

# Real Estate Record and Builders Guide

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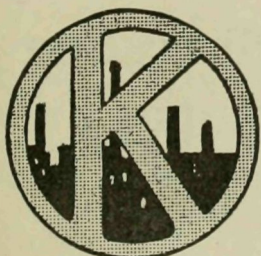
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# E D I T O R I A L

## One of the Nation's Greatest Assets

Now that the cornerstone of the New York Federal Reserve Bank's new building has been laid with appropriate ceremonies and the superstructure is under way, it is to be hoped that the campaign of misrepresentation directed mainly against this branch of the Federal Reserve System—largely by self-constituted friends of the Western farmers and the cotton growers of the South—will cease. The diatribes of these agitators have been supercharged with false statements as to the cost of the New York bank's new building and the necessity for it, as well as the salaries paid its officials and the use made of its money.

The reason for these attacks is to be found in the desire of so-called "friends" of wheat and corn and cotton growers to bolster up the falling prices of their products by borrowing government money at a low rate of interest with which to carry them until prices return to war levels. Misconception of the purposes of and restrictions upon the operations of the Regional Federal Reserve Banks, and the system itself, led to the assertions that the officials of the New York bank were discriminating against the farmers by withholding from them the money they wanted and of favoring Wall Street with it. Naturally the next step was to fulminate against the misuse of "Government funds" for the purpose of constructing an extravagant bank building on "Wall Street," and the payment of excessive salaries to officials.

"Wall Street" may have much to account for, but it certainly was not responsible for the creation of the Federal Reserve Bank System, which, while provided for by Congressional action, is not capitalized with government funds. As pointed out by Senator Glass in his recent defense of the Federal Reserve System, the regional banks are owned and capitalized by the stockholding member banks in each of the twelve regions and, instead of being financed by the government, they pay into the National Treasury each year \$60,000,000 in franchise fees. They cannot loan a dollar to John D. Rockefeller nor to any other person. The latest practical illustration of the effectiveness of the working of the system is in the condition of the money market throughout the country on June 15, when the Government paid out and took in \$1,300,000,000 without disturbance of business, a thing impossible before the Federal Reserve System began its operations.

The New York Federal Reserve Bank naturally is the most important one in the system. The plan of its managers to assemble its various activities under one roof reflects their good judgment. The New York branch, once it is permanently housed in the fine new structure now being built on Nassau Street, between Liberty Street and Maiden Lane, will be equipped for even greater service to the entire country than is possible under present conditions, with various bureaus scattered in downtown buildings. The New York branch has a staff of 36 officers and 2,715 clerks, who handle a tremendous volume of business every year. Its operations for the year 1920, as shown in a recent report, were on a scale not easy of comprehension. Discounts and advances involved 180,462 items, aggregating \$50,539,428,847; accep-

tances purchased for New York and other Federal Reserve Banks involved 106,237 items, aggregating \$2,428,000,000; Federal Reserve notes and other paper money handled and counted involved 558,397,400 pieces, aggregating \$2,291,785,688; checks collected numbered 87,036,424 items, aggregating \$55,325,112,827. More than \$17,000,000,000 was involved in transfers of funds by telegraph, and \$48,840,900,000 of balances were settled through the gold settlement fund. During the year the New York branch handled in custody for the United States Treasury and member banks securities of the value of \$100,759,404,785.

These statistics emphasize the necessity of an adequate home for such a super-institution as the Federal Reserve Bank of New York. Instead of finding fault, it would come with much better grace for critics in other parts of the country to give thanks that the New York branch of the Federal system is so capably managed as to be able to erect at its own expense the splendid new structure now under way,—a structure which not only will be a fine architectural addition to New York's financial district but one which will add so greatly to the facilities of the metropolis for continued helpfulness to the rest of the United States.

## Proposed Center of Art and Progress

The announcement of preliminary plans for the creation of a great municipal art center, where the best in music, the drama and other cultural arts will be fostered and developed, has raised high hopes among those New Yorkers whose interest lies in aesthetic progress. Even those who have not been so fortunate as to have had the advantages of extensive training in the arts recognize the potential value of the idea as outlined, and desire to witness its fruition for the pleasure and culture of many thousands in this city.

An enterprise such as described by those responsible for its inception must become of inestimable value to the community. The leading city of the United States now has altogether too few such temples to art and progress. New York sadly needs additional facilities for the development of a community appreciation for the best in literature, art and civics. The Metropolis, in relation to its population, has far less to be proud of in the way of art museums and other great centers of culture than many smaller cities and towns. True, we have here the Metropolitan Museum of Art, the Brooklyn Institute of Arts and Sciences, a variety of schools and some of the most noteworthy structures in the country when considered from an architectural viewpoint. But the rapid growth of our population requires that we constantly provide additional facilities for learning and culture, so that all who desire may enjoy their privileges.

No question has been raised about the value of this imposing structure to the community. The building alone will be an inspiration if it follows the preliminary plans as outlined, to say nothing of the opportunities which are scheduled for its various uses. Architecturally it should and undoubtedly would become the masterpiece of the architect selected for its design. If constructed the building is



destined to become one of the leading attractions of the Metropolis.

In recognizing the aesthetic value of the project, however, many of its proponents have not considered the severely practical side of the enterprise. There is already a sharp controversy over its location, whether or not it should be erected because of an unstabilized economic situation and some doubt as to how it should be operated and managed. These matters are all subject to close scrutiny and investigation by the proper authorities before the building is actually

started. The structure should not be erected unless the public will assume part of the responsibility for its cost and maintenance as a monument to the community's civic pride. Where or when it will be constructed is something to be decided after the most thorough investigations have been made.

Just now the idea is the thing. It is good. Its consummation into something tangible will add to the greatness of the Metropolis and make life here more enjoyable and more profitable to all who take advantage of its facilities.

## Loose Talk About Hudson Brick Situation Refuted

**S**TATEMENTS to the effect that Hudson River brick manufacturers have restricted production in order to create a shortage and higher prices in the New York market are resented and refuted by the Common Brick Manufacturing Association of America. This organization, which has its headquarters in Cleveland, discusses in its June Bulletin the statements of the Lockwood Committee's chief counsel, Samuel Untermeyer, and declares:

"The true situation is that the brick manufacturers of the Hudson River are putting forth their utmost effort to get brick into the New York market to meet the demand. Untermeyer has been most successful in keeping the public well stirred up regarding the building situation. He has done more to discourage and retard building, in our humble opinion, than all the trusts and combinations in the country.

"The Common Brick Manufacturers' Association of America holds no brief for the manufacturers of the Hudson River particularly. Very few of them, in fact, are members or ever have been members of this association. A good many of the Hudson River manufacturers are of the old school; they are making brick by antiquated methods, and they are not quick to accept any new ideas for the promotion of their product and the extending of their market.

"However, we know these men and they are as honest as the men in any line of business in America. They are much more conscientious in their dealing with other men than some political investigators are in making sensational statements calculated to

tear down the fortunes of honest men in order to build up their political prestige.

"New York could not stock brick while the Hudson River was closed with ice, nor do brick plants run in the winter in northern climates. Building operations took on an abnormal volume even before the river opened. There has been a shortage which no man or group of men was responsible for.

"Talk about importing brick is as foolish as some of the other statements coming out of the New York situation, when the facts are known. Brick is selling at a lower price in the principal markets in America today than in any of the English markets. The average price of common brick in England today is \$15 a thousand. The price of brick delivered on the job in Chicago is \$12 a thousand. To the price of brick delivered in New York City always must be added the exorbitant transportation charge which now exists, plus a dealer's profit, and local delivery charge. New York is one of the very few markets in America which buys its common brick through a dealer. In every other large city, almost without exception, the brick are produced within a short haul of the city and sold directly by the manufacturer.

"The situation in New York is a perfectly natural one. The same condition exists in many cities today. Philadelphia, which, almost since the founding of the city, has been a brick producing centre, is today experiencing a shortage in brick. The great plants of Chicago, capable of producing a billion brick a year, are approaching full capacity to meet the demands in that city."

## New Art and Music Centre Will Cost Millions

Editor of THE RECORD AND GUIDE:

The scheme of Messrs. Berolzheimer & Haag for the establishment of a new musical and art centre is impracticable for many reasons, one of which is that New York cannot afford it, and the point should be brought home to the tax payers and every rent payer, for the rent payers are the ones who ultimately bear the tax burden.

The assessed value of the parts of the blocks between 57th Street and 59th Street and Seventh and Sixth Avenues which it is proposed to condemn, is \$10,000,000 and of the blocks between 57th and 59th Streets and Seventh Avenue and Broadway (practically all of which is included in the scheme) is over \$18,400,000. Assuming that the city would have to pay only the assessed values, the cost therefore would be \$28,400,000.

The income to the city this year from taxes on the property is \$781,000, and that is an income not to be given up without some study as to how it may be replaced. The income at 5 per cent. on the money the city would have to provide for buying the land, assuming it could be bought for the assessed value, is \$1,420,000. This, with the lost taxes, shows a cost to the city of \$2,201,000, per annum, and it is easy to understand that the city would be called upon for hundreds of thousands each year for upkeep.

A proper entrance for an opera house could not be arranged on 59th Street without the putting underground of the present surface car tracks, and that, even if possible, on account of the existing subway would be another enormous expense.

There has been in the past years much talk of the need of another avenue between Sixth and Fifth Avenues to relieve the serious congestion in these streets, but that has always

been considered impossible of fulfillment on account of the great cost of acquiring the land. The area of land required for the Berolzheimer scheme is equivalent to that of a 60-foot street running from 26th Street to 59th Street, and such a street would be worth much more to the City of New York than the proposed Berolzheimer music and art centre.

In starting this letter I had intended to mention but one of the many objections to this Berolzheimer scheme, the extravagance of the thing; but the subject of congestion having come up I can't help calling attention to the further trouble which would result in ending Seventh Avenue at 57th Street.

I think that this whole uneconomic and impractical idea should be squelched, and I hope that you and the readers of THE RECORD AND GUIDE will take steps toward that end.

JOHN CONSTABLE MOORE.

New York, June 8, 1922.

**I**N Greater New York only one family in eight is owner of its home, according to a statement issued by the Real Estate Board. Pennsylvania has the highest percentage of home owners of any State in the Union. The population of this State in 1920 was 8,700,000. As the average family in the United States consists of 4 3/10 persons, this would mean that there were 2,200,000 families in the State of Pennsylvania. Of these 1,730,000 own their own homes.

Ohio ranks second in the list of home owning States. With a population of 5,800,000 or 1,370,000 families, 1,216,542 own their own homes. Of the 25,000,000 families in the United States 11,400,000 are home owners.



# REAL ESTATE SECTION

## Astor Holdings in East Bronx Bring Good Prices at Auction

Messrs. Day and Davies Conduct Disposal Sale of 1,669 Lots on Order of Trustees of Estate of the Late Viscount

**S**ITUATED in the heart of a rapidly developing section of the city, with adequate transportation facilities, it was a foregone conclusion that the disposal sale of 1,669 lots of the estate of the late Viscount William Waldorf Astor, begun last Wednesday, would be characterized with rapid bidding and that satisfactory prices would be secured for residential and business plots in this well located tract in the Bronx. The sale, conducted by J. Clarence Davies and Joseph P. Day, drew a large and representative crowd at the Astor Hotel where, in the ball room, the auction was held. There were many women in the crowd, which was composed principally of builders, operators, investors and individuals intent on picking up homesite bargains.

That the latter class were not disappointed in their expectations was shown as the sale advanced, for they proved to be the most active bidders and buyers at the sale.

The Astors have owned this land for many years and held on to it notwithstanding many flattering offers made for all or part of it. It is located in the eastern section of the borough adjacent to the East 180th Street subway station, Westchester and surrounding avenues and is now surrounded by modern five and six story apartment houses.

The tract, which has been cut up into 1,669 building lots, has been for years a serious barrier to the development of the section.

About twenty-five years ago William Waldorf Astor, great grandfather of John Jacob Astor, became a British subject and settled permanently in England, where he died. He was raised to the peerage as Baron Astor. Later he was made a Viscount.

At his death his estate faced large inheritance and income tax levies, in both the United States and England. Disposal of some of the larger holdings was decided on in view of this fact and the sale was ordered by the trustees.

The Astor lots, generally speaking, are bounded by East 172d and East 180th streets, and Westchester, Tremont, Morris Park, Morris and St. Lawrence avenues.

In the last three years the Astors have been disposing of their properties in New York city. The returns, which have been large, have been invested in tax exempt securities.

The first lot sold is at the southwest corner of Metcalf and 172d street. The first bid for that parcel, 25x100 feet, was \$200. In rapid succession the bids were raised until it was knocked down for \$2,000 to Frank Grass, a leather dealer. In less than three minutes the same buyer took the southeast corner of 172d street and Harrod avenue for \$1,600 and the six intervening inside lots, each 25x100, for \$1,200 each. The crowd cheered Mr. Grass during the breathing spell at the conclusion of this first transaction.

D. J. Convisser, who conducts a clothing store in Brooklyn, paid the highest price obtained for a single lot at the sale. He paid \$12,500 for the northeast corner of Westchester and Morrison avenues, a parcel directly across from a subway station. For the adjoining property on Westchester Avenue over to Harrod Avenue he paid \$47,900.

Felix Isman stirred up the bidders by taking the entire block between 172d and 174th streets, Croes and Noble avenues, sixty lots, for which he paid \$650 each. When he told the auctioneer he wanted the block bidders were heard to remark that Isman had something interesting up his sleeve. Those who had

shown an inclination to hold back jumped into the bidding, particularly for nearby lots.

Lewis Cohen was another of the early buyers. He bought a plot of eight lots on Morrison and Harrod avenues for \$9,600 and two lots adjoining for \$1,800.

A corner lot at Morrison Avenue and 172d Street was purchased by H. Abend for \$1,625, who gave \$1,150 for an abutting inside lot.

F. N. Peroff bought a block of eight lots on Metcalf Avenue through to Harrod Avenue for \$12,300, and later added the Metcalf Avenue corner at \$2,425 and the Harrod Avenue corner at \$2,225 to his purchases.

Among the buyers were two Philadelphia operators, Thomas Morch and Edward M. Solomon, who purchased 120 lots on Morris Park and East Tremont avenues for \$150,000, or an average of \$800 a lot. Ten lots on Westchester, St. Lawrence and Beach avenues, near the St. Lawrence avenue station of the Pelham Bay Parkway branch of the subway, were sold to Philip Goldberg for \$55,000, or an average of \$5,500 a lot.

The first day's sale reached 678 lots, which brought \$860,000. The prices obtained were considered conservative in view of the location of the property and the great possibilities of its immediate development. William B. Cadoza, vice-president of the Farmers Loan and Trust Company, one of the trustees of the estate, said that he believed that the public had fared well at the opening day of the sale as lots, especially those close to subway and local transit lines, were sold for less than their market value.

Buyers at this sale were advised by Messrs. Day and Davies, the auctioneers, to consider the remarkable development of the Bronx, which has been marvellous. In 1890 the population was 60,000; in 1895, 100,000; in 1900, 200,000; in 1910, 400,000; in 1920, 800,000, and today it is close to a million. It is practically doubling every ten years.

Its building growth has been greatly retarded from 1913, over the war period, and this part of the Bronx is really, today, ten years underbuilt, and property in this vicinity is ten years behind its actual value. This fact will soon be recognized and within the next two, three or five years this property should make up for the past fifteen years' stagnation, so that as a matter of fact it has now a tremendous speculative possibility, to say nothing of the building that will probably be commenced at once on the opening of a tract of this kind, surrounded as it is by a populated district and served by a number of transit lines with stations at the property.

The main thoroughfares through this district are Westchester Avenue, running northeast and southwest, on which the Subway runs, with two stations on the property; East 177th Street, running east and west; East Tremont Avenue, also running northeast and southwest; and Morris Park Avenue, running in the same direction.

All these thoroughfares are great business arteries at the present time and run through or past this property, and when the district is built up, they are destined to be great business thoroughfares as they are to the South and West where they run through a populous section. They are all fully improved streets.

Under the Zoning system, a large part of the property is restricted for dwelling purposes, other portions for business, while on still other streets the property is unrestricted.



# Marble Hill Enters on Era of Interesting Development

## Manhattan's Most Northerly Section Losing Its Suburban Character with the Erection of Apartments and Attached Dwellings Along Subway

**L**YING dormant for a long time, property on Marble Hill, northerly extremity of Manhattan, has undergone within the last few months a real estate movement that presages a building movement of considerable proportions later on. Some large plots have been bought for improvement with 6-story apartment houses. None of these buildings will contain stores except those on and east of Broadway. Broadway is the business thoroughfare of Marble Hill, while the level part of the Hill east of Broadway to Harlem River is given over primarily to industrial plants of various kinds.

Marble Hill is unique in one respect. It is the only part of Manhattan where the building of small private houses is going on. Some 3-story brick dwellings were recently completed on Van Corlear Place and on West 227th Street, so when one again hears the oft-repeated remark that medium-priced dwellings are a thing of the past in Manhattan he need but think of Marble Hill. This part of Manhattan is a real estate anomaly. Modern apartments there are renting at \$18 to \$20 a room a month, and with modern transit facilities close by. There is a rapid-transit station at 225 Street and Broadway, on the Hill. Modern brick private dwellings there are selling at \$14,000 and slightly upward.

There is no business section west of Broadway. Before the Harlem Ship Canal was cut through and divided Marble Hill from the Dyckman section the Hill formed a bold northern promontory of Manhattan. Subsequently, and before Spuyten Duyvil Creek was filled in and eliminated, Marble Hill was an island surrounded by the creek, the Harlem River and the Ship Canal. Now it is a detached hill belonging to Manhattan. Many have an erroneous idea that it is part of the Bronx.

Because of the lay of the land many of the lots on Marble Hill are terraced and high above the grade of the streets. The streets are built like steps, some lower than others. All municipal improvements, including sewers, have been made in most of the thoroughfares. There are about 115 private dwellings, mainly in the center and along the western slope. The highest-priced residential lots are on Adrian Avenue, along the western slope, and commanding an unobstructed scenic view of Spuyten Duyvil and Riverdale. Nothing will ever obstruct this outlook. Lots here are worth \$3,600 and upward, according to the particular location. Values on this avenue will take a strong upward trend if a contemplated bridge across the Harlem Ship Canal from the south end of it, on Marble Hill, to Seaman Avenue in the Dyckman section is built. The proposition is now before the Local Board of Washington Heights. That body favors the structure and eventually it will come before the Board of Estimate. If the bridge is built it will make a direct vehicular thoroughfare from the region north of Marble Hill to the northern end of Riverside Drive at Dyckman Street.

Marble Hill Avenue penetrates the crest of Marble Hill. From it is an unobstructed view of Isham Park and Spuyten Duyvil to the south, the western ridge of the Bronx to the east and Westchester to the north. Lots here are worth about \$3,500 each. On the peak of the crest are Van Corlear Place and Fort Charles Place, which form a horseshoe and join Jacobus Place on the south and West 227th Street on the north. Marble Hill Avenue is more directly accessible to the rapid-transit station than any other residential street on the Hill. Apartment houses will be built there more quickly than elsewhere on this knob of Manhattan, in all likelihood. Just across the Harlem Ship Canal and on the northern extremity of the Dyckman section is the immense site for the new stadium of Columbia University which was given by George F. Baker. Many residents of Marble Hill can look straight down on the stadium.

Some duplex houses were recently built on Fort Charles Place opposite the site of the Revolutionary fort of that name, thus showing Marble Hill as the only part of Manhattan where

two-family houses also abound. Lots on Van Corlear Place and on Fort Charles Place range in value from \$3,200 to \$3,400 each, as they do also on West 227th Street, which overlooks the territory north of Marble Hill. Lots on Jacobus Place are held at from \$2,800 to \$3,000 each. On Fort Charles Place is an apartment house known as Alexander Court, named in honor of the late Richard Alexander, pioneer developer of Marble Hill and who had much to do with laying out its street system. There is a viaduct and bridge across the Harlem River connecting 225th Street, Marble Hill, with Kingsbridge Road in the West Bronx.

The penetration of Marble Hill by the rapid transit system will show redounding benefit to fee values there as time goes on. It brought that section within the five-cent-fare zone, whereas previously the Putnam Division of the New York & Harlem Railroad served it. The railroad lost a number of commuters and Manhattan lost its suburban part to urban growth. Rapid transit has added to Marble Hill numerous apartment houses with stores, whereas previous thereto residents had few stores to serve them. Broadway, there, is built almost solid with 5-story apartment houses, with store on the ground floors. The estate of George F. Johnson owns some large vacant plots in that vicinity.

There are apartment houses on Terrace View Avenue and a 6-story apartment house with stores, covering a large plot at Marble Hill Avenue and 225th Street. Five-story-and-basement apartment houses cover the large plot at Marble Hill Avenue and 228th Street. The tendency is to improve with apartment houses large plots on streets on the eastern slope of the Hill. This section of Manhattan is covered by one block number on the city map. There is a post-office station on Broadway.

Broadway is restricted against public garages on the theory that such structures impair the trade character of a good shopping street. A large service station for automobiles is being built at the southeast corner of 230th and Exterior Streets, close to Broadway. There are four blocks of Broadway on Marble Hill. The level area below the northern end of the Hill and which formerly skirted Spuyten Duyvil Creek will be gradually utilized for garages and industrial plants of various kinds. It is more suitable for such uses than for anything else.

The largest single vacant tract on Marble Hill is in the level area bounded by Exterior Street, Broadway, 225th and 227th Streets. Owned by Frank Farrell, it comprises 260 lots. There are no definite plans for its use. It was originally bought as the site for the American League Baseball Park, but that was established elsewhere. Henry Morgenthau sixteen years ago bought the vacant plot, 125-100, at the northeast corner of Broadway and 225th Street, right at the rapid-transit station. The most recent sales of Broadway lots were at \$6,000 each. The Morgenthau holding, being a corner parcel and right at the subway station, may be worth considerably more. Just now Mr. Morgenthau is watching Marble Hill grow.

Recently the estate of Emil Roth sold to the Fort Charles Development Company, J. H. Brundage, president, the vacant plot 42 Fort Charles Place, 53x65xirregular. Plans have been prepared to improve the site with duplex houses. A 6-story apartment house was recently built on the eastern slope of Marble Hill and overlooking Broadway. It is amid detached private dwellings. The likelihood is that all of the adjacent dwellings will eventually give way to apartment houses.

Marble Hill is so named because it abounds in soft marble. Previous to the filling in of Spuyten Duyvil creek the New York Central circled the Hill. Now it runs along its south side close to the Harlem Ship Canal. As fee values advance on Marble Hill many of the old frame detached dwellings there are destined to make way for more fireproof buildings. The section is bound to pull stronger than the Bronx from the fact that it is part of Manhattan.



# Rapid Progress on Large Office Building for Attorneys

Handsome Structure, Adjoining Bar Association Headquarters, Designed by Severance & Van Alen Especially for Use of Legal Profession

**B**UILDINGS devoted to the uses of special professions, trades or arts, have invariably proven a great success from the standpoint of tenant and landlord alike. The Architects' Building, at 101 Park Avenue, is a notable example of the buildings specially designed to house a profession or craft and there are several other well-known structures which have been equally successful in obtaining tenants who are representative of their respective lines.

For several years past there has been considerable agitation amongst members of the New York Bar for a modern office building devoted to the special use of attorneys. This demand is being met by the construction of the Bar Building, which is being erected on property controlled by the Association of the Bar of the City of New York, adjacent to and connected with its present house. The Bar Association will occupy two floors in the new structure for the extension of its library and additional consultation rooms.

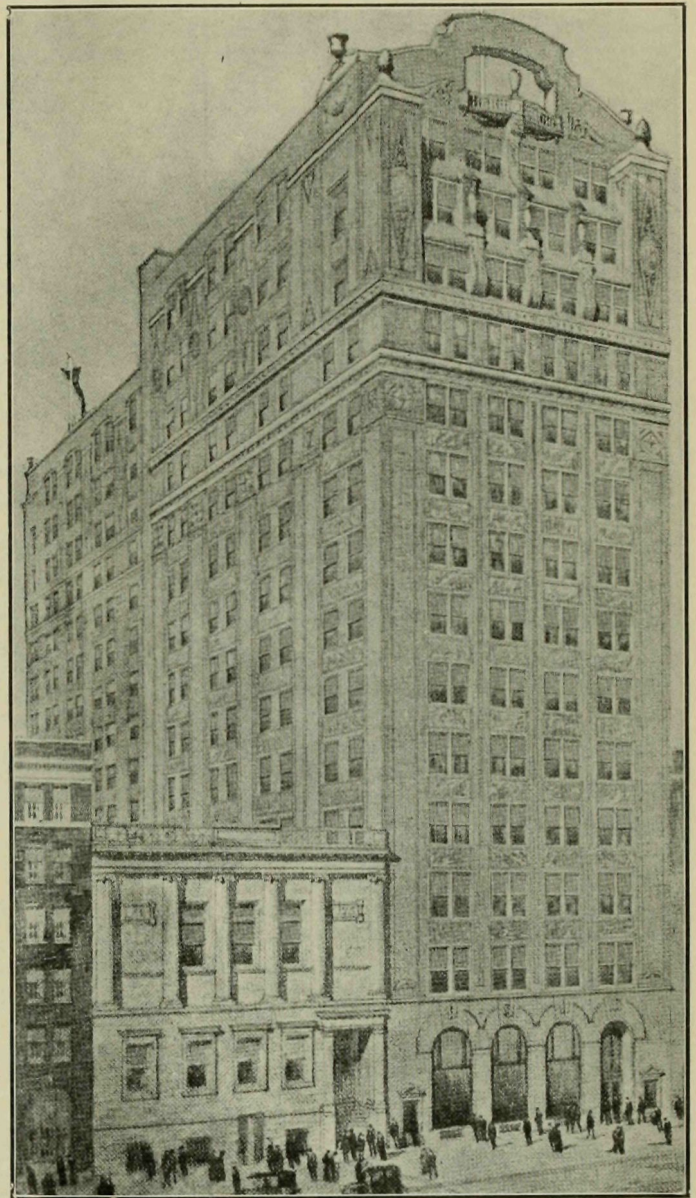
The site selected for this building is ideal in every respect. It is in the heart of the rapidly growing mid-town business section, close to the theatres and clubs and convenient to the section which is steadily becoming recognized as an up-town banking center. The building will extend through the block from 37 West Forty-third Street to 36 West Forty-fourth Street. A grand concourse serves as a pedestrian passage throughout its length. Forty-fourth Street is recognized as the most important and highly developed crosstown thoroughfare between Forty-second and Forty-seventh Streets.

Within a radius of two blocks is a station for every rapid transit line which serves every part of New York City and its suburbs, six surface lines, an elevated railway and various bus lines. The site of the structure is only a few minutes' distant from the Pennsylvania Station and less than two minutes' walk from the Grand Central Terminal. Its convenience to these railroad terminals offers an especial advantage to those living in the suburbs.

The building has been designed by Severance & Van Alen, architects, along classical lines to harmonize with the stately character of the Bar Association Building proper. The structure will be fourteen stories in height. There are 9,330 square feet on each floor. A marble entrance hall extends from street to street. The architects have made an exhaustive study of the requirements of the members of the Bar and, as a result, have designed a building at once practical and highly artistic in effect.

In addition to the superior features already suggested and of peculiar significance to attorneys, is the fact that the Bar Building offices will enjoy unobstructed light and air on all four sides. There is no lost space, no dark corner and no poor ventilation.

The Bar Building will be completed and ready for occupancy on October 1, 1922, and will be under the personal management



Severance & Van Alen, Architects.

## BAR BUILDING AND ASSOCIATION HEADQUARTERS

of an operating corporation of which Burton Thompson is managing director. The highest standard of service will be maintained in every particular involving the comfort and convenience of tenants.

## Estate of Clinton W. Sweet Sold at Auction for \$112,000

**T**HE old homestead of the late Clinton W. Sweet, comprising forty acres of land in the Dunwoodie section of Yonkers, was sold at auction last Saturday, together with 23 quarter- and half-acre plots and 251 lots into which the estate had been subdivided. All the pieces were disposed of readily, the total amount received for the 275 parcels aggregating \$112,000.

Interest centered in the large house which had been unoccupied since the death of Mr. Sweet. This was sold to Fred Harling, who paid \$8,300 for the homestead including three lots, and \$750 for an additional lot, making a total of \$9,050. Other successful bidders were the J. Diehl Construction Company and Jacob Harris. Prices of single lots ranged from \$150 to \$750.

The property at the corner of Jerome and Yonkers Avenues was sold for \$1,100. Lots overlooking the valley, four hundred feet from Jerome Avenue, were sold for \$100. The whole of Block G sold for \$16,375; Block C, fifty-one lots, brought \$17,765, not including the little one, an average of \$350 a lot; Block H, solid rock 12 feet high, brought the sum of \$1,400; the rest of Block H was sold for \$14,165, while Block E, consisting of 53 lots, was sold for \$12,750.

Prices brought for the various parcels in this plot indicate a very good demand for building sites in the outskirts of the city and prove to builders that there will continue to be a strong demand for construction work for the rest of the season, which may be a record one.



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# Review of Real Estate Market for the Current Week

## Large Apartment Houses, a Site for New Garment Centre Building and a Purchase by Macy Loomed Among Many Interesting Deals

THE week was one of varied and interesting dealing in large properties, both in selling and leasing. Distinguished among them was the sale of the 13-story and basement apartment hotel 12-14 East 60th Street to a prominent hotel owner, at a figure in the neighborhood of \$1,500,000. Some fine dwellings near the fine residential part of Fifth Avenue were sold. That co-operative apartment houses are still popular was evidenced by the sale of a large one on Park Avenue. A group of five old buildings on West 30th Street, between Seventh and Eighth Avenues, were sold to a fur firm who will reimprove the site with a large building for the manufacture of fur garments. The aggregate cost of this job will be close to \$1,000,000. Third Avenue and Lexington Avenue are still good contributors to the market's business. A tenant on the lower East side bought an 8-story building. R. H. Macy & Company added another parcel to the site of their new building now being built at the rear of their main structure. A lower

Sixth Avenue corner was sold to an investor who will occupy it.

Washington Heights was the most active part of the city in large apartment house dealing. Leading the dealing there were two 5-story multi-family buildings covering a plot 250x140, the price of which was about \$700,000. There was strong buying in Harlem, among the purchases being a Madison Avenue corner parcel. The Bronx seemed to renew its activity of last winter in the sale of numerous large vacant plots for improvement, among them several block fronts. A business building near the Bronx County Court House also changed hands. Max Natanson added interest to a busy week by selling the 12-story loft building 117-119 East 24th Street, near Fourth Avenue.

Numerous good corner buildings throughout town were leased for long terms. Conspicuous among the largest leases was that of a store in the National City building on East 42d Street and running through to East 43d Street, to a prominent chain candy firm.

### PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 75, as against 124 last week and 105 a year ago.

The number of sales south of 59th st was 18, as compared with 38 last week and 34 a year ago.

The number of sales north of 59th st was 57, as compared with 86 last week and 71 a year ago.

From the Bronx 33 sales at private contract were reported, as against 41 last week and 30 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 754.

### R. E. Board Plays Golf

The spring golf tournament of the Real Estate Board was held June 7 at the Woodway Country Club, Stamford. There was a good attendance and many cards were turned in. The results follow:

#### CLASS "A."

Low gross, A. M., won by J. Larocque Anderson, 84; low net, A. M., won by Edgar A. Levy, 88, 14, 74.

Low gross, P. M., won by H. C. Richards, 83; low net, P. M., won by C. H. Hart, 87, 11, 76.

N. Y. Title & Mortgage Co.'s cup to be won twice. Best selected 18 hole net. Tie between J. Larocque Anderson, 77, 8, 69, and Edgar A. Levy, 83, 14, 69.

#### CLASS "B."

Low gross, A. M., won by George W. Gallinger, 93; low net, A. M., won by Ephraim Bass, 95, 19, 76.

Low gross, P. M., won by A. L. Trunk, 96; low net, P. M., won by Herbert R. Rice, 102, 22, 80.

H. C. Richard's cub, 36 hole net, Ephraim Bass, 197, 38, 159.

#### CLASS "C."

Low gross, A. M., won by R. W. Murray, 107; low net, A. M., won by D. W. Kempner, 117, 30, 87.

Low gross, P. M., won by B. H. Weisker, 107; low net, P. M., won by Leroy Amy, 114, 30, 84.

McManus cup, 36 hole net, won by R. W. Murray, 216, 50, 166.

#### GUEST PRIZES.

Low net, A. M., won by D. E. Smith, 99, 25, 74. Low net, P. M., won by Langdon Storm, 106, 28, 78.

### \$700,000 Deal On the Heights

The 615 West 164th Street Corporation, which includes Abraham Bricken, I. Freidman, Theodore Klein and Leo Schloss, sold to the Stadler Realty Co. two 5-story apartment houses, which are being completed on the north side of 164th st, between Broadway and Fort Washington av. The buildings are 125x140 each, and accommodate 120 families. They show a rental of about \$125,000 and were held at \$700,000. The broker was Joseph Levin.

### Big Co-operative Deal

A syndicate of co-operative owners purchased the 13-story apartment house at 876 Park av, southwest corner of 78th st, from Edgar A. Levy and Samuel A. Herzog. Among the buyers are Clifton H. Crane, president of the St. Joseph's Lead Co.; Nelson C. Holland, Guy W. Renyx, Irving H. Cornell, Louis Berizzi and

Miss Martha A. McDowell, each of whom will own and reside in his own apartment. Several of them are already living in the house. The balance of the building will be rented. The property was held at \$1,000,000. Pease & Elliman were the brokers and they have been appointed managing agents.

The property is arranged for two apartments on a floor. It was erected in 1917 and has been fully rented since it was opened. This is the sixth large East Side apartment house which has been sold to co-operative syndicates by Pease & Elliman in the last two years.

### Macy Enlarges New Site

R. H. Macy & Co. have added another 35th st parcel to their large holdings lying to the west of their store. The purchase affects the 4-story building on lot 18x61.8 at 164, which was acquired from Mary Keuhne. The property is separated by three 18-foot houses from the westerly end of the large plot extending through to 34th st, where R. H. Macy & Co. are building an addition of 19 stories above ground and two below, estimated to cost \$5,000,000. The combined Macy buildings will front 200 feet on Broadway, 531 feet on 34th st, and 505 feet on 35th st, providing an aggregate floor space of 1,500,000 square feet. The sale is recorded.

### Bell Estate Sells Harlem Parcels

Horace S. Ely & Co. sold for James W. Bell 2089 to 2097 Fifth av and 2 to 8 East 129th st, 75 feet on Fifth av and 150 feet on 129th st. On the east end of the plot is a 3-story and basement frame dwelling with a 1-story frame stable at the rear. No. 6 East 129th st is a 3-story and basement dwelling. The property was purchased by Mr. Bell's father in 1865 and it has remained in the family since. The purchaser was represented by Samuel Cowen.

### Tenant Buys 8-Story Building

David Blank, a tenant in the 8-story store and loft building, 21x127x irregular, at 25 East 4th st, purchased the property from the Lebertan Corporation. The sale is recorded.

### Operator Buys Newman's Studio

Another old Lexington av landmark, known as Newman's Studio, at 1029 and 1031, two 4-story buildings, 34x98.9, has been purchased by Gustavus L. Lawrence, the operator and builder, from Samuel Newman, who has owned them since 1912. Mr. Lawrence will reimprove the site with a 14-story apartment house. The sale is recorded.

### Natanson Resells Big Parcel

Max N. Natanson resold through C. E. Deppeler to J. Christopher G. Hupfel Co., Inc., 117 to 119 East 24th st, a 12-story loft building, 46x98.9. The building is rented at more than \$60,000 a year. It was held at \$400,000, and the transaction was on an all cash basis.

### Resells Madison Avenue Corner

Samuel Brenner resold to a client of L. S. Altmayer the southwest corner of Madison av and 85th st, containing an area of about 5,700 square feet. The immediate corner is vacant, a 3-story building occupying the adjoining lot on the street. The combined site has a frontage of 42.2 feet on the avenue and 95 feet on the street, with a westerly line of 102.2 feet. Mr. Brenner bought the property 3 weeks ago from Mrs. Julia E. Cameron, who acquired the corner in 1874 and the adjoining piece in 1899.

The site is opposite the old carbarn block, plans for the improvement of which with a

15-story apartment hotel by I. Fluegelman and associates have been filed with the Building Department.

### Garment Zone Extending South

The five old buildings, 5, 6 and 7 stories, at 224-232 West 30th st, covering a plot 117x98.9, between Seventh and Eighth avs, has been sold by Harry B. Cutner, broker, for Oscar Mayer, to Joseph Ullmann, Inc., fur importers. The purchaser contemplates the erection of a fire-proof fur storage warehouse within the near future for its own occupancy, the entire operation involving over \$800,000.

### Resells Seven Tenement Houses

M. R. Stang resold for a client of Stanley S. Isaacs, attorney, the seven 5-story and basement brick tenement houses with stores, each on a lot 25x103.3 at 407-411 ad 417-423 East 14th st, part of a row of nine houses at that point purchased by the seller from the William Waldorf Astor estate a few months ago. They stand on lots each 25x100. The purchasers are: No. 407, I. Hillis; 409, P. Wolfhardt; 411, I. Buscher; 417, A. Jarowitz; 419 and 421, estate of B. Arman, and 423, Mrs. P. Kalise.

### Dowling Acquires Astor Court

Title passed last Saturday to the block on Broadway from 89th to 90th sts and Broadway to Amsterdam av, on which the Astor Court apartment stands. This property, which has been held by the Astor family for more than 60 years, now becomes the property of the Wall and Nassau Streets Corporation, Robert E. Dowling, president. The sale was negotiated in the early part of April by Spear & Co. at a price of \$3,000,000.

A mortgage of \$2,500,000 has been taken on the property by the Metropolitan Life Insurance Co. for a long term of years.

### Buys a Lower Sixth Avenue Corner

George H. Chivvis sold for the Orphan Asylum Society of New York, 151 Sixth av, northwest corner of 11th st, a 4-story brick flat with store, on a lot 25.3x60.

### Hotel Man Buys Apartment Hotel

Rice & Hill sold for the Alpha Realty Co., F. B. Keech, president, to C. Morton Bellak, president of the Bellak System of Hotels, the 13-story and basement elevator apartment hotel 12-14 East 60th st, on a plot 112x100.5, adjoining the southwest corner of Madison av and the Harmonie Club on the east. The building contains 320 rooms in addition to the dining room, lobby, offices, etc. It was held at \$1,500,000. The present lessees, Eager & Babcock, will operate the property until the expiration of their lease. The new owner operates 4 hotels in this city.

### Old Parcels on 125th Street Sold

George Brettell & Son and James Henry sold for Mrs. George F. Hewitt and Mrs. A. L. Rip-ton two 4-story stone single flats, each on a lot 18.9x100.11, at 346 and 348 East 125th st. The sale is the first of the property in more than 30 years.

### Building of Large Suites Sold

N. A. Berwin & Co. sold for Eliot Cross to Edward B. Corey, for investment, 135 West 58th st, a 9-story fireproof elevator apartment house, on a plot 50x100.5. There is one apartment of 12 rooms and 4 baths on each floor. It was held at \$400,000.



**Abutting Owner Buys in West 56th St.**

The 140 West 57th Street Co., Frederick Culver, president, bought 131 West 56th st, a 5-sty and basement stone apartment house, on a lot 20.10x100.10. The seller is Minnie J. Day. The buyer owns the 12-sty apartment house abutting in West 57th st, known as the Duplex Studios. The buyer also owns 133-135 West 56th st, adjoining the parcel just bought, and it has a long lease on 137.

**Cash Sale of Garage**

Cross & Brown Co., in conjunction with Frederick Fox & Co., sold for the Singer Sewing Machine Co., 116-118 West 50th st, a 2-sty brick garage, on a plot 51x100.5. The seller had long owned and used the property.

**Choice Bronx Corner Bought**

The B. R. B. Building Corporation (Bloom, Rubin & Berkowitz) sold the newly completed Court Square Building at the northeast corner of 161st st and Brook av, valued at \$200,000, to the Garstaff Building Co. The structure is opposite the Bronx court house and fronts 160 feet on 161st st and 28 feet on Brook av, with a rear line of 50 feet. It contains 7 stores and

numerous offices, one of the tenants being the Metropolitan Life Insurance Co. The annual rental aggregates \$28,000. The sellers purchased the site a year ago and erected the building.

**Rene Apartments in New Hands**

Eugene S. Van Riper, of Wood, Dolson Co., Inc., in conjunction with Moore, Schutte & Co., sold for the estate of John J. Long 458-460 West 143d st, a 5-sty and basement apartment house, known as the Rene, on a plot 45x39.11, adjoining the southwest corner of Convent av.

**Sale Close to Penn Station**

The newly formed 431 Seventh Avenue Corporation, with L. Golieb S. Dumont and H. G. Miller as directors, purchased from the Scott estate the 4-sty brick store building, 24.8x100, at that address, south of 34th st.

**Tenant Buys East Side Parcel**

Aymar Embury 2d, who recently leased for a term of years from Ann Phillips the 4-sty and basement stone dwelling, 150 East 61st st, on a lot 19x100.5, through Harris, Vought & Co., has obtained a contract of purchase from the owner at \$39,000. He plans to convert the house into small suites.

**Large Bronx Plot Sold**

Harry Sussman sold the vacant block of 24 lots on the north side of Lafayette av, between Thieriot and Leland avs, in the Clason Point section of the Bronx.

**Church Buys at Kingsbridge**

Eugene L. Larkin, broker, sold the plot of 11 lots at the northeast corner of Godwin terrace and Kimberly pl in the Kingsbridge section to the Roman Catholic Church of St. John as a site for a new school. The property, which was bought from Elsie Boves, Charles C. Grautin and John T. Regan, fronts 200 feet on Godwin terrace, 150 feet on Kimberly pl and extends back 125 feet at one point. It was valued at \$35,000, and was acquired by sellers at the Godwin estate auction sale, held 5 years ago.

**Contract for Post Office Annex Awarded**

Jacob Kulp & Co., of Chicago, are the successful bidders for the new post office annex building over the tracks of the Pennsylvania Railroad on Ninth av, between 32d and 33d sts. The building will cover 818,966 square feet, and will be leased to the government for twenty years, the contract price being \$19,245,695, or about \$1.175 per square foot. The bid gives the government option to purchase at the end of three, five, ten, fifteen or twenty years, or renewal of the lease for ten years.

Postal officials expect that the building will be ready for occupancy in about a year. A similar building is contemplated for the Grand Central Terminal section.

**Resell Big Bronx Plot**

Charles F. Noyes Co. resold for the United States Realty & Improvement Co. to Daniel Meehan the vacant plot, 176.1x100x120.9, on the east side of Timpson pl, adjoining the southeast corner of 147th st, Bronx. The plot was taken in the recent \$4,250,000 deal by the selling company.

This is the second resale of properties taken by the U. S. Realty & Improvement Company in the William F. Kenny trade, and it is stated that negotiations are practically closed for several of the other parcels.

**Brener Buys Bronx Plot**

Samuel Brener bought from the Cedarlands Realty & Operating Co., Thomas Walker, president, the block front on the south side of Tremont av, between Walton and Jerome avs, fronting 200 feet on Tremont av, 107 feet on Jerome av and 92.6 on Walton av. One-half the plot is improved with 1 and 2-sty taxpayer buildings, and the other half is vacant. Hall J. Hows was the broker.

**New Firm Opens Its Offices**

The new real estate firm of Thoens & Flaunlacher, Inc., have opened their offices in the ground floor of 25 West 33d st, Astor Court, adjoining the Waldorf-Astoria. The principals of the new concern are Harry Thoens and Lewis W. Flaunlacher, both of whom were formerly with the firm of M. & L. Hess.

**MORTGAGE LOANS**

Samuel Kronsky, Inc., recently closed mortgage loans as follows: West side St. Nicholas av, 24.3 feet north of 121st st, \$100,000; southwest corner 180th st and Audubon av, \$150,000; 20-26 West 36th st, \$340,000; west side Sheridan av, 75 feet north of 167th st, \$285,000; 2116-2124 Harrison av, \$140,000; 450 Audubon av, \$180,000; 953-957 Anderson av, \$98,000; southwest corner of Jefferson pl and Boston rd, \$50,000; southwest corner Myrtle av and Summerfield st, \$45,000; 450 Audubon, \$180,000; 829-831 Beech st, \$45,000; northeast corner Tremont and Walton avs, \$42,000.

J. P. & L. A. Kissling, as brokers, placed a mortgage of \$17,000 on 723 Tenth av; \$30,000 on 920 Eighth av; \$30,000 on 944 Eighth av, and \$22,000 on the southwest corner of Amsterdam av and 60th st.

Charles B. Van Valen, Inc., in conjunction with Robert H. Jones, obtained from the Title Guarantee & Trust Co. a loan of \$660,000, on 471-477 Park av. The building, on a plot 120.5x92x irregular, is 13 stories and basement. It was erected originally as a co-operative apartment and is divided into simplex, duplex and triplex apartments with 61 servants' rooms.

Lawrence, Blake & Jewell placed for the Bonta Narragansett Realty Corporation, Joseph G. Abramson, president, a first mortgage of \$465,000, at 5½ per cent per annum, for 5 years, on the southeast corner of 94th st and Broadway, 7 and 12-sty apartment hotels, on a plot 146.5x146x irregular. The property is assessed by the city at \$1,000,000.

Lawrence, Blake & Jewell and John B. Hibbard placed with Snow & Snow a first mortgage of \$60,000, at 6 per cent per annum on 49-51 Park pl, for the Dodge Building Corporation. The same brokers recently placed a loan of \$850,000 on the Dodge building, 49-59 West Broadway, a 12-sty office structure, partly occupied by the Dodge Manufacturing Co., of Indiana, the largest manufacturers of transmission machinery in the world.

Slawson & Hobbs placed mortgage loans on 24 2-family houses on Newbold av, Bronx, for the Castle Hill Realty Corporation, aggregating \$192,000; \$72,000 on a 4-sty apartment house to be erected on a plot 77x116, southwest corner of Hollywood av and Main st, East Orange, N. J., for the Chelfonte Realty Co.; \$9,000 each on 2 dwellings on the north side of 260th st, 80 feet west of Huxley av, Bronx, for R. Martera.

Title Guarantee & Trust Co. loaned to 471 Park Avenue, Inc., \$660,000 on the southeast corner of Park av and 58th st, a 14-sty fire-proof apartment house, on a plot 92x120.5. The term is 3 years.

Charles B. Van Valen, Inc., negotiated for the Lloyd Realty Co. a loan of \$300,000 on the two 4-sty buildings at the southeast corner of Broadway and 47th st.

Loans on bond and mortgage amounting to over \$10,000,000 were authorized on June 9 by the Metropolitan Life Insurance Co. Of this amount more than \$6,000,000 were for housing, these including a loan to the new Statler Hotel, in Buffalo, for \$3,000,000, and one for a new hotel in Syracuse for \$1,500,000. Loans amounting to about \$1,000,000 were made on 259 dwellings outside of greater New York to accommodate 319 families; \$725,000 on 32 apartment houses outside of greater New York to accommodate 339 families. A little over \$200,000 were authorized on 28 dwellings in New York city to accommodate 54 families. Excluding the two hotels in Buffalo and Syracuse the total number of families thus provided for is 715.

Loans were authorized on 21 business buildings amounting to \$2,500,000. The largest of these was on the First National Bank building, in Jersey City. Other business buildings were in Toronto and various cities in the South and West. Farm loans amounting to \$1,500,000 were authorized in the southern and western states, the largest of which were in Tennessee for a little over \$250,000; in Iowa for \$200,000; Indiana, \$150,000; Kansas, \$83,000; Illinois, \$66,000, and Missouri, \$6,000.

James S. Anderson & Co. negotiated for Effie Price Gladding a first-mortgage loan of \$42,000 on the 5-sty apartment house, 2601 Jerome av, Bronx.

Leon S. Altmayer negotiated a mortgage of \$12,000 on the 5-sty apartment house, 406 West 39th st, on a lot 25x98.9.

The Herald Square Press Building Corporation obtained from the New York Trust Co. a loan of \$275,000 on the property, 100x98.9, at 313 to 321 West 37th st, an 8-sty loft building.

J. Clarence Davies and the Wood-Dolson Co., Inc., placed a mortgage of \$10,500 on 2862 Marion av, Bronx, for a client.

Charles F. Noyes Co. obtained for Boernie Loeburger a loan of \$14,000 on 52 Lajth st, an old 2½-sty and basement brick building, on a lot 25x70.

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

JONES ST.—Pene & Bro sold for a client to Morris Strunsky, 21 Jones st, a 3-sty and basement brick tenement house and a 4-sty and basement brick tenement house, both on a lot 25x100. The buyer will make extensive alterations.

11TH ST.—Pease & Elliman sold for James D. Livingston, trustee, a 3-sty and basement brick dwelling, on a lot 21.8x94.10, at 36 West 11th st. The property was held at \$35,000.

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29TH ST.—Daniel H. Jackson resold 306 East 29th st, two doors east of Second av, a 6-sty brick tenement house, containing 33 apartments and 3 stores, on a plot 41.8x98.9.

29TH ST.—Daniel H. Jackson resold 308-310 East 29th st, a 6-sty brick tenement house with stores, on a plot 41.8x98.9. It contains 33 apartments and 3 stores.

30TH ST.—H. Hausmann sold to Harry Kunet, 212 East 30th st, a 3-sty and basement stone dwelling, on a lot 18.9x89.9.

30TH ST.—Estate of F. Meyer sold to J. Finley, 246 East 30th st, a 4-sty stone dwelling, on a lot 17.5x88.5.

38TH ST.—Douglas L. Elliman & Co. sold for Allan A. Robbins to a buyer, for occupancy, 160 East 38th st, a 4-sty and basement stone dwelling, on a lot 13x80. The buyer will remodel.

40TH ST.—Joseph P. Day, Inc., sold for Mrs. Carlon Bornn, 313 West 40th st, a 5-sty and basement brick tenement house with stores, on a lot 25x98.9. The property has been in the family for many years and was held at \$60,000. The buyer is Charles I. Taylor.

49TH ST.—Alvan W. Perry sold 46 East 49th st, a 4-sty and basement stone dwelling, on a lot 21x100.5. It was long owned and occupied by Abner Harper, of Harper & Bros., publishers.

53D ST.—Mandel-Ehrich Corporation, composed of Henry Mandel and Seward W. Ehrich, purchased from the 55 West 53d Street Corporation, the 5-sty apartment house, 55 West 53d st, on a lot 21.6x100.5.

54TH ST.—John H. Naughton sold 126 East 54th st, a 2-sty brick garage, on a lot 25x100.5. The new owner will remodel it into small apartments.

59TH ST.—Tankoos, Smith & Co. sold for a client 244 East 59th st, adjoining the southwest corner of Second av, a 4-sty loft and store building, on a lot 20x100.5. The Schulte Cigar Stores Co. is the buyer and will remodel the structure.

#### North of 59th Street

73D ST.—Cusack Co. sold for William J. Byrnes 255 West 73d st, a 4-sty and basement brick dwelling, on a lot 18x102.2.

75TH ST.—Douglas L. Elliman & Co. sold for I. N. Phelps Stokes to Mrs. David Chester Noyes, for occupancy, 19 East 75th st, a 4-sty and basement stone dwelling, on a lot 31x27.2.

82D ST.—The Houghton Co., in conjunction with John H. Day sold for Clare L. Smith and others the 4-sty and basement dwelling 22 West 82d st, on a lot 22x102.2, to a client, for occupancy. This house was bought by the sellers direct from the builders, Livingston & Stone, in 1895.

83D ST.—Duross Co. sold for Charles E. Heyman to Adolph & Aaron Weiss, 4 West 83d st, a 3-sty and basement stone dwelling, on a lot 18x102.2, adjoining the south corner of Central Park West.

87TH ST.—John Leedom sold for Annette L. Harding to A. E. Rittwagen 336 West 87th st, a 3-sty and basement stone dwelling, on a lot 20x100.8½.

91ST ST.—George S. Runk sold for Charles Lang to Dr. Emil Singer 52 East 91st st, a 3-sty and basement brick dwelling, on a lot 18.4x100.8½. The buyer will remodel and occupy the premises.

93D ST.—Sol Feinberg sold for Max Burger and Henry H. Klein the 3-sty and basement brick dwelling, on a lot 16.10x100.8½, at 156 East 93d st, to E. Schafer, who has resold the property to a client of Otterbourg, Steindler & Houston, which owns the property adjoining at the southeast corner of Lexington av and 93d st, making a plot of 86.10x100. The purchaser intends to tear down the buildings now on the plot and erect an apartment house.

96TH ST.—Leon S. Altmayer sold for Mrs. Julia Schwarz to the New York Guild for the Jewish Blind, 172 East 96th st, a 4-sty stone apartment house, on a plot 30x100.8½.

97TH ST.—E. K. Van Winkle resold for a client 138 West 97th st, a 3-sty and basement stone dwelling remodeled into stores and apartments, on a lot 16.8x100.11.

100TH ST.—R. H. Hines Realty Co. sold for the Ritebilt Realty Corporation to Adele E. Walsh 14-16 West 100th st, a 6-sty brick apartment house, on a plot 40x100.11, adjoining the south corner of Central Park West. It contains 27 apartments and 3 stores.

102D ST.—Henry G. Leist sold for John Bopp 9 West 102d st, a 5-sty brick apartment house, on a lot 19x100.11.

103D ST.—Frank Sullivan sold for the American Female Guardian Society, 243 East 103d st, a 3-sty brick building, on a lot 25x100.11, adjoining the northeast corner of Second av.

103D ST.—Slawson & Hobbs sold for Blanche Wesendonck 311 West 103d st, a 3-sty and basement stone dwelling, on a lot 20x100.11. The buyer will occupy.

109TH ST.—Ralph Russo sold for a client to Eugenio Russo, 156 East 109th st, a 4-sty brick single flat, on a lot 19x100.11, adjoining the southeast corner of Lexington av.

113TH ST.—O'Reilly & Dahn sold for Dr. D. Murphy to the College Holding Co., Joseph Shenk, president, 617 West 113th st, an 8-sty

brick elevator apartment house, on a plot 50x100.11.

118TH ST.—Harlem Realty Co. sold to Rocco Vilardi, 157 East 118th st, a 5-sty stone tenement house, on a lot 25x100.11.

118TH ST.—Fortunato Gallo, director of the San Carlo Opera Co., and his cousin, A. Gallo, with H. R. Travis, purchased as a personal investment the 6-sty brick tenement house with stores, on a plot 49.6x100.11, at 411 to 415 East 118th st. Through their attorneys, Siegel & Co., they have formed the Verdi Realty Co. for the purpose of acquiring title to the property, which was disposed of by Louis Hershowitz.

119TH ST.—J. J. Totten sold for the estate of Alexander Tofts, a 4-sty stone flat, on a lot 19.3x100.11, at 305 East 119th st, to a client who will make extensive alterations.

121ST ST.—Goodwin & Goodwin sold for Dr. Nathan E. Stang to a buyer, for occupancy, 120 West 121st st, a 4-sty and basement stone dwelling, on a lot 20x100.11.

124TH ST.—Alexander Henschel sold for D. Palazzo the 3-sty and basement stone 3-family house, on a lot 18.9x100.11, at 310 East 124th st, held at \$15,000.

131ST ST.—Dr. H. D. Burnham sold to Isidore Brown the two 3-sty and basement stone dwellings, 71 to 73 West 131st st, on a plot

33.4x99.11, adjoining the northeast corner of Lenox av. They were held at \$23,000.

137TH ST.—Harry Sugarman sold for Enos Samuel Rainsford to James H. Cruikshank 312 West 137th st, a 3-sty and basement brick dwelling on a lot 16x99.11.

137TH ST.—James H. Cruikshank resold through Louis George to Marie Wayne 312 West 137th st, a 3-sty and basement brick dwelling, on a lot 16x99.11.

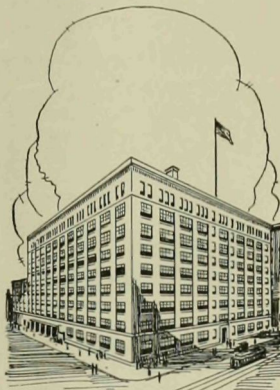
147TH ST.—Perry Sperleng sold to Price Bros., 290-294 West 147th st, two 5-sty brick apartment houses, each on a plot 37.6x99.11, adjoining the southeast corner of Eighth av, and held at \$95,000.

156TH ST.—Jacob Kragower sold for the Salina Realty Co. to Felman & Lederer the 5-sty and basement brick apartment house, 535 West 156th st, on a plot 39.3x99.11. It was held at \$70,000. Moses N. Krakower represented the purchasers.

156TH ST.—Artisan Realty Co. sold to Louis Goldstein the 5-sty apartment house, on a plot 50x99.11, at 516 and 518 West 156th st.

AMSTERDAM AV.—Abraham Saffir sold for the estate of Mary H. Lester 2402-2404 Amsterdam av, two 5-sty brick apartment houses with stores, each on a lot 25x100, adjoining the north-

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**AUDUBON AV.**—The two 5-sty brick apartment houses, with stores, on a plot 100x85, at 261-267 Audubon av, northeast corner of 178th st, have been sold by the Ardsmore Estates, Inc., to the newly formed Transom Realty Co., Harry Lachman, Mollie E. Phillips, Joseph W. Umans and Leonard Mook, directors.

**EDGEcombe AV.**—Louis Schrag and Samuel A. Kelsey sold for Henry Kreuter, 34 Edgecombe av, a 3-sty and basement brick dwelling, on a lot 17.6x90, to Thomas H. Duckett.

**EDGEcombe AV.**—Williams & Niemyer sold for Thomas Scholes to Henry Gerke, 142 Edgecombe av, southeast corner 142d st, a 5-sty brick flat with 3 stores, on a lot 25.1x71.3.

**MADISON AV.**—Mulvihill & Co. sold for Herbert O. Hibbard to Elizabeth A. Hocto, 2036 Madison av, adjoining the northwest corner of 129th st, a 3-sty and basement stone dwelling, on a lot 16.5x75.

**RIVERSIDE DR.**—The Benjamin School for Girls has acquired, in addition to its present building at 144 Riverside dr, the adjoining club house at 145 Riverside dr, giving it a frontage of 64 feet and the use of 10 floors.

**THIRD AV.**—Harlem Realty Co. resold for Harris Sussman to Lodi Dennis, 2094-2096 Third av, two 5-sty stone tenement houses, each on a plot 31.8x100.

**WEST END AV.**—Max N. Natanson sold to the newly formed 180 West End Avenue Corporation (E. Gershenson, J. B. Karrell and L. D. Schwartz) the 5-sty flat, 25.5x100, at the northeast corner of West End av and 68th st, containing 5 stores and 13 apartments.

### BRONX SALES

**135TH ST.**—L. & M. Ernst sold through the Harlem Realty Co. to J. Sponos, 306 East 135th st, a 5-sty and basement brick flat, on a lot 25x100.

**135TH ST.**—Blackner & Goldner sold for the Hesu Realty Co. the 5-sty brick double apartment house with 3 stores at 383 East 135th st, northwest corner of Willis av, 25x100, held at \$44,000, to an investor.

**149TH ST.**—Blackner & Goldner sold for the Benenson Realty Co., 532 East 149th st, a 5-sty brick apartment house, with stores, on a plot 40x100, arranged for 5 families on a floor, returning a rental of \$9,400, and held at \$60,000, to an investor.

**154TH ST.**—Eugene J. Busher Co., in con-

junction with Wetmore & Magill, sold for the Aitken Realty & Construction Co. to the Denwood Realty Co., 313-315 East 154th st, a 5-sty and basement brick apartment house, on a plot 50x100.

**155TH ST.**—Arthur Eckstein resold for Mrs. Emma Hockler, 773-775 East 155th st, northwest corner of Tinton av, a 4-sty brick apartment house with stores, on a lot 25.5x100. It will be again sold.

**170TH ST.**—Richard Dickson sold for John B. Marbach 414-416 East 170th st, two 3-sty and basement frame 3-family houses, on a plot 32.5x100, adjoining the southwest corner of Brook av.

**174TH ST.**—Harry Cahn resold 104 West 174th st, a 5-sty and basement brick apartment house, on a plot 50x100.

**175TH ST.**—Jacob Cohen bought through Edward Polak, 640 East 175th st, a 2-sty and basement frame detached 2-family house, on a plot 50x149.4, adjoining the southeast corner of Crotona Park North; and Dr. David Felberbaum sold through the same broker to Jacob Lehrer, 744 East 175th st, a 2-sty and basement brick dwelling, with garage, on a lot 27x111.

**188TH ST.**—William F. Kurz Co., in conjunction with David Kraus, sold for a client the vacant block front, 200x95, on the south side of East 188th st, between Cambreleng and Belmont avs.

**191ST ST.**—F. & G. Calderelli bought from the Denwood Realty Co., Benjamin Benenson, president, the southwest corner of 191st and Hoffman sts, a 5-sty apartment house, on a plot 50x100. G. Tuoti was the broker.

**219TH ST.**—Hugo Wabst sold for J. Cimino, 764 East 219th st, a 2-sty frame detached dwelling, on a plot 51x114.3.

**226TH ST.**—Daniel Houlihan & Sons sold to Mrs. Lena Stors a 2-sty and basement frame 2-family house 631 East 226th st, and to Mrs. Mary Arra a similar property at 633 East 226th st.

**233D ST.**—Daniel Houlihan bought from the American Realty Co. the northeast corner of 233d st and White Plains av, 114x100, to be improved with stores. It was held at \$45,000.

**236TH ST.**—William J. Sherry sold for Charles Deverman to F. Terordisa, for occupancy, 263 East 236th st, a 3-sty and basement frame 2-family house, on a lot 25x100.

**241ST ST.**—H. Wittohn bought from Daniel Houlihan, 310 East 241st st, a 2-sty dwelling, on a lot 20x100; also, sold to M. Junker, 320 East 241st st, and to Florian Papp, 314 East 241st st, both similar dwellings, all near Van Cortlandt Park.

**ANDREWS AV.**—Phillip Miller sold to Dr. Charles J. Goeller, 2190 Andrews av, a 2½-sty and basement stone detached dwelling, on a plot 50x100, adjoining the northeast corner of West 181st st.

**BOSCOBEL AV.**—The plot, 32x32.7x63x63, at the northwest corner of Boscobel and Nelson avs, purchased for \$12,000 two months ago by Antonio Guadoni, has been resold by him through Douglas-Gettell.

**BOSTON RD.**—Arnold Realty Co. bought from the I. & M. Holding Corporation, 1501-1505 Boston rd, northeast corner of Wilkins av, a 6-sty brick apartment house with stores, on a plot 141x100, and a 5-sty and basement brick apartment house, on a plot 34.9x155, respectively.

**BRYANT AV.**—Alexander Selkin and Samuel Hochstein sold for Ida Kay Realty Corporation 1021 Bryant av, a 5-sty and basement brick apartment house, on a plot 42x100.

**CLINTON AV.**—William P. Jones and Joseph -esi sold for Anna M. Engelsen to an investor, the vacant plot, 50x100, on the west side of Clinton av, 25 feet north of East 174th st.

**CLINTON AV.**—Edward Polak sold for M. Szarvitch, 1800 Clinton av, a 2-sty and basement brick dwelling, on a lot 27x84, adjoining the southwest corner of 175th st.

**CONCOURSE.**—Albert D. Phelps and H. J. Rogers sold for the G. & E. Improvement Co. to Samuel Roseff the northwest corner of Grand Boulevard and Concourse and Clark pl, a plot 100x160. The buyer will improve with a 5-sty apartment house.

**CONCOURSE.**—Richard H. Scobie sold for Francis Keil to James Ryan, for cash, 2615 Grand Boulevard and Concourse, a 2½-sty and basement stone and brick detached dwelling, on a plot 100x112, adjoining the southwest corner of East 193d st. It was held at \$70,000.

**CRESTON AV.**—Schwab & Co. sold for Mrs. Ray Maranz the northwest corner of Creston av and 198th st, a 3-sty brick business building, on a lot 25x106. It contains 5 stores and 4 apartments.

**CRESTON AV.**—Arnold Realty Co., Inc., operators, purchased from the J. L. Holding Co., 1975 Creston av, a 5-sty and basement brick tax exempt apartment house, on a plot 102.6x100, showing a rental of \$43,000 annually. The property was held at \$240,000.

**DAVIDSON AV.**—E. Osborne Smith, Inc., sold for Harriet E. De Voe and Sarah H. Hodson the vacant plot, 50x100, on the west side of Davidson av, 100 feet south of 192d st, to Louis Sheinberg, who will improve the site.

**DECATUR AV.**—Henry A. Gleason sold to Morris L. Kaplan the 2½-sty detached dwelling, on plot 37.6x110, on the west side of Decatur av, 130 feet south of 201st st.

**FORDHAM RD.**—Ryan & Co. resold for Harry T. Flynn, 626 East Fordham rd, southeast corner of Hughes av, four 3-sty frame flats with stores, on a plot 76x128x irregular.

**FRANKLIN AV.**—Walter E. Brown sold for Letitia M. Steiger and others 1094 Franklin av, a 3-sty and basement frame dwelling, on a lot 20x115.

**FRANKLIN AV.**—Richard Dickson sold for Arthur M. Thompson 1310 Franklin av, a 2½-sty and basement frame dwelling, on a lot 25x120.

**FRANKLIN AV.**—Schwab & Co. resold for Rudolph Laubenheimer, 1373-1375 Franklin av, a 5-sty and basement brick apartment house, on a plot 40.6x207.5.

**HARRISON AV.**—Brensam Realty Corporation sold to the Arnold Realty Co. the vacant plot, 55x153, on the west side of Harrison av, 90 feet north of Burnside av.

**HOLLAND AV.**—William J. Gabel sold for Rogg Bros. the plot, 50x100, on the west side of Holland av, 375 feet south of Astor av, which is two blocks from the Pelham Parkway subway station.

**JEROME AV.**—Shaw, Rockwell & Sanford sold for Judge G. W. McAdam 1 East 167th st, northeast corner of Jerome av, a 5-sty brick apartment house with stores, on a plot 27.8x121x 25x100.

**KINGSBRIDGE RD.**—McLernon Bros. sold for a client to the Hira Realty Co. the 3-sty and basement brick dwelling, 20 East Kingsbridge rd, on a lot 16x80. The new owner will make alterations for business purposes.

**MONROE AV.**—The vacant plot, 95x95, at the northeast corner of Monroe av and 153d st, has been sold for the Rex Holding Corporation to Leon Goldberg, who will improve it. Barton Chapin was the broker.

**MORRIS AV.**—Oscar Kramer bought 2029 Morris av, a 3-sty and basement brick 3-family house, on a lot 21.2x100.

**MORRIS AV.**—Samuel Brener sold to a client of Philip Shapiro the two 5-sty and basement brick apartment houses, each on a plot 50x106.7, at 2301-2307 Morris av, which, together with the adjoining northwest corner of 183d st, were recently acquired by him. S. Jaffe was the broker.

**MOSHOLU PARKWAY.**—Daniel Houlihan purchased from M. Wolff the vacant plot, 75x100, on the north side of Mosholu Parkway, 100 feet east of Jerome av.

**THIRD AV.**—Cahn & Cahn, operators, bought 2997 Third av, through to 696 Elton av, a 6-sty building, 25x100, with store on Third av

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and 15 apartments. This is the first sale of the property in 25 years. The brokers were Eugene J. Busher Co., Inc., and William H. Mehlich.

**THIRD AV.**—The newly formed Association Realty Corporation, P. Cantanzara, J. F. Zingale and J. Digiovanna, directors, purchased 3475 Third av, a 2-sty brick store building, 25x125x24.9. L. Lindauer, attorney, represents the new company.

**THIRD AV.**—The newly formed Heram Realty Corporation, represented by Breitbart & Breitbart, attorneys, and having for directors Rachel and Gertrude Uram, Celia Schwebel and Benjamin Dach, purchased from the John Allen Realty Co. the 6-sty brick apartment house with stores, at 3781 Third av. The property was held at \$85,000 and rents for \$14,000 annually.

**TRINITY AV.**—Charles F. Kastenhuber sold to the Sandmar Holding Corporation the vacant plot, 90x100.6, at the northwest corner of Trinity av and 156th st.

**UNIVERSITY AV.**—Schwab & Co. sold for the Fusion Realty & Construction Co., 2522 University av, a 5-sty apartment house, containing 52 apartments. It was held at \$275,000, and the sale was for all cash.

**VALENTINE AV.**—Peter Costa and Fred Oppenheimer sold for Jennie Burstein to Albert Mathias the 5-sty and basement brick apartment house, on a plot 40.4x71.6, at 2662 Valentine av.

**WASHINGTON AV.**—Leader, Bloom & Silverman sold the 6-sty brick apartment house, on a plot 50x160.7, at 1480 Washington av, renting for more than \$10,000 yearly and valued at \$68,000. The buyer of the house, which contains 4 stores and 6 apartments on each upper floor, is Minnie Berkowitz.

**WEBSTER AV.**—Lowenfeld & Prager purchased from the Morrisania Realty Corporation 1526-1528 Webster av, a 5-sty apartment house containing 20 apartments, on a plot 37.6x113. Arthur Cutler & Co. were the brokers.

**WEBSTER AV.**—McLernon Bros. sold for the Grimley estate, 2871-2873 Webster av, northwest corner of Bedford Park boulevard, two 3-sty frame flats, on a plot 50x95. The new owner will modernize.

**WEBSTER AV.**—Schwab & Co. sold for Mrs. J. Hartjen to a buyer, for part occupancy, 3126 Webster av, a 2½-sty brick and frame 2-family house, on a lot 25x173.4.

**WHITE PLAINS RD.**—Daniel Houlihan bought from the American Realty Co. the northeast corner of 233d st and White Plains rd, 114x100, to be improved with stores. This parcel was held at \$45,000.

**WOODYCREST AV.**—Ryan & Co. sold for Robert W. Young to Winifred Fay, for occupancy, 1040 Woodycrest av, a 3-sty and basement frame dwelling, on a lot 20.6x100.

**BROOKLYN SALES**

**DEAN ST.**—Bulkeley & Horton Co. sold for the Cropsey estate to a buyer, for occupancy, 980 Dean st, a 2-sty and basement frame dwelling.

**DEAN ST.**—Bulkeley & Horton Co. sold for Mrs. E. T. Caldwell to a buyer, for occupancy, 1409 Dean st, a 4-sty American basement brownstone dwelling, on a lot 20x100.

**HICKS ST.**—Christopher C. Eckhoff sold to Julius Segal, 255 Hicks st, a 4-sty and basement brownstone dwelling.

**PACIFIC ST.**—Bulkeley & Horton Co. sold 1517 Pacific st, a 2-sty brownstone house, on a lot 20x100, for Mrs. C. Dexheimer.

**PIERREPONT ST.**—United Chain Stores Co. sold to Bessie Heilweil, 20 Pierrepont st, an apartment house.

**PRESIDENT ST.**—J. M. Hoffman Co. sold for Morris Bloom to Leo Weinstein the vacant plot, 50x125, on President st, adjoining the southeast corner of Brooklyn av. The buyer will improve it with a detached 12-room dwelling, to cost \$35,000. The plot was held at \$16,000.

**SULLIVAN ST.**—Realty Associates sold to W. D. M. Simons the new dwelling at the southwest corner of Rogers av and Sullivan st, one of a row of 30 recently completed by them on Sullivan st, between Bedford and Rogers avs. Realty Associates is now constructing a number of 2-family semi-detached brick houses on the north side of Sullivan st, between Rogers and Bedford avs, some of which will be ready for occupancy within a few days.

**43D ST.**—Edward C. Cerny sold for Ole J. Olsen to a buyer, for occupancy, 745 43d st, a 2-sty 2-family house, on a lot 20x100.

**99TH ST.**—Frank A. Seaver & Co. sold the plot of 7 lots on the north side of 99th st, 290 feet west of Third av, Fort Hamilton, for M. E. Ward.

**EAST 18TH ST.**—A. Mishkin sold for the South Side Realty Corporation to Mrs. Rose Danzinger 1208 East 18th st, a new brick and stucco dwelling with garage.

**EAST 18TH ST.**—Herbert C. Comstock & Son sold for A. B. Oeland to a buyer, for occupancy, 127 East 18th st, Flatbush, a 2½-sty frame detached dwelling, on a plot 50x100.

**AV L.**—Samuel Galitzka sold for the L. & C. Building Co. to A. J. Weinstein, the 2-family

house at the northwest corner of Av L and East 12th st.

**BROOKLYN AV.**—Bulkeley & Horton Co., in conjunction with J. Howard Ashfield, Inc., sold for Alfred D. Olena to a buyer, for occupancy, 116 Brooklyn av, a 2-sty and basement brownstone dwelling, on a lot 16.8x100.

**CANARSIE.**—Realty Associates sold a number of 8-room and bath bungalows at East 89th st and Av L, in the Canarsie section, to the following purchasers: 2 Beach pl to L. Prussner; 1168 East 89th st to D. Goldberg; 1159 East 88th st to F. Mahr; 1162 East 89th st to M. Gurlanick; 5 Beach pl to M. Triano; 1 Beach pl to C. Lopez; 4 Beach pl to E. Presley.

**CATON AV.**—Cruikshank Co. sold for Mrs. Lillian Hillyer Adams to a buyer, for occupancy, 1709 Caton av, a 2½-sty frame detached dwelling on a plot 50x140. The new owner will make alterations.

**ONEY ISLAND.**—Realty Associates sold plot 60x101.71 on the east side of Stillwell av, 740

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**Classified Advertisements**

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

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

**PROPOSAL**

PROPOSALS will be received by the Treasury Department at U. S. Coast Guard Headquarters, Darby Building, Washington, D. C. until 2 p. m., June 21, 1922, and publicly opened immediately thereafter for the construction of a well type boathouse at Coast Guard Station No. 232, Oswego, N. Y. Blank proposals, specifications, plans and other information will be furnished upon application to the Superintendent, Tenth District, U. S. Coast Guard, Buffalo, N. Y.; Field Assistant Geo. J. Kruehl, C. and R., U. S. Coast Guard, 403 Federal Building, Detroit, Michigan, or to U. S. Coast Guard Headquarters, Washington, D. C. Proposals should be inclosed in sealed envelope and marked "Proposals for boathouse at Coast Guard Station No. 232, to be opened 2 p. m., Wednesday, June 21, 1922," addressed to the "Commandant, U. S. Coast Guard, Washington, D. C." J. M. Moore, Acting Commandant.

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The M. R. Goldsmith House is now open for boarders at New Suffolk, L. I.  
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feet north of Neptune av, Coney Island, to Allen Guinan. The broker was A. Abate.

**CORTELYOU RD.**—McInerney-Klinck Realty Co. sold for Emil Gennerich the southwest corner of Cortelyou rd and East 15th st, Flatbush, a 4-sty brick and stone apartment house containing 8 apartments and 4 stores, on a lot 25x110.

**FORT GREENE PL.**—Harry M. Lewis sold for Adolphine Welsh to Marie Matthes, for occupancy, 50 Fort Greene pl, a 3-sty and basement brick dwelling, on a lot 20x100.

**GATES AV.**—The directors of the Home for Friendless Women and Children at 80 Concord st. have purchased the home of the Long Island Automobile Club, 218 Gates av, formerly the Gibb Mansion, which the club purchased in May, 1921, for \$50,000. It is a large detached and 3-sty brick and stone mansard roof house which was long owned and occupied by the late Lewis Gibb, of Mills & Gibb.

**PROSPECT PL.**—Samuel Heinitz sold through the Bulkeley & Horton Co. to a buyer, for occupancy, 783 Prospect pl, a 2-sty and basement limestone 2-family house, on a lot 20x100.

**MONROE PL.**—Joseph Parascandola sold to Ellen Riley 1 Monroe pl, a 4-sty and basement brick dwelling.

**NINTH AV.**—Meister Builders, Inc., bought from B. Charat the southwest corner of Ninth av and 47th st, a vacant plot of 9 lots.

**WILLOUGHBY AV.**—Bulkeley & Horton Co. sold for John W. Herbert to Giuseppe Chiusano, 204 Willoughby av, southeast corner of Grand av, a 4-sty single flat, on a lot 20x100.

### QUEENS SALES

**FAR ROCKAWAY.**—The Lewis H. May Co. resold for Julius Levy a plot of 7 lots fronting on Central av and adjoining the Russell Sage Memorial Church, at Far Rockaway, to Philip Liberman, who will improve with a modern elevator apartment house.

**JAMAICA.**—Adolph Schulz resold for Nettie Schulz 14 lots in the Country Club District of Jamaica which she purchased at the auction sale of the M. Morgenthau, Jr., Co., on May 30. These lots are located on Central av and on 173d and 174th sts, just south of Central av. The buyers will improve with dwellings.

**LONG ISLAND CITY.**—Judson A. Harrington sold to a speculator the gasoline station plot, 81x56, at the northwest corner of Diagonal st (Queens bld) and Van Dam st, Long Island City. The corner is near the Packard Building.

**LONG ISLAND CITY.**—Representatives of Bishop Thomas E. Molloy of the Brooklyn diocese purchased the property owned by Miss Freida Hettinger at Broadway and Seventh av, Astoria, as a site for a new Roman Catholic Church which is being established in the Astoria section of Long Island City by the Rev. Edward Holran. The property was known as Hettinger's Hall. In addition to this plot the church has purchased two adjacent parcels, giving a frontage of 200 feet on Broadway. The price of the combined parcels was reported to have been about \$125,000.

**LONG ISLAND CITY.**—A 6-sty concrete warehouse is to be erected by the Wheeling Corrugating Co. on the south side of Nelson av, between School and Van Dam sts. The concern has just purchased as a site for the structure a plot 180x300 at that point from the Degnon Realty & Improvement So. and the Mespat Land & Equipment Corporation, a holding company for the Manhattan & Queens Traction Co. The plot is served by a siding of the Degnon Terminal Railroad. Plans for the building are being drawn by William Higginson. The building will measure 120x140. The site is in the vicinity of such large industrial plants as the Packard Motor Co., White Automobile Co., American Chiclé and Loose-Wiles Biscuit Co., and is opposite the immense plot just purchased by James Butler, Inc., for a central warehouse and bakery. Judson A. Harrington was the broker for the sellers and Holt & Merrill represented the buyers.

### RECENT LEASES.

#### Goody Shops Lease on Broadway

The Goody Shops, controlled by Costis Takis, leased through F. W. Sharp and Henry Shapiro & Co. the 6-sty building 53 Broadway, running through to Trinity pl, containing approximately 5,000 square feet on a floor, and will occupy 3 floors of the building as a confectionery shop and tea room, 2 of the floors being store floors, one on a level with Broadway and one on a level with Trinity pl. The lease is for a term of 21 years at a rental in excess of \$1,000,000. The premises will be extensively altered and modernized, and the balance of the building offered for rent for office purposes. F. W. Sharp and Henry Shapiro have been appointed renting agents of the building.

#### Long Term Lease Made From 1931

The store and basement at 106-8 West 32d st has been leased for a long term of years, commencing from 1931, for the 106-8 West 32d

St. Corporation, Irving Cohen, treasurer. The lessee's anticipation of the improvement of this block prompted a negotiation of this lease, to take effect in about 10 years, at an increased rental. The lease involves an aggregate rental of \$200,000. Rosenberg-Colt Co. were the brokers.

#### Numerous Mercantile Leases

M. Rosenthal Company leased to New York Sport Co., 3rd floor in 134-136 West 25th st; to J. Nelson, 3rd floor in 120 West 20th st; to A. Goldschmidt & Son, 5th floor in 127-131 West 25th st; to Samuel Edelman, 4th floor at 135-139 West 26th st; to Levine, Shapiro & Pitkin, 5th floor at 134-136 West 25th st; for J. Gilbert, 11th floor in 11-13 East 26th st, through to 10-12 East 27th st, for a long term of years, at an aggregate rental of \$60,000, to Fischer Jelenko & Posner; for Magola Construction Co., 1st loft in 162 Madison av, to Weintraus & Liberman; to Bruck & Schlesinger, store and basement in 268 Seventh av; to Bloom Bros., the 1st loft in 141-143 West 24th st; to S. L. B. Cloak Co., a loft at 134-140 West 26th st; to Feldman & Heller, loft at 301 West 29th st, corner Eighth av; to M. Lichtenstein & Co., for a long term of years, at an aggregate rental of \$60,000, 9th floor at 236-238 Fifth av.

#### Strategic Corner Leased

William H. Whiting & Co. leased for a client to the Trom Corporation, controlled by J. C. & M. G. Mayer, 636 Eighth av, southeast corner of 41st st, old buildings, on a lot 24.8x58.6, for a term of 21 years, from August 1, 1922. The aggregate rent is more than \$250,000, and carries with it a renewal privilege.

This corner will in all probability be the junction point between the proposed Eighth av subway and the extension of the subway. It is expected that the lessee will erect a new building on the plot at the expiration of the present leases.

#### College Club Leases Dwelling

Douglas Gibbons & Co. leased for William Barclay Parsons and the estate of Mrs. S. A. Reed respectively to the University of Pennsylvania Club, 35-37 East 50th st, two 5-sty brick American basement dwellings covering a plot 45x100.5, for a term of 21 years, at an aggregate rental of more than \$325,000.

The leasing club will alter the houses into a clubhouse for their own use. The architect has not yet been chosen, but the Club expects to obtain possession of the properties within a few months and to begin alterations at once. The property is directly opposite Sherry's.

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**Lane Bryant Enlarges Space**

Pease & Elliman leased for William de Lancey Cunningham and Miss Elizabeth de Lancey Cunningham to Albert Malsin, president of Lane Bryant, Inc., the entire 5-sty elevator loft building, 30 West 39th st., for a term of 21 years with renewals, and the aggregate net rental for the first 21 years is about \$200,000. The same tenant recently acquired through Pease & Elliman, 28 West 39th st., which will be improved with a new building to harmonize with the adjoining property. The lease of this plot gives Lane Bryant control of an area of about 18,000 square feet, facing 85 feet on 39th st and 90 feet on 38th st, covering the property 24-30 West 39th st and 19-25 West 38th st.

**Long Lease in East 53d Street**

Pease & Elliman leased for a long term of years for the estate of John J. LaGrave to the Brown-Brand Realty Co., Inc., of which Charles Brown is president and Herman Brand secretary and treasurer, the 4-sty building, 25x100, at 17 East 53d st, between Fifth and Madison avs, which the new lessee will improve with a 6-sty elevator store and loft building from plans by George & Edward Blum. It will be ready for occupancy on October 1 next. Negotiations are now pending for subleasing the store and basement to a well-known Fifth av concern.

**Lease West 34th Street Store**

Ruland & Benjamin, Inc., subleased for Morris Glaser the store in 142 West 34th st, for a long term of years, at an aggregate rental of more than \$200,000. After the building has been completely remodelled the store will be occupied by the La Louise Waist Stores.

**Lunch Company Acquires Dwellings**

The former dwellings at 9 and 11 East 41st st, have been leased by the 9 and 11 East 41st Street Co., represented by Coudert Bros., for 21 years at a net annual rental of \$25,000 to the C. & L. Lunch Co., which has been operating for several years in the abutting property, at 20 East 42d st, also held under a long lease.

**New Building on a Leasehold**

A 6-sty office building, costing approximately \$75,000, is to be erected at 28 West 32d st, which site has just been leased by the newly formed 28 West 32d Street Realty Corporation, Samuel Hoffman president, for a term of 21 years at an aggregate rental of \$200,000. The parcel, which was leased from the Felix Isman Corporation through M. J. Greene, is improved with a 4-sty building, on a lot 22.6x98.9.

**Schrafft's Lease Near Grand Central**

Anton L. Trunk leased for the National City Co. to the Frank G. Shattuck Co., operator of the Schrafft chain of confectionery stores, the entire basement, store, 2d and 3d floors of the National City Annex at 13 East 42d st, through to 16-18 East 43d st, for a term of 25 years. It has been held at an annual rental of \$120,000. It fronts 22 feet on 42d st, and 48 feet on 43d st.

There is an aggregate floor area of 28,000 square feet with an additional mezzanine floor area of 5,000 square feet. Extensive alterations and decorations will be made to be completed by Christmas.

**Leases Site For Building**

P. M. Clear & Co. leased for the Margaret Holding Co., 28 West 32nd st, to Samuel Greenstein, who will erect a new commercial building on the site. The lease is for a term of 21 years, and the aggregate rental is about \$200,000.

**Lease Big Corner Spaces**

Forced by the growth of its business to forsake its present quarters the Manhattan Shirt Co. has leased the 11th floor and part of the 12th floor in the building now being erected at the southeast corner of Madison av and 47th st. The lease is for a term of 10 years, at an aggregate rental of about \$500,000. The space will be used by the lessees for private offices, directors' rooms and showrooms.

The lessors were the 385 Madison Avenue Corporation (Webb & Knapp), N. A. Berwin & Co., Cushman & Wakefield and William A. White & Sons were the brokers. Practically the entire building, comprising 230,000 square feet of rentable space, has been leased from plans to Aitken, Son and Co.; Judkins & McCormick & Co., Cross & Cross, architects, and the Bigelow, Hartford Carpet Co.

**Large Madison Ave. Store Leased**

John Robertson, operating under the name of the Robertson & Stewart Restaurant Co., leased from Max Engelman the street floor and basement of 73 and 75 Madison av for approximately 18 years and 4 months at an annual rental of from \$9,800 to \$11,800.

**Store in a Theatre Leased**

Herbert Baum leased for the Occidental Holding Corporation, Nathan Wilson president, to Cushman & Sons, bakers, the corner store in the theatre building now being erected at the northeast corner of Burnside and Walton avs, Bronx, for a term of 5 years, at an aggregate rental of \$17,500.

**21-Year Lease of Ninth Ave. Corner**

J. P. & L. A. Kissling leased for the estate of Louis Brenner, 578-580 Ninth av and 360-362 West 42d st, southeast corner of the two thoroughfares, three 4-sty business buildings, on a plot 40x82. The term is 21 years from May 1, 1925, at which date the existing lease expires. The new aggregate rental is more than \$500,000. The lessee will make extensive alterations.

**Long Lease in Busy Centre**

Tankoos, Smith & Co. leased to John P. Quinn for a term of 21 years, with option to purchase, the property, 71 East 59th st, adjoining the northwest corner of Park av, a 4-sty and basement brick flat with store, on a lot 20x100.5. The lease calls for a rental aggregating \$150,000.

**Broadway Corner Leased**

Tankoos, Smith & Co. leased to Henry P. Sameth store on the southeast corner of Broadway and Canal st, at an aggregate rental of \$50,000. Upon completion of alterations another branch of the Peter's Shoe Stores will be opened.

**An Old Landmark to Pass**

The newly formed Broadway and Third Street Co., having for directors Nathan and Harry Schulman and Louis Geratti, leased from Emily de Forest the property at the southwest corner of Broadway and 3d st, for a term of 40 years, at an aggregate rental of about \$300,000. The parcel, now occupied by an ancient 3 1/2-sty brick building with stores, fronts 25 feet on Broadway and 100 feet on the street, will be improved with a 6-sty building costing approximately \$100,000. The old structure was originally a dwelling.

**Long Lease of Eighth Ave. Corner**

A 21-year lease, containing an option of renewal for two similar periods, has been obtained by Joseph Harris from Mary M. Sherman of the southwest corner of Eighth av and 21st st, two 3-sty frame buildings with stores, on a plot 52.2x100.

**New Lease in West 34th Street**

The former home of the late Watson Mott, at 142 West 34th st, has been leased for 21 years, with the privilege of a similar renewal, for a total rental calling for more than \$1,000,000. The lease was arranged by Peter Axelrad for the Mott heirs with Morris Glaser, who plans to spend in the neighborhood of \$100,000 in altering the structure, which occupies a lot 25x100, into

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stores, lofts and offices. It is opposite the store of R. H. Macy & Co.

The building, which is now used for business, was for many years occupied by the Mott family. The late Mr. Mott was an early member of the New York Stock Exchange.

**Good Lease on Eighth Ave.**

Ernest T. Bower leased for Frederick G. Reynolds and others, for a term of 21 years, the four buildings known as 345-347 Eighth av. and 305-307 West 27th st, forming an "L" around the northwest corner of 27th st and Eighth av, at a net rental aggregating about \$175,000. H. M. Weill Co. represented the lessee, who plans to make extensive alterations.

**Large Sixth Ave. Space Leased**

Brett & Goode Co. leased for clients, a floor containing approximately 20,000 square feet in the former Simpson Crawford building, southwest corner of 20th st and Sixth av, to J. Eisner & Co., men's clothing, for a term of years. Also, leased a floor at 129-35 Lafayette st, to the Simplex Ticket Co., in conjunction with the Duross Co.; and subleased for the

General Motors Corporation, space on the 13th floor of the Wurlitzer building, 120 West 42nd st, to Fischer & Deimel, lawyers, for a term of years.

**Long Lease on West Street**

Ruland & Benjamin, Inc., leased for the estate of Morris Hermann, the 6-sty building, 256-257 West st, for a long term of years to the J. S. Woodhouse Co., at an aggregate rental of about \$100,000.

**Lease Store on the Plans**

Heil & Stern leased for 303 Fourth Avenue Corporation a store in the new building, 303 Fourth av, that is now being erected at the northeast corner of 23d st, to Karnell & Meissner, Inc. The lease is for a term of 10 years, at a total rental of about \$60,000.

**Schulte Gets Option with Lease**

The Schulte Realty Co. leased from George R. Branson the 4-sty building, 20x100.5, at 71 East 59th st, for a term of 21 years at an annual net rental of \$5,750. An option to purchase the property for \$85,000 prior to May 1, 1929, is included in the lease.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14	June 6 to June 10	June 5 to June 13
Total No.....	213	172	243	190	1,062	918
Assessed Value.....	\$16,350,450	\$7,968,800	.....	.....	.....	.....
No. with consideration	22	27	11	17	36	32
Consideration .....	\$1,275,015	\$1,072,450	\$163,300	\$98,750	\$476,475	\$273,486
Assessed Value.....	\$1,227,000	\$1,104,000	.....	.....	.....	.....
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 10	Jan. 1 to June 13
Total No.....	5,540	4,998	5,559	3,902	18,258	16,177
Assessed Value.....	\$385,545,200	\$282,017,099	.....	.....	.....	.....
No. with consideration	532	538	524	262	753	901
Consideration .....	\$26,724,860	\$28,747,171	\$4,573,113	\$2,911,592	\$10,942,654	\$10,743,526
Assessed Value.....	\$26,230,150	\$24,815,500	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922	1921	1922	1921	1922	1921
	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14	June 6 to June 10	June 5 to June 13
Total No.....	203	156	206	131	1,262	663
Amount .....	\$8,783,122	\$4,375,614	\$2,457,652	\$1,267,834	\$6,945,488	\$3,533,063
To Banks & Ins. Co.	47	30	39	13	316	124
Amount .....	\$3,900,750	\$1,575,650	\$543,800	\$88,500	\$2,673,920	\$836,050
No. at 6% .....	166	125	183	110	1,201	641
Amount .....	\$7,146,060	\$2,989,219	\$2,311,092	\$1,164,194	\$6,537,333	\$3,453,663
No. at 5% .....	4	2	1	5	44	18
Amount .....	\$52,000	\$20,500	\$7,500	\$40,140	\$350,200	\$69,900
No. at 4% .....	3	2	1	3	3	3
Amount .....	\$1,007,500	\$7,500	\$3,000	\$6,850	\$23,900	\$9,000
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	1	2	.....	2	4	1
Amount .....	\$3,750	\$470,000	.....	\$2,600	\$5,550	\$500
Interest not given...	29	25	21	11	10	.....
Amount .....	\$573,812	\$888,395	\$136,060	\$54,050	\$28,525	.....
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 10	Jan. 1 to June 13
Total No.....	4,562	3,780	4,486	2,396	19,292	13,129
Amount .....	\$158,096,048	\$113,596,479	\$49,715,000	\$18,464,888	\$108,886,399	\$71,079,489
To Banks & Ins. Co.	679	635	399	152	3,913	1,934
Amount .....	\$47,526,458	\$44,693,162	\$7,819,180	\$2,801,545	\$31,659,953	\$18,777,221

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922	1921	1922	1921
	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14
Total No.....	83	38	15	19
Amount .....	\$4,153,000	\$4,725,050	\$383,200	\$316,300
To Banks & Ins. Companies...	64	20	8	8
Amount .....	\$3,388,500	\$4,112,000	\$180,700	\$167,500
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14
Total No.....	1,359	1,077	439	351
Amount .....	\$90,131,823	\$88,334,109	\$13,038,700	\$8,140,921
To Banks & Ins. Companies...	899	666	263	181
Amount .....	\$68,651,756	\$74,915,207	\$8,268,300	\$4,867,625

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14	June 7 to June 13	June 8 to June 14
New Buildings...	62	24	54	72	125	252	307	360	60	57
Cost .....	\$2,559,260	\$1,714,500	\$862,900	\$1,866,100	\$1,924,600	\$3,387,910	\$1,356,395	\$1,818,160	\$183,965	\$137,065
Alterations .....	\$371,816	\$680,230	\$118,300	\$36,850	\$191,000	\$68,765	\$21,165	\$86,260	.....	\$16,430
	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14	Jan. 1 to June 13	Jan. 1 to June 14
New Buildings...	458	365	2,171	942	5,970	3,702	10,023	4,775	1,087	931
Cost .....	\$66,598,636	\$44,834,355	\$58,248,963	\$23,087,620	\$59,776,925	\$41,577,890	\$62,323,599	\$26,303,523	\$3,451,275	\$2,809,908
Alterations .....	\$14,133,719	\$12,328,407	\$1,801,465	\$956,019	\$3,151,160	\$3,664,030	\$1,707,862	\$1,491,857	\$152,485	\$176,237

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# BUILDING SECTION

## Crisis in Brick Supply for Metropolis Has Been Averted

Exhaustive Survey of Hudson Valley Plants Shows Manufacturers Are Producing at Record Rate with Danger of Shortage Now Passed

ARCHITECTS, contractors, prospective builders and others who have feared that the recent scarcity of common brick would continue indefinitely and result in delaying construction in the Metropolitan district—if not altogether preventing hundreds of projects from starting—would feel entirely assured if they could witness the present activity in the brick-making plants located in the Hudson River Valley. Several weeks ago when the shortage was most acute, the manufacturers assured the building industry, through the dealers in masons' materials, that they were exerting every effort to relieve the tension in the brick situation by operating their plants to the full capacity of machines, labor and fuel. The threatened famine was checked and practically all active jobs were kept moving on a day-to-day supply. There is now every reason to believe that common brick from the river plants will be available for all reasonable demands during the remainder of the current building season and that a reserve supply will be created to take care of winter work and allow for the requirements of the early spring of 1923.

In order that the building industry of the Metropolitan District might know the real truth of the common brick situation and to test recent assertions that brick manufacturers were deliberately holding back their product in order to maintain the prevailing high level of prices in the wholesale market, THE RECORD AND GUIDE has made an exhaustive investigation of the manufacturing situation. Prominent manufacturers were visited at their plants and a study made of the problems of manufacturing which have been directly responsible for the recent shortage, the reasons for the prevailing high price levels, the outlook for supplies during the remainder of this season, and the probable trend of common brick prices.

Of paramount importance to the industry, the investigation shows conclusively that the varied claims of the producers' responsibility for the current brick shortage through deliberately withholding shipments from the market so as to maintain high price levels were utterly groundless. From Haverstraw to Coeymans, the region in which the brick for the metropolis is made, is alive with activity, with all manufacturers operating their machines to the capacity of their drying yards and making all haste to get brick moulded, burned and shipped in an earnest effort to relieve the stringency in this city and its environs. Right now there is greater activity in these yards than there has been at any similar period of the season for several years past. The rate of production at present compares favorably with that of the pre-war boom years in the building industry—those seasons in which the producers established their high records for output.

It is unlikely that the total output of the Hudson River yards during 1922 will equal the previous maximum figures, as today there are only about one-half as many yards as were in operation then. But, according to the prevailing rate of progress, the total output for this season will be from 25 to 50 per cent. greater than it was last year, which will assure adequate supplies of brick for all active work as well as all projected operations. Furthermore, there is every indication that there will be sufficient brick made to provide a reserve supply for the coming winter and early spring of 1923.

The major portion of the Hudson River brick industry is located in three well-defined districts. More than a dozen plants

are located on Haverstraw Bay, the district closest to New York City. Next comes the Newburgh Bay district, which includes the yards located at New Windsor and Roseton, on the west bank, and Beacon and Dutchess Junction, on the east. The third of the districts centers around Kingston. These districts are linked up by scattered plants on both sides of the Hudson from Montrose to Coeymans. From one to three plants are located at Catskill, Hudson, Stockport, Athens, Glasco, etc., which makes the industry extend in an almost unbroken line along the Hudson River for a distance of more than seventy-five miles.

Less than fifteen years ago there were 127 brick plants located on the Hudson which contributed their product to the upbuilding of modern New York and its suburbs. Antiquated production methods, decreasing demand in the face of increasing manufacturing costs, and other factors have reduced their present number to sixty-two, less than fifty per cent. These plants are being called upon to supply the most important of the basic building materials for the construction boom now in progress.

There is little doubt of their ability to accomplish this, however, as the surviving plants are today uniformly better equipped and managed than the average during the most active seasons of a decade or so ago, and because the majority of the existing plants have materially increased their capacity. The estimated total production in the Hudson River Valley this year will be somewhere near one billion bricks, almost equal to record years when the season's output was roughly 1,200,000,000.

Generalities are interesting at times but they cannot be depended upon to give clear picture of an actual condition. In order that local building interests might know more definitely what to expect in the way of a future supply of common brick a number of the most prominent manufacturers on the Hudson River were interviewed by a representative of THE RECORD AND GUIDE and the facts and figures about their current season's production indicate that the construction fraternity has little need for continued anxiety as to an adequate supply of common brick.

In the Haverstraw district manufacturers are all operating at a higher production rate than a year ago. The plant of the Malley Brick Company is working six machines and will in all probability turn out approximately 15,000,000 bricks this season. The maximum possible output for this yard is about 18,000,000 bricks, but this figure has never quite been reached. At the yard of the DeNoyelles Brick Company, which is equipped with eleven machines, from seven to nine are in operation every day. This plant has never made more than about 20,000,000 bricks in any season and this year the output will be somewhere near that figure. The owners are taking clay out of their banks for a season's output of 18,000,000 to 20,000,000 brick, but whether this total is reached will be largely dependent upon the fuel supply and the efficiency of the yard labor. At any rate the owners anticipate they will finish this season with the largest output they have had during any of the past seven years.

The Fowler plant, with seven machines and a maximum capacity of 15,000,000 brick, is operating five machines and expect to turn out about 12,000,000 this season. The plant of the Excel-



sior Brick Company has seven machines and is running five, which will give an output of about 12,000,000, or seventy-five per cent. of its maximum. The yard of E. N. Renn will turn out about 10,000,000 brick this season with four machines operating. This plant is equipped with six machines and could possibly do more if pushed. In discussing the brick making situation Mr. Renn stated that in his estimation the Haverstraw district would finish the current season with a total output approximately fifty per cent. above the average for the post-war years.

Morrissey & Company expect to make about 12,000,000 brick this year, which will be equal to the best record this yard has ever made, and the plants of George Archer which combined are operating five machines, will manufacture close to the record output of former years. Reports from the Washburn, Shankey and other yards in this district all indicate that the 1922 season will show a production of approximately 80 per cent. of capacity or better, which is far higher than has been done during the past four or five years.

Conditions in the Newburgh Bay District are very similar to those prevailing at Haverstraw. At New Windsor, just south of Newburgh, the plant of Lahey & Geigenheimer, equipped with four machines, is operating three on full time and anticipates a total production this year of between 7,000,000 and 8,000,000 of brick. This yard has a maximum capacity of 12,000,000 per year, but this total has never been reached, according to its superintendent. The largest plant in the Newburgh Bay District is that controlled by the Roseton Brick Corporation, of which C. C. Bourne is president. This plant is equipped with twenty-four machines and fifteen are in operation at present. The yard is now moulding on an average of 360,000 bricks per day, and will in all probability make approximately 40,000,000 this season, as compared with a total of 20,000,000 last year. Mr. Bourne was very confident that the Hudson River brick manufacturers would produce this commodity in sufficient volume to supply all demands and provide a surplus to tide over the non-manufacturing season.

"There are very decided reservations to this statement, however," said Mr. Bourne, "as at present we manufacturers cannot foretell what our fuel supplies will be nor how we will come out with our labor. Just at present we have what labor we require, but it is inefficient and undependable and there is considerable unrest as to wages. We have been forced to pay higher wages this season than we did last year. Labor costs all along the river are heavier than they were one year ago and we don't know exactly what to expect. Two-thirds of the labor in our yards is colored and we have to send South for the workers each season and pay their railroad expenses. Even then we do not know what we are getting or how long these workers will continue with us. Brick manufacturers have a great many difficulties the consumers know little or nothing about and it is therefore not surprising that we proceed as carefully as possible in order not to make this industry any more speculative than it is already."

The Roseton Brick Corporation is now installing a modern automatic brick-making machine with steam dryers and when this is completed and operating the production of the plant will be increased and considerable doubtful labor eliminated.

The plant of the Jova Brick Works, which adjoins that of the Roseton Company, is admitted to be the most modern of those located along the river. This yard is operating automatic machines and drying the newly-moulded brick in steam chambers. This modern equipment makes it possible for the yard to operate throughout the entire year if desirable, and there is every likelihood that the producing season will be extended to ten months at least this year. This plant turns out 83,000 bricks per day on one of its automatic machines and will probably manufacture a total of about 40,000,000 brick this year. This is considerably better than its record for last year, before the installation of the new automatic machines.

The yards at Beacon and Dutchess Junction, across the river from Newburgh, are generally a reflection of the intense activity which prevails elsewhere in the district. The plants of Martin & Shackel, Nicholson Bros., John Ziegler & Co., William K. Hammond, and others are all making brick which is be-

ing burned and shipped as fast as it can be turned out. All of the producers are handicapped by various labor troubles and the scarcity of fuel for burning, and their inability to obtain coal dust, which is essential to mix with the clay before it is moulded and burned.

"There was no justification for any charges that we brick-makers were deliberately holding back production in order to maintain high prices," said William K. Hammond, in discussing the outlook for the brick-making season. "In your investigation you have witnessed the extreme activity of the plants on the River. You know what the manufacturers have been forced to contend with in the way of labor troubles, strikes for higher wages, fuel shortage and other things which have delayed our season and added greatly to our production costs. How can brick be sold at a much lower figure than at present, when our costs are steadily climbing to the war-time levels? What are we going to do for fuel when the little we have been able to obtain is used up? Is the demand for brick going to drop off and leave the manufacturers with millions of new bricks, made under staggering costs, which we will be obliged to hold over until next year and then sell at any price obtainable in order to resume manufacturing operations? The brickmakers could proceed with greater confidence and ability were they given some indication of the probable rate of demand. This seems impossible, but we have been in the past forced to operate our yards blindly, without knowledge of the industry's requirements, and many times we have been caught with large stocks on our hands and no demand. This has been one of the most discouraging features of the brick-making business and in a large measure has been responsible for the current stringency in the supply and the resultant high prices."

Plants in the Kingston district, as well as those north at Catskill, Glasco, Hudson, Stockport, Athens and Coeymans, all indicate the same activity to get brick made and marketed. Producers are speeding operations and are making every possible effort to get new brick into the city as fast as they can be taken from the kilns and loaded.

It is apparent manufacturers along the river realize that changes in the brick-making industry are rapidly coming about. Not much longer will the antiquated production methods suffice. The cost is too heavy and the hazard too great. At best brickmaking is a speculative industry, as producers are forced to go ahead blindly, guess at the requirements of the construction industry and its capacity to absorb the season's output, or make more than can be used and then witness a glutted market react upon prices to a degree that in many seasons has turned an estimated profit into a severe financial loss.

There is now quite a movement under way to make brick according to more up-to-date production methods. Automatic moulding machines have been perfected and several of the yards are now thus equipped and others about to install them. Another real move forward has been the introduction of steam dryers for the preliminary hardening of green brick, after they are moulded and before they are placed in the kiln for final burning. These machines reduce acreage required for the plant, materially increase production on a given acreage, and reduce labor costs.

One of the most important results of the trend toward installing modern machines and steam dryers is that brick making can proceed in almost any weather and practically throughout the year if desirable. In the old-fashioned type of open and pallet yards, which have been most common along the river, the brick-making season was limited to the period from May to October, according to weather. Operations usually started as soon as the frost was out of the ground in spring and continued until the autumn frosts put a stop to activity. Production in these open yards is also frequently halted during the season by severe storms or spells of rain and dampness, which prevent brick from drying. Open and pallet yards need sun as the newly-moulded brick require several days to dry sufficiently to be stacked in the kilns. On the other hand, in dryer yards the brick only requires about ten hours to run through the steam chambers and thus there is a decided saving both in time and yard area required.



The plant of the Jova Brick Works at Roseton, in the Newburgh Bay district, is generally recognized as the most modern of any along the river. This plant, although located on a relatively small acreage, considering the number of machines operating in the yard, is producing a large output of brick. The efficiency of this plant is entirely due to the fact that the owners have installed modern brick-making machines of the automatic type and furthermore have equipped their plants with steam chambers for drying the newly-moulded brick before it is placed in the kilns for the actual burning. This plant is equipped with fourteen brick-making machines, two of which are of the modern automatic type. In the past this yard had a maximum capacity, when running with the old-fashioned machines, of about 35,000,000 brick per season, but now, with the two automatic machines, this plant working about ten months a year will be easily capable of turning out at least 40,000,000 brick and possibly more.

One of these automatic brick-making machines is the regular stock design, moulding six bricks at a time. The other, newer in design, and improved by Mr. Jova, moulds nine bricks at a time at the rate of two hundred a minute. This machine has a capacity of 83,000 bricks per day, a gain of fifty per cent. over the old-style automatic machine. From the automatic moulding machines the brick are sent on gravity conveyors to steam chambers which accommodate about 27,500 bricks each. At the regular speed this machine will fill about three chambers per day. One of the important factors in connection with the use of the automatic moulding machines and steam dryers is the reduction in labor costs. Mr. Jova estimates that the system he employs effects a labor saving of 25 per cent. in the yard and in addition he is able to eliminate the labor turnover caused by seasonal conditions.

The major portion of the brick-yard labor is itinerant. Negroes predominate, although there are some Italians and a sprinkling of Poles and Slavs. One of the chief difficulties in operating brick plants is that of annually getting labor which can only work for a limited season and then is cast adrift for the remainder of the year. In the past it has been the experience of many brick manufacturers that only a relatively small percentage of their workers will be on hand for the opening of a new season, as they do not winter in the localities of the yards, since there is not work to be had during the months the plants are idle because of bad weather conditions.

Plants equipped with steam dryers can operate any part of or throughout the year, entirely independent of weather conditions, whereas the open yards must have clear weather. The old plan of putting thousands of dollars' worth of newly-moulded brick out in the yard to dry and then pray that a thunder shower would not come up to destroy or damage the day's output is both expensive and inefficient. The demand for washed brick has never been urgent.

Recently there has been much discussion about high brick prices. Manufacturers admit that prevailing prices are inflated to some extent, but ask what are they able to do about it? During the recent shortage in common brick, and even today when the supply is manifestly better than it was, prices are holding firmly to their levels of \$20 a thousand alongside dock. It is the law of supply and demand, beyond the control of the producers, which is responsible for the current market stiffness. Then again, only a relatively small part of the brick now coming into the city is being sold at \$20 a thousand. Many of the leading producers are still making brick for which they know they cannot get more than \$15 a thousand, as they are committed on contracts which they made several months ago at this price. It is only the brick which is coming into an open market, with practically all dealers waiting its arrival and competing for its purchase, that is bringing the higher prices.

Although it is probable that common brick prices will decline to some extent after the present buying rush is over, it is extremely unlikely that they will suffer a real slump for a long time to come. The brick market will become stabilized after the new supplies are more regular and in greater volume and the most urgent demands of the industry are satisfied. The new level will probably be lower than that prevailing at pres-

ent, but will not drop to the extent that many New York City builders are hoping for. The prices common brick will bring in the future must be consistent with 1922 manufacturing costs, which are considerably higher than they were one year ago. There is not a manufacturer along the Hudson River who is not burdened with heavier costs this season than last year and there will be no possibility for greatly lowered prices while present conditions continue.

At present the Hudson River yards are full of green brick. Manufacturers cannot burn them fast enough. In order to catch up with the demand from the Metropolitan District the producers have been forced to burn unusually small kilns and ship the brick before the newly-burned product has had sufficient time to cool properly. This is costly from a manufacturing standpoint, particularly when fuel is scarce. Usually a kiln of brick will consist of twenty arches of 50,000 brick to the arch, making a total of about 1,000,000 burned in each kiln fired. During the early weeks of the current season the demand was so great and the manufacturers so desirous of relieving the shortage which was causing construction delays in the city that they fired their brick practically as fast as they were able to mould it, in relatively small kilns, some of which contained not more than 350,000 to 500,000 bricks.

The writer was in one yard at Kingston where a kiln of brick, the fires of which were drawn on Sunday, June 4, was loaded on the barge the following Friday and scheduled to arrive at the New York dock the next Sunday. Speed to this extent in taking down a kiln, loading and shipping, is costly and inefficient. Under ordinary conditions a kiln of brick requires as much time to cool as it did to burn. This will average six days. There have been many instances during the past few weeks, however, when the newly-burned kilns have been taken down so soon after the burning process is completed that the brick-yard laborers, whose hands are thoroughly hardened and calloused, were unable to remove the brick from the kilns and load it on the barges even when protected by gloves. The men refused to work under these conditions, as there is a real hazard involved.

Removing brick from the kilns before it has had time to cool off properly is not only dangerous to the men but it is costly to the manufacturers. The hot brick, if exposed to the air too soon after it has been fired, is subject to checking which makes it unfit to be classified as a first grade product.

Since the opening of the current season brick manufacturers have been confronted with a series of serious problems, all of which have contributed to delays in production and increased manufacturing costs. Flooded yards early last spring held back manufacturing operations from four days to a week and, furthermore, prevented the shipment of brick held over from last year because it was impossible for the barges to come alongside the manufacturers' docks. The difficulties in obtaining fuel were also serious retardants. Brick makers require coal and wood for burning the brick, coal for steam in operating their machines and coal dust for mixing with the clay, which assists materially in the burning process. Labor problems have also been more than ordinarily acute, with the average yard laborer inefficient, independent and difficult to manage and furthermore demanding wages in excess of his actual worth. All along the river wages of yard laborers are at least fifty cents per day higher this season than a year ago and there is no assurance that the end of the demand for higher rates has been reached. At present one of the plants at Glasco is not in operation because the men have walked out on strike and all manufacturers complain of the unrest and inefficiency among their workers.

With all of these factors combining against them, the manufacturers still are willing to assure the industry that common brick will be available for all demands. The brick will be made and shipped as rapidly as is consistent with efficient production, and all the manufacturers ask is that the industry be patient until the producers have had time to work up their production to the maximum speed and then build with this product at a rate that will keep consumption in reasonable relation to production, so that those who make this important material may not suffer loss through over-production.



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# Weekly Building Figures Show Slight Drop in Local Activity

Architects and Engineers Slowing Down With Plans for New Operations  
According to Statistics Tabulated by F. W. Dodge Company

**C**ONSTRUCTION statistics for the twenty-third week of this year show a slight decline when compared with the two or three weeks immediately preceding, particularly as they apply to local building activity. The serious shortage in certain materials is no doubt responsible for the drop in recent commitments but as the situation is now greatly improved and supplies are available for all needs there will undoubtedly be an increase in commitments reported for the current week.

According to statistics compiled by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, architects and engineers reported work on plans for 612 new structural projects during the week of June 3 to 9, inclusive. This will require a total expenditure of \$17,128,200. During the same period announcements were made of the award of 429 contracts which represented a total value of about \$16,438,500.

During the week of June 3 to 9 building activity in New York City was confined to plans in progress for 159 new buildings and engineering operations which will involve an outlay of \$7,885,-

600 and 124 contracts awarded at an estimated total valuation of \$6,386,700.

The list of 124 projects reported as planning in New York City was composed of the following groups: 41 business projects such as stores, offices, lofts, commercial garages, etc., \$2,352,000; 4 educational buildings, \$205,500; 3 factory and industrial structures, \$29,000; 1 public building, \$5,000; 8 public works and public utilities, \$194,600; 6 religious and memorial projects, \$270,000; 194 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$4,659,500 and 2 social and recreational buildings, \$170,000.

Among the New York City operations for which contracts were awarded during the twenty-third week of this year were 27 commercial projects of various types, \$2,473,500; 1 educational building, \$5,000; 1 hospital, \$2,000; 4 industrial projects such as factories, warehouses, etc., \$135,000; 1 public building, \$5,000; 11 public works and public utilities, \$515,200; 2 religious and memorial buildings, \$130,000; 76 residential projects including multi-family dwellings and one- and two-family dwellings, \$3,061,000 and 1 social and recreational project, \$60,000.

## PERSONAL AND TRADE NOTES.

**Herman M. Sohn**, architect, recently moved his office to the Winfield Building, 469 Fifth avenue.

**Harrie T. Lindeberg**, architect, 2 West 47th street, announces the opening of a branch office under the management of his associate, John F. Staub, in the Union National Bank Building, Houston, Texas.

**A. P. Sorice, Jr.**, 363 Fulton street, Jamaica, L. I., who was seriously injured in an automobile accident several weeks ago, has now completely recovered and has returned to his office and practice.

**Keiswetter & Hamburger**, architects, announce the removal of their offices from 722 Union avenue, the Bronx, to 186 Remsen street, Brooklyn.

**Landes Heating Company**, heating engineers and contractors, announce their removal from 22 East 105th street to 166 East 110th street.

**Guarantee Construction Co.**, engineers and contractors, 140 Cedar street, announces the retirement of its former vice-president, W. G. Hudson. No other change has been made in the organization of this company.

**John J. Crimmin** recently resigned as general superintendent of the Chas. R. Hedden Co., Newark, N. J., and has accepted a similar position with Kenneth Mackey & Co., Inc., general contractors, Yonkers, N. Y.

**J. Hunter McDonnell and Howard B. Peare** announce the establishment of a partnership for the general practice of architecture under the firm name of McDonnell & Peare, with offices in the Architects' Building, 101 Park avenue. This firm desires samples, catalogues and price lists of building materials and specialties.

**Jenkins Bros.**, valve manufacturers, recently gave the workmen in their plant at Bridgeport, Conn., the option of working forty-eight hours a week in the regulation six days or in five days. The men voted for the latter, which gives them two full days for recreation, Saturday and Sunday, each week. The plant commenced the new working schedule on May 22.

**Joseph G. Swallow**, superintendent of installation and inspection department of the United Electric Light & Power Company, was recently tendered a testimonial dinner at the New York Athletic Club by the staff council of the company.

Frank W. Smith, vice-president and general manager of the company, outlined Mr. Swallow's thirty-one years of loyal service with the company, and appreciative remarks were also made by other executives and heads of departments.

## Slag-Concrete Highway Mileage

According to a report issued in January, 1922, by the National Slag Association, there are in service in the United States 132 sections of slag-concrete highway, totaling 212.65 miles in length, with an area of 2,392,899 sq. yd. The largest amount of construction of this type has been performed in Ohio, where 44 sections of slag-concrete highway, with a length of 91.87 miles and an area of 760,312 sq. yd. are in service.

## Fostering Better Construction

As a part of a nation-wide campaign designed to foster the use of more permanent materials in building, the Copper and Brass Research Association has announced a contest for school children and others, offering cash prizes for the best photographs showing the relative durability of materials which go into the construction of American homes.

Some idea of the cost to this country of the practice of building for speculative profit rather than for use is evidenced by the result of a statistical study just completed by the Copper and Brass Association. The fire loss on the 21,000,000 American homes, insured as they are for a total of \$91,700,000,000, is about \$35,000,000 a year, based on figures for 1918 to 1920, inclusive. The rust bill, covering the renewal of sheet metal work, principally leaders and gutters, plumbing pipe, hardware, etc., is annually twenty times that sum.

The effort to show the public the wastefulness of the use of materials which need early and frequent replacement, is a part of the present intensive campaign of the Copper and Brass Companies of the country to increase the use of those metals in domestic consumption. The photographic contest is a part of that campaign.

Fourteen prizes ranging from \$150 to \$10 will be awarded for photographs of copper and brass objects of utility or ornamentation which to qualify must have been in use more than 35 years. Included are copper roofs, brass door knockers, old copper cooking utensils, brass plumbing pipe. Fourteen additional prizes of similar amounts are offered for the best photographs showing the results of using substitutes for copper and brass.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**Refractories Manufacturers' Association** will hold its annual convention at Atlantic City, June 28 and 29, inclusive. Headquarters will be at the Hotel Traymore.

**National Council of Lighting Fixture Manufacturers** will hold its midsummer convention at Cleveland, June 28 and 29 inclusive. The program for this meeting is now being arranged.

**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.

**American Institute of Electrical Engineers** will hold its annual convention at the Clifton Hotel, Niagara Falls, June 26 to 30, inclusive.

**American Society of Civil Engineers** will hold its spring meeting at the Hotel Wentworth, Portsmouth, N. H., June 21 and 22, inclusive.

**Associated Manufacturers of Electrical Supplies** will hold its annual convention at the Sussex and Essex Hotel, Spring Lake Beach, N. J., June 19 to 24, inclusive.

**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.

**New York Building Superintendents' Association** will hold its annual picnic and field day at Karatsony'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.

**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.



# CURRENT BUILDING OPERATIONS

LOCAL building conditions are greatly improved as compared with those of a few weeks ago when the common brick shortage was holding back considerable construction and other difficulties clouded the outlook for an active season. At present the atmosphere is cleared, supplies are adequate for all demands and labor affairs are slowly straightening out.

According to all accounts the recent general advance in building material prices seems to have halted. During the past week prices have become stabilized to a great extent and although levels are somewhat higher than they were early this spring the impression is general that the peak of the raise has been reached. Although there is every likelihood that prevailing levels will continue for some time building interests anticipate a gradual drop as the demand slacks off toward autumn.

**Common Brick**—During the past week activity in the New York wholesale market for Hudson River common brick settled into the usual mid-season routine, with brick selling as fast as it comes in. The demand is still as keen as it has been for the past month or six weeks, but larger supplies are now available and practically no work is either halted or even delayed because of inability to secure common brick. All doubts as to the ability of the producers to supply this commodity to the fulfillment of all requirements in the Metropolitan district have now been dispelled as the builders now realize that the manufacturers are exerting their utmost effort to satisfy the demand. Prices are holding very firmly to the \$20 a thousand level and there is little probability of a recession while keen competition continues for every cargo offered for sale in the market. Brick makers would feel far better about the future if they were able to get all of the fuel they require and not pay such excessively high prices for it. The speedy settlement of the coal strike would be of inestimable benefit to the brick-making industry at this time.

**Summary**—Transactions in the North River brick market for the week ending Thursday, June 15, 1922. Condition of market: Demand keen; prices firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 55; sales, 55. Distribution: Manhattan, 18; Bronx, 5; Brooklyn, 21; New Jersey points, 7; Astoria, 3; Flushing, 1.

**Lumber**—The demand for lumber products is steadily growing in intensity

and according to reliable statistics the mills now have on their books the greatest accumulation of unfilled orders the industry has known during the past four years. Wholesale lumber prices have been advancing steadily for the past four or five weeks with the upward trend particularly noticeable in soft woods. During the past week, however, the market has become stabilized to some extent and prices have held firm, but there is no indication of lower levels for some time to come, at least not while the unfilled orders are as heavy as at present.

**Structural Steel**—Although actual bookings have been light since the first of June there are numerous interesting projects in sight which are likely to be released within a week or so. This work involves both commercial and residential building projects in New York City and the total tonnage will amount to an important figure. Local contractors are generally pleased with both the current business and the outlook for the remainder of the year. The heavy recent demand has slowed down mill shipments to some extent.

## 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

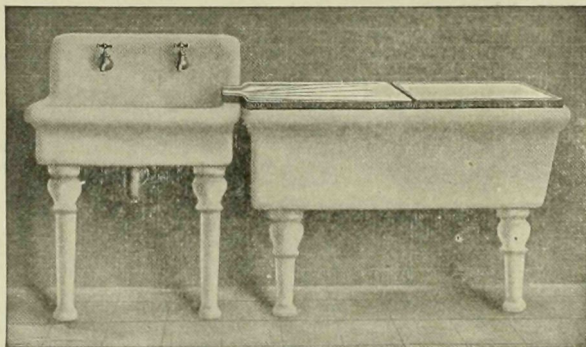
Finishing Plaster (320-lb barrel) ..... 5.35 per bbl

**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

**Cast Iron Pipe**—Manufacturers of cast iron pipe are well satisfied with the demand, although the current buying is largely confined to private interests rather than municipal orders. Several important public jobs are shortly to be released for bids and the bookings for this tonnage will add materially to the activity of the plants which are now practically all working on full time. As a rule the large Eastern plants are booked ahead for several months and the producers complain somewhat of their inability to obtain the right kind of

skilled labor. Prices are firm and unchanged with New York quotations as follows: 6 in. and larger, \$50.80 per net ton; 4 in. and 5 in., \$55.50; 3 in., \$65.80, with \$4 per ton extra for Class A and gas pipe.

**Electrical Supplies** — Practically no change of conditions has been reported in the electrical trade during the past week. Demand is quite brisk and the majority of the jobbers in the city are inclined to feel that business will continue at its present rate for several months to come as the great volume of active construc-

tion will keep the industry hustling to keep abreast of the requirements. Prices are well sustained in the electrical trade and wire prices are somewhat stiffer than they were due to the increased cost of copper. Stocks are generally in good shape and deliveries from manufacturers are prompt.

**Builders' Hardware**—Business is excellent and retailers report splendid sales in suburban districts where a large amount of small house building is in progress. The general trade situation is very encouraging, with practically all of the local jobbers enjoying an active demand and manufacturers operating their plants at capacity production. Prices are very firm and slight increases are anticipated due to the growing anxiety about the fuel situation and the increasing prices of metals.

**Nails**—Demand for nails is fairly brisk and the outlook for the dealers is promising. Building activity is now at the season's height and daily reports show excellent progress on new work. The plans in progress indicate a large volume of new construction to be released in the near future and although there are marked signs of an abatement of speculative construction from its prevailing intensity there is every likelihood that other projects will soon be started to more than make up for any decline in the volume of speculative operations. Prices are steady and unchanged.

**Roofing and Building Papers**—During the past few weeks the demand for these materials have been steadily increasing due to the large amount of new suburban construction. Prospects for a continuation of activity in this line are excellent. Stocks are adequate and prices are very firm, but no advances are anticipated at the present time.

**Window Glass**—The tone of the market is quite satisfactory with demand showing signs of improving as a result of the rapid progress being made on local building operations which were started early this spring. Stocks are well assorted and jobbers are in a position to fill all orders promptly. Prices are firm and unchanged.

**Linseed Oil**—The market is rather slack at present and the recent increase in buying seems to have been only a temporary spurt. Prices are somewhat easier than they have been and the trade opinion is that a firmer tone will only come about through increased demand. Local stocks are fair and jobbers are in a position to handle all business in prospect without difficulty.

## IN THE METROPOLITAN MARKETS

**Plaster Board**—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.  
 27x48x½ in. ....\$0.34 each  
 32x36x¼ in. .... 0.20 each  
 32x36x⅝ in. .... 0.22 each  
 32x36x½ in. .... 0.28 each

**Sand**—

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

**White Sand**—

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

**Broken Stone**—

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

**Building Stone**—

Indiana limestone, per cu. ft.....\$1.62  
 Kentucky limestone, per cu. ft..... 2.27  
 Briar Hill sandstone, per cu. ft..... 1.63  
 Gray Canyon sandstone, per cu. ft.... 1.65  
 Buff Wakeman, per cu. ft..... 1.90  
 Buff Mountain, per cu. ft..... 1.80  
 North River bluestone, per cu. ft.... 1.85  
 Seam face granite, per sq. ft..... 1.20  
 South Dover marble (promiscuous mill block), per cu. ft..... 2.25  
 White Vermont marble (sawed) New York, per cu. ft..... 3.00

**Structural Steel**—

Plain material at tidewater; cents per pound:  
 Beams and channels up to 14 in. ....1.98c. to —  
 Beams and channels over 14 in. ....1.98c. to —  
 Angles, 3x2 to 6x3.....1.98c. to —  
 Zees and tees.....1.98c. to —

**Lumber**—

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

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. \$0.88 to —  
 Less than 5 bbls..... 0.91 to —

**Turpentine**—

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



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We are BRICK SPECIALISTS. We do nothing else but make brick and ship brick. Consequently we are able to assure you absolute satisfaction on every order, whether large or small. FACE BRICK in Buffs, Reds, Ironspots, Browns and Mingled Effects. High grade FIRE CLAY. ENAMELED BRICK in White and Mottled Effects, first and second quality for interiors, exteriors and courts. Write or phone for immediate attention.

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## CONTEMPLATED CONSTRUCTION.

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

54TH ST.—Harry Allen Jacobs, 64 East 55th st, has been retained to prepare plans for alterations to the garage at 126 East 54th st, which is to be converted into a 6-sty brick apartment, 25x100 ft, for Gordon S. P. Kleeberg, 66 Broadway, owner. Cost \$70,000.

38TH ST.—Murgatroyd & Ogden, 369 Lexington av, have plans in progress for a 12-sty brick and steel apartment, with 7-sty tower, 100x125 ft, at 22 East 38th st, southeast corner of Madison av, for Allerton 38th Street Co., Inc., J. S. Cushman, president, 369 Lexington av, owner and builder. Cost \$1,000,000. Steam engineer, Jaros & Baum, 116 West 39th st. Architect will take bids about July 1.

#### CHURCHES.

OLD BROADWAY.—Meisner & Uffner, 501 East Tremont av, have completed plans for a 2-sty brick and limestone synagogue, 25x100 ft, at 13-15 Old Broadway for Congregation of Chevra Talmud Torah Anschei Marovi, owner, care of architect. Cost, \$40,000.

SEAMAN AV.—Delancey Robinson, care of C. P. H. Gilbert, 1 Madison av, has plans in progress for a parish house at the southwest corner of Seaman av and Cummings st for N. Y. Diocese Protestant Episcopal Church of the Redeemer, C. A. Woodward, pastor, 154 Vermilyea av, owner. Cost, \$50,000.

#### HOTELS.

52D ST.—Geo. F. Pelham, 200 West 72d st, has plans nearing completion for a 15-sty brick and steel apartment hotel, 90x100 ft, at 114 East 52d st for Syndicate, Wm. L. O'Connell, 200 West 72d st, owner and builder. Cost, \$1,-

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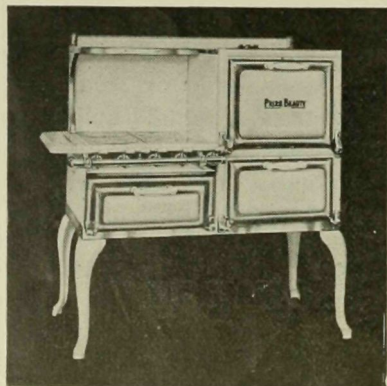
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500,000. Owner will soon take bids on separate contracts.

#### SCHOOLS AND COLLEGES.

97TH ST.—Francis J. Murphy, 405 Lexington av, and Lewis Hornum, 405 Lexington av, have completed preliminary plans for a 4-sty and basement terra cotta, brick, steel and reinforced concrete parochial school, 75x100 ft, at 116-118-120 East 97th st for St. Francis De Sales, Rev. P. J. Hayes, Bishop, 135 East 96th st, owner. Cost, \$150,000. Architect will take bids on general contract about June 20.

#### STORES, OFFICES AND LOFTS.

34TH ST.—Zipkes Wolff & Kudroff, 432 4th av, have plans in progress for alterations to the 5-sty brick store and office building, 25x80 ft, with loft, at 142 West 34th st, for Morris Glaser, 1123 Broadway, owner. Cost \$50,000. Architect will take bids on general contract about June 23.

5TH AV.—Starrett & Van Vleck, 8 West 40th st, have plans in progress for a 9-sty brick and limestone department store building, 159x208 ft, at the southeast corner of 5th av and 50th st, through to 49th st, for Saks & Co., Isadore Saks, president, Broadway and 33rd st, owner. Cost \$2,000,000. Electrical engineer, Chas. E. Knox, 101 Park av.

VARICK ST.—M. Glick, 499 East 176th st, has plans nearing completion for a 2-sty and basement brick store and showroom building, 57x34 ft, in the east side of Varick st, from Downing to West Houston st, for Fialber Realty Co., B. Gruskin, president, 1978 University av, owner and builder. Cost \$75,000.

#### MISCELLANEOUS.

15TH ST.—Henry O. Chapman, 334 5th av, has plans in progress for a 9-sty brick publishing building, 60x103 ft, at 147-151 West 15th st for Street & Smith, 79 7th av, owner. Architect will take bids on general contract about June 30.

27TH ST.—E. M. Van Orden, 130 East 15th st, has completed plans for a 1-sty brick electric sub station, 24x53 ft, at 454 West 27th st, for New York Edison Co., Nicholas F. Brady, president, 130 East 15th st, owner. Cost \$25,-000.

184TH ST.—McKenzie, Voorhees & Gmelin, 434 Madison av, have plans nearing completion for a 3-sty brick telephone exchange, 116x238 ft, in the north side of 184th st, Tiebout to Valentine av, for N. Y. Telephone Co., H. F. Turner, president, 15 Dey st, owner. Cost \$500,-000. Excavating, Godwin Construction Co., 130 East 44th st.

### Bronx

#### CHURCHES.

BAINBRIDGE AV.—Jos. Hudnut, 51 West 10th st, has preliminary plans in progress for a 1-sty and basement brick parish house, 50x75 ft, on the east side of Bainbridge av, 100 ft north of Fordham rd, for Fordham M. E. Church, Rev. Arthur Thompson, pastor, Marion av and Fordham rd, owner. Cost, \$60,000. Architect will probably take bids about August 1.

#### STABLES AND GARAGES.

BRONX BLVD.—Plans have been prepared privately for an extension to the 2-sty brick, steel and reinforced concrete garage, 50x120 ft, at 3240 Bronx Blvd, for General Baking Co., Wm. Deiningner, president, 342 Madison av, owner. Cost \$50,000.

WATERBURY AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick garage, 100x83 ft, on the west side of Waterbury av, 342 ft east of Havemeyer av, for Magdalena Rohe, 1306 Havemeyer av, owner.

#### STORES, OFFICES AND LOFTS.

CAULDWELL AV.—Wm. Koppe, 231 Waterbury av, has plans in progress for a 5-sty brick apartment, 100x87 ft, with stores, on the west side of Cauldwell av, 375 ft north of 149th st, for St. Mary's Park Realty & Construction Co., Mayer Stern, president, owner, on premises. Cost, \$300,000. Owner will take bids on separate contracts about September 1.

178TH ST.—Wm. Koppe, 2310 Waterbury av, has plans in progress for a 6-sty brick and stone house of irregular dimensions, with stores,

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on the block bounded by 178th st, Marmion av, 149th st and Southern bld, for owner, to be announced later. Owner will take bids on separate contracts about August 1.

#### MISCELLANEOUS.

FORDHAM RD.—Joseph Hudnut, 51 West 10th st, has been retained to prepare plans for a brick social building, 38x65 ft, at Fordham rd and Marion av for Fordham M. E. Church, owner, on premises. Cost, \$50,000. Architect will take bids on general contract about July 1.

### Brooklyn CHURCHES.

4TH AV.—Koch & Wagner, 32 Court st, have been retained to prepare plans for a 2-sty brick church, 51x90 ft, with parsonage, 50x19 ft, at the northeast corner of 4th and Ovington avs for Bethlehem Evangelical Lutheran Church, Rev. A. W. J. Herbert, pastor, 654 54th st, owner. Cost, \$85,000.

PENNSYLVANIA AV.—Edw. M. Adelsohn, 1778 Pitkin av, has plans nearing completion for an addition to the 2-sty brick synagogue, 50x100 ft, at 274-6 Pennsylvania av for Congregation Sons of Joseph, Samuel Horowitz, president, 144 Pennsylvania av, owner. Cost, \$40,000.

#### DWELLINGS.

24TH ST.—Seelig & Finkelstein, 44 Court st, have plans in progress for a 2-sty frame dwelling, 22x58 ft, in the east side of East 24th st, 250 ft north of Ave K, for Morris & Max Weinstein, 44 Court st, owner. Cost \$30,000.

#### FACTORIES AND WAREHOUSES.

DUFFIELD ST.—Henry O. Chapman, 334 5th av, Manhattan, has completed plans for alterations to the 7-sty brick factory and loft building in the east side of Duffield st, 100 ft south of Willoughby av, for Towns & James, 219 Duffield st, owner. Cost, \$90,000. Architect will take bids on general contract about June 26.

60TH ST.—Alfred A. Berube, 220 West 42d st, Manhattan, has completed plans for a 1-sty brick factory, 40x60 ft, with offices, in 60th st, between 15th and 16th avs, for City Iron Works, 44 West 38th st, owner.

#### STABLES AND GARAGES

PITKINS AV.—Kaufman & Levine, 469 7th av, Manhattan, have plans in progress for a 1-sty and basement brick garage, 100x100 ft, at the southeast corner of Pitkins av and Alabama av, for Ledean Construction Co., owner and builder, care of architect. Cost \$25,000.

### Queens

#### CHURCHES.

JAMAICA, L. I.—Joseph Hudnut, 51 West 10th st, Manhattan, has plans in progress for a 2-sty brick church, 50x150 ft, on Clinton av, Jamaica, for Methodist Episcopal Church, Rev. P. E. Shoemaker, 34 Clinton av, Jamaica, owner. Cost, \$250,000. Architect will take bids on general contract about July 1.

#### DWELLINGS.

FLUSHING, L. I.—A. Marinelli, 15 N. Jackson av, Corona, has plans in progress for a 2-sty frame and stucco dwelling, on plot 40x100 ft, on Sanford av, Flushing, for M. Grot, 38 Mickels st, Corona, owner and builder. Cost, \$14,000.

JAMAICA, L. I.—Plans have been prepared privately for a 1-sty frame dwelling, 24x35 ft, on the east side of Forman av, 140 ft south of Mattawa av, Jamaica, for Hjalmar Syren, 324 East 35th st, Manhattan, owner. Cost, \$6,000.

SPRINGFIELD GARDENS, L. I.—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for a 2-sty frame and shingle dwelling, 22x28 ft, at Morse and Rural avs, Springfield Gardens North, for Oscar Dahlgren, Springfield, owner and builder. Cost, \$7,000.

UNION COURSE, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for a

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2-sty frame dwelling, 18x55 ft, on the south side of 90th av, 400 ft east of 80th st, Union Course, for Mary Schmidt and Mary Muller, 90th av, corner 80th st, Union Course, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—A. E. Richardson, 154 Amity st, Flushing, has completed plans for a frame dwelling on plot 40x100 ft, in the west side of Larch st, 175 ft south of Jamaica av, Flushing, for Peter De Ceso, 79 Sinclair av, Flushing, owner and builder. Cost \$8,000. Owner will take bids on separate contracts.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Wm. Higginson, 15 Park Row, Manhattan, has preliminary plans in progress for a 5½-sty reinforced concrete warehouse, 200x600 ft, on the square block Anable and Nelson avs and Mount and School sts, Long Island City, for James Butler, 390 Washington av, Manhattan, owner.

WOODSIDE, L. I.—Walter Kidde & Co., 140 Cedar st, Manhattan, have completed plans for a 1 and 2-sty concrete factory, 150x250 ft, at Woodside, for Latham Lithographing Co., H. Davis in charge, 33 West 42nd st, Manhattan, owner.

#### HOTELS.

LONG BEACH, L. I.—Jos. P. Powers, Ham-mels, has plans in progress for a 5-sty limestone hotel, 100x150 ft, with stores, at Board-walk and Laurelton av, Long Beach, for Jacob Lifschotz, Ocean Crest Hotel, Alexandria av, Arverne, owner. Cost \$300,000. Architect will take bids.

#### SCHOOLS AND COLLEGES.

FREEPORT, L. I.—William Adams, 15 West 38th st, Manhattan, has been retained to prepare plans for a 3-sty brick high school in Pine st, Freeport, for Board of Education of Freeport, J. M. Harrington, president, Freeport, owner. Cost, \$600,000.

#### Westchester

##### DWELLINGS.

YONKERS, N. Y.—Jos. Blazheim, 18 Buena Vista av, Yonkers, has completed plans for a 2-sty frame dwelling, 50x75 ft, irregular, with garage, at 152-154 Yonkers av, Yonkers, for Chas. Gombaty, 81 Buena Vista av, Yonkers, owner and builder. Cost, \$15,000.

YONKERS, N. Y.—G. Howard Chamberlain, 18 So. Broadway, Yonkers, has completed plans for two 2½-sty frame and stucco dwellings, 28x28 ft, at 88-92 Belvedere av, Yonkers, for M. J. Hays, 514 So. Broadway, Yonkers, owner and builder. Total cost, \$22,000.

YONKERS, N. Y.—B. Hustace Simonson, 41 West 10th st, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 39x34 ft, at 9 Rockland av, Yonkers, for Kathleen G. Walsh, 10 Elinor pl, Yonkers, owner. Cost, \$15,000.

NEW ROCHELLE, N. Y.—L. M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2-sty frame and half timber dwelling, 35x32 ft, on Minyahe av, New Rochelle, for Albe-marle Gardens Holding Co., 442 So. 4th av, Mt. Vernon, owner and builder. Cost, \$10,000.

NEW ROCHELLE, N. Y.—E. N. Mac Collin, 339 Huguenot st, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 56x20 ft, on Paine av, New Rochelle, for C. J. Dunlap, 46 Lawton st, New Rochelle, owner and builder. Cost, \$15,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 30x26 ft, in Fern st, New Rochelle, for A. Johnson, 76 Carlton terrace, New Rochelle, owner and builder. Cost, \$8,000.

NEW ROCHELLE, N. Y.—E. J. Klaes, 56 Morris st, New Rochelle, has completed plans for a 2½-sty brick and frame dwelling, 25x33 ft, on Plain av, New Rochelle, for M. Hart, owner and builder, care of architect. Cost \$30,000.

#### SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Chamberlain & Fairbrook, 18 So. Broadway, Yonkers, have plans in progress for a brick high school at Park av, Summit pl, Convent pl and Shonnard terrace, Yonkers, for Board of Education of Yonkers, Benj. Stilwell, superintendent of schools, So. Broadway, Yonkers, owner. Cost, \$500,000. Owner will take bids on general contract about June 26.

#### MISCELLANEOUS.

YONKERS, N. Y.—J. G. White Engineering Co., 43 Exchange pl, Manhattan, has been retained to prepare plans for a brick and concrete biological laboratory at Graystone, Yonkers, for Col. W. B. Thompson, owner, on premises. Cost, \$500,000.

NEW ROCHELLE, N. Y.—Fred E. Winter, 236 Huguenot st, New Rochelle, has plans in progress for a 2-sty brick and limestone fire house, 40x60 ft, on Webster av, New Rochelle, for City of New Rochelle, Board of Fire Commissioners, New Rochelle, owner. Cost \$25,000.

#### New Jersey

##### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Romolo Botelli, 207 Market st, Newark, has completed plans for a 4-sty and basement brick and limestone apartment, 100x116 ft, at 279-285 Mt. Prospect av, Newark, for Louis Koppelon, 208 Hillside av, Newark, owner and builder. Cost, \$125,000.

ASBURY PARK, N. J.—Stanley & Wheeler,

Union Bldg., Newark, have plans nearing completion for a 3-sty and basement hollow tile and stucco dwelling, 50x100 ft, on 2d av, west of Kingsley st, Asbury Park, for Jersey Building Co., Frank McCann, president, Plum Point lane, Newark, owner.

MONTCLAIR, N. J.—Geo. W. Backoff, 40 Park pl, Newark, has completed plans for a 4-sty and basement common and front brick and limestone apartment, 83x95 ft, at the southeast corner of Gates av and Union st, Montclair, for J. Garodnick and Samuel Kobrin, 660 South 18th st, Newark, owner and builder. Cost, \$90,000.

#### CHURCHES.

GLEN ROCK, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has completed plans for a 1-sty terra cotta block and stucco church, of irregular dimensions, at Glen Rock for Glen Rock Community Church, Glen Rock, owner. Cost, \$60,000. Architect will soon take bids on general contract.

TEANECK, N. J.—Jos. Hudnut, 51 West 10th st, Manhattan, has plans in progress for a 2-sty rubble masonry church, 50x80 ft, on Fort Lee rd, near Queen Anns rd, Teaneck, for Methodist Episcopal Church, Mr. Floyd Farrant, chairman building committee, Queen Anns rd and trolley line, Bogota, owner. Cost, \$50,000. Architect will take bids on general contract about July 1.

UPPER RIDGEWOOD, N. J.—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has plans in progress for a 1-sty frame St. Elizabeth's Chapel, 36x80 ft, at Upper Ridgewood for St. Bartholomew's Church, Ridgewood, owner. Architect will soon take bids on general contract.

#### DWELLINGS.

SOUTH ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, East Orange, has plans in progress for a 2½-sty frame dwelling, 26x42 ft, at South Orange for C. C. Baldwin, Firemen's Bldg., Newark, owner and builder. Cost, \$16,000.

WEST HOBOKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, has plans nearing completion for a 2½-sty brick dwelling, 25x40 ft, in High st, near Bergenline av, West Hoboken, for P. Barbano, Palisade, near North av, Jersey City, owner. Cost, \$20,000.

#### HALLS AND CLUBS.

ASBURY PARK, N. J.—Wm. Neumann, Lerner Bldg., Hudson blvd, Jersey City, has plans nearing completion for alterations and an addition to the 4-sty brick club house, 25x100 ft, on Munroe av, Asbury Park, for Asbury Park Lodge, B. P. O. Elks, George J. Daley, chairman building committee, Munroe av, Asbury Park, owner. Cost, \$150,000.

### CONTRACTS AWARDED.

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

#### BANKS.

UNION HILL, N. J.—John Lowry, Jr., 171 Madison av, Manhattan, has the general contract for alterations and an addition to the brick, limestone and terra cotta bank, 40x40 ft, on Bergenline av, Union Hill, for Weehawken Trust Co., G. H. C. Jagels, president, Union Hill, owner, from plans by Crow, Lewis & Wick, 200 5th av, Manhattan, architects.

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## CHURCHES.

MANHATTAN.—Wm. Crawford, 5-7 East 42d st., has the general contract for alterations to the 3-sty brick synagogue, 100x160 ft., at 521 5th av for Emanuel Congregation of City of New York, Louis Marshall, president, 521 5th av, owner, from plans by Harry Allen Jacobs, 64 East 55th st, architect. Cost, \$30,000.

RIDGEWOOD, N. J.—Wm. L. Platt Construction Co., 152 Market st., Paterson, has the general contract for a 2½-sty brick, hollow tile and stucco rectory, 45x54 ft., at Prospect, Hudson and Passaic sts., Ridgewood, for St. Mary's R. C. Church, Rev. E. F. Kirk, pastor, Ridgewood, owner, from plans by Wm. T. Fanning, 5 Colt st., Paterson, architect. Cost, \$30,000. Carpenter work, Van Hoff Bros., 89 Brown av., Paterson. Heating, plumbing and roofing, Wm. H. Moore, 278 West Ridgewood av., Ridgewood. Electric wiring, C. A. Burnett, 6 No. Broad st., Ridgewood.

## DWELLINGS.

MANHATTAN.—Tilden & Herzig, 350 Madison av., have the general contract for a 2½-sty brick and terra cotta dwelling, 32x36 ft., in Riverdale Section, for Mrs. H. L. Taylor, owner, care of architect, from plans by Dwight James Baum, Spuyten Duyvil Parkway and Waldo av., architect. Cost \$20,000.

DOUGLASSON, L. I.—Raymond D. Ritchie, 10 East 43d st., Manhattan, has the general contract for a 3-sty face brick dwelling, 58x73 ft., irregular, with garage, at Douglasson for James L. Wilhoit, Douglasson, owner, from plans by

Frank J. Foster, 33 West 42d st., Manhattan, architect. Cost, \$45,000.

NEW ROCHELLE, N. Y.—Baltz Bros., 31 North av., New Rochelle, have the general contract for a 2½-sty frame and stucco dwelling, 30x22 ft., on Rockland terrace, New Rochelle, for J. K. Huntington, Rochelle Heights, New Rochelle, owner, from plans prepared privately. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Barnet & Hynes, Bayard st., New Rochelle, have the general contract for a 2½-sty brick veneer dwelling, 30x30 ft., on Albert pl., New Rochelle, for D. Gaiardi, Mayflower av., New Rochelle, owner, from plans by O. A. Summo, 280 Huguenot st., New Rochelle, architect. Cost, \$12,000.

BRONXVILLE, N. Y.—Oliver M. Oake, Bronxville, has the general contract for two 2½-sty stucco on frame dwellings, 20x45 ft., on Kensington rd., Bronxville, for Mrs. Pressley Bissland, Bronxville, owner, from plans by P. V. Stout, 138 East 44th st., Manhattan, architect. Cost, \$12,000 each.

YONKERS, N. Y.—Peter A. Sarubbi, 5 Getty sq., Yonkers, has the general contract for a 2½-sty face brick and limestone dwelling, 32x50 ft., with garage, at 205-209 Valentine lane, Yonkers, for Max Fleisher, 74 Ellicott av., Yonkers, owner, from plans by W. P. Katz, 2 Hudson st., Yonkers, architect. Cost, \$25,000.

TARRYTOWN, N. Y.—W. S. Fitzrandolph, 1328 Broadway, Manhattan, has the general contract for alterations and an addition to a 2½-sty brick dwelling, 50x100 ft., at Tarrytown

for Harold M. Lehman, Esq., 16 William st., Manhattan, owner, from plans by Frank Eaton Newman, 120 West 40th st., Manhattan, architect. Cost, \$50,000.

WEST ORANGE, N. J.—Lithgow Co., 79 King st., Manhattan, has the general contract for a 2½-sty brick dwelling, 36x84 ft., with garage, at West Orange for Stephen E. Kelsey, care Title Guaranty & Trust Co., 176 Broadway, Manhattan, owner, from plans by Hollingsworth & Bragdon, 17 West 45th st., Manhattan, architects. Cost, \$30,000.

## FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—The Foundation Co., 120 Liberty st., Manhattan, has the general contract for a 6-sty reinforced concrete warehouse, 120x140 ft., at Van Dam and Nott avs., L. I. City, for Whitaker-Glessner Co., 16 Desbrosses st., Manhattan, owner, from plans by Wm. Higginson, 15 Park Row, Manhattan, architect. Elevator, Otis Elevator Co., 11th av. and 26th st., Manhattan.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av., Manhattan, has the general contract for a 2-sty brick storage building, 58x100 ft., at the northeast corner of Finlay and Concourse sts for N. Y. Dock Co., Robt. Hoppen, Jr., 44 Whitehall st., Manhattan, owner, from plans prepared privately. Cost, \$45,000.

NEWARK, N. J.—P. J. Carlin Construction Co., Grand Central Terminal, Manhattan, has the general contract for four buildings 60 ft high, reinforced concrete construction, a factory and warehouses, 400x350 ft., at Prelinghuyzen av and Virginia sts, Newark, for Orbis Products Trading Co., M. Beling, in charge, 215 Spruce st., Manhattan, owner, from plans by Samuel Kent, architect, care of general contractor.

## HALLS AND CLUBS.

MANHATTAN.—John McKeefrey, 1416 Broadway, has the general contract for a 5-sty brick club house, 25x94 ft., at 502-510 West 41st st for R. C. Church of Raphael, Rev. Michael J. Duffy, rector, 504-510 West 41st st, owner, from plans by Geo. H. Streeter, 158 West 35th st, architect. Cost, \$60,000.

## HOSPITALS.

PEEKSKILL, N. Y.—The Vought Construction Co., Inc., 131 East 44th st., Manhattan, have the general contract for an addition to the 3-sty brick and terra cotta hospital building, 38x68 ft., on South st., Peekskill, for Peekskill Hospital, L. F. Crumb in charge, Savings Bank Building, Peekskill, owner, from plans by Thomas W. Lamb, 644 8th av., Manhattan, architect. Cost \$150,000.

## SCHOOLS AND COLLEGES.

CHATHAM, N. J.—H. H. Vought Construction Co., 133 East 44th st., Manhattan, has the general contract for a 2-sty and basement brick high school, approximately 100x60 ft., at Conover Track, Chatham, for Board of Education of Chatham, G. D. Richards, 150 Nassau st., Manhattan, owner, from plans by Rasmussen & Wayland, 252 West 46th st., Manhattan, architects. Heating, Fred P. Merkel, 131 So. 12th st., Newark. Plumbing, Frank Vanderweg, Roselle Park.

## STABLES AND GARAGES.

MANHATTAN.—Dinney New Garden Co., 18 West 42nd st., has the general contract for a 1-sty brick garage, 100x100 ft., at 656-672 11th av., 559 West 48th st., for the Dunellen Construction Co., John Pell, president, 302 West 23rd st., owner, from plans by Geo. M. McCabe, 96 5th av., architect. Cost \$20,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—T. C. Desmond Co., 26 Beaver st., has the general contract for a 20-sty brick, terra cotta and granite office building, 80x200 ft., on the east side of Park av., 46th to 47th sts., rear of Grand Central Palace, for Merchants and Manufacturers Exchange of New York, 460 Lexington av., owner, from plans by Warren & Wetmore, 116 East 47th st., architects. Cost \$2,500,000.

MANHATTAN.—Todd, Robertson & Todd, 347 Madison av., Manhattan, have plans in progress for a 13-sty brick and stone store and office building, with show rooms, 100x215 ft., at the northeast corner of Madison av. and 46th st. for 375 Madison Avenue, Inc., Robt. C. Knapp, president, 681 5th av., owner, from plans by Cross & Cross, 681 5th av., architects. Cost, \$1,000,000.

HICKSVILLE, L. I.—Niewenhou Co., Inc., Park to Courtlandt avs., at 161st st., Manhattan, have the general contract for an addition to a 2-sty and basement department store at Hicksville for Henry F. Huettner, Hicksville, owner.

## MISCELLANEOUS.

BROOKLYN.—Peter Guthy, 852 Monroe st., has the general contract for a 1-sty brick distributing station, 68x100 ft., in 63d st., 130 ft. east of 16th av., for Dugan Bros., 287 Broadway, owner, from plans by Henry Holder, 242 Franklin av., architect. Cost, \$20,000.

BRIDGEHAMPTON, L. I.—A. W. Topping, Main st., Bridgehampton, has the general contract for a 2-sty frame community building, 26x72, 42x82 ft., at Main and School sts., Bridgehampton, for Community Association, J. T. Adams, chairman of board, Jobs lane, Bridgehampton, owner, from plans by Benj. V. White, 29 West 34th st., Manhattan, architect. Cost, \$45,000.

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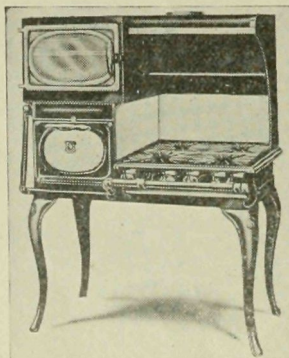
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### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

38TH ST, 14-22 E, 19-sty bk apartment, 98x125, tile rf; \$1,000,000; (o) Allerton 38th St. Co., Inc., 369 Lexington av; (a) Murgatroyd & Ogden, 369 Lexington av (346).

5TH AV, 1160-63, 6-sty bk apts, 90x200, tar & slag rf; \$500,000; (o) Dayfield Realty Corp., 50 E 42; (a) Fred F. French Co., 299 Madison av (331).

#### CLUBS.

41ST ST, 510 W, 4-sty bk club house, 25x90, slag roof; \$60,000; (o) The R. C. Church of St. Raphael, 502 to 510 W. 41 st; (a) Geo. H. Streeton, 158 W 35 st (340).

#### DWELLINGS.

FORT CHARLES PL, 43, 2-sty frame dwg, 18x24, shingle rf; \$6,200; (o) Patk. Kelly, 301 W 52d st; (a) Stanton Habersham, G. C. Terminal (347).

#### FACTORIES AND WAREHOUSES.

34TH ST, 513-19 W, 2-sty bk factory, 25x95, tar and gravel rf; \$10,000; (o) Benj. Fox's Sons, 511 W 34 st; (a) John H. Kimbel, 305 W 43 st (343).

68TH ST, 426 E, 1-sty bk store house, 25x50, slag rf; \$5,000; (o) Jas. Reilly, 57 E 95 st, Frank D'Aquila, 409 E 63 st; (a) Fred W. Morton (338).

145TH ST, 238 W, 1-sty metal store and auto storage, 16x22, metal rf; \$400; (o) Fitzroy Realty Corp., 33 W 42d st; (a) Maurice Silverstein, 145 W 41st st (349).

#### STABLES AND GARAGES.

NICHOLS PL, 39-49, 1-sty fr barn, 26x16, asphalt roll roof; \$850; (o) Minosuke Yamaguchi, 152-162 Payson av; (a) J. Tomimaga, 73 Hamilton ter (332).

49TH ST, n s, 60 e Beekman pl; 51ST ST, s s, 150 e Beekman pl, 1-sty bk garage office, 100x460, plastic slate roof; \$100,000; (o) The Beekman Est., Inc., 7 E 42; (a) John J. Dunnigan, 394 E 150; (assoc a) John De Hart, 1039 Fox st, Bronx (332).

133D ST, 635-49 W, 48 1-sty metal garages, 10 x18, 18x44, 20x42, metal roof; \$7,600; (o) Ashley & Ashley, 351 W 86; (a) P. P. (337).

#### STORES, OFFICES AND LOFTS.

VARICK ST, 206, 2-sty bk stores and restaurant, 57x33, roof not spec; \$20,000; (o) Fialbar Realty Corp., 1987 University av; (a) M. Ghick, 499 E 176 st (345).

STATE ST, 6, 7-sty bk office bldg, 26x104, slag rf; \$110,000; (o) South Ferry Realty Co., 115 Bway; (a) Schneider & Werther, 507 5 av (341).

30TH ST, 260 W, 12-sty bk stores, offices and cold storage, 83x100, slate and tile rf; \$700,000; (o) 8th Ave. & 30th St. Corp., 670 5th av; (a) Cross & Cross, 681 5th av (348).

46TH ST, 148-150 W, 7-sty bk stores, showrooms and offices, 30x100, plastic slate rf; \$30,000; (o) Chas. Geoly, 110 W 46 st; (a) Sam'l. Cohen, 32 Union sq (344).

BWAY, 1431, 12-sty bk stores, lofts and offices, 47x82, tar and gravel rf; \$185,000; (o)

Alurion Realty Corp., 32 Liberty st; (a) F. B. & A. Ware, 1170 Bway (339).

MADISON AV, 1150-1168, 15-sty bk restaurant str & apts, 204x220, tile roof; \$2,000,000; (o) 12 E 86th St. Corp., 141 W 73; (a) Schwartz & Gross, 347 5 av (334).

11 AV, 798-804, 6-sty bk auto sales and service rooms, 200x100, compos. or tile rf; \$400,000; (o) Argonaut Service Corp., 1762-4 Bway; (a) Albert Kahn, Marquette Bldg., Detroit, Mich. (342).

#### MISCELLANEOUS.

27TH ST, 454 E, 1-sty bk sub stations, 24x53, asphalt & slag rf; \$25,000; (o) The N. Y. Edison Co., 130 E 15; (ce) Ernest M. Van Norden, 130 E 15 (336).

56TH ST, 640-90 W; 12TH AV, 788-94, 2 bldgs, 1 & 2-sty bk housing station & destructor plant, 212x100 & 200x100, pitch & felt roof; \$577,000 total; (o) City of N. Y., Dept. Plants & Structures, 18th floor, Municipal bldg; (o) P P (330).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

FAILE ST, s e c Aldus st, 6-sty bk tnt, 100x90, slag rf; \$180,000; (o) Homeric Const. Co., Inc., Philip Stein, 370 E 149 st, president; (a) Chas. Kreymborg, 2534 Marion av (1761).

BRYANT AV, s w c Aldus st, 6-sty bk tnt, 100x90, slag rf; \$180,000; (o) Homeric Const. Co., Inc., Philip Stein, 370 E 149 st, president; (a) Chas. Kreymborg, 2534 Marion av (1760).

#### DWELLINGS.

KNOX PL, w s, 158.01 n Mosholu av, 2-sty and attic fr dwg, 21x50.8, asphalt shingle rf; \$12,000; (o) Patrick Gilchrist, 2675 Bainbridge av; (a) Geo. F. Spellman, 2550 Briggs av (1759).

OSMAN PL, w s, 100 s Cranford av, 2-sty fr dwg, 25x28, asphalt shingle rf; \$7,500; (o) Anna D. Fitz, 1115 Clay av; (a) Cranford Const. Co., 233 st and White Plains av (1752).

CLAFLIN AV, w s, 39.5 s 195 st, 2-sty fr dwg, 29x42, shingle rf; \$12,000; (o) Albert Weiss, 101 E 84 st; (a) Louis Kaysser, 2846 Claffin av (1758).

CROSBY AV, e s, 103.7 n Coddington av, 3-sty fr dwg, 18x42, shingle rf; \$4,000; (o) Wm. McCleery, 333 4 av; (a) Henry J. Nemer, 1215 Ogen av (1764).

FULLER ST, e s, 125 n Zerega av, 2-sty fr dwg, 21x38, rubberoid rf; \$6,000; (o) Alfred Ills, 1732 Zerega av; (a) F. R. Nicosia, 423 E 114 st (1762).

NEWTON AV, w s, 216-79 n 256 st, 2 1/2-sty fr dwg, 22x32, shingle rf; \$5,000; (o) Catherine Gaynor, 501 W 174 st (a) S. J. Kodak, 253 Lee av, Yonkers (1770).

NEWTON AV, w s, 181.79 n 256 st, 2 1/2-sty fr dwg, 22x32, shingle rf; \$5,500; (o) Augusta S. Brown, 5612 Newton av; (a) S. J. Kodak, 253 Lee av, Yonkers (1769).

NORTH OAK DRIVE, n e c Holland av, 2-sty fr dwg, 32x43, shingle rf; \$10,000; (o) Simira Maseia, 3216 Cruger av; (a) Lucian Pisciotta, 3011 Barnes av (1771).

PARK AV, e s, 50 s 187 st, 2-sty bk dwg, 19x52, slag rf; \$8,000; (o) Minnie Gunther, 4656 Park av; (a) Chas. S. Clark, 441 Tremont av (1767).

PAULDING AV, e s, 200 s Duncan av, 2-sty fr dwg, 36x25 1/2, asphalt shingle rf; \$6,500; (o & a) Peter D. Girolomo, 3013 Olinville av (1751).

VINCENT AV, e s, 100 n Randall av, 1-sty fr dwg, 21x30, shingle rf; \$3,000; (o & a) Bromslaw Kissel, 719 Courtlandt av (1763).

#### STORES AND DWELLINGS.

BRONXWOOD AV, n w c Burke av, 2-sty bk str and dwg, 25x56, slag rf; \$8,000; (o) Paul P'cone, 442 E 9 st; (a) Chas. S. Clark, 441 E Tremont av (1765).

#### STORES, OFFICES AND LOFTS.

156 ST, n w c Trinity av, 1-sty bk store, 100.6x90, plastic slate rf; \$25,000; (o) Sandman Holding Corp., Morris Maran, 277 Bway, president; (a) Loranz F. J. Weiher, 271 W 125 st (1768).

DYER AV, s e c 233 st, 1-sty bk stores, 104.7x109.1, slag rf; \$6,000; (o) Ivan Realty Co., E. J. Alexander, 240 Mt. Hope pl, president; (a) Chas. S. Clark, 441 Tremont av (1766).

#### STORES AND TENEMENTS.

KINGSBRIDGE RD, w s, 202.4 s 192 st, 2-sty bk store and tnt, 75x70, slag rf; \$35,000; (o) D'Angelo Contracting Co., Michael D'Angelo, 749 E 216 st; (a) J. M. Felson, 1133 Bway (1756).

#### MISCELLANEOUS.

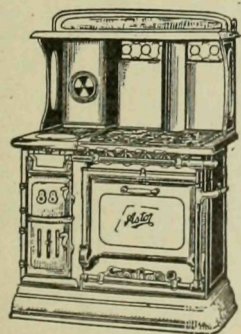
KEPPLER AV, n e c 236 st, 2 1/2-sty hollow tile, 32x35, asbestos shingle rf; \$9,000; (o) Jes Zachaizowsky, 765 Courtlandt av; (a) Ant'n Pirner, 2069 Westchester av (1754).

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ZEREGA AV, e s, 57 s Butler pl, 1-sty bk foundation, 21x65, rubberoid rf; \$6,000; (o) Brochart Roofing Co., David Brochart, 2008 Bathgate av, president; (a) B. Ebeling, 1372 Zerega av (1755).

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

LINCOLN PL, 301-11, n s, 275 e Underhill av, 4-sty bk tnt, 100x83.2; \$125,000; (o) Wisconsin Realty Co., Inc., 330 Wyona; (a) McCarthy & Kelly, 16 Court (4029).

PLAZA ST, 68, n e c St. Johns pl, 4-sty bk tnt, 118.4x20; \$42,000; (o) The Pelhambrook Holding Co., Inc., 16 W 72d; (a) Chas. E. T. Dieterlen, 15 W 38th, Manhattan (4201).

ST. JOHNS PL, 1463-75, n s, 300 e Utica av, 2-4-sty bk tnt, 75x104; \$200,000; (o) S. & K. Const. Co., Inc., 482 Monroe; (a) Gronenberg & Leuchtig, 450 4 av, Manhattan (3526).

ST. JOHNS PL, 1477-83, n s, 450 e Utica av, 4-sty bk str & tnt, 75x98; \$100,000; (o) S. & K. Const. Co., Inc., 482 Monroe; (a) Gronenberg & Leuchtig, 450 4 av, Manhattan (3527).

E 23D ST, 401-11, s e c Ditmas av, 4-sty bk tnt, 113x irreg; \$100,000; (o) Deisen Bldg. Corp., 2002 Douglass; (a) Shampan & Shampan, 50 Court (3406).

W 24TH ST, 2948-50, w s, 294.11 n Surf av, 4-sty bk tnt, 40x101.4; \$55,000; (o) Goldberg & Fogel Bldg. Co., 461 Crown; (a) Springsteen & Goldhammer, 32 Union sq (3397).

46TH ST, 628-70, s s, 125 w 7 av, 14-3-sty bk tnts, 20x76; \$224,000; (o) Wm. Beckmann, 976 52d; (a) Thos. Bennett, 7826 5 av (4144).

82D ST, 541-51, e s, 317.1 n 6 av, 4-3-sty bk tnts, 25x73; \$88,000; (o) Barnit Strauss, 699 Greene av; (a) Boris W. Dorfman, 26 Court (4322).

83D ST, 439-45, n s, 373.8 w 5 av, 3-3-sty bk tnt, 20x80; \$54,000; G. & G. Bldg. Corp., 5718 8 av; Jas. J. Millman, 26 Court (4107).

AV C, 110-14, s s, 60 e Gravesend av, 5-sty bk tnt, 50x87.8; \$65,000; (o) Max Rosenberg, 827 Hopkinson av; (a) Cohn Bros., 361 Stone av (3411).

BAY PKWAY, 8302-24, w s, 83d to 84th, 4-sty bk tnt, 180x89.11; \$250,000; (o) Argonne Const. Co., Inc., 8609 Bay pkway; (a) Shampan & Shampan, 50 Court (4318).

BAY PKWAY, 8013-23, n e c 81st, 4-sty bk tnt, 92x80; \$117,000; (o) Stucco House Bldg. Co., 8515 Bay pkway; (a) Andrew J. Thomas, 137 E 45th, Manhattan (3437).

EASTERN PKWAY, 286-92, s s, 335.4 w Franklin av, 5-sty bk tnt, 75x100; \$175,000; (o) Realty Assoc., 162 Remsen st; (a) Benj. Driesler, Jr., 153 Remsen (3412).

EASTERN PKWAY, 1326-30, s s, 286.3 s Buffalo av, 4-sty bk tnt, 70x79.4; \$75,000; (o) Herman Luwish, 493 Ashford; (a) John M. Ricca, 1315 Herkimer (3531).

EUCLID AV, 591-623, e s, 100 s Sutter av, 12-2-sty bk tnt, 24x69; \$192,000; (o) Max Seidman, 593 Howard av; (a) S. Millman & Son, 1780 Pitkin av (3530).

OCEAN AV, 147, e s, 352.5 s Lincoln rd, 4-sty bk tnt, 50x103; \$100,000; (o) D. M. Realty Co., 230 Grand; (a) Shampan & Shampan, 50 Court (3419).

OCEAN AV, 1494-1504, s w c Av J, 4-sty bk tnt, 100x110; \$150,000; (o) Ocean Jay Const. Corp., 56 New Chambers, Manhattan; (a) M. W. De Gaudio, 158 W 45th, Manhattan (3974).

NEWPORT AV, 83-9, n s, 35 w Amboy, 3-2-sty bk tnts, 25x72; \$51,000; (o) Moshfeld Bldg. Corp., 404 Alabama av; (a) Abraham Farber, 1746 Pitkin av (3941).

SARATOGA AV, 812-22, w s, 150.2 n Riverdale av, 4-2-sty bk tnts, 25x77; \$88,000; (o) Jacob Kershner, 276 Watkins; (a) S. Millman & Son, 1780 Pitkin av (4399).

4TH AV, 8404, s w c 84th, 4-sty bk tnt, 50x90; \$85,000; (o) Building Estates, Inc., 1357 46th; (a) Jos. J. Millman, 26 Court (4105).

#### DWELLINGS.

SHERIDAN AV, 323, e s, 120 n Sutter av, 2-sty bk 2 fam dwg, 20x45; \$7,500; (o) Jos. Kolosh, 321 Sheridan av; (a) Chas. H. Pfaff, 524 Grand av (4190).

SHEPHERD AV, 592, w s, 75 s Blake av, 2-sty bk 2 fam dwg, 20x57; \$10,000; (o) Valeria Barbieri, 205 E 39th, Manhattan; (a) Gibson & Kay, 2522 Pitkin av (4140).

SHORE BLVD, 218, s w c Beaumont, 2-sty bk 1 fam dwg, 75.10x22.6; \$10,000; (o) I. Hyman, 23d & 7 av, Manhattan; (a) H. C. Chivers, 257 W 4th, Manhattan (3429).

SNYDER AV, 5412-14, s s, 80 w E 55th, 2-sty fr 2 fam dwg, 22x52; \$8,000; (o) John Reilly, 244 W 230th, Manhattan; (a) Chas. P. Cannella, 1163 Herkimer (3444).

SNYDER AV, 5102-4, s e c E 51st, 2-sty fr 2 fam dwg, 22x52; \$8,000; (o) Edw. Farrell, 1742 W 9th; (a) Chas. P. Cannella, 1163 Herkimer (3445).

TROY AV, 1277-83, e s, 137.6 s Av D, 2-2-sty bk 2 fam dwg, 20x55; \$20,000; (o) Elderts Lane Bldg. Co., Inc., 11 Liberty pl; (a) Salvati & Le Quornik, 369 Fulton (3769).

VAN SICLEN AV, 604-18, w s, 86 n Riverdale av, 6-2-sty bk 2 fam dwgs, 20x57; \$72,000; (o) R. W. Smith Con. Co., Inc., 362 7 av, Manhattan; (a) E. M. Adelson, 1778 Pitkin av (4430).

6TH AV, 7525, n e c 76th, 2-sty bk 2 fam dwg, 20x58; \$14,000; (o) John R. Pinover, 7402 New Utrecht av; (a) Thos. Bennett, 7826 5 av (3502).

6TH AV, 7503-21, e s, 21.44 n 76th, 6-2-sty bk 2 fam dwgs, 20x58; \$72,000; (o & a) same as above (3503).

6TH AV, 7501, s e c 75th, 2-sty bk 2 fam dwg, 20x58; \$14,000; (o & a) same as above (3504).

14TH AV, 7001-5, s e c 70th, 2-2-sty bk 2 fam dwgs, 20x56; \$20,000; (o) Mariano Cordi, 966 59th; (a) Ferd. Savignano, 6005 14 av (3613).

14TH AV, 7007-9, e s, 50 s 70th, 2-sty bk 2 fam dwg, 20x61; \$10,000; (o & a) same as above (3614).

#### STABLES AND GARAGES.

STILLWELL AV, 1789-95, e s, 20 n Highland av, 3-2-sty bk str & 1 fam dwgs, 20x50; \$30,000; (o & a) same as above (3510).

STILLWELL AV, 1787, e s, 80 n Highland av, 2-sty bk str & 1 fam dwg, 20x50; \$20,000; (o & a) same as above (3511).

#### STORES, OFFICES AND LOFTS.

BEDFORD AV, 1259-61, e s, 19.8 n Herkimer, 2-sty bk str & offices, 40x91.10; \$20,000; (o) Wm. Kelly, 1251 Bedford av; (a) Bly & Hamann, 551 Nostrand av (3802).

DRIGGS AV, 808-10, n w c S 5th, 6-sty bk str & factory, 38.6x121.3; \$100,000; (o) Williamsburg Holding Corp., 416 Bway, Manhattan; (a) Philip Steigman, 26 Court

FRANKLIN AV, 822-32, s w c Union, 4-sty bk str & 3 fam dwg, 90x90; \$130,000; (o) Leon Kellner, 420 Crown; (a) Cohn Bros., 361 Stone av (4060).

NEPTUNE AV, 155-9, n s, 154 w E 11th, 3-1-sty bk str, 15.4x48.2; \$12,000; (o) Assoc. Realty Co., Inc., 163 Remsen; (a) Geo. H. Sues, 1131 Gravesend av (4053).

WASHINGTON AV, 751-5, e s, 65.1 s Sterling pl, 1-sty bk str, 44x65; \$8,000; (o) Lillian Harrison, 759 Washington av; (a) Bly & Hamann, 551 Nostrand av (4402).

### Queens

#### DWELLINGS.

FLUSHING.—22d st, w s, 100 n Crocheron av, 2-sty fr dwg, 37x24, shingle rf, 1 family, gas, steam heat; \$9,500; (o & a) Minnie B. Lamber, 22d st, Flushing (3937).

FLUSHING.—Washington st, n s, 539 e Parsons av, 2-sty fr dwg, 21x33, shingle rf, 1 family, gas, steam heat; \$8,000; (o) John Tuoley, Flushing; (a) J. C. W. Cadoo, Flushing (3655).

JAMAICA.—Bandman av, n s, 150 e Wyckoff, 2½-sty fr dwg, 19x44, shingle rf, 2 families, gas, steam heat; \$8,500; (o) John Judas, care of archt; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3895).

JAMAICA.—Augusta court, e s, 60 s Meyer av, 5-2-sty fr dwgs, 18x27, shingle rf, 1 family, gas; \$20,000; (o & a) August Einstein, Meyer av, Jamaica (3945 to 3949).

JAMAICA.—Bradley pl, n s, 100 e Baisley av, 3-1-sty fr dwgs, 22x37, shingle rf, 1 family, gas, hot air heat; \$10,500; (a) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (3462-63-64).

L. I. CITY.—11th av, w s, 300 s Wilson av, 2-sty bk dwg, 24x46, slag rf, 1 family, elec, steam heat; \$12,000; (o) Rudolph G. Grothe, 310 11 av, L. I. City; (a) Val. Schiller, 335 11 av, L. I. City (2189).

L. I. CITY.—15th av, e s, 20 n Graham av, 2-2-sty bk dwgs, 21x52, slag rf, 2 families, gas, hot water heat; \$20,000; (o) Frank Beck, 62 15 av, L. I. City; (a) Val. Schiller, 335 11 av, L. I. City (3190-91).

RICHMOND HILL.—121st st, e s, 450 s Jerome av, 2½-sty fr dwg, 22x46, shingle rf, 2 families, gas, steam heat, elec; \$9,500; (o) Geo. McVey, Richmond Hill; (a) H. T. Jeffrey, Jr., 309 Fulton, Jamaica (3886).

RICHMOND HILL.—115th st, w s, 174 n Jerome av, 2-2-sty fr dwgs, 15x35, shingle rf, 1 family, gas; \$8,000; (o) W. J. Connore, Baffa st, Jamaica (3871-72).

RICHMOND HILL.—Newton rd, n w c Vanderbilt av, 3-2-sty bk dwgs, 54x42, tar & slag rf, 2 families, gas, steam heat; \$24,000; (o) Katherine Volt, 342 Hamilton av, Richmond Hill; (a) Carl Otte, Garden City, N. Y. (3103-4-5).

RIDGEWOOD.—Linden st, s s, 300 w Fresh Pond rd, 2-sty bk dwg, 20x55, slag rf, 2 families, gas, hot air heat; \$9,000; (o) Phillip Bock, 2431 Linden, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3395).

RIDGEWOOD.—Linden st, s s, 375 w Fresh Pond rd, 2-2-sty bk dwgs, 20x55, slag rf, 2 families, gas; \$18,000; (o) Chas. F. Brucker, 2386 Putnam av, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (3396).

WOODHAVEN.—91st av, n w c 76th st, two 2-sty fr dwgs, 19x42, shingle rf, 2-fam, gas, hot air heat; \$15,000; (o) Union Course Homes Bldg. Corp., 8309 Chichester av, Woodhaven; (a) Chas. Koester, 9 Jackson av, L. I. City (5067).

WOODHAVEN.—75th st, w s, 41 n Rockaway rd, two 2-sty fr dwgs, 19x42, shingle rf, 2-fam, gas, hot air heat; \$15,000; (o) Union Course Home Bldg. Corp., 8319 Chichester av, Wood-

haven; (a) Chas. Koester, 9 Jackson av, L. I. City (5068).

WOODSIDE.—Mansion av, s w c Schroeder pl, three 2-sty fr dwgs, 16x35, shingle rf, 1-fam, gas, steam heat; \$15,000; (o) Fritz Bruger, Trimble av, Woodside; (a) L. C. L. Smith, 459 Woolsey st, L. I. City (5004-5-6).

WOODSIDE.—8th st, e s, 475 s Jackson av, four 2-sty fr dwgs, 21x40, shingle rf, 2-fam, gas, steam heat; \$30,000; (o & a) Value Const. Co., 60 2nd st, L. I. City (3703-4-5-6).

#### STORES AND DWELLINGS.

OZONE PARK.—Chester av, s w c Liberty av, six 2-sty brk store and dwg, 20x55, tar and gravel roof, 1 family, elc, steam heat; \$48,000; (o & a) John Walker, Ozone Park (4454-5).

SOUTH OZONE PARK.—Rocjawat blvd, n s, 94 w Dakota av, 2-sty brk store and dwg, 23x62, tar and gravel roof, 2 family, elec; \$8,000; (o) L. Saladino, 1160 Glenmore av, Bklyn; (a) Laspia & Samenfeld, 525 Grand st, Bklyn. (4473).

WINFIELD.—Woodside av, s w c Burroughs av, 2-sty brk dwg and store, 20x52, tar and slag roof, 2 family, gas, steam heat; \$15,000 (2 bldgs); (o) Martin Waldron, 100 Woodside av, Winfield; (a) L. Dananacher, 328 Fulton st, Jamaica (4620).

WOODHAVEN.—97 st, n w c and Liberty av, four 2-sty brk stores and dwg, 20x50, tar and gravel roof, 1 family, elec; \$34,000; (o) Abraham Metrick, 903 Hopkinson av, Rich Hill; (a) Cohn Bros., 361 Stone av, Woodhaven (4469-70).

#### STORES, OFFICES AND LOFTS.

ELMHURST.—Queens blvd, n w c Albion st, 1-sty brk store and show rooms, 80x100, tar and felt roof, elec, steam heat; \$30,000; (o) Dolores Pelli, 509 E 120th st, N. Y. C.; (a) L. Fluhrer, 280 Madison av, N. Y. C. (4076).

JAMAICA.—Hillside av, n s, 620 e Aloop s, 1-sty brk stores, 69x40, tar and gravel roof, elec; \$15,000; (o) Hurwitz Bldg. Corp., 197 Market st, Newark; (a) D. J. Levinson, 386 Fulton st, Jamaica (4438).

L. I. CITY.—Steinway av, e s, 134 n Grand av, 1-sty brk store, 37x90, slag roof, steam heat; \$12,000; (o) M. Fione, 582 8th av, L. I. City; (a) R. L. Lukowsky, 49 Stevens st, L. I. City (3952).

## PLANS FILED FOR ALTERATIONS

### Manhattan

BLEECKER ST, 388, new remove closets, new partitions, new bath room in 4-sty bk store & apart; \$2,500; (o) Antonio Ruggiero, 388 Bleecker st; (a) Vincent M. Cajano, 239 Bleecker st (1280).

CHARLTON ST, 33, new store room, bath room, laundry in 3½-sty bk apart; \$5,000; (o) Domenick Di Milta, 33 Charlton st; (a) Ferdinand Savignano, 6005 14th av, Bklyn (1272).

RUTGERS ST, 23, remove pier, new columns, store front on 4-sty bk store & apart; \$1,000; (o) Bojn Keevyk, 23 Rutgers st; (a) Jacob Fisher, 25 Av A (1265).

SOUTH ST, 99-101, new column girder, skylight, partitions in 2-sty bk fish market; \$1,000; (o) John Turner & Frank Mocher, 99-101 South st; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (1275).

4TH ST, 369 to 383 & 387 E, new piers, columns, mezzanine in 2 3 & 4-sty bk bakery, storage & dwg; \$2,500; (o) Horowitz Bros. & Margarett, Inc., 369 E 4th; (a) Jacob Fisher, 25 Av A (1268).

37TH ST, 337 W, new bath room, toilet in 4-sty bk tnt; \$800; (o) Florence Glenn, 337 W 37th; (a) Wm. Horne, 261 W 37th (1269).

57TH ST, 32 W, remove steps, stoop, bay window, new beams, fill in area of 4-sty bk dwg; \$2,000; (o) John Gellatly, 34 W 57th (a) Augustus N. Allen, 2 W 45th (1278).

65TH ST, 32 E, remove partitions, new extensions, kitchen, laundry in 4-sty bk dwg; \$5,000; (o) Oswald S. Lowsley, The Wyoming Apts, 55th & 7 av; (a) Geo. R. Thompson, 128 E 37th (1274).

65TH ST, 861 & 863, remove stoop, wall, cornice, new extensions, stairs, dumb waiter, entrances, front on 3-sty bk dwg; \$3,000; (o) J. Stewart Barney, 40 W 38th; (a) Hoppin & Loen, 4 E 43d (1279).

70TH ST, 117 E, remove partitions, stoop, new partitions, windows, doors, gen painting & dec in 5-sty bk dwg; \$4,500; (o) I. N. Phelps Stokes, 109 E 21st; (a) I. N. P. Stokes, 100 Williams st (1271).

90TH ST, 138-144 W, new rooms, piers, vent fan, beams, roof on 4-sty bk school, church & factory; \$1,200; (o) R. C. School of St. Gregory the Great, 138-44 W 90th; (a) Duff & Froendhoff, 348 W 14th (1270).

130TH ST, 168 W, remove partitions, rebuild partitions, new toilet in 3-sty bk dwg; \$500; (o) Dr. Edw. E. Best, 168 W 130th; (a) Vertner W. Tandy, 1919 Bway (1276).

131ST ST, 513 W, fire retard floors, walls & ceilings in 2-sty bk stable & storage; \$350; (o)



Peter Devine Est., 424 W 43d; (a) Bayonne Steel Ceiling Co. of N. Y., 223 W 19th (1273).

LENOX AV, 475, remove 2 aparts, stoop, new store fronts, girders, walls on 5-sty bk stores & aparts; \$3,000; (o) Gomez E. Whitfield, 201 W 144th; (a) Jos. I. Furman, 729 Bway (1258).

LXINGTON AV, 766, new fire escapes on 5-sty bk bank & aparts; \$1,000; (o) Corn Exchange Bank, 766 Lexington av; (a) Adolph E. Nast, 56 W 45th (1277).

LXINGTON AV, 1711, remove wall, new beams, store front in 5-sty bk stores & apart; \$1,500; (o) Harry Wilner, 1711 Lexington av; (a) Jacob Fisher, 25 Av A (1267).

PARK AV, 646-48, remove railings, steps, toilet, raise base floor, new floor, elevator & shaft, partitions, toilets, cast stone ashlan on 8-sty bk school; \$50,000; (o) Jerome C. Mayer, 347 Madison av; (a) Renwick, Aspinwall & Tucker, 8 W 40th (1266).

ST NICHOLAS AV, 200, new vault under sidewalk, smokestack on 5-sty bk store & furnished room; \$3,000; (o) Max Glasel, 200 St Nicholas av; (a) P. P. (1264).

1ST AV, EAST RIVER, 26TH ST E, 29TH ST E, remove floor beams, new beams, t c arches, reset t c partitions in 7-sty bk hospital & office; \$1,200; (o) City of N Y, Bellevue & Allied Hospital, 26th st; (a) P. P. (1249).

3D AV, 684, new bath room, windows in 5-sty tint; \$1,000; (o) Elizabeth Kennedy, 684 3 av; (a) Saml Cohen; 32 Union sq (1260).

6TH AV, 14, new girders, columns, windows, rearrange store front, partitions, stairs in 3-sty bk storage & aparts; \$7,000; (a) Est. David Silberstein, 10 6 av; (a) Zipkes, Wolff & Kudroff, 432 4 av (1253).

STH AV, 902, new extensions, plumbing fixtures on 4-sty bk stores & tint; \$25,000; (o) Bliss Dev. Corp., 902 8 av; (a) Gronenberg & Leuchtag, 450 4 av (1263).

**Bronx**

HEWITT PL, 814, new str fronts, new partitions to 5-sty bk str & tint; \$1,500; (o) Goodman Croog, 887 Longwood av; (a) Albert E. Davis, 258 E 138th (272).

160TH ST, 384, increase height from 16.3 to 36 1-sty bk church; \$20,000; (o) The Diocesan Mission & Church Extension Society of the P. E. Church of New York; (A) W. W. Tandy, 1912 Bway (279).

172D ST, 1002 E, 1-sty bk extension, 21x8, & new str front to 2-sty fr str & dwg; \$1,000; (o) Anthony Ancond, 997 Jennings st; (a) Julius Bleich, 989 Intervale av (274).

232D ST, 849, new windows, new plumbing & new partitions to 2-sty fr dwg; \$2,500; (o) Henry Hanf, on prem; (a) Carl J. Itzel, 1281 Union av (271).

CAMBRELENG AV, 2471, new partitions to 2-sty fr dwg; \$600; (o) Angelina Lucia, on prem; (a) Ignatius Pisciotta, 2414 Hoffman st (277).

CORLEAR AV, 3230, 1-sty fr extension, 10x10 to 2 1/2-sty fr dwg; \$3,000; (o) J. Gaffney, on prem; (a) M. W. Hall, 374 Wadsworth av (278).

DALY AV, 1918, 1-sty bk extension, 21.6x13.6, to 2-sty fr dwg; \$400; (o) Peter Comes, on prem; (a) Francis L. Shea, 156 W 105th (275).

UNION AV, 884, new chimney & new partitions to 3-sty fr str & dwg; \$2,500; (o) Est. of Marie Kuchnell, 853 E 160th; (a) Wm. Koppe, 2310 Waterbury av (276).

SOUTHERN BLVD, n w c 163d, reduce size of 1-sty open air theatre; \$1,400; (o) Day & Davis, 3d av & 149th; (a) Moore & Landseidel, 3d av & 148th (280).

TELLER AV, 975, 1-sty bk extension, 22x27, to 2-sty & attic fr str & dwg; \$3,000; (o) Nettie Katz, on prem; (a) H. M. Sohn, 565 5 av (273).

**Brooklyn**

CONCORD ST, 245, n s, 100 w Navy st, doors & windows to 3-sty bk school annex; \$2,500; (o) City of N. Y.; (a) A. W. Ross, 131 Livingston st (8551).

WOODHULL ST, 33-39, n s, 120 e Columbia st, ext & int 4-3-sty bk str & 3-fam dwgs; \$22,500; (o) Gennaro Ponziglione, 74 1st pl; (a) Nelson K. Vanderbeek, 15 Maiden lane, N. Y. (8544).

MOORE ST, 208-10, s s, 271.2 w White, ext on 2-sty fr factory; \$8,000; (o) Royal Provision Co., prem; (a) Murray Klein, 37 Graham av (8685).

NEVINS ST, 8-16, e s, 90 n Livingstin, front & int alts to 3-sty bk restaurant; \$40,000; (o) Livingstin Realty Co., 187 Montague; (a) Arthur N. Starin, 144 Livingston (8638).

W 3D ST, 2985-3011, 305.11 s Sheephead Bay rd, walls on 2 1/2-sty bk school; \$2,500; (o) City of N. Y.; (a) A. W. Rason, 131 Livingston (8752).

E 7TH ST, 2102, w s, 408 n Av U, ext & plumbing to 2-sty bk 2 fam dwg; \$4,000; (o) Nicola Motta, prem; (a) Ferd Savigano, 6005 14 av (8726).

E 34TH ST, 296-300, w s, 140 n Snyder av, porch & ext on 2-sty fr 1 fam dwg; \$3,500; (o) Jos. McKeon, 260 E 34th; (a) Herman A. Weinstein, 375 Fulton (8649).

STH AV, s e c 52d, new ext, etc.; \$40,000; (o) Norwegian Free Church, 5205 8 av; (a) John C. Wundell Co.

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

**MECHANICS' LIENS**

**Manhattan**

**JUNE 8.**

CANAL ST, 169; Joseph McNeill—Joseph Ballinger; Paletz Contracting Co (23) ..... 161.94

**JUNE 9.**

THOMPSON ST, 238, & WASHINGTON SQ S, 58-60; Robt J Rofrano—Elena Realty Corpn & Joseph J Lordi (24) ..... 2,645.50  
72D ST, 164-8 W; Herman Lissauer—Western Holding Co (25) ..... 2,614.10

**JUNE 10.**

CANAL ST, 169; Jos McNeill—Jos Hollinger & Paletz Contracting Co (26) ..... 161.94

**JUNE 12.**

7TH AV, 2011; Harry Resnicow—Clara Zaik; L & S Hungarian Restaurant (27) ..... 450.00

13TH ST, 624 E; American Elevator & Machine Corp—Edw Berger, Harry S Lowenthal and Bert Lowenthal; Rollo C Bankow; renewal (28) ..... 210.00

LXINGTON AV, s w c 65th, 25x100; Harry Wieser—Frederick J Sterner Woodward Construction Co (29) ..... 650.00

LXINGTON AV, 868; Beaver Tile, Inc—Frederick Sterner; Woodward Construction Co (30) ..... 503.00

10TH ST, 416 E; A J Panoff, Inc—Isaac Friedman; Morris Nelson & Daniel Williams (31) ..... 320.00

78TH ST, 244 E; Samuel Thrasher—Charles Rosenberg; Brodsky & Schwartz (32) ..... 111.85

**JUNE 13.**

HOUSTON ST E, 346; Morris Goldstein—Fannie Reider & Max Rudheiser (33) ..... 301.00

LXINGTON AV, 868; Beaver Tile Inc—Fredk Sterner & Woodward Construction Co (34) ..... 503.00

**JUNE 14.**

BROADWAY, es, 74.11 s 151st, 25x 100; Orlando Miscione et al—George Ehret; Opportunity Construction Co (35) ..... 2,700.00

83D ST, 245 E; Julius Mathews—Nellie Gomperts (36) ..... 110.00

PARK AV, nec 58th, 50.5x90; Starobin Electrical Supply Co—Princeton Club of N Y; Rector Electric Co (37) ..... 2,842.80

**Bronx.**

**JUNE 7.**

FORDHAM RD, ss, 100 e 3 av, 185x 226; Edward Pritz—Ordham Realty Corp; Sol Bloom & Ordham Realty Corp ..... 6,020.00

BARNES AV, ws, 80 s Adeo av, 100 x100; Frank B Valentine—Fortuna Sarcene ..... 70.00

196TH ST E, ss, 100 e Mayflower av, 50x100; Aetna Electric Co—Martin Grusbeth ..... 396.00

184TH ST E, sec Grand Concourse, 61x73; Alfred M Vignale—Loewus & Lazarus ..... 680.00

MORRIS AV, es, 250 n Burnside av, 50x100; Harry Korowitz—M Hautman; Kovats & Knauber Iron Wks ..... 125.00

**JUNE 8.**

BOSTON RD, 3545; John T Hellett—Ethel Stern ..... 150.00

SOUTHERN BOULEVARD, 1216; Max Gelman—George Kahn; Johanna Fischer & Sam Levin ..... 416.00

216TH ST E, nes, 350 e Bronxwood av 50x100; John U Corti—Luigi Giardina; Ralph Salzano ..... 334.50

TINTON AV, 879; John H MacDonald—William G & Anna Baker ..... 299.75

UNIVERSITY AV, s w c Hall of Fame Terrace, 150x100; Guistino Di Giustino—University of State of N Y; V F Bernesser ..... 150.00

**JUNE 9.**

TIMPSON PL, 677; Morris Mufsen—Casanova Poultry Co, Excel Poultry Co, Herman Matofsky & Excel Poultry Co ..... 1,535.00

BARNES AV, 2955; Jos Mascia—Fortune Sarceni & Chiarina Sarcene.... 103.00

**JUNE 10.**

TREMONT AV, ws, 195.1 s Lafayette av, 25.3x116.9; John M Donelin—Henry & Julius Kandel; Casper Mohner ..... 353.00

**JUNE 12.**

SOUTHERN BLVD, 1216; C Verdrians Sons—Johanna Fisher; Saml Levin ..... 125.00

177TH ST E, ns, 152.8 nw Marmion av, 50x195.5; Rudolph Levin—Vogbert Realty Corp; William H Parish Co ..... 638.42

VALENTINE AV, nec 196th, 90x100; Empire Brick & Supply Co—Willis Bldg Co; Barnett Friedman ..... 8,038.75

138TH ST E, nec Cypress av, 100x 100; Pietro Fusco—Cypress Ave Realty Co; Spadaccini & Son Const Co ..... 350.00

**JUNE 13.**

BATHGATE AV, es, 50 n 183d, 50x 95.6; Michele Morreale—R H G Constn Co ..... 2,500.00

233D ST, E, ns, 202.3 w Kepler av, 50.5x78.8; Wright Ogden Co—Lena Friten & L Edward Thompson ..... 392.83

LOT 987, map Village of Wakefield; Wright Ogden Co—Fritz Beese & Margete Beese & L Edw Thompson ..... 442.20

175TH ST, 871 E; Barnet Mastoff—Rachel Kantrowitz, Frances X Scanlan & David J Martin ..... 498.00

**SATISFIED MECHANICS' LIENS**

**Manhattan**

**JUNE 8.**

RIVERSIDE DR, 375; M F Westergren, Inc—375 Riverside Drive Corp et al; May19'22 ..... 2,139.54

**JUNE 9.**

148TH ST, 465-7 W; Eastern Woodworking Co—John J Healy et al; Apr20'22 ..... 2,205.00

63D ST, 160 E; Domestic Laundry Equipment Corp—Louise De L Reese et al; Dec7'21 ..... 300.00

**JUNE 10.**

227TH ST, 119-21 W; O'Connor & Hanrahan, Inc—Adria Bldg Corpn; Apr 19'22 ..... 1,099.15

LENOX AV, 640-4; Adolph Boxer—Finndell Amusement & Bldg Corpn et al; May11'22 ..... 175.00

**JUNE 12.**

63D ST, 160 E; Henry M Weitzner—Louise D Reese et al; Mar14'22... 2,286.19

BROADWAY, 32-34; Alfredo C Janni—Ameriger Realty Corp; Nov18'20, 106,584.97

BLEECKER ST, 243; Morris Schichtman—Antonio Tripoli et al; Dec27 '21 ..... 180.80

**JUNE 13.**

64TH ST, 223 W; Louis A Sheinart—Gretchen Boymann et al; Mar16'22... 200.60

53D ST, 3-5 E; Saml Greene—Senior & Allen, Inc, et al; May25'22 ..... 125.00

SAME PROP; Harry Odwak—Harry Ferguson et al; May18'22 ..... 1,366.00

CHERRY ST, 369-73; Max Siegel, Inc—Louis Koss et al; Sept20'21 ..... 260.00

**JUNE 14.**

STH AV, 845; Gabriel A Giantz—Max Schenck et al; Apr27'22 ..... 4,300.00

SAME PROP; same—Columbia Trust Co et al; May12'22 ..... 4,300.00

133D ST, 607 W; Black & Creamer, Inc—Ferner Realty Co et al; Jan 4'22 ..... 337.00

**Bronx.**

**JUNE 7.**

BOSTON RD, 1501; Morris Milkowsky—I & M Holding Corp et al; Feb 24'22 ..... 101.00

SAME PROP; same—Joseph Lesser et al; Jan24'22 ..... 101.00

CRESTON AV, 1275; Morris Milkowsky—Joseph Lesser et al; Jan24'22 ..... 843.50

**JUNE 8.**

LONGFELLOW AV, 1524-30; Athens Brick, Lime & Cement Co—Longfellow Const Corp et al; May24'22... 2,094.91

COLDEN AV, es, 100 n Van Nest av, 25x100; Lorrillard Bldg Co—Marguerite Dreyer et al; Mar14'22 .... 3,800.00

**JUNE 9.**

FORDHAM ST, nec City Island av, 33 x94; Ernest Schmitz—Adolph Klein et al; May16'22 ..... 10,000.00

**JUNE 10.**

197TH ST, 309 E; Blaw-Knox Co—Thomas F Hanlon et al; Feb21'22 1,285.00



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