

# Real Estate Record and Builders Guide

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# EDITORIAL

## If No Repeal, Then Revision

The most reliable information obtainable at Albany indicates that the Legislature will extend for another year the Emergency Rent Laws. Governor Miller is understood to favor such action. In fact, the Governor frankly declared at the annual dinner of the Real Estate Board of New York last Saturday evening that the realty interests in the metropolis might as well reconcile themselves to at least one more year of difficulties under these emergency measures.

The RECORD AND GUIDE opposed the enactment of the Emergency Rent Laws in the beginning, believing them unjust to property owners and a positive deterrent, rather than an aid, in the solution of the housing shortage. The developments since these laws were enacted amply justify that position. There is sound basis for the belief that the sooner these emergency laws are dropped the better it will be for all concerned.

Inasmuch as this view is not accepted by the Governor and the Legislature, however, it would seem the part of wisdom for all interested to devote their efforts to obtaining a reasonable modification of these laws. The RECORD AND GUIDE has opposed these emergency measures consistently because of the fact that they do not differentiate between the reputable, fair-dealing landlords and the fly-by-night profiteers who have no legitimate connection with the business and who, turning their attention to it temporarily, have been guilty of most reprehensible tactics. The great majority of New York landlords are reputable and square dealing, and it is grossly unfair that they should be made to suffer for the indefensible actions of a small minority of temporary landlords who were not in the business before the housing shortage arose and who will not be in the business when the opportunity for profiteering has passed. This is a vital statement of facts which has been ignored persistently at Albany, and one to which Governor Miller and the Legislature should give thoughtful consideration before they extend the Emergency rent Laws, especially in present form, for another year. They have only to consult the testimony taken by the Lockwood Committee to verify the fact that professional leasers and a small number of landlords have been responsible for most of the complaints of profiteering which have arisen.

The Governor and the Legislature should not confine their solicitude to one class. The legitimate property-owners of the metropolis, the great bulk of New York landlords against whom charges of profiteering never have been sustained and cannot be sustained, should get at Albany this year some approach to the square deal of which they have been deprived since the Legislature began its experiment of substituting half-baked theories for the immutable laws of supply and demand. From the Real Estate Board of New York and from other authorities who have made a careful study of the subject the Legislature can get some timely and sound suggestions to make the Emergency Rent Laws more effective, easier of enforcement, less confusing to both landlords and tenants and fairer in many respects. By adopting these suggestions, making them a part of the

1922 statutes, the lawmakers can go quite a way toward making tolerable for another year emergency measures which hitherto have been almost intolerable.

## January Building Awards Significant

January construction commitments, as compiled by the F. W. Dodge Company show a gain of approximately fifty per cent. when compared with the total for the corresponding month of last year, and are the best indication that the repeated predictions of a very extensive building movement to start during 1922 were firmly founded in fact. The building records of 1921 show a gradual and consistent gain throughout the year and, although during the final quarter of 1921 the totals indicated a slight decline in the volume of commitments, it was nothing more than a seasonal drop which every one identified with the building industry was able to understand and allow for. The steady improvement in the monthly totals of last year, however, permitted the prediction that the coming season would witness a revival of building activity throughout the country amounting to boom proportions, and the totals for the first month of 1922 adequately bear out these optimistic opinions.

The building totals for January, 1922 argue most favorably for the contracting interests in the United States. There is now no qualified reason for anticipating anything but a consistent gain during the coming months in both the volume of new work planned and new contracts awarded. The country is still underbuilt as far as the actual requirements are concerned, with demand greater than the supply in both housing and commercial projects. As the national building material markets are now in a favorable position, with price levels practically stabilized and adequate reserves assured for any emergency, no anxiety is felt as the success of the national construction program for 1922.

The building figures for the New York territory for January are even more significant than those for the entire territory covered by the F. W. Dodge Company, which includes the twenty-seven Northeastern States. The local figures show that the January, 1922 commitments for new construction were nearly two and one-half times greater than the total for the same period of last year. The tremendous local interest in residential construction, plus the constantly increasing amount of commercial and industrial building activity being planned, is entirely responsible for the improvement shown by the January totals. Although the Metropolitan District has several important problems that must be worked out before complete success is assured for the coming building season, there remains but little doubt that the adverse conditions will be adjusted in time to permit local building interests to avail themselves of the prosperity promised by the recorded commitments.

At present serious drawback to local construction progress and prosperity is the deadlock between employers and labor representatives over the matter of wage scale readjustments. With the exception of labor, the entire building fraternity is convinced that war-time wages are, and will

be, an insurmountable bar to the maximum of progress this year, and that although a large proportion of the work now scheduled will proceed despite extortionate labor costs, the prospects for a real building boom would be manifestly improved if the attitude of labor were more reasonable regarding a moderate reduction in wages.

## Home Rule by Way of Florida

These seem indeed hard days for that noble bulwark of our municipal liberties, Home Rule. Mayor Hylan is accused by his political critics of using the long-distance telephone to direct various city matters from Florida, and Samuel Untermyer is frankly engaged in writing amid Florida scenes the report which the Lockwood Committee will submit to the Legislature in a few days. Thus, it appears, the metropolis is getting Home Rule in various important matters by way of Florida, which, as every student of distance knows, lies much farther from Broadway than even Albany itself.

Members of the Lockwood Committee undoubtedly are

## Real Estate Board Proposes Amendments to Rent Laws

**B**ELIEVING that the necessity for the rigid application of the rent laws to apartments desired by, and within the means of, the well-to-do and wealthier classes has ceased to exist, the Real Estate Board of New York has suggested a series of statutory amendments which, if enacted, will go far in the direction of relieving the congestion in the Municipal Courts and will, at the same time, encourage speculative builders to resume the construction of multi-family houses.

Bills are being prepared by the legal department of the Real Estate Board incorporating these suggestions and these measures will be offered in the Legislature and advocated at hearings on the housing situation which will be held in Albany previous to action on the legislation suggested by the Lockwood Committee as the result of its investigations during the last year.

The proposed amendments would exempt from the application of the rent laws proceedings instituted to dispossess objectionable occupants as well as objectionable tenants; discharged janitors; tenants of a building, other than a tenement house, where plans have been filed for converting the structure into living quarters for two or more families; hold-over tenants who have failed to make timely reply to a written notice that their leases may be renewed at the old rental, and all premises occupied under leases hereafter entered into or

quite as curious as the average New Yorker to learn what Mr. Untermyer will say in the report to the Legislature which they will have an opportunity to sign after Mr. Untermyer has it ready. Senator Lockwood and his associates would seem justified in expecting that the recommendations of their Chief Counsel may lack some of the harshness which often characterizes his public statements in view of the fact that Mr. Untermyer is performing this work on board the Houseboat Nirodha, cruising in the vicinity of Palm Beach. A committee report prepared in such charming surroundings certainly ought to exude the spirit of contentment and good-will which only those fortunate enough to spend the cold season in Florida can feel.

Under the circumstances, the members of the Lockwood Committee, toiling at their other tasks in Albany, may be pardoned if their minds wander occasionally down to the balmy coast of Florida. It is only human nature for them to speculate as to whether all is well on the Houseboat Nirodha, and whether their Chief Counsel is in good health and getting along all right with the task of writing their report for them.

hotel apartments occupied by transients or under lease. It is also proposed that the law exempting co-operatively owned tenement houses from the application of the rent laws as ameliorated to permit the taking over of an apartment in such a house by the stockholder subscribing therefor, even if all the other apartments have not been subscribed for.

In order to remedy the congestion in the Municipal Courts the rent laws have produced, the Real Estate Board has recommended the repeal of the statutory provision that allows costs to a landlord as a matter of right only in case he recovers the full amount claimed in an action for rent or rental value. As the law now stands, tenants have nothing to lose and everything to gain by litigating every disagreement as to rents. It is contended that a return to the traditional policy of making costs abide the result of a litigation would promote the arbitration or amicable adjustment of thousands of controversies between landlords and tenants, which would correspondingly reduce the demand upon Municipal Courts and juries. To the same end, the Real Estate Board has recommended the re-introduction of the bill vetoed last year by the Mayor, authorizing the Appellate Divisions of the First and Second Departments to appoint a corps of referees to assist the Municipal Court justices in disposing of the avalanche of rent law litigations that is overwhelming them.

## "Reasonable Rent Decision" Clarified

**D**ECLARING there had been an unfortunate misunderstanding of its former decision, handed down last June, regarding what constitutes "a reasonable rent," the Appellate term of the Supreme Court in Brooklyn recently rendered a clarifying decision in which it is held that the amount of return on real estate investments is elastic and depends on conditions in the financial market. The new decision was rendered in an appeal from the verdict of a municipal court jury which fixed rentals in flats on Meserole st., owned by Mrs. Mary T. Kelly, of Great Neck, L. I. The jury, from all the facts submitted, named figures for various of the apartments which made possible a net return of a little more than 8 per cent., and she appealed on the theory that she was entitled absolutely to such rent as would bring her a full 10 per cent. net after the payment of all operating and maintenance expenses.

The new memorandum written by Justices Cropsey, Lazansky and Faber, follows:

"The verdict of the jury was warranted by the facts in the case. In this case, as in other cases and in other places, there has been an un-

fortunate misunderstanding as to what was decided by this court in *Hirsh v. Weiner*, June term, 1921. The Court did not decide that a 10 per cent. return upon the value of the property was a conclusive and invariable standard. On the contrary, the Court clearly held that it depended upon the conditions of the financial market. Attention should be directed to the following in the opinion:

"In the case at Bar the landlords stipulated that they would accept 7 per cent. on the fair value of the premises as the proper amount of net income. We think that this is not only fair, but that a larger rate of net income would be fair. The evidence shows that at the present time one can buy with reasonable safety first mortgage coupon bonds that are producing income at 8 to 8 1-2 per cent. The investor in real estate, if building of houses is to be encouraged, should at least get as much income from real property, with all its attendant trouble, as the investor in mortgages on realty and franchises."

"Then in laying down a way to determine various questions involved, it was said, among other things:

"5. If this net rental does not exceed 10 per cent. of the present value of the property, then the rent demanded is not unreasonable. The reasonableness of a rent charge may vary under changing financial conditions. Upon the proof to this record allowing the return upon other well recognized and generally accepted forms of investment we think that 10 per cent. as a net return to an owner of real property is not unreasonable. But such a percentage might be excessive if the evidence showed a different situation regarding other investments."

"We are unable to say in this case that a return of over 8 per cent. to the landlord as a result of the jury's verdict and upon the basis of a valuation of \$80,000 upon which the landlord argued her case in this court is less than reasonable in the absence of any proof as to the return on good securities at the time of this trial."

There will probably be an appeal from this new decision.

# REAL ESTATE SECTION

## Coal Consumers Organize to Secure Lower Fuel Costs

Will Petition Interstate Commerce Commission for Reduction in Freight Rates to New York and Ask Congress to Regulate Quality of Shipments

**C**ONSUMERS of anthracite coal in the Metropolitan District have formed an organization which will attempt to secure a reduction in the cost and an improvement in the quality of the huge amount of fuel shipped into this territory annually. The plans of this organization, known as the Anthracite Coal Consumers' Association, Inc., have been approved by the Board of Governors of the Real Estate Board of New York, the Directors of the Fifth Avenue Association and the Executive Committee of the Building Managers' and Owners' Association of New York. Charles G. Edwards, President of the Real Estate Board; John H. Towne, Chairman of the Board of Directors of the Fifth Avenue Association, and Lawrence B. Elliman, of Pease and Elliman, have accepted membership on the Advisory Committee and the organization has been completed by the election of Henry Mace Payne, a mining engineer, as President; Charles C. Heffley, real estate, as Vice-President, and Charles S. Allen, freight rate specialist, as Secretary-Treasurer and the appointment of George Gordon Battle, of O'Gorman, Battle & Vandiver, as General Counsel. An office has been secured at No. 90 West Street.

Efforts of the organization will be directed mainly to trying to secure through the Interstate Commerce Commission a reduction in the freight rate on coal from the mines to tidewater terminals, and to obtaining congressional action which will standardize the quality of coal shipped which now carries a large quantity of waste material. This program is expected eventually to reduce the present exorbitant freight rate from \$2.61 to \$1.31 per ton, a saving of \$1.30 per ton to the consumer; and to improve the quality by elimination of refuse on which freight is now paid, saving 13 cents a ton in freight charges, and \$1.20 a ton in value so that there will be a total saving to the consumer of \$2.63 per ton.

Further activities of the organization will be in the direction of urging the passage by Congress of a bill to require the Interstate Commerce Commission to have put into effect lower freight rates on coal in the spring and summer months than in the fall and winter, and thereby lower the price of coal in the spring and summer and encourage storage by consumers who are equipped for same; encouraging consumers to economize in fuel costs by a proper and scientific mixture of bituminous (soft) and anthracite (hard) coals; and advising consumers to effect savings in fuel costs by following simple scientific methods in burning coal economically.

The Anthracite Coal Consumers' Association, Inc., has made the following statement with reference to the rate question:

Anthracite coal is found in a very small area in the northeastern portion of Pennsylvania, in and about the cities of Scranton and Wilkes-Barre.

From this region it is brought to tidewater, New York, by seven railroads, namely: Delaware, Lackawanna & Western, Lehigh Valley, Erie, Central of New Jersey, Philadelphia & Reading, Pennsylvania, and New York, Ontario & Western.

The expression "tidewater, New York" refers to the terminals of these various railroads on the Jersey side of the Hudson river, from South Amboy north to Weehawken. The freight rates apply to those terminals and, contrary to popular belief, do not include delivery to coal yards on Manhattan Island or other parts of the greater city.

The actual average distance from the anthracite producing sections to those terminals is 172 miles; but in the computation of rates, inasmuch as the two carriers which have the longest haul handle a very small proportion of the total tonnage, a fair and just computation must be based upon what is known as a weighted average, which is 155 miles.

Until a comparatively recent date the principal anthracite mining companies were owned or controlled by the railroads on which their mines were located and over which the coal was and is shipped to tidewater. These railroad-owned mining companies are referred to as "line companies," as distinguished from "independent companies."

The distinction between the "line companies" and the "independent companies" should be borne in mind, to have a proper appreciation of the significance of the findings of the Interstate Commerce Commission

as to the relations between the anthracite-carrying railroads and the "line companies" and the bearing of that relationship upon the present day freight rate to tidewater.

At the date of the inception of the freight rates which forms the basis of the present rates to tide-water, the relationship between the anthracite-carrying railroads and the "line companies" was of the most intimate character.

Tidewater New York is now and has always been the largest market for anthracite coal, and the prices there prevailing govern the prices in other and less important markets.

By an order dated June 10, 1912, the Interstate Commerce Commission instituted an investigation, under its docket 4,914 entitled "In the Matter of Rates, Practices, Rules and Regulations Governing the Transportation of Anthracite Coal."

Under this order the Commission conducted an exhaustive investigation into the relationship between the anthracite-carrying railroads and the so-called "line companies," and, on July 30, 1915, through Commissioner McChord, then as now the Chairman of the Commission, rendered its decision, which may be found in volume 35, Interstate Commerce Commission reports, at pages 220 to 460.

Briefly, as a result of the investigation conducted by the Commission, it ordered a reduction of the then typical rate to tidewater of \$1.65 per ton, on domestic sizes, to \$1.45.

Inasmuch as the Commission found that at that time this operating cost of transporting this coal to tidewater was an average of only 3.3 mills per ton per mile, or, using the 155 mile weighted average, less than 52 cents per ton, those interested in the matter were greatly surprised that the reduction ordered by the Commission was so small; many feeling, in view of the vigorous language employed by the Commission in denouncing the practices of these carriers and their allied coal companies, that, instead of \$1.45, a very liberal rate would have been \$1.00 per ton, which would have shown a margin of almost 100 per cent. above the cost of transporting the coal.

However, the rate of \$1.45 was put into effect in 1915 and has, by the operation of the various horizontal percentage increases authorized since that date, been advanced until today it reaches the exorbitant figure of \$2.61.

This rate of \$2.61 shows a ton mile return of 17 mills. It is the opinion of those who are qualified by training and experience to pass upon such matters, that this present rate is at the very minimum \$1 per ton in excess of a properly compensatory return to the railroads, and, when anthracite coal is given a proper relationship to other commodities of the same character, transported under similar conditions, the rate is at least double what it should be. In other words, a rate of \$1.30 per ton will return to the anthracite carrying railroads a revenue of 8.4 mills per ton per mile, which is far in excess of that accruing to the railroads of the country generally for transporting commodities of similar character and moving under like transportation conditions.

The foregoing has had to do simply with the question of the justness and reasonableness of the rate, in and of itself. In addition it is grossly discriminatory against the users of anthracite coal who pay prices of which the tidewater rate is a part or upon which their freight rate is based. On this point the Commission, in its decision, at page 227, said:

"Through rates to New England points are made via New York City, the Poughkeepsie bridge, and the Albany gateways, and are influenced to a large extent by the rates to tidewater for reshipment, plus the rates beyond the tidewater ports by rail or by water to points in New England."

Speaking of the tidewater rate and the conditions which surrounded its making, as well as the purchase by the "line companies" of the output of the "independent companies," paid for at a certain percentage of the prices prevailing at tidewater, the Commission, at page 232 of its opinion, said:

"The evidence in this case conclusively shows that the rates on this commodity were established at an excessive basis, and clearly it was so done for the purpose of eliminating the independent output as a factor of competition in the markets with the railroad interests' output."

And, at page 233, it says:

"The carriers for many years were allowed a free hand in the institution of freight rates. It is evident that they used that great power not with the view of establishing reasonable freight rates, but with the intent to establish rates on this commodity that were high enough to remove the production of the independent operators from the field of competition with the coal mined by the railroad interests."

The Association quotes other passages from the findings of the Interstate Commerce Commission in which the rates are declared to be excessive and in restraint of trade by small, independent shippers, and comparing the coal rates with those on other commodities. On this question the Commission declared that "freight rates on many commodities are but an infinitesimal part of the price which the consumer pays for such commodities. On coal the freight rate is a more important factor. Anthracite coal is very largely a fuel for domestic use, and it is a necessity. That reasonable freight rates should be charged for the distribution of the great fuel tonnage herein involved is of vital importance to the producers and of equal concern to the consumers."

In view of the foregoing expressions by the Commission as to the characteristics of and conditions surrounding the transporta-

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# Mr. Guerrlich Lectures on "The Brokers' Point of View"

Speaker at Y. M. C. A. Realty Course Points Out That Success Demands Memory, Tenacity, Vision, Integrity and High Ideals

THE "Brokers' Point of View" was the subject of the lecture in the Y. M. C. A. real estate course, delivered by Francis Guerrlich, Secretary of Horace S. Ely & Company, last Tuesday evening at the West Side Branch, West 57th Street. The speaker was introduced by Harry A. Kahler, President of the New York Title and Mortgage Company.

Mr. Guerrlich reminded his audience, which filled the auditorium, that the broker is a professional, rather than a business man, whose success is measured by the service he renders.

"The brokers task," he said, is to deal with problems—other people's problems. To their solution he must bring certain equipment which is necessary in any profession—brains, vision, initiative, energy, memory. All professions do not require personality, tact, persistence. The broker's does. Every profession or business requires technical knowledge and experience. Much of this technical information will come to you by giving attention to the collateral lectures in this course—much more in daily practice.

"I ask you to note carefully those three simple, commonplace words, vision, memory, persistence. Take them from the realm of mere words and apply them in your daily life."

The lecturer drew a picture of the growth of cities because some men's minds were able to project themselves into the future. Then he went on as follows:

"But let us keep our feet on the ground so that in our ecstasy we do not confuse creative imagination with vain imaginings. There is a vast difference between a "man of vision" and a "visionary man." Dream your dream but wake up to the realities of life. Let your creative imagination run in practical lines. Do not be afraid of the bold, audacious vision—the big vision—but analyze it. Can it be financed? Will it pay its way? Can the land be assembled? Can possession be secured? Is this the time to do it? Are you the man to handle it, or should you get some help?"

So much for the big thought. All that has been said about it applies to the smaller problem, whether it be the renting of an apartment or an office or the sale of a house or a lot. Your imagination must run ahead of your act. You must visualize your buyer or tenant. You may not find exactly what you seek, but in following your definite objective you may open up new avenues of endeavor.

I have singled out the word memory because I have observed that the most successful brokers, and for that matter the most successful men in any walk of life, have had the faculty well developed. I think it is of the greatest value, and urge you to refer to your note book as little as possible. Keep notes and records by all means, but do not use them as a lame man does crutches.

You have your idea—you have your memory full of facts. They are, however, valueless unless you also have the will to achieve. Tenacity of purpose. Grip hard. Beaten; rise up again. Balked at one door enter another. Remember that that which reasonably should be can be. You have the will and pertinacity, brains and resourcefulness to do it. Therefore, do it. History is filled with success plucked from repeated failures because of persistence. Real Estate experience is not different.

M. Guerrlich said there are three stages to a real estate brokerage transaction—its beginning or initiation, the negotiations, the conclusion. He then said:

How then shall we commence? Shall we specialize or shall our work be general? As a rule it is better to start off with some definite plan, and let it be modified as you find desirable. Determine, therefore, whether you wish to be a renting man, a salesman or a mortgage broker. If renting appeals to you, decide what kind of property you think you can best handle—offices, lofts, factories, apartments, dwellings. If selling you may do well to commence with a certain territory or district or a certain type of property. Having a definite line of work in mind you can then set out to familiarize yourself with that field of activity. You will begin to prepare a renting or a sales list, and a list of probable customers.

Now you are at work in your profession. You are making calls and writing letters. You are reading the daily real estate news and watching the real estate trade papers, such as the Record and Guide, and the Real Estate Magazine.

Sketching the business of classifying customers, realty facts, leads and the other activities of the broker the lecturer declared that presently somebody was found to take an interest in the property the broker had in hand. Then came the negotiations for a sale or lease. The lecturer continued:

Real estate is a peculiar thing. It can almost be said that no two inches of it are alike. So it happens that it cannot be quoted by the bushel or barrel. It is affected, it is true, by the law of supply and demand, but individual pieces are governed by local conditions—by immediate neighborhood influences—by the owner's opinion, not necessarily of its real value, but of what he thinks is the value to a particular customer. And so it is that there arises a wide difference of opinion as to the value of a given piece of real estate—particularly so between interested parties. Value is lost sight of by the instinct to bargain. The buyer concludes that the seller must have the money and the seller thinks that his is just the land that the buyer must have—else why did he make an offer?

Aside from the fact that a broker is a clearing house of information—a trading post where buyer and seller may meet—he is, in our scheme of things, an economic necessity—in fact a psychological necessity. He has

the perspective that his customers lack. And if his clients or customers are not too stubborn he can often save them from losing excellent opportunities. The large majority of transactions are made through the agency of a broker, because principals seldom get along well together. The broker is the bumper or air cushion which softens the first contact of the opposing parties. He gets the slant of mind—the habit of thought—the point of view of each. He interprets these divergent thoughts to the other as necessity demands.

The sale of a parcel of property or the leasing of space is a matter of selection. Avoid confusing your customer with too many offerings and be alert to reach a decision that this or that particular property is the one that will best suit his needs. Then concentrate your efforts on that one. You have played lawn tennis, no doubt, and know that when several balls are being sent over to you preparatory to serving, you lose both if you try to get both at once. By keeping your eye on one to the exclusion of the other you are quite sure to get that one. Keep your own direct customer's attention on the ball within reach.

Sometimes such deals are made by one broker acting alone, but generally there are several working in co-operation. This is very helpful, as a rule, provided your associate broker is a good one. Often one broker has the confidence of one of the other parties and the other of the other party. This makes a good combination. In planning a transaction, therefore, you will do well to consider carefully whether or not some special assistance may be desirable. For my own part I am much more interested in assuring the success of a negotiation than I am in getting all the commission. There will be no commission if I fail, so why not reduce the chances of failure as much as possible.

Some time ago it was suggested to me by a business friend who had an indirect interest in a certain large hotel that I try to sell it to a hotel man who was the logical buyer. I did not personally know the proposed buyer, nor did I know anything about the hotel business. I knew that there had been efforts made in the past to bring about this sale, and that both principals had pretty well concluded that it was useless. In a general way I had an idea of the kind of deal that eventually was consummated, and which has since proved very good for all concerned. To have stated it in those terms at the beginning of the negotiation would have meant a prompt declination from both sides, and would, moreover, have been unauthorized. I happened to know an attorney who had all that I lacked to make such a sale possible. He had not only his legal experience with hotel matters which proved so valuable to us but he knew the hotel business and could think the way a hotel man would be apt to think. Moreover, he knew well all the principals. So I went to him with my plan and invited him to join with me. Without his help no sale would have been made. We were a winning team, whereas alone I could not have gone far. The point I want to bring home by this illustration is that you should as far as possible plan an important negotiation, and in planning it get as much expert assistance as the particular circumstances would indicate.

The most simple sales, the speaker said, often have unimportant features which may jeopardize their success. Early in a negotiation every one is thinking of the most important thing—the price, and little is said about the various points which are brought out when the contract is drawn, such as apportioning city taxes, payment of mortgage, recording tax, personal property, such as coal or mantels or chandeliers. It would be wise to have these details settled at the earliest possible interview. Before the price and term are agreed upon these little matters are easily disposed of. Afterward they may become subjects of undue importance.

Mr. Guerrlich urged the importance of a knowledge of real estate law, and urged his listeners to read that portion of Blackstone which has to do with real estate and who advised a modern book such as that of Prof. Reeves'. Mr. Guerrlich concluded:

There is a school of thought which maintains that the test of a salesman is his ability to sell goods that are valueless or greatly overpriced. But it seems to me that there is a great difference between "putting over a deal" and "putting one over" on some one else. The one implies a transaction which is fair to all; the other a swindle. Every sale indicates either a difference of opinion or reflects some special need or desire. One may think the price is high and the other that it is low. Either may be right. The broker is, therefore, not the keeper of his customer's judgment. But somewhere, sometimes his conscience will step in and he will step out.

Something should be said about dependability. Every one likes to do business with a man upon whom they can depend. One whose statements are true—whose word is good—who keeps his appointments—who does not offer property which he cannot deliver. That I should refer to the latter may seem strange to you, as it would seem a commonplace mistake to waste time in that way. Yet that is exactly what many brokers are constantly doing to the disgust of their customers. They hear a rumor or have an idea that a certain piece of property can be purchased at a certain figure. Without checking it up they commence offering it around and soon acquire a bad reputation for lack of dependability.

"Bluffing" is not a part of the equipment of a broker, although the ability to size up and call a bluff is very desirable. It is defined in the dictionary as "the act of deceiving or influencing by a show of confident assurance." I would like to add "practiced by many but deceiving few." You will meet the bluffer very often and the more he talks, the more he tries to impress you with his strength or his purpose, or the more he tries to deceive you the quicker will you perceive the weakness of his position.

There will come a time in many a negotiation where its success will depend upon your ability to sense the wisdom of stopping still. You will need courage and patience. To push on would simply create a wrong climax. The rest cure is what it needs. Heads hot with activity of thought about the transaction must be permitted to cool off a little so that they may better get a perspective. Likewise learn to know when to stop talking. You talk for the purpose of inducing someone to sign

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# Real Estate Board Holds 26th Annual Banquet

## Governor Miller Chief Guest of Honor at Affair Which Was Attended by 1,500 Leaders in Realty Activities of the Metropolis

THE Real Estate Board of New York held its twenty-sixth annual banquet in the grand ball room of the Hotel Commodore last Saturday evening, having as its principal guest of honor, Governor Miller of New York. His speech on matters of great moment to real estate interests of this city, was virile. While many of the realtors did not agree with some parts of the Governor's address they nevertheless admired its candor and its unequivocal tone. When he had finished every hearer knew exactly what the Governor thinks on the matters he discussed. Governor Edwards, of New Jersey also had been expected, but a telegram was received announcing his inability to attend on account of an attack of influenza. More than 1,500 real estate and tile insurance men comprised the audience. Judge Frederick E. Crane, of the New York Court of Appeals, delivered a scholarly address, and Martin W. Littleton aroused enthusiasm by his eloquence and wit. A speaker not on the programme, but who was listened to closely, was Frank A. Stevens, head of the New Jersey Real Estate License Bureau. Edward J. Cattell, City Statistician of Philadelphia, provoked much mirth with his after-dinner talk.

Charles G. Edwards, President of the Board, acted as toastmaster. He prefaced his introduction of the Governor with a brief address wherein, much to the surprise of many present, he expressed the hope that the Real Estate Board of New York would some day have a home of its own in preference to leased quarters, such as it has had and has now. He said that this is an era of home ownership for the organization as well as for the individual.

President Edwards expressed great satisfaction over the large attendance of members at the first monthly meeting of the Board, held at Delmonico's in January. He urged a still larger attendance at the next monthly dinner in March. Declaring that the Board can be only as big as the members by their activity and enthusiasm make it. Mr. Edwards urged co-operation on the part of all. He hoped to see twice as many members at the next monthly meeting as there were at the first one.

The front cover of the menu booklet was appropriately illustrated with a picture of the large new building to be erected on the site of the former Grand Union Hotel, on Pershing Square, and to be known as the Pershing Square Building. The banquet committee comprised Elisha Sniffin, Chairman; William L. De Bost, Chairman of the Committee on Guests; Laurence McGuire, Chairman of the Committee on Speakers; and J. Irving Walsh, Chairman of the Committee on Seating. It was a matter of comment that each of these Chairmen did his work well.

Aside from the speakers of the evening, the other guests of the Board on the dais were: James B. Fisher, President of the Brooklyn Real Estate Board; Darwin P. Kingsley, President of the New York Life Insurance Company; Louis V. Bright, President of the Lawyers Title & Trust Company; Maj. Coogan, Military Secretary to the Governor; E. H. Outerbridge, Chairman of the Commission of Port Authority; William Crittendon Adams, President of the United States Savings Bank; William B. Cardoza, Vice-President of the Farmers Loan & Trust Company; Haley Fiske, Frederick H. Ecker and Walter Stabler, President, Vice-President and Comptroller respectively of the Metropolitan Life Insurance Company; H. A. Kahler, President of both the New York Title & Mortgage Company and the American Trust Company; Henry A. Schenck, President of the Bowery Savings Bank; Morgan J. O'Brien, George R. Read, Alfred T. Marling, Philip Rhineland, Adolph Lewisohn, Robert E. Dowling, Frederick Brown, George L. Ingraham, H. Harwood Garfield, H. R. Ennis, George Cromwell, R. T. Childs, Stephen H. Angell, John P. Leo, Assistant Corporation Counsel Charles D. Olendorf, Charles Rohe, W. H. Schoendorf, E. Everett Thorpe, John G. Williams and Horace S. Wilkinson. Music by Pinto's Orchestra, assisted by the International Quartette, enlivened the evening.

Governor Miller was scheduled to speak on about port matters, but he alluded to that subject only briefly. He stressed the question of state government and home rule, and spoke em-

phatically about the administration of the public schools which he declared should be kept entirely outside the realm of politics. The Governor remarked at the outset that the real estate business was as closely related to the pending problems of the day as any business he could think of and that it came as closely to the masses as any business he could think of. He said that the great social revolutions of the past had revolved around property and property rights, adding that real estate values in this city had fluctuated largely because the city had been built up without its citizens looking far enough into the future. Transportation had been created in makeshift fashion, he declared, and that had created great congestion. He told his hearers that they were the kind of men who could properly appreciate the situation and insist on making ample provision for the future.

Taking up the housing situation, the Governor said:

"You have another problem here which I imagine you are keenly interested in, and that is the housing problem. I am not going to undertake to solve that problem; that is too difficult also for an after-dinner speech. Efforts have been made to alleviate conditions and necessarily those efforts have been of a temporizing and temporary character. You still have the problem with you and many other citizens throughout the country have that problem, though probably not so acutely.

"You had two things to accomplish. The solution of the problem required more houses, but there was also a temporary emergency which afforded opportunity to some men engaged in the real estate business to take advantage of others; and as always happens in such a time, a great mass of fair-dealing and just-dealing men engaged in the business had to suffer because of the misconduct of a few.

"Now, that emergency created a demand for temporary relief of those who were unable to defend themselves and resulted in measures which, under ordinary conditions and in ordinary times, would have been unwise. Those measures, designed for temporary relief, no doubt had the effect, to some extent, of retarding the very thing that was necessary for the permanent solution of the problem, namely, the building of more homes. None the less, the emergency was here, and that emergency, as you know, resulted in the passage of the so-called rent laws, which were sustained by our Court of Appeals under a doctrine of the police power which, if it were somewhat new, at least, demonstrated that our institutions were suited to meet new conditions and to deal with unexpected emergency. Now we still have those laws, and I am going to tell you frankly that you will probably have them for another year.

"And the point which I wish to make is that the influence of such an organization as this should be exerted in a constructive way to deal with these problems and to make the most of situations which perhaps you may not like. We find that as new conditions arise we sometimes have to accept the best that we can get; and, instead of opposing the inevitable, the wise thing to do is to accept the situation, to make the best of it, and to contribute in a constructive way to work out the situation, so as to make it unnecessary to continue upon the statute books laws which, except for this emergency, undoubtedly would be an invasion of personal and property rights.

"I understand that the difficulty in lack of housing of the better class is being relieved, but that the situation with respect to the cheaper tenements is more acute today than ever. Frankly, I do not know precisely how that problem can be solved, but you gentlemen can do more to assist in the solution of it than any other similar body of men in our community."

In the course of his success Judge Crane urged his hearers not to overlook the fact that good government is realty's greatest asset. He declared:

"In determining the value of real estate you consider many things—location, accessibility, possibilities. But one thing you invariably leave out, and that is the most important of all—I speak of the security of ownership and possession afforded by good government, regulated and controlled by wise laws.

"There have been times in this country when a consideration of this thing very much affected values. How quickly prices would tumble if anarchy, rebellion, uncertainty and doubt should creep into the administration of government? Suppose the provision that property cannot be taken for public purpose without just compensation should be removed from our Constitution? Or that by the desire of the majority sufficient to modify our forms of government, taxation should become a means of destruction and spoliation in an endeavor to socialize society? What about your values?

"You say that our Government, our laws and our courts guard against these things, but what is the Government? Too often we think it is something given to us by demigods, called forefathers, and that it will run itself. We think of government as being officialdom, and that as long as we have Presidents, Governors and Judges we are safe. The real and basic fact is that our Government—and in this day we can truly say all Governments—is dependent upon the right thinking of the people. An idea, once seizing, possessing, moving a people, can overturn almost anything. No one can read the history of this country and of England without realizing that peaceful revolutions are continually taking place. Our Government and laws, therefore, depend not upon officeholders but upon the intelligence, understanding and the restraint of our citizens.

"The nuisance clause against obnoxious things which affect real estate values applies to Government. Ignorance, prejudice, class selfishness and educated indifference are things to be guarded against and fought and expelled from our midst. Danger never lies in our differences. Danger lies in our indifferences—a disease more prevalent among the educated class than among the uneducated."

# Extension for Lockwood Committee Strongly Opposed

## Legislature May Grant It New Lease of Life, But Is Considering Other Plans If Leaders Decide to Continue Housing Activities

(Special to the RECORD AND GUIDE)

Albany, Feb. 9.

THE plan to continue the Lockwood Committee for another year has strong opposition in the Legislature, but indications now are that the committee's life will be extended for another year, that it will be re-created as a commission under a special bill, or that some body to supervise the activities of building and trades organizations will be formed.

Legislative leaders want to be sure of their facts before they act, however, and have called upon Senator Lockwood, Chairman of the Housing Committee, for a statement of expenditures of his committee since its creation several years ago. It will show about \$154,000 spent and will point to fines of about \$500,000 collected, besides claiming a saving of many millions of dollars on New York school contracts.

A series of more than a score of bills has been drafted to carry out proposed recommendations to be included in the committee report which Samuel Untermyer, Chief Counsel, is expected to bring to Albany next week.

Chief among the proposed laws will be one bringing fire and casualty insurance companies under closer state supervision, and empowering life insurance companies to devote 10 per cent. of their funds to investments in real estate mortgages. The

committee is prepared to quote figures to prove that for a period of years investments in real estate mortgages have been the best of any made by insurance companies. It also will be shown that heavy losses have been sustained through other investments, which will be characterized as highly speculative.

One proposal before the Lockwood Committee is that State Trade Commission be created, with power to handle all questions in regard to labor organizations, trade organizations, and possible disputes between them.

No recommendation will be made for incorporation of labor unions, the committee having decided that if this is done another law should be passed at the same time providing for incorporation of employers and trade organizations.

When the Lockwood Committee report is submitted it is expected that the bills putting its recommendations into effect will be introduced. The committees of the Senate and Assembly will set aside a full day, or perhaps two days, for a hearing, giving everyone a chance to discuss the proposed measures. Many believe that some of the Lockwood Committee recommendations will go over to next year for consideration, along with the bulk of the Davenport Tax Committee recommendations.

## Coal Consumers Organize to Secure Lower Fuel Costs

(Continued from page 167)

tion of anthracite coal, the Coal Consumers' Association says it is interesting to note a comparison of the rates charged for transporting that commodity to New York with certain figures recently issued by the Interstate Commerce Commission.

On 167 Class One railroads, embracing upwards of 233,000 miles of line, in the first seven months of 1921, the average return for hauling all classes of traffic, from the highest to the lowest, with an average haul of 187 miles, the charge for transporting one ton one mile was 12.75 mills, compared to 17 mills charged for transporting one ton of anthracite coal one mile, based on the rate to New York.

Analyzing the situation the Association says: "The rate nearest in amount to that applying on anthracite coal from the mines to New York is from the Virginia fields to Hampton Roads, \$2.80, compared to \$2.61; but note that for \$2.80 the haul from the Virginia fields to Hampton Roads is 403 miles, whereas for \$2.61 the haul from the mines to New York tidewater is only 155 miles.

"If New York had as fair a rate from the mines as that from the Virginia fields to Hampton Roads, it would be \$1.31 per ton instead of \$2.61.

"It will be remembered that this tidewater rate largely influ-

ences the rates applying to the territory in eastern Pennsylvania and New York and the entire territory of New Jersey and the New England states, to which there move annually approximately 40,000,000 gross tons of anthracite coal, and, in this respect alone, each year lays a burden upon the consumers thereof ranging from fifty to fifty-five million dollars (\$50,000,000 to \$55,000,000).

The Association has prepared a chart giving the rates on anthracite coal from the mines to New York and to four Western cities. The discrimination against New York is shown in the following table:

Anthracite from mines to:	Average distance	Rate per gross ton from mines to destination	Rate for hauling one car of 47 gross tons one mile
New York (tidewater).....	155	\$2.61	\$0.80
Buffalo .....	340	3.64	.50
Cleveland .....	448	4.62	.48
Detroit .....	515	5.18	.47
Chicago .....	787	6.30	.38
<i>Bituminous to New York from:</i>			
Central Pennsylvania .....	350	3.11	.42
Greensburg District .....	390	3.21	.38
Youghiogeny District.....	440	3.36	.33
Pittsburgh District .....	500	3.51	.33
<i>Bituminous to Hampton Roads from:</i>			
Virginia Fields .....	403	2.80	.33

## Mr. Guerrlich Lectures on "The Broker's Point of View"

(Continued from page 168)

his name. When he is convinced, for goodness sake don't talk him out of it again, or put some new idea into his mind. Then, too, often silence is golden. If the others are using the right kind of language and things are going as they should, why say anything?

"The object of all your efforts," said Mr. Guerrlich, "is to get a contract signed, and having in mind the fact that people change their minds the quicker it is signed the better. The ability to draw a good contract is a valuable asset as it may make it possible to get your parties signed up at once. However, in the great number of cases the contracts are drawn up by lawyers. And this is as it should be even though a broker's real troubles often begin when the lawyer is called in.

"When difficulties arise at this stage the situation is a very delicate one, and calls for a great deal of tact, patience and resourcefulness. Sometimes some of the parties are beginning to become tired out with the negotiation, and care must be taken that new

developments are so presented that they will not become a source of irritation. Frequently the attorney calls attention to matters which are more or less important, and the broker should have the ability to clearly state the business risk involved as against the possibility of the legal contingency which the careful mind of the lawyer has suggested.

"With a moderately good legal education you are frequently able to suggest some practical solution of a difficulty which the attorneys have pointed out.

"I have tried to indicate in the larger view point the position of the broker in the community, as well as to discuss some of the details of his work. My purpose has been to show that a wise broker is the one who can see beyond the immediate transaction on which he is working and realize the asset value of a good name. Let us then keep before us a high ideal, even if we may not attain to perfection, we may move from one success to another.



# Review of Real Estate Market for the Current Week

## Leases Disputed Sway of Market with Sales of Multi-Family Houses, While Business Buildings and Dwellings Sold Well

**L**EADING all transactions of the last seven days was that of the leasing of the improved site, 66.8x100, at the southeast corner of Madison avenue and Forty-third street, for an aggregate term of 63 years and for a total gross rental of \$7,000,000. In the light of the steady evolution of property values in the Grand Central zone this rental is causing property owners there to sit up and take notice. A 14-story mercantile building will supplant the three smaller buildings now on the plot. The real estate movement which started there a few years ago has gained steadily in size and before the year has ended it would not be surprising if other transactions as large as the corner deal mentioned above were effected. A lease as large as the one in discussion cannot long remain an isolated instance in such a growing district as the Grand Central.

An interesting contrast is the lease, made a few days before, of the Bristol building and adjacent smaller structures at the northwest corner of Fifth avenue and Forty-second street. Covering a site fronting 101.4 feet on the avenue and 208.4 feet on the street, the parcels were leased by the estate of Louisa M. Gerry to Walter J. Salmon for a second term of 20 years, at a new rental of \$450,000 a year, or ten times as much as the site brought 20 years ago. The group of buildings are not modern. The aggregate amount of this lease is \$9,000,000, but the site is much larger than the Madison avenue corner mentioned, while the term is more than two-thirds shorter and net. This demonstrates the enormous rental power of Fifth avenue

property in this era of its increased trade prestige in retail and wholesale business.

The strong feature of the sales market this week was the large number of multi-family houses of all kinds and descriptions that changed hands. From East Fourth street to the Harlem Ship Canal and beyond into the Bronx dealing in this kind of property was steady. Just now it would seem as if anybody could sell a multi-family house at a good price. The multi-family house boom of a decade or more ago was primarily in new buildings. Now any kind of such building is marketable.

Dwellings of the better class were in good demand, as was evidenced by the sale of some on Riverside Drive and in streets contiguous thereto. Medium-sized business buildings are still attracting investors who are buying them for occupancy, they being principally business firms who wish to feel secure in their location. In this era of big demand for business space firms find it worth while to buy instead of rent space on a graduated upward rental scale. Numerous tenants of dwellings are buying them also. Vacant plots, as sites for garages, are still in good demand. The ever-increasing use of auto trucks and of private cars makes garage building a logical sequence.

Numerous important leases of more than ordinary size were closed during the week, while there was an abundance of leases of medium sizes. Brooklyn and Queens also witnessed the closing of some large leases of business spaces.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded, in Manhattan this week was 64, as against 65 last week and 92 a year ago.

The number of sales south of 59th st was 17, as compared with 21 last week and 47 a year ago.

The number of sales north of 59th st was 47, as compared with 44 last week and 45 a year ago.

From the Bronx 29 sales at private contract were reported, as against 29 last week and 15 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 180.

### Bronx Board of Trade Election

The annual meeting of the board of directors of the Bronx Board of Trade was held at the board rooms on Wednesday evening, February 1. There was a full attendance.

The following members of the board of directors were nominated as vice-presidents and heads of bureaus for the current year: Martin Walter, second vice-president and chairman of the Civic Bureau; Charles Schneider, third vice-president and chairman of the Industrial Bureau; Maurice Muller, fourth vice-president and chairman of the Publicity Bureau; Alexander Haring, fifth vice-president and chairman of the Traffic and Waterways Bureau; Adolph G. Hupfel, Jr., sixth vice-president and chairman of the Trade and Commerce Bureau.

Frederick A. Wurzbach, who was elected to the first vice-presidency at the annual meeting of the board on January 25, will be chairman of the Manufacturers' Bureau. J. Wynne Jones was selected as chairman of the membership committee and chairman of the Noon-Day Luncheon Committee; and Herbert A. Knox was selected as chairman of the Law Committee. The board of directors also re-elected Charles E. Reid as executive secretary and Theodore S. Trimmer as treasurer, the office of treasurer carrying with it the chairmanship of the Finance Committee. The new telephone number of the Bronx Board of Trade is Mott Haven 4646.

### Club House and Hotel for Long Beach

Sixteen lots on the Boardwalk at Long Beach, at the corner of Lafayette Boulevard, have been sold to the Alexandria Hotel Construction Co. The property consists of about 50,000 square feet and runs from the Boardwalk through to Broadway.

Upon this property the Alexandria Hotel company will build a large, modern hotel to cost approximately \$1,000,000. Severance & Van Alen, architects, are now working on the plans, and the company hopes to break ground this Spring.

The present plans call for 500 guest rooms. In addition to these the top floors of the building will be fitted up as club rooms of the Alexandria Club.

The hotel will be built on the co-operative plan, and the company will offer Long Beach property owners the first opportunity to secure charter membership shares. Membership in the club will include the privileges of the Lido Golf Club, which adjoins Long Beach proper. In addition there will be facilities for tennis, pool bathing, boating, etc.

The officers and directors include H. Craig Severance of the firm of Severance & Van Alen, architects; William T. Mullally of the William T. Mullally, Inc., Advertising Agency; Martin J. Peters of the Permanent Mortgage Corporation, and Frank J. Wiggins, who is at present associated in the management of the Hotel Vanderbilt, and who will manage the Alexandria when completed.

### Cooley Property in Richmond Sold

The Hollis Cooley property, at Great Kills, was sold last week under the direction of the Surrogate's Court, and public administrator, William T. Holt. This sale was held to satisfy the creditors of the late Hollis E. Cooley, noted theatrical director and manager. There were seven parcels in all, three houses and several large plots of land. The first two parcels were sold to Mrs. Frederick Simmons, of Great Kills, and William Doerzbach, of 110 First av, Manhattan, respectively.

The price paid for the two parcels covered the amount of indebtedness against the estate. Administrator Holt ordered a discontinuance of the sale until further notice.

### Merchants Buy Water Street Corner

Manus, Muller & Co., Hugo Muller, president, bought through Tankoos, Smith & Co., from Percival R. Lowe, 152 Water st, southwest corner of Maiden la, a 6-sty brick loft building, on a lot 21.8x62.1. The new owners will remodel the structure.

### Two Brooklyn Firms Merge

A notable merger of real estate brokerage interests in Brooklyn took place last week when the Burling Realty Co. and Frank M. McCurdy organized as one firm and amalgamated with them the business conducted by Robert A. Wright and that of Burling & Swan. Mr. Wright is now in the fire insurance business in Manhattan.

William Raymond Burling, who heads the new firm, known as Burling & McCurdy, Inc., was formerly president of the Brooklyn Real Estate Board. The Burling Realty Co. had been in business since 1911. Mr. Burling is an active member of both the Brooklyn Real Estate Board and the New York Real Estate Board.

Frank M. McCurdy, the treasurer of the new firm, has been actively engaged in the real estate business since 1903, specializing in Flatbush and other suburban sections. Mr. McCurdy is an active member of the Brooklyn Real Estate Board and chairman of one of its important committees.

Both men have been identified with some of the large real estate sales in Brooklyn in recent years.

### Supt. Miller in Consultation

Rudolph P. Miller, until recently Superintendent of Buildings of Manhattan, has been called to Washington, D. C., to investigate the collapse of the Knickerbocker Theatre for the Associated General Contractors of America. Mr. Miller is a consulting engineer.

### New Golf Club in Westchester

The Briarcliff Country Club, a new aggregation of prominent golf fans, purchased from the Briarcliff Realty Co. 150 acres of land on a commanding site at Briarcliff Manor, Westchester County. On this tract, possessing all the topographical features over which the golf enthusiast is wont to rave, an 18-hole course will be laid out under the supervision of Devereaux Emmet, golf course architect. The construction of the course is already well under way.

If the present plans of the organization are carried to fulfillment the clubhouse will be one of the most substantial and attractive buildings of its kind in the East. The locker rooms and shower baths will be placed in a wing on the first floor. The grill room, lounge and sun parlors will command a fine view of the Hudson River, Tappan Zee, and the surrounding country. The membership of the club, it is expected, will be limited to 300 in the active classification. George Howe was the broker.

### Big Apartment House Trade

Charles S. Kohler, Inc., represented by Harold M. Silverman, secretary, sold for the Service Realty Co. (Ennis & Sinnott, Inc.) the Allerton, a 12-sty fireproof apartment house, on a plot 100x100, at the southwest corner of 113th st and Broadway, renting for \$125,000 per annum and held at \$850,000. The buyer is Charles H. J. Dilg, who in addition to a substantial amount of cash gave in part payment 106-110 Haven av, a 5-sty walkup apartment house, on a plot 75x103, renting for \$26,000 per annum and held at \$160,000; also 506 West 179th st, a 5-sty walkup apartment house, on a plot 50x100, renting for \$13,000 per annum and held at \$75,000; also 130 West 109th st, a 5-sty double flat, on a lot 25x100, renting for \$5,000 per annum and held at \$32,000; also the entire block bounded by 163d st, Courtlandt and Melrose avs, containing 7 frame dwellings, held at \$100,000. Total transactions amount to \$1,250,000. Charles S. Kohler, Inc., has been appointed managing agent for these apartments.

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**Big Deal in East Harlem**

Charles F. Noyes Co. sold to Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine, 1915-1923 Third av, and 202-204 East 106th st, southeast corner, a plot 100x110, improved with seven distinct buildings. The property was sold for the Jeremiah Pangburn estate, which was represented by James T. Pangburn. The Pangburns have owned the property for more than 50 years. The new owners will improve the property with a modern taxpayer, so as to get the benefit of the exceptional location for retail merchandising. Located at an elevated station point, the traffic on this side of Third av is exceptionally heavy. Stoddard & Mark represented the sellers and Eisman, Lee, Corn & Lewine were the attorneys for the purchasers. The amount involved in the cost of the property and the improvement is approximately \$250,000. The northwest corner of 106th st and Third av has been purchased lately by Kaufman, the Hatter, and the southwest corner by the Adler Shoe Co.; and the purchasers of the property in question sold the northeast corner about 12 years ago.

**Operator In Two Deals**

A. H. Levy and Henry I. Cooper of M. Cohn & Co. resold for the Winter Realities, Inc., Benjamin Winter president, the eleven 3-sty buildings with stores at the northwest corner of Sixth av and 10th st, extending from Milligan pl around to Patchin pl, and valued at \$145,000. The buyer is M. Rutheiser, who recently sold the Chateau d'Armes apartments, at the southeast corner of Fort Washington av and 161st st. The Sixth avenue buildings, landmarks of Greenwich Village, have a frontage of 70 feet on the avenue, 115 feet on 10th st and 15 feet on Patchin pl. All of the store leases expire next May. The property was acquired by Mr. Winter a couple of weeks ago from the estate of George Chesterman, whose family had owned it more than 40 years.

Another deal by Mr. Rutheiser involves the resale of the 5-sty apartment house with store at the southwest corner of St. Nicholas av and 148th st, on a lot 24.1x100, built on land formerly belonging to Frank Leslie. The sale was negotiated by Mr. Levy, who sold the property recently in connection with Julius Scott for Joseph E. Marx to Mr. Rutheiser.

**Quick Turn of West Side Corner**

The Mandelbaum & Lewine syndicate of operators resold the two 4-sty brick flats with stores, on a plot 49.8x60, at the northwest corner of Eighth av and 29th st to I. H. Kempner, of the New Amsterdam Realty Co. The sellers acquired the parcels Feb. 2 from the estate of Sarah E. Sands, which had owned them for about 50 years. Negotiations are already under way for a second resale. D. Kempner & Son were the brokers in the recent sale. Considerable activity has developed in this section of Eighth av recently.

**Bank Buys Murray St. Holding**

As an addition to the site which has been accumulated within recent years by the Importers and Traders National Bank at the south corner of Broadway and Murray st to provide for future expansion, the institution has acquired from Joseph Hilton, the clothier, the 5-sty brick loft building 2½ Murray st, on a lot 12.7x75.2. Wm. H. Whiting & Co. negotiated the sale.

With this purchase the bank controls a plot with a Broadway frontage of 50.11 feet and a frontage of 128.2 feet in Murray st. The sale is recorded.

**Resells West End Av. Corner**

Benjamin Winter resold the 12-sty elevator apartment house at the southeast corner of West End av and 98th st, and the 3-sty and basement dwelling 770 West End av, which Mr. Winter purchased 2 weeks ago from Rudolph G. Leeds, the tin plate magnate. By a peculiar turn of circumstances the properties by this resale revert to the possession of a branch of the family that built them, as the buyer is Thomas J. McLaughlin. The Gordon Realty Corporation is associated with Mr. McLaughlin in the purchase. Thomas J. McLaughlin & Sons were the builders.

In part payment the buyers gave the 3-sty and basement stone dwelling 115 West 47th st, on a lot 20x100.5, held at \$75,000, and under lease to the Actors Equity Association at an annual rental of about \$6,000. The combined West End avenue properties were held at \$900,000. Julian T. Saxe was the broker. The apartment house occupies a site 91.11x100, and has an annual rent roll of about \$125,000. The dwelling, which protects light and air to the structure, is on a lot 18x100.

**Sale on Cathedral Parkway**

Nassoit & Lanning sold for the Udell Realty Co. (Bing & Bing) to the newly organized 204 West 110th Street Corporation the 12-sty elevator apartment house, known as the Amherst, on a plot 100x70.11, adjoining the southwest corner of Amsterdam av. It was held at \$525,000. An estate of 42 acres, at Chappaqua, Westchester county, was given in part payment, the latter being valued at \$150,000.

**Investors Buy In Cortlandt St.**

M. A. Modell & Sons, dealers in men's wear, who occupy the 4-sty brick loft building with stores, 22.3x77.7, at 71 Cortlandt st, adjoining the southeast corner of Washington st, have bought the property from David Magie, Jr. The sale is recorded.

**Sells a West Third St. Parcel**

The Ocean Beach Realty Corporation, representing clients of Howe, Smith & Sawyer, attorneys, purchased from the Ridgewood Park Realty Co. the 7-sty brick loft building, on plot 45x152.11x irregular, at 37 West 3d st, adjoining the northeast corner of Wooster st. The sale is recorded.

**Mahattanville Garage Plot Sold**

Nathan Wilson, president of the Occidental Holding Corporation, resold to the Lehigh Concrete Co. the plot of 8 lots on the north side of 133d st, 90 feet east of Broadway and extending through to 134th st, for the erection of a garage. The site measures 85 feet on 133d st, 117 feet on 134th st, and has a total depth of 199.10 feet. A building loan of \$90,000 has been obtained by the purchasers from Jacob Mark.

**Site for Apartments Bought**

Day & Day sold for Augusta Rosenberg to the Brensam Realty Corporation, Samuel Brenner, president, 118-122 West 58th st, three 4-sty and basement stone dwellings, each on a lot 16.8x100.5. The properties had been in the selling family since 1859. The buyer will reimprove the plot with a 9-sty elevator apartment house of small suites.

**Riverside Drive Dwelling Sold**

Elbridge Gerry Snow sold through Frederick Zittel & Sons 102 Riverside dr, a 5-sty brick and stone American basement detached dwelling, on a plot 60.5x55.10x13.4x70, at the north corner of 82d st. The buyer will occupy.

**Greenwich St. Corner Bought**

Samuel Weill bought through William A. White & Sons 362 Greenwich st, southeast corner of Franklin st, a 5-sty brick building, on a lot 18x60. The building will be remodeled.

**Another Large Heights Deal**

The M. & B. Realty Co., Louis Mondschein, president, purchased from Ellis Lord 3409-3415 Broadway, two 6-sty apartment houses, on a plot 80x100, between 138th and 139th sts. The houses have accommodations for 32 families and contains stores, some of which are leased to such tenants as Cushman Bakeries and William Oppenheimer Chain Stores. The properties are opposite the new Gotham Theatre. They have not changed hands in the last 12 years. The total rental is about \$40,000 annually and the properties were held at \$250,000. The brokers were Henry & Kleine.

**Buy a West 14th Street Parcel**

E. Stanton Riker sold for the Union Liberty Co. to the Woodlock Realty & Construction Co. 252 West 14th st, a 4-sty and basement brownstone dwelling, with basement store, on a lot 22x84.6. The structure will be entirely remodeled for business.

**Big Resale on Heights**

The newly formed Primrose Realty Co., Joseph Lesser president, purchased from the Joe-Hen Realty Co., Joseph Goldfein president, the two 6-sty elevator apartment houses, 715 to 725 West 172d st. The buildings, which have been in the hands of three different owners since last November, were valued at \$550,000 and return an annual rental of approximately \$90,000. Covering a plot 240x97.4, they accommodate 84 families, and were acquired by the present selling company from the Ralf Realty Co., Samuel Wacht, Jr., president, which bought them from the Ecallow Co. The Primrose Realty Co. is represented by Abraham Midonick, attorney, S. Lesser and J. Salzberg being in its directorate.

**A City Island Corner Sold**

George J. McCaffrey, Jr., sold for the estate of Richard Webber to the Denwood Realty Co. the northwest corner of Bowne st and City Island av, City Island, Bronx, a vacant plot 100x89, for immediate improvement.

**Sells a Bronx Block Front**

Edward Polak, Inc., sold for Mrs. C. Kirby and Harry Teitler to M. Gluck the vacant plot, 137x85, on the east side of Webster av, from 183d to 184th st.

**Sell Brooklyn Block Front**

Realty Associates sold through Joseph Stein to the Dobwill Building Corporation the vacant plot, 220x100, on the south side of 48th st, 100 feet east of Eleventh av, Brooklyn, which the purchasers will improve by erecting 2-sty brick semi-detached 2-family houses.

**Long Island City Corner Sold.**

The unrestricted corner plot, 375x100, at the northeast corner of Harold av and Queens Boulevard, Long Island City, was sold by Judson A. Harrington to a speculator for Samuel Megeath and an up-State syndicate, in three separate transactions. Mr. Harrington has been appointed agent for the re-sale of this corner plot, which is in a section manifesting considerable building activity at this time.

**Mortgage Loans**

Nehring Bros. placed the following first mortgages: \$166,000 for 5 years on 611 West 127th st; \$55,000 for 3 years on 408-410 West 115th st; \$66,000 for 3 years on 620 West 152d st; \$25,000 for 3 years on 440 East 145th st; \$15,000 for 5 years on 312 West 133d st; \$14,000 for 3 years on 66 East 120th st, all at 6 per cent. per annum.

The Kenmare Realty Co. obtained from the New York Title and Mortgage Co. a building loan of \$130,000 on the property, 100x117, at 196-204 Mulberry st, northeast corner of Kenmare st, now improved with a 6-sty factory building. An additional loan of \$10,000 was also procured from S. & H. Realities, Inc. The erection of a 4-sty garage with stores and showrooms is contemplated.

For the erection of the 6-sty apartment house, 100x89.3, at the northwest corner of Marion av and 194th st, Bronx, the Val-King Corporation obtained a building loan of \$115,000.

New York Title & Mortgage Co. made a building loan of \$110,000, on the northeast corner of Merriam av and 171st st, Bronx, to the Active Development Co., composed of Samuel Katz, Max Rothbart and Louis Slutnik. A 5-sty and basement brick apartment house will be built on the plot.

During the month of January the firm of William A. White & Sons negotiated mortgage loans aggregating \$3,614,000.

Charles B. Van Valen, Inc., obtained a loan of \$117,000 for the Vacuum Cleaner Specialty Co., from the Title Guarantee Trust Co., on 140 West 34th st, a 5-sty and basement mercantile building, on a lot 25x98.9.

Charles B. Van Valen, Inc., negotiated for the 40 West 57th Street Corporation, H. Kevorkian, loans aggregating \$295,000 on the 6-sty and basement building at that address. The building occupies a plot 26.6x100.5 and was purchased by the borrower last June. The loans comprise a first of \$169,500; a second of \$100,500, and a third of \$25,000.

The Emigrant Industrial Savings Bank loaned \$172,500 to the Ardnaee Realty Co. on the 6-sty elevator apartment house, 108.4x91.10, at 504 to 506 West 11th st, near Broadway.

A first mortgage loan of \$200,000 at 6 per cent. has been placed with the Irving Savings Bank on the 9-sty elevator apartment house, 57x100, at 116 East 58th st, through Byrne & Bowman.

The Trebush Realty Co., representing Shubert theatrical interests, obtained a mortgage loan of \$500,000 from the Hudson Trust Co. on the former Central Park Riding Academy property at 926 to 934 Seventh av, now improved with the Al Jolson Theatre, 125x100.

During the month of January Slawson & Hobbs' mortgage department placed mortgage loans totaling \$1,701,500, on the following properties: Southwest corner of 88th st and West End av, a 13-sty apartment house, for Dr. Charles V. Paterno, \$750,000, with S. W. Straus & Co.; on 440 East 123d st, a 6-sty tenement house, for the Press Improvement Corporation, \$15,000; on 504-506 West 111th st, a 6-sty elevator apartment house, for the Ardnaee Realty Co., \$172,500; on the west side of Webb av, 250 feet north of 195th st, Bronx, \$9,000 on a 2-family house, for J. Feldman; on the northeast corner of 109th st and Riverside dr, for the 610 West 110th Street Corporation, Luigi Geribino, president, a building and permanent loan of \$625,000 on a 14-sty apartment house, under construction, on a plot 73.8x140x irregular; on the northwest corner of Prospect Park West and 10th st, Brooklyn, for the Park and 10th Street Construction Co., Inc., a building and permanent loan of \$130,000, on a 6-sty elevator apartment house, to be erected on a plot 92.6x 97.10½.

**Manhattan.****South of 59th Street**

GREENWICH ST.—Steinman & Polak sold to Joseph E. Marx, 737 Greenwich st, a 3-sty and basement brick dwelling, on a lot 19x70. The buyer will alter the structure into stores and lofts.

VAN DAM ST.—Cruikshank Co. sold for the estate of Michael Egan, 10 Van Dam st, a 3-sty and basement frame and brick dwelling, on a lot 25.8x100.1½.

6TH ST.—Katharina Burns sold to Bernard Ershowsky 422 East 6th st, a 5-sty brick tenement house with stores, on a plot 39.4¼x97, with 4-sty brick rear tenement houses.

23D ST.—Anna Crawford purchased from the Eisler Builders two 5-sty brick apartment houses on a plot 50x98.9, at 345-347 West 23d st, in the Chelsea district. This property was held at \$80,000.

29TH ST.—Herbert Jacques Morris, in conjunction with Alfred Somborn sold for Abraham Rothstein to Daniel H. Jackson 308-310 East 29th st, a 6-sty brick tenement house with stores, on a plot 41.8x98.9.

57TH ST.—Paul W. Crounce sold for the Poggenburg estate to Eugene C. Worden 415 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.5. The buyer will remodel and occupy the premises.

AV A.—William H. Whiting & Co. sold for the estate of Alexander Schlusel to Dr. Victor Florentino 250 Av A, a 5-sty brick tenement house with store, on a lot 25.9x95.6.

FIRST AV.—Thames Building & Contracting Co. sold to Mary Denner 225 First av, a 4-sty brick tenement house with store, on a lot 20x 80.

THIRD AV.—Bernard Freund sold 513 Third av, a 5-sty brownstone tenement house with stores, on a lot 24.8x100.

NINTH AV.—J. Arthur Fischer sold for Catherine G. Knoblock, Louis A. McCormack

and George H. Mundorf, 724 Ninth av, northeast corner of 49th st, a 4-sty brick flat with store, on a lot 24.11½x75. A resale is pending.

**North of 59th Street**

74TH ST.—John Finck sold for Lena Rueseler 226 East 74th st, a 5-sty brick tenement house with store, on a lot 25x102.2.

76TH ST.—Estate of Benjamin S. Strauss sold through John Finck 194 East 76th st, a 4-sty stone double flat, on a lot 25x102.2.

80TH ST.—John Finck sold for Mary Kelly 229 East 80th st, a 4-sty stone double flat, on a lot 25.1¼x102.2, adjoining the Baptist Mission edifice.

87TH ST.—Wood, Dolson Co., Inc., through Charles J. Quinlan sold for the estate of John D. Reynolds the 5-sty American basement dwelling 339 West 87th st, on a lot 18x100, valued at \$40,000. The new owner is "Juliet," a female impersonator in vaudeville, who will occupy the house. A. V. Amy & Co. were the brokers.

90TH ST.—John Finck sold for Arthur Viertel 333 East 90th st, a 5-sty stone double apartment house, on a lot 25x100.8½.

94TH ST.—Frank L. Fisher Co. sold for Chester J. Byrn to H. R. Saunders, for occupancy, 137 East 94th st, a 3-sty and basement stone dwelling, on a lot 16.8x100.8½, adjoining the northwest corner of Lexington av.

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H. A. S., Care Record & Guide.

102D ST.—Butler & Baldwin resold for a client to Robert K. Osborn 113-115 West 102d st, a 6-sty brick tenement house, on a plot 45.10x100.11.

105TH ST.—James H. Cruikshank bought from Anna A. M. Dennerlein, of Mt. Kisco, N. Y., the 2-sty and basement brownstone dwelling, 216 East 105th st, on a lot 16.6x100.11. Harry Sugarman was the broker.

108TH ST.—Isaac Baker sold to Louis Watkin 81 East 108th st, a 4-sty and basement stone dwelling, on a lot 17x80.10.

108TH ST.—Rau estate sold 319 West 108th st, a 5-sty brick American basement dwelling, on a lot 18x100.11, two doors west of Broadway.

113TH ST.—Charles A. Tucker sold to Jacob W. Birshon, 60 East 113th st, a 5-sty brownstone flat with stores, on a lot 25x100.11.

115TH ST.—Hudson P. Rose Co. bought from Caroline A. Lane 420 East 115th st, a 4-sty brick tenement house with stores, on a lot 25x100.11.

115TH ST.—Onofrio Miceli sold for a client 155 East 115th st, a 3-sty and basement brick dwelling, on a lot 13.4x100.11.

117TH ST.—Samuel Soroka sold to Joseph Kleinrock and Sidney Strassburg 235-237 East 117th st, a 6-sty brick tenement house with stores, on a plot 50x100.11.

120TH ST.—Onofrio Miceli sold for a client 100-102 East 120th st, two 4-sty brick tenement houses, each on a lot 18x72, near Park av.

126TH ST.—Charlotte Realty Corporation bought from John Gruber 207 East 126th st, a 3-sty factory building with garage, on a plot 32x99.11.

127TH ST.—Mrs. Anna McGuire sold 205 East 127th st, a 4-sty brick flat with store, on a lot 25x49.11, adjoining the northeast corner of Third av.

130TH ST.—Ernest T. Bower sold for the estate of Sarah C. Abrams 146 West 130th st, a 3-sty and basement stone dwelling, on a lot 18.4x99.11.

132D ST.—Fitzgerald Morris sold to Robert Hurry 144 West 132d st, a 3-sty and basement stone dwelling, on a lot 14.8x99.11.

134TH ST.—Nehring Bros. resold for Joseph Shenk 511 West 134th st, a 5-sty brick apartment house, on a plot 39.3x99.11.

177TH ST.—Isaac Lowenthal and William Prager, represented by Lind & Pfeiffer, resold through Charles Goldberg and James E. Barry the two 5-sty apartment houses 605 to 609 West 177th st, each on a plot 50x90. The houses adjoin the northwest corner of St. Nicholas av and were held at \$80,000 each. They house 40 families. The sellers purchased the property in December from the Schaeffer estate.

BROADWAY.—Charles F. Noyes Co. sold to Daniel B. Freedman for S. G. Granville Beals, executor, the 4-sty brick flat with store, on a lot 20x85, at 5222 Broadway, Marble Hill.

FIRST AV.—Alexander P. Knapp sold to George A. Cohan 2126 First av, a 6-sty brick tenement house with stores, on a plot 37.6x95.

FIRST AV.—John Finck sold for the estate of Mary F. Larkin 1697 First av, southwest corner of 88th st, a 5-sty brick tenement house with store, on a lot 25.2½x100.

LEXINGTON AV.—Joseph S. Guthorn sold to the Conwall Corporation the 2-sty building, on a plot 65x100.11, at the northwest corner of Lexington av and 120th st.

RIVERSIDE DR.—The 4-sty and basement stone dwelling 97 Riverside dr, on a lot 21.4x71.4½, has been sold by William H. and Henrietta Gentzlinger to Pauline G. Hayward and H. W. Gentzlinger.

SECOND AV.—Conrad Ludwig sold to Gottfried Eschler 1573 Second av, a 4-sty brick tenement house with store on a lot 19.1x61.8.

SECOND AV.—Onofrio Miceli sold for a client 2216 Second av, a 4-sty stone tenement house with store, on a lot 20x80, adjoining the southeast corner of 114th st.

ST. NICHOLAS AV.—Slawson & Hobbs sold for Joseph E. Marx, 1466-1468 St. Nicholas av, adjoining the southeast corner of 184th st, two 4-sty brick apartment houses with stores, on a plot 50x100.

THIRD AV.—Giebler estate sold through John Finck 1221 Third av, a 4-sty stone tenement house, on a lot 16.8x110.

VERMILYEA AV.—Charles S. Kohler, Inc., sold for Clara Beck 125 Vermilyea av, a 5-sty walk-up apartment house, on a lot 25x150.

WADSWORTH AV.—Nehring Bros. resold for a client the southeast corner of Wadsworth av and 179th st, a 5-sty brick apartment house, on a plot 45x100 and housing 20 families.

**Bronx**

KELLY ST.—Louis Gold & Co. resold to the Weingold Realty & Construction Co., of Brooklyn, the southwest corner of Kelly and 167th sts, a vacant plot 90x75, which the buyer will improve with a taxpayer containing 10 stores.

138TH ST.—Benjamin Englander sold for Harry Goodstein to the Bryant Avenue Realty Co., 635 East 138th st, a 5-sty and basement apartment house, on a plot 37.6x100. It is the last of a row of six similar buildings to be sold.

139TH ST.—Belwood Realty Corporation sold through B. Schildhaus to Samuel Erdheim and Jacob Drach 534 East 139th st, a 6-sty and basement brick apartment house, on a plot 37.5x100.

165TH ST.—B. Schildhaus sold for the 161st Street Realty Co. to Barnett Printzman 659 East 165th st, a 5-sty and basement brick apartment house, on a plot 37.5x100.4.

187TH ST.—G. Tuoti & Co. sold for M. Fein, 576 East 187th st, southeast corner of Hoffman st, a 5-sty brick apartment house with stores, on a plot 34x90.

200TH ST.—Edward Polak, Inc., sold for M. Meisel to Isidor Greenberg, 381 East 200th st (Bedford Park boulevard) a 3-sty brick flat with store, on a lot 18.9x75, adjoining the southeast corner of Decatur av.

BEAUMONT AV.—Schwab & Co. sold for the Edwards Co., Inc., the vacant plot, 50x144, on Beaumont av, running through to Cambreling av, 100 feet south of 189th st, to a builder who will improve same for business uses.

BOSTON RD.—Armstrong Bros. sold for a client to Louis Gold & Co., Inc. the plot, 65x164, on the northwest side of Boston rd, 113 feet northwest of East 167th st. Two frame detached dwellings are on the plot and they will be supplanted with 5 stores.

BROOK AV.—B. Schildhaus sold for Harry Lichtenstein to Ida Green 421 Brook av, a 5-sty brick apartment house with stores, on a lot 24.9x90.

CROTONA AV.—Mrs. Annie E. Neville sold through Edward Polak, Inc., to the Hesu Real Estate Co. the vacant plot, 50x70, on the east side of Crotona av, 150 feet south of Tremont av.

FORDHAM RD.—Nathan Wilson, operator, resold to a client the plot of over 5 lots on the south side of Fordham rd, between Davidson and Grand avs. It has a 28-foot frontage on Fordham rd, running through and having a 104 foot frontage on Davidson av. The purchaser will improve the Fordham rd side with stores and a business building, and the Davidson av side will be improved with stores.

**JEROME AV.**—Rosa Napoli sold to William Liebowitz the southwest corner of Jerome av and 169th st, a 5-sty apartment house, on a plot 45 x100.

**NELSON AV.**—Bronx Community Corporation, John J. Tully, president, purchased the southwest corner of Nelson av and Featherbed la, a vacant plot 49x120, which the buyer will improve with stores.

**OGDEN AV.**—Nehring Bros. sold for Mary Soeller 1380-1382 Ogden av, a 5-sty and basement brick apartment house, on a plot 50x110.5 and housing 25 families. It is the first sale of the property in 5 years.

**PROSPECT AV.**—Rubin Birnbach sold through B. Schildhaus to J. Lashinski 603-605 Prospect av, a 5-sty brick apartment house with stores, known as The Blanche, on a plot 37.6x100, adjoining the southwest corner of 151st st.

**STEBBINS AV.**—Tillie Fein sold through B. Schildhaus to Samuel Katz and Isaac Drobitch 1270-1272 Stebbins av, a 5-sty and basement brick apartment house, on a plot 50x122.9.

**TREMONT AV.**—Barnett & Smith sold for a client 25 East Tremont av, adjoining the northwest corner of Walton av, a 3-sty frame flat with store, on a lot 25x98.7.

**WASHINGTON AV.**—B. Schildhaus sold for the Tiffany Realty Corporation to Ida Levine, Bernard Cohen and Samuel Krivet 1647 Washington av, a 5-sty and basement brick apartment house, on a plot 40x140.

**WEBSTER AV.**—J. L. & R. W. Davis sold for Edward Robitzek the plot, 100x100, at the northeast corner of Webster av and 180th st for improvement with a garage.

**WILLIS AV.**—Stebbins Realty Co. sold through Kurz & Uren to the Dodge Realty Co., A. Miller, president, 449-457 Willis av, a 5-sty brick flat with store and old frame buildings, all on a plot 62.5x107.7. The site will be re-improved with a business building.

#### Brooklyn

**MONTGOMERY ST.**—Realty Associates sold to Gordon & Halperin the vacant plot, 200x100, on the south side of Montgomery st, from Stoddard pl to Ludlam pl, in the Crown Heights section, which the purchasers will immediately improve by erecting two-family semi-detached brick houses, with driveways and private garages.

**2D ST.**—E. R. Ruwe sold to a buyer, for occupancy, 600 2d st, on the Park Slope, a 3-sty and basement stone dwelling, on a lot 20x100.

**PROSPECT PARK WEST.**—Duross Co. sold

for Richard Fitzpatrick 278 Prospect Park West, a 4-sty brick apartment house with stores. The buyer is Gaspar Morice, a store tenant.

**EAST 39TH ST.**—Knox Realty Co. sold for James Weild to a buyer, for occupancy, 342 East 39th st, a detached frame and stucco dwelling, in course of construction.

**LINCOLN PL.**—Estelle Smith sold 127 Lincoln pl, a 3-sty and basement stone dwelling, on a lot 20x100.

**LINCOLN PL.**—Realty Associates sold to Elite Builders, Inc., the vacant plot, 30x100, on the north side of Lincoln pl, 545 feet east of Underhill av, which the purchasers will improve with a brick 2-family house with garage.

**NEW UTRECHT AV.**—Meister Builders, Inc., bought from Anna Crawford 7407-7411 New Utrecht av, two 3-sty brick business buildings, on a plot 44x199x irregular. Minnie Cohen was the broker.

**OVINGTON AV.**—William P. Jones sold for the Marplock Land Corporation to Antonio de Falco the plot, 47.6x100, on the north side of Ovington av, 180 ft west of Tenth av.

**WESTMINSTER RD.**—Bulkeley & Horton Co. sold for Mrs. Josephine Gross to a buyer, for occupancy, 423 Westminster rd, a detached 2-family house.

#### Queens

**EDGEEMERE.**—Lewis H. May Co. sold for Bernard Gottehrer 20 lots on the north side of McKinley av, adjoining the Long Island Railroad, at Edgemere, to Barney Goldberg, who will immediately erect apartment houses with stores, for occupancy May 1, 1922.

**EDGEEMERE.**—The Lewis H. May Co. sold for Everett, Heaney & Lawrence the northeast corner of Far Rockaway blvd and Beach 37th st, Edgemere, a plot 175x117, to Oscar Mandel, who will improve the plot with apartment houses with stores.

**FAR ROCKAWAY.**—The Lewis H. May Co. sold for A. E. Kornfeld two plots of lots at Watjean Hill, Wave Crest, Far Rockaway, to Abraham Tannenbaum, who will improve the plots with all year houses.

**FLUSHING.**—Halleran Agency sold for the estate of Charles Seton Post to the Bowne Realty Co., W. W. Smith, president, the old Post homestead, at the southwest corner of Bowne av and Washington st, with a frontage on Lincoln st, Flushing. The plot fronts 270 feet on Bowne av, and a frontage of 150 feet each on Washington and Lincoln sts. It was owned by the Post family for 50 years. The house will be razed and four 4-sty double apartment houses will be built on the tract.

The buildings will be ready for occupancy October 1, next.

**FLUSHING.**—Halleran Agency sold for Caroline Hicks and Elizabeth Bell to Theodore M. Lay, Inc., the vacant plot, 43x129, on the east side of Whitestone av, between Chestnut st and Mitchell av, Flushing. The buyer will immediately improve the plot with 2-family houses to contain 6 rooms and bath on each floor.

**JACKSON HEIGHTS.**—Gordon Paterson, district manager for the Carbie Mfg. Co., of Duluth, Minn., who, during the World War had charge of the U. S. Shipping Board work at Duluth, has purchased a co-operative apartment at 143 23d st, Jackson Heights.

#### RECENT LEASES.

##### Notable Uptown Leasehold

The Prudence-Bonds Corporation, having outgrown its present quarters at 31 Nassau st, has, through Brown, Wheelock & Co., closed a long term lease of the Charles & Co. property, southeast corner Madison av and 43d st, where it will construct a suitable building to house its expanding business. William H. Beam, attorney, represented the Charles interests, and Stoddard & Mark acted for the Prudence Bonds Corporation.

The plot, now occupied by a group of three buildings, has a frontage on Madison av of 66.8 feet and of 100 feet on 43d st, the rest of the Madison av block to 42d st being occupied by the Winchester-Liggett Building. The lease involves a gross rental of \$7,000,000 for a period of 63 years, in three terms of 21 years each. The location selected for the future expansion of the Prudence-Bonds Corporation is in the heart of the new uptown financial district.

According to plans prepared by Severance & Van Alen, architects, the Prudence building will be 14 stories and of Roman classic design, constructed of steel with granite base and marble facade finished with bronze on the street level and banking floor 11 feet above. In architectural design and arrangement these floors will be a near replica of the Bankers Trust Company Building, corner of Fifth av and 42d st. Shops with show windows of bronze and marble will front on the street level, two of these on Madison av and five on 43d st.

Entrance to the main building will be on Madison av through antique bronze doors opening into a spacious marble corridor 16 feet wide serving the elevators, and from which a grand stairway 10 feet wide of Italian Travertine marble will lead to the banking floor. This

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**Brooklyn**—Mechanics Bank; Peoples Trust Co.; N. Y. & Queens Electric Light & Power Co.; Brooklyn Police Dept.; Brooklyn Fire Dept.; D. Price & Co.; B. R. T. Co.; Borden Milk Co.; Brooklyn Citizen Bldg.; Second Church of Christ Scientist; Prospect Heights Presbyterian Church, and thousands of others.

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- Minneapolis - 407 South Fourth Street

floor will be constructed of marble, with a 20-foot ceiling of Roman classic design, incorporating an indirect lighting system. An artistic screen of marble and statuary bronze will inclose the banking space.

According to the construction plans, the new building will incorporate the frame of the Charles & Co. 12-story building on the corner, involving a change of facade from brick to marble, a lifting of the cornice and a general rearrangement of architectural features. The building will be completed and ready for occupancy on or before October, 1923.

Charles & Co. will at once erect a 7-story building, designed for their exclusive use, at 48-50 East 43d st, a part of their present location. This is the site of the original Charles store of 51 years ago on this block. For many years they were the tenants of Joseph Milbank in a large store running through to 42d st, which was between the plots owned by Charles & Co. When the Milbank property was improved with the new Winchester-Liggett building the Charles properties became separated, so that it was necessary for them to operate two distinct stores on the same block. This also made it necessary for them to secure another property in order to handle their business. With this end in view they bought 106-108 East 41st st, which is used for a warehouse, assemblage of orders, and delivery.

The new building will eliminate a great deal of congestion and expensive duplication, and will provide more adequate facilities for customers, as all details of construction will be worked out with this end in view. It will also connect with a Charles & Co. store on Vanderbilt av, directly across from the Grand Central Terminal.

The business was established in 1848 in Delancy st, when that was a fine residential neighborhood. In 1860, it was moved to 28th st and Fourth av, which was then at its height as a residential section, and in 1871 it moved to 48-50 East 43d st, and later expanded to include the corner of Madison av and 43d st, where it has grown to its present importance, this location having been unusually well suited for the development of out of town as well as city business.

**Scheier Leases Seventh Ave. Corner**

John H. Scheier, architect and real estate investor, has leased from the owner, for a long term of years, the new 4-story building at the southwest corner of Seventh av and 49th st, in the heart of the motion picture, office building and amusement district. The aggregate rental to be paid during the term of the lease, 21 years with renewals, is approximately \$600,000.

The building contains a large store and basement, with an entrance into the B. R. T. Broadway subway station at 49th st. The upper floors are laid out as lofts. Mr. Scheier will immediately alter the building to contain a number of ground floor and basement stores, while the upper floors will be remodeled into offices and a large roof sign erected. Frederick Fox & Co. were the brokers.

**A Lease That Smacks of the Sea**

William A. White & Sons leased for Amos D. Carver to the Independent Wireless Telegraph Co., for a term of years, the 4th and 6th floors and Pent House at 35 Water st. This is the first lease made on this building, which was recently completed. The Independent Wireless Telegraph Co. is one of the prominent radio companies and is represented by branches in all parts of the world. In moving to Water st, the company is consolidating its various branches now at 42 Broadway, 18 Murray st, 6 West 48th st and Port Chester, N. Y., and is locating in the shipping district where it will be in closer touch with all the docks and steamship offices.

The premises just leased will be used for executive offices and the installation of powerful sending and receiving apparatus, both for wireless telegraph and wireless telephone; for the accommodation of ship owners there will be carried on the premises radio parts and supplies. On the roof of the building is being installed a complete wireless station (telephone Broad 6500) for communication with vessels at sea. The station will be open continuously.

It is interesting to note that only 90 years ago the first system of communication with ships at sea was operated in connection with Holt's Hotel at the southwest corner of Fulton and Water sts. The proprietor of that hostelry arranged to receive news of incoming vessels by means of flag signals sent in relays from Sandy Hook to Staten Island and thence to Governor's Island, from which point the news was wigwagged to the cupola of Holt's Hotel, which was the gathering place for men of the navy and shipping merchants.

**Long Lease to Restaurateur**

As a result of the relocation of the millinery trade uptown, Arnold Schliefer leased, for 12 years, the store and basement, 34x100, at 48-50 West 36th st and will open it as a restaurant on the plan of his establishment at 603 Broadway. Mr. Schliefer formerly operated the restaurant of the Aberdeen. The new lease was made by Cross & Brown Co., and is for a gross rental of more than \$125,000.

**Long Lease Near Fifth Avenue**

Clyde Martin and Sterling Martin leased to Joseph E. Marx for a term of 31 years at an aggregate rental of about \$300,000 the 5-story dwelling 42 West 50th st, on lot 20x100. It will be altered for business.

**Leases in Hanover Square Section**

Charles F. Noyes Co. leased for W. R. Grace & Co. the entire 3d floor in the Grace Building, 3-13 Hanover sq, to Sorenson & Neilson, now located at Maiden la and South st, for a long term of years, at a rental of about \$18,000 per annum. It is the most important lease negotiated for some time in the Hanover sq district. The Noyes Co. also rented the easterly portion of the 6th floor in the Terminal Warehouse Building, 25 South William st, to J. W. Jay & Co. at an aggregate rental of about \$25,000.

**New Downtown Post Office Space**

William A. White & Sons leased for the National Surety Co. to the Federal Government the entire ground floor and part of the 2d floor of the building in course of construction, by the lessor, on the Washington st block front from Albany to Carlisle st. The space will be used as a sub-distributing station. It is understood that the object is to promote better service in the westerly financial district, and to relieve the congested conditions existing in the Wall st substitution at Pine and Pearl sts and Station P, in the Custom House.

**China Firms Go Northward**

Maddock & Miller and Herman C. Krupper, two of the largest importers of china, for many years located on Murray st, leased, for a long term of years, with a renewal privilege, the 6-story building, 39-41 West 23d st, extending through to 20 West 24th st, from Sheppard Knapp's Sons Co., Inc., who were compelled by the moving of the furniture district to locate uptown. The new tenants will occupy a large portion of the building and will sublease the balance for showroom space to representative dealers in china and glassware, after extensive alterations are made. The lease was negotiated by Cross & Brown Co., who have been appointed agents of the building.

**Express Company Leases Space**

The American Express Co. leased the entire 12th floor, comprising approximately 12,000 square feet, in 65 Broadway to the Asiatic Petroleum Company of New York, Ltd., for a long term of years at a gross rental of about \$500,000. Charles R. Hinerman was the broker.

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**East 34th St. Corner Leased**

The newly formed Jacobs-Murray Realty Co. (Jacob and Lillian Jacobs and Murray and Anna Friedman) leased 122-128 East 34th st, southwest corner of Lexington av, three 7-sty elevator apartment houses, for two years and 7 months at an annual rental of \$65,000. The properties measure 117.6 feet on the avenue and 141 feet on the street. Irving G. Warshaw, attorney, represented the new company.

**Fine Apartment Leased on Plans**

Worthington Whitehouse leased to Marcus Daly, from the plans, a large special apartment in the building being erected by J. E. R. Carpenter on the southeast corner of Fifth av and 73d st, and known as 920 Fifth av. The structure, occupying a site 77.2x130, will have 26 apartments, two on each floor, and is scheduled for completion in October, 1922. The announcement has special interest in connection with the recent ruling of the Board of Estimate to restrict building on Fifth av, between 60th and 95th sts to 75 feet, as this is one of the last houses of this type which can be erected in the restricted zone.

J. K. Moors leased for Dr. A. E. Bieser, for a term of years, 312 West 58th st, a 4-sty and basement stone dwelling, adjoining the Hotel Traymore; and leased for Dr. Henry Moeller, for a term of years, the four 4-sty and basement dwellings 340-346 West 58th st.

**Some Downtown Loft Leases.**

Charles G. Edwards Co. leased for clients the store and basement in 87 Franklin st to S. E. Rains Co.; space in 170 Fifth av to S. Bach, Grisman & Malina and Adams & Co.; the 5-sty stone loft building 34 Greene st to the Borough Paper Co.; space in 425 Fifth av to Roberts & Burns; floor in 27-9 West 4th st to the Empire Tip Co.; 3d floor in 63 Leonard st and 4th floor in 85 Leonard st to M. Koblenzer & Son; 2d floor in 87-89 Leonard st to the Caesar Mills, Inc.; space in 66-72 Leonard st to the Economy Mercantile Co., Joseph Artau, Cecil Colcord, William H. Lawrence and H.

Sodwekson & Co., Inc.; and the 1st loft in 78 Franklin st to the Rugby Blouse Co.

**Yorkville Corner Leased**

George Ehret leased the two old frame buildings at the northeast corner of Third av and 86th st to the United Cigar Stores Co., which announces that it will improve the site with an office building. The lease is for a term of 21 years, with a renewal privilege. The net rental will amount to about \$500,000. Occupying a plot 50 feet on the avenue by 100 feet on the street, these buildings have been in existence for about 50 years.

**Leases Large Downtown Store**

James S. Anderson & Co. leased to the Silver Stationery Co., Harry Levy, president, for the Fulton Street Leasing Corporation, the large store at 116 Fulton st, for a term of years. After extensive alterations Mr. Levy will remove his retail stationery business, at present in 70 Fulton st, to the new location.

**Strategic Brooklyn Point Leased**

Tankos, Smith & Co., in conjunction with J. Gralla, leased for the Schulte Cigar Stores Co., to David Brill, for a long term of years, at a rental aggregating approximately \$75,000, the entire building 245-249 Flatbush av, at the junction of Bergen st and Sixth av. The B. R. T. subway station entrance is on the property and the corner is an important surface transfer point. The lessee will make alterations and improvements. The new Brooklyn Police Headquarters will be built on a nearby Bergen st corner.

ADAMS & CO. leased for Julius Libman the 2d and 3d floors, containing 20,000 square feet, at 48-56 West 38th st, to Heinsheimer Bros., importers and commission merchants, for a term of years, at an aggregate rental of \$125,000. The lease commences February 1, 1923, and the new rental is more than 100 per cent. increase over the present rental. Heinsheimer Bros. have been located at 621 Broadway for the last 27 years.

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ALBERT B. ASHFORTH, INC., leased space at 127-129 West 24th st, for a term of years, for the 127-129 West 24th Street Corporation, E. F. Feickert, president, to the G. A. Bernheimer Co., Inc.

W. F. BRUNNER leased for M. Ochs a store at 92d st and the Boulevard, Rockaway Beach, to James Butler, Inc., for a term of 3 years at an aggregate rental of \$5,000.

BUTLER & BALDWIN, INC. leased for a client to John P. Mahoney the store and basement in 159 East 33d st, for a term of 10 years.

BUTLER & BALDWIN, INC., leased for William Goldstone the store in 62 West 47th st to Miss Manning, for a term of years.

EDMOND M. BRENNAN, INC., leased the George M. Cohan dwelling, 41 West 86th st, to a client of Slawson & Hobbs, and the parlor floor in 223 East 60th st to Charlotte Fairchild, Inc.

THEODORE ROGERS BRILL leased for the Marshall O. Roberts estate the store in 41 West 28th st to Jacob Schwartz; for the J. C. Buildings, Inc., lofts in 470 Sixth av to Gerba & Youngstrom, Tesler Bros. and Fleishman Bros.; in 49 West 28th st lofts to Kreitman & Telles, Strimban, Inc., Shapiro, Sanberg & Eisenberg and N. Tierler; in 51 West 28th st lofts to Peltz & Cohan, M. Ginsberg and S. Zweibach; in 53 West 28th st floors to Kline & Schechter and L. Bornstein; in 55 West 28th st stores to Deifik & Pruter and K. B. Silk Stores.

CHASE NATIONAL BANK leased for a term of years, part of the ground floor of the 75 Maiden Lane Building, where its branch now in 100 William st, will be established about May 1.

P. M. CLEAR & Co. leased for the Watson Electric Co. the store in 130 West 20th st to the Union Brooch Co., for a term of years.

CRUIKSHANK CO. and Rice & Hill leased to D. & J. Faour, bankers, the 7-sty loft building 108 Greenwich st for George E. Chisholm.

DUROSS CO. leased for the Railroad Stores, Inc., to Fabyan & Co., Inc., the store and basement of 457-461 West Broadway, for a term of years; and for the Carbondale Sponge Co., Inc., to Alfred Mayer and Sigmund Schoemann the 2d loft in 73 Warren st.

DOUGLAS L. ELLIMAN & CO., Inc., leased for the 45 East 57th street Corporation the store in 47 East 57th st to Hand Work Centre, who will occupy the premises for the sale of articles made by disabled soldiers. Huberth & Huberth represented the owner in the transaction.

J. ARTHUR FISCHER leased for Louis Fisher the 5-sty loft building 413 West 16th st, on lot 25x100, to Charles A. Dean and Copeland Townsend, for a long term of years, at an aggregate rental of \$35,000.

J. ARTHUR FISCHER leased for Charles A. Spalding the two 4-sty and basement dwellings, 205-207 West 22d st to Alfred M. Ginzel, for a term of years.

FOLSOM BROS., INC., leased the basement store of 127 East 34th st, for a term of 3 years, to David Greenberg, for his business as retail cigar store.

LOUIS GOLD & CO., INC., sub-leased to the Opportunity Construction Co., for a term of 42 years, the vacant plot, 75x100, on the east side Broadway, 24.11 feet south of 151st st.

HEIL & STERN, in conjunction with Marston & Co. leased, in 13-15 West 27th st, the 8th floor to Pansy Dress Co., Inc., and in 39-41 West 29th st the 7th floor to Hart Levvy.

HEIL & STERN leased in 1237 Broadway the 10th floor to Eureka Dress Co., Inc.; in 44-50 West 28th st, the 10th floor, to Queen Mfg. Co.; in 12-16 West 27th st, the 18th floor, to Siegel & Sandberg; in 520-22 Broadway, the 5th floor, to The Modern Traveling Leather Goods Co., Inc.; in 122-30 West 27th st, the 4th floor, to Jos. B. Friedman.

M. & L. HESS leased for clients to Melman Bros. the 11th floor in 34-36 West 32d st, and to Kohn-Goldsmith, Inc., the 5th floor in the same building.

**Death of Andrew Cone**

Andrew Cone, founder of the advertising agency that bears his name, died early last Monday of influenza. Illness, which began a week ago, developed into pneumonia. Mr. Cone's death occurred at his home, in East Front st, Red Bank, N. J., where he had lived for many years. He was in his 60th year and unmarried.

A son of the late Edward Payson Cone and Anna M. Cone, of Brooklyn, where the elder Cone was associated closely with Henry Ward Beecher, Andrew Cone was born in Nashville, Tenn., in 1862. Early in life he entered the advertising field in New York City, and more than 35 years ago established his own firm in the Tribune building, where it has been ever since.

Mr. Cone was prominently identified with patriotic societies, which told of his Revolutionary stock. He was a member of the Sons of the American Revolution and the Society of Founders and Patriots. He was a member also of the New York Club, the Rumson Club of New Jersey and of many of the more prominent clubs of the Shrewsbury section. He is survived by two brothers, Edward S. Cone, of Cone, Hunton & Woodman, and Frederick H. Cone, treasurer of the Andrew Cone General Advertising Agency. Funeral services were held at his late residence on Wednesday afternoon.

**Commissioner Murphy Dead**

Arthur H. Murphy, of the Bronx, a real estate operator and broker and a Commissioner of the Department of Taxes and Assessments under Mayor Hylan, died Monday morning in St. Vincent's Hospital, following an operation for gallstones. He had been a Tax Commissioner since January 1, 1918, and he was 53 years old. He was considered an authority on Bronx property values.

Residing in the northerly borough for 30 years, Mr. Murphy became a power in Democratic politics there. He was a strong Tammany man. He was the first Democratic county chairman of his party in the Bronx upon its becoming a separate county and he held the position until his death. He was a member of the Board of Alderman in 1903 and in 1909. He was defeated by Cyrus C. Miller for the borough presidency of the Bronx. He was distinguished as a political conciliator.

Commissioner Murphy is survived by his widow, three sons and four sisters. His funeral took place Thursday morning, in St. Joseph's Catholic Church, Bathgate and Tremont avenues, and the interment was in St. Raymond's Cemetery, Bronx.

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NEW YORK  
Tel. Harlem 9028-5863

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CANADIAN PACIFIC BUILDING  
342 Madison Ave. Suite 814-816

**TANKOOS, SMITH & CO.**  
REAL ESTATE  
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Cortlandt 6938-2372-1306

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

Tenants Buy in Barclay Street

Daniel Birdsall & Co. sold for Katherine A. Weed to the Royal Ribbon & Carbon Co., 26 Barclay st., a 5-sty stone mercantile building...

REAL ESTATE NOTES.

JOSEPH MILNER has removed his office to 505 Fifth av from 8 East 41st st.

J. B. ENGLISH has been appointed agent for 313-317 West 48th st, for E. V. Snowden.

MORTON W. WEBB, formerly a member of the Dallard Realty Co., Inc., is now connected with the Federated Realty Brokers, Inc.

EDWARD J. McDONALD, formerly with Jacob M. Meyers, is now in charge of the appraisal department of Henry Brady's auctioneering and brokerage organization.

R. A. SPENCE has been appointed manager of the suburban department of T. A. & J. J.

Fogarty, specializing in West Chester and Long Island residential properties.

MAURICE COHEN, for many years identified with realty interests of this city, has been admitted as a member of the firm of I. Lincoln Seide Co., where he will continue to transact a general real estate and insurance business.

MAX BERLEY, formerly known as Max Berlowitz, of the real estate firm of Berlowitz & Co., has reorganized his business under the name of Berley & Co., Inc., with offices at 1182 Broadway.

WEBB & KNAPP are the lessees of the 12-sty building 681 Fifth av, from the estate of Levi P. Morton, the long lease of which was recently announced. The term is 21 years, at an aggregate rental of \$2,000,000.

GEORGE ASHFORTH, who for many years was associated with real estate firms in this city, has opened a real estate office of his own at 10 East 43d st.

SHAW, ROCKWELL & SANFORD have been appointed managing agents of the building at the northeast corner of Burnside and Jerome avs., recently bought by the Corn Exchange Bank through the same brokers.

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QUELL & QUELL

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MANAGEMENT

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Telephone: Deatur 4981

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-rows for Feb. 1 to Feb. 7 and Feb. 8.

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-rows for Feb. 1 to Feb. 7 and Feb. 8.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX and rows for 1922 and 1921 with sub-rows for Feb. 1 to Feb. 7 and Feb. 8.

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, RICHMOND and rows for 1922 and 1921 with sub-rows for Feb. 1 to Feb. 7 and Feb. 8.

# BUILDING SECTION

## Deny Lockwood Claim of 80,000 Housing Shortage

Practical Building Experts Also Question Whether "Untermeyer Plan" Apartments Can Be Constructed to Rent at \$9 Per Room

**D**ESPITE repeated claims of the Lockwood Committee and other official and semi-official bodies that New York City is still short approximately 80,000 homes for about 400,000 persons, a wide difference of opinion on this subject prevails among practical building interests.

Speculative builders, who have been tremendously active during the past year on the construction of multi-family dwellings as well as rows of one- and two-story houses, are certain that the crisis is over, and that the supply and demand for living accommodations is rapidly being adjusted. One thing is certain and that is these builders have hundreds of completed buildings on their hands, erected during the past year under the Tax exemption ordinance and with material costs substantially lowered, and yet they are unable to sell or rent. Numerous vacancies exist in newly completed structures and rents in some districts are notably lower than they were one year ago and even considerably less than were being asked about October 1, 1921.

The claim of the Lockwood Committee that modern apartments can be erected that will rent for \$9 per room is not even seriously considered by builders of standing who have given thought to this subject. They all state that in order to erect such buildings it will be necessary to cut costs at least twenty-five per cent. under existing levels and that this is manifestly impossible.

Samuel B. Donnelly, secretary of the Building Trades Employers Association, declared that statements that the city is short "80,000 homes for 400,000 residents" and that "The Housing Shortage Menaces Life," are absurd and known to be so by every well informed resident of the city.

"Statistics compiled from the records of the building bureaus and from researches made by competent investigators conclusively prove that the assertions of the Lockwood Committee are not based upon facts," said Mr. Donnelly.

"The wage rates of all mechanics and workmen are still from fifty to one hundred per cent. above the pre-war rates, and the number of the unemployed is much less than it was in the years 1915 and 1916. We have no homeless people.

"The housing construction now under way and projected will exhaust the resources of the material and labor markets and create a surplus of accommodations greater than that which existed prior to the placing of the embargo on housing construction by the Government in 1918. The building industry is solving the problem.

"The fact that a great surplus of accommodations existed when the war embargo became effective was not referred to by the city officials who testified before the Lockwood Committee. That the population of the city increases at the rate of 85,000 a year does not mean that 17,000 apartments must be provided annually. It is not necessary that an additional apartment or house should be constructed whenever five babies are born. Babies are usually born in existing homes. The increase in population is not the only factor that must be considered in estimating the shortage or surplus of housing accommodations. The migration of people to and from the city, marriage rate, the demolition of existing habitations and many other factors must be considered.

"The report of the Lockwood Committee clearly conveys the impression that it wishes to create in the public mind hostility toward all domiciles erected prior to 1900 and destroy the value

of not only the cold water tenement but of all the comparatively old residences regardless of their sanitary condition.

The report of the Joint Legislative Housing Committee, read in the light of facts and figures in possession of the Real Estate Board of New York, demonstrates that the only housing shortage actually existing in New York City is confined to the supply of comfortable, convenient and thoroughly sanitary habitations within the means of the poorer classes. A statement issued by the Real Estate Board follows:

The claim of the Committee that there is locally a general shortage of housing to the extent of 80,000 living apartments is founded merely upon an estimate of the Tenement House Commissioner which was based upon the false presumption that during the period between January 1, 1917, and December 31, 1921, the increase in population of the City had been greatly in excess of the additional housing provided during that period.

Concerning the 'Untermeyer Plan' for relieving the congestion in the slums, the Real Estate Board states:

Concerning the "Untermeyer Plan" for relieving the congestion in the slums, the Real Estate Board states: Locally, and in every large city, there is and always has been a shortage of comfortable housing available at rentals that the very poor can pay. No one familiar with local conditions believes that this situation will be remedied to any appreciable extent by the "Untermeyer plan," for it is generally recognized that, under existing construction handicaps, even "cold water flats" cannot be produced to rent for less than \$8 per room per month to pay a 6% return upon their cost. The average workingman's family requires at least four rooms, for which the rent would be at least \$32 per month, which is not only an overwhelming load for a family having an income of less than \$1,500 a year, but is a higher rent than is now being paid for the general run of "cold water" flats, especially in the congested sections of the city. Locally, mechanics, clerks and other wage-earners above the "just landed" type look askance upon living quarters not provided with steam heat, hot water supply and a bath tub. It is impossible to construct buildings containing apartments having such conveniences to rent for less than \$12 per month, per room, at a reasonable profit to the builder or owner. How many families of modest means can afford to pay a rent of \$48 per month?

The Real Estate Board of New York contends that the surest and swiftest way to provide for a substantial additional supply of desirable housing within the means of wage-earners would be to convert every available one-family house into living quarters for two or three families. To this end the Board has suggested that the Tenement House law be amended to render the statute inapplicable to buildings housing not more than three families.

G. E. Hardie, engineer of the Sage Foundation Homes Company of Forest Hills, L. I., says that the "Untermeyer Plan" is economically unsound and incapable of fulfillment and a "fool proposition that should be frowned upon by every one whose interest lies in bettering the home conditions of the city."

In a report to his company Mr. Hardie declares that the proposal is a retrograde movement in home building. He says:

Mr. Untermeyer should know, for he is in touch with proper information sources, what class of construction would go into such a building project as he proposes. He proposes high finance and low construction. He proposes \$8 a room apartments, that will be \$4 a room in five years, and possibly \$2 a room within fifteen years, for if he knows the building game he will have a knowledge of what will be taking place day by day in such a building, built along the lines he proposes.

"As the housing situation eases up the \$8 tenant will surely move, unless this "home" which the Lockwood committee has provided for him has degraded him in like manner as the building has degraded everything connected with the name of home. Then the \$6 tenant will move in and stay until decay's alarm chases him away also, and along down the scale of human desire and human endeavor, till we reach the low level of man and womanhood that knows not the finer feeling of home life and wants none of it—this will all surely happen inside of fifteen years and of human desire and human endeavor, till we reach the low level of Mr. Untermeyer knows it.

Mr. Hardie, in conclusion, says that the public is not yet informed as to the expense of financing the Untermeyer plan, the ultimate ownership and operation of the 1,500 apartment units proposed and the terms on which title to these may be secured by private individuals.

# Building Totals for January Show Gain Over Last Year

## Figures of F. W. Dodge Company Indicate Construction Revival Will Start Throughout United States Early Next Spring

JANUARY construction activity was 49 per cent. greater in volume than it was in the corresponding month of last year, according to the F. W. Dodge Company. The total amount of contracts awarded last month in the 27 northeastern states of the country was \$166,320,000. Although this represented a decline of 16 per cent. from the previous month, it was the second largest January total of the Dodge Company's statistical record, having been exceeded only in January, 1920.

Not only did the work actually started in January, as indicated by the awards of contracts, hold up exceedingly well for this season, but the volume of contemplated new work reported, amounting to \$435,859,000, was the largest monthly total of contemplated work reported since April, 1921, registering an increase of 3 per cent. over the amount reported in December, and 27 per cent. over the amount reported in January, 1921. All this indicates an increased volume of construction in 1922.

Residential building accounted for 45 per cent. of the January total, amounting to \$75,728,000. Business buildings amounted to \$23,694,000, or 14 per cent. of the total; industrial buildings, \$19,695,000, or 12 per cent.; public works and utilities, \$18,735,000, or 11 per cent. Industrial building, although small, showed a gratifying increase over the previous month.

Contracts awarded in the New England States during January amounted to \$16,005,000. Although this is a 40 per cent. decline from the preceding month, it is nearly double the figure for January, 1921.

Among the items included in the January, 1922, total was the following: \$5,090,000, or 32 per cent., for residential buildings; \$3,283,000, or 20 per cent. for industrial buildings; \$3,137,000, or 19 per cent., for business buildings, and \$1,307,000, or 8 per cent., for educational buildings.

Contemplated new work reported in January amounted to \$43,778,000, an increase of 40 per cent. over the volume of contemplated work reported in December.

## Awards Announced in Tenement House Plan Competition

AWARDS have been announced in the final competition for model tenements which was held under the auspices of the Chamber of Commerce, the Merchants' Association, the Advisory Council of Real Estate Interests, the Real Estate Board of New York and the trustees of the Phelps-Stokes Fund. In the preliminary competition forty-nine architects submitted ninety-four plans, and from these the jury of award selected thirteen for final consideration at its recent session.

Seven of the plans were chosen for further development in accordance with the terms of the competition and from these the awards were made as follows: Class A, first prize, consisting of the commission to erect a model tenement house on a lot 100x100 feet, Sibley & Featherston, 101 Park Avenue; second prize, \$1,500 to Frank J. Schefcik, 4168 Park Avenue; third prize, \$1,000 to John Tompkins, 139 East Fifty-third street. In addition a supplementary prize of \$100 was awarded to Raymond M. Hood, 7 West Forty-second street, for his plan submitted in the preliminary competition, under Class B.

The purpose of the competition, which was open to all members of the New York and Brooklyn chapters of the American Institute of Architects and of the New York Society of Architects, is to take advantage of the development in scientific planning and economic construction which has taken place since the competition for model tenements held twenty-two years ago under the auspices of the Charity Organization Society and which later resulted in the appointment of the New York State Tenement House Commission and the drafting and enactment of the present Tenement House Law.

The Phelps-Stokes Foundation is planning to commence the construction of a model tenement from the prize-winning de-

sign and it was stated by officials of this fund that the structure could be erected at a cost that would permit four room apartments to be rented at \$31 per month, or a figure only 20 per cent. higher than pre-war rentals for living units of the same general character but with inferior equipment. Mr. Phelps-Stokes, in discussing the results of this competition, stated that the apartment could be erected on a cost basis that would net on the investment at least seven per cent. from rents less than \$7.50 per room per month.

This model tenement for workingmen's families will be erected on a plot 100x100 feet, with forty-six rooms, exclusive of baths, on each floor. For \$1.80 per room a week, plus 60 cents for bathroom, or \$16.80 a month for two rooms; \$24 for three rooms and \$31.20 for four rooms, a workingman will be able to rent a large, light apartment with hot water, steam heat, electric lights and janitor service.

Several prominent builders, with long experience in the construction of multi-family housing projects in this city, stated in discussing this projected operation with a representative of the RECORD AND GUIDE that the progenitors of the plan must have some entirely new scheme of building if the costs are to be kept down to a point where these extremely low rentals will provide any margin of profit at all. Some were positive in stating that it cannot be done and that the old-fashioned cold-water tenements could not be erected under present costs to rent at such figures as announced.

So far no responsible firm of builders has been quoted as willing to assume a contract for the construction of a building from these plans for the stipulated sum and until such a statement is forthcoming practical builders are likely to remain apathetic regarding this plan.

In New York State and Northern New Jersey, January building contracts amounted to \$54,260,000, just two and a half times the amount for January, 1921. Although there was a decrease of 13 per cent. in January, 1922, from the previous month, the January total was equal to the average monthly figure for 1921, an unusually high January record. In fact, this is the second largest January figure for this district in the Dodge Company's record.

The month's figures included: \$35,330,000, or 65 per cent., for residential buildings, \$6,420,000, or 12 per cent., for business buildings, and \$4,724,000, or 9 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to \$88,669,000, an increase of 4 per cent. over the amount reported in the preceding month.

January building contracts let in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$24,237,000, a decrease of 24 per cent. from the preceding month, but a marked increase over the corresponding month of last year.

The January, 1922, total included the following items: \$12,849,000, or 53 per cent., for residential buildings; \$2,699,000, or 11 per cent., for business buildings, \$2,304,000, or 9 per cent. for public works and utilities; \$2,205,000, or 9 per cent., for educational buildings; and \$2,055,000, or 8 per cent., for industrial buildings.

Contracts awarded during January in Western Pennsylvania, West Virginia, Ohio, Kentucky, and Tennessee, amounted to \$25,966,000, an increase of 16 per cent. over the preceding month, and a decrease of 6 per cent. from January, 1921.

Contemplated new work reported during the month amounted to \$65,795,000, an increase of 22 per cent. over the volume of contemplated work reported in December.

Included in the January, 1922, figures were the following items: \$7,966,000, or 31 per cent., for residential buildings; \$5,203,000, or 20 per cent., for industrial plants; \$4,973,000, or 10 per cent., for public works and utilities; and \$2,697,000 for business.

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# Report Shows Seasonal Drop in Building Commitments

## Figures of F. W. Dodge Company Indicate Influence of Inclement Weather on Construction Industry Throughout Metropolitan Area

**C**ONSTRUCTION records for the fifth week of 1922 show a slight drop in the total commitments in New York State and New Jersey, north of Trenton, when compared with the figures for the previous weeks but the decrease is largely attributed to inclement weather conditions that have prohibited work on new structures. The statistics of projected work indicate a steady increase in the volume of both building and engineering construction being planned for an early spring start and as a result the outlook for the coming season grows more promising each passing week.

According to figures compiled by the F. W. Dodge Company work on plans for 381 new building and engineering operations was reported in this territory during the week of January 28 to February 3, inclusive. These projects will involve a total expenditure of approximately \$15,798,800. During the same week 225 contracts were reported at an estimated total valuation of \$5,421,900.

Study of these figures shows a steady increase in residential construction throughout this territory with about two-thirds of the total of proposed building devoted to this type of

project. The ratio is not nearly so great when the totals for contracts actually awarded are analyzed, but this type of operation also continues to dominate recent commitments.

Among the 381 projects for which plans were reported during the fifth week of 1922 were 63 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,684,500; 9 educational projects, \$1,707,000; 1 hospital, \$30,000; 15 factory and industrial buildings, \$972,400; 4 public works and public utilities, \$106,000; 5 religious and memorial projects, \$270,000; 268 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$10,355,900 and 14 social and recreational projects, \$673,000.

The list of 225 projects for which contracts were awarded during the week of January 28 to February 3 inclusive was grouped as follows: 39 business buildings of various types, \$1,537,500; 4 educational projects, \$625,000; 4 hospitals and institutions, \$978,700; 9 factory and industrial buildings, \$224,000; 1 public building, \$50,000; 4 public works and public utilities, \$147,400; 1 religious edifice, \$125,000; 162 residential projects of various types, \$1,519,300 and 2 social and recreational buildings, \$215,000.

### TRADE AND TECHNICAL SOCIETY EVENTS.

**New York Building Managers and Owners Association** will hold its regular monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, February 14. The speaker of the evening will be Clarence H. Fay, former Commissioner of Public Works of the City of New York, who will discuss the advantages to be obtained by close co-operation between civic organizations and municipal government administration. After the regular business of the meeting W. C. McTarnahan will deliver a lecture on the "Conversion of a Coal Burning Plant to a Fuel Oil Plant." He will give an outline of the methods involved, cost and results.

**Architectural League of New York** will hold its annual exposition at the Fine Arts Building, 215 West 57th street, Sunday, February 5, to Saturday, March 4, from 1 P. M. to 10 P. M.

**Building Trade Employers' Association** will hold its annual election of officers at the association rooms, 30 West 33d street, Tuesday, February 21. The Nominating Committee has presented the following slate: For president, Walter S. Faddis; for vice-president, A. J. Rosenthal; for second vice-president, John J. Grace, and for treasurer, J. Odell Whitenack.

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

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

**National Metal Trade Association** will hold its twenty-fourth annual convention at the Hotel Astor, New York City, April 19 and 20, inclusive. The program of this meeting will be announced later.

**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.

**New Jersey Lumbermen's Association** will hold its annual meeting and convention at the Hotel Traymore, Atlantic City, March 9 and 10, inclusive.

**American Lumber Congress** is scheduled to hold its fourth annual meeting in Chi-

cago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

**New York Building Superintendents Association.**—Regular meeting, second and fourth Wednesday of each month.

**Brooklyn and Queens Electrical Contractors and Dealers Association** recently tendered a complimentary dinner to Louis Kalischer in recognition of his efforts in building up the organization's membership.

#### Cauldwell-Wingate Company Elects

The annual meeting of the Cauldwell-Wingate Company, building contractors, was held Wednesday, February 1, and the following officers were elected: President, George E. Hite, Jr.; Walter S. Faddis, vice-president; Butler Whiting, second vice-president; Roy W. Wingate, secretary and treasurer and M. H. Scott, assistant secretary and treasurer. Directors elected were Joseph F. Calvert, Walter S. Faddis, H. Oakey Hall, George E. Hite, Jr., Frank C. Poucher, Paul R. Towne and Roy W. Wingate.

Frank C. Poucher, who had been president of the Cauldwell-Wingate Company since the death of S. Millbank Cauldwell, resigned to assume the duties of treasurer of the Broadway Savings Institution.

George E. Hite, Jr., the newly elected president is a member of the firm of Masten & Nichols, attorneys, and has made a special study of real estate conditions and has been for some years closely associated with the building industry, during which time he has handled for his clients many important real estate and building operations, among which are the Astor Trust Building, Fifth avenue and 42d street; the Borden Building, Madison avenue and 45th street; the Henry Hiller Theatre, West 43d street; the Bonwit-Teller Buildings, Fifth avenue and 37th street, and the Northern Insurance Building, Maiden Lane.

#### Evening Courses in Building

Evening building construction courses just announced by the authorities of the City College will be on a larger scale next term.

In addition to the courses already established there have been added new ones in architectural engineering, advanced plan reading, and estimating and architectural and structural steel drafting.

Registration for these courses, which begun February 8, is now open and information may be obtained from Prof. F. O. X. McLoughlin by letter or by personal interview at the college any evening during the week.

### PERSONAL AND TRADE NOTES.

**Monroe Lamp & Equipment Corporation**, 314 West 14th street, which formerly dealt only in Packard "Mazda" lamps, is now doing a general jobbing business in electrical supplies.

**Gretnach Engineering Corporation**, 103 Park avenue, announce that on or about March 15 the corporate name will be changed to the Commonwealth Engineering Corporation.

**Patrick J. Carlin**, prominent for many years as a building contractor in New York City, has resigned as Third Deputy Commissioner of Plant & Structures of the City of New York.

**Kaufman & Albert**, sales agents in lighting fixture and illuminating glassware, have opened an office and showroom at 605 Broadway and are representing several prominent manufacturers of these products.

**C. F. Goodwin** was recently appointed manager of New York district sales for the Sprague Electric Company. Mr. Goodwin has had a wide experience in the electrical industry in both the manufacturing and operating departments.

**Reana Fireproofing Co.**, contractors for concrete arches and cement pavements, announces the removal of its office from 51 East 42d street to 30 East 42d street. Charles F. Rell is the president of this company and William Anagnost is the treasurer.

**John P. Leo**, former Commissioner of Street Cleaning, will open the discussion on the "Removal of Solid Wastes" at the meeting of the New York Section, American Society of Civil Engineers, to be held in the Engineering Societies Building, 25 West 39th street, Wednesday evening, February 15.

**Watson Elevator Company, Inc.**, announces that they have secured the services of Donald V. Jenkins as chief engineer. Mr. Jenkins was for a number of years connected with the Watson Elevator Company and his return at this time is the result of the rapidly growing business of this company along its special line of new elevator equipment and service. Among the recent contracts obtained by this organization is included the installation of two large electric freight elevators for the Ault Wiborg Co., manufacturers of printing inks, in their new plant in Jersey City. Isaac Beers Co., Inc., are the engineers and contractors.

# CURRENT BUILDING OPERATIONS

A STEADY improvement has been noticed since the first of the year in the local building situation, and both contractors and material dealers are confident that a season of unusual activity is rapidly approaching. During the past few weeks commitments for new projects have been numerous, and there is a large amount of proposed work being released for bids. The construction recently reported is excellently diversified as to character and although residential construction is in the majority, the proposed activity scheduled for the Metropolitan district includes a growing percentage of commercial and industrial work and a goodly number of theatres, schools, parish houses, etc., and several large private residences.

Reports from speculative interests both in New York City and in suburban districts indicate an early start on the 1922 residential building program. Architects have been exceptionally busy during the past few months on multi-family house projects, with the Bronx and Brooklyn as the most popular locations, but with Manhattan and Queens also showing considerable activity in this respect.

Although local building material markets are quiet at present, there has been a considerable amount of new inquiry current of late that indicates an early resumption of construction on a large scale. Some anxiety has recently been felt regarding the prospects of adequate material supplies to fill the building requirements of this city during the forthcoming season. At present there is no over-supply of common brick and other materials, notably Portland cement, lime, lath and lumber are not protected by heavy reserves and prices are very firm.

**Common Brick**—The New York wholesale market for Hudson River common brick has been very quiet during the past week, largely because there is so little brick on hand to be sold. The ice-bound condition of the river has prevented arrivals of new brick and at present there is a scarcity of brick in the wholesale market, although the dealers' yards are supplied with brick sufficient for any emergency. Reports have been current this week that common brick is coming into New York City by rail, but not in sufficient quantities to affect the market. Several of the inland plants, at Cohoes and Mechanicsville, have consigned brick to New York by rail and will in all probability continue to ship by this method as long as the river is closed to navigation. According to the condition of the ice up-river,

it is likely that brick barges will not be able to get through until the middle of March at least. Common brick prices are very firm in the wholesale market, with \$17 a thousand the base figure quoted.

**Summary**—Transaction in the North River brick market for the week ending Thursday, February 9, 1922. Condition of market: Demand light; prices very firm and with a tendency to advance. Quotations: Hudson River, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 4. Distribution: Manhattan, 2; Brooklyn, 2. Re-

maining unsold in the New York wholesale market, 4.

**Face Brick**—Demand is steadily growing for face brick, and New York dealers are confident that the early spring months will witness a tremendous improvement in this business. The large number of high-class apartments scheduled for erection next spring and summer and the large amount of office building and similar construction on the program indicates an active demand for face brick. Prices are very firm and in a number of instances showing an advancing tendency.

## 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... **\$17.00** to —  
 Raritan ..... No quotation  
 Second-hand brick, per load  
 of 3,000, delivered..... **\$45.00** to —

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

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

**Cement**—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:  
 Domestic Portland cement, per bbl. **\$2.80**  
 Rebate for bags, 10c. each.

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

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

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

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

Manhattan deliveries ..... **\$3.50**  
 Bronx deliveries ..... 3.50

### Hollow Tile—

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

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

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

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

### Lath—

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

### Lime—

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

Finishing Lime (Standard in 300-lb. barrel) ..... **\$4.70** per bbl.  
 Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.  
 Finishing Lime (Standard in Hydrate Finishing, in paper bags ..... **24.00** per ton  
 Hydrate Common, in cloth bags ..... 22.50 per ton

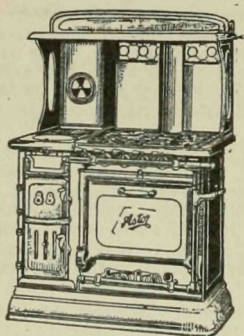
### Plaster—

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

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

### Plaster Blocks—

2-in. (solid) per sq. ft..... **\$0.17** to 0.19  
 3-in. (hollow) per sq. ft..... 0.17 to 0.19



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# MATERIALS AND SUPPLIES

**Lime**—The market is dull at present, but the anticipated revival of building next spring will materially change conditions for the better. Announcement has been made this week that common lime prices, with the exception of New Milford brands, have been reduced by the manufacturers. The new price on common lime, in three hundred pound barrels, delivered, is \$3.75 per barrel.

**Lumber**—Demand for lumber is increasing slightly as a result of retail yards buying stocks so as to be ready for the early spring demand. Retailers throughout the

Metropolitan district report excellent prospects for a vast amount of business from speculative building interests who are preparing for an unusually busy season. Although the wholesale movement of lumber has been showing some improvement, there is no increase in the amount of this material coming in from production points. As a matter of fact the mill situation is quiet and the production is considerably under the rate of consumption at present. Lumber prices are very firm and several important items have recently advanced.

**Electrical Supplies**—Increased business has marked the past week or so and both manufacturers and dealers feel that a real buying movement has started. Demand for wiring materials for new construction projects is steadily improving, and as there is every likelihood of a steady increase in the number of active building operations the future of the market is bright. Prices are fairly steady, with several slight reductions reported, but which were not sufficient to affect the market. Supplies are adequate for all immediate demands, and manufacturers are in a position to fill orders promptly.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

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

### Sand—

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

### White Sand—

Delivered in Manhattan.... \$5.00 per cu. yd.

### Broken Stone—

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

### Building Stone—

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

### Structural Steel—

Plain material at tidewater; cents per pound:

**Beams and channels up to 14 in.** ..... 1.88c. to 2.03c.  
**Beams and channels over 14 in.** ..... 1.88c. to 2.03c.  
Angles, 3x2 to 6x3..... 1.88c. to 2.03c.  
Zees and tees..... 1.88c. to 2.03c.

### Lumber—

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

3x4 to 14x14, 10 to 20 ft.	\$41.00 to \$51.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	37.50 to —
Hemlock, W. Va., base price, per M.	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)	30.00 to —
Wide cargoes	33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in.	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts	— to —
Cypress shingles, 6x13, No. 1 Prime	— to —
Quartered Oak	— to \$166.00
Plain Oak	— to 136.00

### Flooring:

White oak, quart'd sel.	— to \$87.50
Red oak, quart'd select.	— to 87.50
Maple No. 1	71.00 to —
Yellow pine No. 1 common flat	55.00 to —
N. C. pine flooring Norfolks	65.00 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.	\$0.77 to —
Less than 5 bbls.	0.80 to —

### Turpentine—

Turpentines	\$0.92 to \$0.95
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**Structural Steel**—Tonnage commitments for fabricated structural steel have improved materially during the past week or so, and according to all reports the local market is now on a sound basis. There is every probability that demand for fabricated steel will continue to gain in intensity, as there is a large amount of important construction for which plans are rapidly maturing and which will be released for bids within the next few weeks at most. Recent commitments have ranged from 8,000 to 1,000 tons for individual projects and include several office building operations and multi-family house jobs in Manhattan. Prices are fairly steady and quotations are holding at \$60 to \$65 per ton, fabricated and erected.

**Cast Iron Pipe**—Manufacturers are fairly well satisfied with conditions, as the demand has been excellent throughout the winter, and prospects for early spring business are better than they have been for several years. At present municipal demand is dull, but private buying is quite active. Prices are steady and show no change since last week.

**Window Glass**—Some of the important manufacturers recently announced a reduction of approximately twenty-two per cent. in their price lists and the new schedule will in all probability remain in force until a protective tariff schedule can be worked out to give adequate protection to American glass industries. This reduction in glass prices was largely the result of the thirty per cent. wage cut that has been agreed upon as a compromise measure by representatives of the National Window Glass Workers' Association. This measure will affect approximately 100,000 glass workers. The original demand of the manufacturers was for a reduction of forty-five per cent., but the unions seriously opposed this, and as a result of a general conference with union officials the compromise offer of the unions was finally accepted by the employers.



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## CONTEMPLATED CONSTRUCTION.

### Manhattan

APARTMENTS, FLATS AND TENEMENTS.  
26TH ST.—A. E. Ramhurst, 47 West 42d st, has completed preliminary plans for alterations to the 4-sty brick apartment, 49x90 ft, at 233-5 West 26th st for Hugh Gordon Miller, 220 Broadway, owner. Cost, \$40,000.

### BANKS.

3D AV.—Holmes & Winslow, 134 East 44th st, have preliminary plans in progress for alterations and addition to the 2-sty brick and limestone bank, 66x105 ft, at 3230 3d av for North Side Savings Bank, John H. Borgstede, president, 3230 3 av, owner. Cost, \$150,000.

### STORES, OFFICES AND LOFTS.

MADISON AV.—Dietrich Wortmann, 116 Lexington av, has plans in progress for a 5-sty brick office and loft building, 75x100 ft, at the northwest corner of Madison av and 28th st for Roy Realty Co., Louis C. Raegner, president, Seville Hotel, southwest corner Madison av and 29th st, owner. Lessee, E. & B. Levy, Inc., Armory Building, 4th av and 26th st.

BROADWAY.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a 16-sty fireproof store and office building, 107x173 ft, at 1364 Broadway, southeast corner of 37th st, for Fischel & Ravitch, 276 5th av, owner and builder. Owner of land, Root Hoe Estate, care of Fred Fox & Co., 297 Madison av. Consulting engineer, Chas. Mayer, 120 West 40th st.

### Bronx

### APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Chas. Schaefer, 394 East 150th st, has completed plans for two 5-sty brick and limestone apartment houses, 63x80 ft, on the east side of Morris av, 249 ft south of 170th st, for Abraham Hockrott, 3548-50 Park av, owner and builder. Cost, \$180,000.

SHAKESPEARE AV.—Chas. Schaefer, 394 East 150th st, has completed plans for a 5-sty brick and limestone apartment, 75x86 ft, irregular, on the east side of Shakespeare av, 141 ft north of 172d st, for Maywill Operating Co., 80 Featherbed lane, owner and builder. Cost, \$95,000.

### DWELLINGS.

BENEDICT AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty brick dwelling, 21x55 ft, on the north side of Benedict av, 432 ft west of Olmstead av, for Adam Fecher, 366 East 183d st, owner and builder. Cost, \$10,000.

BENEDICT AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty brick and stone dwelling, 20x40 ft, on the north side of Benedict av, 389 ft west of Olmstead av, for A. and W. Heidt, 4360 Verio av, owner and builder. Cost, \$10,000.

VALENTINE AV.—Chas. Schaefer, 394 East 150th st, has plans in progress for two 3-sty stucco dwellings, 22x55 ft each, on the east side of Valentine av, 77 ft north of 184th st, for Guidera & Tavolacci, 406 East 149th st, owner. Total cost, \$30,000. Owner will take bids on separate contracts about February 15.

### FACTORIES AND WAREHOUSES.

WHITLOCK AV.—Ophuls, Hill & McCreery, 112 West 42d st, have been retained to prepare plans for a 2-sty reinforced concrete ice plant, 140x150 ft, at the southwest corner of Whitlock and Bryant avs for Columbia Ice Corp., Mr. Fraske, president, 406 East 149th st, owner. Cost, \$335,000. Engineers will take bids on general contract about February 15.

3D AV.—Max Hausle, 3307 3d av, has com-

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416 Broadway New York City  
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pleted plans for an addition to the 2-sty brick warehouse, 38x124 ft, on the east side of 3d av, 170 ft north of 168th st, for David Mayer Brewing Co., 3560 3d st, owner and builder. Cost, \$35,000.

### STABLES AND GARAGES.

PARK AV.—John E. Kirby, 4487 Park av, has completed plans for a 1-sty brick garage, 77x126 ft, on the west side of Park av, 206 ft north of 179th st, for Henry J. Semke, 1662 Boston rd, owner. Cost, \$30,000.

180TH ST.—John J. Dunnigan, 394 East 150th st, has completed plans for a 1-sty brick garage, 103x103 ft, at the northeast corner of 180th st and Webster av for Max Cohen, 2403 Creston av, owner and builder. Cost, \$30,000.

### STORES, OFFICES AND LOFTS.

SOUTHERN BLVD.—Chas. Kreymborg, 2534 Marion av, has completed plans for eight 1-sty brick and stone stores, 85x50 ft, on the west side of Southern blvd, 50 ft south of Longwood av, for Frederick Johnson, 30 East 42d st, owner and builder. Cost, \$15,000.

TREMONT AV.—James A. Tuck, room 3523, Grand Central Terminal, has plans in progress for twelve 2-sty brick and architectural terra cotta store and office buildings, 200x60 ft, on Tremont av for Robert Allen, 1848 Prospect av, owner. Cost, \$100,000. Architect will take bids on general contract about February 20.

BURNSIDE AV.—I. Margon and C. Glaser, 2806 3d av, have completed plans for alterations to the 2-sty brick store building, 126x56 ft, at the southwest corner of Burnside and Jerome avs for Beachnut Realty Co., Martin Silverman, president, 554 Melrose av, owner and builder. Cost, \$40,000. Owner will take bids shortly.

### THEATRES.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 1-sty brick and limestone moving picture theatre, 100x100 ft, with stores, on the west side of Webster av, 100 ft north of 204th st, for West 190th Street Construction Co., Harry Gillman, president, 1703 Montgomery av, owner and builder. Cost, \$50,000.

### Brooklyn

### APARTMENTS, FLATS AND TENEMENTS.

31ST ST.—Samuel L. Malkind, 16 Court st, has completed plans for a 4-sty brick apartment, 46x103 ft, at 2929-2934 West 31st st for J. Greenberg, 36 West 19th st, Manhattan, owner and builder. Cost, \$60,000.

2D ST.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty brick apartments, 40x88 ft each, in the east side of East 2d st, 120 ft south of Av D, for Alex McDonald, 735 East 3d st, owner and builder. Cost, \$60,000.

SCOTT ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick and limestone apartment, 88x100 ft, with stores, at the southeast corner of Scott st and Sutter av for Abraham L. Schulman, 1356 51st st, owner and builder. Cost, \$100,000.

5TH AV.—B. W. Dorfman, 26 Court st, has completed plans for a 4-sty brick apartment, 20x90 ft, with stores, at the northeast corner of 5th av and 61st st for Kaufman & Glucko, 5204 5th av, owner and builder. Cost, \$35,000.

4TH ST.—Samuel L. Malkind, 16 Court st, has completed plans for two 4-sty brick apartments, 41x100 ft each, at the southwest corner of East 4th st and Av C for Rosenberg & Greenberg, 214 New Lots av, owners and builders. Cost, \$60,000 each. Owner will take bids on separate contracts.

### CHURCHES.

WARREN ST.—Jallade, Lindsay & Warren, 129 Lexington av, Manhattan, have plans in



progress for alterations to the brick church at 307 Warren st for Warren Street M. E. Church, Rev. E. L. Fox, pastor, owner, on premises. Cost, \$30,000.

#### DWELLINGS.

AV C.—Holler & Kleinhenz, 1012 Gates av, have completed plans for a 2-sty frame dwelling, 18x50 ft, on the north side of Av C, 70 ft west of East 28th st, for Thos. F. Corr, 836 Gates av, owner and builder. Cost, \$10,000.

30TH ST.—Adolph Goldberg, 164 Montague st, has plans in progress for twenty-four 2-sty brick dwellings, 16x30 ft each, in 30th, 32d and 33d sts, between 4th and 5th avs, for Realty Associates, 162 Remsen st, owner and builder. Cost, \$4,000 each.

MONTGOMERY ST.—B. W. Dorfman, 26 Court st, has completed plans for five 2-sty brick dwellings, 20x64 ft, at the northwest corner of Montgomery st and Brooklyn av for Marbenheim Building Corp., Marcy Rosenblum, president, 250 Argyle av, owner and builder. Cost, \$15,000 each.

OCEAN PKWAY.—E. M. Adelson, 1778 Pitkin av, has completed plans for seven 2-sty brick dwellings, 20x60 ft, on the west side of Ocean pkway, 100 ft south of Av O, for Sarah Silverman, 329 Stone av, owner. Cost, \$105,000.

#### FACTORIES AND WAREHOUSES.

14TH AV.—Chas. I. Cannella, 1163 Herkimer st, has completed plans for a 3-sty and basement brick factory, 30x87 ft, on the east side of 14th av, 40 ft south of 64th st, for La Barbiero & Sons, 6405 14th av, owner. Cost, \$25,000.

#### SCHOOLS AND COLLEGES.

LINDEN AV.—C. B. J. Snyder, room 2800, Municipal Bldg., Manhattan, has plans in progress for a 5-sty brick and limestone public school No. 135, 193x92 ft, on Linden av, between East 48th st and Schenectady av, for City of New York, Board of Education, Anning S. Prall, president, Park av and 59th st, Manhattan, owner. Cost, \$1,000,000.

74TH ST.—McCarroll, Murphy & Lehman, 852 Monroe st, have completed plans for a 2-sty brick and stone school, 100x167 ft, with convent, at the corner of 74th st and 15th av for Our Lady of Guadalupe, Rev. Father F. J. Hentz, rector, owner, care of architects.

#### Queens

##### DWELLINGS.

HOLLIS, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for a 2-sty frame and stucco dwelling, 44x28 ft, on Hollis Park bld, north of 90th av, Hollis, for John J. Goett, 366 Morgan av, Brooklyn, owner. Cost, \$15,000. Owner will take bids on general contract about February 15.

JAMAICA, L. I.—E. Jackson, Herriman av, Jamaica, has completed plans for a 1-sty frame dwelling, 22x38 ft, on the north side of Martha av, 100 ft north of Remsen av, Jamaica, for Otto Kissling, 499 South st, Jamaica, owner and builder. Cost, \$6,000.

EASTHAMPTON, L. I.—Scott & Prescott, 34 East 23d st, Manhattan, have plans in progress for a tennis house, farm building, two canals, swimming pool, greenhouse and two bath houses at Easthampton for Walter Roberts, Georgia rd, Easthampton, owner. Cost, \$500,000. Landscape architect, Geo. F. Pentecost, Jr., 15 East 40th st, Manhattan. Architect will take bids about March 12.

JAMAICA ESTATES, L. I.—Walter I. Halliday, 28 Union Hall st, Jamaica, has completed plans for a 2-sty brick and frame dwelling, 30x29 ft, at the southwest corner of Dalmy and Avon rds, Jamaica Estates, for C. Leslie Miller, 16 Decraw av, Jamaica, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—H. Jeffrey, Jr., 300 Fulton st, Jamaica, has plans in progress for four 2-sty brick dwellings, 20x55 ft, at Napier pl and Beaufort st, Jamaica, for Cospoto & Howley, Sutphin bld, near railroad station, Jamaica, owners and builders. Cost, \$12,000 each.

FLUSHING, L. I.—R. Lukowsky, 49 Stevens st, Astoria, has plans in progress for a 2½-sty brick dwelling, 22x28 ft, on Flushing Heights, Flushing, for Frank Steffeck, Flushing Heights, owner and builder. Cost, \$7,000.

RICHMOND HILL, L. I.—L. Berger & Co., Myrtle av, Ridgewood, have completed plans for a 2-sty frame dwelling, 20x55 ft, in the west side of 117th st, 100 ft south of Metropolis av, Richmond Hill, for Jacob and Clara Smuck, 513 Grandview av, Ridgewood, owners and builders. Cost, \$7,000. Owner will take bids on separate contracts.

KEW GARDENS, L. I.—Walter I. Halliday, 28 Union Hall st, Jamaica, has completed plans for a 2½-sty frame and shingle dwelling, 24x43 ft, on the east side of Kew Gardens rd, 50 ft north of Muller av, Kew Gardens, for Mrs. Robert W. Nassauer, 219 Lefferts av, Richmond Hill, owner and builder. Cost, \$10,000.

ELMHURST, L. I.—A. Brems, Corona av, Corona, has plans in progress for a 2-sty frame dwelling, 22x50 ft, on the south side of Laurel bld, 40 ft west of Baxter pl, Elmhurst, for Miss Minnie Dunsby, 35 Corona av, Corona, owner and builder. Cost, \$10,000.

#### HALLS AND CLUBS.

GLEN HEAD, L. I.—Lawrence G. White, 101

Park av, Manhattan, has been retained to prepare plans for alterations to a dwelling at Glen Head, which is to be converted into a country club for the Glen Head Golf & Tennis Club, Miss Marion Holins, 903 Park av, Manhattan, owner. Architect for golf course, Devereaux Emmet, St. James.

#### HOTELS.

FAR ROCKAWAY, L. I.—Henry J. Van Der Lieth, 128 West 124th st, Manhattan, has completed plans for a 3-sty frame hotel, 140x66 ft, at the southwest corner of Rockaway turnpike and Norton av, Far Rockaway, for Wavecrest Hotel, Inc., Norton av, Far Rockaway, owner. Cost, \$55,000. Architect will take bids on separate contracts.

#### Nassau

##### DWELLINGS.

ELMONT, L. I.—S. Person, Floral Park, has completed plans for four 2-sty frame dwellings, 20x26 ft, at Elmont, for J. Farrell, Hempstead, owner and builder. Cost, \$8,000.

#### Suffolk

##### DWELLINGS.

AMITYVILLE, L. I.—Plans have been prepared privately for twelve contemplated 2½-sty frame dwellings, 25x32 ft, at Breezy Point, Amityville, for Rockwood Realty Co., 197 Ralph av, Brooklyn, owner and builder. Cost, \$5,000 each.

#### Westchester

##### DWELLINGS.

NEW ROCHELLE, N. Y.—Henry A. Koelble, 114 East 28th st, Manhattan, has plans nearing

completion for a 2½-sty brick dwelling, 60x20 ft, with garage, on Pintard av, New Rochelle, for Jos. Mattern, 215 West 53d st, Manhattan, owner. Cost, \$20,000.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has been retained to prepare plans for a 2½-sty frame dwelling, 26x45 ft, at Woodacres, New Rochelle, for Frederick H. Waldorf, owner, care of architect. Cost, \$15,000.

NEW ROCHELLE, N. Y.—A. Sundberg, 236 Huguenot st, New Rochelle, has plans in progress for a 2½-sty brick veneer and frame dwelling, 30x34 ft, on Webster av, New Rochelle, for owner, to be announced later. Cost, \$13,000.

BRONXVILLE, N. Y.—James A. Tuck, room 3523, Grand Central Terminal, Manhattan, has plans in progress for six 2-sty brick and frame dwellings, 30x24 ft, near Bronx Parkway, Bronxville, for Van Wein Realty Co., room 3523, Grand Central Terminal, Manhattan, owner. Cost, \$10,000 each.

LARCHMONT, N. Y.—Plans have been prepared privately for two contemplated 2½-sty frame dwellings, 21x29 ft, at Manor and Harris pl, Larchmont, for James Isbister, 49 Monroe av, Larchmont, owner and builder. Cost, \$12,000 each.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2-sty frame dwelling, 24x30 ft, on Alexander av, White Plains, for A. B. Platt, 174 Martine av, White Plains, owner and builder. Cost, \$8,500.

#### SCHOOLS AND COLLEGES.

RYE, N. Y.—Tooker & Marsh, 101 Park av,

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Manhattan, have plans in progress for alterations and an addition to the 2-story brick and stone school at Milton Point, Rye, for the Town of Rye, Milton School District, Henry Bird, president of board, Milton Point, Rye, owner. Cost, approximately \$135,000. Bids will be advertised for about March 1.

#### STORES, OFFICES AND LOFTS

WHITE PLAINS, N. Y.—B. H. & C. N. Whinston, 2 Columbus Circle, Manhattan, have completed plans for a group of 1-story brick stores, 50x100 ft., at 138-142 Main st., White Plains, for Morris Ginsberg, 360 South 3d st., Mt. Vernon, owner. Cost, \$25,000. Architect will take bids on general contract about February 15.

#### New Jersey

##### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Nathan Siegler, 164 Market st., Newark, has completed plans for a 2-story frame, shingle and siding flat, 39x62 ft., at 47-49 Homestead Park, Newark, for Harry Jacobs, 531 South 19th st., Newark, owner and builder. Cost, \$20,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av., Newark, has completed plans for three 3-story frame, clapboard and shingle flats, 22x53 ft., at 192-198 Clinton pl., Newark, for A. Rudnevitz and D. Steinberg, 306 Seymour av., Newark, owners and builders. Cost, \$12,000 each.

##### BANKS.

BAYONNE, N. J.—Donald G. Anderson and S. Edson Gage, 28 East 49th st., Manhattan, and 42 Broadway, Bayonne, have been retained to prepare plans for a 3-story brick branch bank, with stores and offices, at the southwest corner of Broadway and 22d st., Bayonne, for Union Trust Co., Frank C. Ferguson, president, 75 Montgomery st., Jersey City, owner. Cost, \$150,000.

NEWARK, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have plans in progress for a brick and stone bank building, on plot 54x100 ft., at 464-466 Broad st., Newark, for North Ward National Bank, John W. Lushar, president, 445 Broad st., Newark, owner.

##### DWELLINGS.

VERONA, N. J.—John E. Baker, Jr., 10 Orange rd., Montclair, has completed plans for two 2½-story frame dwellings, 25x48 ft., on Claremont av., Verona, for G. Abramson & Co., 23 St. Lukes pl., Montclair, owner and builder. Cost, \$10,000 each.

ORANGE, N. J.—Hobart A. Walker, 336 Main st., East Orange, has completed plans for a 2½-story frame dwelling, 33x36 ft., on Irving ter., Orange, for James H. Clinchy, 210 North Grove st., East Orange, owner. Cost, \$20,000. Architect will take bids on separate contracts in the spring.

CALDWELL, N. J.—Plans have been prepared privately for a 2½-story frame dwelling, 24x48 ft., on Bloomfield av., Caldwell, for P. J. Van Note, Mountain av., West Caldwell, owner and builder. Cost, \$11,000.

MONTCLAIR, N. J.—Douglas Fitch, 8 West 33d st., Manhattan, has completed plans for a 2½-story frame semi-attached dwelling, 33x50 ft., at 12 Appleton rd., Montclair, for Ash-Wikstrom & Associates, 58 James st., Montclair, owners and builders. Cost, \$16,000.

CRANFORD, N. J.—C. C. Bell, 8 South av., West Cranford, has completed plans for a 2½-story frame dwelling, 28x28 ft., at the corner of Lincoln av. and High st., Cranford, for L. G. Kitchel, Cranford, owner and builder. Cost, \$6,000.

CRANFORD, N. J.—C. C. Bell, 8 South av., West Cranford, has completed plans for a 2½-story frame dwelling, 22x30 ft., on Springfield av., Cranford, for John C. Jussel, 25 Bloomfield av., Cranford, owner and builder. Cost, \$5,500.

ENGLEWOOD, N. J.—R. C. Hunter & Bros., 501 5th av., Manhattan, have completed plans for a 1½-story frame and shingle dwelling, 20x28 ft., with garage, at Englewood, for Alex Livingston, Dean st., Englewood, owner. Cost, \$10,000.

WEST HOBOKEN, N. J.—Geo. Willaredt, 411 23d st., West New York, has plans in progress for a 2-story brick dwelling, 24x45 ft., in Syms st., West Hoboken, for Mrs. Kate Hillis, owner, care of architect. Cost, \$9,000. Architect will take bids about February 15.

WOODCLIFF, N. J.—Geo. Willaredt, 411 23d st., West New York, has plans in progress for a 2-story brick dwelling, 25x52 ft., in 30th st., near Broadway, Woodcliff, for Silvio Lavino, owner, care of architect. Cost, \$12,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-story frame dwelling, 22x46 ft., at 220 Custer av., Newark, for Benedict Acker-

man, 184 Renner av., Newark, owner and builder. Cost, \$14,000.

INTERLAKEN, N. J.—Clinton B. Cook, Asbury Park Trust Co. Bldg., Asbury Park, has plans in progress for a 1½-story frame dwelling, 30x40 ft., at Interlaken for F. W. Wells, 225 Cookman av., Asbury Park, owner. Cost \$8,000. Architect will take bids on general contract about February 17.

#### FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Harry Adelman, United Cigar Store Building, Bayonne, has plans nearing completion for a 3-story brick storage warehouse, 63x100 ft., with garage, at Ocean and Woodlawn avs., Jersey City, for Sklar Bros., 16 West 18th st., Bayonne, owner. Cost, \$40,000. Owner will take bids about February 10.

NEWARK, N. J.—J. B. Accolla, Union Building, Newark, has completed plans for a 2-story and basement common brick factory, 75x100 ft., at 223-231 Morris av., Newark, for Giorgio Bros., 187 Bruce st., Newark, owner. Cost, \$50,000.

NEWARK, N. J.—Frank V. Nickels, 4400 Manayunk av., Philadelphia, has completed plans for a 2-story and basement brick factory, 75x200 ft., at Newark for A. B. Nassib, 27 East 21st st., Manhattan, owner. Cost, \$100,000.

#### HALLS AND CLUBS.

ASBURY PARK, N. J.—Wm. Neuman, Lerner Bldg., Hudson Blvd., Jersey City, has plans in progress for an addition to the 4-story 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. Architect will take bids about April 1.

MONTCLAIR, N. J.—John T. Folk, 452 Market st., Paterson, has plans in progress for a 3-story brick clubhouse, 52x100 ft., in Park st., Montclair, for Montclair Lodge B. P. O. Elks, Robert J. Taylor, chairman building committee, 162 Walnut st., Montclair, owner. Cost, \$85,000. Bids will be taken in spring.

#### HOMES AND ASYLUMS.

BELLEVILLE, N. J.—Wm. J. Fitzsimons, 207 Market st., Newark, has been retained to prepare plans for a 2-story brick and stone Elks' home at the corner of Washington av. and Van Houten pl., Belleville, for Belleville Lodge of Elks, No. 1123, Geo. H. Davis, exalted ruler, 199 Main st., Belleville, owner. Cost, \$75,000.

#### HOTELS.

PLAINFIELD, N. J.—Oakley & Son, 1259 Clinton pl., Elizabeth, have been retained to prepare plans for a contemplated brick hotel with stores and offices on Park av., Plainfield, for Queen City Hotel, John Staats, proprietor, owner, on premises. Cost, \$750,000.

#### SCHOOLS AND COLLEGES.

FANWOOD, N. J.—Hollingsworth & Bragdon, 17 West 45th st., have completed plans for a 2-story common brick and hollow tile grade school on South av., Fanwood, for Scotch Plains Township, Board of Education of the School District of Scotch Plains—Dr. F. W. Westcott, president—Martine av., Fanwood, owner. Cost, \$110,000. Bids will be taken soon.

### CONTRACTS AWARDED.

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

#### BANKS.

OYSTER BAY, L. I.—Matinecock Construction Co., Locust Valley, has the general contract for alterations to a 2-story brick bank, 53x56 ft., at Oyster Bay, for North Shore Bank, W. F. Johnson, president, South st., Oyster Bay, owner, from plans by Dennison & Hiron, 288 Lexington av., Manhattan, architects.

#### DWELLINGS.

JAMAICA, L. I.—H. P. Englehardt, 10222 86th av., Richmond Hill, has the general contract for twenty-one 2-story frame dwellings, 16x36 ft., in 125th st. and Metropolitan av., Jamaica, for John Roethlien, 230 Graham av., Brooklyn, owner, from plans by A. P. Sorice, 363 Fulton st., Jamaica, architect. Cost, \$5,000 each.

NEW ROCHELLE, N. Y.—J. Hayden, 189 Church st., New Rochelle, has the general contract for a 2-story frame dwelling, 28x29 ft., on Lincoln av., New Rochelle, for J. J. Rall, 503 Main st., New Rochelle, owner, from plans by S. S. Calafati, 502 Main st., New Rochelle, architect. Cost, \$10,000. Mason work, Dominick Calgi, 124 2d st., New Rochelle.

WOODCREST, N. Y.—Frank Spallone, 149th

st and 3d av., Manhattan, has the general contract for a 2-story brick and tapestry brick dwelling, 27x36 ft., with garage, at Woodcrest, for L. Valentino, 2027 Monterey av., Manhattan, owner, from plans by Della Penna & Erickson, 289 East 149th st., Manhattan, architects. Cost, \$12,000.

RYE, N. Y.—M. Mezzullo, 128 Pearl st., Portchester, has the general contract for a 2½-story brick and stucco dwelling, 43x71 ft., with garage, at the corner of Evergreen av. and Broadway, Rye, for Louis E. Hatzfeld, care of Henderson & Co., 24 Nassau st., Manhattan, owner, from plans by Kenneth M. Murchison, 101 Park av., Manhattan, architect.

PLAINFIELD, N. J.—C. S. Rollerson, 37 Chatham st., Plainfield, has the general contract for a 2½-story frame dwelling, 24x28 ft., at 39-41 Compton st., Plainfield, for Edwin M. Jackson, 233 Somerset st., Plainfield, owner, from plans prepared privately. Cost, \$6,000.

PLAINFIELD, N. J.—G. W. Hansen, 728 West 4th st., Plainfield, has the general contract for a 2½-story frame dwelling, 22x24 ft., at 18 Compton av., Plainfield, for J. F. McKen, 596 Darrow av., Plainfield, owner, from plans prepared privately. Cost, \$7,000.

RUTHERFORD, N. J.—W. J. Burke, 301 Stuyvesant av., Rutherford, has the general contract for two 2½-story frame, clapboard and white pine dwellings, 24x28 ft., on Rutherford av., Rutherford, for F. C. Ogden, 139 Ridge rd., Rutherford, owner, from privately prepared plans. Cost, \$6,000 each.

MANHATTAN.—John T. Brady, 103 Park av., has the general contract for a 5-story and basement limestone front dwelling, 60x112 ft., on the east side of 5th av. between 71st and 72d sts., for Dr. Alex Hamilton Rice, 39 Beacon st., Boston, owner, from plans by Horace Trumbauer, Land Title Bldg., Philadelphia, architect. Cost, \$500,000.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 222 Beach 82d st., Rockaway Beach, has the general contract for a 2-story frame dwelling, 26x32 ft., with garage, in the east side of Beach 135th st., 300 ft south of Washington av., Belle Harbor, for Mrs. M. B. Stumpf, owner, care of architect, from plans by A. E. Fischer, 373 Fulton st., Brooklyn, architect. Cost, \$14,000.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 222 Beach 82d st., Rockaway Beach, has the general contract for a 2½-story frame and siding dwelling, 30x33 ft., in 136th st., Belle Harbor, for Mrs. M. B. Stumpf, owner, care of architect, from plans by A. E. Fischer, 373 Fulton st., Brooklyn, architect. Cost, \$14,000.

WHITE PLAINS, N. Y.—J. B. Mitchie, 144 North Broadway, White Plains, has the general contract for a 2½-story frame, shingle and siding dwelling, 29x56 ft., at the corner of Mamaroneck rd. and Doyer st., White Plains, for G. A. Arboast, White Plains, owner, from plans prepared privately. Cost, \$30,000.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—J. T. Woodruff & Son, 1 Bridge Plaza, L. I. City, has the general contract for a 1-story brick factory, 100x100 ft., in the east side of Buckley st., north of Queens Blvd., L. I. City, for W. H. Murphy, 404 Jackson av., L. I. City, owner, from plans by Baker & Koester, 9 Jackson av., L. I. City, architects. Cost, \$25,000.

#### HOTELS.

LONG BRANCH, N. J.—Lakewood Construction Co., 712 Madison av., Lakewood, has the general contract for a top addition to the 4-story frame and stucco on metal lath hotel, 60x216 ft., irregular, at the west end of Ocean av., Long Branch, for Hotel Vendome, Mrs. B. Schneider, proprietor, owner, on premises, from plans by Clarence D. Wilson, Woolworth Bldg., Long Branch, architect. Cost, \$60,000.

#### SCHOOLS AND COLLEGES.

WOODHAVEN, L. I.—John Kennedy & Co., 1133 Broadway, Manhattan, have the general contract for a 2-story and basement brick parochial school, 60x130 ft., at 92d st. and Rockaway Blvd., Woodhaven, for Nativity of Our Blessed Lady, Rev. J. B. Garbotting, pastor, owner, on premises, from plans by Emil G. Perrot, 233 Broadway, Manhattan, architect. Cost, \$150,000.

#### STORES, OFFICES AND LOFTS.

BROOKLYN.—Seymour Schampain, 316 West 42d st., Manhattan, has the general contract for alterations to the store at 386-390 Fulton st. for Cammeyer Shoe Co., 677 5th av., Manhattan, owner, Harold Hart in charge, from plans prepared privately. Cost, \$20,000.

#### THEATRES.

MANHATTAN.—O'Day Construction Co., 1639 Broadway, has the general contract for a 3-story fireproof theatre, 89x120 ft., with stores, at 154-58 Houston st., through to 61-67 MacDougal st., for Humbert J. Fugazy and Anthony Risetti, 203 Thompson st., owners, from plans by Reilly & Hall, 405 Lexington av., architects. Cost, \$150,000.

MANHATTAN.—Schroeder & Koppel, Inc., 347 Madison av., have the general contract for a 2-story and mezzanine theatre, 84x140 ft., with stores, at the northwest corner of 9th av. and 55th st. for Merrimills Holding Corp., Max E. Kaplan, president, 1540 Broadway, owner, from plans by Geo. Keister, 56 West 45th st., architect. Cost, \$200,000.

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#### APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH TER, e s, 304 n w 190th, 5-sty bk tnt, 105x68, slag rf; \$125,000; (o) Crimston Rlty. Co., 132 Nassau; (a) Gronenberg & Leuchtage, 450 4 av (57).

190TH ST, 600-6 W, 5-sty bk tnt, 89x90, plastic slate rf; \$175,000; (o) Hudson Bldrs. Corp., 712 E 136th; (a) Springsteen & Goldhammer, 32 Union sq (61).

LEXINGTON AV, 1790, 6-sty bk tnt, 90x65, slag rf; \$150,000; (o) Isidor Williams, 103 W 116th; (a) Geo. G. Miller, 1482 Bway (60).

#### DWELLINGS.

5TH AV, 901, 3-sty bk dwg, 60x112, slag, slate & lead rf; \$500,000; (o) Mrs. Alex. H. Rice, 59th & 5 av; (a) Horace Trumbauer, Land Title Bldg., Broad & Chestnut sts, Philadelphia, Pa. (59).

#### STABLES AND GARAGES.

145TH ST, W, n s, 225 e Lenox av av, 1-sty bk garage, 100x74, plastic slate rf; \$15,000; (o) Bernard Levin, 102 West 144th st; (a) Louis A. Sheinart, 194 Bowery (55).

#### STORES, OFFICES AND LOFTS.

36TH ST, 142-8 W, 16-sty bk offices, 75x98, slag rf; \$700,000; (o) Jatison Const. Co., 18 E 41st; (a) Schwartz & Gross, 347 5 av (62).

BROADWAY, 3650, 2-sty bk str & offices, 25x 80, Barrett spec rf; \$17,000; (o) Opportunity Const. Co., 56 W 46th; (a) Ralph H. Segal, 56 W 46th (63).

BROADWAY, 1364 to 70, 16-sty bk stores, offices, 105x173, slag rf; \$75,000; (o) Bway and 37th St Corp, 276 5th av; (a) Sommerfeld & Stecker, 31 Union Sq (56).

MADISON AV, 395, 13-sty bk str & offices, 100 x215, plastic slate rf; \$1,000,000 (o of land) N. Y. & Harlem R. R. Co., N. Y. Rlty. & Term. Co., Grand Central Term; (o bldg, lessee of land) The 395 Madison Av, Inc., 681 5 av; (a) Cross & Cross, 681 5 av (52).

#### STORES AND TENEMENTS.

SPRING ST, 211, 3-sty bk str & apts, 22x72, Barrett spec tar, felt & slag rf; \$18,000; (o) Clementina Franchi, 21 MacDougal; (a) Harold Birkmire, 1133 Bway (58).

WORTH ST, 201-3, 4-sty bk str & apts, irregular, slag rf; \$25,000; (o) Edw. Sautagata, 1 Mott; (a) John A. Rofrano, 1 Mott (54).

#### MISCELLANEOUS.

ATTORNEY ST, 33, 2-sty bk transformer station, 25x100; tile on conc arch rf; \$75,000; (o) The N. Y. Edison Co., 130 E 15th; (a) Wm. Whitehill, 41st & 6 av (53).

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

BOSTON RD, w s, 166.8 n 166th st, 5-sty br tnt, 75.9x100, plastic slate rf; \$175,000; (o) 1077 Boston Road Corp., Morris Chodor Kow, 1077 Boston Road, pres; (a) Chas. Kreymborg, 2534 Marion av (277).

GUN HILL RD, n s, 101.10 e DeKalb av, 5-sty bk tnt, 76.4x93, rubberoid rf; \$120,000; (o) eGo. Coburn Const. Co., Geo. Coburn, 3191 Grand Course, Pres; (a) John P. Boyland, 120 E Fordham rd (265).

188TH ST, s s, 116.3 e University av, 5-sty br tnt, 75x89.7, plastic slate rf; \$150,000; (o) Chas. Mark Const. Co., Chas. Mark, 370 e 149th st, pres; (a) Chas. Kreymborg, 2534 Marion av (278).

ANDERSON AV, n w c, 164th st, 5-sty br tnt, 50x78.3, slag rf; \$75,000; (o) Robt. A. Wynne, 979 Anderson av; (a) Lloyd I. Phylfe, 156 West 170th st (276).

DAVIDSON AV, e s, 150 n 184th st, 5-sty br tnt, 75x103, slag rf; \$120,000; (o & a) Noslef Const. Co., Inc., J. M. Felson, 1133 Bway, pres (274).

HULL AV, n w c Mosholu Pkway N, 6-sty bk tnt, 119.8x140, slag rf; \$250,000; (o) Valhalla Corp., Jacob C. Pedersen, 3 av & 148th, Pres; (a) Moore & Landsiedel, 3 av & 148th (238).

PERRY AV, n e c Mosholu Pkway N, 6-sty bk tnt, 119.8x140, slag rf; \$250,000; (o) Valhalla Corp., Jacob C. Pedersen, 3 av & 148th, Pres; (a) Moore & Landsiedel, 3 av & 148th (239).

WALTON AV, n e c Tudor pl, 5-sty bk tnt, 101.5x91.5, slag rf; \$150,000; (o) Tudor Bldg. Corp., S. C. Davis, 1192 Walton av, Pres; (a) Margon & Glaser, 2804 3 av (240).

WALTON AV, e s, 168.9 s Fordham rd, 2½-sty 5k dwg, 19.4x46, 1-sty bk garage, 10x17, Spanish tile rf; \$12,350; (o) Dominick J.

Napoli, 132d & Lincoln av; a() Moore & Landsiedel, 3 av & 148th (237).

WALTON AV, s w c 181st, 5-sty bk tnt, 75x 90, slag rf; \$150,000; (o) Surnel Realty Co., Lazarus Levy, 47 Ft. Washington av, Pres; (a) Gronenberg & Leuchtage, 450 4 av (271).

#### DWELLINGS.

GUN HILL RD, s s, 25 w Paulding av, 2-sty bk dwg, 20x34, tar & felt rf; \$5,500; (o) Victor Valjn, 99 MacDougal; (a) Jos. Ziccardi, 912 Burke av (246).

JARVIS ST, s w c Eastern blvd, 2-sty fr dwg, 16x35, shingle rf; \$5,000; (o) V. Green Const. Co., Vivian Green, 45 W 34th, Pres; (a) A. H. Zacharius, 45 W 34th (273).

227TH ST, s s, 205.9 e White Plains av, 2-sty bk dwg, 21x45, slag rf; \$8,000; (o) Vincenzo Cecere, 655 E 189th; (a) M. W. Del Gaudio, 158 W 45th (267).

BRYANT AV, w s, 250 s Lafayette av, 2-2-sty fr dwgs, 20.6x63, 1-sty fr garage, 18x20, asphalt shingle rf; \$20,000; (o) John Rosen, 2152 3 av; (a) Fein & Rosen, 1709 Pitkin av, Bklyn (261).

BRYANT AV, e s, 375 n Spofford av, 2-2-sty bk dwgs, 21.4x56, 2-1-sty bk garages, 20x20, tar & gravel rf; \$20,000; (o) Henry Fromer, 1304 Park av; (a) Fein & Rosen, 1709 Pitkin av, Bklyn (259).

BRYANT AV, w s, 325.1 s Lafayette av, 2-2-sty bk dwgs, 20.6x63, 2-1-sty bk garages, 18.6x 18, asphalt shingle rf; \$20,000; (o) John Adelson, 589 Bway; (a) Fein & Rosen, 1709 Pitkin av, Bklyn (260).

CLAFLIN AV, w s, 225 s 197th, 2½-sty fr dwg, 20.6x27.6, shingle rf; \$4,800; (o) John Ryan, 2307 Creston av; (a) Jos. H. Walsh, Riverdale (266).

CLARENCE AV, e s, 45 n Randall av, 1½-sty fr dwg, 17x40, shingle rf; \$3,500; (o & a) Nathan Arowowitz, 4485 3 av (270).

CROSBY AV, w s, 160 s La Salle av, 1-sty fr dwg, 21x32, rubberoid rf; \$4,800; (o) Pedro De Falco, 1200 Crosby av; (a) M. A. Buckley, 32 Westchester sq (244).

ELLSWORTH AV, n s, 217.6 e Randall av, 2-sty h. t. dwg, 21x35, rubberoid rf; \$5,000; (o) Jos. Kirsnselman, 132 Brown pl; (a) Starling Archt. Co., 154 Nassau (251).

FARADAY AV, n w c Newton av, 2-sty fr dwg, 35x16, shingle rf; \$5,000; (o) V. Green Const. Co., Vivian Green, 45 W 34th, Pres; (a) A. H. Zacharius, 45 W 34th (272).

LIEBIG AV, w s, 34.4 n 261st, 4-2-sty fr dwgs, 18x32.3, rubberoid rf; \$18,000; (o) M. S. Const. Co., Marcus Singer, 54 Saratoga av, Yonkers; (a) Max Kreindel, 81 E 125th (258).

PLIMPTON AV, e s, 225 s 170th, 2-2-sty bk dwgs, 26x48, tin rf; \$24,000; (o) Jorgensen Realty Co., Chas. G. Jorgensen, 3382 Bronxwood av, Pres; (a) Geo. Jorgensen, 3302 Bronxwood av (242).

PHILIP AV, n w c Logan av, 2-sty fr dwg, 20x24, shingle rf; \$6,710; (o) John J. Martin, 512 East 159th st; (a) Chas. A. Newburgh, Grand Central Terminal (275).

POWELL AV, n s, 179.2 w Castle Hill av, 2-2-sty bk dwgs, 18x60, plastic slate rf; \$22,000; (o) N. B. M. Const. Co., Salvatore Natale, 191 Lexington av; (a) John Brandt, 271 W 125th (257).

THROGGS NECK BLVD, n e c Schley av, 2½-sty fr dwg, 22x28, shingle rf; \$5,000; (o & a) Jas. K. Hearn, 5228 Bway (254).

SIXTON PL, e s, 478.2 s Gun Hill rd, 2-sty bk dwg, 20x34, tar & felt rf; \$5,500; (o) Susie Riviello, 437 Pleasant av; (a) Jos. Ziccardi, 912 Burke av (247).

SPENCER AV, s e c Spencer pl, 2½-sty fr dwg, 29x28, shingle rf; \$11,000; (o) John Laird, 220 E Tremont av; (a) B. P. Wilson, 1705 Busing av (269).

#### FACTORIES AND WAREHOUSES.

CANAL PL, w s, 30 s 141st, 1-sty bk storage, 95x75, tin rf; \$8,000; (o) Haiss Realty Co., on prem; (a) Geo. Haiss Mfg. Co., on prem (252).

#### STORES, OFFICES AND LOFTS.

BOSTON RD, s e c 168th, 1-sty bk str, 67.7x81.1, plastic slate rf; \$30,000; (o) Louis E. Kleban, 1714 Crotona Park E; (a) Zipkes, Wolff & Rudroff, 432 4 av (250).

FEATHERBED LA, n s, 117.3 w Macombs rd, 1-sty bk str, 25x100, plastic slate rf; \$23,000; (o) Hyman Berman, 198 Bway; (a) Nathan Ratholz, 3295 Bway (236).

BELMONT AV, sw c Townsend av, 1-sty bk str, 100x50, slag rf; \$20,000; (o) Marion Bldg. Co., Morris Bogdamon, 2038 Ryer av, Pres; (a) Chas. Kreymborg, 2534 Marion av (264).

FULTON AV, n e c 169th, 1-sty fr str, 45x 96.11, rubberoid rf; \$15,000; (o) Lewmann Realty Co., Max Goldberg, 1185 Washington av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (249).

PLYMOUTH AV, e s, 100 s Roberts av, 2-sty bk str, 21x46, tar & gravel rf; \$7,500; (o) Geo. Furlong, 394 E 184th; (a) R. J. & F. J. Johnson, 375 E Fordham rd (248).

SOUTHERN BLVD, e s, 25 n 167th, 1-sty bk str, 25x100, slag rf; \$15,000; (o) Foxvale Realty Co., Frank Starkman, 198 Bway, Pres; (a) Chas. Kreymborg, 2534 Marion av (253).

WESTCHESTER AV, s w c Trinity av, 1-sty bk str, 108x56, slag rf; \$25,000; (o) Ebling Realty Co., Philip E. Ebling, 156th & St. Anns av, Pres; (a) M. W. Del Gaudio, 158 W 45th (268).

WHITE PLAINS AV, w s, 25.1 s 233d, 1-sty bk str, 39.8x35, tin rf; \$6,500; (o) Geo. Sunderman, 4189 White Plains av; (a) B. F. McGurk, 500 5 av (255).

#### MISCELLANEOUS.

SOUTHERN BLVD, w s, 200 n Barretto, 1-sty bk str & market, 163.6x105, slag rf; \$50,000; (o) The Dochterman Realty Co., Louis H. Dochterman, 465 E 101st, Pres; (a) J. M. Feinson, 1133 Bway (262).

#### Brooklyn

##### APARTMENTS, FLATS AND TENEMENTS.

TAPSCOTT ST, 91-101, s e c Sutter av, 4-sty bk str, 100x90; \$150,000; (o) Abraham L. Schulman, 1356 51st; (a) Cohn Bros., 361 Stone av (1447).

E 2D ST, 553-61, e s, 120 s Cortelyou rd, 2-4-sty bk tnts, 40x88.4; \$120,000; (o) Alex. McDonald, 714 E 14th; (a) Cohn Bros., 361 Stone av (1440).

ATLANTIC AV, 2182-4, s s, 50 w Hopkinson av, 4-sty bk str, 50x89; \$48,000; (o) Harry Rubin, 317 Bradford; (a) S. Millman & Son, 1780 Pitkin av (1459).

BLAKE AV, 1268, s w c Pine, 2-sty bk str, 20x69; \$18,000; (o) Max Seidman, 1463 St. Marks av; (a) S. Millman & Son, 1780 Pitkin av (1392).

BLAKE AV, 1245, n e c Euclid av, 2-sty bk str, 20x69; \$18,000; (o & a) same as above (1393).

BLAKE AV, 1246, s e c Euclid av, 2-sty bk str, 20x69; \$18,000; (o & a) same as above (1394).

EASTERN PKWAY, 1335-45, 377.11 e Buffalo av, 4-sty bk str, 100x105.6; \$140,000; (o) Harry C. Merowitz, 1612 President; (a) Cohn Bros., 361 Stone av (1446).

UTICA AV, 321-33, s e c President, 4-sty bk str, 100x104.3; \$150,000; (o) Jacob Siegel, 209 Rochester av; (a) Cohn Bros., 361 Stone av (1312).

#### DWELLINGS.

AMHERST ST, 51, e s, 380 n Hampton av, 1½-sty fr 1 fam dwg, 24x45; \$7,500; (o) Frank D. Homan, 137 W 24th, Manhattan; (a) Verlyn A. Trussell, 101 Park av, Manhattan (1395).

GLENWOOD RD, 8914-16, s s, 60 w Remsen av, 2-2-sty fr 2 fam dwgs, 17x36; \$12,000; (o) Salvator Morgani, 8819 Glenwood rd; (a) G. I. Prowler, 367 Fulton (1416).

E 7TH ST, 1145, e s, 340 n Av K, 2½-sty fr 1 fam dwg, 21.6x48.6; \$15,000; (o) Morris Kleinfeld, 1096 President; (a) Irving Brook, 26 Court (1398).

E 37TH ST, 977-9, e s, 247.6 n Av H, 2-2-sty fr 1 fam dwgs, 32x37.6; \$13,000; (o & a) Robt. Mayer, 942 E 37th (1438).

55TH ST, 1133-71, n s, 100 w 12 av, 13-2-sty bk 2 fam dwgs, 20x58; \$195,000; (o) Greene, 44 Court; (a) Seelig & Finkelstein, 44 Court (1401).

61ST ST, 2084, s w c 21 av, 2-sty bk 2 fam dwg, 20x58; \$15,000; (o) Ramal Bldg. Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (1399).

61ST ST, 2028-82, s s, 22 w 21 av, 18-2-sty bk 2 fam dwgs, 20x58; \$270,000; (o & a) same as above (1400).

72D ST, 1446-52, s s, 270 w 15 av, 2-2-sty bk 2 fam dwgs, 20x55; \$20,000; (o) Pasquale Seccia, 1180 75th; (a) M. W. Del Gaudio, 158 W 45th, Manhattan (1434).

87TH ST, 35-81, n s, 31 e Narrows av, 14-2-sty fr 1 fam dwgs, 22x45.6; \$112,000; (o) Fred Stumann, 1815 72d; (a) John Ingwersen, 390 Bergen (1422).

87TH ST, 31, n e c Narrows av, 2-sty fr 1 fam dwg, 22x45.6; \$8,000; (o & a) same as above (1423).

BROOKLYN AV, 1463-9, e s, 220 n Av F, 3-2-sty fr 1 fam dwgs, 20x53; \$30,000; (o) Kristian A. Nstrom, 1821 Nostrand av; (a) Matthew Ossmund, 3020 Av D (1417).

#### FACTORIES AND WAREHOUSES.

62D ST, 602-34, s e c 6 av, 2-sty bk factory, 36x52; \$16,000; (o) Jos. M. Huber, 65 W Houston, Manhattan; (a) Brutus Gundlach, 22 E 17th, Manhattan (1418).

#### STABLES AND GARAGES.

62D ST, 2027-79, n s, 22 w 21 av, 18-1-sty

conc garages, 20x20; \$18,000; (o) Ramal Bldg. Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (1396).

WILSON AV, 598-600, w s, 49.6 s Schaeffer, 1-sty bk garage; \$2,800; (o & a) Christian Werst, 599 Wilson av (1315).

WILLIAMS AV, 611-15, e s, 72.1 n New Lots av, 2-sty bk garage & 1 fam dwg, 46x27.6; \$10,000; (o) Morris Hessel, 662 Williams av; (a) Jack J. Feinberg, 695 Georgia av (1364).

#### STORES, OFFICES AND LOFTS.

PARK PL, 237-45, n w c Vanderbilt av, 1-sty bk str, 60x45; \$15,000; (o) Brooklyn Saengerbund, 241 Park pl; (a) Chas. Werner, 316 Flatbush av (1329).

GATES AV, 832-6, s s, 150 w Reid av, 2-sty bk office & market, 62.6x100; \$20,000; (o) Saml Agaloff, 126 Reid av; (a) Murray Klein, 37 Graham av (1318).

MONTROSE AV, 71, n s, 100 w Leonard, 2-sty bk office & storage, 25x100; \$15,000; (o) Korchin Bros., 24 Moore; (a) Shampman & Shampman, 50 Court (1321).

NOSTRAND AV, 1010-32, w s, from Empire hwy to Sterling, 2-sty bk offices & str, 200x23.9; \$30,000; (o) Nostrand Melborne Co., Inc., 798 Nostrand av; (a) Clarence L. Seferst, 206 W 76th, Manhattan (1325).

4TH AV, 605, e s, 60.2 s 17th, 1-sty bk str, 20x80; \$8,000; (o) Jos. Ekhaus, 570 4 av; (a) Paul Lubroth, 26 Cortlandt, Manhattan (1405).

#### STORES AND DWELLINGS.

BAY RIDGE AV, 439-55, n s, 256.11 w 5 av, 8-2-sty bk str & 2 fam dwgs, 19x72; \$60,000; (o) Harry Haneroff, 436 Hopkinson av; (a) Jas. J. Millman, 26 Court (1462).

BRIGHTON BEACH AV, 205, n s, 36.10 e E 2d, 2-sty bk str & 2 fam dwg, 20x70; \$15,000; (o) Isidore Fuss, 1672 Union; (a) E. M. Adelsohn, 1778 Pitkin av (1387).

BRIGHTON BEACH AV, 201-3, n e c E 2d, 2-sty bk str & 2 fam dwg, 30.10x62.6; \$12,000; (o & a) same as above (1388).

LIBERTY AV, 1220-28, s s, 20 e Forbell av, 4-2-sty bk str & 2 fam dwgs, 20x68.9; \$48,000; Abraham Metrick, 361 Stone av; (a) Cohn Bros., 361 Stone av (1448).

LIBERTY AV, 1218, s e c Forbell av, 2-sty bk str & 2 fam dwg, 20x90; \$15,000; (o) Abraham Metrick, 361 Stone av; (a) Cohn Bros., 361 Stone av (1449).

5TH AV, 6013-21, e s, 20 n 61st, 4-3-sty bk str & 2 fam dwg, 20x76; \$72,000; (o) Kauffman & Gluckow, Inc., 5204 5 av; (a) Boris W. Dorfman, 26 Court (1413).

#### STORES AND TENEMENTS.

ATLANTIC AV, 3218-8, s w c Hopkinson av, 4-sty bk str, 50x90; \$60,000; (o) Harry Rubin, 317 Bradford; (a) S. Millman & Son, 1780 Pitkin av (1458).

BEDFORD AV, 1596, w s, 40 s President, 4-sty str tnt, 22x85; \$28,000; (o) Louis Oxfeld, 361 Stone av; (a) Cohn Bros., 361 Stone av (1310).

BRIGHTON BEACH AV, 239, n e c Ocean pl, 2-sty bk str & tnt, 20x72; \$15,000; (o) Morris Metzler, 241 Brighton Beach av; (o) Morris Perlstein, 49 Fulton av (1433).

FT. HAMILTON AV, 4502, s w c 45th, 4-sty bk str & tnt, 20.6x100; \$40,000; (o) 5th Ave. Development Corp., 5204 5 av; (a) Boris W. Dorfman, 26 Court (1278).

VAN SICKEN AV, 512, s w c Dumont av, 3-sty bk str & tnt, 25x95; \$26,000; (o) Israel Diamond, 25 Bay 23d; (a) S. Millman & Son, 1780 Pitkin av (1390).

#### MISCELLANEOUS.

19TH AV, 5608-24, n s, 307.6 w 55th, 2-sty bk housing station, 15x199; \$131,500; (o) City of New York (1439).

#### Queens

##### APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Hunterspoint av, s s, 100 w Van Alst av, 5-sty bk tnt, 100x88, slag rf, 60 families, elec, steam heat; \$140,000; (o) Tubes Realty & Terminal Co., 51 E 42d, Manhattan; (a) Shampman & Shampman, 50 Court, Bklyn (994).

L. I. CITY.—Jamaica av, n s, 57 w 5 av, 5-sty bk tnt, 80x87, slag rf, 41 families, elec, steam heat; \$135,000; (o) Stanis Bros. Co., 43 7 av, L. I. City; (a) Frank J. Scheftik, 4168 Park av, Manhattan (1043).

#### DWELLINGS.

JAMAICA.—Baisley av, n e c Putnam, & Baisley av, s w c Betaric, & Baisley av, s e c Mager, 15-1-sty fr dwgs, 22x30, shingle rf, 1 family, gas; \$45,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1018 to 1032).

JAMAICA.—Baisley av, n w c Putnam, & Baisley st, n e c Beatrice, 5-1-sty fr dwgs, 22x 30, shingle rf, 1 family, gas, hot air heat; \$15,000; (o) Harris Nevins, 44 Court, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1013-14-15-16-17).

RICHMOND HILL.—Metropolis av, n s, 47 e 115th, 3-2-sty fr dwgs, 20x62, shingle rf, 2 families, gas; \$24,000; (o) Phillip H. Stern-

feld, 2 E 2d, Manhattan; (a) Sylvan Bein, 154 Nassau, Manhattan (1118-19).

RIDGEWOOD.—Woodbine st, s s, 245 e Forest av, 2-sty bk dwg, 18x56, slag rf, 2 families, gas, steam heat; \$8,500; (o) John Eisenhauer, 2311 Woodbine, Ridgewood; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (1117).

#### HOTELS.

FAR ROCKAWAY.—Rockaway tpke, s w c Norton av, 3-sty fr hotel, 140x66, slag rf, steam heat, elec; \$55,000; (o) Waverest Hotel, Inc., Norton av, Far Rockaway; (a) Henry J. Von DerLeith, 128 W 124th, Manhattan (979).

#### STABLES AND GARAGES.

RICHMOND HILL.—Jerome av, s e c Spruce, 1-sty bk garage, \$5,500, slag rf, 2 families, gas, steam heat; \$26,000; (o) Raffeale Mascucci, 58 Alburtis av, Corona; (a) A. De Blasi, 94 E Jackson av, Corona (953).

CORONA.—41st st, s e c, Polk av, 3-sty bk store and dwg, 25x53, slag rf, 2 fam, gas, steam heat; \$14,000; (o) Robert Fraser, 76 Kingsland av, Corona; (a) Alfred De Blasi, 94 East Jackson av, Corona (1134).

QUEENS.—Jamaica av, n w c Queens rd, 5-2-sty bk str & dwgs, 20x55, slag rf, 2 families, gas, steam heat; \$40,000; (o) Ridgewood Holding Co., 282 Jerome, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (1121).

ROCKAWAY BEACH.—Undine av, n e c Boulevard, 2-sty fr str & dwg, 25x55, slag rf, steam heat, gas; \$11,000; (o) Mrs. Mary E. Roberts, Rockaway Beach; (a) J. Powers, Rockaway Beach (996).

#### STORES, OFFICES AND LOFTS.

EDGEWATER.—McKinley av, n s, 140 w Cedar av, 1-sty fr str, 105x50, slag rf, steam heat, elec; \$20,000; (o) B. Goldberg, 2023 Park av, Far Rockaway; (a) Jos. P. Powers, Rockaway Beach (997).

#### MISCELLANEOUS.

RIDGEWOOD.—Metropolitan av, s s, 180 w Admiral st, 1-sty bk shop, slag rf; \$10,000; (o & a) Gretnpoint Structural Iron Works, Inc., 306 Greenpoint av, Bklyn (1143).

WOODHAVEN.—85th st, n e c 86th av, 1-sty fr auditorium & gym, 38x92, shingle rf, elec, steam heat; \$12,000; (o) Forest Port Dutch Reformed Church, Church av & Bklyn; (a) Walter B. Will, Inc, 115 Myrtle av, Bklyn (923).

### PLANS FILED FOR ALTERATIONS

#### Manhattan.

BOND ST, 19, 2 new tanks on 5-sty bk loft; \$3,000; (o) 19 Bond St. Corp., 27 Great Jones st; (a) Reliance Tower & Steel Const. Co., 94 Mangin st (251).

ELDRIDGE ST, 44, remove partitions, new stairs in 5-sty bk store & tnt; \$1,500; (o) Est. Solomon Bachrach, 16 E 96; (a) Jacob Fisher, 25 Av A (215).

FRANKFORT ST, 55-7-9, remove stairs, new elevator & shaft, fire-escapes, doors, stairs in 2 ½ & 6 ½-sty bk warehouses; \$10,000; (o) Jacob Rossbach, 100 Gold; (a) Geo. M. McCabe, 96 5 av (219).

GREENWICH ST, 323, remove wall, new elev shaft, wall, extension, raise floor beams in 4-sty bk store, office, dwg, storage; \$15,000; (o) Morris Roth, 185 Duane; (a) Jacob Fisher, 25 Av A (216).

HESTER ST, 196, new windows in 6-sty bk factory, stores; \$1,000; (o) Lebertan Corp., 1 Madison la; (a) Jos. Martine, 31 Union Sq (230).

MACDOUGAL ST, 44, remove wall, new front, lower beams in 3-sty bk res; \$5,000; (o) Peter Nervo & Jos. Balbiani, 46-48 Macdougal; (a) Frank E. Vitolo, 56 W 45th (220).

NASSAU ST, 76, remove shop front, new orn shop front on 3-sty bk str & office bldg; \$2,000; (o) Weber & Heilbronner, 215 4 av; (a) Starrett & Van Vleck, 8 W 40th (259).

NORFOLK ST, 75, remove partition, new f. p. passage in 5-sty bk tnt; \$1,000; (o) Tecor Mold. Co., 1497 Lincoln pl, Bklyn; (a) Saml. Cohen, 32 Union sq (254).

PARK PL, 38, new copper front, toilets, partitions, arrange str for lunch room in 6-sty bk str & lofts; \$15,000; (o) 416 W. 215th St. Corp., 128 Bway; (a) Saml. Carner, 118 E 28th (258).

PINE ST, 40-44, new stairs in 10-sty bk offices; \$1,500; (o) Mrs. Angelica L. Morgan, 26 Washington Sq; (a) Bertram Cunyngnam, 25 W Bway (233).

WASHINGTON ST, 807, remove walls, raise 1 and 2 tier beams, new extension, tile floors, girders, beams in 4-sty bk stores and apartments; \$4,000; (o) Jos. B. Wohltman, 86 Gansevoort

st; (a) Chas. H. Briggs, 504 East 4th st, Bklyn (252).

WOOSTER ST, 62, excavate cellar, new retaining wall, cellar floor in 6-sty bk store & factory; \$9,000; (o) Majestic Paper Mills Co., 464 Broome; (a) Yipkes, Wolf & Kindroff, 432 4 av (212).

13TH ST, 208 W, remove wall, partitions, new partitions, doors, rooms, beams in 3-sty bk P. S. 16; \$2,000; (o) City of N. Y., Bd. of Ed., Municipal Bldg; (a) C. B. J. Snyder, Municipal Bldg. (234).

15TH ST, 12 W, new fire-escape on 5-sty bk factory; \$1,000; (o) Gustave Sattler, 18 W 31st, Anthony G. Imhoff, 249 W 18th; (a) Louis A. Hornum, 405 Lexington av (256).

27TH ST, 414-16 W, remove wall & 1/2 2 sty, new extns, toilets, t. & g. rf on 2-sty bk wagon shop; \$5,000; (o) Saml. Greenstein, 208 W 29th; (a) Chas. M. Straub, 147 4 av (218).

27TH ST, 436 W, new platform, raise floor in 5-sty bk club house; \$1,000; (o) Hudson Guild, 436 W 27th; (a) Clarence S. Stein, 56 W 45th (221).

28TH ST, 160 E, remove partitions, new toilets, extensions, store front, lower 1st floor in 4-sty bk store & res; \$2,500; (o) Jacob Klein, 388 3 av; (a) J. M. Felson, 1133 Bway (208).

28TH ST, 4 W, remove ext, fire-escape, columns, girders, new ext, stairs, girders, fire-escape, rearrange partitions in 5-sty bk str & apt; \$25,000; (o) Samuels Const. Co., 23 W 27th; (a) M. Jos. Harrison, 110 E 31st (257).

34TH ST, 21-3 W, new door, exits in 5-sty bk salesrooms & mfg; \$1,000; (o) Holberta Rlty. Corp., 32 Liberty; (a) Chas. P. H. Gilbert, 1 Madison av (261).

36TH ST, 48-50 W, remove party wall, new ext, stairs, fire escapes, elev, toilets in 4-sty bk office & factory; \$15,000; (o) Morris Ladzin, 48-50 W 36th st; (A) Saml Brenner, 2860 Creston av (206).

51ST ST, 220 E, new elevator & stair enclosure, fire passage, connecting platform in 2-4-sty bk factory; \$15,000; (o) John H. Hutoff, Inc., 101 Park av; (a) Henry H. Dean, 44 W 44th (244).

51ST ST, 458 W, rearrange toilet, new tubs, sinks in 4-sty bk dwg; \$1,800; (o) Stryker Rlty. Corp., Hollis, L. I.; (a) Chas. J. Jordan, 413 W 51st (240).

57TH ST, 201-11 W, remove partitions, new partitions, rooms in 11-sty bk apt & offices; \$5,000; (o) Alfredo S. G. Taylor, North Litchfield, Conn., Grace T. Ely, 51 Trumbull st, New Haven, Conn., Henrietta T. Freeman, 211 W 57th; (a) Jos. Kleinberger, 20 W 43d (239).

58TH ST, 517-9 W, new elevator shaft in 4-sty bk factory; \$5,000; (o) Wm. Zinsser & Co., 195 William; (a) Mott B. Schmidt, 14 E 46th (246).

69TH ST, 40 W, remove stoop, new partitions, plumbing, entrance, offices in 5-sty bk boarding house; \$10,000; (o) Dr. Abraham O. Wilensky, 1200 Madison av; (a) Bloch & Hess, 18 E 41st (255).

77TH ST TO 81ST ST, 8TH AV TO COLUMBUS AV, new 5-sty s e wing, new inner hall of ocean line in 5-sty bk Museum of Natural History; \$1,500,000; (o) City of N. Y. through Dept. Parks, Municipal Bldg; (a) Trowbridge & Livingston, 527 5 av (260).

115TH ST, 449 E, remove wall, new extension, door, steel beams, wood beams, partitions, arched ceilings, marble altar & steps in 1-sty bk church; \$35,000; (o) Church of Our Lady of Mt. Carmel, 449 E 115th; (a) Anthony F. A. Schmitt, 604 Courtlandt av, Bronx (242).

AMSTERDAM AV, 1224, enlarge store front, skylight, change stairs, new gallery, beams, gallery in 10-sty fp stores & apts; \$5,000; (o) Teachers' College, 525 W 120th; (a) May & Hillard, 15 E 40th (210).

BROADWAY, 1212, shift columns, new str fronts, toilet in 3-sty bk str & offices; \$2,000; (o) Ward Est., 30 Broad; (a) Geo. & Edw. Blum & S. W. Katz, 505 5 av (245).

BROADWAY, 1462-70, new fuel oil tank & equip in 15-sty bk office bldg; \$5,000; (o) Knickerbocker Co., Inc., 152 W 42d; (a) Petroleum Heat & Power Co., 511 5 av (243).

BROADWAY ES, 85 to 86 St, new marquis on 12-sty bk hotel; \$3,500; (o) Anderson & Price Co., Bway and 86th st; (a) Denby & Nute, 33-4 av (231).

COLUMBUS AV, 451-7, new toilet, partitions in 5-sty bk str & tnt; \$1,000; (o) Ellen A. Slaven, Bluehill, Me.; (a) Frank Hausle, 81 E 125th (247).

MADISON AV, 26 (Madison Sq. Garden), new fr bicycle track in 1-sty brick amphitheatre; \$6,000; (o) Mutual Life, Inc., 32 Nassau; (a) Wm. W. Smith, 79 Decatur, Bklyn (253).

MADISON AV, 1543, remove wall, stoop, partitions, stairs, new stairs, girders, toilets, scuttle, show windows in 3-sty bk club rooms & apts; \$3,000; (o) Boris Dimondstein, 1544 Madison av; (a) Chas. M. Straub, 147 4 av (217).

MADISON AV, 347-53, remove radiator, partitions, new heating & ventilating equip, shelving, mezzanine, eagework, metal screening, heating stacks in 20-sty bk banks, str & offices;

\$22,000; (o) Cenalina Rlty. Corp., 40 E 42d; (a) York & Sawyer, 50 E 41st (238).

WASHINGTON SQ, 32, new partitions, bath rooms, in 4-sty bk dwg; \$1,000; (o) Paul Toarmina, 193 Bleeker st; (a) Jos. Martine, 31 Union Sq (228).

NINTH AV, 562, remove columns, girders, stairs, new columns, girders, stairs, in 4-sty bk store, offices and apts; \$4,000; (o) Mandel Rlty. Co., 60 Bway; (a) Chas. Volz, 371 Fulton st, Bklyn (250).

PARK AV, 1546, remove wail, excavate cellar, lower beams, new str, girders, columns in 5-sty bk tnt; \$2,000; (o) Benj. Simon, 1546 Park av; (a) Geo. G. Miller, 1482 Bway (224).

3D AV, 202S, remove floor, picture booth, new floor, rearrange seats in 1-sty bk m p theatre & stores; \$5,000; (o) B. L. & R. Realty Co., 1457 Bway; (a) Saml Levingson, 156 E 43d (214).

5TH AV, 106, new fire-escape, f. p. windows on 4-sty bk factory; \$1,000; (o) Rothchild Rlty. Co., 79 5 Av; (a) Sidney Daub, 217 Bway (235).

7TH AV, 2223-7, new str, rearrange exits on 2-sty bk str & theatre; \$2,500; (o) Barson Amuse. Corp., 305 Bway; (a) H. I. Feldman & H. Ginsberg, 17 W 42d (237).

9TH AV, 250-2, remove show windows, entrance, partitions, new beams, wall, hoist, marquis, toilet, stairs, columns in 2-3-sty bk str & apts; \$3,500; (o) Coffey Realty Co., 517 W 113th; (a) Chas. Sheres, 56 W 45th (209).

### Bronx

OAK TER, 604, new str, new pbkg, new partitions to 3-sty fr dwg; \$4,000; (o) Jos. & Benj. Punsky, on prem; (a) M. J. Harrison, 110 E 31 (57).

TIFFANY ST, 848, new doors, new str front to 1-sty bk garage & str; \$1,000; (o) Jos. W. Rodmann, on prem; (a) Chas. Schaefer, Jr., 394 E 150 (53).

161ST ST, 850 E, new str front, new partitions, to 6-sty bk str & tnt; \$1,500; (o) B. Klionsky, on prem; (a) A. S. Deserty, 110 W 34 (54).

173D ST, 491-93 E, 2-2-sty bk extns, 19x13, 16.6x20, new str fronts, new partitions to 2-2-sty & attic fr str, offices & dwgs; \$7,500; (o) Jacob Klein, on prem; (a) B. H. & C. N. Whinston, 2 Columbus Circle (49).

197TH ST E, s s, 27.9 e Briggs av, move 2 1/2-sty fr dwg; \$2,000; (o) Denwood Realty Co., 509 Willis av; (a) Chas. Schaefer, Jr., 394 E 150 (55).

BOSTON RD, 2019, 1-sty metal ext, 3x20, to 2-sty fr str & dwg; \$1,500; (o) Morris Mutman, on prem; (a) Chas. S. Clark, 441 Tremont av (50).

HAMILTON AV, 542a, s w c, 443.6 n Third av ext, 1-sty bk shop; \$6,000; (o) Alderton Dock Yards, Ltd., 518 Hamilton av; (a) F. P. Kelly, 477 5th av, N Y (1603).

TINTON AV, 861, 3-sty bk ext, 18.4x15, to 3-sty fr str & dwg; \$5,000; (o) Rose Albert, on prem; (a) M. J. Harrison, 110 E 31 (56).

TREMONT AV, 753, 1-sty bk ext, 25x33, new plumbing, new partitions to 2-sty bk str & dwg; \$10,000; (o) Bodenstern & Schorn, on prem; (a) L. B. Santangelo, 2364 8 av (47).

UNION AV, 843, two 3-sty bk ext, 20.8x11.6 & 20.8x56.0, & new partitions to 3-sty fr str & dwg; \$8,000; (o) Barnet Berenson, on prem; (a) Carl J. Itzel, 1365 Prospect av (52).

WASHINGTON AV, 1484, 1-sty bk ext, 25x4, new str fronts, new plumbing, new partitions to 3-sty fr str & dwg; \$6,000; (o) Louis Rosen, 19 E 114th; (a) L. B. Santangelo, 2364 8 av (46).

### Brooklyn

BOWERY, 1101-19, n w c Jones Walk, int 1-sty business bldg; \$5,000; (o) Board Walk Amusement Co., Inc., Bowery, C. I.; (a) Jos. J. Galizia, 1 Webers Walk (1308).

ESSEX ST, 501, n e c, Sutter av, ext int & pl 3-sty bk stores and 2-fam dwg; \$5,000; (o) Sam Rich, 924 Blake av; (a) Harry Brodsky, Jr., 583 Sutter av (1487).

HAVEMEYER ST, 219, e s, 60 s So 5th, 2-sty st ft & int store & office; \$2,000; (lessee) H. & G. Buffet Lunch Co., premises (a) Levy & Berger, 395 So 2d st (1286).

HENRY ST, 610-30, s w c Rapelye, int 4-sty bk school; \$7,000 (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston st (1307).

LIVINGSTON ST, 261, n s, 60 e Bond, int str & office; \$2,000; (o) Brooklyn Shade Co., premises (a) Benj. Driesler, Jr., 153 Remsen (1279).

LOMBARDY ST, 25-37, n s, 211.10 1/2 e Kingsland av, ext & pl 2-sty bk str & Factory; \$25,000; (o) Max Trunz, premises; (a) Louis Allmendinger, 20 Palmetto st (1291).

NASSAU ST, 89-91, n e c, Pearl st, ext and int, 4-sty br stores, 3-fam dwg; \$12,000; (o) Max & Katie Jaffe, 49 Sands st; (a) E. Madelsohn, 1778 Pitkin av (1479).

SMITH ST, 137, e s, 50 s Dean, int & f e 3-sty bk str & 2-fam dwg; \$2,200; (o) Alfred Tafari, premises; (a) C. E. Murray, 301 Atlantic av (1288).

WILLOW ST, 104, w s, 65 s Clark, ext to 3 1/2-sty fr 1 fam dwg; \$5,000; (o) Agnes G. Reid,

prem; (a) Chas. H. Richter, 96 5 av, Manhattan (1654).

BAY 13TH ST, 146-56, w s, 100 n Bath av, ext & plumbing in 2-sty fr 2 fam dwg; \$3,000; (o) Paul Pirino, prem; (a) Isaac Kallich, 8609 Bay pkway (1323).

14TH ST, 210, s s, 172.10 1/2 e 4th av, int & pl 3-sty bk, 3-fam dwg; \$2,500; (o) A. Chatalan, 409 East 64th st; (a) McCarrroll, Murphy & Fezman, 852 Monroe st (1441).

W 17TH ST, 2902-4, s w c Mermaid av, ext, add sty & int alts to 3-sty fr str & 2 fam dwg; \$12,000; (o) Abraham Greenhouse, 2949 W 30th; (a) Morris Perlstein, 49 Fulton av, Middle Village (—).

WEST 30TH ST, 3032-48, s w c, Edward pl, int & pl 3-sty fr rest and fur rms; \$3,000; (o) Breaker Baths Corp. Co., 4th av; (a) B. W. Dorfman, 26 Court st (1412).

65TH ST, 514-20, s s, 100 e 5 av, move 2 1/2-sty fr 2 fam dwg; \$3,000; (o) Edw. T. Minor, 530 67th; (a) Harry Bayer, Grove st, Valley Stream, L. I. (1655).

AV K, 3801-23, n s, bet E 38th & E 39th, int 3-sty bk school; \$8,000; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (1306).

BEDFORD AV, 1025, e s, 40 n Clifton pl, exterior & int alts & plumbing in 3-sty fr str, offices & 2 fam dwg; \$7,500; (o) Harry Aarnstein, 598 Lafayette av; (a) Levy & Berger, 395 S 2d (1634).

BUSHWICK AV, 1664-74, s e c Rose pl, ext 1-sty fr storage; \$4,000; (o) John F. Trommer, Inc., 1632 Bushwick av; (a) John P. Voelker, 979 3 av, N. Y. (1303).

BROADWAY, 89, n e c Berry, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,000; (o) Bernstein Bros., 2571 Pitkin av; (a) Gibson & Kay, 312 Milford (1340).

HOWARD AV, 787-845, s e c Dumont av, exterior & int alts to 3-sty bk home; \$2,500; (o) The Brooklyn Hebrew Home & Hospital for the Aged, prem; (a) Louis A. Abramson, 46 W 46th, Manhattan (1650).

KNICKERBOCKER AV, 495-517, e s, bet Menahan & Grove sts, int 4-sty bk school; \$14,000; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (1305).

MERMAID AV, 2024, s s, 39.10 e West 27th st., ext 3-sty bk str & 2-fam dwg; \$5,500; (o) Philip Yanowitz, 637 Bway; (a) Benj. Goldberg, 50 Chester av (1429).

MESEROLE AV, 135, n s, 50 e Leonard, ext to str & 3-fam dwg; \$1,500; (o) S. Wagner, premises; (a) Murray Klein, 37 Graham av (1317).

NOSTRAND AV, 767-75, n e c Lincoln pl, str fronts & int alts to 3-sty bk str & 2 fam dwg; \$3,000; (o) Wm. A. Meyer, prem; (a) Wm. H. Ludwig, 801 Eastern pkway (1642).

ST MARKS AV, 1731, n s, 432 e Rockaway av, ext to str & 2-fam dwg; \$1,800; (o) Antonina M. Bruna, 1893 E New York av; (a) Wm. A. Lacerenza, 16 Court (1314).

15TH AV, 7101-23, e s, bet 71st & 72d sts, windows, doors, ext, 3-sty bk school; \$8,500; (o) City of N. Y., City Hall, N. Y.; (a) A. W. Ross, 131 Livingston (1304).

### Queens

CORONA.—Jackson v, an s, 20 e 40th, 1-sty bk garage, 1-sty bk ext, 10x46, side, tar & gravel rf; \$5,000; (o) Oliver Chatfield, 15 W. Jackson av, Corona; (a) Al L. Marinell, 15 West Jackson av, Corona (213).

EAST ELMHURST.—Butler st, e s, 220 n Lyons av, 3-sty fr ext, 7x7, front, tar roof, int alt, dwg; \$1,000; (o & a) Mrs. Frederick Swenson, prem (212).

EDGEEMERE.—Boulevard, s e c Beach 52d, int alt to public garage & poultry market; \$3,000; (o) Jacob Seidman, 2502 Cedar av, Edgemere; (a) Philip Caplan, 16 Court, Bklyn (221).

EVERGREEN.—Wyckoff av, 466, 1-sty bk ext, 20x30, rear store and dwg, int lat; \$3,800; (o) Edw. Schultheis, prem (207).

FLUSHING.—Broadway, s s, 490 e Main st, 3-sty bk ext, 39x54, rear telephone exchange, int alt; \$75,000; (o) N. Y. Telephone Co., 15 Dey st, N. Y.; (a) Edw. A. Munger, 104 Broad st, N. Y. (202).

FLUSHING.—Main st, w s, 25 n Bradford av, int alt to store; \$1,200; (o) George Xanthos, 129 Lawrence, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (214).

FRANKLIN AV, 631, n e c, Bergen st, ext 3-sty bk stores and 2-fam dwg; \$3,000; (o) Armand Wormser, 778 Nostrand av; (a) Gilbert I. Prowler, 367 Fulton st (1620).

JAMAICA.—Tyndal st, 262, w s, 74 n South, int alt; \$1,200; (o) Lawrence Ryan, 8011 7th av, Bklyn; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (234).

JAMAICA.—Fulton st, s s, 46 e Washington, 3-sty bk ext, 47x153, side, tar & gravel rf, band, int alt; \$200,000; (o) Title Guarantee & Trust Co., Jamaica; (a) Severance & Van Alen, 372 Lexington av, N. Y. C. (256).

LONG ISLAND CITY.—Wilbur av, 39, n s, 100 e Sunswick st, foundation (stone); \$1,300; (o & a) Ralph Marino, 693 Payntar av, Long Island City (253).

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