week. Corner properties there are proving attractive for remodeling or for reimprovement for business and apartment purposes. H. H. Rogers leased the southwest corner of Madison Avenue and 57th Street for a long term of years to a lessee who will remodel the two old dwellings on the

site. The aggregate rental is more than \$1,000,000. In lower Madison Avenue, at 38th Street, the site of the Old South Church again changed hands and it is understood that a fine apartment house will be built on the site, it having been held that a multifamily house does not violate the meaning of the Murray Hill restriction. August Heckscher owned this corner some months ago, but he took a profit on it and another one was taken on the resale.

The West Side Branch of the Y. M. C. A. was revealed as the buyer of two large plots on West 57th Street, near its headquarters there, the parcels taken being the site of old Zion and St. Timothy Church and some apartment houses abutting on 56th Street. The combined sites will be improved with a home for working boys.

Several tenants of buildings throughout the city bought the parcels they occupy. A notable instance was that of a Grand Street merchant who bought a loft building he had leased for 35 years. Only a few weeks ago a long time tenant on the lower West Side did the same.

In the Bronx the dealing was varied and strong and there was a sudden revival of vacant land buying that in volume approached the dealing in plots that prevailed there in mid-winter. Many apartment houses in the northerly borough also changed hands.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded, in Manhattan this week was 85, as against 75 last week and 79 a year ago.

The number of sales south of 59th st was 30, as compared with 21 last week and 10 a year ago.

The number of sales north of 59th st was 55, as compared with 54 last week and 46 a year ago.

From the Bronx 48 sales at private contract were reported, as against 52 last week and 43 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 523.

### Mystic Shriners Enlarge Plot

An addition to the site for the \$2,000,000 mosque for the Mystic Shriners, Mecca Temple, has been made through the purchase of the 3-story brick stable, on a plot 50x100.5, at 133-135 West 55th st, from George C. Mason for \$140,000. Last December the Shriners bought the adjoining eight lot site of the Famous Players Studio on 55th st, extending through the block to 124-130 West 56th st. That purchase was made through Robert Levers from Yale University, to whom the property was donated by William Smith Mason. The Famous Players have a two-year lease of the premises. With the latest acquisition the Shriners now control a site fronting 151 feet on 55th st and 100 feet on 56th st. The sale is recorded.

### Big Mortgage Assigned.

Charles F. Noyes Co. sold to H. M. Susswein the \$450,000 mortgage on the former Market & Fulton Bank (now merged with Irving National Bank) 11-story building 81-83 Fulton st, and running along Gold st from Fulton to Ann st. Mr. Susswein is president of the Fulton-Gold Corporation, owners of the property. Breed, Abbott & Morgan were the attorneys representing the Irving National Bank in the transfer of the mortgage, and Cass & Apfel represented Mr. Susswein's interests.

### Gas Cut-off Ordinance Vetoed.

After a hearing to give opportunity for arguments in favor of and against the installation of gas cut-offs in buildings throughout the city, with the exception of one and two-family dwellings, Mayor Hylan formally vetoed the ordinance which was passed by the Board of Aldermen. Many landlords were present at the hearing and vigorously attacked the arguments advanced by Fire Chief John Kenlon and others, who favored the measure.

Disorder began when Chief Kenlon intimated that landlords were making enough through high rents to assume the cost themselves.

Mr. Kenlon said leaking gas was one of the

greatest menaces with which firemen had to contend.

"This is a question of lives not of dollars," he shouted. Chief Kenlon paid a tribute to the work of the firemen and told of their dangers. He said it had been estimated that the installing of the device would cost \$40,000,000, whereas, he said, it wouldn't cost half that.

"Anyway," he said, "the property owners will get their money back in reduced insurance rates in five or six years."

When the hearing was over the Mayor said that, while he thought the principle involved was a good one and that it would save the lives of firemen and occupants of buildings, he thought the cost of installing the cut-offs should fall upon the gas companies, and not the property owners, and he would send the measure back to the Aldermen to have the matter threshed out.

### Y. M. C. A. Buys on 57th Street

Presumably as a site for its Boys' Memorial Building the West Side Branch of the Y. M. C. A. is purchasing the site of the old Zion and St. Timothy's Church and rectory at 332-334 West 57th st. The buildings were destroyed by fire last January. It is said that the Y. M. C. A. officials and trustees of the church have agreed upon the sale and it is understood that the purchase price is close to \$350,000, the valuation which the church has placed on the property.

The site fronts 75 feet on 57th st and extends through the block 200 feet to 56th st, where it fronts 100 feet. On 57th st it is separated from the West Side Branch building by 125 feet, which is occupied by the Princeton Apartments, and on 56th st the 40-foot Palisade Apartments separate the properties.

The plan of the Y. M. C. A. to build a home for working boys under 18 years of age calls for an expenditure of about \$500,000. The building is to be 8 stories with facilities for between 1,500 and 2,000 members and dormitories for 195. Many prominent New Yorkers are interested in the plan. John D. Rockefeller, Mrs. Willard D. Straight, Philip Le Boutillier, J. B. Mabon and Gilbert College were among the donors.

### Proposed Sites for Schools

The Board of Education has recommended to the Board of Estimate the purchase of a plot on the east side of Andrews av, north of Burnside av, adjoining Public School 26, and a plot on the northwest side of Randall av, between East Tremont and Revere avs, Throggs Neck. Both are in the Bronx.

### City Buys a Bronx Plot

The National Florence Crittenden Mission sold to the city of New York the property, 108.7x184.9x irregular, on the east side of Franklin av, 315 feet north of 168th st.

### Old South Church Site Resold.

William B. Jones resold to a syndicate the southeast corner of Madison av and 38th st, a

vacant plot 98.9x125, that was the site of the Old South Church. It was held at \$500,000. It is understood that the corner will be reimproved with a large apartment house.

Conjectures as to the nature of the building project to follow the deal are based upon the fact that William H. Silk is identified with the purchasers. Mr. Silk has been associated with J. S. Cushman in the construction of a group of Allerton apartment houses for bachelors in the residential districts of the East Side.

Mr. Jones bought the plot from August Heckscher a year ago. Mr. Silk says that no definite plans had been devised for the old church corner, but there is little doubt that improvement will be more than a single family dwelling. The plot fronts 98.9 feet on the avenue and 125 feet on the street. Charles E. Van Valen, Inc., were the brokers in the resale.

### Lexington Avenue Corner Sales

The newly formed Pinklen Realty Co., E. M. Bernstein, C. Warner and B. E. Boss, directors, purchased from the Correll estate the two 5-story apartment houses, on plot 80x104.4, at the southwest corner of Lexington av and 81st st. The properties were valued at \$250,000. The corner house is known as Lenox Arms.

Emanuel Ornstein, who has been actively interested in property in the vicinity of Lexington av, has purchased the northwest corner of that thoroughfare and 87th st, from the Markwin Realty Co., which held it at \$185,000. The property is known as 1290 to 1298 Lexington av and 131 to 133 East 87th st, and is improved with the 5-story Columbia flats on the corner and two 2-story dwellings on the street. The avenue frontage is 100.8 feet and 69 feet on the street.

Frederick Brown resold to the Abraham Brickman Construction Co. the northeast corner of Lexington av and 74th st, recently assembled by him for improvement with an 11-story apartment house, which will represent an outlay of approximately \$750,000.

The property is known as 1033 to 1039 Lexington av, improved with three flats and a 4-story building, the site fronting 68 feet on the avenue and 82.6 feet on the street. Day & Day and Maurice Renard were the brokers. Mr. Brown acquired the three southerly houses from G. L. Lawrence, a plot on Washington Heights figuring in part payment, and from George White Mr. Brown bought 1039 Lexington av.

### Resell Water Street Corner

Charles F. Noyes Co. resold for Norman S. Riesenfeld and Joseph F. A. O'Donnell to American Kitchen Products Co., manufacturers of Stero products, now a tenant, the building 30 x70, at 281 Water st, a 7-story mercantile building, northeast corner of Dover st. The property was valued at \$60,000 and was purchased within the last few weeks by Riesenfeld & O'Donnell through the Charles F. Noyes Co. from Emil A. Roos, to whom the same brokers sold the property several years ago.

**Douglas L. Elliman & Co.**  
**Real Estate Brokers**  
 Fifth and Park Avenue Districts  
 Efficient Property Management  
 Plaza, 9200 15 East 49th St.

**JAMES BOYD**  
 Member Real Estate Board, N. Y.  
**Real Estate—Mortgage Loans**  
 135 BROADWAY  
 Phone: Rector 8658-8659

**BROOKS & MOMAND**  
 Member of Real Estate Board  
**Real Estate Mortgages**  
 115 BROADWAY Phone 2267 Rector  
 2268

**CHARLES B. VAN VALEN, INC.**  
 Member Real Estate Board of N. Y.  
**REAL ESTATE**  
 MORTGAGE LOANS—INSURANCE  
 110 WILLIAM STREET  
 Phone: 6000 Beekman

**FREDERICK BROWN**  
**Real Estate Operator**  
 OFFERINGS SOLICITED  
 FROM BROKERS  
 565 5th Ave. Phone Vanderbilt 8725

**WALTER KRASLOW**  
**Real Estate Operator**  
 Brokers' Offerings Solicited  
 190 Montague St. Brooklyn, N. Y.

**BENJAMIN WINTER**  
 BUY AND SELL HIGH-CLASS  
 MANHATTAN PROPERTY  
 BROKERS ARE INVITED TO SUBMIT  
 PROPOSITIONS—Quick Decision Given.  
 Lansing Building  
 2299 BROADWAY, AT 82nd STREET  
 Suite 6 Phone: Schuyler 2897

**SAMUEL BRENER**  
**REAL ESTATE OPERATOR**  
 50 EAST 42nd STREET  
 Vanderbilt 3918-19

**BENENSON REALTY CO.**  
 BUY and SELL  
 HIGH CLASS BRONX AND  
 MANHATTAN PROPERTY  
 Columbia Trust Bldg., 509 WILLIS AVE.  
 Phone: Mott Haven 5212-5213

**HEIL & STERN**  
 Member of Real Estate Board, N. Y.  
 Real Estate  
**Business Property Specialists**  
 1165-1167 BROADWAY (n. w. cor. 27th St.)  
 Telephone: Watkins 4280

### Closes Out Scott Estate Holdings

William J. Roome & Co., Inc., sold for the estate of John B. Scott 258 West 24th st, a 3-sty and basement dwelling, on a lot 16.8x98.9. This property has not been transferred since March, 1868, when the late John B. Scott bought the property from Cornelia and John Eckerson. This is the last of the Scott holdings, all of which have been sold through the same brokers.

### Bryce Estate Sells Fifth Avenue Corner

Estate of Gen. Lloyd S. Bryce sold to the Fred F. French Co. the north corner of Fifth av and 97th st, a vacant plot 100.11x200, the latter frontage being on the street. It was held at \$460,000.

The new owner will improve the corner with a 6-sty elevator apartment house to conform with the recent restriction of the height building limit of 75 feet. The French company is building a 14-sty apartment house at the north corner of 95th st and Fifth av.

### Buy South Street Warehouse

Lawrence, Son & Gerrish purchased from Gardener B. Penniman for \$95,000 the 5-sty brick warehouse, on plot 92x146.2x irregular, at 417 to 423 Water st, through to 214 and 216 South st. The buyers control several large warehouses nearby. The sale is recorded.

### Resell a Heights Corner

Jules Nehring, Inc., sold for Daniel H. Jackson to Kalmus Bros., Inc., 311 to 319 Audubon av, southeast corner of 181st st, a 2-sty taxpayer, containing 6 stores and offices, on lot 25 x100 held at \$120,000 and renting for \$16,000 annually. This is the second sale of the property by these brokers within 3 months. The purchasers own the adjoining 6-sty warehouse at 562 to 566 West 181st st, and now control a frontage of 100 feet on 181st st and 120 feet on the avenue.

### Prince Street Corner Sold

Butler & Baldwin, Inc., sold for James R. Nash and others to J. De Biasio 164-166 Prince st and 118-120 Thompson st, southwest corner of the two thoroughfares, a 6-sty brick tenement house with stores, on a plot 40.5x62.

### Sells Co-operative Apartment.

Douglas L. Elliman & Co. sold a large duplex apartment containing 12 rooms and 4 baths at 925 Park av, northeast corner of 80th st, for Archibald W. Ferguson to a prominent resident of New York, for occupancy.

### West Street Landmark Sold

Augusta Quick sold the Glen Island Hotel at the north corner of Cortlandt and West sts, to J. William Postel. Mrs. Quick owned the property for 28 years. It is a 4-sty brick building with store, on a lot 20.6x64.4x39x55.3.

### Buy West Side Parcels.

Sol Freidus and Morris Steinberg purchased through the Herman Arns Co. from Frances Hennessy 42-44 West 98th, two 5-sty triple flats, 25x100.11 each. They also purchased 221-223 West 18th st, two 5-sty tenement houses with stores, on a plot 50x92, through H. V. Mead & Co. from the estate of Bleecker Van Wagenen. They recently acquired 225-227, adjoining, and now control four buildings at this point.

### Tenant Buys Loft Building

Dr. Fortunato Franciulli, a druggist, who has been a tenant for 35 years in the 5-sty loft and store building, 25x55, at 223 Grand st, has purchased the property from George F. Mahnken.

### Estate Sells Harlem Plot

Real Estate Management Co. sold for the Pinkney estate the vacant plot, 125x99.11, on the south side of West 141st st 333 feet 3 inches east of Lenox av, to the F. Channon Press Jr., who intends to improve the site with buildings.

### Parke Estate Sells Plot

Julius Tishman & Sons, Inc. purchased from the William G. Parke estate 61-75 East 96th st, a vacant plot 100x100. Negotiations are pending for the resale of the plot to builders, who will erect a 6-sty elevator apartment house on the site. George Ranger was the broker.

### Well Known Firm Dissolves.

The real estate firm of Manning & Trunk of 89 Fifth avenue has been dissolved. Anton L. Trunk, of the firm, will continue in business at the office of the former firm on his own account.

Edgar A. Manning has established an office of his own in the Borden building, 350 Madison av. His telephone number is 9443 Murray Hill.

### Buys Burnside Ave. Block Front

Joseph Silverson purchased from Max Just the block front on the south side of Burnside av between Grand and Harrison avs. This is the last vacant block on Burnside av. The property fronts 190 feet on Burnside av, 130 feet on Grand

av and 121 feet on Harrison av. Shaw, Rockwell & Sanford were the brokers.

On the Burnside av frontage Mr. Silverson will erect a 2-sty building with 22 stores on the main floor. Five story apartments will be built on the Grand and Harrison av frontages.

### Bronx Parcel in Trade.

Charles F. Noyes Co. arranged an exchange whereby Thomas McBride purchased from Percy Griffith, executor, the 4-sty apartment house with 12 apartments at 2049 Washington av, on lot 25x145, and renting for about \$3,300 per annum. In part payment Mr. Griffith took free and clear six lots at the corner of Euclid and Riverview avs, Ardsley, N. Y. The Washington av apartment house has been placed under the management of the Noyes Co.

### Sale on Throggs Neck.

Robert Levers sold for the Fort Schuyler Building Co. to Mrs. Elizabeth Barry, a 2-sty dwelling, on lot 50x100, in Migel pl, Throggs Neck, Bronx.

### Interborough Sells Brooklyn Tract.

G. P. Butterly sold for the Rapid Transit Construction Co. the two dwellings 63-65 Joralemon st, Brooklyn, on a plot 41x70. The property was acquired by the Interborough Rapid Transit Co. 15 years ago, with the intention of using it as a ventilator for the subway which runs beneath it, but who afterwards acquired other property in the same locality for the purpose. The purchaser is George J. Brown. The Rapid Transit Construction Co. was represented by A. W. Warner, its real estate agent.

### Builders Buy in Brooklyn

I. Salzberg sold for M. Rutchik to Marlboro Realty Company 37 lots fronting 240 feet on the south side of 70th st, 260 feet west of 22d av and 480 feet on the north side of 71st st 230 feet west of 22d av. Thirty 2-family 11-room houses with garages will be erected on the tract.

### Some South Brooklyn Sales

Martin A. Ansborg sold the 16-family house, 6005-6007 Fourth av, for P. J. Carley; the 6-family house, 255 62d st, for C. Seidenberg; dwelling, 642 75th st, for Lester Schutte, and the 2-family house, 650 57th st for M. A. Moran to clients for occupancy.

### Big Resale in Brooklyn

Meister Builders, Inc., resold to an investor the six 5-sty brick apartment houses, 319 to 337 Pearl st, and the 5-sty brick building, 60-68 Johnson st, Brooklyn, on a plot 260x105, accommodating 123 families and containing 3 stores. This property was held at \$325,000. Walter Smith was the broker. Same property was purchased recently by the sellers from the Realty Associates.

### Bellport Estate Bought.

The Langley estate on the Montauk Highway at the east end of the Village of Bellport, L. I., consisting of 45 acres of rolling land, with 1,000 feet of shore frontage on the Great South Bay, has been purchased by Dr. P. A. Reque, of Brooklyn, from the estate of William H. Langley. The property consists of a large residence containing 25 rooms, several outhouses and a house for the servants. About three months ago it was rumored that Charlie Chaplin had purchased the property for a summer home. The sale to Dr. Reque was negotiated by George H. Weidner of Bellport.

### Sells Long Beach Tract.

Edward J. Farrell, of Long Beach, sold for Samuel Cohen 22 lots on Walnut st, near Riverside boulevard, to a client, who will improve same with private dwellings.

### Housing Deal at Long Beach.

For improvement with cottages and bungalows 200 lots on Laurelton boulevard, Market st and adjacent thoroughfares, Long Beach, L. I., have been purchased by the Individual Home Corporation, whose directors are M. and H. and R. Peck.

### Choice Country Estates Sold.

Robert E. Tod sold 190 acres of a 477 acre estate between Syosset and East Norwich, Nassau County, L. I. The acreage sold comprises the westerly part of the estate, and a Pittsburg man is understood to be the buyer.

The purchase will include Mr. Tod's former residence, two cottages, a stable, a garage and other outbuildings. Mr. Tod's present country home is on the easterly portion of the estate near his famous kennels. He will retain about 287 acres of the original tract. The acreage sold is reported to have brought \$200,000.

The Foster property at Sea Cliff, Nassau county, covering a plot 200x100, and commanding a view of Manhasset Bay, has been sold by the Schulz Realty Co., Oscar J. Schultz, president, to May Hargrave. The property includes a large residence and outbuildings.

# Everybody Needs Hot Water

## *This Tells How to Get It*

*For the greater convenience of our customers we have just organized a*

### WATER HEATING & HOUSE HEATING DIVISION

at No. 130 East Fifteenth Street

**O**UR experts will give prompt attention to those who are considering the use of Gas either for Heating Water or the Heating of a House, Apartment, Loft or Large Building.

Architects and Builders, with advantage to themselves and their clients, should ask for the services of one of our highly qualified Experts. His services are *gratis*.

As to Gas Water Heating: There are Gas Water Heaters for use in the Home, Office or Factory. Then again we install a Gas Water Heating System that will furnish a large building with an instantaneous, uninterrupted, Summer or all-year-round supply of hot water. The Gas Boiler installed requires no attention. It regulates itself automatically.

Many private houses are using this System, as well as many large buildings. One of the latter requires nearly 40,000 gallons of hot water every week. Another large building requires nearly 6,000 gallons a day, every drop of which is Gas heated.

Every person interested in a newly constructed building, or one under construction or contemplated, or in a building being or about to be remodeled, should consider the advantages of Gas Water Heating.

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, *President*

Telephone Stuyvesant 4900

### Sells Cedarhurst Residence.

The Lewis H. May Co. sold for Jack Amsterdam his country estate, consisting of a modern English brick dwelling and outbuildings on 2 acres of ground, facing Meadow rd, Cedarhurst, Nassau county, to Samuel Rosenbaum, for occupancy. The property was held at \$55,000.

### Brooklyn Lawyer Buys Duck Island

Contract for the sale of Duck Island, near Northport, L. I., has been signed by the Alredo Realty Co. The purchaser is Henry A. Ingraham of Brooklyn and Northport. William B. Codling of Northport was the broker. The property has been held at \$125,000. Duck Island is one of the most picturesque parcels along the North shore. The buyer is a prominent lawyer.

### Sell Bronxville Tract.

Fish & Marvin sold for the Rockwell estate a block front on Woodland av, extending from Oriole to Greenfield avs, Bronxville. The property comprises nearly two acres, and it is the

intention of the purchasers, a group of New York City business men, to erect five residences for their own occupancy. The land was held at \$30,000.

### Sell a Greenwich Estate

Ladd & Nichols, Greenwich, Conn., sold for Mrs. W. A. Tabourn her residence on Calhoun Drive, Greenwich Conn. The property consists of house, garage and about five acres of very attractive grounds. It was held at \$65,000. The same brokers rented for Alfred L. Ferguson his house in Edgewood Park, Greenwich, to C. L. Campbell of this city for the summer, and to Dwight D. Wiman for the ensuing year the residence of William C. Watling in Brookside Park.

### Sale Near Tunnel Entrance

Sharp & Co. sold for Piegro Bianchetti to the Versailles Holding Co., Louis Kramer, president, the 5-sty brick hotel, 5 Thompson st, on a plot 33.6x118.6x irregular. The property is located near the approach of the vehicular tunnel to New Jersey, in Canal st.

### Buy Bleeker Street Lofts

S. & J. H. Albert, with Arthur Eckstein, representing Manheimer Bros., sold 97-99 Bleeker st, a 6-sty brick loft and store building, on a plot 50x153.10x irregular, to Mendel Presberger for the Henry Meinhard estate. The property was held at \$150,000.

### Prominent Park Avenue Corner Resold

Leon S. Aitmayr sold for Mrs. Julia Chapin Bourne Lockwood to Dr. Beit the 5-sty stone and brick dwelling known as 908-910-912 Park av and 76 East 80th st, being the southwest corner of the two streets. The property has a frontage of 81.2 feet on Park av and 20.6 feet on the street. The same brokers resold the same to Edgar A. Levy.

### A Fine Apartment Catalogue

Pease & Elliman, who have long managed and leased superior apartments in this city, have issued their sixth annual catalogue of fine apartments in the Fifth av and Madison av districts, the upper West Side, as well as in the Park av neighborhood and the avenue itself. Ample illustrated with floor plans, the catalogue is a comprehensive document in apartment details. The location of every bathroom, closet space, bed chamber, salon, library, kitchen, butler's pantry, private hall and connections is shown at a glance, thereby informing the prospective tenant of much in a few minutes. All of these plans are from architects' drawings.

The publication abounds in typical floor plans of the most costly apartments in town to the lowest priced first class ones. No book of its kind yet issued is more thorough in its presentation of choice living space. It also contains a list of apartment houses floor plans of which are not shown.

The following important statement appears in the catalogue: "We have not in this book given the price ranges for the various apartments. The reason for this is not what might be assumed, that we are expecting any immediate revision of rents, though one may come. The owners, and not Pease & Elliman, authorize the rent schedules of the houses of which we have charge; and we do not attempt to give price ranges for the many houses in this book which we have inserted for the convenience of the public but of which we do not have charge."

### MORTGAGE LOANS

Edwards, Dowdney & Richart placed a first mortgage of \$60,000 for the Walvin Real Estate Co. on premises 100-06 Tenth av. They also placed building and permanent mortgages amounting to \$38,000 for the Success Building Co. on premises on the west side of Eastburn av, 68.3 feet north of 73d st.

L. Davis obtained for clients a mortgage loan of \$50,000 on the synagogue at 161 East 67th st, and a mortgage loan of \$19,000 on 1027 Tiffany st, Bronx.

Harry A. Levine, as broker placed a loan of \$100,000 for a period of three years on a leasehold at 312 to 326 West 125th st for the Seagard Realty Co. for improvement with a 3-sty store and office building with a large store extending through to 124th st.

The Metropolitan Life Insurance Company has authorized mortgage loans amounting to \$10,500,000. About \$6,000,000 of these were loaned in New York City, about \$3,000,000 on out of town city loans, and over \$1,500,000 on farm loans. The housing loans will provide shelter for 1,179 families. Of these 203 are on dwellings outside of New York City to provide for 237 families, and on 28 apartments outside of New York City to provide for 222 families. In the greater city the loans are on 25 apartments and 29 dwellings, altogether to provide for 720 families.

The New York City housing loans were mostly on Queens properties. The out-of-town housing loans, amounting to about \$1,250,000, were made in Norfolk Va.; Memphis, Tenn.; Atlanta, Ga.;

a number of cities in Florida, Nashville, Chattanooga, the suburbs of Chicago, the suburbs of Boston, in Cleveland, and a few in scattered cities in Minnesota, Ohio and Indiana.

Other loans include \$3,219,500 on 23 business buildings. The farm loans were made in Iowa, Missouri, Alabama, Indiana, Tennessee, South Dakota, Kansas, Arkansas, Nebraska and other Southern and Western states.

S. W. Straus & Co. have underwritten two first mortgage serial bond issues of \$3,200,000 on new housing projects with a combined capacity of 1,600 rooms. One is a loan of \$1,700,000 on the land and 14-sty apartment hotel to be erected at 91st st and Broadway. The structure will contain 450 rooms divided into small suites. The borrowing corporation is the Van Rensselaer Estates, Inc., of which Henry A. Blumenthal is president. Schwartz & Gross are the architects, and Hughes & Hammond were the brokers.

The other underwriting was a first mortgage bond issue of \$1,500,000 on the Lewis Morris apartment house, and land on Grand Boulevard and Concourse, Clifford pl and Walton av. The building will be 13 stories on the Concourse elevation and 16 stories on Walton av and will contain 1,050 rooms arranged in apartments of 3 to 7 rooms and bath. The owner is the Clif-Walt Realities, Inc., of which the president and controlling stockholder is Albert J. Schwartzler, prominent builder and realty owner. Jacob & Emil Leitner, Inc., were the brokers.

Joseph P. Day placed a first mortgage of \$60,000 on the former old French Hospital's premises at 322 West 34th st, comprising a 5-sty building, 50x118.

Lawrence, Blake & Jewell placed for Harry Aronson, Inc., \$180,000 on the northeast corner of 76th st and Madison av, a 10-sty apartment house; for the Ambrose Realty Corporation \$57,000 on 338-340 West 56th st, a 6-sty elevator apartment house; and for A. Schwalbe \$70,000 on 36 West 38th st, a 6-sty business building.

Charles B. Van Valen, Inc., negotiated recently mortgage loans aggregating \$2,990,000. All of these were for large amounts, the most recent being: \$900,000 on the 14-sty Rodin Studios, on a plot 89x115, at the southwest corner of Seyenth av and 57th st; \$160,000 on the 6 and 7-sty apartment houses with stores at 369-373 Third av, 204-8 East 27th st and 302 East 26th st for the Lorena Realty Corporation; first, second and third mortgages aggregating \$535,000 for the Western Holding Co. on the 12-sty elevator apartment house 164-168 West 72d st; \$205,000 on the 9-sty apartment house at the northwest corner of Seventh av and 110th st; \$300,000 for the Loyd Realty Co. on the 4-sty building at 1568-1570 Broadway; \$50,000 for Daniel H. Jackson on the 5-sty "Theodora" apartment house at 752 West End av, and \$450,000 on the 10-sty elevator apartment house at the northeast corner of Madison av and 66th st for the 777 Madison Avenue Co.

M. Morgenthau, Jr., Co., placed a first mortgage loan of \$23,000 at 6 per cent. per annum, for a term of years, for the Stability Realty Co. on 854 Lexington av. The Stability Realty Co. recently completed the remodeling of this building, which was a private dwelling on lot 16.8 x80. The ground floor store has been leased to Herman Birnbaum, electrician, and the 2d floor to Anderson Employment Agency, while the upper 3 floors have been leased as apartments.

Samuel and Henry A. Blumenthal, who purchased from the Astor estate the southeast corner of Broadway and 91st st, have obtained a loan of \$1,700,000 from S. W. Straus & Co., Inc., for the erection of a 14-sty apartment house with stores.

Brooks & Momand placed a first mortgage loan of \$180,000 on the 7-sty apartment house at the northeast corner of Broadway and 65th st. The loan was placed with the Mutual Life Insurance Co.

### MANHATTAN SALES

#### South of 59th Street

MACDOUGAL ST.—Dunlap & Lloyd sold for Howard C. Barber to Dr. W. Randolph Burgess 82 Macdougall st, a 3-sty and basement brick flat with store, on a lot 20x100.

READE ST.—Formation of the 181 Reade Street Co. has been made by P. J. Rassler, E. Gabay and A. J. Halprin as directors, to take over the 5-sty loft building, with stores, 21.4x 51.7x irregular, at that address.

WAVERLY PL.—Pepe & Bro. sold for the estate of Grace Wilks to the Telegram Realty Co. 108 Waverly pl, a 3-sty and basement granite dwelling, on a lot 22x97. The structure will be remodeled. Plans are being prepared by Frank E. Vitolo, architect.

11TH ST.—Norah MacLaren sold for John D. Lindsay to Dr. George M. Parker 34 West 11th st, a 3-sty and basement brick dwelling on a lot 22x94.10.

13TH ST.—Joseph P. Day sold for the Utica Trust Co. the 5-sty brick tenement with stores

# MONEY TO LEND ON BOND & MORTGAGE

## LAWYERS MORTGAGE Co.

Capital and surplus \$9,000,000

59 Liberty Street, New York  
184 Montague St., Brooklyn  
4 Herriman Avenue, Jamaica

### CO-OPERATION OF RELIABLE BROKERS INVITED OFFERED

Garage or F. P. Fact'y, 55,000 s. f., W. 60's (R-S) Store, 180 ft., on B'way, best retail sec. (R) New Apt. House, B'wick sec., B'n., \$350,000 (S-E) Estate in Austria, 50 million crowns (S) Apt. House, Gnd. Concourse, \$260,000 (S-E) 2d floor, 25,000 s. f., B'way retail space (R) Apt. house, West Bronx, \$275,000 (S-E) 50,000 acres in Central Cal., \$2,500,000 (S-E) 13,100 acres in Orange Co., Fla., @ \$7 (S)

### WANTED

Manhattan Investment Bus. Property (B-L)  
Explanation: B—Buy; E—Exchange; L—Lease;  
R—Rent; S—Sell

### AMERICAN BUREAU OF REAL ESTATE

All About Real Estate Everything—Everywhere  
MODERN "A. B. R. E. S. T. E." SYSTEM  
18-20 W. 34th St. (Astor-Court Bldg.), New York  
Telephones 0396-0397 Pennsylvania  
ALL ITEMS TREATED STRICTLY CONFIDENTIAL  
(See Previous Weekly Ads.)

## Philip A. Payton, Jr., Company

### REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro  
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues  
Telephone: Audubon 0245

### SPECIALISTS IN PENN. TERMINAL SECTION REAL ESTATE

AGENTS—BROKERS—APPRAISERS

H. M. Weill Co.

Tel. Longacre 2290-2817 221 West 33rd St.

at 630 East 13th st, on a lot 16x103.3, to S. E. Greenberg.

30TH ST.—Wood, Dolson Company, Inc., sold for Edward Hinderson the 5-sty stone American basement dwelling 102 East 30th st, on lot 20x79, adjoining the southeast corner of Fourth av. The buyers are Tachau & Vought, architects, who will remodel it for their offices. The property was held at \$40,000.

38TH ST.—Julia D. F. Delafield, who owns 135 East 38th st, bought from William V. Rowe 133, adjoining, a 3-sty and basement stone dwelling, on a lot 19x98.9, and from Kate E. Wilson 131 East 38th st, a similar property. The sales are recorded.

41ST ST.—Max Heller sold 308 West 41st st, a 5-sty brick tenement house with stores, on a lot 25x98.9.

49TH ST.—Porter & Co., in conjunction with George V. McNally, sold for the Farmers Loan & Trust Co. to Ennis & Sinnott the 5-sty stone tenement house, on a lot 26.4x100.5, at 506 West 49th st.

50TH ST.—William A. White & Sons sold for Dr. Frank S. Mathews 62 West 50th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.5, a Columbia University leasehold.

52D ST.—The 114 East Fifty-second Street Corporation (H. A. St. George, W. M. G. Watson and E. S. Oldis) has been formed to take over the 4-sty dwelling, on a lot 18x100.5, at that address.

56TH ST.—Charles S. Brand sold 151 West 56th st, a vacant lot 25x100.10.

EIGHTH AV.—Dwight, Archibald & Perry, Inc., with George W. Mercer & Sons, resold for James E. Mitchell the two 4-sty brick flats with stores at 250-252 Eighth av, adjoining the southeast corner of 23d st, on a plot 39.8x59.4. The purchasers, George Nockins's Sons, jewelers, contemplate remodeling the buildings for their business. This is part of the group of six buildings which Mr. Mitchell purchased from the Smith estate recently.

FIRST AV.—The newly formed Kings Court Realty Corporation, having for directors M. Eagle, L. R. Schneider and L. Gettinger, purchased from the Monogram Realty Co. 799 and 801 First av, adjoining the southwest corner of 45th st two 5-sty brick tenements with stores, on a plot 39.7x70.

LEXINGTON AV.—Estate of Mary P. Tappan sold to the Harlem Holding Co. 337 Lexington av, a 4-sty and basement stone dwelling, on a lot 20x65, adjoining the northeast corner of 39th st.

SIXTH AV.—George W. Mercer & Son, with Dwight, Archibald & Perry, sold for C. Percival 102 and 104 Sixth av, two 3-sty brick buildings, on a plot 40x77.7.

THIRD AV.—The 977 Third Avenue Realty Corporation, with J. A. Foppiani, P. Croce and A. M. Garbarini as directors, has been formed to take over the 6-sty brick tenement house with stores, on a lot 25.1x105 at that address, adjoining the northeast corner of 58th st. M. Foppiani conducts a restaurant in the premises.

**North of 59th Street**

61ST ST.—Harris, Vought & Co. sold for Mrs. Arthur W. Swann 124 East 61st, a 3-sty and basement stone dwelling, on a lot 18x100.5. The buyer is Dr. B. S. Oppenheimer, who will alter and occupy.

72D ST.—A. V. Amy & Co. sold for H. U. Singh the 4-sty and basement dwelling, 25x102.2, at 35 West 72d st. The purchaser, Mrs. Hazel Y. Hatch, will occupy after alterations are completed. The house contains 22 rooms, 5 baths and electric elevator, and was held at \$90,000.

72D ST.—Pease & Elliman have sold for Frances E. H. Lewis the 4-sty and basement stone dwelling, on a lot 18.6x102.2, at 145 West 72d st. The buyer will alter the building for business. The property was held at \$75,000.

72D ST.—Harris, Vought & Co. sold for Mrs. Snaun Kelly the 4-sty stone American basement dwelling 214 East 72d st, on a lot 17.10x102.2. Mrs. Kelly bought the house two years ago through the same brokers and remodeled it. It is on the block between Second and Third avs, where a number of new dwellings have been erected.

73D ST.—Mary Bauman sold 311 East 73d st, a 4-sty brick flat, on a lot 21x102.2.

75TH ST.—John J. & Theodore A. Kavanagh sold for Mrs. Elizabeth Browning 22 East 75th st, adjoining the southwest corner of Madison av, a 4-sty and basement stone dwelling on a lot 25x102.2.

75TH ST.—Dr. Joseph Coleman bought from Abraham Goldsmith 50 West 75th st, a 4-sty and basement stone dwelling, on a lot 18.6x102.2. The buyer will make alterations and occupy.

76TH ST.—Harris, Vought & Co. sold for the estate of Havilah M. Smith and William C. Smith two 5-sty flats, 64x102.2, at 121-127 East 76th st, to Robert Podger and Michael Kaufman, builders, who will erect a 9-sty apartment house on the plot. This is the first sale of the property since 1869. It was held at \$150,000.

79TH ST.—Mrs. David Hochstadter sold 19 East 79th st, a 4-sty and basement stone dwelling, on a lot 20x102.2.

80TH ST.—Pease & Elliman sold for Jacob

**“Meet the Officers”**

**A**N old customer of ours brought in one of his friends the other day, saying:

“I want you to meet the officers of my bank. Here they are. You can always talk to one of them without any red tape or without calling up in advance for an appointment.

“You may be able to get that kind of attention at other banks but I know you can always get it here.”

*You are cordially invited to consult*

**LAWYERS TITLE & TRUST CO.**

188 Montague Street, Brooklyn  
160 Broadway, New York  
44 Court Street, Brooklyn

367 Fulton Street, Jamaica, N. Y.  
383 East 149th Street, New York  
1354 Broadway, Brooklyn

160 Main Street, White Plains, N. Y.

**MONEY TO LOAN**

*on-Mortgages*  
*Building Alterations*  
*Leaseholds*  
*Building Loans*  
**BROKERS PROTECTED**

**Sterling Mortgage Company Inc.**

135 Broadway, New York  
TELEPHONE RECTOR 1226-9447

**Classified Advertisements**

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

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

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

**PROPOSAL**

**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**

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

**EXPERIENCED** outside general superintendent and manager for high-class apartment and business buildings. Must have thorough mechanical knowledge. Opportunity for energetic man to secure permanent position with established real estate firm. State in detail

experience, references, salary desired. Box 894, Record & Guide.

**CLERK** in a Real Estate Office, elderly man, Protestant; reliable, good disposition. State experience, age and salary desired. Box 896, Record & Guide.

**WANTED:** A beginner in the real estate brokerage business. Will pay small salary and commission. Box 893, Record & Guide.

**SITUATIONS WANTED**

**EXPERIENCED BROKER, LEASING SPECIALIST, ABLE NEGOTIATOR, GOOD CLOSER, HARD WORKER, SEEKS CONNECTION CHAIN STORE ORGANIZATION** BOX 890, RECORD & GUIDE.

**YOUNG MAN** (26), active, hard worker, desires connection with well established realty concern. 3 years' experience property management and brokerage. Box 892, Record & Guide.

**RENTING-MANAGEMENT.** **ENERGETIC** young man with thorough all around experience in prominent real estate offices, desires position with corporation or individual managing own properties. Highest references. Box 895, Record & Guide.

**WANTS AND OFFER**

**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. APPY HERBERT MACLEAN PURDY & CO., 17TH FLOOR, 25 W. 43D ST. VANDERBILT 8040.

**WANTED RECORD & GUIDE ANNUALS** FOR THE YEAR 1918. STATE PRICE AND CONDITION. ADDRESS BOX C, RECORD & GUIDE.

**FOR SALE:** Seventeen volumes well bound Record & Guides, including index July, 1903, to December, 1911. Any reasonable offer accepted. Willis, 2033 Seventh Avenue.

Lippman the 4-sty and basement stone dwelling, 46 East 80th st, on a lot 18.6x102.2, to a buyer for occupancy. The property had not changed hands for more than 30 years.

80TH ST.—O'Reilly & Dahn sold for Frederick Kolb 428 East 80th st, a 5-sty brick tenement house, on a lot 25x102.2.

80TH ST.—Madame H. Guidet sold through John J. & Theodore A. Kavanagh 158 East 80th st, a 3-sty and basement stone dwelling, on a lot 16.6x102.2. The buyer will remodel the structure into an American basement dwelling and occupy it.

87TH ST.—Slawson & Hobbs sold for Charles Rohe, president of the North River Savings Bank, his former residence 17 West 87th st, a 5-sty American basement stone dwelling, on a lot 20x100.8½. The property was held at \$40,000.

88TH ST.—John Lucas sold through Leroy Coventry 29 West 88th st, a 4-sty and basement stone dwelling, on a lot 20x100.8½.

89TH ST.—Coughlan & Co., Inc., sold for Cora Murray the 4-sty and basement stone dwelling 42 West 89th st, on a lot 20x100.8½. The purchaser will occupy. The property was held at \$38,000.

90TH ST.—Mandel-Ehrich Corporation purchased from the Broadway Savings Institution the vacant plot, 75x100.8½, on the north side of 90th st, 175 feet east of Park av. It is adapted for apartment house improvement. George Ranger was the broker.

97TH ST.—E. K. Van Winkle sold for Joseph Frager to C. A. & E. W. Webber 126 West 97th st, a 3-sty and basement stone dwelling, on a lot 17.6x100.11. The buyer will remodel the structures into apartments.

102D ST.—A client of Charles Siegel Levy sold to the Dormond Realty Co. the 5-sty stone tenement house, 104 East 102d st, on a lot 25 x75, through Ryan & Co.

109TH ST.—Estate of Thomas Dairs sold 328 East 109th st, a 5-sty brick tenement house with stores, on a lot 25x100.11.

113TH ST.—George K. Crawford sold to Peter Mulligan 314 West 113th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

116TH ST.—George Steinman, Inc. sold for the Ottenberg estate 36 West 116th st, a 5-sty brick apartment house with stores, on a lot 27 x100.11. The property rents for \$10,000, and was held at \$60,000. The purchaser is an in-

vestor. The brokers have been retained as agents.

117TH ST.—Aaron Shisko sold to John C. Coleman 357 West 117th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11. It adjoins the Midlothian apartment house.

119TH ST.—Morris Moore's Son (Charles Moore) sold to an investing client the 6-sty apartment house, 205 West 119th st, on a plot 37.6x100, renting for \$12,000 and held at \$70,000.

120TH ST.—James H. Cruikshank resold through Charles A. Rosenthal to Davis Brooks 241 East 120th st, a 5-sty brick tenement house with store on a lot 25x100.11.

122D ST.—Mulvihill & Co. sold for the estate of Sylvester Knight to Elizabeth Levines 160 East 122d st, a 2-sty and basement brick dwelling, on a lot 17.4x67.2½.

130TH ST.—Porter & Co. sold for James H. Beals to a client of the Harlem Real Estate Exchange the 4-sty and basement stone dwelling, 51 West 130th st, on a lot 20x91.11.

131ST ST.—James H. Cruikshank purchased from the Diocesan Auxiliary of the Cathedral Church of St. John the Divine 132 West 131st st, a 3-sty and basement stone dwelling, on a lot 20x99.11. Harry Sugarman was the broker.

170TH ST.—Charles Berlin sold for the Lucerne Realty Co. to Lowenfeld & Prager the two 5-sty brick apartment houses at 503-507 West 170th st, each on a plot 50x100.

178TH ST.—Nehring Bros. resold for clients to Bessie Kantor 605-607 West 178th st, a 5-sty and basement walk-up apartment house, on a plot 50x100. James E. Barry was associate broker. The building contains 20 apartments. It was held at \$80,000.

182D ST.—Daniel H. Jackson bought through M. Florin from Joseph Herman 521 West 182d st, adjoining the northeast corner of Audubon av, a 5-sty brick apartment house, on a plot 50x79.9.

AMSTERDAM AV.—William H. Gentzlinger sold to Edward Höch the 5-sty stone flat with stores, on a lot 25x100, at 84 Amsterdam av.

EDGEcombe AV.—William Ward, known as "Kid" Norfolk, colored aspirant for the heavy-weight pugilistic championship, has bought the 3-sty and basement dwelling, 191 Edgecombe av. After making extensive alterations he will occupy it. The house stands on a lot 17x100. Sale of the property was made by the Moton

Realty Co., represented by J. Douglas Wetmore, through Nicholas Celia as broker.

MADISON AV.—The 5-sty brick apartment house with stores, 40x70 at 1064-1066 Madison av, has been sold by the Royal Atlantic Realty Corporation, to Nagle Bros. Hafner-Roe Realty Co., Inc., were the brokers.

MADISON AV.—Sherman & Kirschner sold for Maria Hillenbrand the 5-sty brick apartment house, on a lot 25.6x75, at 1701 Madison av. The purchaser will convert the ground floor into stores.

PARK AV.—Adele Q. Brown sold to A. Carden 789 Park av, a 5-sty stone American basement dwelling, on a lot 25x96. The buyer gave in part payment the country seat known as the E. H. Hutton estate, Montauk Highway and Amixa av, Bay Shore, L. I.

SECOND AV.—J. Lemle sold for the 1826 Second Avenue Realty Corporation the 5-sty brick tenement house with stores at the above address on a lot 25x80, and adjoining the northeast corner of 94th st.

SECOND AV.—Cornelia Holbe bought from Leo Herman 1695 Second av, southwest corner of 88th st, a 5-sty brick tenement house with stores, on a lot 25.8½x80.

## BRONX SALES

138TH ST.—Denwood Realty Co., Benjamin Benson, president, bought through Ernest T. Bower and Francis X. O'Connell 339 East 138th st, a 5-sty brick flat with stores, on a lot 25.1x100.

170TH ST.—Harris, Vought & Co. sold for Emilie L. Starke the 5-sty and basement brick apartment house, on a plot 7x100x irregular, at 920 East 170th st, southeast corner of Franklin av, and known as the Hill Crest.

174TH ST.—Ancowitz & Cohen sold for Kahn & Kahn the 5-sty brick apartment house with stores on a plot 40x100, at 517 East 174th st, adjoining the northwest corner of Third av, to Gussie Levine.

188TH ST.—Herman A. Acker resold for Joseph Thies 160 East 188th st, adjoining the southwest corner of Grand Boulevard and Concourse, a 3-sty frame flat with store, on a lot 25.2x51.6.

198TH ST.—Armstrong Bros. sold for Albert M. Mayell to Max M. Kaplan, for occupancy, 322 East 198th st, a 3-sty frame detached 2-family

# MEMBERS REAL ESTATE BOARD OF NEW YORK

## ADAMS & CO., INC.

Real Estate  
170 5TH AVE. Tel. Gramercy 1092  
SPECIALIST IN BUSINESS PROPERTY

## ALEX. BALTER, INC.

REAL ESTATE & INSURANCE  
Management of Property a Specialty  
152 W. 42nd St., Knickerbocker Bldg. Bryant 2042-3

## CUSHMAN & WAKEFIELD, INC.

### RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

## ALFRED P. COBURN

Real Estate—Appraisals—Insurance  
Management of Estate a Specialty  
159 W. 72nd ST. Phones: Columbus 4356-3548

## CUSACK COMPANY

Real Estate and Insurance Brokers  
Specialists in West Side Properties  
176 WEST 72nd STREET  
Telephones: Columbus 6947-8179

## CHAS. A. DUBOIS

REAL ESTATE  
3551 BROADWAY  
At 146th St. Established 1884

## DUNLAP & LLOYD

Incorporated  
Real Estate—Insurance  
80 GROVE STREET Phone: Spring 5518

## ROYAL SCOTT GULDEN

REAL ESTATE, FIFTH AVE. SECTION  
680 FIFTH AVENUE Phone: Circle 8315

## CHARLES G. KELLER

Real Estate and Insurance  
109 WEST 23RD STREET  
Watkins 5336

## ALBERT E. KELLY

Successor to Fredk. A. Booth  
REAL ESTATE AND INSURANCE  
50 Union Square Tel. Stuyvesant 1125

## T. H. KELLEY

Specialist in Fordham Heights Property  
158 East 188th St., at Grand Concourse  
Phone: Fordham 2509

## J. P. & L. A. KISSLING

Sales—Management—Appraisals  
896 8TH AVE., NEAR 54TH ST.  
Established 1870 Circle 0591 to 5

## H. C. KOPP & COMPANY

Specialists in Retail Store Locations  
MANAGEMENT and BROKERAGE  
402 Madison Avenue Vanderbilt 4900

## ROBERT LEVERS

Real Estate—Insurance  
THE KNICKERBOCKER, 152 West 42nd Street  
Uptown Office: 376 Lenox Avenue. Phone Connections.

## JOSEPH MILNER CO., Inc.

Real Estate  
505 FIFTH AVE., NEW YORK  
Vanderbilt 3607

## HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property  
230 GRAND ST. Bowery Bank Bldg.

## GEORGE S. RUNK

REAL ESTATE BROKER  
Mortgage Loans—Management  
1252 LEXINGTON AVENUE

## SCHINDLER & LIEBLER

Real Estate and Insurance  
1393 THIRD AVE., at 79th St.

## SEAMAN & PENDERGAST

RENTALS—SALES—MANAGEMENT  
RESIDENTIAL PROPERTIES  
542 FIFTH AVENUE Vanderbilt 1809

Manhattan Office  
1 WEST 125th STREET  
Tel. Harlem 8400

Bronx Office  
1972 JEROME AVENUE  
Bingham 2700

## SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE  
Successors to  
SHAW & CO.

## COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance  
Industrial Locations



840 BROADWAY 1261 BROADWAY  
Stuyvesant 0627

## JACOB J. TABOLT

REAL ESTATE  
670 EIGHTH AVE. Phone  
Above 42d St. Bryant 7081

## JAMES P. WALDEN

REAL ESTATE  
Specialist in West Side Dwellings  
200 West 72nd St. Columbus 9006

house, on a lot 25x100, opposite Ursuline Academy.

**ANDREWS AV.**—The Poe Construction Co., which recently completed two 5-sty and basement apartment houses at the northwest corner of Andrews av and 183d st, have sold the immediate corner house, on a plot 75x100, to Frederick Mohrmann for \$185,000.

**ARTHUR AV.**—Laumeister & Herrman sold for a client 2021 Arthur av, southwest corner of 179th st, a 5-sty brick apartment house with stores, known as the Franklin on a plot 62x100 x70.8x90.

**BAILEY AV.**—The Kiowa Realty Co. sold to Edward M. Wolff, 2896 Bailey av, a 2-sty brick store and office building, on a lot 25x100, at present occupied by the New York Telephone Co.

**BOSTON RD.**—Louis Gold & Co., Inc., sold the vacant plot recently purchased by them on the west side of Boston rd between 167th and 168th sts, adjoining the Crescent Theatre, to a builder who will improve with four 2-sty business buildings.

**BROADWAY.**—The Manierre estate, Charles Manierre, executor, sold the vacant plot, 122x125, at the southwest corner of Broadway and 231st st, to Jacob Bashein who will improve the site with a business building with stores. Charles G. Edwards & Co. represented the sellers, and A. N. Gitterman represented the buyer. The property is the last of the Manierre estate holdings south of 231st st.

**BURNSIDE AV.**—Herman A. Acker sold for the Chester D. Judis Building Corporation to an investor the 1-sty taxpayer in course of construction at the southwest corner of Burnside and Davidson avs, on a plot 125x101. The property was held at \$160,000.

**CONCOURSE.**—Samuel Brener purchased from David Brown 1236 to 1244 Grand Concourse, two 5-sty brick apartment houses, on a plot 145x104. The houses were erected about 4 years ago and contain 60 apartments. Sharon & Thom and Alfred A. Krueger were the brokers.

**DECATUR AV.**—Benenson Realty Co. bought from a client of W. L. Marlan the northeast corner of Decatur av and 198th st, a 4-sty brick double apartment house with 2 stores, 25x100, renting for \$5,500 and held at \$40,000.

**FINDLAY AV.**—The newly built apartment house containing 44 suites at 1133-1139 Findlay av on a plot 105x100, has been sold by Michael Retzker through Cohen & Gold to a client of Samuel Zuckerman. The property was held at \$225,000.

**JEROME AV.**—Herman A. Acker sold for the Zilmur Realty Corporation the taxpayer on the

east side of Jerome av, 25 feet north of Burnside av containing 3 stores. The property was held at \$45,000. This taxpayer is adjoining the corner in which the Corn Exchange Bank is now making alterations in order to open one of its branches.

**MINFORD PL.**—William F. Kurz Co. sold for John Hayney the southeast corner of Minford pl and 172d st, 200x100, to Poldina Holding Co., which will improve the site with a 5-sty apartment house.

**MONTEREY AV.**—Joseph P. Day sold to Charles Taylor the vacant plot 125x100, on the east side of Monterey av, 100 feet south of East 178th st. It was sold by the estate of Catharine R. Neuhoff and the Burnside Avenue Realty Corporation.

**SOUTHERN BOULEVARD.**—Benenson Realty Co. bought from Samuel E. Jacobs the plot 160x100, on the west side of Southern Boulevard, 300 feet north of Westchester av. The buyers plan to erect on the site a 2-sty store and office building.

**THIRD AV.**—Samuel Shapiro purchased from Miriam Blumberg the 1-sty taxpayer at the northeast corner of Third av and Lorillard pl, 51x123x irregular, containing 9 stores and basements. The rental is \$5,000 and it was held at \$30,000.

**THIRD AV.**—Julius Trattner sold for the Realty Co-operative Plan Co. the 6-sty brick apartment house, with stores, at 3744 Third av, on a plot 39.9x100.

**TRINITY AV.**—Michael Bonn sold for Wile & Myers to Nathan Munshin three 5-sty brick walk-up apartment houses each on a plot 50x100, at 556, 560 and 564 Trinity av. The property was held at \$225,000, with a rental of \$34,000.

**TUDOR PL.**—Albert J. Schwarzler sold to the Telsen Realty Co. the vacant plot, 141.9x113, on the north side of Tudor pl, 100 feet west of the Grand Boulevard and Concourse.

**UNION AV.**—Max Notess purchased from a client of Clement H. Smith the 6-sty brick apartment house with 3 stores at the northwest corner of Union av and 155th st, on lot 25x100.

**VALENTINE AV.**—Armstrong Bros. resold for Dr. David Neumann 2698 Valentine av, a 5-sty and basement brick apartment house, on a plot 46.7x100x28x97.8.

**WHITLOCK AV.**—The new C. M. Holding Co., H. Benoit, B. Siegel and J. Frimarck, directors, purchased from the Superior Garage the 1-sty garage on plot 100x100, at 1040 Whitlock av. The new company is represented by Shaine & Weinrib, attorneys.

RECENT LEASES.

Long Lease in East 23rd Street

Charles F. Noyes Co. has arranged a 10-year lease with the Belmore Lunch Co., Jacob Richman president, for the store and basement of 24 East 23d st, from May 1 next, at an aggregate rental of about \$77,500. The tenant will make extensive alterations to this and the adjoining building, 26 East 23d st, and occupy the combined ground floor and basement of both buildings.

Oculist Leases Broadway Corner.

Tier, Fallon & Kyle leased for a client to Dr. John Randel, Jr., oculist, the store in the northeast corner of Broadway and 39th st, for a term of years.

Rogers Properties Leased.

H. H. Rogers, son of the late Standard Oil magnate, is leasing his property at the southwest corner of Madison av and 57th st. The identity of the prospective lessees or the use which they expect to make of the realty was not revealed. It is said that the property will be leased for an aggregate rental of more than \$1,000,000.

The Rogers property takes in 24 and 26 East 57th st, dwellings altered into 5 and 6-sty buildings with stores and the adjoining 4-sty building at 578 Madison av. The combined parcels have a frontage of 125.5 feet on Madison av and 47 feet on 57th st, with a southerly line of 75 feet. On the city tax books the properties are valued at \$505,000.

Hotel Flanders in New Hands.

The Hotel Flanders, at 133-137 West 47th st, through to 134 West 48th st, has been leased by Edward Arlington, proprietor of the Hotel Harding and the Hotel America in Manhattan and the Colonial Arms in Jamaica. The Swetland Realty Co., which controls the Longacre and Laurelton Hotels, is the lessee. The rental price was \$212,000. Sela M. Eaton, formerly of the Hotel Bristol, has been appointed manager of the Flanders. The deal was negotiated by Harvey B. Newins and William E. Woodman, who were the brokers representing George L. Sanborn, the former lessee.

Brooklyn Restaurateur Makes Lease

The former Ritz Restaurant space in the Johnston Building, Fulton and Nevins st, has

MANHATTAN BROKERS

**ORVILLE B. ACKERLY & SON**  
Brokers and Appraisers  
LONG ISLAND REAL ESTATE  
Phone: Longacre 2280  
243 West 34th St., New York City

**ERNEST N. ADLER**  
Upper East Side Property a Specialty  
1506 FIRST AVE., at 79th St.  
Established 1908 Phone: Rhineland 6125

**ARMSTRONG & ARMSTRONG**  
Real Estate Agents and Brokers  
212 ST. NICHOLAS AVE.—Near Eighth Ave. and 121st Street  
Phone: Morningside 1376

**GEORGE H. CORTH & CO.**  
ECONOMICAL and EFFICIENT  
MANAGEMENT OF PROPERTIES  
342 MADISON AVENUE, NEW YORK  
Telephone: Vanderbilt 9494

**JAMES A. DOWD**  
Real Estate—Insurance  
Renting—Management  
874 SIXTH AVENUE, above 49th Street

**JACOB FINKELSTEIN & SON**  
Real Estate—Mortgages  
Specialists in the Bowery Section  
42 BOWERY Phone: Franklin 1810

**HARRIS EXCHANGE**  
Real Estate—Mortgages  
Renting and Leasing of Stores and Lofts  
Times Building Broadway at 42d Street  
Phone: Bryant 310-1124

**HOLT & MERRALL, Inc.**  
Industrial Real Estate  
342 MADISON AVE. Tel. Vanderbilt 4699

**J. & E. REALTY CORPORATION**  
SELLING—LEASING—MANAGEMENT  
5 COLUMBUS CIRCLE Columbus 7094

**LEONARD MORGAN CO.**  
Real Estate—Insurance—Estates Managed  
Gotham Bank Building, Columbus Circle  
Suite 504-5 Phone: Columbus 1646

**ARTHUR G. MUEHLKER**  
Real Estate—Insurance  
1112 PARK AVE., NEAR 90TH ST.  
Phone: Lenox 2335

**FRED. OPPENHEIMER**  
Real Estate—Mortgage Loans  
540 Bergen Av., at 149th St.  
Phone: MELROSE 5907

**ABRAHAM SAFFIR**  
REAL ESTATE  
1472 BROADWAY, LONGACRE BLDG.  
Phone Bryant 6944

**F. P. SANSONE CO.**  
Real Estate Insurance  
Selling Leasing Management  
Tel. Vanderbilt 4218  
320 EAST 34th STREET, NEW YORK

**JOHN CONSTABLE MOORE**  
REAL ESTATE  
15 EAST 40th ST. Vanderbilt 8189

**ARTHUR L. SHAW**  
Washington Heights Specialist  
4032 BROADWAY, ABOVE 169TH STREET  
Wadsworth 4150-4151

**SHERMAN & KIRSCHNER**  
Real Estate and Insurance  
54 E. 109th STREET  
NEW YORK  
Tel. Harlem 9028-5863

**JAMES B. SPEYERS & CO., Inc.**  
Real Estate  
CANADIAN PACIFIC BUILDING  
342 Madison Ave. Suite 814-816

**TANKOOS, SMITH & CO.**  
REAL ESTATE  
11 JOHN STREET, CORNER BWAY  
Cortlandt 6938-2372-1306

**WILLIAMS-DEXTER CO., INC.**  
Greenwich Village Real Estate  
Insurance  
72 GREENWICH AVE. Chelsea 8096

**WHITNEY-FOSTER CORP.**  
Real Estate Administrator  
150 WEST 72nd ST. Columbus 6409

been leased by Joseph Sartin and Louis Balzarini, proprietors of Joe's Restaurant, for a term of 21 years at an aggregate rental of \$180,000.

The lease was negotiated for the owners, the Livingston Realty Co. and M. Stratt, by the Chauncey Real Estate Co., Cary, Harmon & Co. and William D. A. Kolb. The ground floor and the floor above will be remodeled by the new tenants, who will open a restaurant to accommodate 1,000 diners, making it the largest restaurant in Brooklyn.

The lessees have long operated a large restaurant at Fulton and Pierrepont sts, Brooklyn.

Important Commercial Leases.

Henry G. Wales subleased for the Burton-Dixie Corporation, Inc., 20,000 square feet in the Bush Terminal to the Transogram Co., Inc., of Brooklyn, and they will move their entire plant to the premises about May 1. The same broker leased for a term of 15 years for the K. & B. Warehouse Co., Inc., 30-31 West st, a 5-sty warehouse to the National Aniline and Chemical Co., Inc., of New York.

REAL ESTATE NOTES.

MILTON ZEISLER has removed his office as builder from 40 Cedar st to 79 Wall st.

JACOB J. TABOLT has removed his real estate office from 558 Eighth av to 670 Eighth av.

PHILIP LIVINGSTON was the buyer of 20 East 80th st, recently sold by the estate of Sara Herman.

WILCOX & SHELTON have removed their real estate office from 2107 Seventh av to 313 Lenox av, near 125th st. The telephone number is Morningside 0087.

G. TUOTI & CO., who have long had a real estate office at 251 West 34th st, will remove on May 1 to larger offices in 226 Lafayette st, corner of Spring st. The firm specializes in properties between Canal st and Union sq.

NEW YORK EDISON CO. is understood to be the real buyer of the plot, 125x100, on the east side of Monterey av, 100 feet south of 178th st, Bronx, and adjoining the 6-sty building at the northeast corner of 177th st, which the company erected for offices and display room.

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER-BROKER APPRAISER-MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street Phone Connections

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance

Tel. Intervale 556 1065 SO. BOULEVARD One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance

370 EAST 149th ST. George J. Frey Mott Haven 5405

WM. F. KURZ CO.

Bronx Real Estate

370 EAST 149TH STREET

Established 1897 Phone: Mott Haven 4916-4911

OTTO LACKMAN

Management of Properties my Specialty 2514 Grand Concourse, near Fordham Road Phone: Fordham 5799

L. G. LOSERE

REAL ESTATE

Entire Charge Taken of Property 871 Brook Ave., at 161st St. Established 1898

JOHN F. PENDERGAST, Jr.

Real Estate-Estates Managed

340 WILLIS AVENUE

Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE

554 Melrose Ave., near 149th St. and 3rd Ave. PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate-Insurance

261 EAST FORDHAM ROAD

Near Valentine Avenue Fordham 9345

Brooklyn Brokers

REAL ESTATE MUST BE SOLD

Under present conditions, real energetic salesmanship is necessary to sell real estate. Our large organization and 50 years' experience assures efficient selling service.

BULKLEY & HORTON CO.

"Established Over Half a Century"

585 Nostrand Avenue, near Dean Street 414 Myrtle Avenue, near Clinton Avenue 7520 Third Avenue, near 78th Street 1214 Flatbush Avenue, near Ditmas Avenue BROOKLYN

Bank of Manhattan Bldg., Jamaica, L. I.

JAMES B. FISHER

Member of Brooklyn Real Estate Board

REAL ESTATE

174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS

MANAGEMENT

318 Patchen Avenue Brooklyn, N. Y. Telephone: Decatur 4981

REAL ESTATE STATISTICS

CONVEYANCES

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

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 data, including Total No., Amount, To Banks & Ins. Co., No. at 6%, No. at 5 1/4%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual Rates, Interest not given, and Amount.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX and rows for 1922 and 1921 data, including Total No., Amount, To Banks & Ins. Companies, and Amount.

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, RICHMOND and rows for 1922 and 1921 data, including New Buildings, Cost, and Alterations.



# BUILDING SECTION

## Prompt Solution of Building Labor Problems Hoped For

### Building Trades Employers' Association Condemns "Outlaw" Strikes and Authorizes Individual Organizations to Negotiate Separate Agreements

CONSIDERABLE progress has been made during the past week toward an early settlement of the deadlock prevailing between employers and building trade unions over the question of an agreement for the remainder of the current year and it is generally thought likely that this situation will be definitely cleared up within the next week or ten days.

There was a meeting this week of the joint committee representing the employers and the Council. At this meeting the labor representatives refused to discuss the "fourteen points" as adopted by the Building Trades Employers' Association unless the matter of wages was taken up at the same time. The employers refused to proceed under this condition and stated that they have adopted as their position an acceptance of the "fourteen points" before it is possible to discuss the matter of wages.

The Employers' Association has instructed the officials of the various affiliated trade associations to negotiate new agreements with their respective unions. Although no announcement can be made as yet to the results of these negotiations it is stated that progress is being made.

The Public Group Committee also is active in its efforts to bring harmony back to the industry. In order that the public may be fully informed and protected it is planned to submit all agreements made by the various trade groups to the Public Group Committee for approval before they are signed and become operative.

The Building Trades Employers' Association recently issued a statement in which they complained of a growing number of "outlaw" or "snowball" strikes and the claim is made that this practice is rapidly gaining headway throughout the local building field. These "outlaw" strikes are spreading, the statement says, until the payment of as much as \$12 per day, or \$2 above the agreed wage, has not resulted in an adequate supply of labor.

The bricklayers and the plasterers are not affiliated with the Building Trades Council, but the condition in their trades is said to reflect what obtains among the member unions.

"The bricklayers have given the great housing construction boom a hard slam," says the statement issued by the Employers' Association, "and the plasterers threaten to knock it out. In the big building year of 1919 the mechanics discovered that the outlaw or 'snowballing' strike could be effectively used to increase wages. Ten dollars a day is now the agreed wage for bricklayers and plasterers, and the journeymen have again resorted to outlaw or 'snowballing' strikes to raise their wages. They have deserted the jobs of a number of the members of the Building Trades Employers' Association, including the new Bowery Savings Bank building at Forty-second Street and Park Avenue, for which the George A. Fuller Company is the contractor. They have deserted the jobs of Dwight P. Robinson & Co., at Fifty-eighth Street and Park Avenue, and the J. G. White Engineering Company project at Elmhurst, L. I. These two firms are working under an agreement with the bricklayers' union which has been underwritten or guaranteed by the International Union. Three hundred bricklayers have left the work of the members of the Building Trades Employers' Association and that of the other contractors named.

"The 'snowballing' began about a month ago on the work of the speculative builders in the Bronx, and then spread to Brooklyn. It met with success. It commenced with the tying-

up of a job and the offer to return to work at \$11 per day. The builder gave in. The strike then spread to other jobs and within our weeks practically all of the speculators had been whipsawed and were paying the \$11 rate. The campaign then shifted to Brooklyn and the ante was raised another dollar and many speculators succumbed.

"The ambitious school building program of the city is affected and the condition of the school work under construction is exceedingly bad. On new Public School No. 89, on Amsterdam Avenue, 188th to 189th Street, where fifty bricklayers should now be working, four are employed. On new Public School No. 58, 176th Street and Washington Avenue, the Bronx, seven bricklayers are working and thirty-five should be employed. The new Brooklyn schools under construction are about seventy-five per cent. manned."

Investigation of the labor situation, particularly as it applies to bricklayers, shows that the majority of the active operations in this city are being hampered by the scarcity of mechanics. The tremendous program of speculative construction in Brooklyn has been materially slowed down because of the shortage of men to complete the work. Hardly a job has more than sixty per cent. of the workmen normally required and the result is that builders are forced to compete with each other for the labor they need.

The speculative builders, the majority of whom are not members of any association with power to regulate or curb their actions, are the chief offenders in the payment of bonuses to labor and they are solely responsible for the conditions that prevail today. Their only interest lies in getting their projects completed in time for the autumn renting season and before the major portion of the housing now under construction is ready to be thrown on the market for sale. These builders feel that the additional labor cost will be offset by higher rentals and better prices in selling and, therefore, are willing to pay now in order to complete their operations. The condition is exerting a demoralizing influence upon the legitimate building industry, however, and is forcing similar competition for workers upon contractors who otherwise would never countenance such action.

These conditions are in no wise peculiar to Brooklyn. Similar competition for skilled workers prevails in Queens and the Bronx and as a result activity has slowed down on a number of operations and there are many prospective builders who declare they will not proceed with their contemplated buildings as long as they have no assurance of what their final labor costs will be. Because of the open winter a large amount of apartment house construction was possible and many of these structures are now well along towards completion. A number of the finishing trades have been affected through the growing scarcity of skilled mechanics and it is now the rule to expect to pay wages considerably above the scale to plasterers, painters, parquet floor layers, tile setters, and other workers whose services are in demand to complete these buildings. As the building season progresses there is bound to be a greater intensity to the demand for skilled workers. New projects, commercial as well as residential, are being started every day, and architects and engineers have plans under way for many additional structures, all scheduled for an early start. Daily advertisements in the classified columns of the newspapers indicate the intensity of the demand for bricklayers and carpenters.

# How "American Plan" Is Working Out in San Francisco

Prominent Coast Official Says Building Boom Reflects Complete Success of Idea and Proves It Fair to Both Employes and Contractors

By H. B. ALLEN

Vice-President, San Francisco Real Estate Board and Secretary Industrial Association of San Francisco

FOR seven months the American Plan has been in full effect in the building trades of San Francisco. It has worked extremely well. Under the old order—the closed shop order, with all its correlated and cost-increasing rules and regulations—the building public had lost confidence in San Francisco. That confidence now has been fully restored, thanks to the American Plan, which, at the same time, has imposed no conditions of hardship upon the workers, and has been absolutely fair to all concerned. Accordingly, it is not too much to say that in all respects the American Plan has been a complete and unqualified success. So much of a success, indeed, that San Francisco is now in the midst of the greatest building boom in its history. Building permits for the first quarter of this year amounted to more than eleven million dollars—an increase of seventy per cent. over the first quarter of 1921; and real estate transfers for the month of March aggregated more than fourteen million dollars—the largest volume for any similar period during the last sixteen years.

The Industrial Association of San Francisco, created last year at the time of the building trades strike by a group of the city's leading business men as an organization to protect the public's interest, has sponsored the American Plan and enforced its provisions. It has done so not in the interest of any special group or faction, but in the general interest of labor, employers and the public.

With the inauguration of the American Plan it became necessary to determine upon some equitable means of fixing wages to obtain after the expiration of the then existing scale. This task was entrusted to the Industrial Association, which, accordingly, set up an Impartial Wage Board composed of three men whose high standing in the community was an earnest of impartiality and inspired the confidence of the public. The association carried out its pledge to the community that all parties would have opportunity to present their views and claims before the board. After several weeks of public hearings and comprehensive investigation the board announced its award, to be effective throughout the calendar year 1922. This method of wage fixing is probably the fairest that could be devised for any industry, and the Industrial Association today is carrying out and enforcing the indisputably fair award of the Impartial Wage Board.

The new scale, which was more an equalization than a reduction of wages, was accepted as fair by all the crafts with one exception, and for three months has been in effect without

complaint. The one exception was in the case of the elevator constructors who, despite the fact that they were given an increase of fifteen cents per day over the old wage scale, struck—demanding an increase of \$1.10 per day. As this is written, however, they have just voted to return to work under the American Plan and at the wage fixed by the Impartial Wage Board. Thus for more than seven months the building industry has proceeded under conditions very nearly approximating the ideal, to its own great benefit and the general progress of the entire community.

Within the past two weeks, however, a small but definite assault against the American Plan has been launched by three of the building trades unions: Bricklayers, plumbers and steamfitters. About ten days ago the bricklayers, without having made any complaint either to the Industrial Association or to the Impartial Wage Board, and without having given any previous notice of their intentions, struck when the contractors rejected their demand for a dollar a day increase over the fixed scale. A few days later, the plumbers, as the result of a packed special meeting, walked out—claiming that their union by-laws prohibited their working with non-union men, although in fact they had been working with non-union men for over seven months without previous complaint. The following day the steamfitters followed suit, so that as matters now stand three building trades crafts are on strike against the American Plan.

There is excellent reason to believe that the action of these crafts is not representative of the will of anything like a majority of their individual members, but that it really is a part of the plan deliberately arranged by certain union labor leaders to test the existing temper of the community in order to predetermine the possibilities of success of a general strike to secure a return to those conditions which prevailed previous to the establishment of the American Plan. In other words, it is the preliminary move in an attempt to restore the iniquitous "closed shop" in the building industry of San Francisco.

I have no hesitancy in stating that this attempt will fail. The Industrial Association has on file thousands of applications of competent men seeking work, and as many of these men (some of whom are already here) as are needed will be put in the places of the strikers. The American Plan being a splendid success—as the present greatest building boom in the city's history irrefutably testifies—should and will be maintained.

## Building Employers Hear R. N. Lynch, of San Francisco, Discuss American Plan

ROBERT NEWTON LYNCH, vice-president and manager of the San Francisco Chamber of Commerce, was the speaker at the monthly luncheon meeting of the Building Trades Employers' Association, held Wednesday, April 19. His subject was "How San Francisco Made the Building Trades Open Shop."

Mr. Lynch described how San Francisco recently passed through a building trades struggle in which the building labor organizations were eliminated from consideration and the control of the industry assumed by the Community Industrial Association. Although he is an advocate of the open shop plan Mr. Lynch declared that unionism, in control of law abiding citizens was one of the strongest forces against Bolshevism and Radicalism in the United States today. He stated that the men had a perfect right to organize but that their organizations should not be permitted to dominate an industry to the point of absolute control.

"Unions should not take sole control of an industry they do

not own," said Mr. Lynch, "and the non-union worker should be afforded the same opportunity for employment as the union man."

Mr. Lynch described at considerable length the conditions in San Francisco which were responsible for bringing about the open shop plan. This began about 1915 when the unions really ran the community, electing their own Mayor and every other official in the city. He told how a strike of riggers and stevedores tied up the entire port.

As a result a mass meeting of the people was held and \$1,000,000 was subscribed to finance the fight against these conditions. The Chamber of Commerce was called upon to handle the situation.

The speaker declared that class power was the greatest menace to the United States today and said that there were three specifics for peace between employers and employes: 1, respect for contractual relations; 2, respect for law and order; 3, open shop.

# Residential Building Gaining Headway in All Boroughs

Weekly Construction Statistics as Tabulated by F. W. Dodge Company Show Local Industry Busy to Full Capacity on New Housing Work

**S**TEADY improvement in the volume of active construction is being reported from all districts in the New York territory, and there is now every indication that the coming months will break all previous records for the number and value of new building projects projected and started. Figures tabulated by the F. W. Dodge Company, covering all of New York State and New Jersey, north of Trenton, show that during the sixteenth week of this year 690 new construction projects, valued at a total of \$28,058,600, were announced. During the same week the awards for new operations numbered 492, and this work involves an outlay of approximately \$22,099,500.

Building figures for Greater New York reflect the general improvement noticeable throughout the eastern territory. During the week of April 15 to 21, inclusive, architects and engineers announced the following projects for locations in New York City, and predicted an early start on the major portion of this work. The new operations reported include 36 business projects such as stores, offices, lofts, commercial garages, etc., \$831,500; 4 schools and allied projects, \$160,000; 2 hospitals, \$114,000; 5 industrial buildings, \$124,000; 7 public works and

public utilities, \$1,214,600; 2 religious and memorial projects, \$75,000; 89 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$8,889,500, and 6 social and recreational projects, \$147,000.

The new construction placed under contract in Greater New York during the week of April 15 to 21, inclusive, involved 25 business and commercial projects of various types, \$918,000; 7 educational buildings, \$2,590,000; 1 hospital, \$5,000; 4 factories, \$65,000; 1 military project, \$3,500; 2 public works and public utilities, \$1,205,000; 2 religious and memorial projects, \$10,500; 109 residential operations, including multi-family dwellings and one- and two-family houses, \$8,519,000, and 4 social and recreational buildings, \$71,000.

During the past few weeks there has been a steady gain in the amount of residential construction undertaken in this city, and there are numerous predictions that before the end of the summer season there will be a surplus of rentable space. This applies largely to high-class apartments and multi-family dwellings for families of moderate incomes. There is no end in sight, however, to the scarcity of living accommodations that will rent for less than \$12 per room per month.

## PERSONAL AND TRADE NOTES.

**Robert Sayre Kent, Inc.**, consulting engineer, has moved his office from 50 Court street to 383 Jay street, Brooklyn.

**M. E. Conran Company, Inc.**, manufacturer of steamfitters' supplies, has recently moved from 49 Bergen street to Warren and Columbia streets, Brooklyn.

**Tachau & Vought**, architects, 109 Lexington avenue, have bought the five-story dwelling at 102 East Thirtieth street and will make extensive alterations to the premises, which will be used by the firm as offices.

**Shampan & Shampan**, 190 Montague street, Brooklyn, have been commissioned as architects for the new branch bank building to be located on the northeast corner of Bedford and DeKalb avenues, Brooklyn, for the Mechanics Bank.

**M. Joseph Harrison**, 110 West Thirty-first street, announces that he has discontinued the practice of architecture, and hereafter will conduct a general contracting business under the name of M. Joseph Harrison Company, Inc., with offices at the same address.

**Frederic Bigelow**, a well-known architect, has been named as the Superintendent of Buildings of Newark, N. J., to fill the vacancy created by the death of William P. O'Rourke. Mr. Bigelow is a veteran of the World War and has occupied a prominent position in Newark architectural and construction circles for a number of years.

**Amsterdam Building Co.**, general contractors, for a number of years located at 140 West 42d street, will move May 1 to larger and better equipped offices at 138 East 44th street, where the firm has remodeled an old-fashioned four-story residence for office purposes. The Amsterdam Building Company will occupy the ground and second floors and the remaining two floors will be rented as offices to architects and builders.

## Year Book of N. Y. Society of Architects

The eleventh edition of the Year Book of the New York Society of Architects, recently published, is a most comprehensive reference work that finds a warm welcome in the offices of architects in this State. The new edition contains the complete text of the Architects' Registration Law and all of the rules of the State

Board of Examiners pertaining to the registration of practitioners. The volume also contains the building zone resolutions applying to the City of New York, with marginal notes, copies of all the forms now used by the Board of Appeals and the rules of procedure of that body, and the complete Building Code of the city as adopted March 14, 1916, and revised and amended to January 1, 1922.

The new year book also presents all of the rules and regulations for plumbing, water supply, gas piping and ventilation of buildings, all the State industrial laws relating to buildings, with amendments and additions to August 1, 1921, and the mailing chute regulations of the Post Office Department. The Tenement House Law, as amended to January 1, 1922, and applying to all cities of the first class in this State, is given in full.

## "Own-Your-Home" Exposition

The fourth annual "Own-Your-Home" Exposition opened in the Sixty-ninth Regiment Armory, Lexington avenue and Twenty-fifth street, Saturday afternoon, April 22, and continued throughout the week. The attendance has been excellent and there is a steadily growing interest in home construction and ownership as evidenced by the keen desire of those going to the show to learn as much as possible about up-to-date methods of building and modern furnishings and equipment.

A feature of the opening ceremonies of this exposition was the receipt by radio of an indorsement of the purpose of the enterprise by President Harding. This message was received in the radio department of the exhibition and by the use of a large amplifier was plainly heard by all present. The President's message was as follows:

"Believing that nothing can do more toward the development of the highest attributes of good citizenship than the ownership by every family of its own home I am always glad to indorse effective efforts to encourage home ownership."

From the standpoint of home ownership the central feature of the exhibition is a full sized house known as the Beautiful Home Convenient. This dwelling was designed by James Dwight Baum, constructed by James T. Simpson, and furnished under the direction of W. & J. Sloan Company. Figures on the cost of construction, furnishings and equipment are available, and duplicate plans of the house were sold on the floor of the exhibition.

## 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. Hon. Murray Hulbert will be the speaker.

**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.

**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.

**National Association of Heating and Piping Contractors** will hold its annual convention at the Hotel Statler, Buffalo, N. Y., May 31 to June 3, inclusive.

**National Association of Sheet Metal Contractors** will hold its annual convention at the Cadle Tabernacle, Indianapolis, Ind., May 16 to 19, inclusive.

**New Jersey State Building Council** will hold its annual meeting and convention at Asbury Park, May 23 and 24, inclusive. Secretary, Henry Sands, 346 Sussex avenue, Newark.

**American Society of Mechanical Engineers** will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

**National Fire Protection Association** will hold its twenty-sixth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, May 9 to 11 inclusive. The program of this meeting will be announced later. Franklin H. Wentworth, Secretary, 87 Milk Street, Boston, Mass.

# CURRENT BUILDING OPERATIONS

**S**EVERAL sharp advances in building material prices have been reported during the past week and as a result the construction outlook is not quite as favorable as it was just a short time ago. Common brick was advanced from \$16 to \$17 a thousand, wholesale, and there is practically none obtainable even at the latter figure. Dealers are not optimistic regarding the future as the demand for brick is extremely heavy, and, as the reserve supplies at the up-river plants are low, there is every likelihood that further advances will be announced within the next few days. Although brick manufacturers have their plants in operation, the production will be curtailed until the coal strike is settled and a full supply of fuel is assured.

Fabricated steel, Portland cement, face brick and lumber have also advanced in price during the past week and there is little stability to the present building material market as far as prices are concerned. Builders are hopeful that the advancing trend will be checked, but while the building program continues to increase with its consequently greater demand for basic materials, there seems but little chance of levels becoming stationary for any length of time, particularly as manufacturing costs are steadily going up.

**Common Brick**—Demand for common brick has grown so insistent that there is a grave possibility that considerable construction in this city is likely to be held up because of a shortage. At present there is practically no brick for sale, dealers are cleaned out and the wholesale market is devoid of stock. Although there is some brick available at the up-river plants it is not sufficient for current requirements. The majority of the Hudson River plants are in operation, but it will be at least four to six weeks before the new product is ready for shipment. The output during the next month or so will depend largely upon the fuel supply. The coal strike will materially effect the output unless it is speedily settled. Many of the manufacturers have coal on hand for burning their first kilns, but after that they will be dependent upon new supplies. The element of cost is also a factor at present. Coal dust, in addition to being extremely scarce, is costing brick makers upward of \$3 per ton, whereas in former years it was plentiful at \$1 or less. As a result of the prevailing demand, coupled with the shortage of common brick, prices have sharply advanced. During the past week

the wholesale level jumped from \$16 to \$17 a thousand and there is every likelihood that the next cargoes to arrive will go out at even higher prices.

**Summary**—Transactions in the North River brick market for the week ending Thursday, April 27, 1922. Condition of market: Demand strong; prices higher and very firm. Quotations (nominal) \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 31; sales, 30. Distribution: Manhattan, 8; Bronx, 3; Brooklyn, 14; New Jersey points, 4; Astoria, 1.

**Structural Steel**—Despite the keen competition among local contractors, the price for fabricated structural steel is steadily advancing. A few weeks ago it was possible to make contracts for tonnages upward of 1,000 tons at about \$60 to \$65 per ton erected, but at the present time \$75 per ton is the ruling figure and there are not many contractors who will be willing to undertake contracts at that price. The coal strike has greatly effected the production of steel and has been responsible for several advances by the mills. Although there is considerable

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades..\$17.00 to —  
Raritan .....

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 .....

**Cement**—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Domestic Portland cement, per bbl.. \$3.00  
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 .....

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 .....

**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 .....

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.

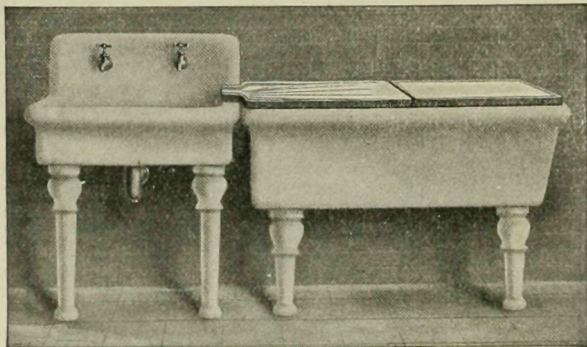
**Lath**—  
Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens .....

**Lime**—  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Finishing Lime (Standard in 300-lb. barrel) .....

**Plaster**—  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens  
Neat Wall Cement, in cloth bags .....

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

## COMBINATION DRAINBOARD and WASH TRAY COVER



Made to fit Porcelain, Soapstone and Cement wash trays. This porcelain enamel steel COMBINATION DRAINBOARD and WASH TRAY COVER will prevent the water from dripping on the floor between the sink and wash trays, when dishes, etc., are being washed. Sanitary, durable and attractive.

For Sale by Plumbing Supply Dealers

**MARIETTA HOLLOW-WARE & ENAMELING CO.**  
MARIETTA, PENNA.

**Sash Weights—Sash Chain**  
Castings and Forgings  
**Grate Bars**  
SPECIAL IRON WORK  
**Pencoyd Steel and Iron Co.**  
Cort. 1372 206 Broadway, New York

## SHADES, AWNINGS AND CANOPIES

47 years in making window shades, awnings, canopies, etc., has placed us in a position where we can guarantee satisfaction.

Agent and owner alike find our service prompt, quality fully satisfactory, and workmanship of the best.

Estimates cheerfully supplied, without obligation to owners, agents, etc.



**F. J. KLOES**  
Established 1872  
269 Canal St., New York  
Telephone: Canal 4072

# MATERIALS AND SUPPLIES

new business being awarded, and a large amount of proposed construction is now in the hands of contractors for estimates, the feeling is general throughout the local building industry that a considerable proportion of the proposed work will be held in abeyance unless prices are rapidly stabilized.

**Lumber**—Trade in both wholesale and retail departments of the local lumber market is extremely active and there are strong indications that the demand is still below the maximum which will no doubt come within the next month or six

weeks. Dealers are preparing for a sustained buying movement resulting from the rapidly increasing building program. The residential construction boom, now under way in Brooklyn, Queens and Bronx, and in the nearby suburban districts, is making heavy demands upon the local lumber reserves, and as a consequence prices are very firm, with a slight tendency toward higher levels. Although there is little likelihood of a radical upward price trend, the market is sure to be firm throughout the coming months, and if a shortage develops in any of the more

popular lines there might be an advance in prices. At present local dealers have adequate stocks, but reports from manufacturing centers indicate orders in excess of production, and unless this situation is changed there might be some scarcity before the end of the current building season.

**Builders' Hardware**—Demand is rapidly improving and jobbers and retailers are making active preparations for one of the busiest seasons on record in this line. The building program increases daily and within the next five or six weeks activity in the construction industry should reach its maximum intensity. There are rumors of developing labor disturbances, but the speculative builders, who at present represent the major portion of the active operations in this district, are not particularly worried over the outlook. Hardware prices are firm and likely to hold to their present levels throughout the summer.

**Cast Iron Pipe**—The demand for this commodity continues strong and producers anticipate excellent business throughout the remainder of the year. Municipal business is lighter than it was a few weeks ago, but there is considerable in prospect and private buying is steadily gaining in volume.

**Linseed Oil**—Some improvement in the demand for this commodity has been noted during the past week and in general the market is stronger than it has been for quite some time. Although business has been largely confined to small orders for immediate delivery there is increased inquiry on car load lot business. Local dealers are of the opinion that business will materially change for the better as the spring building season matures.

**Nails**—The situation in the local nail market is practically unchanged with demand light but fair indications of a considerable improvement in trade during the next month or six weeks. Both manufacturers and jobbers are looking forward to a vast amount of business from the apartment house building program now getting ready to start and the promise of a large volume of suburban building of one kind or another. Nail quotations are unchanged, with New York prices for cut nails \$4 to \$4.25 base, per keg, and wire nails \$3.25 base, per keg.

**Window Glass**—The speculative building boom now under way in practically all boroughs of New York City is creating a very active demand for both plate and window glass. Local jobbers anticipate steadily increasing business throughout the balance of the year.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x48x 1/2 in.	.....	\$0.38	each
32x36x 1/4 in.	.....	0.22	each
32x36x 3/8 in.	.....	0.24	each
32x36x 1/2 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—

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

### Building Stone—

Indiana limestone, per cu. ft.	.....	\$1.62
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.

Cypress Lumber (by car, f. o. b., N. Y.):			
First and seconds, 1-in.	.....	\$110.00 to	—
Cypress shingles, 6x13, No. 1 Hearts	.....	—	to —
Cypress shingles, 6x13, No. 1 Prime	.....	—	to —
Quartered Oak	.....	to	\$166.00
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
-------------	-------	------------------



Face  
Enameled  
Fire

# BRICK

As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

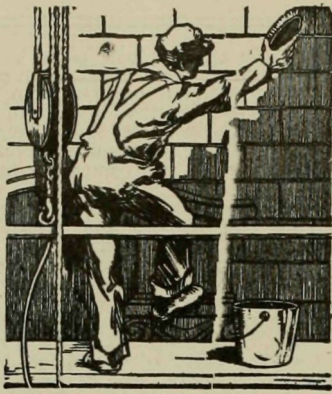
We are well and favorably known wherever brick is used throughout the United States, Canada and South America. There can be but one reason for this—SERVICE. Whether it be FACE BRICK, ENAMELED BRICK, FIRE BRICK or FIRE CLAY, our product is furnished in all textures and shades, we are here to serve you in small quantities or large. It will be a pleasure to estimate for you—write us or phone for a representative.

## American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

## A Clean Building



### We clean masonry of every type.

A clean building will sell or rent as well as a new building. In appearance it is a new building, for cleaning restores the original freshness of color.

Estimates for cleaning—and pointing, if desired—submitted on request.

### Atlantic Terra Cotta Co.

Cleaning Department  
350 Madison Avenue  
Telephone: Vanderbilt 9689

## POMEROY

### Solid Iron and Hollow Metal Windows

Built in the belief that the best metal window is the only safe window for a builder to use or for a manufacturer to sell.

### S. H. POMEROY CO., Inc.

282-96 East 134th Street NEW YORK  
Phone: Mott Haven 5220

## H. W. BELL CO.

### Gypsum Blocks Terra Cotta Blocks Plaster Boards Dumbwaiter Blocks Flue Pipe Firebrick

Park Ave. & 139th St.

Phone—Mott Haven 3134

BROOKLYN

KENT AVENUE & MORTON STREET

## J. P. Duffy Co.

### Flue Pipe Terra Cotta Blocks Gypsum Blocks Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

## CONTEMPLATED CONSTRUCTION.

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Geo. Fred Pelham, 200 West 72d st, has plans nearing completion for a 14-sty fireproof apartment house, 100x135 ft, at 300 Riverside dr, northeast corner of 102d st, for 300 Riverside Drive Corp., Albert Sakolski, president, 217 Broadway, owner. Cost, \$1,000,000.

49TH ST.—A. C. Bossom, 6805 th av, has plans in progress for three 9-sty brick and limestone apartments, 75x100 ft, at 150-52-54 East 49th st, for Victor Guinzberg, 721 Broadway, owner. Architect will take bids on general contract about May 10.

#### DWELLINGS.

RADCLIFFE AV.—J. W. Chapman, 46 Washington sq, has completed plans for a 2-sty frame dwelling, 20x27 ft, with garage, at the northwest corner of Radcliffe av and Mace av, for J. M. Di Francesco, 121 West 3d st, owner and builder. Cost, \$10,000.

69TH ST.—David Adler, care Whitney Construction Co., 101 Park av, has plans in progress, 200x52 ft, with garage, at 3-5 East 69th st, through to 46 East 70th st, for Marshall Field, 3d, 14 Wall st, owner. Structural engineer, E. E. Seelye, 101 Park av.

#### HOSPITALS.

MADISON AV.—Buchman & Kahn, 56 West 45th st, have plans nearing completion for a steel, reinforced concrete and cut stone fireproof hospital on the east side of block front Madison av, from 123d to 124th st, for The Hospital for Joint Diseases, Chas. F. Diehl, superintendent, 1919 Madison av, owner. Cost, \$1,000,000. Architect will take bids on general contract about May 1.

#### HOTELS.

BROADWAY.—Schwartz & Gross, 347 5th av, have plans in progress for a 14-sty limestone, brick and steel apartment hotel, 100x162 ft, with stores, at the southeast corner of Broadway and 91st st, for Van Rensselaer Estates, Inc., Henry A. Blumenthal, president, 233 Broadway, owner and builder. Cost, \$2,500,000.

#### MISCELLANEOUS.

97TH ST.—McKenzie, Voorhies & Gmelin, 43d st & Madison av have completed plans for a 2-sty brick and limestone central telephone station, 114x201 ft, at 151-159 East 97th st, and 150-153 East 98th st, for New York Telephone Co., H. F. Thurber, president, 15 Dey st, owner. Cost, \$375,000. Steam and electric engineer, Meyer, Strong & Jones, 101 Park av.

ACADEMY ST.—W. H. McElfatrick, 701 7th av, has completed plans for a 1-sty steel, hollow tile & stucco amusement palace, in Academy st, near Broadway, for Carnival Palace Corp.—J. M. Buttery in charge—Room 4, 155 Broadway, owner and builders. Cost, \$450,000.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

DAVIDSON AV.—F. W. Rinn, 70 West 181st st, has completed plans for a 6-sty brick and limestone apartment house, 65x90 ft, at the northeast corner of Davidson av and Buchanan pl, for Wm. J. F. Flynn, 11 East 167th st, owner and builder. Cost, \$135,000.

SHAKESPEARE AV.—John P. Boyland 120 East Fordham rd, has completed plans for a 5-sty brick and limestone apartment house, 75x86 ft, on the east side of Shakespeare av, 200 ft north of Jessup pl for F. M. Construction Co., care of Falihee & McCaul 203 West 82d st, owner and builder. Cost, \$130,000.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

SCHENECTADY ST.—Cohn Bros., 361 Stone av, have plans in progress for a 4-sty brick and limestone apartment, 100x90 ft, at the northwest corner of Schenectady and Union st, for Abraham Kaplan, 718 St. Marks av, owner. Cost, \$150,000.

CLINTON AV.—J. Mengle and J. Larkin, 81 Fulton st, Manhattan, have preliminary plans in progress for a 5-sty brick apartment, 60x125 ft, at 397 Clinton av, for J. W. Mengle, 81 Fulton st, Manhattan, owner and builder. Cost, \$150,000. Owner will take bids on separate contracts about May 1.

RIDGE BOULEVARD.—Seelig & Finkelstein, 44 Court st, have completed plans for a 4-sty brick and limestone apartment, 107x100 ft, at the northwest corner of Ridge Blvd and 70th st, for Finberg & Liebman Construction Co., 36 Bay 35th st, owner. Cost, \$150,000.

#### DWELLINGS.

82D ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 2-sty brick dwelling, 60x25 ft, with garage, at 82d st and Harbor View terrace, for C. C. Valentine 346 Broadway, Manhattan owner. Cost, \$30,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have plans in progress for a 2-sty brick dwell-

### SPRINKLER

#### SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM  
OR FOR CENTRAL OFFICE SERVICE

#### AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

### Automatic Fire Alarm Co.

416 Broadway New York City  
CANAL 5188

ing, 32x60 ft, in President st, near Kingston av, for M. Medfes, Eastern Parkway, owner. Cost, \$35,000.

FT. HAMILTON PARKWAY.—James J. Boyle, 367 Fulton st, has plans in progress for a 2-sty frame dwelling, 20x50 ft, on the west side of Ft. Hamilton Parkway, 100 ft south of 67th st, for M. Fitzgerald, 784 Tremont av, Manhattan, owner. Cost, \$10,000.

#### MISCELLANEOUS.

17TH ST.—Vernon & Clough, 15 East 40th st, Manhattan, have plans in progress for a 3-sty brick & limestone community building, 60x96 ft, in the east side of 17th st, 200 ft north of Av Q, for Kings Highway Community Corp.—Jas. F. Kelly, president—170 Kings Highway, owner. Cost, \$50,000. Architect will take bids on general contract about May 15th.

DEAN ST.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 3-sty brick terra cotta service buildings, 175x180 ft, in Dean st, for Studebaker Corp. of America—I. C. Jones, in charge—1700 Broadway, owner.

ASHLAND PL.—Scott & Prescott, 34 East 23d st, Manhattan, have preliminary plans in progress for a 4-sty brick and terra cotta laboratory building, 60x60 ft, on Ashland pl, near Lafayette av, for Lindsay Laboratories, 34 Livingston st, owner. Cost, \$50,000. Architect will take bids on general contract about May 1.

### Queens

#### APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—Wm. I. Hohausser, 116 West 39th st, Manhattan, has plans in progress for a 4-sty and basement brick and limestone apartment house, 130x110 ft, at the northeast corner of Sutphin Blvd and Grove st, Jamaica, for owner, care of architect. Cost, \$185,000. Architect will take bids about April 29.

#### CHURCHES.

MANHASSET, L. I.—F. G. Lippert, 5 Beekman st, Manhattan, has plans nearing completion for a 2-sty frame and shingle rectory, 26 x42 ft, at Manhasset, for Episcopal Church, Rev. C. H. Ricker, Manhasset, owner.

#### DWELLINGS.

CORONA, L. I.—A. Brems Corona av, Corona, has plans in progress for a 2-sty brick dwelling, 20x50 ft, in the south side of Crown st, 42 ft west of Tieman av, for B. Coppola and B. Sprezza, 130 Opdyke st, Corona, owner. Cost, \$9,000.

GREAT NECK, L. I.—A. Brems Corona av, Corona, has plans in progress for a 2-sty frame and brick veneer dwelling, 26x31 ft, at Great Neck, for Mrs. B. Walsh, 43 Drake av, West New Brighton, owner. Cost, \$8,000. Exact location will be announced later.

BALDWIN, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 20x34 ft, in Lakewood Park section, Baldwin, for Jules Berger, Baldwin, owner and builder. Cost, \$30,000.

BALDWIN, L. I.—Plans have been prepared privately for thirty 2-sty frame dwellings, 20x35 ft, between Wilbur and Central avs, Baldwin, for John H. Carl & Son, Baldwin, owner and builder. Cost, \$180,000.

LONG BEACH, L. I.—Block & Hesse, 18 East 41st st, Manhattan have plans in progress for a 2½-sty frame and stucco dwelling, 32x40 ft, at Long Beach, for Bernard Sharp, owner, care of architect. Cost, \$25,000.

#### SCHOOLS AND COLLEGES.

RIVERHEAD, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have plans in progress for a 3-sty brick and stone senior and junior high school, of irregular dimensions, at Riverhead, for Riverhead Union Free School District, Bd.

of Education, Robt. Griffing, president, Riverhead owner. Cost \$200,000. Bids will be advertised for about May 15.

**Suffolk.**

**DWELLINGS.**

**BAYPORT, L. I.**—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 28x46 ft, on Snedecor av, Bayport, for John F. Nelson, Sayville, owner. Cost, \$15,000. Owner will take bids on separate contracts.

**SCHOOLS AND COLLEGES.**

**MELVILLE, L. I.**—A. B. Sammis, Huntington, has plans in progress for a 1-sty brick school, 75x25 ft, on Pinelaion rd, Melville, for School District No. 4 of the Town of Huntington, Caroline L. Stone, trustee, Melville, owner. Cost, \$25,000.

**Westchester**

**APARTMENTS, FLATS AND TENEMENTS.**

**YONKERS, N. Y.**—H. L. Quick, 18 South Broadway, Yonkers has plans in progress for a 5-sty brick and limestone apartment house, 100x100 ft, at 76 Caryl av, Yonkers, for Oliver Scott, 18 South Broadway, Yonkers, owner.

**DWELLINGS.**

**YONKERS, N. Y.**—J. H. Phillips, 681 5th av, Manhattan, has plans nearing completion for a 2½-sty frame & stucco dwelling, 85x40 ft, with garage, on Mohegan Heights, Winnebago rd & Gramatan av, Yonkers, for R. S. Robbins, 80 Maiden lane, owner. Cost, \$50,000. Steam engineer—Otto E. Goldsmith, 116 West 39th st, Manhattan.

**TOSPITALS.**

**NEW ROCHELLE N. Y.**—Crow, Lewis & Wick, 200 5th av, Manhattan, have been retained to prepare plans for a hospital at New Rochelle, for New Rochelle Hospital Association, Guion pl, New Rochelle, owner. Details will be announced later.

**New Jersey**

**APARTMENTS, FLATS AND TENEMENTS.**

**EAST ORANGE, N. J.**—David M. Ach, 1 Madison av, Manhattan, has plans nearing completion for a 7-sty brick apartment, 100x150 ft, on Harrison av, East Orange, for Joseph Bursteiner, 590 Main st, East Orange, owner. Cost, \$500,000. Architect will take bids.

**NEWARK, N. J.**—M. J. Nadel, Union Bldg., Newark, has completed plans for a 4-sty brick & terra cotta apartment, 100x100 ft, at 40 North Broad st, Newark, for David Mazen, 569 South 17th st, Newark, owner and builder. Cost, \$125,000. Owner will soon take bids on separate contracts.

**BANKS.**

**NEWARK, N. J.**—Guilbert & Betelle, Aldene Building, Newark, have plans in progress for a 1-sty and mezzanine, Indiana limestone and granite bank building, 54x107 ft, at 464-466 Broad st, Newark, for North Ward National Bank, John W. Lushear president, 245 Broad st, Newark, owner. Bids on general contract will be taken about June 1.

**DWELLINGS.**

**WEST ORANGE, N. J.**—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty brick and frame dwelling, .5x64 ft, on Beverly rd West Orange, for James A. Clarke, 17 So. Day st, Orange, owner. Cost, \$19,000. Steam heating and plumbing, Mills & Brown, 145 Main st, East Orange. Mason work, J. S. Rickard & Son, 25 Condit Terrace, West Orange.

**SOUTH ORANGE, N. J.**—B. Halstead Shepard, 564 Main st, East Orange, has plans in progress for a 2½-sty frame & shingle dwelling, 29x45 ft, on Grove rd, South Orange, for C. M. Crofoot, 281 Ridgewood rd, South Orange, owner. Cost, \$25,000.

**JERSEY CITY, N. J.**—Peter L. Schultz, Dispatch Bldg., Union Hill, has been retained to prepare plans for a 2½-sty brick dwelling, 36x50 ft, in Jersey City, for J. Nulligan, Newark av & Cook st, Jersey City, owner. Cost, \$25,000. Architect will take bids about May 1st. Exact location will be announced later.

**JERSEY CITY, N. J.**—John Armstrong, 36 Gautier av, Jersey City, has completed plans for a 2½-sty frame dwelling, 20x48 ft, at 17 Wade st, Jersey City, for Herman Wurret, 133 Winfield st, Jersey City, owner and builder. Cost, \$8,000.

**SOUTH ORANGE, N. J.**—Wm. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 30x35 ft, at South Orange, for C. C. Baldwin, Firemen's Bldg., Newark, owner and builder. Cost, \$14,000.

**WESTFIELD, N. J.**—C. C. Bell, 8 South av, West Cranford, has plans in progress for a 2½-sty hollow tile and stucco dwelling, 40x50 ft, with garage, in West Broad st, Westfield, for Dr. Howard F. Brock, 425 Broad st, Westfield, owner. Cost, \$15,000. Owner will take bids on general contract at once.

**WOODBIDGE, N. J.**—S. Greisen, Raritan Bldg., Perth Amboy, has plans in progress for a 2-sty frame and shingle Colonial dwelling, 27x40 ft, on Baron av, Woodbridge, for O. J. Merson, 955 Hobart st, Perth Amboy, owner. Cost, \$14,000.

**PATERSON, N. J.**—Wm. T. Fanning, 5 Colt st, Paterson, has plans in progress for a 2-sty brick dwelling, 45x80 ft, with garage, at Paterson, for Louis Spitz, 190 Main st, Paterson, owner. Cost, \$75,000. Exact location will be announced later.

**SOUTH ORANGE, N. J.**—Chas. C. Grant, 15 West 38th st, Manhattan, has plans nearing completion for a 2-sty frame and brick veneer dwelling, 38x28 ft, with garage, at South Orange, for F. R. Sanford, Jr., South Orange, owner. Cost, \$20,000. Architect will take bids on separate contracts about April 30.

**JERSEY CITY, N. J.**—Emil Guhl, 19 Charles st, Jersey City, has plans in progress for a 2½-sty brick dwelling, 22x52 ft, at 273 Van Wagener av, Jersey City, for James Linfante, 271 Van Wagener av, Jersey City, owner. Cost, \$11,000.

**SOUTH ORANGE, N. J.**—B. Halstead Shepard, 564 Main st, East Orange, has plans nearing completion for a 2½-sty frame dwelling, 28x28 ft, on Sinclair terrace, South Orange, for Thomas J. Hicks, 520 Central av, East Orange, owner. Cost, \$9,000.

**BLOOMFIELD, N. J.**—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has completed plans for twelve 1-sty hollow tile stores, 42x109 ft, at Morse av and Cartaret st, Bloomfield, for Linwood Co., Chas. Morel, 317 No. Walnut st, East Orange, owner and builder. Cost, \$20,000.

**EAST ORANGE, N. J.**—David M. Ach, 1 Madison av, Manhattan, has plans in progress for a 4-sty brick store and office building, 40x90 ft, at the corner of Main and Harrison sts, East Orange, for Joseph Burnstiner, 590 Main st, East Orange, owner. Architect will take bids.

**BLOOMFIELD, N. J.**—E. V. Warren, Essex

Bldg., Newark, has completed plans for eight 1-sty hollow tile and brick stores, 74x107 ft, at Cartaret st and Morse av, Bloomfield, for Robt. B. Trivett, 21 Dodd st, East Orange, owner and builder. Cost, \$10,000.

**HALLS AND CLUBS.**

**NEWARK, N. J.**—Frank Grad, 245 Springfield av, Newark, has preliminary plans in progress for a 2-sty brick & stone lodge building, 55x100 ft, at West End & South Orange avs, Newark, for Composite Lodge No. 223, Free & Accepted Masons—David Statman, master—Plane st, Newark, owner. Cost, \$100,000.

**HOMES AND ASYLUMS.**

**BELLEVILLE, N. J.**—Wm. J. Fitzsimons, 207 Market st, Newark has plans in progress for a 2-sty and basement brick and stone Elks Home, 60x110 ft, at Washington av and Van Housen pl, Belleville, for Belleville Lodge of Elks, No. 1123, George H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost, \$75,000. Bids will probably be taken about May 15.

**SCHOOLS AND COLLEGES.**

**JERSEY CITY, N. J.**—John T. Rowland, Jr., 100 Sip av, Jersey City, has plans nearing completion for a 3-sty & basement brick public school, No. 38, at Erie st & Pavonia av, Jersey City, for Board of Education of Jersey City—Alex A. Hamill, president—426 Montgomery st, Jersey City, owner. Cost, \$500,000. Owner will advertise for bids soon.

**STABLES AND GARAGES.**

**NEWARK, N. J.**—Harry Briscoe, Firemen's Bldg., Newark, has completed plans for an addition to the 2-sty brick and concrete city garage, 200x30 ft, at Vroom Alley & Franklin st,

# Provide Sufficient Outlets

Arrangements having been completed for the installation of Central Station Service in the building you are remodeling or constructing be sure that you next provide for a sufficient number of well placed outlets

Your tenants, whether they be occupying offices or homes, will want to use Electrical Appliances. It is less expensive to do wiring while a building is in course of construction or alteration than after it has been finished

Our Engineering Department is ready to render you assistance in planning your electrical installation without obligation to you. The telephone number is Stuyvesant 5600

## The New York Edison Company

*At Your Service*

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



near Walnut st, Newark, for City of Newark, Department of Streets and Public Improvements, Thos. L. Raymond, director, City Hall, Newark, owner. Cost, \$175,000. Owner will soon call for bids.

**JERSEY CITY, N. J.**—Nathan Weltoff, 249 Washington st, Jersey City, has completed plans for a 1-sty brick garage, 76x100 ft, with show rooms, at Communipaw and West Side avs, Jersey City, for Harry J. Max, 9 Brinkerhoff st, Jersey City, owner and builder. Cost, \$20,000.

**STORES, OFFICES AND LOFTS.**

**JERSEY CITY, N. J.**—John T. Rowland, Jr., 100 Sip av, Jersey City, has plans nearing completion for a 3-sty brick and limestone office building, 26x56 ft, on the Boulevard at Summit av station, Jersey City, for Hudson Observer, F. A. Seide, in charge, 111 Newark st, Hoboken, owner. Cost, \$50,000.

**PATERSON, N. J.**—Albert E. Sleight, Romaine Bldg., Paterson, has plans in progress for a 2-sty granite, limestone and marble office building, 40x70 ft, at Paterson, for Arthur Freestone, 356 East 36th st, Paterson, owner. Cost, \$30,000.

**THEATRES.**

**JERSEY CITY, N. J.**—Christian A. Ziegler, 75 Montgomery st, Jersey City, has plans in progress for a 1-sty brick moving picture theatre at 4th and Erie sts, Jersey City, for Edw. Erickson, 150 Harrison av, Jersey City, owner. Cost, \$100,000. Architect will take bids about April 15.

**MISCELLANEOUS.**

**NEWARK, N. J.**—John H. & Wilson C. Ely, Firemen's Building, Newark, have plans in progress for a 2-sty brick & limestone banch library, 60x60 ft, at 481-54 Hayes st, Newark, for City of Newark, Department of Parks & Public Property, Chas. P. Gillen, director, City Hall, Newark, owner. Cost, \$25,000.

**PERTH AMBOY**—Benj. Goldberger, American Building, Smith and State sts, Perth Amboy, has plans in progress for a 3-sty brick and limestone Y. M. H. A. building, 80x1,000 ft, at Perth Amboy, for Y. M. H. A. I. Alpern, president, 138 Kearny av, Perth Amboy, owner. Cost, \$160,000.

**PASSAIC, N. J.**—Walter Hankin, 39 East State st, has completed plans for a 1-sty and basement brick armory, 70x120 ft, on Main av, Passaic, for N. J. State Armory, care of Adjutant General Gillyson, in charge, State House, Trenton, owner. Cost, \$50,000. Owner will soon take bids on general contract.

**MONTCLAIR, N. J.**—Geo. Backoff and H. Chas. Hammel, associate architects, Union Bldg., Newark, and 217 Glen Ridge av, Montclair, have been retained to prepare plans for a 1-sty brick and steel ice skating rink and ice plant, 125x350 ft, at Montclair, for Montclair Rink & Ice Co., owner, care of architect. Cost, \$200,000. Exact location will be announced later.

**WEST NEW YORK, N. J.**—Wm. Mayer, Jr., 711 Bergenline av, West New York, has been retained to prepare plans for a probable brick and stone public library in 16th st, West New York, for the Town of West New York, Charles Swense, town clerk, Municipal Bldg., West New York, owner. Cost, \$175,000.

**PERTH AMBOY, N. J.**—Benj. Goldberger, Raritan Bldg., Perth Amboy, has plans in progress for a 6-sty brick and terra cotta commercial building, 40x125 ft, at Perth Amboy for owner, care of architect. Cost, \$125,000.

**ASBURY PARK, N. J.**—Arthur F. Cottrell, Kinmouth Bldg., Asbury Park, has completed plans for a 1-sty brick and terra cotta auto show room at 4th av and Main st, Asbury Park, for Louis Lipsey, 1207 Main st, Asbury Park, owner. Cost, \$20,000. Architect will take bids on general contract.

**CONTRACTS AWARDED.**

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

**BANKS.**

**WESTFIELD, N. J.**—Sobray-Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for a 1-sty limestone bank building, 50x90 ft, at the corner of North and Elm sts, Westfield, for Peoples Bank & Trust Co., Samuel Townsend, president, — Broad st, Westfield, owner, from plans by Thos. M. James Co., 342 Madison av, Manhattan, and Boston, architects.

**CHURCHES.**

**BROOKLYN.**—Wm. Kennedy Construction Co., 215 Montague st has the general contract for alterations to the church in the north side of Warren st, 100 ft west of Smith st for Long Island Methodist Episcopal Church Society, Rev. Dr. William E. Layton, secretary, owner, on premises, from plans by Salvati & Le Quornik, 369 Fulton st, architects. Cost, \$15,000.

**DWELLINGS.**

**MANHATTAN.**—John I. Downey, Inc., 410 West 34th st, has the general contract for a 5-sty and basement limestone dwelling, 45x80 ft, at 20-22 East 71st st, for Julius Forstmann, 230 5th av owner, from plans by G. P. H. Gilbert, 1 Madison av, architect.

**MANHATTAN.**—James McWalters Co., 152

West 42d st, has the general contract for alterations and an addition to the 3-sty brick and stone dwelling, at 115 East 79th st, for G. A. Vondermuhl, 969 Park av, owner, from plans by Mott B. Schmidt 14 East 46th st, architect.

**BROOKLYN.**—Joseph Savignano & Son, 260 Bay 11th st, have the general contract for a 2½-sty brick dwelling, 20x66 ft, in the south side of 45th st, 200 ft east of 9th av, for Mildred Di Martino, 6005 14th av, owner, from plans by Fred Savignano 6005 14th av, architect. Cost, \$15,000.

**HEWLETT, L. I.**—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have the general contract for a 2½-sty frame and brick veneer dwelling, of irregular dimensions, at Hewlett, for Margaret W. Band Hewlett, owner, from plans by John C. Greenleaf, 15 West 38th st, Manhattan, architect.

**GARDEN CITY, L. I.**—Roberts Nash & Co., 93 Amity st, Flushing, have the general contract for a 2½-sty brick, hollow tile and concrete dwelling, 70x50 ft, with garage, at Garden City, for Le Roy Hendrickson, 23 Cathedral av, Garden City, owner, from plans by Aymar Embury, 2d, 132 Madison av Manhattan architect. Cost, \$40,000.

**ROSLYN, L. I.**—G. Richard Davis, 30 East 42d st, Manhattan, has the general contract for a dwelling, with garage, on plot of 20 acres, at Roslyn, for Henry Hill Anderson, 204 West 110th st, Manhattan, owner, from plans by Mott B. Schmidt, 14 East 46th st, Manhattan, architect.

**MANHATTAN.**—Valentine Lynch Co., 242 West 19th st, has the general contract for alterations to the 4-sty brick dwelling, 20x71 ft, at 107 West 74th st, for the Helenem Realty Co., Inc., Dr. John J. McGrath, president, 109 West 74th st, owner, from plans by Philip J. Rocker, 6 East 46th st, architect. Cost, \$15,000.

**FACTORIES AND GARAGES.**

**BROOKLYN.**—A. G. Volpe & Co., 267 Fulton st, has the general contract for a 1-sty brick factory, 40x85 ft, with garage, at the northwest corner of 86th st and 16th av, for Frank Calabria, 273 Fulton st, owner, from plans by Gilbert I. Prowler, 367 Fulton st, architect. Cost, \$15,000.

**FACTORIES AND WAREHOUSES.**

**NEWARK, N. J.**—P. Pellecchia, 109 Parker st, Newark, has the general contract for a 1-sty common brick and steel factory 75x30 ft, at 223-231 Morris av, Newark for Giorgio Bros., 187 Brunce st, Newark, owner, from plans by J. B. Accella, Union Bldg., Newark, architect. Cost, \$50,000.

**HALLS AND CLUBS.**

**RYE, N. Y.**—Thos. T. Hopper Co., 101 Park av, Manhattan, has the general contract for alterations and an addition to a dwelling on the Rye C Park Estate, Post rd, Rye, which is to be converted into a club house, for Rye Country Club, Eldridge G. Snow, president, Kirby Lane, Rye, owner, from plans by Ewing & Allen, 101 Park av Manhattan, architects. Consulting engineer, J. F. Musselman, 101 Park av, Manhattan. Heating and ventilating engineer, Offner & McKnight, 1270 Broadway, Manhattan.

**HOMES AND ASYLUMS.**

**BROOKLYN.**—John Auer & Sons, 648 Lexington av, have the general contract for a 3-sty brick nurses' home, 35x100 ft, at the southeast corner of Howard and Putnam avs, for Bushwick Hospital, Henry C. Johns, president, owner, on premises, from plan sby Carl L. Ott, 15 Park Row, Manhattan, architect. Cost, \$100,000

**SCHOOLS AND COLLEGES.**

**MANHATTAN.**—L. B. Bloodgood, 29 West 34th st, has the general contract for a 2-sty terra cotta private school, 72x49 ft, on Cayuga av, northwest corner of 24th st, for Barnard School for Boys Wm. Hozen, president, 4411 Cayuga av, owner, from plans by Chas. E. Birge, 29 West 34th st, architect. Cost, \$40,000.

**BROOKLYN.**—Geo. Colon & Co., 81 East 125th st, Manhattan, has the general contract for a 5-sty terra cotta limestone and granite Thomas Jefferson High School, 328x195 ft at Pennsylvania and Sheffield avs, for City of New York Board of Education, Anning S. Prall, president, Park av and 59th st, owner, from plans by C. B. J. Snyder, Room 2800, Municipal Bldg., Manhattan, architect. Cost, \$1,900,000.

**CEDARHURST, L. I.**—Chas. A. Cowen Co., 30 East 42d st, Manhattan, has the general contract for a brick high school on plot 270x277 ft, at 5th, Clinton and Cedarhurst avs, Cedarhurst, for Board of Education of Cedarhurst, Joseph Fried, chairman, Cedarhurst owner, from plan by Wm. Adams, 15 West 38th st, Manhattan, architect. Cost, \$200,000. Heating, J. R. Proctor, 120 Liberty st Manhattan. Plumbing, J. McCullagh, Inc., 308 West 36th st, Manhattan. Electric wiring, J. R. Proctor, 120 Liberty st, Manhattan.

**HUNTINGTON STATION, L. I.**—Bunce Jorgensen Huntington, has the general contract for a 3-sty brick and frame parochial school, 54 x16 ft, at Huntington Station, for St. Hughes R. C. Church, Rev. J. Herchenroder, rector, Huntington Station, owner, from plans by John F. Mahon & A. C. Frank, architects, care of owner. Cost, \$30,000.

**RICHMOND HILL, L. I.**—Geo. F. Driscoll Co., 350 Union st, Brooklyn, has the general contract

for a 3-sty brick public school, 170x59 ft, at the corner of Hillside av and 127th st, Richmond Hill for City of New York, Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, Room 2800, Municipal Bldg., Manhattan architect. Cost, \$300,000.

**ENGLEWOOD CLIFF, N. J.**—Pearce Bros., 220 West 42d st, Manhattan, have the general contract for alterations and an addition to the 1-sty brick school at Englewood Cliff, for Board of Education of Englewood Cliff, H. S. Unger, district clerk, Englewood Cliff - owner, from plans by John A. Gurd, 101 Park av, Manhattan, architect. Cost, \$37,000. Heating, Austin Engineering Co., 121 West 42d st, Manhattan. Plumbing Peter Johnson, Bergenfield. Electric wiring, H. F. Electric Co., 222 East 42d st, Manhattan.

**GARWOOD, N. J.**—M. Byrnes Bldg. Co., 430 Westfield av, Elizabeth, has the general contract for a 1-sty brick and reinforced concrete grade school at Garwood, for Board of Education of Borough of Garwood, Harry Wyckoff, chairman Building Committee, Garwood, owner, from plans by John Noble Pierson & Son, Raritan Bldg., Perth Amboy, architects. Cost, \$50,000. Heating and ventilating, Fred A. Vanderweg, 100 Chestnut st, Roselle Park. Plumbing, A. J. Murphy, Rahway. Electric wiring, Geo. W. Ord, Plainfield.

**STABLES AND GARAGES.**

**MANHATTAN.**—Guggenheim, O'Brien Co., 3 East 48th st, has the general contract for a 4-sty fireproof garage, 33x75 ft at 3 Front st, for Stock Quotation Telegraph Co., Wm. H. Hurst, president, 24 Moore st, owner, from plans by Wm. M. Farrar, 201 West 33d st, architect. Cost \$75,000.

**BROOKLYN.**—Anderson & Sweeney 826 Ocean Parkway, have the general contract for a 1-sty brick garage, 94x100 ft, on the south side of Beverly rd, 15 ft west of East 25th st, for James Tully, 2799 Cortelyou rd, owner, from plans by Dunnigan & Crumley, 394 East 150th st, Manhattan, architects. Cost, \$24,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—Chas. Money, Inc., 241 West 36th st, has the general contract for alterations to the 3-sty brick store and office building, 25 x80 ft, at 194 8th av, for Arthur McAlleenan, 194 8th av, owner, from plans by Jas. W. O'Connor, 162 East 37th st, architect. Cost, \$10,000.

**PASSAIC, N. J.**—Pellegrino Pellecchia, 21 Mt. Prospect av, Newark, has the general contract for a 2-sty common and face brick and limestone office building, 99x130 ft, at Washington pl and William st Passaic, for Chas. P. Gillen Co., Chas. P. Gillen, president, 828 Broad st, Newark, owner, from plans by John F. Kelly, Post Office Building, Passaic, architect. Cost, \$150,000. Lessee, U. S. Government, U. S. Treasury Dept., Washington, D. C.

**MANHATTAN.**—Thompson Starrett Co., 51 Wall st, has the general contract for alterations and an addition to the 14 and 15-sty brick and stone office building, 64x109 ft, at 59 to 65 Maiden lane and 95 William st for Interzone Corp., Fred C. Buswell, vice-president, 56 Cedar st, owner, from plans by Cass Gilbert, 244 Madison av, architect. Cost, \$50,000. Structural engineer, Gunvald Ans., 244 Madison av.

**MANHATTAN.**—C. T. Wills, Inc., 285 5th av, has the general contract for a 22-sty brick and limestone store and office building, 197x125 ft, on the east side of Park av, from 41st to 42d sts, for Pershing Square Building Corp., Samuel G. Leidesdorf, president, 565 5th av, owner, from plans by York & Sawyer and John Sloane, 50 East 41st st, architects. Cost, \$6,000,000. Steel engineer, H. G. Balcom, 10 East 47th st. Steam and electrical engineer, Frank Sutton, 140 Cedar st.

**MISCELLANEOUS.**

**MANHATTAN.**—I. S. Roselle, 1 Madison av, has the general contract for alterations to the Intervale Exchange telephone building, Hoe av, Foxhurst sq and West Farms rd, for New York Telephone Co., H. F. Thurber, president, 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 43d st and Madison av, architects. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av.

**NEWARK, N. J.**—Essex Construction Co., 85 Academy st, Newark, has the general contract for a 3-sty brick and terra cotta service station, 50x100 ft, with salesrooms, at 968x970 Broad st, through to Ardsley court, Newark, for De Cozen Motor Car Co., Alfred De Cozen, president, 20-24 Branford pl, Newark, owner, from plans by Frand Grad, 245 Springfield av, Newark, architect. Cost, \$80,000.

**BROOKLYN.**—Thos. Drysdale, 250 Baltic st, has the general contract for a 60 ft high brick and concrete boiler house, 80x130x60 ft, at the foot of 66th st, for Brooklyn Edison Co., P. Holcomb, purchasing agent, 360 Pearl st, owner, from plans by G. L. Knight, care of owner, engineer. Cost \$1,200,000.

**BROOKLYN.**—Thos. Drysdale, 250 Baltic st, has the general contract for a 3-sty brick fat rendering plant, 50x70 ft, at 335 Johnson av, for A. Aron, owner, on premises, from plans by Jos. Himmelsbach, 136 Liberty st, Manhattan, consulting engineer. Cost, \$25,000.



# Money to Loan

on all classes of high-grade income producing properties in New York City, in amounts of \$500,000 and upward.

## Building Loans

### American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City  
Telephone 9600 Bryant

## BUILDERS

### LITTLE CASH REQUIRED

We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans.

S. Osgood Pell & Co. 15 & 17 West 44th St.  
Tel. Vanderbilt 5610

## FOR PAINTING, DECORATING and PLASTERING

Consult  
**LESCH & JOHNSON**  
261 East Fordham Road New York  
Telephone: Fordham 9345

## A. WILKES COMPANY

### PAINTERS INTERIOR DECORATORS

Exclusive Work, Ask Our References  
2371 Jerome Ave. Fordham 9000

## HEATING STEAM OR HOT WATER RADIATION WITH GAS

IS MADE SIMPLE AND SATISFACTORY BY USING

# KAY-SOLA GAS FIRED HEATING BOILERS

FOR HOMES—OFFICES—FACTORIES—STORES WITH OR WITHOUT A CELLAR

Write Dept. G for illustrated literature

THE SOLAR ENGINEERING CORPORATION 505 FIFTH AVE.  
NEW YORK, N. Y.

## LOUIS BROOK, INC.

### LUMBER and TIMBER at RETAIL

SASHES BLINDS MOULDING TRIM SHELVING FLOORING  
SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.

OFFICE: 148-152 INDIA STREET TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN YARDS: OAKLAND & INDIA STS.

## PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS

ST NICHOLAS AV, 881, 6-sty bk apts 37x107, rubberoid rf; \$90,000; (o) 881 St. Nicholas Corp., 2050 Amsterdam av; (a) Rosario Candela, 200 W 72 (252).

#### CHURCHES.

68TH ST, 38-44 W, 4-sty bk synagogue, 77x100, cement roof; \$200,000; (o) The Free Synagogue, 36 W 68th st; (a) Eisendrath & Horwitz, 18 E 41st st; Bloch & Hesse, assoc (230).

#### DWELLINGS.

71ST ST, 20-22 E, 5-sty bk dwg, 45x88, slag & tile rf; \$180,000; (o) Julius Forstmann, Pas-saic N J; (a) Chas. P. H. Gilbert, 1 Madison av (244).

#### FACTORIES AND WAREHOUSES.

DYCKMAN ST, 126, 1-sty bk str room, 16x27, slag rf; \$600; (o) B. & B. Bldg. Corp., 1501 52d, Bklyn; (a) M. A. Cantor, 373 Fulton, Bklyn (242).

TIEMAN PL, 2, 1-sty metal storage, 9x15, metal roof; \$300; (o) Edlar Realty Co., 41 E 42d st; (a) P. P. (232).

BROADWAY, 4762, 1-sty metal storage, 9x15, metal roof; \$300; (o) Donovan Est., 80 Bway; (a) P. P. (231).

#### STABLES AND GARAGES.

FRONT ST, 3, 4-sty bk garage, 33x75, slag roof; \$75,000; (o) Stock Quotations Telegraph Co, 24 Moore st; (a) Wm. M. Farrar, 201 W 33d st (233).

MADISON ST, 134 to 146, 1-sty bk garage, 120 x56, metal rf; \$30,000; (o) City of N. Y., Dept. Plants & Structures, Municipal Bldg.; (a) P. P. (243).

108TH ST, 103 W, 3-sty bk garage, 75x100, tar & gravel; \$60,000; (o) The 36th St. Garage, Inc., 256 W 36th st; (a) Bloch & Hesse, 18 E 41st st (245).

BROADWAY, 3166, 1-sty metal garage, 18x44, metal rf; \$800; (o) Edlar Realty Co., 2448 Bway; (a) Wilard Parker, 424 Ditmars av, Bklyn (247).

BROADWAY, 4566-72, 2-1-sty metal garages, 10x15, metal rf; \$900; (o) Wm. Rankin, 119 W 77; (a) Fred K. Richardi, 118 Dyckman (250).

BROADWAY, 4766 3-1-sty metal garages, 18x18, metal rf; \$1,300; (o) Donovan Est., 80 Bway (a) P. P. (249).

10TH AV, bet 202d & 203d sts, 1-sty bk garage, \$100,000 tar & gravel rf, 109x100; (o) Lampert Est., Inc., care architect; (a) Enell & Enell, 125 Sherman av (246).

#### STORES, OFFICES AND LOFTS.

VARICK ST, 178 to 188, five 1-sty bk stores, 154x56, plastic slate roof; \$18,000; (o) Wm. S. Coffin, 575 5 av; (a) Francis Y. Joannes, 16 E 40th st (240).

22D ST, 161 W, 4-sty bk str & factory, 20x98, plastic slate rf; \$15,000; (o) Samuel L. Hyman, 233 W 83; (a) Jos. Mitchell, 332 W 24 (254).

34TH ST, 236-44 W, 1-sty bk stores, 74x74, slate roof; \$6,000; (o) Penna. R. R. Co., Penn. Term.; (a) Louis Bracco, 531 E 177th st (235).

96TH ST, 270 W, 2-sty bk str & offices 28x75, plastic slate roof; \$8,000; (o) Weber, Bunke, Lange Coal Co., 268 W 96; (a) Geo. A. Dungan, 200 5 av (238).

ST NICHOLAS AV, 1480-92 1-sty bk stores, 79x100, slag roof; \$10,000; (o) B. & B. Bldg. Corp., 1501 52d st, Bklyn, N. Y.; (a) M. A. Cantor, 373 Fulton st, Bklyn (241).

NAGLE AV, 220-22, 1-sty bk str, 100x50, slag rf; \$20,000; (o) Chas. Hensle, 3875 10 av; (a) Moon & Landsiedel 148th st & 3 av (237).

7TH AV, 566-68, 5-sty bk str, bakery & apts, 50x100, plastic slate rf; \$125,000; (o) The Barrett Est., 500 Broom; (a) Morris Whinston, 116 W 39 (236).

#### STORES AND TENEMENTS.

180TH ST, n w c Audubon av, 5-sty bk stores & tenement, 100x100, plastic slate roof; \$200,000; (o) Whitecap Holding Corp., 271 W 125th st; (a) Lorenzo F. P. Weiher 271 W 125th st (239).

SHERMAN AV, 186 to 192, 2-sty bk stores & tnt, 100x90, slag roof; \$65,000; (o) 190 Sherman Ave. Bldg. Corp., 1060 Madison av; (a) J. M. Felton, 1133 Eway (234).

#### MISCELLANEOUS.

33D ST, 401-9 E, 1-sty bk boiler house, 46x46, felt rf; \$12,000; (o) Gotham Silk Hosiery Co., 516 5 av; (a) Wm. Steel & Sons Co., 1600 Arch st, Phila, Pa (248).

50TH ST, 234 W, 1 metal fruit stand, 8x14, metal rf; \$250; (o) Leonard Hill, 243 W 47; (a) Maurice Silverstein, 145 W 41 (251).

BOWERY, 38, 1-sty bk transformer station, 25x60, tile rf; \$30,000; (o) The N. Y. Edison Co., 130 E 15; (a) Wm. Whitehill, 709 6 av (253).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

MCLELLAN ST, n e c Sherman av, 2-5-sty bk tnts, 65x86.8, 74x86.8, slag rf; \$220,000; (o) Albert J. Schwarzler, 369 E 167th; (a) Carl B. Cali, 81 E 125th (794).

ROGERS PL, n e c Dawson, 6-sty bk tnt, 192.4x irreg, slag rf; \$200,000; (o) Geo. F. Johnson Est. Fredk. Johnson, 30 E 42d, Pres; (a) Chas. Kreymborg, 2534 Marion av (779).

TIFFANY ST, s e c Southern Blvd, 5-sty bk tnt, 125x88, slag rf; \$225,000; (o) S. S. & B. Bldg. Corp., Philip Shuysak, 2210 Amsterdam av, Pres; (a) Chas. Kreymborg, 2534 Marion av (993).

CLAY AV, e s, 772.6 n 169th st, 3 6-sty br tnts, 76.2x40, 74.8x40, slag rf; \$225,000; (o) Rexburg Realty Corp., Geo. Irwin, 425 7th av, pres and architect (1131).

CRESTON AV, w s, 172 n 182d, 5-sty bk tnt, 50x88, slag rf; \$85,000; (o) Jas. C. Gaffney, 106 E 182d (a) Wm. A. Geisen, 2403 Creston av (950).

HULL AV, w s, 125 s 209th, 5-sty bk tnt, 100x88, slag rf; \$160,000; (o) John O'Leary, 2218 University av; (a) John P. Boyland, 120 E Fordham rd (1042).

HUGHES AV, w s, 157.9 n 179th, 3-sty bk tnt, 25.1x103.6, plastic slate rf; \$20,000; (o) Vincenzo Appuzzo, 170 E 103d; (a) David S. Lang, 110 W 34th (919).

SO. BOULEVARD, w s, 28.4 s 182d st, 5-sty br tnt, 114.96x123.4, plastic slate rf; \$220,000; (o) Midland Con. Co., Inc., Samuel Brooks, 366 5th av, pres; (a) Loranz F. J. Weiher, 271 W 125th st (1122).

UNDERCLIFFE AV, w s, 96.3 s Washington Bridge Park, 5-sty br tnt, 63x71.8, felt and gravel rf, \$80,000; (o) Robt. S. Ament, 2380 Grand av; (a) A. Dehle, 154 Nassau st (1105).

#### DWELLINGS.

BAY ST, n s, 194.5 w William st, 2-sty fr dwg, 20x30, compo roof; \$4,000; (o) The 32 Tier St. Corp., Martha Schaeffer, 33 Bay st, pres; (a) Paul Trapani, 96 Warren st (1410).

SULLIVAN PL, n s, 125 w Edison av, 1 1/2-sty fr dwg, 20x36, asphalt shingle roof; \$3,000; (o) John Mohr, 187th & Bathgate av; (a) W. Hopkins, 2600 Decatur av (1411).

TIER ST, s s, 187.2 w William st, 2-sty fr dwg, 20x30, compo roof; \$4,000; (o) The 32 Tier St. Corp., Martha Schaeffer, 33 Bay st, pres.; (a) Paul Trapani, 96 Warren st (1409).

197TH ST, s w c Webster av, 2 1/2-sty bk dwg, 24x30, asphalt shingle roof; \$6,000; (o) Bernard Kelly, 2535 Hughes av; (a) W. Hopkins, 2600 Decatur av (1413).

225TH ST, s s, 211.30 w Paulding av, 2-sty bk dwg, 22x58, plastic slate roof; \$9,000; (o) John Longano, 2344 Beaumont av; (a) Carl, 81 E 125th st (1417).

## WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: Mott Haven { 1370 Office and Factory: River Ave. and East 151st St.  
1371

236TH ST, s e c Martha av, 2-sty bk dwg, 24.8 x30, slag roof; \$5,000; (o) Thos. J. McGrath, 1928 Loring pl; (a) Wm. H. Meyer, 1861 Carter av (1382).

238TH ST, n s, 100 w Greystone av, 2-sty fr dwg, 30x23, shingle roof; \$7,000; (o) Elmer E. Emery, 36 Marble Hill av; (a) Louis F. Thorn, 85 Bruce av, Yonkers, N. Y. (1397).

BOLLER AV, w s, 100 s Waring av, 1-sty fr dwg, 20x35, plastic slate roof; \$4,000; (o) Giuseppe Tramontano, 638 E 180th st; (a) Vincent Bonagar, 789 Home st (1396).

BRONXWOOD AV, w s, 100 s Bartholdi st, 2-sty concrete dwg, 20x39, 1-sty concrete garage 20 x20, asbestos shingle roof; \$5,000; (o) John Boskin, 3556 Corlyle pl; (a) Chas. McGarry, 3028 Bronx Park E (1399).

BRONXWOOD AV, w s, 102.1 s 230th, 2-sty fr dwg, 18x36, shingle rf; \$5,000; (o) T. Langer, 423 E 160th; (a) Crumby & Skriwan, 355 E 149th st (1394).

COLDEN AV, w s, 87.4 s Boston rd, 2-1/2-sty fr dwg, 37x51, shingle roof; \$12,500; (o) Helene Halpker, 4335 Katonah av; (a) Albert Dilz, 3212 Eastchester rd (1403).

DUNCAN AV, n s, 75 w Paulding av, 2-sty fr dwg, 21x48, plastic slate roof; \$5,000; (o) A. F. A. Gleason, Jr., 326 1/2 E 79th st; (a) Geo. P. Crosier, 689 E 223d st (1402).

HERMANY AV, s s, 270 e Olmstead av, 1-sty fr dwg, 23x36, asphalt shingle roof; \$5,000; (o) August & Charlotte Helmstetter, 2253 Watson av; (a) Anton Pirner, 2069 Westchester av (1416).

McGRAW AV, n s, 105 w White Plains av, 1-sty fr dwg, 17x50, rubberoid roof; \$4,000; (o) Frank & Mariantonio Martino, 1869 McGraw av; (a) Anton Perner, 2069 Westchester av (1406).

RANDALL AV, ns, 101.3 e Termont av, 2-sty fr dwg, 19x27, shingle roof; \$5,000; (o) Fred P. Balves, 212 E 216th st; (a) H. G. Lamson, 154 Nassau st (1401).

WALDO AV e s, 281.90 n 236th, 2-sty h t dwg, 21x50, asphalt shingle roof; \$7,500; (o) Patrick J. Donohue, 452 W 57th st; (a) H. G. Lamson, 154 Nassau st (1400).

WATERBURY AV, n e c Mayflower av, 2-sty fr dwg, 20x26, shingle roof; \$5,000; (o) Ruth C. Mullen, 1265 Mayflower av; (a) John C. Mullen, 1265 Mayflower av (1395).

STORES AND DWELLINGS.

DAWSON ST, n w c Rogers pl, 1-sty bk str & dwg, 67.2x65, slag rf; \$12,000; (o) S. & F. Const. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (1388).

DAWSON ST, ws, 97 s Rogers pl, 1-sty bk str & dwg, 34.1x63 slag roof; \$12,000; (o) S. & F. Const. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st, Bklyn (1390).

DAWSON ST, w s, 75 s Rogers pl, three 1-sty bk str & dwgs, 24x63, slag rf; \$30,000; (o) S. & F. Const. Corp., 44 Court st, Bklyn; (a) Seelig & Finkelstein, 44 Court st Bklyn (1389).

WHITE PLAINS AV, n e c Bartholdi st, 2-sty bk str & dwg, 45.36x67.18, plastic slate roof; \$18,000; (o) Martin Mariani, 4519 Bartholdi st; (a) M. D. Del Gaudio, 158 W. 45th st (1398).

STORES, DWELLINGS AND THEATRES.

WILLIS AV, n e c 138th st, 1, 2 & 3-sty bk str, dwg & theatre, 150x89, rubberoid roof; \$300,000; (o) Stursburg Realty Co., Wm. Stursburg, 45 E 17th st, pres.; (a) Eugene De Rosa, 110 W 40th st (1407).

STORES, OFFICES AND LOFTS.

204TH ST, n s, 52.30 e Hull av, 1-sty bk str, 52.3x62.8, slag roof; \$20,000; (o) Johnson Deischel Bldg. Co. Harry Johnson, 219 E 188th st, pres.; (a) Chas. Krymborg, 2534 Marion av (1383).

BOSTON RD, s w c 178th st, 1-sty bk str, 104.10x42.5, slag roof; \$20,000; (o) John W. Nath, 30 E 42d st; (a) Wm. Huenerberg, 30 E 42d st (1393).

GILDERSLEEVE AV, n w c Sound View av, 1-sty fr str, 50x60, slag roof; \$3,000; (o & a) Wm. H. Higgon, on premises (1392).

KINGSBRIDGE RD s e c Davidson av, 1-sty bk str, 120.89x67.2, tar & gravel roof; \$50,000; (o) Weeks Ave. Const. Co., Isadore Robinson, 865 E 172d st, pres.; (a) Goldner & Goldner, 47 W 42d st (1387).

STEBBINS AV, n e c 170th, 1-sty bk str, 100x105.9, plastic slate roof; \$50,000; (o) Nosidam Const. Co., Phillip Greenblatt, 1662 Madison av, pres.; (a) Springstein & Goldhammer, 31 Union sq (1404).

WESTCHESTER AV, n w c Brook av, 1-sty bk str, 82.8x51.4, slag roof; \$30,000; (o) Tobias & Titelbaum, 105 W 40th st; (a) Seelig & Finkelstein, 44 Court st Bklyn (1391).

MISCELLANEOUS.

COMMERCE AV, e s, 175 s 171st st, 1-sty t c shop, 50x20, cor iron roof; \$3,000; (o) Jos. Stolz & Son, Inc., on premises; (a) Michael Bernstein, 118 E 28th st (1405).

Brooklyn

DWELLINGS.

COURT ST, w s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwgs, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (a) Wm. C. Winters, 106 Van Siclen av (2907).

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 (2908).

COURT ST, e s, 40 s Oriental blvd, 12-1-sty fr 1 fam dwgs, 16x41; \$30,000; (o) Manhattan Beach Bldg. Corp., 67 Liberty, Manhattan; (o) Wm. C. Winters, 106 Van Siclen av (2909).

COURT ST, e 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 (2910).

59TH ST, 1676-32, s s, 100 w 17th av, 2 2-sty fr, 2-fam dwgs, 20x62; \$16,000; (o) Harry Kresseh, 217 17th st; (a) Burke & Olsen, 32 Court st (3289).

59TH ST, 1935-7, n s, 280 e 19th av, 2 2-sty fr, 2-fam dwgs, 16x72; \$13,000; (o) Dr. John O. Peterson, 216 Berger st; (a) Eric O. Holmgren, 371 Fulton st (2978).

61ST ST, 437-47, n s, 300 e 4th av, 2 4-sty bk 2-fam dwgs, 50x88; \$15,000; (o) Jacob Seider, 192 Bay 34th st; (a) Isaac Kallich, 8609 Bay Parkway (3258).

61ST ST, 2113-29, n s, 100 e 21st av, 7 2-sty bk, 2-fam dwgs, 16x72; \$49,000; (o) Julius Miller, 756 Howard av; (a) Abraham Farber, 1746 Pitkin av (2994).

AV K, 3401, n e c, E 34th st, 2-sty fr, 2-fam dwg, 16.2x60; \$10,000; (o) Mortimer, Steinfelds, 26 Court st; (a) S. Gardstein, 26 Court st (3253).

AV K, 3403-21, n s, 16.4 e E 34th st, 8 2-sty fr, 2-fam dwgs, 16.2x60; \$80,000; (o) Mortimer Steinfelds, 26 Court st; (a) S. Gardstein, 26 Court st (3254).

AV K, 3423, n w c, E 34th st, 2-sty fr, 2-fam dwg, 16.2x60; \$10,000; (o) Mortimer, Steinfelds, 26 Court st; (a) S. Gardstein, 26 Court st (3255).

AV L, 813-19, n s, 25 w E 9th st, 3 2-sty bk, 2-fam dwgs, 20x60; \$45,000; (o) Paul Connelly, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (3243).

AV O, 1724, s w c, E 18th st, 2-sty fr, 2-fam dwg, 25x58.6; \$13,000; (o) Sparago Con. Co., 1587 E. 10th st; (a) Morris Rathstein, 2109 3d av (2838).

AV Y, 1319-23, n w c, E 14th st, 2 2-sty fr, 2-fam dwgs, 20x58; \$12,000; (o) Mary Daley, 298 Grove st; (o) Robt. E. Hurst, 1293 Myrtle av (3306).

BELMONT AV, 1135, n w c, Lincoln av, 2-sty, fr, 2-fam dwg, 20x55; \$8,000; (o) Geo. Breckman, 1119 Belmont av; (a) Wm. C. Winter, 106 Van Siclen av (3013).

Stillwell av, 2400, w s, 55 n Bay 50th st, 2-sty bk, 2-fam dwg, 20x50; \$8,000; (o) Rosalia Tamemina, 2298 Stillwell av; (a) Antonio Licata, 324 E 14th st, N Y (3095).

STILLWELL AV, 2826, n s, 185 s Neptune av, 2-sty bk, 2-fam dwg, 21x62; \$10,000; (o) Frank Pacelli, 2828 Stillwell av; (a) Jos. J. Galizia, 1 Webers Wlk (2847).

Queens

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—22nd st, s e c, Woodside av, 5-sty brk tenement, 160x88, slag rf, elec, steam heat, 72-fam; \$200,000; (o) Five Borough Land & Bldg. Corp., 205 W 102d st, N Y; (a) Hall & Reid, 2200 Bway, N Y (3196).

L. I. CITY.—Vanderventer av, n w c 3d av, 3-sty brk tint, 25x72, galv iron rf, 5-fam, elec, steam heat; \$23,000; (o) M. Tortova, 38 Marion st, L. I. City; (a) Edw. Decker, 734 Vernon av, L. I. City (3094).

L. I. CITY.—5th av, w s, 600 s Grand av, 5-sty brk tint, 75x85, slag rf, 35-fam, elec, steam heat; \$100,000; (o & a) Morris Manacher, 372 13th av, L. I. City (3939).

L. I. CITY.—12th av, e s, 380 s Wilson av, 5-sty brk tint, 30x83, slag rf, 15 fam, elec; \$30,000; (o & a) Geo. Fischer, 406 12th av, L. I. City (3810).

KEW GARDENS.—Kew Gardens rd, n s, s Queens blvd, 4-sty brk apart, 51x139, tar and gravel rf, 37-fam elec, steam heat; \$170,000; (o) Sarah V. Bolmer, Rocky Hill; (a) Black & Hesse, 18 E 41st st, N Y C (3338).

DWELLINGS.

JAMAICA.—Islington pl, n s, 270 e Warwick blvd, 2-2-sty fr dwgs, 20x51, shingle rf, 2 families, gas, steam heat; \$20,000; (o & a) Woodrich Eng. Co., 68 Harvard av, Jamaica (2444-45).

JAMAICA.—Bandman av, s s, 25 e Tyndal av, 2-2-sty fr dwgs, 20x55, tar & slag rf, 2 families, gas, steam heat; \$15,000; (o) Morris Richlin, 439 Newport av, Bklyn; (a) L. Danancher, 328 Fulton, Jamaica (2375-76).

JAMAICA.—Colton av, e s, 293 s Hillside av, 7-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$23,500; (o) Jos. Rubin Realty Corp., 10122 14th, Richmond Hill; (a) David Levinson, 386 Fulton, Jamaica (2780 to 2786).

L. I. CITY.—12th av, e s, 250 n Vanderventer av, 2-sty bk dwg, 18x38, tar and slag rf, 2-fam, gas, hot water heat; \$9,000; (o) Alfred Dorsch, 440 12th av, L. I. City (2001).

L. I. CITY.—Chestnut st, e s, 160 n Vanderventer av, 7 2-sty bk dwgs, 14x38, tar and gravel rf, 2-fam, gas, steam heat; \$63,000; (o)

Selvia Pallante, 16 Chestnut st, Astoria; (a) Hugh Gaynor, 316 117th st, N Y C (2055).

L. I. CITY.—Sixth av, e s, 100 s Grand av, 20 2-sty bk dwgs, 20x68, slag rf, 2-fam, gas, steam heat; \$240,000; (o) Verdun Improvement Corp., 239 Amhurst av, Jamaica; (a) Paul Lubroth, 26 Cortland st, N Y C (1691 to 1700).

FACTORIES AND WAREHOUSES.

L. I. CITY.—Harrison av, n e c Van Alst av, 2-sty brk film storage and lab, 134x102, slag rf, elec, steam heat; \$100,000; (o) Film Storage & Forwarding Co., 37 W 39th st, N Y C; (a) F. H. Dewey & Co., 175 5th av, N Y C (3416).

L. I. CITY.—Crescent st, e s, 125 s Wilbur av, 1-sty brk storage, 39x75, elec, hot water heat; \$50,000; tar and gravel rf; (o) Hope Hampton Production, Inc., 1542 Bway, N Y C; (a) C. F. & D. E. McAvoy, Electric Bldg, L. I. City (4979).

HOTELS.

ROCKAWAY BEACH.—Boardwalk, n s 100 w Beach 105th st, 2-sty Brick Hotel, 30x67, slag rf; \$16,000; (o) Irving Heiss, 89th st, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (4949).

SCHOOLS AND COLLEGES.

ELMHURST.—Van Horn st, s s, 100 e Lewis av, 3-sty brk, public school No. 102, 170x59, slag rf, elec, steam heat; \$300,000; (o) Board of Education, City of N Y, 500 Park av, N Y C; (a) C. B. Snyder, Flatbush av and Concord st, Bklyn (3386).

JAMAICA.—Center st, n e c, Washington st, 2-sty brk school and convent, 153x100, tile rf, elec, steam heat; \$150,000; (o) R. C. Church of St. Monica, Washington st, Jamaica; (a) Gustave Steinback, 157 W 74th st, N Y C (3276).

MASPETH.—Clermont av, s e c Hull av, 2-1/2-sty brk school, 53x93, slag rf, steam heat; \$60,000; (o) Holy Cross R. C. Church, Clermont av, Maspeth; (a) Geo. Landsman, 105 W. 40th st, N Y C (3833).

RICHMOND HILL.—Hillside av, s w c 127th st, 3-sty brk public school, No. 54, 170x59, slag rf, elec, steam heat; \$300,000; (o) Board of Education, City of N Y, 500 Park av, N Y C; (a) C. B. Snyder, Flatbush av, Concord st, Bklyn (3387).

STABLES AND GARAGES.

FLUSHING.—Grove st, n s, 166 w Main st, 2-sty brk garage, 50x100, slag rf, steam heat, elec; \$15,000; (o) Mary Sococa, 21 Lawrence st, Flushing; (a) A. E. Richardson, 100 Amity st, Flushing (3243).

HOLLIS.—Hillside av, s e c, No Wertland av, 2-sty fr garage and dwg, 41x34, shingle rf, 1-fam, elec, steam heat; \$8,500; (o) H. F. Franklin, 9301 Lincoln av, Queens; (a) S. Wagner, 7 E 42nd st, N Y C (3702).

L. I. CITY.—9th st, n s, 225 e Vernon av, 1-sty brk stable and garage, 50x100, slag rf, steam heat; \$10,000; (o) William Heppa, 9th st, L. I. City; (a) Chas. Koester, 9 Jackson av, L. I. City (3876).

LAUREL HILL.—Pearsall st, w s, 300 s Gale st, con blk garage; \$12,000; (o) Ellie Robelen, 259A Nawau av, Bklyn (3596).

RIDGEWOOD.—Shaler st, w s, 100 b Catalpa av, 2-sty brm stable, 32x70, tar and slag rf; \$12,000; (o) Wm. Keller, 2592 Hughes st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3394).

RIDGEWOOD.—Shaler st, w s, 100 n Catalpa av, 2-sty brk stable, 32x70, slag rf; \$11,000; (o) William Keller, 2592 Hughes st, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3394).

STORES AND DWELLINGS.

L. I. CITY.—Grand av, s s, 22 e 2nd av, 2-sty brk store, office and dwg, 20x64, tar and felt rf, 2-fam, elec, steam heat; \$8,000; (o) Wm. Ebbing, 760 St. Anns av, N Y C; (o) John Welker, 979 3d av, N Y C (5007).

STORES, OFFICES AND LOFTS.

EDGEWATER.—Boulevard, n e c, Beach 36th st, fr store, 1-sty, 128x55, slag rf; \$15,000; (o & a) Jos. Dorff, 252 w 85th st (5000).

JAMAICA.—Hillside av, n s, 120 e 139th st, two 1-sty brk stores, 80x101, tar and gravel rf, steam heat, elec; \$24,000; (o & a) Dickel Const. Co., 8102 88th st, Woodhaven (3926).

MISCELLANEOUS.

RICHMOND HILL.—Beech st, w s, 125 s Jamaica av, 1-sty brk shop and office, 40x100, tar and gravel rf, elec, steam heat; \$10,000; (o) F. E. Armstrong, Beech st, Richmond Hill; (a) H. T. Jeffrey, Jamaica (3231).

**PLANS FILED FOR ALTERATIONS**

**Manhattan**

BROOME ST, 182, remove walls, partitions, new walls, piers, partitions, columns, in 5-sty bk str & tint; \$6,000; (o) Jacob Rosenthal, 530 West End av; (a) Zipkes, Wolff & Kudroff, 432 1/2 av (940).

CANAL ST, 202-4, reconstr ceiling of vault, remove sidewalk encroachments on 6-sty bk fac-

tory; \$3,900; (o) Ella V. Cann, 401 Grand; (a) Max Muller, 115 Nassau (892).

EAST BROADWAY, 214, remove stoop, new extension, entrance, rearrange partitions, reconstr. wall on 4-sty bk tnt; \$15,000; (o) Wm. H. Standler, 234 Madison av; (a) M. Jos. Harrison, 110 E 31 (944).

FORSYTH ST, 35, remove front, wall, new front, walls, extend cellar in 2-sty bk stable; \$8,000; (o) 35 Forsyth St. Rlty. Corp., 43 Forsyth st; (a) Wm. J. Conway, 400 Union st (800).

GREENE ST, 33-35, new girders, arch, curb, vault wall in 5-sty bk str & lofts; \$5,000; (o) Henry C. Swords 299 Bway; (a) Edw. C. Bloodgood, 8 York (943).

HAMILTON PL, 58, rearrange partitions, new rooms, garage on 4-sty bk dwg; \$7,500; (o) Mary F. Naughton, 56 Hamilton pl; (a) Jos. J. F. Gavigan, G. C. Terminal (810).

NEW ST, 1828, new tanks on 22-sty bk office bldg; \$2,100; (o) Clarence H. Mackay, 253 Bway, Mary Louise Mackay, 253 Bway; (a) R. J. Mansfield, 53 Park pl (925).

PINE ST, 72 and 74, new stairs, partitions, doors, toilets, metal ceilings, plastering, kal frames and sash, windows in two 4-sty bk offices; \$15,000; (o) The Audit Co. of N. Y., 189 Madison av; (a) Hoppin & Koen, 4 E 43d st (815).

WASHINGTON SQ, 53, new door, lintel in 1-sty bk laundry; \$1,200; (o) N. Y. C. Baptist Mission Soc., 276 5 av; (a) Edw. E. Bloodgood, 8 York (879).

3D ST, 87 W, remove partitions, dumbwaiter shaft, new dumbwaiter shaft, ceiling, compo floor, vault lights, stairs in 5-sty bk str & apts; \$6,000; (o) Antonio Latorraca, 87 W 3d; (a) Edw. E. Bloodgood, 8 York (865).

4TH ST, 80 E, remove posts, girders, new steel bracing on 4-sty bk str, dance hall; \$1,000; (o) Abraham Cohen, 117 2 av; (a) Jacob Fisher, 25 Av A (827).

29TH ST, 217 W, remove wall, new wall, plumbing fixts, wood flrs, metal ceilings, plastered walls in 3-sty bk factory; \$10,000; (o) Ethel & Betty Loch, 355 Stockton st; (a) Geo. Fred Pelham, 200 W 72d st (779).

30TH ST, 13 W, remove skylight, fire escape, skylights, tank, new stairs, skylight, fire escape, steps on 4-sty bk offices and lofts; \$3,000; (o) Jacob J. Herman, 8 W 29th st; (a) Rudolf C. P. Bochler, 116 W 39th st (757).

39TH ST, 125 E, new roof, kitchen, partitions, rooms, windows, add sty on 4-sty bk dwg; \$2,000 (o) Dr. Roger H. Dennett, 125 E 39; (a) Coy & Rice, 297 Madison av (936).

39TH ST, 451 W, remove top sty, walls, beams, new extension, stairs, boiler room, plumbing in 4-sty bk tnt; \$10,000; (o) Fredk Fricker, 440 W 34th st (902).

56TH ST, 60 W, remove front wall, partitions, new beams, piers, extension, stairs, add sty on 4-sty bk lodging house; \$5,500; (o) Jos. Landes, 77 W 50th st; (a) Louis Kasoff, 145 6 av (910).

57TH ST 34 W, remove stoop, steps, new entrance, steps on 4-sty bk dwg; \$2,500; (o) John R. Gellatly, 34 W 57; (a) Augustus N. Allen, 2 W 45 (933).

61ST ST, 150 E, remove stoop, renovation of front, new extension, new htg system, plumbing, alts to partitions in 4-sty bk club & school; \$10,000; (o) Ann Phillips, care Alexander & Green, attorneys, 120 Bway; (a) Aymar Embury, II., 132 Madison av (906).

61ST ST, 125 E, new ext, bath room, rf (slag), coping on 5-sty bk dwg; \$5,000; (o) Robt. G. Munroe, 125 E 61st; (a) Jas. W. O'Connor, 162 E 37th (868).

89TH ST, 70 W, new partitions, rooms in 4 1/2-sty bk rooming house; \$3,000; (o) Alex. Munro, 140 Nassau st; (a) Saml Carner, 110 E 28th st (912).

90TH ST, 35 W, new ext, rearrange partitions in 4-sty bk dwg; \$6,000; (o) Abraham Karmel, 35 W 90th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (887).

92D ST, 59 E, remove stoop, partitions, enlarge windows, alter windows, new bath room in 4-sty bk dwg; \$10,000; (o) J. Arch. Murray, 49 Wall; (a) Adolph E. Nast, 56 W 45th (795).

125TH ST, 102-4-6 W, remove partitions, new window, stairs, toilet, gallery in 4-sty stores and dwg; (o) Geo. Ehret, 1197 Park av; \$1,000; (a) Jules J. Diemer, 1 Madison av (787).

125TH ST, 108-110 W, change columns, new pier, partition, str, toilets in 4-sty bk str & apts; \$3,500; (o) Sperling Holdg. Corp., 160 W 125th; (a) Henry Z. Harrison, 1787 Madison av (872).

AV B, 25, new wall, ext, partitions, stairs in 4-sty bk str, office & tnt; \$7,000; (o) Paula Blum, 1950 Washington av; (a) Jacob Fisher, 25 Av A (889).

BROADWAY, n e c 181st st, new steel beams in 3-sty bk theatre, stores & offices; \$3,000; (o) Greater N. Y. Vaudeville Theatres Corp., 1564 Bway; (con engr) Edwyn E. Seelye, 101 Park av (908).

BROADWAY, 1725-27, remove stairs, partitions, wall, str fronts, new stairs, str fronts, toilets, girders in 4-sty bk str, lofts, garage; \$12,000; (o) Mary A. Fitzgerald, 67 Wall; (a) Harry L. Smith, 360 Butler, Bklyn (833).

LEXINGTON AV, 69, enlarge windows, remove piers in 3-sty bk str & tnt; \$1,000; (o) Sexton Rlty. Co., 116 Lexington av; (a) Dietrich Wortmann, 116 Lexington av (713).

PARK AV, 903, fuel oil tank & equip in 17-sty bk apt house; \$5,000; (o) Est Vincent Astor, 23 W 26th; (a) Petroleum Heat & Power Co., 511 5 av (896).

PLEASANT AV, 341, new str front, ext on 3-sty bk factory & apt; \$2,000; (o) John F. Juhasz, 500 E 118th; (a) De Rose & Cavalieri, 370 E 149th (875).

2D AV, 2478, new roof over present promenade on 3-sty bk m p studio; \$5,000; (o) Geo. L. Ingraham, 14 Wall st; (a) Geo. M. McCabe, 96 5 av (905).

3D AV, 1916, remove partitions, new stairs, front elevator in 5-sty bk tnt; \$6,000; (o) Abraham H. Ray, 1967 3 av; (a) Saml. Carner, 118 E 28 (913).

3D AV, 499, new partitions, skylight, store front, on 3-sty bk store and tnt; \$5,000; (o) Jennie McMahon, 1438 St. Nicholas av; (a) Jacob Fisher, 25 Av A (727).

6TH AV, 332, remove show windows, stairs, rebuild show window, reset stairs, new toilets in 4-sty bk str & shops; \$5,000; (o) Nettie A. Cramer, 1496 Bedford av, Bklyn; (a) Otto Reissman, 147 4 av (823).

6TH AV, 449, remove wall, new columns, girders, str front, cornice, partitions in 4-sty bk str & factory; \$5,000; (o) Clemons Rlty. Corp., 1409 Bway; (a) John H. Knubel, 305 W 43d (871).

7TH AV, 719, new str, frts, lintel on 4-sty bk str & offices; \$5,000; (o) 719 7th Ave. Corp., 880 Bway; (a) B. H. & C. N. Whinton, 2 Columbus Circle (917).

**Bronx**

GROTE st, 1017, 2-sty fr ext, 22x32.16 to 2-sty fr dwg; \$2,200; (o) Maria Roveto, 2312 Arthur av; (a) Victor Bahlers, R R av, Jamaica (206).

PILOT ST, n s, 600 w City Island av, 1-sty fr ext, 30x40 to 2 1/2-sty fr club house; \$2,500:

(o) City Island Yacht Club, on premises; (a) Karl F. J. Seifert, 153 E 40th st (212).

MORTON PL, 41, 2 1/2-sty fr ext, 22x6 to 2 1/2-sty fr dwg; \$2,400; (o) Mattie E. Bridgewater, 130 Wadsworth av; (a) Jos. A. O'Shaughnessy, 574 W 177th st (217).

WESTCHESTER SQ, 43, 2-sty bk ext, 31.6x 69.6, to 2-sty bk offices & show rooms; \$50,000; (o) Bronx Gas & Elect. Co., on premises; (a) W. W. Knowles, Bridge Plaza, L. I. C. (216).

134TH ST, 446-48, new stairs, elevator, beams, girders, columns & new partitions to 3-sty bk garage & storage; \$8,000; (o) Wm. L. Byrne, 447 E 133d st; (a) Moore & Landseidel, 3d av & 148th st (210).

134TH ST, 442 E, new fire escapes, new f p partitions to 3-sty bk tnt; \$1,500; (o) John F. Lalor, on prem; (a) John H. Friend, 148 Alexander av (199).

143D TO 144TH STS, Brook to St Anns av, 2 stories of bk built upon 1-sty bk dwg; \$5,000; (o) Sisters of the Poor of St. Francis, on prem; (a) Duff & Froenhoff, 348 W 14th st (209).

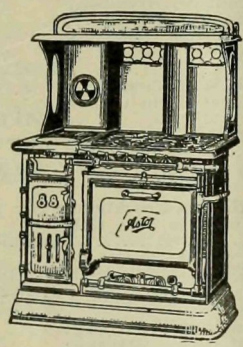
222D ST, 726-28 two 1-sty bk exts, 10.8x15 to two 2-sty fr dwgs & garages; \$1,000; (o) Geo. Saih, 728 E 222d st; (a) Frank M. Egan, 120 E Fordham rd (207).

223D ST, 1021, 3-sty fr ext, 21x28 to 2-sty & attic fr dwg; \$2,500; (o) Louis & Anthony Castlegarde, on premises; (a) Peter Panard, 211 W 104th st (215).

BAINBRIDGE AV, 3203, new str front & 1-sty bk ext, 21x9.10 to 2-sty fr str & dwg; \$3,000; (o) Rosina Primavera, on premises; (a) Lucian Pisciotto, 3011 Barnes av (211).

BARNES AV, 3820, 1-sty of fr built upon present bldg, 1-sty fr ext, 71.8x20, new plumbing & new partitions, to 1-sty fr dwg & garage; \$1,500; (o) Louis Sussman, 3912 Barnes av; (a) M. W. Del Gaudio, 158 W 45th st (218).

ERYANT AV, 1420, 1-sty of bk built upon 1-sty bk str & dwg; \$6,000; (o) Max Grochousky, 1864 Lexington av; (a) Nathan Langer, 81 E 125th st (205).



*The*  
**UNION STOVE WORKS**

Headquarters for Builders for  
Kitchen Ranges for Coal or Gas, Standard or  
Pipeless Furnaces, Heating Boilers, Laundry  
Apparati

**THE GREAT "ASTOR" LINE**  
70 BEEKMAN STREET

Established 88 Years Telephone: Beekman 2490

TELEPHONE: MANSFIELD 2300

**RETAIL LUMBER**  
**CHARLES H. FINCH & CO.**

"THE ACCOMMODATING HOUSE" Coney Island Ave. and Ave. H, Brooklyn, N. Y.

**HECLA IRON WORKS**

ESTABLISHED 1876

**Architectural Bronze and Iron Work**

Office, 118 North 11th Street BROOKLYN, N. Y.

**NIEWENHUIS COMPANY, INC.**

We specialize in Financing, Planning and Erecting Legitimate Building Operations on a 60% Loan Basis.

Commission Moderate. 316-318 East 161st Street  
Telephone: Melrose 1694-1695 New York City

MECHANICS' LIENS AND SATISFIED LIENS
RECORDED IN MANHATTAN AND THE BRONX

JEROME AV, 2439, new stairs, new partitions to 4-sty bk str & tnt; \$3,500; (o) Albert H. Wagner, 2324 Davidson av; (a) Albert E. Davis, 258 E 138th st (220).

RIDER AV, 224-34, new fireproofing, new walls to 3-sty bk factory; \$1,200; (o) 137th St & Rider Av. Corp, on prem; (a) Chas. Schaefer, Jr, 394 E 150th st (204).

ST ANNS AV, 227, new str front, new beams, girders & new partitions to 5-sty bk str & tnt; \$2,000; (o) Yetta Rossler, 571 E 141st st; (a) David Habstein, 723 E 160th st (214).

TREMONT AV, 788, 1-sty bk ext, 25x33, to 1-sty bk str; \$2,000; (o) Benj. F. Kroll, on prem.; (a) Chas. S. Clark, 441 Tremont av (201).

VALENTINE AV, 2456, new partitions to 3-sty bk hospital; \$2,000; (o) Union Hospital of the Bronx, John Bostwick, 160 Bway, pres.; (a) Dodge & Morrison, 160 Pearl st (200).

WESTCHESTER AV, 3251, 1-sty fr ext 20.4x 12 to 2 1/2-sty fr str & dwg; \$1,000; (o) Est. of Chas. Muller, on premises; (a) Anton Pirner, 2069 Westchester av (213).

3D AV, 4299, 1-sty bk ext, 17.9x14.6, to 3-sty fr str & dwg; \$2,000; (o) John Accocelle, on prem.; (a) Chas. S. Clark, 441 Tremont av (202).

Brooklyn

BEVERLY RD, 615-19, n s, 120 e Ocean Pkway, move bldg, porch, etc, 3-sty bk 2-fam; \$15,000; (o) Frank Grossbard, 183 Hendrix st; (a) Philip Steigman, 26 Court st (5996).

BRIDGE ST, 373-9, s e c Willowghby, int alts & plumbing in 3-sty bk str & offices; \$10,000; (o) John Tammany, prem; (o) Voss & Fannitzen, 65 DeKalb av (6092).

HOPKINS ST, 226-S, s s, 175 e Throop av, exterior & int alts & plumbing in 3-sty bk synagogue; \$3,000; (o) The First Bklyn. Rumanian Am. Cong., prem; (a) Glucroft & Glucroft, 729 Flushing av (6228).

JOHNSON ST, 175, n s, 78.3 s Gold, raise part & int alts to 2-sty bk garage & 1 fam dwg; \$6,000; (o) Angelma Degilio, 119 Prince; (a) Bernard McAvaney, 572 St. Marks pl (6253).

STATE ST, 199-201, n s, 175.1 1/2 e Court st, st fr and ext two 3-sty bk shop and garage, rooming house and store and 1-fam dwg; \$9,000; (o) Jos. Zinkand, on prem; (a) Fredk M. Beer, 1476 Bway, N Y (5995).

WARREN ST, 301-05, n s, 100 w Smith st, int and plmbg, 1-sty bk church; \$15,000; (o) L. I. M. E. Church, 47 Brevoort pl; (a) Salvati & L. Mornik, 369 Fulton st (4536).

24TH ST, 217, n s, 235 w 4 av, ext & int 2-sty bk str & 2 fam dwg; \$2,100; (o) Theresa Menzel, premises; (a) Jas. McKillop, 527 1st st (6672).

35TH ST, 132-4, s s, 160 e 3d av, ext fix and int 2-sty fr, 2-fam and store; \$3,000; (o) Stephano De Propriis, 134 35th st; (a) Philip Freshman, 298 Schenectady av (4735).

41ST ST, 1065, w s, 94.4 1/4 w Fort Hamilton av, int 3-sty fr 2-fam dwg; \$3,000; (o) Max Lory, 1065 41st st; (a) M. A. Cantor, 373 Fulton st (5613).

ATLANTIC AV, 265, n s, 120.5 e Brown pl, 3-sty bk str & 2 fam dwg ext; \$2,000; (o) John J. Cunningham, premises; (a) Jas. W. Magrath, 367 Fulton st (6546).

BATH AV, 1829-31, n s, e s, 118.8 1/2 n w Bay 20th st, ext int and pl 2-sty bk str & club; \$6,000; (o) Knights of Columbus, on prem; (a) Walter Jackman, 1260 79th st (4725).

Queens

JAMAICA.—Evergreen st, w s, 35 s Linden, 2 1/2-sty fr ext, 12x16, rear dwg, in alts; \$1,000; (o) Jas. M. Moffert, prem (1124).

JAMAICA.—Franklin st, e s, 150 n Willet, raise rf 1 sty, shingle rf, int alts; \$1,500; (o) John Wiedman, prem; (a) L. Danacher, 328 Fulton, Jamaica (1031).

JAMAICA.—Clinton av, w s, o s Clinton pl, 2-sty fr ext, 28x16, rear, shingle roof, to provide additional rooms, int alt; \$4,000; (a) Mrs. Mary E. Hunting, 131 Clinton av, Jamaica; (a) Geo. Conable, 46 W. 24th, N Y C (1200).

JAMAICA.—Fulton st, s s, 73 e Division st, int alt office; \$2,000; (o) A. Steinmann, premises (371).

JAMAICA.—Washington st, w s, 321 s South st, general int alt laundry; \$25,000; (o) Park Laundry Co., Prospect st, Jamaica (190).

LONG ISLAND CITY.—Hoyt av, s s, 100 e Goodrich st, 1-sty con blk ext, 12x21, front dwg, tin roof, int alt; \$1,000; (o) Antonia Arominic, 256 Hoyt av, L. I. City (1192).

LONG ISLAND CITY.—Greenpoint av, s w c Review av, int alt factory; \$4,000; (o) Andrews Lead Co., premises (261).

LONG ISLAND CITY.—Nassau av, n s, 100 e 14 av, change from flat to peak roof, add 1 sty, int alt; \$1,400; (o) Mrs. King, 125 Nassau av, L. I. City; (a) Chas. Lehring, 889 10 av, L. I. City (1209).

WOODHAVEN.—91st st, w s, 100 n 97 av, 1-sty fr ext, 9x6, rear, slag rf, in alts & repairs; \$1,000; (o) May Gear, 1020 91st, Woodhaven; (a) Rein & Rose, 1209 Pitkin av, Woodhaven (1021).

Manhattan.

APR. 20. 156TH ST, 515 W; Henry Heil—A Levine (S1) 20.20 BROADWAY, 2270-2; Central Roofing & Skylight Works, Inc—Charles Rohe, Jane C Deyo & Annie Bauerdorf; Stewart Hemingway (S2) 172.80 148TH ST, 465-7 W; Eastern Woodworking Co—John J Healy; Robert Friedmann (S3) 2,250.00 75TH ST, 331 E; Charles Spaet—Jas Giello (S4) 50.00 56TH ST, 45 W; Schwartz Electric Co—Francis L Renckendorfer et al; Eugene & Simon Genzburg (S5) 188.15

APR. 21. 42D ST, 233-9 W; Benj Rosen—233-239 West 42d St Corp & Woodward Construction Co (S6) 3,464.00 SPRING ST, 99; Israel Lazar—John, Edward & Gerard H Coster & Jos Wallach (S7) 258.00 95TH ST, 60 W; Robt M Hull—Delia Costello (S8) 60.65

APR. 22. SPEEDWAY, es, 500 n 155th, —x—; Louis Moesch—National Exhibition Co; Acken Industrial Corp (S9) 259.27 WARREN ST, 78; Canton Steel Ceiling Co—John P Mannheim; T D Lazarides (90) 90.00

APR. 24. PARK ROW, 31-32; Hanover Upholstering Co—Reliable Co, Inc (91) 455.50 4TH ST, ss, whole front bet Broadway & Lafayette st, 275x45.4x irreg x74; York Building Co—Wyona Operating Co, Silk Realty Co & William S Sussman, Inc (92) 7,692.25 55TH ST, 26 E; Woodward Constn Co—Lillian W Newlin & Levin Constn Co (93) 28,911.75 115TH ST, 191 E, & 3D AV, 2102-6; Bernard H Cantor, Inc—Edna Jones & Acme Realty Co (94) 210.00

APR. 25. 135TH ST, 129 W; Herach Frachtman—Belgoa Realty Corp & Max Heigelman (95) 210.70 116TH ST, 176-80 E; Wood Electric Co—Cosmo Theatre Corp & Samuel B Steinmetz (96) 1,415.25

APR. 26. 45TH ST, ss, 125 w 6 av, 25x100.5; Frank Barba—Patrick Mahon; Italian Sporting Union, Inc (97) 370.00 SAME PROP; same—Patrick Mahon; Joseph Laganese (98) 682.00 93D ST, 31 E; Elmore Studios—Lucille Pugh (99) 125.00 116TH ST, 176 to 180 E, also 115TH ST, 177 E; Easton Fireproofing Corp—Cosmo Theatres Corp; Samuel B Steinmetz (100) 2,314.95

4TH AV, 443 to 449; William Aesselrod—4th Ave & 30th St Realty Co; Edw S Kiger (101) 375.00 4TH AV, 313 to 321; same—315 Fourth Ave Corp (102) 242.50 BROADWAY, 1819; William Aesselrod—Estate of Amos F Eno; Edw S Kiger (103) 103.00 42D ST, 233 to 239 W; Easton Structural Steel Co—233-239 West 42d St Corp; Woodward Construction Co (104) 2,340.00 42D ST, 128 W; William Aesselrod—Jennie Thorley; Edw S Kiger (105) 178.09 42D ST, 130 & 132 W; William Aesselrod—Exhibition Building, Inc; Edw S Kiger (106) 542.50

Bronx

APR. 19. 262D ST W, ns, 75 w Spencer av, 25x 100; Oscar Abrams—Zay Holland.. 2,053.10 179TH ST E, nwc Lafontaine av, 100 x125; Lanigan Bros, Inc—M Goldstein; Domenick Moquia 76.50 BRUNER AV, ws, 200 s Cornell av, 50 x100; August F Strasser—Francis S Marion 33.75 DALY AV, 2107; Benny Blum—Mary Slade 111.00 THERIOT AV, es, 116.4 s Westchester av, 25x100; William Krug—Alex Schultz 669.00

APR. 20. SOUTHERN BLVD, ws, 78 s 182d, 195.6x235.3; Indelli & Conforti Co—Midland Constn Co 3,054.00 RAINBRIDGE AV, ns, 112.8 e Mosholu Parkway, 25x100; Gustave Silverman—J Henry Sievers; George Raimond & Jos Sassano 1,200.00

APR. 21.

BRIGGS AV, ws, 13.4 n Kingsbridge rd, 26.9x43; John Nolan—Wm McLeod 2,275.00

APR. 22.

LAFAYETTE AV, 1262; Southern Hardwood Flooring Co—M Brooks & Son, Inc 1,225.00 VALENTINE AV, 2526; B Peter Cerussi—Hull Avenue Co 250.00

APR. 25.

DECATUR AV, sec Bedford Park bldv, 50x100; John L Wilson—John J Tomish & Louis Marino 150.00 BRIGGS AV, ws, 13.4 n Kingsbridge rd, 26.9x43; John Nolan—Wm McLeod 642.25

SATISFIED MECHANICS' LIENS

Manhattan.

APR. 21. 119TH ST, 207-15 E, & 120TH ST, 214-8 E; Reedy Elevator Co—Richard Webber et al; June30'21 4,950.00 34TH ST, 315 W; Ignatz Goldberg—Irving S Hammerstein et al; Apr6'21 591.60

APR. 22. MADISON AV, 538; Unity Contracting Co—Max Williams et al; Feb28'20 5,305.00 APR. 24. 68TH ST, 35 W; Louis Iverson—Gertrude E Dunne et al; Feb27'21 445.00 SAME PROP; Thos P Murphy—same; Feb27'22 109.65

23D ST, 338 W; Rudolph A Opiel, Jr—Morris Stutsky et al; Dec8'21 298.00 WILLIAM ST, 140-42; Elias Morsut—Farmers Loan & Trust Co et al; Dec 31'21 1,721.23

WILLIAM ST, 140; Rumsey Pump & Machine Co—Frances H Zabriskie et al; Dec8'21 478.50 WILLIAM ST, 140-42; Reid King & Co—Farmers Loan & Trust Co et al; Dec31'21 3,391.55 SAME PROP; Paul Bendish—same; Dec31'21 1,990.96

APR. 25.

MADISON AV, ws, whole front bet 43d & 44th sts; J C Cowan, Inc—Madison Ave Offices, Inc, et al; Nov15'21; cancelled 34,364.36 BOND ST, 12; City Iron Works—Betty Hodschar et al; Nov19'21 650.00

WEST END AV, 473; Perfect Cornice & Roofing Co—473 West End Ave Corp et al; Aug6'20 285.00 139TH ST, 263 W; Nathan Finkel—Helen E Overton et al; July22'20; cancelled 305.00

APR. 26.

41ST ST, S E; Peet & Powers, Inc—Joseph McGarrity et al; Sept1'22 703.38 SAME PROP; J F McKeon & Bros, Inc—same; Aug15'21 1,589.78 34TH ST, ns, 175 w 8 av; Teets Plumbing Co—Emma S Hammerstein et al; Apr26'21 934.75

113TH ST, 26 E; Israel Wegodsky—Abram Faer et al; Apr18'22 675.00 BROADWAY, 2536; Tiger Construction Co—Elkon Realty Corp et al; Apr 11'21 4,993.15

WEST BROADWAY, 47; Safety Insulated Wire & Cable Co—Dodge Building Corp et al; Apr5'22 1,511.08 SAME PROP; Walker Bros—Dodge Sales & Engineering Co; Apr14'22 1,018.07 7TH AV, swc 50th; Klosk Contracting Co—Lee Shubert et al; Feb7'22 1,320.00 41ST ST, S E; Reis & O'Donovan, Inc—Joseph McGarrity et al; Aug30'21 1,280.00

SAME PROP; Egan & Montague, Inc—same; Sept14'21 42,336.54 SAME PROP; Michael J Rush—same; June15'20 2,811.50 86TH ST, 117 W; Edward Mayle—Juan J Ariosa et al; Apr27'20 1,350.00

SAME PROP; Susie Clune—same; July8'20 1,350.00 SAME PROP; J M Seidenberg Co—same; July14'20 572.31 SAME PROP; John Ireland et al—same; Aug11'20 167.45

Bronx

APR. 20. HUGHES AV, 2301; Tommaso Giacquinto—John Stramiello et al; Aug5 '21 283.40

APR. 21.

176TH ST, 840 E; A Fiore & Son—Herman Mirenberg et al; Jan7'22 372.00 SAME PROP; Mullaly & Ferris—same et al; Jan10'22 2,000.00