

# Real Estate Record and Builders Guide

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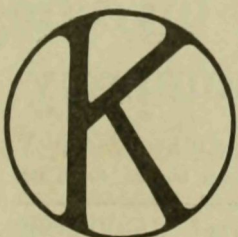
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# E D I T O R I A L

## Legislature Fooled About Housing "Crisis"

In its report to the Legislature last March the Lockwood Committee asserted that New York City was still victim of a housing crisis, short of accommodations for at least 80,000 families. This claim was advanced as justification for the extension of the Emergency Rent Laws and the Lockwood Committee itself. The demands of the committee were granted by the Legislature in the face of several authentic reports which showed that the housing shortage was being grossly exaggerated by the Lockwood Committee and its Chief Counsel.

Facts presented to the Legislature at the time showed housing conditions greatly improved and likely to be completely corrected by the construction work then in progress. These facts had been gathered through exhaustive surveys of the local situation, which showed a real revival of building. This revival, if not interfered with, would, it was pointed out, adequately supply the city's housing requirements, excepting in the matter of low-priced living quarters.

The Real Estate Board of New York stood firm in maintaining that the housing crisis had already passed and that the remaining local shortage would be eliminated by the residential construction then under way, or in prospect for an early start. The position of the Real Estate Board was based upon an investigation made by the Building Trades Employers' Association, in which it was shown that in New York City building was in progress to the full capacity of the industry to supply labor and materials and that the major portion of the active construction was residential in character. This, it was felt, could in the near future be depended upon to supply the demands of home-seekers. This survey, completed last December, showed that the supply of one and two-family dwellings had then reached the saturation point.

More recently Tenement House Commissioner Mann, in addressing the New York Society of Architects, expressed the opinion that the housing situation was rapidly becoming normal and that within the next few months there would be sufficient accommodations for all desiring them, and, indeed, a likelihood of a surplus. He said that apartment houses, erected since the passage of the Tax Exemption ordinance, have provided for at least 50,000 families, and that the multi-family buildings now actually under construction or planned for an immediate start will provide for a similar number. According to figures tabulated by the Tenement House Department, 29,952 additional families can be accommodated in the apartment houses which were actually being erected in New York City on April 10. These families will occupy about 115,000 rooms in 1,350 buildings which are being constructed at a total estimated cost of \$129,312,500. They do not, however, include those structures which were started under the provisions of the Tax Exemption ordinance and completed before these figures were tabulated.

This report of the Tenement House Department shows 108 tenement houses being erected in Manhattan; 340 in the Bronx, 545 in Brooklyn and 346 in Queens. The Man-

hattan multi-family buildings will supply homes for 4,976 families, while those in the Bronx will house 14,066; in Brooklyn, 7,895, and in Queens, 2,960. This is exclusive of living quarters being provided in the one and two-family dwellings which are now being erected in great numbers in Brooklyn, Queens and the Bronx, and which do not come under the jurisdiction of the Tenement House Department.

These statistics, confirming as they do the statements made at the time the surveys of the Real Estate Board and the Building Trades Employers' Association were given to the Legislature, furnish conclusive evidence that the housing crisis has passed and that the alarms sounded by the Lockwood Committee at the last session of the Legislature were baseless. With the elimination of the shortage clearly evident, the Legislature at the very outset of its next session should repeal the drastic Emergency Rent Laws which are so damaging to real estate values in Greater New York.

## Labor May Pay Dearly for Present Policy

Certainly if labor leaders in the metropolis were farsighted, if they were to apply logic to the situation and abandon the grasping policy which they continue to urge upon their followers, they would regard as of the highest value the recent comments of Mr. Clarence H. Kelsey, President of the Title Guaranty and Trust Company, on building conditions now prevailing in New York City. Mr. Kelsey declares there is general alarm on the part of lenders and cautious builders, too, on the construction situation as related to apartment houses. Mr. Kelsey speaks as an expert, his are the words of a recognized authority, and what he says confirms most impressively the review of the mortgage money situation given in THE RECORD AND GUIDE on May 13, when this publication reported that the excessive demands of labor were convincing the lending institutions that a new policy must be adopted in order to check unhealthy developments.

Commenting on the building activity which followed the passage of the Tax Exemption Law, President Kelsey observes that "there was plenty of money to lend, there was a good demand for the space, and there were sufficient materials and labor in sight to start the movement," but, as he adds significantly, "the pace was too rapid." Materials went up in price, due to the increased demand, while labor, after maintaining war-peak wages right along, "found that by keeping down the supply of mechanics it could exact more even than the high union wage scale." Then resulted the enticing of labor from one job to another by the offer of bonuses, a shortage in materials developed, and now, as Mr. Kelsey points out, building costs are considerably higher than they were six months ago.

Further analyzing the situation as matters stand today, Mr. Kelsey says:

"Buildings are making very slow progress because of the dearth of labor, are running up in cost beyond the expectations of the builders because of the conditions stated, and it is beginning to be a question whether the builders in a great many

cases will be able to complete the buildings and whether their resources will hold out to pay the heavier carrying charges because of the delay and the heavier costs both of material and labor.

"This is not the worst of the situation. It is a question whether the builders who are able to finish can get the rents which they expected, or the prices which they expected if they wish to sell their properties. In the estimation of a great many, the home construction movement in Greater New York is overdone already—certainly for the higher priced accommodations.

"It is because the lending institutions see these conditions affecting the building market that they are declining to finance any new construction and are advising builders not to begin anything new. It is not too late to prevent anything in the way of a slump by exercising firmness and self-control in the present situation and refusing new loans. If labor would come to its senses and try to earn its wages no matter what they are; in other words, would sell production at an honest cost instead of time with very poor results, there might be some chance for a much cheaper type of house for those who must have a low rent—\$6 or \$8 per room.

### Operation Involving Many Properties Aggregates Over Four Million Dollars

**C**HARLES F. NOYES Company last week closed a series of transactions involving approximately \$4,250,000 and affecting fifteen properties including the Mercantile Building, at 23rd Street and Fourth Avenue; the big Partola Building on Sixth Avenue, 20th to 21st Streets; a Fifth Avenue mansion; and twelve other properties located in Manhattan, Bronx and Queens. It is the most spectacular deal in many ways that has been closed for a long time. As a consequence the U. S. Realty & Improvement Company liquidates two large units. This many-sided transaction involves the purchase by William F. Kenny of the 11-story Mercantile Building, covering a plot of 18,500 sq. ft., including 44-60 East 23rd Street, 304-8 Fourth Avenue and 45 East 22nd Street. This building, valued at Two Million Dollars, has six elevators and automatic sprinklers and is one of the finest investment properties in the mercantile district. It carries a rent-roll of \$240,000 per annum and has a frontage of 175 feet on 23rd Street, 83 feet on Fourth Avenue and 25 feet on 22nd Street.

In the same deal a client of Beardsley, Hemmens & Taylor, attorneys, becomes the owner of the former Adams-O'Neil property occupying the entire block front on the westerly side of Sixth Avenue from 20th to 21st Street, a property costing the sellers over \$2,300,000 and leased three years ago to the Partola Manufacturing Company. Mr. Partos when he obtained the lease spent about \$250,000 on improvements, renamed the building after his company, Partola Building, and subleased the premises for about \$250,000 per annum. This huge building covers 36,000 sq. ft. of ground; contains 9 elevators has automatic sprinklers and found a quick rental market when put in proper condition. It is leased to the Partola Manufacturing Company on a net rental basis, with an income of \$100,000 per annum net during the last fifteen years.

The United States Realty & Improvement Company by the exchange acquired a Fifth Avenue corner in the Eighties, the exact

"If other construction could cease so that materials might come down to something like a fair figure and labor could be in such supply that it was eager to sell its services instead of entirely indifferent about it, there would be room for a moderate amount of activity in the cheaper style of house. At present nothing is being done for the occupancy of such houses, and the supply of the other kind is approaching a decided surplus."

President Kelsey's statements, like those of other leaders of the lending institutions, emphasizes the responsibility of labor in the present situation. It must be borne in mind that labor constitutes about 85 per cent. of the cost of building, and this fact explains why there can be no appreciable reduction in building costs until wages come down to a fairer basis. And the reason why labor leaders would urge a lower scale if they were far-sighted is equally patent; because if they longer delay in taking such action there will be a cessation of building after present projects are finished and labor then will have no work and consequently no wages.

identity of which is not announced. The United States Realty Company also acquired valuable improved and unimproved properties in New York City, Brooklyn and Jamaica, including six lots on Southern Boulevard between 147th and 149th Streets; six lots on Timpson Place between 144th and 147th Streets; five and a half lots at Castle Hill and Railroad Avenue two lots at the corner of Gleason and Leland Avenue; two lots on the south side of 149th Street near Timpson Place; two lots on 91st Street, Brooklyn, between Third and Fourth Avenues; two lots on 90th Street; two lots on 93rd Street; two lots on 94th Street, all in the same general vicinity; twelve lots on Tenth Avenue and 48th Street, Brooklyn, and, a large plot at Jamaica. The United States Realty Company also acquired the beautiful residence of sixteen rooms and four baths, with garage and other buildings at 94th Street and Shore Road, Brooklyn, with a frontage of 120 feet on Shore Road, 218 feet on 94th Street and a 200-foot frontage on 93rd Street. This residence, the first home of William F. Kenny, was recently altered and renovated.

The deal is of particular interest because it shows that the large investors are taking choice Manhattan properties for income purposes. The properties acquired by Mr. Kenny will be held for investment and the properties taken by the United States Realty & Improvement Company will be offered for resale. Clarke G. Dailey was one of the advisers of the United States Realty & Improvement Company in connection with the transaction. Babbage & Sande's were the attorneys for the United States Realty, and R. G. Redlefsen, of Beardsley, Hemmens & Taylor, represented Mr. Kenny's interests. Negotiations are pending through the Noyes Company for the resale of the properties taken by the United States Realty & Improvement Company. The "Mercantile Building" at 23rd Street and Fourth Avenue, has been placed in the hands of the Charles F. Noyes Company for management, by Mr. Kenny.

### New York Building Congress Will Hold Luncheon Next Tuesday

**T**HE Committee on Surveys of the New York Building Congress has planned to hold the second of its series of members' luncheons at the Pennsylvania Hotel, Tuesday, June 6, at 12:45 p. m. sharp. Several weeks ago the first of the series was held at the Engineers' Club and the attendance was so large and those present evidenced such interest in the efforts of this organization that the committee in charge decided to hold subsequent luncheons at a place where an unlimited number could be accommodated and permit members to invite as many guests as they desired.

The principal speaker at the luncheon next Tuesday will be Louis A. Wilson, Director of Vocational and Extension Education of the New York State Department of Education. He will deliver an informal address on the subject of "Apprentice-

ship in the Building Industry." Mr. Wilson, in addition to being a most interesting speaker who is thoroughly acquainted with his subject, has been most helpful to the Congress Committee on Apprenticeship, in its efforts to plan and foster apprentice schools for the New York building industry.

Burt L. Fenner, chairman of the Committee on Apprenticeship of the New York Building Congress, will introduce Mr. Wilson and give a brief outline of the work already accomplished by his committee.

The committee arranging these luncheons assure the members that all who come will be accommodated and urge as large an attendance as possible as the messages of both Mr. Wilson and Mr. Fenner will be of the utmost importance not only to Congress members but to everyone in the industry.

# REAL ESTATE SECTION

## Planning Station for Commuters on Old Car Barn Site

Rapid Transit Commission Tentatively Considers Building at 4th Avenue and 33rd Street to Relieve Grand Central and Pennsylvania Terminals

COMMUTERS from Westchester, Long Island and New Jersey are becoming more numerous as the overcrowded conditions in New York City force people into the surrounding suburbs for homes where they may get more light and air, and have more room than they can obtain for the same money in the apartment houses of the city. In fact, the terminal facilities at all the big railroads are severely taxed at morning and evening rush hours for just the same reasons that result in the jams on the subways. There have been no considerable additions to these terminals since the Pennsylvania and Grand Central Terminal Stations were built. The population of the city and its suburbs has in the meantime increased more than the builders of these huge passenger stations anticipated, while the attractions which New York always offers to visitors from the Central and Far West and the South have been enhanced to a degree which has resulted in a large increase in the throngs of Westerners and Southerners coming here for pleasure and for business.

Since the Pennsylvania station was built the waiting room and other arrangements for the accommodation of the Long Island suburban traffic have been enlarged several times by taking over space allotted to other departments of the business. A number of additional facilities for the local traffic have also been installed in Grand Central Station since the new structure was originally thrown open to the public. Space formerly used by newstands is now occupied by booths for ticket sellers. These changes are indicative of the situation at the two largest stations, and also at the Lackawanna Station at Hoboken, and the Jersey terminals of the Erie, the Jersey Central and West Shore Railroads, where no improvements have been made for many years.

The overcrowding of these terminals by both through and local traffic has led to the discussion of the question of how to obtain relief for all classes of passengers without incurring the huge expense of the building of more structures like the Grand Central and Pennsylvania stations, which are more ornamental from an architectural standpoint than is necessary in the handling of short haul business. Separating the suburban from the through traffic has been suggested as the most feasible of several plans receiving attention of the Rapid Transit Commission and the railroad officials. One of the proposals which has met with considerable support is that a suburban station for handling the Westchester and Long Island commuting business be constructed on the old car barn site bounded by Fourth and Lexington avenues between 32d and 33d streets. This proposition became public at a meeting of the Transit Commission last week, at which Chairman McAneny admitted that members had been in informal consultation with the Westchester Transit Commission and its engineers upon the plan, which would revolutionize suburban terminal facilities here.

"Traffic at Grand Central Terminal and the Pennsylvania station already has reached such proportions as to approach unpleasant congestion," Mr. McAneny said. "This congestion is certain to increase with future growth of the city. The situation is bound, in time, to force the establishment of a separate terminal for this suburban traffic, and it is highly probable that a subway to care for the Westchester traffic will be found necessary.

"Five main line surface routes, spread out fanlike from the

city over Westchester, now pour thousands into the city daily. Such a subway would have to run through the heart of the city, because already this suburban traffic is becoming hard to handle on the city's transit facilities."

Under the plan the Thirty-third street station would become a distribution point of prime importance. Mr. McAneny suggested that steps be taken to obtain some sort of hold on the site so it could not be used for anything else until the proposed plan can be worked out and adopted or rejected for some other solution of the problem. He would not say whether or not officials of the steam roads concerned had been consulted.

"As yet the whole thing is sketchy," he said, "but I think it can do no harm to say that Commissioner Harkness, Daniel L. Turner, the commission's consulting engineer, and myself have had some informal discussion, at their request, with the members and engineers of the Westchester commission."

What makes this particular location especially desirable for such a station is that the site which is owned by the New York Railways Company, can be connected with the tracks at Grand Central Terminal along the right of way on Fourth avenue, owned by the railroad company. Connections with the Long Island tube of the Pennsylvania Railroad also can easily be effected so that traffic from the Island could be diverted to the new station. If the project should prove practical upon further consideration of the legal and engineering questions involved the commission will probably set dates for public hearings to give opportunity for suggestions and criticism of the plan.

That the commission had been considering such a project came out during the course of a hearing before the commission of an appeal by the Thirty-third Street Board of Trade that the Thirty-third street station of the East Side subway be made an express stop.

Another factor in the working out of the plan is what connection would have to be made with the proposed underground loop connecting the various subways at 33d and 42d streets, Fourth avenue and Broadway.

Some opposition to the proposal has already been voiced by the Forty-second Street Property Owners and Merchants' Association, which fears that if suburban traffic is diverted from Grand Central Terminal to Thirty-third street values of property in the Terminal Zone will be injured and business in Forty-second street stores materially cut into.

Another step taken to provide the city with adequate connections with its suburbs was made last Wednesday when ground was broken in Jersey City for the vehicular tunnel. This action was taken notwithstanding the opposition of Mayor Frank Hague and the New Jersey Tunnel Commissioners to work being started until several streets should be taken over for approaches to the tunnel at a cost of \$500,000. The New York Commissioners refused to sanction the expenditure of this money at the present time. Officials from headquarters in Manhattan went to New Jersey and began the digging on the site selected for the mouths of the tunnels on property acquired from the Erie Railroad. The engineers who took part in the ceremony were Clifford M. Holland, M. H. Freeman and M. I. Killmer. Work has already been started on the New York side so that the vehicular tunnel is now under way at both ends and should be completed in about three years.

# Future of Title Insurance and Its Great Possibilities

Advantages of Local and National Operations Discussed by Cyril H. Burdett,  
Vice-President of the New York Title and Mortgage Company

**P**ROTECTION of property owners by means of title insurance was the subject of discussion at annual convention of the Pennsylvania Title Association held recently at Pittsburgh. One of the principal addresses was that made by Cyril H. Burdett, Vice-President of the New York Title and Mortgage Company, who took for his subject, "The Future of Title Insurance and Its Possibilities." The speaker reviewed the general policy pursued by the New York and Philadelphia companies since they began business in the late eighties and said that it had changed very little during this period. The attitude of the Companies had been and still is to insure titles which are believed to be good, and to refuse to insure those which are felt to be doubtful. One company, he pointed out, which had for an extra fee insured doubtful titles had abandoned the plan. Mr. Burdett continued:

"Under our present system, the losses of the companies are very small. An investigation, conducted about two years ago, by a large title insurance company in the West, demonstrated this fact. It was found that one company, with approximately \$33,000,000 of insurance outstanding, extending over a period of eight years, had paid in losses only \$2,711.07. Other companies reported losses averaging from  $\frac{1}{2}$  of 1 per cent to  $5\frac{1}{2}$  per cent. of premiums received. This would mean, were the income of a company for premiums—which I shall assume includes the fees for title examination as well—amounted to \$1,000,000, a loss of from \$10,000 to \$55,000 a year. I believe that the higher figure very seldom occurs, and that the average losses paid by our title companies, in the larger cities, would be nearer \$25,000 on a million dollars income. Of course, we all know that the reason why our losses are so small is not because we find the titles perfect, but because we try to make them perfect, before we insure them, and this supervision and direction of the means by which titles brought before us are made insurable is one of the most troublesome features of our business.

"It is interesting to compare our losses with those paid by fire insurance companies, which average about 50 per cent of the premiums received, with expenses of about 35 per cent. Our expenses average from 50 per cent. to 85 per cent.

"The most frequent losses which the companies have to meet arise where policies insure marketability of title, and those of us who are familiar with the business in large cities, especially where there is more than one title company, find the greatest trouble arises from the questioning of titles upon re-examination by one or the other of our competitors, or by the regular practitioner, resulting sometimes in considerable expenditures in order to remove doubts as to the validity of title. It is very seldom that any title company has a direct attack upon the title to the premises insured. The experience of all of us, I think, will show that our most frequent losses, although not necessarily the largest losses, arise by reason of oversights and omissions in our own offices.

"It might be claimed that all this is an argument against the need of title insurance, but it cannot be denied that there are many bad titles, and no one can know in which class his is included. A search must be made to ascertain the apparent condition of the title, and though seemingly good a policy of insurance is a necessary protection. It is unnecessary to emphasize all the dangers which are so familiar to us in the history of titles, such as forgeries, invalid wills, dower claims, undiscovered heirs, defective acknowledgments, illegal trusts, defective suits and the like, which so frequently occur. Many of such titles are examined by us and refused insurance, and for this reason we escape large losses.

"In the case of no other class of insurance is the cost of examination of the risk so large as in connection with the insurance of real estate titles, and this cost usually leaves a comparatively small margin of the fees to be apportioned as a reserve for the payment of losses."

Taking up the question of the Torrens Law, Mr. Burdett said that this measure did not supplant what the title insurance companies were doing but was setting up short statutes of limitation in an attempt to destroy the rights which the statutes of our States have given to those who are in a position to assert claims against persons in possession of real property. He added that if these limitations were set up independently of the Torrens Law the title companies could easily pass more titles without trouble, and declared the popularity of the Torrens Law in New York City was measured by the fact that in thirteen years since it had been on the statute books there had been only 217 registrations under it. Mr. Burdett gave the history of the guaranteeing by surety companies of titles certified by attorneys selected by district land banks in the system of the Federal Farm Loan Bureau. He said:

"I have been interested to ascertain just how this plan has been working and recently made inquiry of the Farm Loan Bureau. They write: 'The plan of insurance against loss on account of title worked out by several of the federal land banks has proven satisfactory in every particular to date. No losses have been reported to us by reason of defect in title, although we were advised some time since by the Federal Land Bank of Columbia, S. C., that they had a case in which it seemed probable they would have to present a claim.' As title companies, we fought this procedure as revolutionary, and fraught with serious consequences, but the result would seem to prove that it was not so great a danger after all and it may be that we could branch out, not perhaps in this particular direction, but in others seemingly as radical, without incurring any great losses.

"On the other hand, there is some justification for the attitude taken by the title companies in refusing this business. The mere lapse of time is not the only factor entering into the running of the statute of limitations. Proof must be obtained that all parties having a claim against the title of a record owner have been under no legal disabilities, such as infancy or incompetency, during the running of the statute."

Mr. Burdett discussed the question of invasion of each others respective fields by surety and title companies and discountenanced it. He suggested the future development of the title business along national instead of local lines. On this subject he said:

"The development of title insurance business, as I have so far shown, is the liberalizing of policy. At the present time most, if not all, of the title insurance companies confine their insurance to their local city. In some few instances they extend their operations to the boundaries of the State, where they can send their own employees to make examinations. They never go out of their State, and never insure the examination by attorneys not in their regular employment. I believe the time has now come when the title insurance companies situated in our large cities and having large capital should extend their field of action by giving the benefit of the protection of their capital to the insuring of titles throughout the country, just as fire and life insurance companies, organized and located in New York, Chicago, Philadelphia, and other cities, issue policies anywhere in the United States. All these classes of companies have outgrown the provincialism which would confine their operations to a single State. Title companies can do the same.

"Out of thirty-five States where investigation has been made, I find that a title insurance company may enter and appoint agents in seventeen, the provisions with reference to qualifying being either nominal or requiring the payment of small fees, and, in some cases, the imposition of a small tax upon the fees collected. In sixteen States, deposits of securities are required to be made, either in the State where the business is to be carried on, or in the State where the home office is located, in most cases, \$100,000. This is the same method adopted for the qualification of surety companies doing business in such States. The law of the State of New York was changed last year so as to allow title insurance companies organized under the law of that State to deposit securities for the protection of their policyholders with the Superintendent of Insurance, where the laws of other States made it a condition precedent to doing business in those States that such securities should be so deposited. The only States found where the laws do not allow outside title insurance companies to do business are the States of Ohio and Iowa."

Using the same methods and agencies as large life insurance companies Mr. Burdett said title companies could extend their business throughout the country. In conclusion he summed up as follows:

"It requires only a general education on the part of the public at large as to the value of title insurance. In order to convince the public as to that value we shall have to broaden our methods, make the policy more inclusive, assume greater risks than we have heretofore taken, and convince the public that we are giving value for value. When the time comes that National Title Insurance is a department of every title insurance company, those companies in the larger States, having very large capital, will of course be able to inspire greater confidence and obtain a larger share of business. The companies in such cities as New York, Philadelphia, Pittsburgh, Chicago and Kansas City, with their large and abundant capital, should be the pioneers in this departure. Until title insurance companies have expanded their activities to include this field, they will not have fulfilled their true mission, nor have realized their greatest possibilities."

# New Apartment Hotel Will Occupy Noted Church Site

S. W. Straus & Co. Underwrite Bond Issue on Eighteen-Story Structure at Broadway and Seventy-First Street, Designed by Maynicke & Franke

**W**RECKING contractors have demolished the Church of the Blessed Sacrament which for a number of years has been a Sherman Square landmark, to make way for the construction of an eighteen-story apartment hotel. This structure will be located at the southeast corner of Broadway and Seventy-first street and will occupy a plot with a Broadway frontage of 112 feet and a depth of 175 feet on Seventy-first street. This plot was purchased several months ago from the Church of the Blessed Sacrament by the George Dose Engineering Company, Inc., 43 West Twenty-seventh street, who are erecting this building as an investment.

The property was valued at approximately \$1,000,000, and the building now under construction will involve an outlay of more than \$2,000,000. This project is being financed by S. W. Straus & Co., who recently underwrote a first mortgage serial bond issue of \$2,300,000 on the operation.

This structure is being erected according to plans and specifications prepared by Maynicke & Franke, architects, 25 East Twenty-sixth street, and will be eighteen stories in height, with basement and sub-basement. The building has been designed with setbacks as required by the provisions of the Zoning Law, and when completed will stand out as the dominating structure on Sherman Square.

According to the present plans the building will contain approximately six hundred guest rooms, with baths, but the suites will be so arranged that they may be utilized as larger units at the discretion of the tenant. The ground floor will be devoted to stores on the Broadway side. The main entrance will be on Seventy-first street, and a spacious entrance corridor will lead to a large lobby, from which entrance will be had to the restaurants, lounge, reception rooms, etc. The kitchens will be located in the basement and ground floor.

This project, which will be known as the St. Gerard Apartment Hotel, is being erected under the direction and supervision of the George Dose Engineering Company, who are awarding separate contracts for the various branches of work as the job proceeds. It is anticipated the building will be completed and ready for occupancy during the spring of 1923.

The new St. Gerard Apartments are located in a section in which are grouped a number of high-class hotels and apartments, among which are numbered the Ansonia, St. Andrew, Hamilton and Robert Fulton.



Maynicke & Franke, Architects.

PROJECTED APARTMENT HOTEL ON SHERMAN SQUARE

## Union Refuses to Violate Agreement With Employers

**C**ONSTRUCTION in New York is again threatened with a tie-up, because of the jurisdictional fight between the Independent Bricklayers' Helpers and Building Laborers' Union of America and the International Hod Carriers, affiliated with the American Federation of Labor, which resulted last Wednesday in the Building Trades Council suspending the independent union and its 15,000 members from that body.

The drastic action by the Council leaves the building trades workers in the city with two alternatives: A war by the Council on the independent union involving a tie-up of building construction, or a surrender by the Council of its claim for collective agreement with the employers to cover all crafts in the industry.

C. G. Norman, Chairman of the Board of Governors of the

Building Trades Employers Association said that the employers did not believe that any attempt would be made by the Building Trades Council to call strikes against builders employing independent labor.

"The building employers will continue to hire the independent laborers. Dioguardi's union is the only one that has kept its agreements with our association year after year."

"The suspension of the 15,000 laborers of our union by the Building Trades Council is an effort by that body," said G. B. Dioguardi, General President of the independent union, "to compel us to violate our agreement with the New York Building Trades Employers' Association. There is no other issue involved."

"The independent union has demonstrated its willingness and competency to man all jobs in the city."

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# Review of Real Estate Market for the Current Week

Fifth Avenue and Environs Led the Dealing, While Parcels in Harlem and Greenwich Village and Big Leases Were Other Features

CONSIDERING that this week contained the day that is deemed to be the beginning of the summer holiday season the real estate market was not at all languid. The high spots of it were the sale of a 10-story loft building in 46th street, near Fifth avenue; the purchase of two buildings in West 56th street, near Fifth avenue, by merchants in West 57th street; the leasing of an old dwelling at 20 East 33d street to an adjoining owner who will reimprove the site of both structures with a modern business building; the sale of the northeast corner of Fifth avenue and 16th street, a 13-story business building, for \$1,000,000; and the sale of several fine dwellings in streets north of 59th street and close to Fifth avenue; while an entire improved block front in Fifth avenue, in Harlem, was leased for a long term of years. Consequently Fifth avenue may be said to have led the market of the week.

A transaction as interesting as any was the leasing of the 6-story brick building, known as "Murray's," at 228-232 West 42d street, west of Seventh avenue, and in the theatre zone, for an aggregate term of 63 years, at \$4,500,000, beside acquiring the balance of the Murray lease. The site is 75x98.9 feet, and is situated between the entrances of the Cohan & Harris Theatre and the Liberty Theatre, while the body of the Cohan & Harris Theatre abuts the property. Charles W Groll heads the new leasing corporation.

Walk-up apartment houses in Harlem were in good demand, one deal alone involving eight of these buildings. Numerous dwellings in the same part of the city changed hands. The upper West Side was active in good dwellings and elevator apartment houses, as was also Washington Heights. In the Dyckman tract a good-sized plot was bought for improvement.

A diversity of trading was witnessed in Greenwich Village. Here and there a group of old buildings was bought as a site for a modern structure, while old dwellings and old tenement houses were bought both by operators and investors. There will long be interest in this ancient part of town as a result of the new influences under which it has come. The most striking sale farther downtown was that of a West street block front to a wholesale commission firm, for occupancy. An impressive sale in the Chelsea district was that of a 75-year-old building on West 23d street, near Eighth avenue, which was sold to a real estate firm of several generations who have occupied it almost since it was built.

There was some activity in tenement and store parcels in Second and Third avenues, and property in Madison and in Lexington avenues still figures actively. In the South street zone a firm of warehousemen who have been buying warehouses during the last few weeks added another one to their group.

## PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 79, as against 85 last week and 68 a year ago.

The number of sales south of 59th st was 25, as compared with 24 last week and 30 a year ago.

The number of sales north of 59th st was 54, as compared with 61 last week and 38 a year ago.

From the Bronx 16 sales at private contract were reported, as against 7 last week and 11 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 683.

## Spring Golf Tournament

The spring golf tournament of the Real Estate Board of New York will be held next Wednesday, June 7, at the Woodway Country Club, Stamford, Conn. A solid silver vase presented by the New York Title and Mortgage Co., the Edward D. MacManus memorial cup, a "Guest's Prize" and special prizes will be played for. The golf committee is Burgoyne Hamilton, chairman; Henry Brady, Gerald R. Brown, Joseph L. Ennis, J. Irving Walsh, Charles G. Moses, B. M. Phillips and Elisha Sniffin.

## Operators Buy in Two Boroughs

Genner, Simon & Asher, attorneys, announce the closing of a group of Manhattan and Bronx transactions. Representing the Shirenson Realty Corporation, they bought from the estate of William Henry Potter the vacant plot, 100x100, at northwest corner of Sherman av and Dyckman st for improvement with a 2-sty taxpayer, to contain 13 stores and offices above. This is the first sale of the property in 75 years.

The Luck Realty Corporation, S. B. Fuchs, president, represented by them, purchased from Benjamin J. and Louis V. Weil 220 to 230 East 78th st, on a plot 40x102.2, and two 6-sty brick tenement houses with stores, each on a plot 40x102.2, and containing 24 apartments and valued at \$150,000.

Acting for the Royal Realty Corporation, Albert McDowell Taylor, president, the attorneys bought from the Tekane Realty Co. the 6-sty brick tenement house with 3 stores, on a plot 40x99.11, at 259 and 261 West 144th st. It was held at \$55,000 and shows a yearly rental of \$10,500. The C. I. Weinstein Building Construction Co. sold to Jacob Wertheimer the 1-sty taxpayer, 55x100, on the east side of Cauldwell av, 100 feet north of 154th st, which it just completed. The property contains 10 stores and was held at \$50,000. The selling company was represented by the above attorneys.

## Buy an Ancient Stronghold

George W. Mercer & Son, who recently sold for the estate of Edwin P. Smith the southeast corner of Eighth av and 23d st, have bought

one of the pieces on that plot., the 5-sty flat with store at 266 West 23d st, where their offices have been since erection of the building, more than 75 years ago.

## Bleecker Street Resale

A. Q. Orza resold for a client the five 4-sty brick buildings with stores at 174-182 Bleecker st to a buyer, who will make extensive improvements and alterations. This property is part of the Hearth & Home improvement. The plot is 109.4½x76.

## Warehousemen Increase Holdings

Lawrence, Son & Gerrish, Inc., purchased from Frances B. Bridge the 4-sty brick warehouse building, 45x105.11x irregular, at the northwest corner of Market slip and South st. It forms an L to the adjacent property, 419-423 Water st, running through to 214 and 216 South st.

## Merchants Buy Abutting Property

Jay-Thorpe, Inc., bought from Alice Hoffman 25-27 West 56th st, two 4-sty and basement stone dwellings, each on a lot 25x100.5, abutting its store at 24-26 West 57th st. The asking price was \$275,000. The buyer will erect on the site an addition to its building.

## Larimore Building Bought

Larimore & Co. sold through Alfred C. Marks 15-17 West 46th st, a 10-sty loft and store building, known as the Larimore, on a plot 33.11½x100.5. It is a new building and was held at \$500,000.

## Will Alter 77th Street House

The Quesmere Realty Corporation, Carlos L. Henriquez, president, purchased 336 West 77th st, a 5-sty brick American basement dwelling, on a lot 23x84.2, which will be converted into non-housekeeping apartments. The purchaser was represented by M. Morgenthau, Jr., Co.

## Two Deals in East Harlem

Chr. Volzing & Son, Inc., sold to Michele Marraffino the 5-sty and basement brick tenement house, on a lot 26x95.8, at 455 East 117th st; also the two 5-sty brick tenement houses with stores, on a plot 50x70, at 947 Third av for Ellen N. Cunningham. These parcels have been managed by the brokers for the past 56 years and this is the first sale of the property in that period.

## Realty Companies in a Deal

The 13-sty loft and office building at the northeast corner of Fifth av and 16th st, was sold by the Moton Realty Co. to the De Peyster Realty Co. The buyers gave in part payment "Castle Wall," a 25-acre estate at Elberon, N. J., formerly occupied by Myron H. Oppenheim. The Fifth av property was held at \$1,000,000. It occupies a plot, 49.10 feet on Fifth av and 141.10 on 16th st. It has an "L," 25x92 in the rear. The total yearly income is said to be about \$117,000.

The Elberon estate includes a large stone

residence and the furnishings are included in the deal. The place will be occupied by J. D. Wetmore, attorney for the Moton Realty Co. Irvin G. Herman of the Title Guarantee & Trust Co. represented the De Peyster Realty Corporation. L. C. Whiton is president of the Moton Realty Co.

## Seventh Day Adventists Buy Plot

Eugene J. Busher sold for Harry Quierpel to the Church of the Seventh Day Adventists the plot, 50x100, at 330-332 East 156th st, Bronx. A small frame detached building is on the plot.

## Sell Co-Operative Apartments

Douglas L. Elliman & Co. sold an apartment in the new building, 485 Park av, to Dr. Walter G. Lough.

Ruland & Benjamin, Inc., sold for Dr. Frederick Peterson a large duplex apartment in 535 Park av, to Mrs. Anderson Fowler, and a simple apartment in the same house to Dr. Robert H. Fowler.

## Resale on the Heights

J. Hofmann & Son resold for Dr. Henry Schwamm, operator, to the Clara Realty Corporation the three 5-sty and basement apartment houses with stores, at 518-522 West 145th st, on a plot 100.6x99.11. It was held at \$150,000 and sold for all cash over the mortgages. The seller bought the property two weeks ago from Ennis & Sinnott, operators.

## Another House for Negro Tenants

Fitz Howell sold for Isabella R. Hamilton the 5-sty single apartment house, on a lot 25x99.11, at 235 West 135th st to an investor.

The broker reports the house is to be occupied by colored tenants. Negroes now occupy the majority of the houses on the block. This is the ninth house sold on the block by the same broker.

## Big Deal in Harlem Flats

Sharp & Co. sold for the Speedway Realty Co. (Jackson & Stern) to Louis Kramer the eight 6-sty walk-up apartment houses 425 to 453 West 124th st, valued at \$750,000. Six of the houses are on plots 42.2x100 and two 50x100, each structure being arranged for 24 families and laid out in suites of 3 to 6 rooms each. They return an annual rental of approximately \$125,000. This is the first sale of the property since the sellers erected the houses 12 years ago. Sharp & Co. have been appointed agents of the houses.

## Commission Merchants Buy a Block

Sarah Boss sold 192 to 196 Reade st, 187-189 West st and 218-222 Duane st, being the block front of West st, between Reade and Duane sts, improved with a 4-sty brick building, on a plot 70.2x62, formerly owned by the Roche family. The property was held at \$200,000. The purchasers are Rich & Schwartz, commission merchants, of Wallabout Market.

**Resells Abercrombie Apartments**

Frederick Brown sold the Abercrombie, a 6-story elevator apartment house with stores, arranged for 40 families, at the southwest corner of St. Nicholas av and 165th st. The buyer is a client of Nehring Bros. Mr. Brown bought the house recently from Murray & Hill, builders, who erected it about 10 years ago. The property covers a plot 120x117x155x86. It rents for about \$47,500.

**Sell Bronx Block Front**

Shaw, Rockwell & Sanford sold for the Burnside Avenue Realty Corporation the entire block front on the north side of Tremont av, from Jerome to Davidson av, a vacant plot with frontage of about 200 feet on Tremont av, 80 feet on Jerome av, and 120 feet on Davidson av. The purchaser is Logan Billingsby, who will erect a 1-sty building with stores on the entire plot.

**Historic Estate in New Hands**

The estate at Montrose Point, N. Y., formerly belonging to William H. Seward, secretary of State under Lincoln, has been sold by George Howe. The property, which is on the Hudson

River, has over a half mile of water front and contains 51 acres, together with a brick mansion of 16 rooms and 4 baths, also complete out-buildings and cottages. Mr. Seward, who was a famous horticulturist, acquired for his landscaping, one of the finest collections of rare trees, shrubs and plants in Westchester. These still remain one of the many attractive features of this well known place. On the estate is a part of the old dock used in Revolutionary days and at which Benedict Arnold landed on his trip from West Point. The property, held at \$150,000, was sold to L. H. Periman, of this city.

**Park Hill Inn Sold**

Park Hill Inn, Yonkers, owned for many years by American Real Estate Co., has been sold to a syndicate which is reported to be arranging plans for a development in the site. The property was originally the Getty homestead, and about 20 years ago was purchased by the American Real Estate Co. and remodelled as a roadhouse and remained such until the war began. The sale was made by C. Irving Lattin.

**Brooklyn Corner for Improvement**

Ross & Agar sold for M. Sovatkin in the Pierrepont Construction Co. the southeast corner of Nostrand av and Carol st, a vacant plot of 8 lots. The new owner will improve the plot with apartment houses and stores.

**Activity in East New York**

Edward C. Panitz, in conjunction with Robert E. Hower, sold for Mrs. E. Christoffer, 434 Jamaica av, a brick 2-family house; for A. Smith, 18 Essex st, a brick 2-family house; resold for a client, 108 Sunnyside av, a brick 2-family house; for Albert H. Ackerman, 140 Arlington av, a large detached dwelling, to a buyer, for occupancy; and for E. Johnson, 350 Hendrix st, a frame 2-family house.

The same brokers sold 26 dwellings in course of construction on Pine st, between Fulton st and Atlantic av. All of these sales are in the East New York section of Brooklyn.

**To Increase Its Membership**

Representing more than \$100,000,000 of invested capital, the Forty-second Street Property Owners and Merchants Association late last week prepared for an intensive campaign for increase of membership. The association typifies the representative property owners and merchants of the Forty-second street business district, which embraces in its scope all streets, from river to river, from Thirty-eighth to Forty-sixth street, inclusive. Organized three years ago last month the association has a membership of 135 merchants, property owners and lessees. The steadily growing importance of the entire district has aroused the organization to renewed effort, with the result that it has two thousand good membership prospects in sight. The district has been thoroughly gone over recently and every prospect worth while has been listed. The association seeks membership among the substantial smaller merchants as well as the large ones, not only for the purpose of greater efficiency, but to destroy any idea that it is a silk stocking organization.

Wednesday, Thursday and Friday of last week were given over to luncheons and discussions at Murrays in West Forty-second street about plans of campaign. In the past there has been no concerted movement for increased membership. Co-operative activity is now desired. As a result, each member agrees to spend three days a week interviewing certain prospects and urging them to join the organization. It was organized originally by twenty-two men who foresaw the great status of the Forty-second street district. The association wants every business element there represented in its membership. Much of its work during the last three years has been keeping an undesirable class of tenancy from the neighborhood.

The membership drive will finish with a luncheon June 6 at the Biltmore, at 12:30 o'clock.

**Hettrick Convicted Second Time**

John T. Hettrick, "code of practice" lawyer; Charles G. Witherspoon, president of Baker, Smith & Co., Inc., contractors and steam-fitters; Martin McCue and John N. Imhoff, business agents of the Enterprises Association, Steamfitters' Union, Local No. 638, were convicted of conspiracy by a jury on May 26 before Justice Claude B. Alverson in the Supreme Court. Louis Gebhardt, who had been indicted on the same charge, was acquitted.

The five were indicted for violations of the Donnelly anti-trust law, January 30, as a result of revelations made before the Lockwood committee. Hettrick and the others were fined \$500 each. This is Hettrick's second conviction. He was released from the penitentiary on February 24, after serving a year for conspiracy in the plumbing trade.

**Jury in Cement Trial Discharged**

The jury in the case of the Government against the nineteen corporations and forty-four individuals engaged in the manufacture of cement who were charged with violating the Sherman law, was discharged by Federal Judge Knox last week, unable to agree.

The indictments charged that the defendants

operated under the "Eddy Plan of Open Competition" in the manufacture and sale of ninety per cent. of the cement used in the country, eliminating competition. Colonel Haywood, U. S. District Attorney, said the cases would be tried again.

**MORTGAGE LOANS**

The Title Guarantee and Trust Co. loaned \$850,000 on the east side of West Broadway, Park pl to Murray st, a plot containing over 10,000 square feet. The Owners Improvement Corporation have just completed a 12-sty office building on the site for the Dodge Building Corporation, M. W. Mix, president. The Dodge Building Corporation is controlled by the Dodge Manufacturing Co., the largest manufacturers of power transmission appliances in the world, whose plant is located at Mishawaka, Ind. The loan was negotiated by Lawrence, Blake & Jewell, who also procured the building loan last July from William Henry Barnum & Co., for the erection of the building. Sackett, Chapman Brown & Cross represented the Dodge Co.

Edward J. Hogan and Lawrence, Blake & Jewell placed a first mortgage of \$76,000 on 332 Washington Square West, northwest corner of Washington pl, a 4-sty apartment house, on a plot 45x110, and recently renovated at a cost of \$50,000.

A loan of \$200,000 has been obtained by the Grubers Holding Corporation through the Lawyers Mortgage Co. on the 5-sty apartment house with stores, 89,10x100, at the southeast corner of St. Nicholas av and 125th st. The Roanoke Realty Co., which last March sold the property to the Grubers Holding Corporation, allowed an additional loan of \$60,000 to remain.

**MANHATTAN SALES****South of 59th Street**

MAC DOUGAL ST.—Pepe & Bro. sold for clients to Giacomo Cresto and Pietro Aimone 114 MacDougal st, a 2-sty brick tenement house with stores, on a lot 25x100.

VAN DAM ST.—Brown, Wheelock & Co., Inc., sold the 3-sty and basement brick dwelling 7 Van Dam st, on a lot 17x100, for William S. Coffin.

WEST HOUSTON ST.—Brown, Wheelock Co., Inc., sold for William S. Coffin the vacant lot, 24,10x65, at 205 West Houston st to A. Gadarelli, furniture manufacturer, who will construct a 3-sty store and showroom building for the retail sale of furniture and antiques, which it is their custom to purchase from the old property owners of the neighborhood.

17TH ST.—Frank Sullivan sold for the Elemco Realty Co. 262-266 West 17th st, two 3-sty and basement brick dwellings and a 4-sty and basement brick dwelling, all on a plot 58x 88xirregular and adjoining the southeast corner of Eighth av. George W. Mercer & Sons were associate brokers.

32D ST.—James H. Cruikshank purchased from Victor E. Whitlock 327 East 32d st, a 4-sty tenement house with store, on a lot 25x98.9. This has been in the Whitlock family since 1910. Harry Sugarman was the broker.

47TH ST.—William I. Washburn sold to Ell B. Springer 39 West 47th st, a 4-sty and basement stone dwelling, on a lot 22.6x100.5.

48TH ST.—Folsom Bros., Inc., have sold for Augusta F. W. Slingerman to Paul Paglieri 126 West 48th st, a 5-sty stone apartment house with store, on a lot 20x100.5. It is occupied as part of the Italian restaurant run by Enrico Giolito. The buyer now owns the three houses occupied by the restaurant and intends making extensive alterations.

54TH ST.—Samuel Brenner sold to Frederic's, Inc., 108 West 54th st, a 2-sty brick private garage with studios, on a lot 25x100.5. In part payment Mr. Brenner takes the plot, 100x100, on the west side of Fort Washington av., 463 feet north of 183d st. Thomas J. O'Reilly was the broker.

EIGHTH AV.—Norman S. Riesenfeld and Joseph F. A. O'Donnell, operators, purchased from the Ridgeview Realty Co. 880 Eighth av, a 4-sty business building, 19.6x80, adjoining the Y. M. C. A. plot in the rear, which is being improved with a large skating rink. It was held at \$60,000 and was sold through Herman Arns & Co.

FIRST AV.—Max N. Natanson sold to an investor the southwest corner of First av and 38th st, a 4-sty brick tenement house with stores, on a lot 25x75. The property was sold for cash. Frank Sullivan was the broker.

LEXINGTON AV.—Maurice Wertheim sold for Teresa J. Coman, Morgan E. Coman and Ada Coman Courtenay the 4-sty and basement dwelling 624 Lexington av, on a lot 20,10x70. The purchaser expects to remodel for business. This is the first transfer of the property in 42 years.

**North of 59th Street**

DYCKMAN ST.—Frank Volz sold for the Eleto Realty Corporation, A. C. Hall, president, the vacant plot, 100x150, on the west side of Dyck-

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man st, 300 feet north of Nagle av through to Thayer st, to E. J. Fenelon, operator, who plans to erect a motion picture house.

**HAMILTON TERRACE.**—Shaw, Rockwell & Sanford sold for W. L. Morgan 16 Hamilton Terrace, a 3-sty and basement brick dwelling, on a lot 16x100, to a client for investment.

**75TH ST.**—Douglas L. Elliman & Co. sold for William M. Lyhrand to I. N. Phelps Stokes, architect, the 4-sty and basement stone dwelling, 19 East 75th st, 2 doors west of Madison av, on a plot 31x27.2. It was held at \$50,000.

**77TH ST.**—Frederick Zittel & Sons sold for Mrs. E. B. Chisholm to a buyer, for occupancy, 336 West 77th st, a 5-sty brick American basement dwelling, on a lot 23x84.2. It was held at \$60,000.

**81ST ST.**—John J. Fitter sold for the estate of Alfred K. Hills 129 West 81st st, a 4-sty and basement brick dwelling, on a lot 17x102.2.

**82D ST.**—James P. Walden sold for a client to F. R. Minrath 312 West 82d st, a 5-sty stone American basement dwelling, on a lot 16x102.2.

**85TH ST.**—Schindler & Liebler sold for the estate of Lena Theise 240 East 85th st, a 4-sty stone single flat, on a lot 20x83.2, adjoining the southwest corner of Second av.

**88TH ST.**—Robert D. Baker sold the 4-sty and basement stone dwelling, on a lot 20x100.8, at 62 West 88th st.

**94TH ST.**—George S. Runk and Louis H. Zocher sold for the estate of Sarah Spencer 68 East 94th st, a 5-sty stone apartment house, on a lot 25.3x100.8½. It contains 10 apartments. It is the first sale of the parcel since 1895.

**95TH ST.**—The newly formed 69 East 95th Street Corporation, with J. F. Moroney, W. H. Siegman and C. R. Turnau as directors, purchased from George Meider the 5-sty stone apartment house, on a lot 25x100.8, at that address, adjoining the northwest corner of Park av. The new company is represented by Wolf & Kohn, attorneys.

**97TH ST.**—Hannah Kronacher sold 218 East 97th st, a 4-sty stone flat with store, on a lot 25x100.11.

**98TH ST.**—Nail & Parker, Inc., in conjunction with I. D. Brokaw, sold for Florence A. O'Brien to Jacob Breen and re-sold to Henry C. Parker, Jr., 53 West 98th st, a 5-sty stone apartment house, on a lot 25x100.11.

**99TH ST.**—Shaw, Rockwell & Sanford sold for the Contingent Realty Corporation to Irving Bachrach 6 West 99th st, a 5-sty stone apartment house, on a lot 25x100.11.

**120TH ST.**—Luisa Riccardi sold the two 5-sty brick tenement houses, one with stores, on a plot 50x100.11, at 118 and 120 East 120th st, to a buyer who is reselling the property to the newly formed 118 and 120 East 20th Street Realty Corporation, having for directors G. Spinuzza, S. Blemon and S. Derosa. M. L. Reed, attorney, represents the company.

**123D ST.**—James Hunter sold through Ralph Russo 413-415 East 123d st, a 6-sty brick tenement house, on a plot 37x100.11.

**124TH ST.**—The newly organized Ledwin Realty Co. purchased from the Rotnow Realty Co. 445 West 124th st, a 6-sty brick flat, on a plot 41.8x100.11, renting for \$15,000 and held for \$85,000. S. and J. Leder and M. L. Wiesen-thal are directors in the new company, which is represented by M. Neckritz, attorney.

**128TH ST.**—William Schweitzer sold to John Danauer 124 East 128th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

**131ST ST.**—James H. Cruikshank resold to James B. Bowman 132 West 131st st, a 3-sty and basement stone dwelling on a lot 20x99.11. A. G. Thompson Co. was the broker.

**139TH ST.**—Fitz Howell sold for Allen M. Thompson to Harry Wills, the colored aspirant for the Heavyweight Championship of the World, the 4-sty and basement King Model dwelling, on lot 18.2x99.11, at 245 West 139th st, with facilities in the rear for a garage.

**149TH ST.**—Norton B. Lee sold to Anna T. Sheridan 404 West 149th st, a 3-sty and basement stone dwelling, on a lot 20x99.11.

**151ST ST.**—The Minaret Building Co., representing McMorro Bros., sold through Harry Senior the 7-sty and basement elevator apartment house 516 and 518 West 151st st, on a plot 50x99.11. It was held at \$110,000.

**214TH ST.**—Arthur Cutler & Co. resold for Hyman & Kleban 425-427 West 214th st, a 5-sty and basement brick walk-up apartment house, on a plot 75x99.11.

**AUDUBON AV.**—Abraham Zauderer, Inc., purchased through Arthur L. Shaw from the Simmons Realty and Construction Co. 89, 91 and 93 Audubon av, three 3-sty frame dwellings, on a plot 50x95. The buyer will remodel them for business.

**CONVENT AV.**—The Wians Realty Co., Jacob Wiegand, president, sold to A. H. Hamel the 6-sty elevator apartment known as Convent Court, on plot 99.11x100, at the southwest corner of 149th st and Convent av, valued at \$250,000. Edmund A. S. Lee was the broker.

**LEXINGTON AV.**—Sherman & Kirschner sold for Mary A. McCarthy the southeast corner of Lexington av and 107th st, a 4-sty stone tenement house with stores, on a lot 20x82.9.

**MADISON AV.**—Dr. Elmer A. Miller sold through John J. & Theodore A. Kavanagh 1187

Madison av, a 3-sty and basement brick dwelling, altered into small suites, on a lot 16.8x62.2.

**MADISON AV.**—G. Marvin Davis of the National Realty Co. sold for the B. & E. Gordon Co. to Adelaide Aoki the 3-sty and basement stone dwelling 1877 Madison av, on a lot 18x100, held at \$22,000.

**PARK AV.**—John J. & Theodore A. Kavanagh sold for the estate of Henrietta Stern 1228 Park av, a 5-sty and basement brick double flat, on a lot 25.2x100.

**SECOND AV.**—The newly formed Lenox Hill Realty Co. (D. and E. L. Davidson and D. L. Levi) purchased the 5-sty brick tenement house with stores, on a lot 256x59.4, at 1363 Second av, southwest corner of 72d st. W. E. Russell, attorney, represents the new company.

**THIRD AV.**—Abraham Saffir resold for the Denwood Realty Co., Benjamin Benenson, president, the 5-sty brick tenement house with stores at 1057 Third av, on a lot 25x100, renting for \$5,000 a year and held at \$35,000. The property was acquired by the seller through the same broker a month ago. Mr. Saffir has been appointed agent of the property.

**THIRD AV.**—The Farmers Loan and Trust Co., as trustee, sold to a client of Ezekiel Fixman the two 5-sty brick flats with stores at 1810-1812 Third av, each on a lot 25x98.

## BRONX SALES

**141ST ST.**—As a non-sectarian community center for boys the newly formed Century Knights of Columbus Building Association purchased the 3-sty and basement frame dwelling, 365 East 141st st, adjoining the elevated railroad right of way, and on a lot 25x100. The organization will remodel the structure. A. M. Feber, B. B. Heck and D. J. Barnett are the incorporators of the association, which is represented by Olcott, Bonyng, MacManus and Ernst, attorneys.

**152D ST.**—Morris Florea sold for a client 377 East 152d st, a 5-sty and basement brick double apartment house, on a lot 25x100.

**154TH ST.**—Eugene J. Busher Co. sold for Albert P. Weber to A. Wines, for occupancy, 395 East 154th st, a 2-sty and basement frame 2-family house, on a lot 25x100, adjoining the northwest corner of Melrose av.

**166TH ST.**—I. Nemeth bought 656 East 166th st, a 5-sty and basement brick apartment house on a plot 44x99, adjoining the southeast corner of Boston rd. It is one of the group known as the Morris High School Apartments.

**172D ST.**—H. W. Mandeville sold through David L. Woodell, 496 East 172d st, a 2-sty

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and basement frame dwelling, on a lot 17.5x110.2, adjoining the southwest corner of Bathgate av.

175TH ST.—B. Rasmussen sold for the Peters Bros. Rubber Co. 403 to 407 East 175th st, a 3-sty frame single flat with store and a 2½-sty and basement frame dwelling, both on a plot 75.6x99.7, to Mrs. F. St. Pierre.

175TH ST.—Ancowitz & Cohen sold for Hyman & Klevan the 5-sty and basement brick apartment house, 806-808 East 175th st, on a plot 100.3x143.

179TH ST.—James J. Fitzpatrick sold to James Dunnigan the 2-sty and basement brick dwelling, 224 East 179th st, on a lot 25x74.3.

202D ST.—David L. Woodell sold for Ida Van Buskirk, 232 East 202d st, a 2½-sty and basement frame 2-family house, on a lot 25x100.

ANTHONY AV.—Armstrong Bros. sold for M. Kuehn, 1852 Anthony av, a 3-sty frame 3-family house, on a lot 20x100.

ANTHONY AV.—Robert Foley sold for I. Goldrich to John Wickham, 2088 Anthony av, a 2-sty and basement frame 2-family house, on a lot 24.6x97.

BARNES AV.—Cahn & Cahn, operators, sold to William Sager, 3751 Barnes av, northwest corner 218th st, a 2-sty frame dwelling on a lot 17x80.

BROOK AV.—Emily and Louise J. Madden sold through Eugene J. Busher 1304 Brook av, a 3-sty and basement frame flat with store, on a lot 18.5x100.5.

BRONX BOULEVARD.—Jane Ellison sold to William J. Mooney the vacant lot 25x95 on the west side of Bronx Boulevard, 400 feet north of 241st st.

CAULDWELL AV.—Nicholas Lopard sold for John H. Huneke the 4-sty brick flat with stores at the northeast corner of 161st st and Cauldwell av, on a lot 23x100, to D. Alessandro.

DECATUR AV.—The Johnson-Deichsel Building Co. bought from Meta Ripke the northwest corner of Decatur av and 204th st, 26x125, for

immediate improvement, with a 1-sty business building. The buyers are now completing a taxpayer, 52x100, on 204th st, 75 feet from the proposed building.

ELTON AV.—Henrietta Realty Co. sold through John Peters to Morris Rudolph, 679-681 Elton av, a 5-sty brick apartment house with stores, on a plot 50x100.

FINDLAY AV.—M. Froelich sold 1223 Findlay av, a 3-sty brick 2-family house, on a lot 20x100.

HEGNEY PL.—Richard Dickson sold for Charles Urstadt, 772 Hegney (formerly German) pl, a 4-sty and basement brick double apartment house, on a lot 25x83.3, adjoining the southeast corner of East 158th st.

HOE AV.—American Real Estate Co. sold to Louis Gold & Co. the northwest corner of Hoe av and 174th st, a vacant plot 80x80. Jacob & Emil Leitner were the brokers.

HORNADAY PL.—Benenson Realty Co. purchased from a client of B. Schoen the vacant plot, 50x100, on the north side of Hornaday pl, 100 feet east of Mohegan av.

INTERVALE AV.—I. Ravich & Sons, Inc. sold the southwest corner of Intervale av and 169th st, three 5-sty apartment houses with stores, on a plot 107x160.

JEROME AV.—Shaw, Rockwell & Sanford sold for Mandelbaum & Lewine to the J. L. S. Building Co. the northeast corner of Jerome and Mt. Eden avs, a vacant plot 100x100.

MARCY PL.—W. D. Morgan sold for the Leiman Realty Co. to the Plough Fox Co., builders, the vacant plot, 100x100, on the north side of Marcy pl, adjoining the northwest corner of Walton av. The new owners will improve it with an apartment house.

MARMION AV.—Frederick Brown resold to a client of Williamson & Bryan 2017 Marmion av, a 4-sty and basement brick apartment house, on a plot 36x78.

MARMION AV.—George Goldblatt Co. and Nat Morrison resold for Max Lichtenstein 2017 Marmion av, a 4-sty and basement brick apartment

house, on a plot 36x78, adjoining the southwest corner of 179th st.

MATHILDA AV.—The vacant plot 33x100 on the west side of Mathilda av, 100 feet south of 242d st, was sold by Williams & Bates to Fred Frede. F. William Eggert was the broker.

MINFORD PL.—Otto Beck sold to M. Siegel, 1550 Minford pl, a 4-sty and basement brick double apartment house, on a plot 30x100.

MORRIS AV.—The Martwin Building Corporation sold to Charles Charcovsky the new apartment house, on a plot 70.9xirregular, at 2095 Morris av.

PROSPECT AV.—Angelo L. Frumento sold for Patrick Grogan to Antonio Mandrachia, 2060A Prospect av, a 2-sty and basement brick 2-family house, on a lot 16.5x110.

RIVERDALE.—George Howe sold for the Delafield estate a plot on Delafield av, Fieldston, Riverdale, to P. V. Stephens, consulting engineer, who will build a brick colonial residence. Also on the same thoroughfare a plot to Dr. George H. Hyslop of White Plains, who will erect a residence.

RYER AV.—Robert Foley sold for Henry Watson to M. Moller, 2181 Ryer av, a 3-sty and basement frame 3-family house, on a lot 16.7x98.9.

SOUTHERN BOULEVARD.—Herman A. Acker sold for a client to the Masak Realty Corporation, Julian Kovacs, president, the vacant plot, 107x165x irregular, on the east side of Southern boulevard, 375 feet south of Tiffany st.

SPUYTEN DUYVIL.—George Howe sold for Charles R. Demarest a residence in Edgell Terrace, a restricted section of Spuyten Duvvil-on-the-Hudson. The purchaser, William J. Duffy, a well known aviator who has been awarded several valuable prizes both in this country and abroad, buys for his own occupancy.

ST. ANNS AV.—Julius Trattner sold for William Giebelhaus the 5-sty brick double flat with store, on a lot 25x100, at 197 St. Anns av, to J. Kruger.

THIRD AV.—Benenson Realty Co. bought from a client of Joseph P. Day the northwest corner of Third av and Claremont Parkway, a 5-sty brick apartment house, on a plot 37x94x irregular, containing 15 apartments and 5 stores. The yearly rentals total \$8,000, and the asking price was \$70,000.

THIRD AV.—Henry Neuschafer sold to Frederick Storck, Jr., the 5-sty brick flat with store, on a lot 25.2x93.5, at 3254 Third av.

THIRD AV.—Eugene J. Busher Co., Inc., in conjunction with William H. Mehlich, sold for Harry C. Hart, 2997 Third av, a 6-sty brick apartment house with stores, on a lot 25x105. It is the first sale of the property in 25 years.

THIRD AV.—Julius Trattner sold for Ludwig Buhler the 5-sty brick double flat with stores at 3044 Third av, near 156th st, on a lot 25x96.

TIEBOUT AV.—Robert Foley sold for L. Nadell to Frederick Behr, 2245 Tiebout av, a 2-sty and basement brick dwelling, on a lot 18.6x67.

TINTON AV.—The Isadore Realty, Inc., of which I. Montefiore Levy is the president, sold to Rev. Dr. Samuel Maisels the southwest corner of 158th st and Tinton av, a 5-sty apartment house with 7 stores, fronting 100 feet on Tinton av and 45 feet on East 158th st.

TOPPING AV.—Frank R. Houghton, Inc., sold for Jessie S. Hennsler to the Borough Associates, 1762-1764 Topping av, two 2-sty and basement brick 2-family houses, each on a lot 20x95.

UNION AV.—Sherman & Kirschner sold the 6-sty brick flat with stores at 707 Union av, northwest corner of 155th st, on a lot 25x100.

UNION AV.—Ernest T. Bower resold for the Charles H. Roe estate, C. T. Deshler, president, the plot at 158th st and Union av, consisting of the two lots on the west side of Union av, 50 feet north of 158th st, and the 3 lots on the north side of 158th st, 112 feet west of Union av. The purchaser intends to improve the property immediately and was represented in the transaction by I. Ziff & Son.

UNIVERSITY AV.—Samuel Kaplan sold for David Katz to Rose Weinstein 1339 University av, a 5-sty and basement brick apartment house on a plot 50x96.2, just south of High Bridge. It contains 20 apartments.

UNIVERSITY AV.—Shaw, Rockwell & Sanford sold for Minnie S. Berman 1868 University av, a 2-sty frame semi-detached dwelling, on a plot 37.5x74, to Dr. Frederick W. Schaeffer, who will occupy.

VALENTINE AV.—William Blutman sold the newly completed 5-sty and basement brick apartment house, on a plot 114.8x99, at the southeast corner of Valentine av and 199th st, to N. Brody for investment. The property was held at \$250,000. S. Ullman was the broker.

VILLA AV.—Vincenzo Tocilla sold to Jerome Stable the 5-sty brick tenement house with stores at 3133 Villa av, on a lot 25x100.

VYSE AV.—J. C. Schappall sold to M. Hirschorn, 2070 Vyse av, a 4-sty and basement brick double flat, on a plot 35x111.8.

WALES AV.—The Loring Construction Co. sold to a builder for improvement with a taxpayer the plot 50x75 at the southeast corner of Wales av and 149th st.

WALTON AV.—S. J. Taylor sold for a client,

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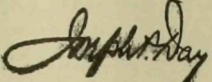
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2263 Walton av, a 2-sty and basement brick 2-family house, on a lot 20x95, to Hugh Dillon.

**WEBSTER AV.**—The newly organized Wilson & Katz Realty Co. purchased from August Mall and Ella Wexler the plot, 25x129, on the east side of Webster av, 175 feet north of 179th st, for improvement with an apartment house. The buying company, which is composed of Samuel and Louis Katz and Isaac and Ida Wilson, was represented by S. B. Pollak, attorney.

**WILLETT AV.**—Nehring Bros. sold for Gaston Scherer 3554-3558 Willett av, one block north of Bronx Park, three 2-sty frame 2-family houses, on a plot 100x95. Part of the plot is vacant.

### BROOKLYN SALES

**FULTON ST.**—The Aitken estate sold to an investor 825 Fulton st, near Carlton av, a 3-sty brick apartment house with store. The buyer will occupy the store for his business uses.

**BROOKLYN AV.**—Ross & Agar resold for a client to John Vendita 55 Brooklyn av, a 4-sty brick and stone double apartment house.

**HANCOCK ST.**—Bulkeley & Horton Co. sold 856 Hancock st, a 3-sty brick and stone double apartment house, for W. A. Nickel.

**MARION ST.**—Gottfried Sauer bought 433 Marion st, a 3-sty brick and stone double flat, on a lot 25x100.

**32D ST.**—Realty Associates sold to C. M. & J. Realty Co., Inc., the vacant plot, 164x100.2, on the north side of 32d st, 80 feet east of Fourth av, South Brooklyn, which the purchaser will immediately improve by erecting nine 2-family brick houses containing 10 rooms and 2 baths each.

**EAST 9TH ST.**—J. Lacov sold for the Art Building Corporation to J. Koch the detached dwelling with double garage on the east side of East 9th st, 220 feet south of Av J.

**EAST 13TH ST.**—A. Mishkin sold for the Gordon & Jaffe Construction Co. to I. Schur 2012 East 13th st, a 2-sty and basement 2-family house, with garage, on a plot 27x100.

**EAST 14TH ST.**—William Liss, Inc., resold for the I. W. Holding Co. the plot, 175x100, on the east side of East 14th st, 260 feet south of Kings Highway, to the Shagash Realty Corpor-

ation, which will build two 4-sty apartment houses.

**EAST 18TH ST.**—William P. Jones and Frank E. Linn sold for Clarence A. Spear the vacant plot, 80x100, on the west side of East 18th st, 250 feet north of Av N.

**EAST 21ST ST.**—Foster Development Corporation sold to Max Lasky the 2½-sty detached dwelling with double garage, on a plot 40x100, on the east side of East 21st st, 260 feet north of Av L, Flatbush.

**EAST 88TH ST.**—Realty Associates sold to G. Heier the vacant lot, 19x100, on the south side of East 88th st, 300 feet east of Av L, Canarsie.

**BAY RIDGE AV.**—Frank A. Seaver & Co. sold the vacant plot of 5 lots on the southeast corner of Bay Ridge and Stewart avs for the Fleet estate.

**CARLTON AV.**—Lavinia Graves sold to a buyer, for occupancy, 622 Carlton av, a 3-sty and basement dwelling.

**CLASSON AV.**—Charles Partridge Real Estate Co., Inc., sold the 2-sty frame dwelling, 742 Classon av, for Frank Williams.

**CONEY ISLAND.**—Realty Associates sold through A. Abate L. La Bianca the vacant lot, 20x118.81, on the west side of Stillwell av, north of Neptune av, Coney Island.

**CONEY ISLAND AV.**—William Liss, Inc., sold for the Kingsboro Land Corporation to the K. B. R. Co., 262x100 feet by irreg. on the east side of Coney Island av, 138 feet north of Av P; southwest corner of Coney Island av and Av T, 149x130 irreg.; the plot 89x100, on the east side of Coney Island av, 76.4 feet north of Elm av; 50x100, on the east side of Coney Island av, 485 feet north of Av O; 40x100 on the east side of East 8th st, 220 feet south of Av S; 40x100 on the west side of Coney Island av, 420 feet north of Av O; 40x100 on the east

side of Coney Island av, 110 feet south of Av T. The property was held at \$50,000. The sellers recently bought this property from the Waterbury estate.

**FIFTH AV.**—Rosshallen Realty Co. sold to L. A. Larsen the southeast corner of Fifth av and 78th st, Bay Ridge, two 3-sty brick and stone apartment houses with stores.

**KENT AV.**—T. N. R. Realty Co. bought through George Ganzle, 700 Kent av, a 4-sty brick factory building, on a lot 25x98.

**LAFAYETTE AV.**—Harry M. Lewis resold for Ella T. Kiely to Catherine Marks 164 Lafayette av, a 4-sty and basement brownstone dwelling, on a lot 20.4x100.

**LENOX RD.**—Davenport Real Estate Co., Inc., sold the frame detached 2-family house, on a plot 50x180, at 272 Lenox rd, for Mrs. Frances A. Alford.

**17TH AV.**—Meister Builders, Inc., sold to Antonio Vicario the 2-sty business building at the northwest corner of 86th st and 17th av, on a plot 20x80, through V. Fumegalli.

**ST. JOHNS PL.**—Henry Pons sold to a buyer, for occupancy, 862 St Johns pl, a 2-sty and basement brick dwelling.

**WASHINGTON AV.**—B. Mosca Bought 790 Washington av, a 4-sty brick and stone double apartment house.

### QUEENS SALES

**LONG ISLAND CITY.**—Louis Gold & Co. sold to a Jamaica builder a tract of 41 lots fronting on Seventh and Wolcott avs, in the Astoria section of Long Island City. On the tract the new owner will build 25 semi-detached 2-family houses.

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**RECENT LEASES.**

**Particulars of Important Lease**

The lease recently recorded of 49-51-51½ East 33rd st, also includes the property 62-64 East 34th st, size 43 ft. 8¼ in. x 98 ft. 9 in., which together form a plot of some 9,400 square feet immediately adjoining the Vanderbilt Hotel. The lessees, Abraham Reich and Adolph Fortgang, now hold the 34th st end of the property under lease, subject to a cancellation clause, and by the transaction just consummated, they also retain possession of this property for a further term of 26 years.

Plans are being developed for a 9-sty commercial building to be erected on the 33rd st parcel, and will be designed to take advantage of the great difference between the level of 33rd and 34th sts, which will permit of continuing the 33rd st store floor to include the 34th st basement; the 2d floor of the proposed structure will be built on the same level and incorporated into the 34th st store, thereby providing practically 100 per cent additional store space. William Pierre Jockin Co. were the brokers and have been appointed renting agents of the building which will be ready for possession on December 1 next.

**Insurance Company in Pershing Sq.**

Liverpool and London and Globe Insurance Co., whose principal American offices have been in Newark, N. J., has leased two floors in the new Pershing Square Building to be erected at the southeast corner of 42d st and Park av. The lease is for a term of 20 years and involves an aggregate rental of about \$2,000,000. The total area of the space is 40,000 square feet. The Brown, Wheelock Co. was the broker. Thomas H. Anderson and Charles A. Nottingham, managers of the company in New York, represented the lessees.

**Lease on 42d St. at Big Rental**

Tier, Fallon & Kyle Co. leased, for Walter J. Salmon, the 12-foot store at 11 West 42nd st, to Jacob Landes, for a trunk and bag store, for a term of years, at a rental aggregating \$300,000.

**New Leasehold in East Side**

Pease & Elliman leased for James L. McGovern to Nathan Wilson, for a term of 63 years, the site 153-157 East 49th st, 60x100.5, at present covered with old 4-sty stone flats, midway between Lexington and Third avs. The aggregate rental is \$500,000. The lessee will

reimprove the site with a 9-sty elevator apartment house.

On the southeast corner of Lexington av and 49th st, diagonally opposite the site leased, is the former site of the National Sporting Club headquarters, whereon a new hotel will be built by James T. Lee.

**Another Pershing Square Lease**

The International Paper Co., of 80 Broad st, has leased the 17th and 18th floors of the Pershing Square Building that is to be erected on the site of the old Grand Union Hotel at the southeast corner of 42d st and Park av, by Henry Mandel. The lease is for a 10-year term and according to Cushman & Wakefield, the brokers, it calls for a rental of about \$1,000,000. Negotiations for this deal have been under way for more than two years.

Actual construction on the Pershing Square Building has not yet begun, but according to Cushman & Wakefield, already 41 per cent. of the entire office space has been leased. Other tenants which have taken one or more floors are the Royal Baking Powder Co., the Royal Indemnity Co. and the Liverpool and London and Globe Insurance Co. The building will be 24 stories high and will cover the Park av block front and will extend 124 feet along 41st st and 125 feet on 42d st. The steel contract has already been awarded to Post & McCord.

**Long Lease on Fourth Ave.**

Heil & Stern leased for the 303 Fourth Avenue Corporation to the Tomados Confectionery Co., Inc., a store in the building in course of construction at the northeast corner of Fourth av and 23d st, for a term of 10 years, at an aggregate rental of \$75,000.

**Leases Near Madison Ave.**

Douglas L. Elliman & Co., as brokers, leased for a term of years the parlor floor store in the Koopman building, 26 East 55th st, to Virginia Fuller, who will occupy the premises on October 1 as a dressmaking and millinery establishment, and leased the 6th floor in the Elliman building, 15 East 49th st, to Arthur H. Hunter and Cary F. Simmons for executive offices of their steel business.

**"Murray's" Changes Hands**

A syndicate headed by Charles W. Groll, operator, has taken a 67-year lease from the Dunsmore Realty Co. of "Murray's," the restaurant, banquet hall and hotel apartment building at 228-232 West 42d st. The hotel and restaurant will be under the management of Joseph Susskind of Pelham Heath Inn and

Blossom Heath Inn. Earle & Calhoun represented the Dunsmore Realty Co., and Judge Joseph represented the Groll syndicate.

**Effect a 42-Year Lease**

Louis Gold & Co. obtained from the Wellington estate a 42-year lease of the 50-foot plot on the east side of Broadway, 25 feet south of 151st st. The lessees intend to improve the site with a 3-sty business building.

**Old Vanderbilt Stables Leased**

A 6-sty building to cost at least \$100,000 is to be erected alongside the Vanderbilt Hotel on Park av as the result of a leasing transaction affecting the 2 and 3-sty stables, 50x98.9, at 49 and 51½ East 33d st. The lease, which is for 26 years at an annual net rental of from \$23,100 to \$24,100, was made by Edward N. Dickerson to Abraham Reich. The lease starts when possession of the premises is secured by Mr. Reich.

When the late Cornelius Vanderbilt, of Fifth av and 58th st, resided in a house that was on the site of the Hotel Vanderbilt, the buildings in 33d st were his private stables.

**A Key Corner Leased**

The small 5-sty building at the southwest corner of Lexington av and 57th st, 25x22, has been leased by the Allerton 57th Street Corporation, which gives the company control of the immediate corner around which it is erecting a 19-sty bachelor apartment house on a first mortgage bond issue provided by S. W. Straus & Co. The lease is for a term of 21 years, from July 1, with a similar renewal privilege, at a net annual rent of at least \$7,000 for the term, and was made with Morris Blum. The building will be annexed to the main structure, which is to contain approximately 470 rooms and will front 67.6 feet on 57th st, and 75 feet on Lexington av, utilizing a site of 8,462 square feet.

**Lease of Big Bronx Corner**

Demolition of the taxpayer at the southwest corner of Burnside and Jerome avs and its replacement with a modern 1-sty store and office building will result from the leasing of that property by the newly organized E. S. P. Realty Corporation, representing Joseph L. Ennis, Frank J. Sinnott and Albert D. Phelps. The property, which was leased from the Loftin Realty Corporation for 20 years, measures 125 feet on Burnside av and 75 feet on Jerome av. A store in the proposed building has been rented by the Schulte Cigar Stores Co. for 20 years. McLaughlin & Stern, attorneys, represented the lessees.

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REAL ESTATE NOTES.

MURRAY MARAN has removed his offices from 135 Broadway to 277 Broadway.

G. MONTAGUE MABIE has removed his real estate business from 33 West 42d st to Suite 2208 in 1819 Broadway, on Columbus Circle.

ROBERT LEVERS removed on June 1 from 376 Lenox av to his new office in the Knickerbocker building at Broadway and 42d st.

GEORGE KEAN, real estate operator, has opened downtown offices in the Straus Building, 565 Fifth av.

EUGENE J. BUSHYER has been elected a director of the Twenty-third Ward Bank of the Borough of the Bronx.

ARNOLD REALTY CO., INC., has opened offices in 50 East 42d st, corner of Madison av, where they will specialize in New York City real estate.

SAMUEL M. HALPERN, a tenant of the 3-story brick flat with store, on a lot 19.9x56, at 157 Eighth av, bought the property from Robert Blackburn.

HERBERT C. COMSTOCK & SON have removed their real estate and insurance business from 599 Rutland rd to 894 Flatbush av, near Church av, Brooklyn.

PART OF THE REGUN THEATRE, the 2-story building, 50x100.11, at 60-62 West 116th st, has been sold by Manfred W. Ehrich to Frederick I. Unger.

THE BUYER of the Lincoln School Building, 646-8 Park av, recently sold by Douglas L. Elliman & Co., is Charles P. Perin, owner of the large apartment house adjoining, at 640 Park av, northwest corner of 66th st.

JOHN D. MINER, of 522 Fifth av, has opened a branch office at 154 Brighton av, West End, Long Branch, N. J., operating in the Rumson, Seabright, Monmouth Beach, West End, Elberon, Deal and Allenhurst sections. This office will be run in connection with his other local office at Spring Lake, N. J.

AMES & CO. were the brokers in conjunction with H. McCormack on the recent resale of the 7-story hotel 429-431 Fourth av. These premises have been also leased through the same brokers to the A. A. & S. Levine, directors of the New Leasing Corporation. Ames & Co. were the original brokers in the sale to the 125th Street Holding Co., L. Kovner, president.

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REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods (May 24 to May 29, May 25 to May 31, etc.). Rows include Total No., Assessed Value, No. with consideration, and Consideration.

MORTGAGES

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

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX and rows for 1922 and 1921 with sub-periods. Rows include 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 with sub-periods. Rows include New Buildings, Cost, Alterations, and Amount.



# BUILDING SECTION

## Secretary Hoover Advises Lumber Industry Reforms

Four-Day Conference at Washington Considers a System for Inspection and Guarantee of Quality, Quantity and Grades of Lumber

THE four-day preliminary conference of American lumbermen, called at the suggestion of the National Manufacturers' Association by Secretary Hoover to standardize trade nomenclature and grades, to eliminate unnecessary varieties and to guarantee and protect the quality and tally of lumber to the consumer, adjourned Saturday. With its numbers largely increased by representatives of wholesale and retail associations, of architects, engineers, contractors, and other consumers such as the railways, the manufacturers passed a number of resolutions strongly supporting a national program of simplification of practices in the industry. The conference, as a whole, also voted unanimously to accept the agency of the National Manufacturers' Association in securing properly appointed representatives of all groups interested in lumber production and conversion, with a view to the definite adoption of standardized nomenclature, grades, quality, markings and practices.

The hope of the department in calling this preliminary conference was provision of a system throughout the country for inspection and guarantee of the quality, quantity and grade of lumber, with a view to affording all possible protection to the consuming public; that ways would be found to simplify the dimensions of lumber and secure the right proportion of lumber to different types of consumers with a view to eliminating waste, decreasing cost of distribution, and to see that agencies for accomplishing these purposes should be set up by the lumber industry itself.

The Secretary of Commerce proposed that a national system of inspection and certification should be created by the industry to embrace all of the lumber trade; that descriptions of the different species of lumber as to grade and quality should be made as uniform as possible throughout the country; that the inspection service should be open to consumers in settlement of all disputes; and that, in order better to establish the reputation of American lumber products abroad, this system of inspection and certification should be extended to foreign countries. The Secretary emphasized the fact that all these ideas are being applied and are in limited operation in the lumber industry in different parts of the country, that other industries have been able themselves to establish for the use of their own members and the public such a system, and that the desire of the department is to aid in securing the consolidation of the various organized units in the industry to the extent of establishing a national inspection and certification system, to be maintained by the industry itself, for the protection of all consumers as well as to avoid unnecessary confusions in the trade itself. Such an organization, Mr. Hoover pointed out, would soon eliminate many current complaints by providing practical guarantees as to quality and quantity to the consumer, and the same plan would lend itself to the eventual establishment of research work by the industry for the development of better utilization of wood products, of large economies, and better adaptability in the manufacture of raw material. The plans embrace no element of control of distribution or price, but essentially service on behalf of the consumer in guarantees of quality and character of lumber sold and thereby the lifting of all ethical standards in the industry. The unanimous action of this preliminary conference and the organization set up to advance these ideas by the trade itself promise success. The summer months will be employed in the necessary technical investigation in discussions in the various branches of the trade and it is expected that a final conference may be held in the early fall for creation of the definite organization.

Laying before the delegates to the lumber conference the

program embodying the three major problems, Secretary Hoover said they were the most difficult that lumber interests have to cope with, and the settling of all of them, or two, or one, will more than pay for the time and efforts spent in the conference.

"The purpose of the department," said Secretary Hoover, "is to assist by bringing the different trades together, so far as we are able; to give you such expert assistance as we may and by giving you the benefit and experience of other trade and industries in methods of solving difficulties.

"The problems in the lumber industry, which you are here to discuss, are of the most fundamental importance. With the lumber industry, as with practically all other industries, the main trouble is the cost of distribution. Practically all of your difficulties in the lumber industry are questions of distribution; the guarantees of qualities, the simplification of dimensions, the grading of lumber, all of them, are steps in advance toward reducing the cost and the waste of distribution.

"Whatever is arrived at must be arrived at by your initiative and upon your agreement. My understanding is that we are going to discuss three phases of this question. The first is the question of grading lumber. When we come to questions of grading, the first thing that one runs against is the nomenclature—of the actual names that are in use for different commodities, and different qualities or standards of that commodity. So that a primary necessity is to have some agreement on the terms that are going to be applied.

"Now, I realize that this is a trade that has an enormous variety of material, so that a designation of terms must start with some common acceptance of the designation of a particular type of wood; it is either pine or hemlock, or it is something else. And the primary custom of the trade is a definition of lumber on the basis of species, in which there is some variance that needs to be corrected by agreement, as to what species the lumber really is by way of trade name. We are not involved here in discussing trees and their origin; it is purely a question of terms in the trade—trade terms.

"And then we come to the quality of any particular species or any general variety that we have determined upon. And there is a wide variation there. Some lumbers are designed by clears and other qualities, whilst others have other nomenclatures, and we ought to have the same terms, if that is possible. So that those are questions of terms, of nomenclatures.

"Then we come to the question of guarantees. As to how, after lumber has been divided on any such basis as we may determine as to its nomenclature, how the public is to have any assurance as to what it gets. And there we have to enter into the problems of inspection, and certification, and markings, or other devices that might be developed to give assurances to the consumer. And I do believe it is infinitely in the interest of the industry as a whole that we should set up, if it is possible, some sort of a system that will result in a practical guarantee. Those guarantees are fundamentally one of the greatest eliminations of wastes that could be made in the industry; in the elimination of litigation and dispute, and in the better education of the public which can follow as to the best grade adapted to certain purposes, etc., etc. Indeed, one of the difficulties in this industry has been three or four per cent, or perhaps even less than that, of people trading directly in lumber who have definitely shifted the grades in transactions, and that has con-

(Concluded on page 692)

# Work Started On New Apartment in Park Avenue Section

Nine-Story Multi-Family Structure, Designed by Sugarman, Hess & A. G. Berger, Will Provide for Thirty-two Families in Four and Six Room Suites

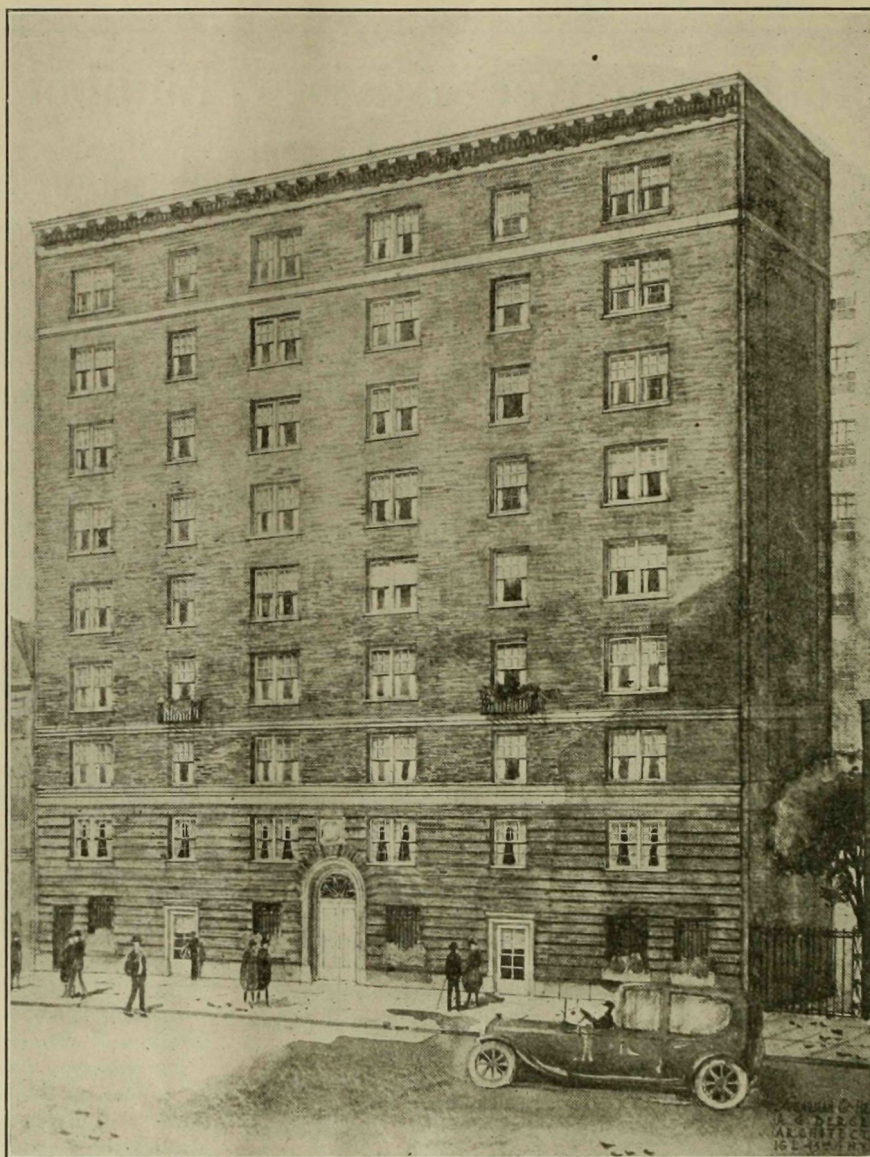
**E**XCAVATION work has been completed for a new fireproof apartment house to occupy a plot 87 by 100 feet at 125 to 135 East Sixty-third street. This project, designed by Sugarman, Hess & A. G. Berger, will be nine stories in height, with basement, and will cost approximately \$500,000. No general contract has been awarded for the construction of this apartment. The owners, The 125 East 63d Street Corporation, Louis Cowan, president and A. M. Daly, secretary, have entire charge of the work and are placing contracts for the various branches as construction proceeds.

The facades of this new multi-family building have been designed in the Renaissance style and will be constructed of varied colored brick in the dark red tones, with trimmings of Indiana limestone and terra cotta. The structure will provide living accommodations for thirty-two families, in suites completely equipped with the most modern labor-saving devices and conveniences. These suites will contain six rooms, foyer and three baths, and four rooms, foyer and two baths. In addition there will be several apartments on the ground floor especially designed for physicians. The latter will have separate entrances to the street.

The apartments designed for physicians will be wholly segregated from the remaining portion of the ground floor, the rear of which will be utilized as additional quarters for servants. Each apartment will contain a log-burning open fireplace in the living rooms, which are of unusual dimensions. The four-room suites are unique in that they contain two master chambers and baths in addition to a fully equipped kitchen and a combination living and dining room.

Rentals in this apartment will range from \$2,600 to \$4,300 per year and the owners have appointed Douglas L. Elliman & Co., as renting and managing agents. The present construction schedule calls for the completion of this operation by November 1, 1922.

Sixty-third street, between Park and Lexington avenues, which geographically is the center of the East Side high class apartment district, is rapidly being transformed into one of the choicest streets



Sugarman, Hess & A. G. Berger, Architects.

NEW APARTMENT AT 125 TO 135 EAST SIXTY-THIRD STREET

in the neighborhood. This unusual central location, enjoying transit facilities of all types, elevated, surface and subway, has been vastly improved by the recent completion of the Park Avenue Baptist Church and the Christian Science Church now under construction at the corner of Park avenue.

## Secretary Hoover Advises Lumber Industry Reforms

(Continued from page 691)

sequently led to a great deal of feeling that the trade lacks certain basic honesty that I know it does possess. In any event, if we could arrive at some method of guarantees as to grades and qualities, we would eliminate the crook who casts a general reflection over the whole trade; because if you find one crooked transaction in lumber, it will reflect over 100,000 honest transactions; it is the one thing that stands out.

"Now, the third branch of the discussion is that of simplification; simplification of dimensions and other items that make for economy in both production and transportation and distribution. The difficulties, of course, are very large, more especially as there are some forty thousand saw mills in the country, and hitherto, in our examination of these questions and

in the actual processes of securing simplified practice, we have found that the first thing fundamental to it is some kind of a survey to know how many varieties of dimensions, and sizes, and so on, there are in the different breeds of the commodity; and we have made the most successful approach to that problem hitherto, not by setting up positive sizes so much as the elimination of a great number of sizes for which there is but comparatively little call, or of comparatively little importance.

"My own feeling is that if we can develop these things through the internal machinery of the trade itself, as a matter of self-government in the trade, that we will have secured infinitely better results, and we will have secured something even more fundamental than that, and that is the sense of self-preservation in the American people."

# Commercial and Industrial Building Growing in Volume

## Weekly Statistics of F. W. Dodge Company Indicate Steady Improvement in Amount of Construction Released for Immediate Start

**C**ONSTRUCTION interests in the Metropolitan District have little complaint about the volume of business now on hand, but the difficulties of securing some materials and labor are impeding progress to some extent. Reports of new operations being planned or released under contract show a large amount of work still to be accomplished before the end of this season and all trades anticipate a capacity business for the remainder of the year.

Figures tabulated by the F. W. Dodge Company, for the twenty-first week of the current year show plans reported in New York State and New Jersey, north of Trenton, for 663 building and engineering projects which will require a total expenditure of \$25,113,000. During the same week contracts were awarded for 505 new operations which will involve an outlay of about \$19,275,100.

The weekly figures for Greater New York show extremely active conditions in the local construction field. While residential construction is not quite as heavy as it was a few weeks ago this type of operation still remains as the dominating characteristic of the industry. There has been a very definite increase, however, in commercial and industrial work which is welcomed by both contractors and material manufacturers and dealers.

According to the figures for Greater New York plans were reported during the week of May 20 to 26 inclusive for 203 new construction projects at an estimated total valuation of \$8,542,800, while the contracts actually awarded numbered 132 and represented a total cost of \$10,508,000.

Among the 203 operations for which plans were reported were 43 business projects such as stores, offices, lofts, commercial garages, etc., \$1,979,500; 6 educational projects, \$463,400; 2 hospitals and institutions, \$40,000; 8 factory and industrial buildings, \$1,147,500; 1 public building, \$5,000; 11 public works and public utilities, \$874,900; 4 religious and memorial projects, \$105,000; 126 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$3,822,500, and 2 social and recreational buildings, such as theatres, clubs, etc., \$105,000.

The group of 132 operations for which contracts were awarded during the week included 23 business projects of various types, \$2,788,000; 3 educational buildings, \$1,225,000; 2 hospitals, \$550,000; 1 industrial project, \$865,000; 1 public building, \$22,000; 4 public works and public utilities, \$65,000; 1 church, \$50,000; 94 residential operations, including multi-family dwellings, and one and two-family houses, \$4,643,000, and 3 social and recreational buildings, \$300,000.

### PERSONAL AND TRADE NOTES.

**Emanuel Sommer**, architect, is now located at 469 Fifth avenue.

**Frank M. Walsh**, general contractor, has moved his office from 374 to 392 Hamilton avenue, Brooklyn.

**Henry Belmont & Son**, heating engineers and contractors, announce their removal to 157 East Forty-fourth street.

**George Bail**, architect, has moved his office from 17 Battery place, New York City, to 3697 Boulevard, Jersey City, N. J.

**Michael Bernstein**, architect, formerly at 137 East Forty-first street, is now located at 118 East Twenty-eighth street.

**I. G. Feiner**, architect, recently moved his office from 505 Fifth avenue to 229 East Twenty-second street.

**Mortimer E. Freehoff**, architect, recently moved his offices from 405 Lexington avenue to 135 East Forty-third street.

**George W. Bachoff**, architect, formerly at 9 Clinton street, is now located at 40 Park place, Newark, N. J.

**Nicholas Serracino**, architect, has moved his office from 507 Fifth avenue to 534 West 134th street.

**Albert R. Ross**, architect, recently moved his office from 16 East Forty-second street to 51 East Forty-first street.

**Robert E. Forman**, manufacturer of boilers and radiators, has moved from 32 Snediker avenue, Brooklyn, to 437 West 162d street, the Bronx.

**Feldblet & O'Donnell**, architects and engineers, have moved their offices from 1416 Broadway to 25 West Forty-second street.

**George Whitebread**, treasurer of the Nostrand Lumber Company, is now located at the branch yard and office at 2556 Fulton street, Brooklyn.

**James W. Cooley**, purchasing agent of the National Meter Company, 299 Broadway, has been elected secretary and a member of the board of directors of the company.

**Herbert V. Steiner** has been elected president of the Copley Cement Manufacturing Company, Copley, Pa., succeeding Ferdinand Loeb. George A. Christ has been re-elected secretary and treasurer of the company.

**Marcus Contracting Co., Inc.**, 305 Broadway, have the contract for excavating work at 184 Montague street, Brooklyn, and also for the excavation and sub-structure at 103 to 105 East 63d street.

**W. A. Russell & Company**, automatic and positive air valves, brass and steel floor and ceiling plates, announce the removal of their offices from 63 West Thirty-seventh street to the Grand Central Terminal, where they have better equipped offices.

**Cross & Cross**, architects, have leased for a term of years the tenth floor of the new mercantile building being erected at 385 Madison avenue, at the southeast corner of Forty-seventh street, and will move their offices from 681 Fifth avenue upon the completion of the new structure. Cross & Cross are the architects of the new building in which they have leased office space.

### Conference of N. Y. State Mayors

The thirteenth annual conference of mayors and other city officials of New York State will be held at Poughkeepsie, June 6 to 8 inclusive. At this conference there will be a series of sectional meetings for city engineers, health officers, purchasing agents and various other classes of officials in the administrative branches of city government. The city engineers will meet on the morning and afternoon of Wednesday, June 7.

### Cement Output is Steady

Statistics prepared by the United States Geological Survey show cement production for the first quarter of 1922, at 15,254,000 bbl. as against 15,240,000 bbl. for the same period in 1921. Shipments totaled 13,218,000 bbl. as compared with 12,091,000 bbl. for the first three months of 1921. Although the production rate, for the first three months of 1922, is practically the same as that for the first quarter of last year, increased shipments over last year indicate growing demand. Stocks on hand at the end of March, 1922, aggregated 13,824,000 bbl. as compared with 12,000,000 bbl. on March 31, 1921.

Department of Commerce reports show imports of hydraulic cement in March amounting to 1,597 bbl., valued at \$4,308. The total for 1921 was 122,317 bbl., worth \$388,828. March imports were from Mexico, 902 bbl.; France, 322 bbl.; Japan, 253 bbl.; other countries, 120 bbl. Total exports of hydraulic cement in 1921 were 1,181,014 bbl., valued at \$4,276,986.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**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 Ornamental Glass Manufacturers' Association** will hold its annual convention at Cincinnati, O., June 26 and 27, inclusive.

**New York Building Superintendents' Association** will hold its annual picnic and field day at Karatsonyi's, Glenwood Landing, L. I., Thursday, June 29. A large boat has been chartered for the transportation of members, their families and their guests to the park. An excellent dinner will be served, after which there will be a baseball game and an interesting program of field sports. Further details of the program will be announced later.

**National Association of Building Owners and Managers** will hold its fifteenth annual convention at Bedford Springs, Pa., June 19 to 24, inclusive. A large delegation from the New York Association is preparing to attend this meeting.

**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 Institute of Architects** will hold its fifty-fifth annual convention in Chicago, June 7 to 9 inclusive, at the Chicago Beach Hotel. Details of the program will be announced later.

**New York Building Congress** will hold the second of its series of luncheon meetings at the Hotel Pennsylvania, Tuesday, June 6 at 12:45 p. m. sharp. Louis A. Wilson, director of Vocational and Extension Education of the New York State Department of Education, will deliver an address on "Apprenticeship in the Building Trades." Members of the Congress are expected to be present and are cordially invited to bring guests who will be interested in this subject and the Congress movement.

# CURRENT BUILDING OPERATIONS

CONSIDERABLE improvement in the building material supply situation has created a more optimistic attitude among construction interests in the Metropolitan district and there is every likelihood that supplies of basic materials will now continue easily available throughout the remainder of the season. Although there is still some shortage in common brick the acute conditions of the past few weeks have been relieved by the arrival of several cargoes of new brick and manufacturers are confident that the supply will keep abreast of the demand for the remainder of the season.

One of the outstanding characteristics of the current local building situation is the very decided falling off in residential construction. This applies particularly to Greater New York where records of the Building Bureaus and Tenement House Department show relatively low figures for new plans filed for dwellings. The unusually high totals recorded during March were largely the result of the desire to anticipate unfavorable action by the Legislature on tax exemption. The recession in residential building which has now become quite marked is having a reassuring effect upon other types of proposed operations as it is making labor and materials more easily available for commercial and industrial buildings which are growing in number.

Local building material markets are exceedingly active and dealers are looking forward to a continuation of the strong demand for some months to come. Prices generally are firm and although no important price increases have been announced the trend of material prices is upward.

**Common Brick**—The demand for Hudson River common brick remains as keen as it has been for some weeks past but larger supplies are available so that the market has lost some of the intensity noticeable only a week or so ago. Manufacturers are shipping new brick as rapidly as they are able to remove it from the kilns and as a result dealers are now in a position to supply practically all of their jobs without much delay. Within the next week or so it is likely that sufficient brick will arrive at this city to permit the storage of some reserve stocks in dealers' yards. Although manufacturers are pushing production to the utmost they are not of the opinion that the output this year will be much greater than the average for the past few years, as they are still confronted with a scarcity of fuel and inadequate labor which is show-

ing considerable unrest and likely to demand higher wages at almost any time.

**Summary**—Transactions in the North River brick market for the week ending Thursday, June 1, 1922. Condition of market: Demand heavy; prices, firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 32; sales, 32. Distribution: Manhattan, 10; the Bronx, 3; Brooklyn, 16; New Jersey points, 2; Astoria, 1.

**Lumber**—Business is excellent in both wholesale and retail departments of

trade and orders continue heavily in excess of production in practically all of the softwood lines. The strength of the demand and the shortening supplies have to a marked degree reacted upon prices, and during the past week the trend has been sharply upward. Retailers report a steady gain of business from building sources and manufacturing consumers are now a more important factor than they have been for a long time past. Although there is as yet little delay in filling orders the local stocks are not always complete and dealers anticipate a growing

## BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:  
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades..\$20.00 to —  
Raritan .....

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

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

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

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

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

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

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

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

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

**Hollow Tile**—

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

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

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

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

**Lath**—

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

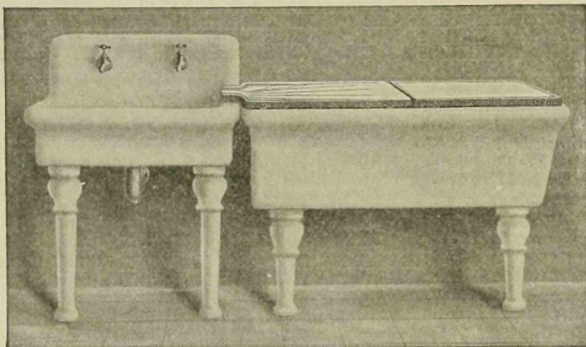
**Lime**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.  
Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.  
Finishing Lime (Standard in Hydrate Finishing, in paper bags .....24.00 per ton  
Hydrate Common, in paper bags .....\$19.50 per ton

**Plaster**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
Neat Wall Cement, in cloth bags .....\$21.00 per ton  
Brown Mortar, in cloth bags. 18.00 per ton  
Lath Mortar, in cloth bags... 18.00 per ton  
Finishing Plaster, in cloth bags ..... 24.50 per ton  
Rebate for returned bags. 15c. per bag  
Finishing Plaster (250-lb. barrel) .....\$4.00 per bbl.  
Finishing Plaster (320-lb. barrel) ..... 5.35 per bbl.  
**Plaster Blocks**—  
2-in. (solid) per sq. ft.....\$0.10½ to \$0.12  
3-in. (hollow) per sq. ft... 0.10½ to 0.12

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# MATERIALS AND SUPPLIES

difficulty if the demand continues its present strength.

**Builders' Hardware**—The demand is heavy and according to the amount of construction now under way business should be exceedingly active in this line for the next two or three months. Prices are very firm and the entire list of builders' hardware items has lately undergone a price revision advancing levels from 7½ to 10 per cent. Manufacturers all have their plants working at full capacity and ample stocks are available for all requirements.

**Building and Roofing Papers**—Little change has taken place in the market for these materials during the past week. Demand is good and prospects for the future are bright. Prices are firm and jobbers assure adequate stocks to cover all reasonable demands.

**Structural Steel**—During the past week there has been a decided stiffening in fabricated steel values with mill base prices on shapes and plates now generally \$1.70. There has also been a corresponding advance in quotations on fabricated materials, erected in commercial

projects. The quotations now range from \$67 to \$75 per ton, erected. The demand is keen and a large number of new operations are being planned which will add materially to the prospective business in this line. Deliveries are becoming slower and from ten to twelve weeks is now the best the majority of mills will promise.

**Reinforcing Bars**—Business is somewhat lighter than it has been during the past few weeks but manufacturers anticipate increased activity in this market within a short time as a considerable amount of new commercial and industrial construction is likely to be released within the next fortnight. Prices are strong and subject to slight advances according to current predictions.

**Electrical Supplies**—This line is particularly active at present and all signs point to a further increase in demand for wiring materials and sundries required in connection with electrical installations. The vast amount of housing construction in the Metropolitan district is reflecting itself strongly in the increasing demand for electrical materials and a recent gain in the volume of new industrial work is shown by more frequent inquiries for generators, motors and incidental power equipment. Prices in the electrical trade are very steady and there is little indication of higher levels for some time to come. Local stocks are said to be adequate for all requirements and dealers are generally optimistic.

**Cast Iron Pipe**—The market for cast iron pipe continues to be extremely active. Demand is increasing steadily and recent inquiries denote a large volume of business to be released during the next three or four weeks. Despite the recent advance, cast iron pipe prices are remarkably firm and there is little likelihood of a drop for some time to come. New York quotations are as follows: 6 in. and larger, \$48.80 per net ton; 4 in. and 5 in., \$53.80, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

**Nails**—Increasing demand has characterized this market during the past few weeks, and as a consequence there is a slight upward trend to prices. The effect of the coal strike on the steel situation is already being reflected in the markets for iron and steel products, and as the demand is steadily growing the higher prices are but a natural result. Jobbers' stocks are adequate, but there is a likelihood that future supplies from the mills may be increasingly difficult. New York quotations are as follows: Wire nails, \$3.35, base, per keg, and cut nails, \$3.90, base, per keg.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.  
 27x48x½ in. .... \$0.34 each  
 32x36x¼ in. .... 0.20 each  
 32x36x⅜ in. .... 0.22 each  
 32x36x½ in. .... 0.28 each

### Sand—

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

### White Sand—

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

### Broken Stone—

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

### Building Stone—

Indiana limestone, per cu. ft. .... \$1.62  
 Kentucky limestone, per cu. ft. .... 2.27  
 Briar Hill sandstone, per cu. ft. .... 1.63  
 Gray Canyon sandstone, per cu. ft. .... 1.65  
 Buff Wakeman, per cu. ft. .... 1.99  
 Buff Mountain, per cu. ft. .... 1.80  
 North River bluestone, per cu. ft. .... 1.85  
 Seam face granite, per sq. ft. .... 1.70  
 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. .... 1.60c. to —  
 Beams and channels over 14 in. .... 1.60c. to —  
 Angles, 3x2 to 6x3..... 1.60c. to —  
 Zees and tees..... 1.60c. to —

### 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).. 28.50 to —  
 Wide cargoes ..... 31.50 to —

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

Cypress Lumber (by car, f. o. b., N. Y.):  
 First and seconds, 1-in. .... \$105.00 to —  
 Cypress shingles, 6x13, No. 1 Hearts ..... 15.00 to —  
 Cypress shingles, 6x13, No. 1 Prime ..... 13.00 to —  
 Quartered Oak ..... 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 ..... 56.50 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. \$0.97 to —  
 Less than 5 bbls..... 0.99 to —

### Turpentine—

Turpentines ..... \$0.87 to \$0.90



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## CONTEMPLATED CONSTRUCTION.

### APARTMENTS FLATS AND TENEMENTS.

5TH AV.—J. E. R. Carpenter, northwest corner Madison av and 5th st, has plans in progress for a 7-sty fireproof apartment house, 30x100 ft, at 1143 5th av, for 1143 5th Avenue Corp., Robt. B. Knowles, 165 Broadway, owner. Architect will take bids on separate contract soon.

WEST END AV.—Rosario Candela, 200 West 72d st, has completed plans for a 15-sty fireproof apartment house, 60x70 ft, at 874-8-S West End av, for 878 West End Avenue Corp., Ralph Giluzzi, president, 2050 Amsterdam av, owner and builder.

46TH ST.—Emery Roth, 119 West 40th st, has been retained to prepare plans for a contemplated apartment on plot 100x150 ft, at the southeast corner of 46th st and Lexington av, for Bing & Bing, 119 West 40th st, owners. Wrecking contractor, Clompoos House Wrecking Co., 913 Longwood av.

### DWELLINGS.

72D ST.—Hoppin & Koen, 4 East 43d st, have completed plans for alterations to the 4-sty brick dwelling, 22x74 ft, at 49 East 72d st, for Chas. D. Halsey, 37 East 50th st, owner. Cost, \$15,000.

PARK AV.—McKim, Mead & White, 101 Park av, have plans nearing completion for a 5-sty fireproof dwelling, 20x125 ft, at 707 Park av, and 105 East 69th st, for Johnston L. Redmond, 4 East 72d st, owner. Cost, \$120,000.

### FACTORIES AND WAREHOUSES

38TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 9-sty fireproof factory, 34x98 ft, with store, at 243-245 West 38th st, for Cohestill Realty Co., Morris Cohen, president, 2 East 53d st, owner. Cost \$250,000. Owner will take bids on separate contracts about July 1.

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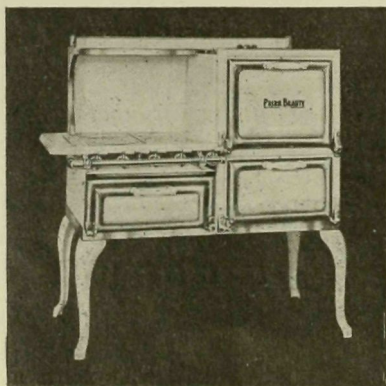
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### STABLES AND GARAGES.

76TH ST.—Otto L. Spanahake, 116 Nassau st, has completed plans for a 2-sty brick garage, 143x103 ft, at 403-415 East 76th st, for Herman Haresj, 408 East 76th st, owner. Cost, \$55,000.

### STORES, OFFICES AND LOFTS.

26TH ST.—Wm. Higginson, 15 Park Row, has completed plans for a top addition to the 2-sty brick and steel loft building, 85x225 ft, at 518 West 26th st, for H. Wolf Estate, owner, on premises. Cost, \$150,000. Architect will take bids shortly.

45TH ST.—Sidney F. Oppenheim, 110 East 31st st, has plans in progress for alterations and an addition to the 6-sty brick loft building, 25x80 ft, at 9 East 45th st, for owner, care of architect. Cost, \$60,000.

### MISCELLANEOUS.

40TH ST.—Lockwood Green Co., 101 Park av, has completed plans for a 7-sty and basement, reinforced concrete, limestone and brick newspaper printing building, 150x100 ft, at 219-229 West 40th st, for New York Tribune, Mr. Rogers in charge, 154 Nassau st, owner. Cost, \$400,000.

### Bronx

#### STORES, OFFICES AND LOFTS.

243D ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a group of 1-sty brick and stone stores, 70x67 ft, at the northwest corner of 243d st and White Plains av, for Occidental Holding Co., N. Wilson, president, 71 West 23d st, owner. Cost, \$20,000. Owner will take bids on separate contracts.

149TH ST.—J. M. Felson 1133 Broadway, has completed plans for eight 1-sty brick stores, 40 x120 ft, at the northwest corner of 149th st and Eagle av, for Active Development Co., Inc., Samuel Katz, president, 141 Marcy pl, owner and builder. Cost, \$30,000.

181ST ST.—De Pace & Juster, 3617 White Plains av, have completed plans for a group of 1-sty brick taxpayers, 188x154 ft, at 181st st and Creston av, for J. Harris Jones, 1455 Undercliff av, owner and builder. Cost, \$25,000. Owner will take bids on separate contracts shortly.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

LIVINGSTON ST.—Keiswetter & Hamburger, 722 Union av, Manhattan, have completed plans for a 5-sty brick and steel apartment, 43x40 ft, in Livingston st, near Court st, for Philip Ritzheimer, 122 Amity st, owner. Cost, \$50,000.

OCEAN PARKWAY.—Seelig & Finkelstein, 44 Court st, have completed plans for a 4-sty brick and limestone apartment, 91x89 ft, at the southeast corner of Ocean Parkway and Ocean View av, for Laspine Construction Co., John Laspine, 4 Otis pl, owner. Cost \$125,000.

#### CHURCHES.

GATES AV.—V. W. Tandy, 1831 Broadway, Manhattan, has been retained to prepare plans for a contemplated 1-sty and basement church, 50x100 ft, on Gates av, west of Bedford av, for St. Augustine P. E. Church, Rev. Geo. F. Miller, pastor, 121 No. Oxford st, owner. Cost, \$30,000.

#### DWELLINGS.

AV. J.—R. T. Schaefer, 1543 Flatbush av, has been retained to prepare plans for six contemplated 2-sty brick dwellings, 20x60 ft, on the north side of Av. J, 48 ft west of East 32d st, for Medtraco Realty Co., Wm. Martin, in charge, 1576 Flatbush av, owner and builder. Cost, \$84,000.

#### STORES, OFFICES AND LOFTS.

DOUGLAS ST.—E. M. Adelsohn, 1778 Pitkin av, has completed plans for a 1-sty brick office

and storage building, 25x35 ft, at the northwest corner of Douglas st and Blake av, for Rubel Bros., Glenmore and Powell sts, owners. Cost, \$10,000.

#### MISCELLANEOUS.

17TH ST.—Vernam & Clough, 15 East 40th st, Manhattan, have completed plans for a 3-sty brick and limestone community building, 60x96 ft, in the east side of 17th st, 200 ft north of Av. Q, for Kings Highway Community Corp., James P. Kelly, president, 1701 Kings Highway, owner. Cost, \$50,000.

#### Queens

##### DWELLINGS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has plans in progress for a 2½-sty frame dwelling, 22x32 ft, at Jamaica, for D. A. Sharp, Penn. Station, Room 243, Manhattan, owner and builder. Cost \$10,000. Exact location will be announced later.

JAMAICA, L. I.—A. P. Sorice, 363 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 18x40 ft, on the east side of Railroad av, 210 ft south of South st, Jamaica, for Charles Mastrocolo, 9724 73d st, Woodhaven, owner and builder. Cost, \$8,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for a 2-sty frame and shingle dwelling, 16x36 ft, in the west side of 170th st, 350 ft north of Fulton st, Jamaica, for M. Robelin, 9 170th st, Jamaica, owner and builder. Cost, \$7,000.

ELMHURST, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 18x38 ft, on the east side of Pettitt pl, 85 ft north of Layton st, Elmhurst, for Edward Sloggort, 200 Broadway, Elmhurst, owner and builder. Cost, \$8,000.

#### MISCELLANEOUS.

BAYSIDE, L. I.—H. Weigard, Chochoeron av and Franklin st, Bayside, has completed plans for a 2-sty and basement Masonic temple, 40 x80 ft, at the southwest corner of Lawrence boulevard and 1st st, Bayside, for Bayside Lodge F. & A. M. No. 999, R. Wadsworth, chairman Building Committee, Bayside, owner. Cost, \$75,000.

#### Nassau

##### DWELLINGS.

LONG BEACH, L. I.—Block & Hesse, 18 East 41st st, Manhattan, have completed plans for a 2½-sty frame and stucco dwelling, 32x40 ft, at Long Beach, for Bernard Sharp, 379 Broadway, Manhattan, owner and builder. Cost, \$25,000.

WESTBURY, L. I.—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-sty frame dwelling, 22x25 ft, at Westbury, for G. S. Dorwin, Westbury, owner. Cost \$6,000. Owner will soon take bids on general contract.

#### HOTELS.

LONG BEACH, L. I.—J. T. Powers, Rockaway Beach, has plans in progress for a 4-sty and basement concrete block and stucco hotel 90x90 ft, at Long Beach, for Jacob Margoli, Rockaway Beach, owner and builder. Cost, \$50,000.

#### SCHOOLS AND COLLEGES.

PORT WASHINGTON, L. I.—Wesley Bessell, 58 West 49th st, Manhattan, has been retained to prepare plans for a school consisting of four buildings on Middleneck rd, Port Washington, for Board of Education of Port Washington, Port Washington, owner. Cost, \$350,000. Details will be announced later.

#### Suffolk.

##### DWELLINGS.

AMITYVILLE, L. I.—I. Inglee, Amityville, has completed plans for three 2-sty frame dwellings, 28x32 ft, for Amityville, for Chas. S. Willmarth and Chas. E. Day, Bayview av, Amityville, owner and builder. Cost, \$10,000 each. Owner will take bids on separate contracts.

#### Westchester

##### DWELLINGS.

WHITE PLAINS, N. Y.—F. H. Brown, 6 Grand st, White Plains, has completed plans for a 2-sty frame dwelling, 25x38 ft, at White Plains, for A. H. Smith, 43 Brookfield st, White Plains, owner and builder. Cost, \$8,000.

WHITE PLAINS N. Y.—Plans have been prepared privately for a 2-sty frame dwelling, 27x 29 ft, on Robertson av, White Plains, for Chas. W. Cornell, 74 Central av, White Plains, owner. Cost \$9,000.

NEW ROCHELLE, N. Y.—Charles F. Peck, 7 East 42d st, Manhattan, has plans in progress for a 2½-sty local stone and stucco dwelling, 26x44 ft, at Premium Point Park, New Rochelle, for S. S. Vasant, owner, care of architect. Architect will take bids on general contract about June 15.

YONKERS, N. Y.—Wm. P. Katz, 6 Hudson st, Yonkers, has completed plans for alterations and an addition to the 2-sty brick dwelling at 65-73 Oak st, Yonkers, for John Kankus, 4 School st, Yonkers, owner. Cost, \$25,000. Owner will take bids on general contract.

LARCHMONT, N. Y.—Chas. T. Oakley, 80 Union av, Mamaroneck, has plans in progress for a 2½-sty frame and stucco dwelling, 36x40 ft, on Bonnet av, Larchmont, for Mr. Erskine, owner, care of architect. Cost, \$12,000. Architect will take bids on general contract.

#### FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Timmis & Chapman, 315 5th av, Manhattan, have been retained to prepare plans for a 4-sty factory between Bark and Herriott sts, Yonkers, for Arlington Chemical Co., John E. Andrus, president, 100 Hamilton st, Yonkers, owner.

#### THEATRES.

MT. VERNON, N. Y.—M. M. Polansky, 208 South 10th av, Mt. Vernon, has been retained to prepare plans for a 1-sty and balcony brick and terra cotta moving picture theatre, 100x105 ft, on South 5th av, Mt. Vernon, for The Little Playhouse Corp., Wm. Rosenblum, vice president 45 South 4th av, Mt. Vernon, owner. Cost, \$150,000.

#### New Jersey

##### APARTMENTS, FLATS AND TENEMENTS.

MORRISTOWN, N. J.—Convery Klemmt, 942 Broad st, Newark, has plans in progress for a 3-sty and basement, common and tapestry brick and limestone apartment of irregular dimensions at Morristown, for Moore Realty Co., owner, care of architect. Cost, \$100,000.

##### DWELLINGS.

ARLINGTON, N. J.—Herman Fritz, News Bldg., Passaic, has completed plans for three 2½-sty frame dwellings, 24x36 ft, at Arlington, for Dr. E. H. Goldberg, Bellgrove dr, Arlington, owner. Cost, \$10,000 each. Owner will award general contract without competition.

MONTCLAIR, N. J.—Francis A. Nelson, 15 West 38th st, Manhattan, has completed preliminary plans for a 2½-sty brick, frame and stucco dwelling at Montclair, for A. Pierson, Montclair, owner. Cost, \$25,000.

ASHBURY PARK, N. J.—K. McM. Towner, Kinmonth Bldg., Ashbury Park, has completed plans for a Fiske-lock brick, hollow tile and reinforced concrete dwelling with garage at Ashbury and 8th avs, Ashbury Park, for Geo. W. Pittenger, 400 Main st, 708 4th av, Ashbury Park, owner. Cost, \$20,000.

NEWARK, N. J.—Convery & Klemmt, 942 Broad st, Newark, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 31x38 ft, at Elizabeth and Hunsbury av, Newark, for Pearce R. Franklin, owner, care of architect. Cost, \$14,000.

SUMMIT, N. J.—Wm. E. Haugaard, 185 Madison av, Manhattan, has plans in progress for a 2½-sty brick dwelling, 25x35 ft, at Summit, for Goyns Talmadge, owner, care of architect. Cost, \$15,000.

NEWARK, N. J.—Convery & Klemmt, 942 Broad st, Newark, have plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 26x50 ft, on Lyons av, Newark, for Samuel Finkel, 385 South 6th st, Newark, owner and builder. Cost, \$16,000. Owner will soon take bids on separate contracts.

MONTCLAIR, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 28x40 ft, at Montclair, for J. W. Horell, 979 Broadway, Bayonne, owner and builder. Cost, \$12,000.

#### FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 1-sty brick on wood piling factory, 86x 250 ft, at 55 Pacific av, Jersey City, for Jos. Goldenberg, 9 Eastern Parkway, Jersey City,

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owner and builder. Cost, \$60,000. Lessee, Richardson-Garrett Bag Co., 51 Pacific av, Jersey City. Piling, Edw. A. Ryan, 10 Factory st, Jersey City.

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 Houten pl, Belleville, for Belleville Lodge of Elks No. 1123, Geo. H. Davis, exalted ruler, 199 Main st, Belleville, owner. Cost \$75,000. Bids will probably be taken about June 1st.

HOTELS

NEWARK, N. J.—Ed. V. Warren, Essex Bldg., Newark, has completed plans for a 4-sty common and front brick and limestone apartment hotel, 40x95 ft, at 5-7 Lincoln Park, Newark, for Russell-Schwarz, 109 Frelinghuysen av, Newark, owner. Cost \$65,000. General contract will soon be let from a selected list of bidders.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—John J. Kelly, Post Office Bldg., Passaic, has plans in progress for a 3-sty brick and limestone grammar school, 150x200 ft, on Gregory av, from Montrose to Grant sts, Passaic, for City of Passaic, Board of Education, Robt. Dix, president, 66 Passaic av, Passaic, owner. Cost, \$200,000. Owner will advertise for bids.

FREEHOLD, N. J.—J. F. Pierson & Son, 175 Smith st, Perth Amboy, have preliminary plans in progress for a 3-sty brick, face brick and terra cotta high school, 150x37 ft, with two wings 35x125 ft, at Freehold, for Board of Education of Freehold, City Hall, Freehold, owner. Cost \$250,000.

NUTLEY, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, has preliminary plans in progress for an addition to the 3-sty brick Park Grammar School, at New st, Elm st & Parkway, Nutley, for Town of Nutley, Board of Education, Richard W. Booth, president, 43 Coolnial Terrace, Nutley, owner. Cost, \$265,000.

TOWNSHIP OF BERNARDSVILLE, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have plans nearing completion for a 2-sty and basement brick, limestone and terra cotta public school, 350x150 ft, at Township of Bernardsville, for Township of Bernardsville Board of Education, owner. Cost, \$500,000. Bids will be taken soon.

BAYONNE, N. J.—Donald G. Anderson, 28 East 49th st, Manhattan, and 472 Broadway, Bayonne, has plans in progress for a 3-sty brick junior high and vocational school, 200x300 ft, at Av A and 29th st, Bayonne, for City of Bayonne, Board of Education, James D. Boyd, secretary, Broadway, Bayonne, owner. Cost, \$400,000. Board will advertise for bids after June 1.

WOODRIDGE, N. J.—J. N. Pierson & Son, 115 Smith st, Perth Amboy, have preliminary plans in progress for a 1-sty brick, face brick and limestone grade school, 180x96 ft, at Woodridge, for Board of Education of Woodridge, Town Hall, Woodridge, owner. Cost \$90,000.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has plans in progress for an addition to the 3-sty brick grade school No. 4, at West New York, for Town of West New York Board of Education—Harry Kuhlke, secretary—School No. 5, West New York, owner. Cost, \$200,000. Owner will advertise for bids about June 1st.

MAYWOOD, N. J.—Ernest Sibley, Bluff rd, Palisade, has plans in progress for a 2-sty brick and limestone grade school, 75x15 ft, at Maywood, for Town of Maywood, Board of Education, R. Ellison, president, Maywood, owner. Cost \$140,000.

STABLES AND GARAGES.

UNION HILL, N. J.—Jos. D. Lugosch, 21 Bergenline av, Union Hill, has plans in progress for a 2-sty brick and terra cotta garage, 50x105 ft, with showroom, at the northeast corner of Main st and Boulevard, Union Hill, for W. A. Schuette, 132 3d st, Union Hill, owner. Cost, \$45,000.

JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, Jersey City, has completed plans for a 2-sty brick garage, 50x174 ft, at

862-864 Newark av, Jersey City, for A. Looiri, 545 Paviaonia av, Jersey City, owner and builder. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

EAST ORANGE, N. J.—Hyman Rosensohn, 188 Market st, Newark, has plans in progress for seven 1-sty common brick and limestone stores, of irregular dimensions, on Hollywood av, near Main st, East Orange, for A. Isserman, Real Estate, 190 Market st, Newark, owner. Cost, \$25,000.

CONTRACTS AWARDED. All items following referred to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—John Lowry, Jr., 171 Madison av, has the general contract for an 11-sty red faced brick, limestone and terra cotta apartment house, 85x130 ft, at the southeast corner of Lexington av and 73d st, for 150 East 73d Street Corp., Walter C. Wyckoff, managing agent-owner, care of architect, from plans by Cross & Cross, 681 5th av, architects. Cost, \$1,250,000. Structural steel, Bethlehem Fabricators Inc., 7 East 42d st.

ST. GEORGE, S. I.—Fredburn Construction Co., 31 Union sq, Manhattan, has the general contract for a 5-sty brick, cast stone and stucco apartment, 150x200 ft, with stores, at the southwest corner of Wall st and Stuyvesant pl, St. George, for Snug Harbor Realty Co., John Rosenstein, president, 30 West 36th st, Manhattan, owner, from plans by Emery Roth, 119 West 40th st, Manhattan, architect. Cost, \$350,000.

BANKS.

BROOKLYN.—Tidewater Building Co., 16 East 33d st, Manhattan, has the general contract for a bank at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, 160 Atlantic av, owner, from plans by McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, architects. Cost, \$500,000. Heating and ventilating engineers, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Rector st, Manhattan.

CHURCHES.

MANHATTAN.—John T. Woodruff Sons Co., 1 Bridge Plaza, L. I. City, have the general contract for a 1-sty brick and marble church, 100x100 ft, at 583-589 Park av, for Third Church of Christ Science, 1st Reader, G. Falkenstein, owner, from plans by Delano & Aldrich, 128 East 38th st, architects.

DWELLINGS.

MANHATTAN.—P. Roberts Co., 37 Sullivan st, has the general contract for alterations and an addition to the 4-sty brick dwelling, 25x100 ft, at 76 Washington pl, for Paul Margarella, 477 Broome st, owner, from plans by Frank E. Vitolo, 56 West 45th st, architect. Cost, \$18,000.

MANHATTAN.—James McWalters & Sons, Inc. 152 West 42d st, have the general contract for a 4-sty brick dwelling, 27x100 ft, at 12 East 67th st, for Frank Munson, 67 Wall st, owner, from plans by James Gamble Rogers, 367 Lexington av, architect.

MANHATTAN.—Walter T. Murphy, 326 West 27th st, has the general contract for alterations to the 4-sty brick dwelling, 38x53 ft, at 30 East 75th st, for Mrs. August Belmont, Jr., 640 Madison av, owner, from plans by Peabody, Wilson & Brown, 140 East 39th st, architects. Cost, \$10,000.

MANHATTAN.—Hugh Getty Inc., 359 West 26th st, has the general contract for alterations to the 4-sty brick dwelling, 29x86 ft, at 455 Madison av, for Mrs. Helen Campbell, 130 East 67th st, owner, from plans by Chas. H. Higgins, 19 West 44th st, architect.

MANHATTAN.—Hegeman Harris Co., 185 Madison av, has the general contract for a 5-sty fireproof dwelling, 20x125 ft, at 707 Park av and 105 East 69th st, for Johnston L. Redmond, 4 East 72d st, owner, from plans by McKim, Mead & White, 101 Park av, architect. Cost, \$120,000.

MT. VERNON, N. Y.—Jos. Russo, South 5th av, Mt. Vernon, has the general contract for

two 2-sty frame and stucco dwellings, 30x40 ft, on the east side of South 10th av, 200 ft south of 5th st, Mt. Vernon, for G. Ariotta, owner, care of architect, from plans by A. Nordone, Proctor Bldg., Mt. Vernon, architect. Cost, \$10,000.

RYE, N. Y.—John A. Reardon, 129 Railroad av, Rye, has the general contract for a 2-sty frame and half timber dwelling at Rye, for Appawamis Land Co., owner, care of architect, from plans by A. Edson Gage, 28 East 49th st, Manhattan, architect. Cost \$30,000. Mason work, Wm. A. Berbusse, Rye.

FOREST HILLS, L. I.—H. H. Vought, Grand Central Terminal, Manhattan, has the general contract for alterations and an addition to the 2½-sty stucco dwelling, 21x22 ft, at Greenway, South and Puritan avs, Forest Hills, for E. B. Wilson, Forest Hills, owner, from plans by Ay-mar Embury, 2d, 142 Madison av, Manhattan, architect. Cost, \$20,000.

RYE, N. Y.—John A. Reardon, Rye, has the general contract for a 2½-sty frame dwelling, at Milton Point, Rye, for John B. Shether, care of Doremus & D'Koppe, 42 Broadway, Manhattan owners, from plans by Wm. Lawrence Bottemly, 112 East 55th st, Manhattan, architect. Cost, \$20,000.

HARTSDALE, N. Y.—David Martin, 2 Columbus Circle, Manhattan, has the general contract for a 2-sty tapestry brick dwelling, 25x32 ft, with garage, at Brite av and Donnellan rd, Green Acres, Hartsdale, for Nelson F. Chambers, 405 Broadway, Manhattan, owner, from plans by John A. Rossi, 864 East 180th st, Manhattan, architect. Cost, \$18,000.

WHITE PLAINS, N. Y.—C. A. Bates, 6 Mt. Morris av, White Plains, has the general contract for a 2-sty frame dwelling, 46x28 ft, on Woodcrest av, White Plains, for Walter J. Buz-zine, 57 Woodcrest av, White Plains, owner, from plans prepared privately. Cost, \$14,000.

ASBURY PARK, N. J.—Harry Grubstein, As-bury Park, has the general contract for a 2½-sty frame and stucco dwelling, 36x37 ft, on 2d av, Asbury Park, for Isaac Berger, 612 Mattison av, Asbury Park, owner, from plans by Arthur F. Cottrel, Kinmouth Bldg., Asbury Park, archi-tect. Cost, \$20,000.

BAYONNE, N. J.—M. C. O'Brien, 365 Av C, Bayonne, has the general contract for a 2½-sty frame dwelling, 24x50 ft, in East 4th st, be-tween Broadway and Lord av, Bayonne, for Mrs. Ellen Doyle, 115 Av C, Bayonne, owner, from plans prepared privately. Cost, \$10,000. Heat-ing and plumbing, Wm. Coughlin, 56 Trask av, Bayonne.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Barney Ahlers Construc-tion Corp., 110 West 40th st, Manhattan, has the general contract for alterations to the 4-sty reinforced concrete factory, 60x260 ft, in Ax-minister st, Yonkers, for Alex Smith Carpet Co., Elm and Palisades avs, Yonkers, owner, from plans prepared privately. Cost, \$250,000.

STABLES AND GARAGES.

PATCHOGUE, L. I.—James Van Orden, East Islip, has the general contract for a 2-sty brick and concrete block garage, 50x105 ft, at Pat-chogue, for P. J. Premm, Patchogue, owner, from plans by C. C. Conklin, Patchogue, archi-tect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—C. R. Hedden, 763 Broad st, Newark, has the general contract for an ad-dition to the 4-sty and basement brick and lime-stone department store, 36x76 ft, at 850 Broad st, corner of Clinton st, Newark, for McGregor & Co., Austin H. McGregor, president, 850 Broad st, Newark, owner, from plans by Marshall N. Shoemaker, 15 Central av, Newark, architect. Cost, \$100,000.

THEATRES.

MANHATTAN.—Isaac A. Hoppers Sons, 15 East 40th st, have the general contract for al-terations to the 1 and 2-sty moving picture theatre, 99x100 ft, with stores, at 2341-2351 7th av and 148 West 138th st, for Caroline Bird, 205 West 89th st, owner, from plans by Harry C. In-gall, 347 Madison av, architect. Lessee, Sar-co Realty & Holding Co., 2343 7th av, Wm. H. Roach, president.

MISCELLANEOUS

MANHATTAN.—Louis Weber Bldg. Co., 342 Madison av, has the general contract for an ad-dition to the 2-sty brick sub-station at 100 Water st, for N. Y. Edison Co., 130 East 15th st, own-er, from plans by Wm. Whitehill, Buckley New-hall Bldg., 41st st and 6th av, architect.

NEWARK, N. J.—Reynolds Construction Co., 308 South 9th st, Newark, has the general con-tract for a 2-sty and basement brick community building in Beecher st, Newark, for South Park Presbyterian Church, Rev. Geo. C. Vincent, pas-tor, 51 Alpine st, Newark, owner, from plans by Alfred Walker, Tremont av, East Orange, archi-tect. Cost, \$20,000.

NORTH BERGEN, N. J.—Stillman Delehanty Ferris Co., 29 Exchange pl, Jersey City, has the general contract for a 2-sty brick and reinforced concrete cooler house, 50x100 ft, on Secaucus rd, North Bergen, for Chas. Miller, & Co., 42 Secaucus rd, North Bergen, owner, from plans by Leo Felten, 3697 Blvd, Jersey City, architect. Cost, \$50,000. Engineer, Jos. Him-melsbach, 136 Liberty st, Manhattan.

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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

49TH ST, 150-154, E, 9-sty bk aparts., 75x80, tile and tar and gravel; \$200,000; (o) Boston Holding Co., 725 Bway; (a) Alfred C. Bossom, 680 5th av (318).

WEST END AV, 874-6-S, 15-sty bk apart house, 60x70, tar & gravel roof; \$500,000; (o) 878 West End Ave Corp, 2050 Amsterdam av; (a) Rosario Candela, 200 W 72d (3103).

#### CHURCHES.

47TH ST, 339 W, 1-sty bk synagogue, 25x105; felt roof; \$10,000; (o) West Side Hebrew Relief Ass'n, Inc., 339 W 47; (a) Sidney F. Oppenheim, 110 E 31 (311).

#### DWELLINGS.

PARK AV, 707, & 69TH ST, 105 E, 5-sty bk dwg, 20x125, plastic slate roof; \$120,000; (o) Johnston L. Redmond, 4 E 72d; (a) McKim, Mead & White, 101 Park av (309).

#### HOTELS.

52D ST, 114-20 E, 15-sty bk hotel, 90x88, slag roof; \$750,000; (o) 114 E. 52d Street Corporation, 300 8th av; (a) Geo. Fred Pelham, 200 W. 72 st (317).

#### STABLES AND GARAGES.

LEXINGTON AV, 1380, 1-sty bk garage, 10x19, metal rf; \$300; (o) Dr. Dan'l P. Moose, 1380 Lexington av; (a) M. Silverstein, 145 W 41 (313).

#### STORES, OFFICES AND LOFTS.

PERRY ST, 20, 2-sty bk restaurant and offices, 82x48x72, asphalt roof; \$9,500; (o) Williams Dexter Co., 72 Greenwich st; (a) John V. Van Pelt, 126 E. 59th st (316).

28TH ST, 41-43 E, 7-sty bk str, offices & factory, 41-98, slag rf; \$75,000; (o) Valksam Realty Co., 28 W 27; (a) M. Jos Harrison, 110 E 31 (314).

41ST ST, 228 E, 1-sty bk studio bldg, 22x38, glass & iron roof; \$5,000; (o) Neivel Realty Co., 228 E 41; (a) Abraham Ratner, 226 E 41 (312).

#### MISCELLANEOUS.

HORATIO ST, 27-29-31, 1 and 2-sty bk housing station, 85x114, tar and gravel roof; \$100,000; (o) City of N. Y. Dept. Plants & Structures, 18th floor, Municipal Bldg.; (a) P. P. (315).

74TH ST, 344 E, 1-sty metal paint shop, 12x16, metal rf; \$250; (o) Minnie Kouba, 327 E 66th; (a) Chas. J. Hughes, 15 Van Corlear pl (320).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

213TH ST, n s, 201.70 e Jerome av, 5-sty bk tnt, 50x85, slag rf; \$85,000; (a) Jas. C. Gaffney, 106 E 182d; (a) Wm. A. Geisen, 2403 Creston av (1046).

213TH ST, n s, 251.70 e Jerome av, 5-sty br tnt, 50x85, slag rf; \$85,000; (o) Jas. C. Gaffney, 106 E 182d st; (a) Wm. A. Geisen, 2403 Creston av (1087).

21ST ST, s s, 25 w Carlisle pl, 4-sty br tnt, 25x60, slag rf; \$25,000; (o) Pietro Cataldo,

97 Houston st; (a) H. R. Loring, 1657 Wallace av (1096).

BRIGGS AV, s w c, 203d st, 5-sty br tnt, 119.5x88, slag rf; \$150,000; (o) S. G. Co., W. B. Jones, 817 E 171st st, pres; (a) Chas. Kreymborg, 2534 Marion av (1267).

DAVIDSON AV, n e c Buchanan pl, 6-sty bk tnt, 65x90, slag rf; \$135,000; (o) Wm. J. Flynn, 11 E 167th st; (a) F. W. Rinn, 70 W 181st st (1515).

DE KALB AV, w s, 227.2 s Gun Hill rd, 5-sty bk tnt, 50x85, slag rf; \$75,000; (o) Nathan Aronowitz, 4485 3 av; (a) J. M. Felson, 1133 Bway (929).

GRAND CONCOURSE, e s, from 161st to 162d, 10-sty bk tnt, 236.10x122, tar & gravel rf; \$750,000; (o) Bronx Boosters, Inc., John M. Haffen, 316 E 101st, V-Pres; (a) Maynicke & Frank, 25 Madison sq, & Paul Revere Rinkel, Inc., 316 E 161st (841).

HOE AV, w s, 84.2 n Aldus, 5-sty bk tnt, 150.25 x84, slag rf; \$225,000; (o) Tampa Bldg. Co., Max Jookel, 370 E 149th, Pres; (a) Chas. Kreymborg, 2534 Marion av (1024).

KINGSBRIDGE RD, n s, 214 w Webb av, 6-sty br tnt, 179.22x103.11, slag rf; \$250,000; (o) Wacht Const. Co., Jos. Wacht, 505 Fairmont pl, pres; (a) J. M. Felson, 1133 Bway (1071).

MERRIAM AV, e s, 116.1 n 171st, 5-sty bk tnt, 50x85.6, slag rf; \$75,000; (o) Varsity Const. Co., Inc., Francis Heideberger, 1694 Nelson av, Pres; (a) J. M. Felson, 1133 Bway (930).

MORRIS AV, w s, 100 n Burnside av, 6 6-sty br tnts, 56.7x57, plastic slate rf; \$612,000; (o) Rothaus Realty Co., Samuel Rothaus, 369 E 169th st, pres; (a) Frank Hausle, 81 E 125th st (1095).

OGDEN AV, e s, 200 s Boscobel av, 5-sty bk tnt, 90x125, slag rf; \$175,000; (o) Thos. Dwyer, 216th & Bway; (a) Geo. F. Pelham, 200 W 72d (754).

PLIMPTON AV, n e c 172d, 5-sty bk tnt, 86.6x54.11, slag rf; \$175,000; (o) Thos. Dwyer, 216th & Bway; (a) Geo. F. Pelham, 200 W 72d (915).

UNIVERSITY AV, e s, 55.6 n Featherbed la, 2 5-sty br tnts, 62.6x102.97, slag rf; \$120,000; (o) Wm. C. Bergen, 130 W 180th st; (a) Chas. S. Clark, 441 Tremont av (1287).

UNIVERSITY AV, e s, 477.6 s Brandt pl, 6-sty br tnt, 75.9x99.11, plastic slate rf; \$150,000; (o) Zehngelot Bldg. Co., Inc., Jacob Zehngelot, 532 E 142d st, pres; (a) Chas. S. Clark, 441 Tremont av (1281).

UNIVERSITY AV, e s, 481.3 s junct Plimpton av & Featherbed la, 5-sty bk tnt, 100x98.6, slag rf; \$150,000; (o) Legus Realty Co., Gladys Boese, 102 Convent av, Pres; (a) Schwartz & Gross, 347 5 av (859).

UNIVERSITY AV, s w c Boscobel av, 5-sty bk tnt, 109.3x114.5, slag rf; \$190,000; (o) Avoca Realty Co., Stephen Ball, 1451 University av, Pres; (a) Neville & Bagge, 570 Bergen av (937).

WALTON AV, n e c McClelland, 5-sty bk tnt, 115x100, slag rf; \$250,000; (o) Tudor Bldg. Corp., Max Davis, 1048 Morris av, Pres; (a) Margon & Glaser, 2804 3 av (1044).

WOODYCREST AV, s e c, 162d st, 5-sty br tnt, 87.5x115.2, pitch and felt rf; \$20,000; (o) Killsabaugh Realty Co., Inc., Bernard Noonan, 18 W 103d st, pres; (a) Enell & Enell, 125 Sherman av (1265).

#### DWELLINGS.

BRONX PARK E, e s, 25 s Thwaite pl, 2 1/2-sty fr dwg, 19x30, shingle rf; \$5,000; (o) Weyers Const. Co., Arthur Weyer, 171 Arden; (a) T. J. Kelly, 707 Morris Park av (665).

DUNCAN ST, s s, 75 e Lurting av, 2-sty bk dwg, 20x54, asbestos rf; \$9,000; (o) Minnie Evans, 1013 Kelly; (a) Geo. H. Olphert, Jr., 657 E 222d (742).

ORCHARD ST, s s, 500 e City Island av, 2 1/2-sty fr dwg, 20x24, shingle rf; \$4,800; (o) John Burke, Benson av; (a) M. A. Buckley, 32 Westchester sq (1207).

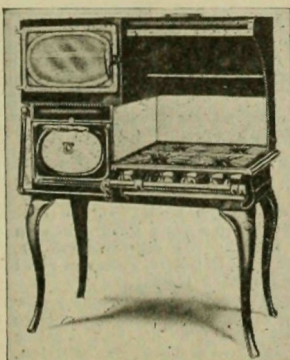
ROCHELLE ST, s s, 379 w City Island av, 1-sty & attic fr dwg, 27x42, shingle rf; \$5,500; (o) H. S. Sayles, on prem; (a) Urwin J. Magill, Rye, N. Y. (796).

TILDEN ST, n s, 316.83 e Holland av, 2-2-sty bk dwgs, 21x48, tar & felt rf; \$19,000; (o) Vincent Pizzutiello, 725 Tilden av; (a) Jos. Ziccardi, 912 Burke av (943).

196TH ST, s s, 100 w Marion av, 2-2-sty bk dwgs, 21x58, tin rf; \$30,000; (o) Halpern & Rappolt Realty Co., Morris Halpern, 1130 Fox, Pres; (a) H. Nordheim, 726 E 234th (829).

197TH ST, s s, 378.5 w Continental av, 2-sty bk dwg, 21x49, tar & felt rf; \$10,000; (o) Peter Mackin, 158 E 32d; (a) C. St. C. Mullins, 440 Sherman av, Astoria, L. I. (899).

214TH ST, n s, 200 e Bronxwood av, 2 1/2-sty



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COLUMBIA ST, 66, new beams in 7-sty bk factory; \$300; (o) Abram B. Rossin, 68 Columbia; (a) Saml. Rosenblum, 51 Chambers (1244).

DELANCEY ST, 80-82, remove wall, new wall, beams, rearrange show windows in str & tnt; \$2,500; (o) Morris Rose, 63 Orchard; (a) Philip Barden, 230 Grand (1133).

DUANE ST, 138-40, new flue in 5-sty bk office & storage; \$500; (o) Allister Greene, 65 E 72d; (a) Archibald D. Austey, 162 W 20th (1137).

GRAND ST, 68-70, remove sidewalk encroachments, steps, new wall, vault, steps on 5-sty bk lofts; \$15,000; (o) Margaret L. Viave, 39 Beekman st; (o) Elwood Hughes, 342 W 42d st (1089).

HENRY ST, 22, remove front, wall, stairs, partitions, rf, new add sty, rf on 2-sty bk dwg; \$10,000; (o) Paul Prestigiacomo, 43 Henry; (a) John A. Rofrano, 1 Mott (1190).

LUDLOW ST, 109, remove stairs, partitions, new partitions, apts, bath room, fixtures in 6-sty bk str & apts; \$3,000; (o) Careful Rlty. & Const. Co., 1032 Park av; (a) S. L. Malkind, 16 Court, Bklyn (1191).

MONROE ST, 25, remove front, stairs, partition in 5-sty bk storage & apts; \$4,500; (o) Salvatore Carlisle, 25 Monroe; (a) Fredk. Musty, 1798 E 2d, Bklyn (1155).

NASSAU ST, 90, change arched windows to straight heads with new lintel on 8-sty bk offices; \$1,000; (o) 90 Nassau St. Corp., 90 Nassau; (a) Chas. Mayer, 31 Union sq (1242).

PECK SLIP, 3, new fire-escapes, wash basins, waste & vent lines in 4-sty bk str & boarding house; \$1,000; (o) Roosevelt Hosp. Corp., 30 Pine; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1201).

RIVINGTON ST, 142, remove wall, new ext, girders on 3-sty bk str & apts; \$1,000; (o) Herman Theaman, 142 Rivington; (a) Henry S. Lion, 342 Madison av (1122).

UNION SQ, 1, new toilets in 9-sty bk office bldg; \$400; (o) Florence M. La Porte, 86 Passaic av, Passaic, N. J.; (a) Henry M. Hancock, 96 High, Passaic, N. J. (1198).

WATER ST, 89, new elevator & shaft in 5-sty bk coffee storage & roasting; \$5,000; (o) Geo. S. Wallen & Alfred T. Haenlein, 89 Water; (a) Jean Jaume, 231 W 18th (1157).

WILLIAM ST, 190, remove fire-escape, new fire-escapes on 4-sty bk factory; (o) Saml. Lipschitz, 1038 42d, Bklyn; (a) Saml. Pelton, 58 E 13th (1115).

3D ST, 64 E, new partitions, window frames & sash in 3-sty bk tnt; \$6,000; (o) Dr. Jos. I. Singer, 57 E 3d; (a) Henry Regelman, 147 4 av (1171).

11TH ST, 223 W, remove stoop, plumbing, new bathrooms, kitchenettes, English basement in 3-sty bk dwg; \$8,000; (o) Jos. F. Jenny, 225 W 11th; (a) N. J. Podesta, 129 W 11th (1119).

23D ST, 151-3 E, remove oven, new Middleby Port Oven in 5-sty bk bakery & lodging house; \$1,500; (o) Fredk. Meyer, 151 E 23d; (a) Max Muller, 115 Nassau (1106).

23D ST, 365 W, new bathrooms, remove stoop on 4-sty bk apts; \$2,500; (o) Thos. J. Tumoney, 157 E 72; (a) Eli Benedict, 355 E 149 (1225).

24TH ST, 119-125 W, remove curb, new piers, girders in 12-sty bk loft; \$3,000; (o) Grof Realty & Holding Co., 110-125 W 24; (a) Geo. & Edw. Blum, 505 5 av (1228).

37TH ST, 104 E, new ext, stairs, partitions, beams, 1st floor, windows, doors in 5-sty bk dwg; \$20,000; (o) Geo. T. Bowdoin, 104 E 37th; (a) Fredk. Sterner, Paige House, 65th & Lexington av (1136).

46TH ST, 367 W, remove steps, new entrance, extend sidewalk, remodel basement & 1st floor of 4-sty bk dwg; \$2,000; (o) John F. White, M. D., 367 W 46th st; (a) Louis A. Adam, 2316 Andrews av (1077).

57TH ST, 141 E, remove front, new bath rooms, beams, columns, show windows, partitions, plbg in 3-sty bk dwg; \$7,000; (o) Isabelle A. Watts, 51 E 58; (a) Harold F. Smith, 14 E 23 (1239).

57TH ST, 11 W, remove steps, new conc slab over area & steps on 5-sty bk dwg; \$3,000; (o) F. A. Juilliard, 11 W 57; (a) Trowbridge & Livingston, 527 5 av (1224).

57TH ST, 43 W, new ext, stairs in 8-sty bk str & lofts; \$500; (o) Marion F. Holmes, 43 W 57; (a) Chas. E. Birge, 29 W 34 (1213).

57TH ST, 550 W, new stairs in 5-sty bk sign painting studio; \$1,200; (o) Amos M. Sloan, 550 W 57th; (a) J. R. Chresholm, 90 10th, L. I. City (1206).

70TH ST, 259 W, remove plbg fixtures, new fixtures, toilets, stairs, dumbwaiter, change partitions in 4-sty bk dwg; \$6,000; (o) Philip Smith, 259 W 70; (a) Wm. La Zlinsk, 101 Park av (1235).

71ST ST, 228-38 W, new passageway in 14-sty bk hotel; \$1,000; (o) J. Wade McGrath, 228 W 71st; (a) Emery Roth, 119 W 40th (1142).

79TH ST, 79 E, remove stoop, stairs, new door, entrance, gen repairs in 4-sty bk dwg; \$15,000; (o) Jessie S. Gibson, 30 E 60th; (a) H. T. Blanchard, 137 E 46th (1165).

82D ST, 67 E, new extns, stairs, alter partitions in 5-sty bk dwg; \$20,000; (o) Brodish J.

Johnson, 149 \$ av; (a) Maynicke & Franke, 25 Madison Sq N (1193).

104TH ST, 210-14 E, remove partitions, new partitions, vent ducts in 3-sty bk restaurant, dance hall & apt; \$500; (o) Est Louis Rand, 210 E 104th; (a) Otto L. Spannhaake, 116 Nassau (1173).

107TH ST, 217 E, remove toilet, new window, toilets, tubs & sinks in 4-sty bk tnt; \$4,000; (o) Guiseppa & Maria Vallone, 217 E 107th; (a) Wm. Hanna, 360 W 122d (1181).

125TH ST, 213-17 W, remove pier, new girder, partitions, plumbing, str front, toilets, kitchen in 5-sty bk str & offices; \$5,000; (o) A. R. S. Rlty. Co., 215 W 125th; (a) Moore & Landsiedel, 148th & 3 av (1093).

125TH ST, 351 W, new toilet, window in 6-sty bk str & apts; \$200; (o) Albert Oetzen, 1915 Prospect av; (a) John P. Boyland, 120 E Fordham rd (1139).

128TH ST, 206 E, new tanks & structures in 4-sty bk factory; \$1,050; (o) Louis Cohen, 208 E 128; (a) The Rusling Co., 26 Cortlandt st (1237).

AV A, 11, remove walls, new walls, stairs, str fronts, rf on 3-sty bk str, storage & apts; \$10,000; (o) Edw. Harris, 11 Av A; (a) Jacob Fisher, 25 Av A (1126).

BOWERY, 133, remove columns, new girders in 3-sty bk str & office; \$400; (o) Isaac Shulman, 161 Bowery; (a) Schoeffel & Ungarleider, 718 Jamaica av, Bklyn (1161).

BROADWAY, 302, fuel oil tank & equip in 16-sty bk office bldg; \$6,000; (o) Vincent Astor Est., 23 W 26; (a) Petroleum Heat & Power Co., 511 5 av (1049).

BROADWAY, 537-9, new str frt, balcony on 5-sty bk str & lofts; \$10,000; (o) Max Abraham, 537-39 Bway; (a) Arthur Weiser, 9 W 48 (1067).

LEXINGTON AV, 636, remove partitions, str fronts, stoop, piers, plumbing, entrance, new partitions, str fronts, columns, toilets in 5-sty bk str, office & tnt; \$5,000; (o) May I. Eisfeldt, 636 Lexington av; (a) Sidney Daub, 5 Beekman (1163).

MADISON AV, 171, new piers, reinf conc arch in 4-sty bk str & office; \$1,000; (o) Rochelle Rlty. Co., 1 W 34th; (a) Geo. W. Cox, 624 Madison av (1094).

PARK AV, 88, remove stairs, partition, new stairs, passages, doors in 4-sty bk dwg; \$40,000; (o) The Princeton Club, Vanderbilt av & 44th; (a) Aymar Embury II, 132 Madison av (1197).

ST. NICHOLAS AV, 869, new stairs, change partitions in 4-sty bk dwg; \$2,000; (o) Argentor Hold'g Corp., 66 Bway; (a) Jardine, Hill & Murdock, 50 E 42d (1097).

1ST AV, 2323, remove partitions, new doors, partitions in 4-sty bk tnt; \$200; (o) Mary Bracco, 2323 1 av; (a) De Rose & Cavalieri, 370 E 149th (1149).

2D AV, 2055, remove piers, new girders, fire escape, stairs in 4-sty bk store & apart; \$1,000; (o) Hyman Markofsky, 2055 2 av; (a) Eli Benedict, 352 Convent av (1087).

2D AV, 121, remove wall, new beams, columns, show windows, raise floor & rf in 4-sty bk str, office & tnt; \$6,000; (o) Est of J. F. Eherhart, 29 St. Marks pl, Bklyn; (a) Louis A. Sheinart, 194 Bowery (1174).

3D AV, 1347, remove wall, show window, partitions, new piers, wall, column, girders, partitions, show windows in 4-sty bk str & tnt; \$3,000; (o) Israel Freidus, 38 Park Row; (a) Otto L. Spannhaake, 116 Nassau (1180).

3D AV, 1544, remove column, pier, partitions, new columns, beams, str front on 2-sty bk str & office; \$3,000; (o) Eliz. R. Innes, 30-32 E 20th; (a) Moon & Landsiedel, 14th & 3 av (1095).

3D AV, 2307, remove store front, new store front, partitions in 2-sty bk stores & meeting rooms; \$3,000; (o) Fred Mott, 320 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1081).

5TH AV, 391-3, new t. c. partitions, stairs in 7-sty bk str & lofts; \$5,000; (o) Tiffany & Co., s e c 5 av & 37th; (a) McKim, Mead & White, 101 Park av (1153).

5TH AV, 397-409, extend fire-escape on 7-sty bk str, offices, loft; \$1,000; (o) Tiffany & Co., s e c 5 av & 37th; (a) McKim, Mead & White, 101 Park av (1154).

5TH AV, 531-33, lower 1st floor, new str, toilets, mezzanine in 6-sty bk restaurant & offices; (o) Delco Rlty. Corp., 51 Chambers; (a) Townsend, Steinte & Haskell, Inc., 8 W 40th (1192).

5TH AV, 1299, remove partitions, wall, new walls, partitions, skylights, plumbing in 1-sty bk garage; \$2,000; (o) Trustees of Tufts College, 165 Bway; (a) Frank J. Schefcik, 4168 Park av (1168).

5TH AV, 276, new doors, staircase, steps, lower store front on 10-sty bk str & offices; \$10,000; (o) 5th Ave. & 30th St. Corp., 276 5 av; (a) Severance & Van Alen, 372 Lexington av (1227).

6TH AV, 875, remove partitions, columns, new store front, partitions, beams in 4-sty bk store & apt; \$4,000; (o) Margaret Blum, Greenwich, Conn.; (a) A. Edw. Conover, 203 W 58 (1229).

6TH AV, 616, alter fire-escape & windows in 4-sty bk str & factory; \$300; (o) Gumbinner Rlty. Co., 616 6 av; (a) Harold Birkmire, 1133 Bway (1123).

**Bronx**

CRESTON AV, 2761, new t. c. partitions, new fireproofing to 2-sty fr dwg & garage; \$600; (o) Ethel Hirsch, on prem; (a) Nathan Langer, 81 E 125th (252).

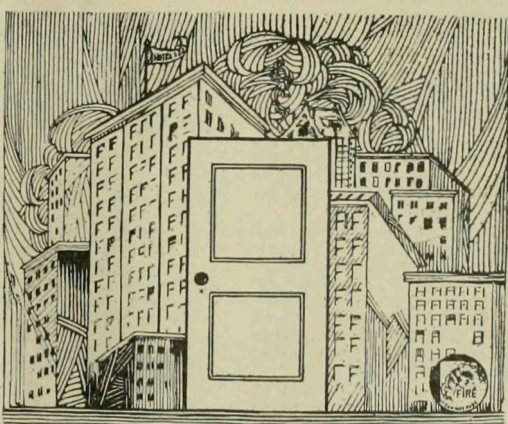
CRESTON AV, 2151, new str frts, new plbg & new partitions to 3-sty fr str; \$6,000; (o) Geo. Ehret, 217 E 92; (a) Clark & Arms, 137 E 46 (262).

DALY AV, 2120, 2-sty bk ext, 25.8x13, new plumbing & partitions to 2-sty & attic fr dwg; \$5,000; (o) Simon Fazekas, on prem; (a) Franz Wolfgang, 534 Tremont av (251).

INTERVALE AV, 1147, 2-sty bk ext, 19x45, & new partitions to 2-sty fr shop & dwg; \$7,500; (o) Jos. Della Procio, prem; (a) De Rose & Cavalieri, 370 E 149 (264).

MORRIS AV, 886, 1-sty bk ext, 21.9x4.9 1/2, new str fronts, new partitions to 3-sty fr str & tnt; \$2,000; (o) Louis Hubner, 748 Melrose av; (a) Max Hausly, 3307 3 av (254).

PROSPECT AV, 1367, 1-sty bk ext, 15.25x 4.6, & new str front to 2-sty bk str & dwg;



Chesley Doors are not expensive. Yet they are used in the highest class of construction and afford absolute protection from fire.

Chesley Doors are not expensive. Yet they are beautiful—easily painted or grained.

Chesley Doors are not expensive. Yet they are superior in construction. No bolts, rivets, or open joints. Moldings an integral part of the door.

Chesley Doors are not expensive. They are standardized and shipped from stock. Ask us to prove the advantage of using them in your next building.

See Sweet's and Write

**A. C. CHESLEY CO., Inc.**

5704 East 133d Street New York

Phone: Melrose 2452 and 2453

\$1,500; (o) Abraham Simenoff, 67 Wall; (a) Chas. A. Newburgh, 771 Crotona Park N (260).  
 TELLER AV, w s, 182.63-8 n 168th, 2-sty bk ext, 19.4x9, to 5-sty bk synagogue; \$5,000; (o) Home of the Daughters of Jacob, prem; (a) Gronenberg & Leuchtang, 450 4 av (261).  
 TREMONT AV, 1061-65, new str fronts to 1-sty fr str; \$1,500; (o) Samuel Glasseraw, 1044 Tremont av; (a) Chas. Schaefer, Jr, 394 E 150th st (239).  
 WEBSTER AV, n w c 194th, new beams, new store fronts & new partitions to 5-sty bk str & int; \$4,000 (o) Halsol Realty Corp., 2059 Davidson av; (a) Frank Klein, 993 Morris av (233).

Brooklyn

FROST ST, 104-6, s s, 173.6 w Manhattan av, ext 2-sty bk garage, 1 fam dwg; \$8,000; (o) Frank Damato, premises; (a) Laspia & Samenfeld, 525 Grand st (6555).  
 GLEN ST, 164-6, s s, 24.9 n Autumn av, add sty 3-sty fr 2-fam dwg; \$1,200; (o) Jos. Senftt, premises; (a) Chas. Infanger & Son, 2634 Atlantic av (8388).  
 HALSEY ST, 461, n s, 239.8 e Lewis av, exterior & int alts & plumbing in 3-sty bk 4 fam dwg; \$3,000; (o) Anthony H. Lucas, prem; (a) Robt. F. Schirner, 9432 85 av, Woodhaven (8077).  
 PRESIDENT ST, 1484, s e c, Albany av, ext, 3-sty bk garage, 1-fam dwg; \$6,000; (o) Sara A. Levien, on prem; (a) Adolph Goldberg, 164 Montague st (6011).  
 WOODHULL ST, 9, n s, 84 w Columbia av, ext 3-sty bk store and 2-fam dwg; \$6,000; (o) Geo. E. Gregoreks, on prem; (a) A. Kalfas, 200 7th av (4480).  
 WEST 3D ST, 2743-5, e s, 90 s West av, turn bldg, int & new basement 2-sty fr 2 fam dwg; \$3,000; (o) Mrs. Palma Aceto, premises; (a) Geo. Sness, 1131 Gravesend av. (6497).  
 W 12TH ST, 2701-49, s e c S Canal av, ext 1-sty bk boiler house; \$15,000; (o) Brooklyn Boro Gas Co, 2909 W 17th st; (a) Block & Hesse, 18 E 41st st, N Y (7432).  
 WEST 23D ST, 3067-75, n e c, Highland View av, movie bldg, 2-sty fr hotel; \$4,000; (o) Barney Silver, on prem; (a) S. Barclay McDonald, 7630 Surf av (5987).  
 51ST ST, 129-59, n s, 206.8 w 2 av, ext on 1-sty steel storage; \$6,000; (o) David H. Smith & Sons, prem; (a) John C. Wandell Co, 425 86th (5243).  
 92D ST, 245-9, n s, 280 w 3 av, ext & pl 2-sty fr 1 fam dwg; \$5,000; (o) Antonio Granstelli, 220 E 105th st, N Y; (o) Olof B. Almgren, 8801 3 av (6308).  
 BEDFORD AV, 1192, w s, 60 s Sutman av, ext, 3-sty st and loft; \$6,000; (o) National Auto Radiator & Lamp Works, Inc., on prem; (a) A. J. Simberg, 1133 Bway, N Y (5170).  
 BUSHWICK AV, 390, n w c, Varet st, ext 3-sty fr stores and 2-fam dwg; \$2,000; (o) Max Gluckman, on prem; (a) Murray Klein, 37 Graham av (5455).  
 CLASSON AV, 204-8, w s, 122.11 s Myrtle av, convert int into storage, 3-sty bk storage; \$22,000; (o) M. H. Renken Dairy Co., 131-7 Emerson pl; (a) Koch & Wagner, 33 Court (8209).  
 DE KALB AV, 892, s s, 40 w Sumner av, int alts & plumbing, str fixtures & wall on 3-sty fr str & 2 fam dwg; \$5,000; (o) Saml. Mandelbaum, 903 DeKalb av; (a) same (8037).  
 DIVISION AV, 137, n s, 80 w Driggs av, walls, int and pl, 4-sty bk, 5-fam dwg; \$3,500; (o) Angelo Del Favero Marchiony, Rutherford, N. J.; (a) J. Henry Holder, 242 Franklin av (4224).  
 HARRISON AV, 2-4, s w c Division av, str fixtures, int alts & plumbing on 3-sty bk str & 4 fam dwg; \$8,500; (o) Agatina Bertino & Antonio Miosio, prem; (a) Silversteen & Infanger, 188 Montague (7188).  
 MARCY AV, 475, n e c, Hopkins st, ext wall int and pl, 3-sty fr garage, store and 2-fam dwg; \$4,000; (o) Nicola Giammaloo, on prem; (a) Chas. P. Cannella, 1163 Herkimer st (5649).  
 ORIENTAL BLVD, 814-30, s s, 350 e Ocean av, ext 1-sty fr pavilion; \$3,000; (o) Manhattan Beach Park, Inc., 67 Liberty st, N Y; (a) Irving Kirshenblitt, 355 Miller av (7459).  
 SCHENECTADY AV, 233, n e c St. Johns pl, ext on 4-sty bk str & 6 fam dwg; \$2,000; (o) Joe Levy, 1304 Lincoln pl; (a) Wm. A. Laurenza, 16 Court (7264).  
 STONE AV, 461, s e c, Sutter av, 2-sty fr stores and office, st fits and int; \$2,000; (o) Solomon Krickstein, on prem; (a) E. Madelsohn, 1778 Pitkin av (4906).  
 4TH AV, 98, w s, 40 n Warren, ext 4-sty bk str & 2-fam dwg; \$2,100; (o) Teresa Cirillo, 551 4 av; (a) C. E. Murray, 301 Atlantic av (7003).  
 19TH AV, 8664, w s, 500 n 86th st, porch, ext & int 2-sty fr 2 fam dwg; \$2,500; (o) Giuseppe Palma, premises; (a) Vincent M Capano, 239 Bleeker st (6321).  
 21ST AV, 8786-8, w s, 281.10 n Cropsey av, porch, int & pl 2-sty fr 2 fam dwg; \$5,000; (o) Abraham Fox, 8784 21 av; (a) Isaac Kallich, 8609 Bay Pkway (6471).  
 21ST AV, 8302-24, w s, bet 83d & 84th, int alts to 4-sty bk school; \$12,000; (o) City of

New York: (a) A. W. Ross, 131 Livingston (8255).

Queens

CORONA.—Kingsland av, s s, 225 e Way av, 2-sty bk ext, 19x11, front & rear, int alts & repairs, raise rf; \$3,000; (o) Vincent Duro, 25 Kingsland av (1342).  
 FLUSHING.—Vleigh rd, n s, 200 w Jamaica av, repairs & alts to provide for dwg; \$1,000; (o) John Campbell, Vleigh rd, Jamaica (1340).  
 JAMAICA.—Hempstead, s s, 23 w Franklin av, 2-sty fr ext, front, to provide for str, new str front; \$2,500; (o) Alfanzo Biglitto, 500 South, Jamaica (1338).  
 L. I. CITY.—Steinway av, 334, new str front on str & dwg; \$1,500; (o) Adam Bayer, prem (931).  
 L. I. CITY.—Academy st, w s, 175 s Beebe av, floor to be lowered, new str fronts, int alts; \$1,500; (o) R. Strollo, 143 Academy, L. I. City; (a) R. V. Petrolino, 228 Hoyt av, Astoria (1026).  
 MASPETH.—Grand st, n s, 270 e Clermont av, plumbing in dwg; \$50; (o) John Wether, prem (1518).  
 MASPETH.—Maspeth av, s s, 175 e Newcote av, enclose 2-sty porch; \$150; (o) Mathew Rock, 132 Maspeth av (1531).  
 MASPETH.—Jay av, s s, 282 e Columbia pl, plumbing in dwg; \$50; (o) Jos. Porklab, prem (1475).

OZONE PARK.—Jerome av, 4242, s s, 25 w 100th, metal elec sign; \$150; (o) J. Mursak, 4238 Jerome av, Ozone Park (1542).  
 RICHMOND HILL.—101st av, 4589, 1-sty fr ext, 17x13, front dwg, int alts to provide for str; \$2,000; (o) Carmine Adamo, prem (1358).  
 ROCKAWAY BEACH.—L. I. R. R., n s, 163 Beach 88th, 1-sty fr ext, 7x33, side, cement foundation, int alts; \$1,500; (o) Walter Evans, 320 Beach 88th, Rockaway Beach; (a) Robt. Armstrong, Elmwood av, Rye, N. Y. (1001).  
 ROCKAWAY BEACH.—Beach 67th st, w s, 240 s Boulevard, 1-sty fr ext over present ext on rear of dwg; \$1,500; (o) A. Gamzu, on prem (807).  
 ROCKAWAY BEACH.—Beach 101st st, e s, 200 n Boulevard, int alt to garage; \$8,000; (o) Mathew J. Charete, Beach 95th st, Rockaway Beach; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (814).  
 ROCKAWAY BEACH.—Beach 57th st, w s, 76 s Blvd, new foundation ext and int alt & repairs dwg; \$1,000; (o) H. Chaimowitz, 69 E 120th st (576).  
 ROCKAWAY BEACH.—Blvd, n e c, Beach 67th st, 1-sty fr ext, 20x85, side and rear restaurant, int alt; \$10,000; (o) Arnold Witzler, on prem (749).  
 WOODHAVEN.—Woodhaven av, e s, 100 s Jerome av, 2-sty fr ext, 8x12, side dwg; \$500; (o) David Gettel, 1211 Woodhaven av, Woodhaven (1430).

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

MECHANICS' LIENS

Manhattan.

**MAY 25.**  
 45TH ST, 108 W; Jos Pagenessi—Mary A Mahon & Italian Sporting Union, Inc (81) ..... 4,191.85  
 53D ST, 3-5 E; Saml Greene—Senior & Allen, Inc, & Greene & Weprinsky (80) ..... 125.00  
 86TH ST, 340 W; Haberle & Thaler—Netherland Holding Corp (79)..... 946.55  
 VESEY ST, 44; Wm H Holmes—Caroline Steiner & Oil Marketing Co, Inc; renewal (77) ..... 390.00  
 WASHINGTON ST, 140, & CEDAR ST, 134; Frank M Gabler—P Balentine Sons & Dunn & Sheridan (78) ..... 670.00  
**MAY 26.**  
 FRONT ST, 52; Frank J Dougherty—Flitner Atwood Co (86) ..... 217.75  
 ST MARKS PL, 49; Julius Lauterbach—Jeannette Kaplan; Alex P Kaplan (85) ..... 6,500.00  
 WASHINGTON ST, nec Cedar, 113.2x 89.10x irreg to Liberty; Cohen & Schansky—Liberty - Washington - Cedar St Corp; Jacob J Broman (82) ..... 693.00  
 79TH ST, 221-3 E; Ambrose S Teter—Catholic Charities Archdiocese of N Y & Catholic Centre for Blind; Guggenheim-O'Brien Co (83) ..... 3,444.22  
 6TH AV, 783; Schlesinger & Perlstein—Max Weinstein & Hygrade Bakery & Restaurant, Inc (84) ..... 6,300.00  
**MAY 27.**  
 112TH ST, 24 W; Hyman Cesler—Sadie Friedman (90) ..... 146.50  
 163D ST, 549 W; Rubin Krawchick—Steinfeld Realty Co (89) ..... 185.00  
 BOWERY, 133; I Schulman & Son, Inc—John Doe; Sam Korsch; Israel Gellman et al (87) ..... 3,500.00  
 BROADWAY, 1671-7; Berger Mfg Co—Silver Lunch Co; Posada Realty Co (88) ..... 299.22  
**MAY 29.**  
 WASHINGTON SQ W, 31; Julius Eckman—Mrs Rose Savini & Thomas F Dunn (92) ..... 300.00  
 26TH ST, E, ns, 216.9 e 5 av, 84.2x irreg; Torjessen Partition Co, Inc—Jacob Ruppert Realty Corp; Buyers & Merchants Exchange, Inc (91).....19,897.50  
 ST MARKS PL, 49; Frank Witek—Alex P Kaplan; Julius Lauterbach (95) ..... 1,324.50  
**MAY 31.**  
 RIVERSIDE DR, 845; Bronx Derrick & Tool Co—Friedman, White Realty Co; Alliegro Construction Co (94). ..... 101.25  
 LEXINGTON AV, 866; Queens Borough Cabinet Co—Frederick J Sterner; Woodward Construction Co (95) ..... 400.00

Bronx.

MAY 24.

LONGFELLOW AV, nec 172d, 100x 100; Athens Brick, Lime & Cement Co—1524 & 1530 Longfellow Avenue

Const Corp; Charles & Sadie Jawitz & Joseph Perlbinde; J Maurice & Co ..... 2,094.91  
 RHINELANDER AV, ss, 25 w Lurting av, 25x90; Arthur Gorsch, Jr—Bertha Webber; Lorillard Bldg Co ..... 210.00  
**MAY 25.**  
 GARRISON AV, nec Whittier, 100x100; Daly Steel Products Corp—Yorkville Sash & Door Co & Greene & Weprinsky ..... 397.77  
**MAY 26.**  
 EASTCHESTER RD, 3220; Bronx Furnace & Stove Supply Co—A Delz & Son, Inc ..... 71.00  
**MAY 27.**  
 SIMPSON ST, nes Westchester av, 121.8x182.3x irreg; Samuel Schwartz—Charles L Carpenter et al, trstes; Wm D Stein & Co..... 175.00  
**MAY 29.**  
 SOUTHERN BLVD, 1216; Max Gelman—Sam Levin ..... 832.00

SATISFIED MECHANICS' LIENS

Manhattan.

**MAY 25.**  
 42D ST, 247 W; David Shuldiner, Inc—Saml McMillan et al; Mar29'22..... 310.00  
**MAY 26.**  
 57TH ST, 445 E; Ed Segal & Son—Susie Turner et al; Jan12'22..... 570.00  
 SAME PROP; Hyman Trosky—same; Jan12'22 ..... 571.00  
 45TH ST, 108 W; Rufus Darrows Sons, Inc—Mary A Mahon et al; Feb15'22; by bond ..... 269.55  
 45TH ST, 11-15 E; Western Electric Co—45th & 46th St Corp et al; May 23'22 ..... 283.16  
**MAY 31.**  
 2181ST ST, 506 to 510 W; William Masterson Co—Abraham Ruth et al; May15'22 ..... 4,798.00  
 245TH ST, 11 to 17 E; Reana Fireproofing Co—East 45th & 46th St Realty Corp et al; May24'22..... 728.67

Bronx.

MAY 25.

LONGFELLOW AV, es, 200 n 172d, 50x 100; Adolph Feiggs—Proval Realty Contr Corp et al; May3'22..... 238.00  
 VALENTINE AV, ws, 200 n Fordham rd, 152x100; Saml Resnik—Claire Bldg Corp et al; May10'22..... 3,648.00  
**MAY 26.**  
 JEROME AV, swc Kingsbridge rd, 24 x100; Charles Cohen—Seth S Terry et al; Jan12'22 ..... 300.00  
**MAY 29.**  
 UNIVERSITY AV, es, 122.7 s 192d, 125 x250; Herman Schaeffer—Gotham Bldg Corp et al; May19'22..... 9,500.00