

# Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

Copyright, 1922, by The Record and Guide Company,

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

VOL. CX  
No. 2 (2834)

NEW YORK, JULY 8, 1922

25c. A COPY  
\$12.00 A YEAR

## Advertising Index Page

A. B. See Electric Elevator.	4th Cover
Ackerly, Orville B., & Son.	49
Acme Foundry	61
Adams & Co.	48
Adler, Ernest N.	49
American Bond & Mortgage Co.	56
American Bureau of R. E.	2d Cover
American Enameled Brick & Tile Co.	55
Ames & Co.	47
Amy, A. V., & Co.	47
Anderson, James S., & Co.	47
Anderson Brick & Supply.	4th Cover
Armstrong & Armstrong	49
Ashforth & Co.	47
Athens Brick, Lime & Cement Co.	4th Cover
Atlantic Terra Cotta Co.	58
Automatic Fire Alarm Co.	56
Balter, Alexander	48
Bauer, Milbank & Molloy	47
Bechman, A. G.	50
Bell Co., H. W.	56
Benenson Realty Co.	2d Cover
Boyd, James	2d Cover
Boylan, John J.	47
Brener, Samuel	2d Cover
Brett & Goode Co.	Front Cover
Brook, Inc., Louis	61
Brooks & Momand	44
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	50
Burling & McCurdy	50
Busher, Eugene J., Co.	47
Butler & Baldwin	Front Cover
Cahn, Harry	2d Cover
Cammann, Voorhees & Floyd.	47
Carpenter, Leonard J.	47
Chauncey Real Estate	47
City Investing Co.	36
Classified Advertisements	45
Coburn, Alfred P.	48
Corth, George H., & Co.	49
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons.	Front Cover
Cudner, R. E., Co.	47
Cushman & Wakefield	48
Cutler, Arthur, & Co.	47
Cutner, Harry B.	47
Davenport Real Estate Co.	50
Davies, J. Clarence	44
Day, Joseph P.	47
Dike, O. D. & H. V.	47
Dodge, F. W. Co.	63
Dowd, James A.	49
Dubois, Chas. A.	48
Duffy, J. P., Co.	59
Dunlap & Lloyd	48
Duross Co.	47
Edwards, Charles G., Co.	47
Edwards, Dowdney & Richart.	36
Eisenberg, J.	44
Elliman, Douglas L., & Co.	44
Ely, Horace S., & Co.	Front Cover
Empire Brick & Supply.	4th Cover
English, J. B.	47
F. S. C. Cement Blocks.	4th Cover
Finch, Chas. H. & Co.	61
Finkelstein, Jacob & Co.	49
Fischer, J. Arthur	47

## TABLE OF CONTENTS

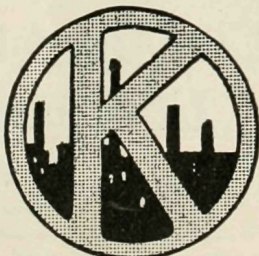
Editorials	37
Ask \$2,500,000 Cut in Assessment on Woolworth Building	39
High Class Apartments for Upper West Side Are Planned	41
Says Queens Boulevard Will Be Finest Avenue in World	42
Review of Real Estate Market for the Current Week	43
Private Sales of the Week	43
Statistical Table of the Week	50
Points Out Damage of Shoddy Building Construction	51
Making Rapid Progress on New Park Avenue Apartment	52
Personal and Trade Notes	53
Trade and Technical Society Events	53
Building Material Market	54
Current Building Operations	54
Contemplated Construction	56
Plans Filed for New Construction	59

Fisher, James B.	50
Fox, Fredk., & Co.	47
Frey, Wm. J.	50
Goodwin & Goodwin	47
Gulden, Royal Scott	48
Hecla Iron Works	58
Hess, M. & L., Inc.	Front Cover
Holmes Elec. Protective	59
Holt & Merrill, Inc.	49
Home Title Insurance Co.	36
Hubbard, C. Bertram	47
Hygrade Builders Supply.	4th Cover
J. & E. Realty Co.	49
Jackson, Daniel H.	2d Cover
Kane Co., John P.	4th Cover
Keller, Charles G.	48
Kelly, T. H.	48
Kelly, Albert E.	48
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co., Inc.	Title Page
Kilpatrick, Wm. D.	36
Kissling, J. P. & L. A.	48
Kloes, F. J.	54
Kohler, Chas. S.	36
Kopp, H. C. & Co.	47

Kraslow, Walter	2d Cover
Kurz, Wm. F. A., Co.	50
Lackmann, Otto	50
Ladd & Nichols, Inc.	36
Lawrence, Blake & Jewell.	36
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	2d Cover
Lawyers Title & Trust Co.	45
Leaycraft, J., & Co.	Front Cover
Leist, Henry G.	47
Lesch & Johnson	59
Levers, Robert	48
Losere, L. G.	50
Martin, Samuel H.	47
May, Lewis H., Co.	47
McMahon, Joseph T.	2d Cover
Marietta Hollow Ware & Enameling Co.	54
Milner, Joseph	54
Mississippi Wire Glass.	4th Cover
Monell, F. Bronson	47
Moore, John Constable	49
Moors, J. K.	47
Morgan, Leonard, Co.	49
Muhlker, Arthur G.	49

## Advertising Index Page

Murray, Jos., & Co.	4th Cover
Murtha & Schmoehl	4th Cover
Nail & Parker	36
Nassoit & Lanning	47
Natanson, Max N.	2d Cover
Nehring Bros.	47
New York Edison Co., The.	57
New York Title & Mortgage Co.	36
Niewenhous Co., Inc.	58
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	47
O'Hare, Geo. L.	36
Oppenheimer, Fred	49
O'Reilly & Dahn	47
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood, & Co.	59
Pencoyd Steel & Iron Co.	54
Pendergast, John F., Jr.	50
Pflomm, F. & G.	Front Cover
Phelps, Albert D.	50
Pomeroy, S. H., Co., Inc.	56
Porter & Co.	Front Cover
Quell & Quell	50
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	36
Rinaldo, Hiram	48
Rose & Co., J.	58
Runk, Geo. S.	48
Ryan, Geo. J.	47
Saffir, Abraham	49
Sansone, F. P., Co.	49
Schindler & Liebler	48
Schweibert, Henry	50
Seaman & Pendergast	48
Shaw, Arthur L.	49
Shaw, Rockwell & Sanford.	48
Sherman & Kirschner	49
Slattery Gas Radiator Co.	61
Smith, Malsolm E., Inc.	47
Spear & Co.	48
Speyers, James B., Inc.	49
Spotts & Starr	47
Sterling Mortgage Co.	2d Cover
Straus, S. W., & Co.	59
Tabolt, Jacob J.	48
Tankos, Smith & Co.	49
Title Guarantee & Trust Co.	36
Tuoti, G., & Co.	2d Cover
Tyng, Stephen H., Jr., & Co.	36
Union Stove Works	61
U. S. Gas Range Corp.	56
U. S. Title Guaranty Co.	46
Van Valen, Chas. B.	2d Cover
Wacht, Samuel	2d Cover
Walden, James P.	48
Walsh, J. Irving	47
Warren Trading Co.	45
Watson Elevator Co., Inc.	4th Cover
Weill, H. M., Co.	2d Cover
Wells Architectural Iron Co.	61
Wells, James N., Sons	47
White, Wm. A., & Sons.	Front Cover
Whiting, Wm. H. & Co.	Front Cover
Whitney-Foster Corp.	49
Wilkes Co., A.	58
Williams-Dexter Co.	49
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	47
Zittel, Fredk., & Sons.	47



TESTED BOILERS

versus

ASSEMBLED BOILERS

KEWANEE Firebox boilers are built entirely of certified steel in one piece and kept under high pressure a whole day in our works and delivered in your building a complete unit the way we made it.

**KEWANEE BOILER COMPANY INC.**

47 WEST 42nd STREET, NEW YORK

Longacre 8170

## FOR DIVIDENDS

Invest July dividends in our 5½% Guaranteed First Mortgages or Certificates, from \$100 up.

NEW YORK  
TITLE AND MORTGAGE  
COMPANY

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

Established 1887

**CHAS. S. KOHLER, Inc.**  
Real Estate  
Insurance

Broker and Manager of  
Estates

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

**GEORGE L. O'HARE**

MEMBER REAL ESTATE BOARD OF N. Y.

**REAL ESTATE**

EXCEPTIONAL INVESTMENTS  
SELLING—RENTING—BUSINESS AND  
APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS  
**MORTGAGE LOANS**

FULL EQUIPPED DEPT. FOR EXCHANGING

489 FIFTH AVE.  
TEL. VANDERBILT 5092—6441

**William D. Kilpatrick**

REAL ESTATE  
OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

**EDWARDS,  
DOWDNEY & RICHART**  
REAL ESTATE  
AND  
MORTGAGE  
LOANS

156 Broadway, New York

Tel. Cortland 1571-1572  
Member Real Estate Board, N. Y.

**Lawrence, Blake & Jewell**  
Mortgage Loans

115 Broadway

Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem  
and  
Colored Tenement  
Properties

**NAIL & PARKER**  
REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL Telephone } 7683  
HENRY C. PARKER Morningside } 768:

City and Country  
Property—Management

**LADD & NICHOLS**  
INC.

Real Estate Brokers

9 EAST 46th STREET

S. E. Brewster  
C. J. Coe J. C. Peet  
Tel. Murray Hill 1392-8382

STEPHEN H. TYNG H. OAKLEY HALL

**Stephen H. Tyng, Jr., & Co.**

Incorporated

Member Real Estate Board, N. Y.

**REAL ESTATE  
MANAGEMENT OF  
BUSINESS PROPERTY**  
41 Union Square West

22 EAST 17TH STREET  
Telephone: Stuyvesant 4000

*Why You Should Come to Us  
To Borrow on Your Real Estate—  
No. 10*

**Our Expert Help in  
Building**

If you get a building loan from our Company, we watch the building during its entire construction, in our interests as well as in yours.

The average builder wants to build a good building, but to-day there are many men in the building business who are not experts and very often they are badly deceived by those who work for them.

If you get your building loan from us, you will have our supervision and our advice in addition to what you receive from the Building Department of the City of New York. The chances are good that you will get a good building.

Our charges for building loans are moderate and we shall be very glad to examine your plans and specifications and give you an early report on the amount we are willing to lend.

**TITLE GUARANTEE  
& TRUST CO**

Capital \$7,500,000—Surplus \$11,000,000

176 Broadway, N. Y. 175 Remsen St., Bklyn.  
350 Fulton St., Jamaica.

**The  
Realty Company  
of America**

FRANKLIN PETTIT  
President

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

2 WALL STREET, NEW YORK CITY  
Rector 0275-0276

**HOME TITLE INSURANCE CO.**

HENRY J. DAVENPORT, President

Insures Titles Makes Loans  
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street  
Brooklyn

Post Office Building  
Jamaica

**City Investing  
Company**

61 Broadway, New York  
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

# EDITORIAL

## Another Opportunity for Governor Miller

With the exception of problems arising from emergencies, no problem of government can be more important than the fair and equitable assessment of property, especially real property. And yet, year after year passes without any serious effort being made by the government at Albany to end the inequitable assessments which long have constituted a grave scandal in the Empire State.

Involved in this problem is no question of Home Rule, but there is involved, or should be, the Golden Rule. It is the height of injustice that property in New York City should be assessed at approximately its full value while in practically all other sections of the state no serious effort is made to assess at anything approaching full value. The fault does not lie in New York City, for here the assessing officers strive to comply with the law, and they are credited in Albany with doing so. But other assessors, in general all over the state outside the metropolis, have not for years made serious effort to comply with the law, and are still scandalously delinquent in that regard.

The State Equalization Table for 1922, published exclusively in the last issue of THE RECORD AND GUIDE tells the same old story of other years. It shows that property in New York City is being assessed at practically full value, while in most other sections of New York State the local assessors continue to do their work in absolute disregard of their oaths of office. Real property in New York County, the table shows, is assessed at 95% of full value, as it has been for several years, in Kings at 95%, in the Bronx at 93%, and in Queens and Richmond at 89%. The only other counties in the state credited with approaching full value in assessments are Westchester and Niagara, with 90% each. Two of the larger up-state counties, Erie and Oneida, are credited with assessments 87% of full value, Rensselaer 84% and Onondaga 80%. But Monroe is rated at 79%, Albany at 75%, Oswego at 70%, Chautauqua at 69%, Columbia at 65%, Schenectady at 61%, Ulster at 57% and Clinton at 47%. Only thirty-four of the fifty-seven counties outside Greater New York are credited with assessments above 70% of actual value. In the other twenty-three counties the assessments range from 21% to 69% of full value, Sullivan continuing to hold the unenviable distinction of being the most-inefficiently assessed county in the state.

The State Board of Equalization at Albany is assumed to adjust the inequalities of local assessments through the annual equalization table, but it is notorious that this plan, followed for many years, is a failure. The trouble is fundamental, and the owners of real property in New York City never will get a square deal until assessors in every part of the state are compelled to make assessments in accordance with the law. As matters stand, the assessing officer in no part of the state outside New York City pretend to assess property at full value. They know the law, and most of them know what is their duty, but for political or personal reasons they go along, year after year, holding down assessments to gain local popularity and brazenly making oath that

their assessments represent the full value of the properties coming within their jurisdiction. This has been the established system in up-state counties, and no Governor and no Legislature with sufficient courage to end the scandal have come into power at Albany.

THE RECORD AND GUIDE has been hoping that Governor Miller, whose courage has been displayed in his stand on other vital state problems, would turn his attention to this one. Governor Miller has not done so as yet, however, and the scandalous situation which has existed for years seems bound to continue indefinitely unless he or some other Governor unafraid of petty up-state officeholders takes a determined stand and compels in the counties outside New York City the assessment of property on the basis required by law. Until this is done, property-owners in the metropolis must continue to suffer gross injustice, and in many instances property-owners up-state must continue to be the victims of inequitable assessments as between themselves and their neighbors.

## To Make Mortgages More Liquid

There is little doubt that if mortgages on New York City realty were as easily marketable as selected speculative securities investors would be more inclined to make loans on bond and mortgages than to place funds under their control in industrial and railroad issues which are subjected to wide fluctuation in price. Why Wall Street stocks and bonds are more popular with private individuals and corporations and quite often with trustees of estates is that they are more liquid in character than realty bonds and mortgages. Investors of all classes have been influenced in the disposition of funds under their control by the bankers' creed that capital funds must be quickly convertible into cash. A banker wants safety, but he must be able to turn his securities into money instantly whether circumstances are favorable or not. In this he differs from most investors, who more often than not can obtain time to liquidate good securities even when hard pressed. Naturally the banker who frequently acts for the investor or advises him has influenced, consciously or not, those seeking investments. So that prime stocks and bonds instantly convertible into cash hold first place in the investment field.

Other things being equal, no fault could be found with this. But there is abundant evidence that investors in speculative stocks and bonds, even when most carefully selected, have not fared so well as those who have placed their funds in bonds and mortgages. In the testimony before the Committee on Ways and Means of the House of Representatives and the Joint Legislative Committee on Housing, representatives of trust and insurance companies and savings banks admitted heavy losses in speculative securities held by them. They readily agreed that their investments in realty mortgages, on which losses were trifling, were comparatively small.

The safety of mortgage loans is based on excess of value of the property to the amount of the loan. In farm mortgages in the United States the value of the property on

which the mortgages aggregate \$4,012,711,213 is \$13,772,-729,610. The mortgages amount to less than 30 per cent of the real value of the property. Loans on city property are usually placed at 60 per cent of real value, with amortization annually reducing the percentage. With speculative issues the value of the collateral back of the stocks and bonds is quite often problematical and the interest return subject to variation.

If some method can be devised by which bonds and mortgages can be readily converted into cash, this form of investment should become very much more popular, even with those who have hitherto only been satisfied with securities traded in on the Stock Exchange. Their relative safety would give them the preference over the more active listed issues. And the result would be a flow of money into the real estate field which would react favorably on prices for all kinds of well-located property.

Recognizing the importance of this question, the Real Estate Board of New York announces that through its Committee on Stock Listing it is trying to devise some plan by which to make mortgages commercially more available. This action follows the start which has been made in a comparatively small way by the sale of bonds issued with a building or group of buildings as security. The Realty Board, however, is trying to work out a plan which will cover the whole field, a problem full of complications, the solution of which would mean much to all owners of and investors in real estate.

### Further Opposition Futile

President Harding has approved the act of Congress which gives Federal sanction to the plan to develop the Port of New York through the co-operative action of the

States of New York and New Jersey. This measure, strongly backed by public sentiment in the two states most concerned, had been passed unanimously in both branches of Congress, and the President, after affording Mayor Hylan an opportunity to file objections, took his stand with the many other important officials who, regardless of politics, favor the project.

It has been difficult to fathom the motives or processes of thought which have caused Mayor Hylan and his official associates to oppose this project, as they have from the beginning. The proper development of the Port of New York is not a political matter, and political considerations never should enter into it. Certainly no plan can be classed as political when it has the support of a Republican Governor in New York and a Democratic Governor in New Jersey, when the members of the Port Authority are chosen from both parties and when the Democratic as well as the Republican members of the Senate and House of Representatives in Washington support it without a single vote in the negative. Mayor Hylan gave the President no valid reason for not approving the project, the constitutionality of which had already been passed upon by lawyers quite as astute as those associated with the City Administration.

New York as a city and the residents of the Metropolitan District as individuals have suffered for years through the failure of public officials to plan and carry out some comprehensive plan for the development of the port. Now that such a plan has been prepared and is backed by the authority, not only of New York and New Jersey, but of the Federal government as well, this would seem an auspicious time for the Hylan Administration to drop its misguided opposition to this great project. The chances are that such a favorable opportunity will not present itself again.

### Federal and City Officials Confer on Site for New Down Town Post Office

**P**ROGRESS was made last week in the relocation of the downtown branch postoffice, now occupying the old building on the lower apex of City Hall Park. Secretary of the Treasury Mellon, Postmaster-General Work and Attorney-General Daugherty, appointed by President Harding on a commission to confer with New York City officials about a site for a new Federal building, came here from Washington and met Mayor Hylan, Comptroller Craig, Commissioner of Plant and Structures Whalen, Borough President Miller and Park Commissioner Gallatin, and went over the ground which it is proposed to turn over to the Government in exchange for the site of the old postoffice.

The site under consideration is the block bounded by Leonard, Centre, Worth and Baxter streets. Its area is estimated by Controller Craig at more than 60,000 square feet. The Controller believes that it is large enough to provide all the space the Government will need, but if more space is necessary the block to the west, bounded by Leonard, Lafayette, Worth and Centre streets may be added. The property is a part of the area acquired by the city for the new County Court House.

Data on the new site will be submitted to the architect of the Treasury Department, and he will be sent here to confer with Guy Lowell, architect for the Court House Committee. The amount of space needed by the Postoffice Department and the Department of Justice will be determined and the selection of the site will be based largely on this consideration. The commission of cabinet officers will return here later for a final conference with the city officials.

One plan that is under consideration is the erection of two Federal buildings—one for the branch postoffice and the other for the Federal Courts and the offices of the Department of Justice, including the United States District Attorney. If this is decided upon,

the two blocks probably would be taken. If it is determined that only one building is to be erected, but that both blocks are necessary to provide the space required, Centre street, for a distance of one block, may be closed or arched over, like the Municipal Building over Chambers street.

Attorney General Daugherty, who acted as spokesman for the commission, made this statement concerning its visit:

"It is desirable to get as many departments as possible near together, so that the public may have centralized accommodations and facilities to transact its business more economically. Anything the Federal Government can do consistently with its desire to serve the community it ought to do. The City of New York has grown so tremendously and the Federal business, of course, has grown in proportion that old buildings and, in some instances, the locations of some of them are out of date. We hope to be able to agree upon a plan which from a financial standpoint will be beneficial to both city and federal governments."

The Postmaster General seemed to be favorably impressed with the site. Attorney General Daugherty indicated that he would like to have a separate building erected for the Federal Courts and the Department of Justice.

Controller Craig said that the site under consideration would provide all the space needed for mail trucks and that the fact that the old mail tube system, which is to be restored, run under it was an additional advantage. The advantage of concentrating all the courts—State and Federal—in one centre were obvious, the Controller added.

If the site mentioned is finally decided upon, and two Federal buildings located there, the appearance of the section near City Hall will be materially improved to the advantage of all property in the vicinity.

# REAL ESTATE SECTION

## Ask \$2,500,000 Cut in Assessment on Woolworth Building

Broadway-Park Place Company, Owners, Get Court Order Compelling Tax Commissioners to Disclose Method of Fixing Value at \$12,500,000

VALUES of real estate in lower Broadway, the relation of assessed values to actual values and the comparative return on the investment in business buildings are timely questions involved in the application of the Broadway Park Place Company, owner of the Woolworth Building, for an order from Justice Marsh in the Supreme Court to compel the Commissioners of Taxes and Assessments to file in court a record of their proceedings in fixing the assessed value of this property at \$12,500,000. The action is taken by this petitioner through their attorneys, Douglas, Armitage & McCann, of 233 Broadway, to secure a reduction in the tax assessment, and follows hearings before the Board of Taxes and Assessments at which the reasons for a reduction of \$2,500,000 in the valuation fixed were stated. The Board having denied the application, the petitioner applied to Justice Marsh, who granted the order.

In the brief filed by Messrs. Douglas, Armitage & McCann it is set forth that the assessment fixed by the Board is "erroneous by reason of over-valuation; the extent of such over-valuation of said real estate with the improvement thereon in excess of the sum for which said real estate under ordinary circumstances would have sold at the time said real estate was so assessed and in excess of the market value thereof at said time is at least \$2,500,000; the extent of such over-valuation of said real estate if wholly unimproved in excess of the sum for which said property under ordinary circumstances, if wholly unimproved, would have sold at said time, and in excess of the market value thereof at said time is at least \$850,000; and the extent of such over-valuation of said improvement upon said real estate in excess of the sum for which said improvement under ordinary circumstances would have sold at said time, and in excess of the market value thereof at said time is at least \$1,650,000. The respective sums for which said real estate with the improvements thereon, the said real estate wholly unimproved, and the said improvements, would under ordinary circumstances have sold at the time said property was so assessed and the market values thereof at said time would not have exceeded the following amounts:

Real Estate with improvement.....	\$10,000,000
Real Estate wholly unimproved.....	3,000,000
Improvement .....	7,000,000

Upon information and belief said assessment is erroneous by reason of inequality, in that said assessment has been made at a higher proportionate valuation than the assessment of other real estate of like character in the same ward or section, and of other real estate on the tax rolls of the City of New York for the same year, to wit, 1922, in that said other real estate was assessed for not more than 100 per cent of the amount for which under ordinary circumstances it would have sold at the time it was so assessed and of the market value thereof at said time, whereas, the said real estate of your Petitioner with the improvements thereon has been assessed at not less than 125 per cent of the amount for which under ordinary circumstances it would have sold at said time, and of the market value thereof at said time and said real estate of your Petitioner if wholly unimproved, has been assessed at not less than 125 per cent of the amount for which under ordinary circumstances it would have sold at said time and of the then market value thereof.

Upon information and belief, by reason of the inequality hereinbefore complained of, your Petitioner will be subjected, and has in part been subjected to the payment of more than your Petitioner's just proportion of the aggregate taxes levied upon real estate in the City of New York, and to the payment of more than your Petitioner's just proportion of the aggregate taxes levied upon real and personal estate in the City of New York for the year 1922. Your Petitioner has been, is, and will be injured and aggrieved thereby; the extent of such inequality of assessment is at least the sum of \$2,500,000.

The said assessment of \$3,850,000.00 on the land unimproved is an increase of \$1,553,000.00 over its assessed value at the time it was

acquired in 1911, the assessed value at that time being \$2,297,000.00. This is an increase in the assessed valuation of over 67 per cent. This increase is contrary to the fact as there has been no such increase in the market value of the property unimproved, and its value at the time of the assessment above mentioned was not in excess of \$3,000,000.00 at the outside.

The assessed valuations on the property from the year 1911 are as follows:

Year	Unimproved	Improved
1911 .....	\$2,297,000	\$2,380,000
1912 .....	2,850,000	3,200,000
(corrected) .....	.....	3,000,000
1913 .....	2,900,000	5,500,000
1914 (original) .....	3,000,000	9,000,000
(corrected) .....	2,800,000	8,800,000
1915 .....	900,000	9,500,000
1916 .....	2,900,000	9,500,000
1917 .....	2,900,000	9,500,000
1918 .....	2,900,000	9,500,000
1919 .....	2,900,000	9,500,000
1920 .....	3,000,000	10,000,000
1921 .....	3,850,000	12,500,000
1922 .....	3,850,000	12,500,000

The increase in the assessed valuation of the land unimproved from \$2,297,000 in 1911 to \$3,850,000 in October, 1921, is not supported by the facts. Nothing has occurred during the period to justify an increase in the valuation of more than 67%. On the contrary, it is common knowledge that there has been a steady decline, and that neither in the value of this property nor in the value or assessed valuations of surrounding properties is any support found for such an enormous increase in valuation."

The attorneys state that the building was completed in 1913 and that it is very ornate in character, which does not add to its commercial value. They recite the expenditure of large amounts of money for changes demanded by tenants, depreciation and heavy cost of repair of the ornamental parts of the building and quote a letter written by the Acting Commissioner of Internal Revenue prescribing the method of the Federal Government (followed by the State of New York) that the rate of depreciation applicable to any building, shall be determined by dividing the cost (100 per cent) by the probable number of years constituting the life of the building when subjected to normal usage in the business for which it was erected. The attorneys' brief adds that although no standard rate of depreciation has been fixed by the Federal Government, the rate varying according to the type of structure, a rate of 2 per cent is not uncommonly allowed and is the minimum ratio adopted by the ablest authorities on the subject. At the time of the assessment, the building had been in operation for more than eight and one-half years and was subject to a depreciation of at least 17 per cent, or considerably more than \$1,300,000. It is estimated that there are over 12,000 persons occupying the building daily, and upwards of 100,000 pass in and out of it. The wear and tear upon every part of the building, and especially upon the elevators, machinery and fixtures of all kinds, is tremendous.

Taking up this question of the assessed value reckoned by cubic feet, the brief continues:

A fact which goes very far to show that the improvement has been greatly overvalued by the assessment, is that the assessment shows a valuation of over 66c. per cubic foot on the building. The building contains thirteen million cubic feet and is valued at \$8,650,000 by the assessment. This rate per cubic foot is not far beyond that recognized as being correct, but it also appears obviously wrong when compared with the rate adopted by the assessors on this and other property in prior years and on surrounding property in the financial district at the time of the assessment now complained of.

The improvement was assessed for the year 1919 at \$6,600,000 or about 51c. per cubic foot. It was assessed for the year 1920 at \$7,000,000, or about 54c. per cubic foot. The present assessment at the rate of over 66c. per cubic foot therefor, represents an increase of about 28% over the assessment for the preceding year. It is clear that even without considering deduction for depreciation, no such increase is warranted, and if

depreciation is taken into consideration, the amount is certainly beyond reason.

The unreasonableness of the rate becomes apparent upon comparison with the rate used in valuing other similar property in the financial section on the assessment rolls for 1922. The properties referred to include some of the newest and best structures in that section. The rates on them are less than 50c. per cubic foot, showing clearly that the rate adopted for the Woolworth Building is unreasonably high. A few of these valuations are as follows:

Adams Express Building.....	48c. per cubic foot
American Express Building.....	43c. " " "
Empire Building.....	44c. " " "
Trinity Building.....	47c. " " "
U. S. Realty Building.....	47c. " " "
City Investing Building.....	42c. " " "

As compared with the above, the Woolworth Building is valued at over 66c., notwithstanding the fact that some of these buildings, for example, the Trinity, are considered as being the finest and best built structures of their kind in the district. In the Adams Express, American Express, Empire, Trinity, U. S. Realty and City Investing Buildings the space is utilized to a very high percentage, whereas in the Woolworth Building only about 55% of the space is available for rental purposes, a percentage which is 15% or more below normal.

Numerous other such comparisons could be made, the attorneys contended, which would demonstrate very clearly that the same unit of valuation has not been adopted with respect either to the Broadway Park Place Company land, or the Broadway Park Place Company improvement, as was used in the case of other property in the same ward or section.

Another important consideration in this discussion, is that of the income of the property which may be conservatively relied upon for a long period of years. It is readily apparent that such a property as this one would be purchased by a person or corporation only for the purpose of holding it as an investment. The amount involved is too large, and the elements of risk are too many and too serious, to justify the belief that anyone would purchase the property on the possibility of quickly disposing of it at a profit. Whoever buys it will do so only as a long-term investment. The question of the market value of the property depends very largely upon what the investor would pay for it as a long-term investment. The size of the investment would not only reduce the number of possible purchasers, but would tend to keep down the price for the reason that the purchaser would necessarily take into consideration and discount the fact that buyers of such properties are not numerous, and that he could, therefore, not readily dispose of it if he wished to do so without incurring a great loss.

The great competition that now exists for investors' monies in the form of long-term government and other bonds of the very highest character and security, paying as much as 8%, would constitute an important factor in fixing a price that could be obtained for this property. It is quite apparent that no one would be desirous of accepting the responsibility and risk involved in the purchase of such a piece of property unless he could be reasonably assured of a greater income and profit than could be obtained by investing in securities of the kind above mentioned. The income from the building would have to be computed upon not only what has been received from it in the past years, and at the time that its earning capacity was at the peak, but also upon the income to be had in the future when the building is no longer as desirable, and when it has come into competition with many other and more desirable properties.

As new structures are erected from time to time, your applicant's property will be adversely affected, not only because the supply of rental space will be increased, but also because each new building will and of necessity must contain many newer and more desirable conveniences, which will attract tenants from the older property. In order for your applicant to retain its tenants, or to keep a substantial portion of the building occupied, it will become increasingly necessary to reduce the rentals, and in time, long before the building has physically decayed, it will cease to be an important competitor with the more modern structures in the financial district.

A concrete instance of this is seen in the fact that a building situation in this locality, one of the largest and most modern office buildings in the district, was compelled to reduce its rentals from 20% to 50% before it was ten years old, because of the competition with newer buildings. Your applicant is informed by the owner of that building, and believes, that a tenant paying \$30,000 a year had his rent reduced to \$20,000; another paying \$25,000 had his reduced to \$15,000, and threatened to move unless it was further reduced to \$12,000; that the most desirable offices in the building formerly renting at from \$1,200 to \$1,300 a year were reduced to \$800 to \$1,000 a year, and that other tenants throughout the building had forced reductions amounting from 20% to 50%.

Certain facts, the attorneys further declared, have combined to make the operation of petitioner's property until the present time the most profitable that may ever be expected from it. On account of the stagnation in building operations, which resulted from the war, it had no competition whatever from other new buildings.

Despite this favorable circumstance, however, the net income of the building has been surprisingly small. For the eight and one-half years ending September 30, 1921, the average annual net income has been only \$313,000. The foregoing figures show the average net income after deduction \$240,000 per year for depreciation. If no deduction were made for depreciation, the capitalized net income of the building would still show a valuation far less than the amount of the assessment. For the year ending September 30, 1921, the net income of the building, deducting only the actual cost of maintenance and taxes and making no allowance whatever for depreciation, was only \$746,000.

It is obvious, however, that the calculation cannot be based upon the income for any one year, but must be based upon the normal income for a period of years. The average net income of the property for the eight and one-half years ending September 30, 1921, making no deduction whatever for depreciation or interest, was \$553,000. Capitalization of that income on the basis of 8% would show a valuation of only \$6,912,500,

or about \$5,600,000 less than the assessed valuation. The foregoing figures represent the best years of the property's earning capacity and the normal income to be expected throughout the life of the building must necessarily be considerably less.

Evidences are already numerous that this property will have much competition in the future, and that its income is bound to steadily decrease as the years go by. Much construction is now under way in the financial section. The new Cunard and American Bank Note Buildings, the addition to the American Surety Company Building and the Bankers Trust Company property on block 46, are bound to affect the income of your applicant's property.

For the foregoing reasons, and others, which your applicant begs leave to be permitted to set forth at a hearing on this petition, the said assessment for the year 1922 is erroneous by reason of over-valuation and inequality and is illegal for the same reasons and disproportionate, and your applicant is injured and aggrieved thereby. It therefore requests that the assessed valuation of said property for the year 1922 be fixed at not exceeding \$3,000,000 unimproved and \$10,000,000 improved, and that a hearing be granted your application at which it may submit proof in support of its contention.

The attorneys for the petitioner call attention to the assessment of the old Astor House block immediately south of the Woolworth Building, 201.2x190 feet, containing approximately 37,483 square feet. The total assessment for the four lots in this plot is \$4,440,000, or at the rate of \$118.45 per square foot contrasted with \$130.25 per square foot for the Woolworth site. Also to the block next north, consisting of 26,731 square feet, in eleven parcels, the total assessment for the land being \$2,346,500. Adding 10 per cent. for plottage gives a total of \$2,581,150, or at the rate of \$96.55 per square foot.

Among the exhibits attached to the application is a description of the property which consists of a plot of land which has a frontage of 151.7 feet on Broadway between Park Place and Barclay Street, by a depth of 197.9 feet on the Park Place side; by a depth of 192.3 feet on Barclay Street and a width in the rear of 151 feet 6 inches. The building is twenty-eight stories with a tower, a portion of which consists of twelve stories eighty feet square; another portion seven stories sixty-five feet square; another section three stories fifty feet square. There is an observation gallery on the fifty-fifth floor, and unrentable space of three stories. There are three blind stories; i.e. forty-second, forty-eighth and fifty-third, all of which are occupied by water pipes, machinery and appliances of the building.

The property was mortgaged on October 1, 1920, to The Prudential Insurance Company of America, Newark, New Jersey, for \$2,700,000, payable in five years at 6 per cent. This is the only mortgage at present on the property. No other mortgage on the property was made or renewed and none became due within the last three years. The present owner did not have any interest in or lien upon the property prior to its acquisition of the title. It has owned the same since its purchase. The land was acquired at private sale and building was constructed by the owners.

There is also a statement of the receipts and expenditures, prepared by accountants, as follows:

Gross income from rents.....	\$1,537,315.94
Total expenses.....	902,491.20
Balance .....	\$634,824.74
Income from other sources, including tower.....	120,696.50
Total net income from the year from Woolworth Bldg.	\$755,521.24
Written off bad accounts.....	5,000.00
	\$750,521.24
Depreciation and obsolescence.....	242,211.96
	\$508,310.28

The petitioner also submits a list of assessments for the years 1920 and 1922 for various other large office buildings in the City of New York of a similar kind and character:

	1920	1922	Increase, Per cent.
Whitehall Building.....	\$6,700,000	\$8,100,000	20
Adams Express.....	6,800,000	8,000,000	17
Broad Exchange.....	5,300,000	6,000,000	13
Mutual Life.....	9,350,000	10,400,000	11
Equitable.....	26,000,000	30,000,000	15
30 Church Street.....	7,375,000	8,250,000	12
Singer.....	7,000,000	8,200,000	17
Johnson.....	3,300,000	3,850,000	17
Met. Life Ins.....	12,500,000	13,250,000	6
Flatiron.....	1,950,000	2,025,000	4
Fifth Ave. Building.....	6,775,000	7,685,000	13

The assessments on the above properties for 1921 are the same as those for 1922. The petitioner says it is informed most of these assessments for 1921 are in the Courts for review,

# High Class Apartments for Upper West Side Are Planned

## American Bond & Mortgage Company Underwrites Mortgage Bond Issue of \$1,150,000 Covering Land and Building on Manhattan Square Site

**F**INANCIAL arrangements covering the construction of the fifteen-story Manhattan Square Apartments, plans for which were recently filed with the Bureau of Buildings, have been concluded. The structure, which will be located on the north side of Manhattan Square at 41 to 49 West Eighty-first street, will be financed by the American Bond & Mortgage Company which has underwritten a first mortgage serial bond issue of \$1,150,000, to be secured by the land and building. This mortgage also includes a first lien on the income of the property which has been estimated by the owners to be approximately \$215,000 per year, with the usual charges deducted.

The owner is the 41-49 West Eighty-First Street Corporation, of which Joseph G. Siegel is president, and the building will be erected under a general contract by Joseph G. Siegel Inc., from plans and specifications prepared by Sugarman & Hess & H. W. Berger, architects. Work will be started immediately, and it is anticipated that the project will be completed and ready for occupancy by April 1, 1923.

The site selected for this operation and the type of structure the proposed development will be is another indication of the rapid and significant growth of the Upper West Side as a center of high-class apartment hotels. From Seventy-second street north, during the past year, there has been planned and erected a number of large structures of this type. One of these is the Prisant Hotel at the corner of Broadway and Seventy-fourth street, which incidentally was also financed by the American Bond & Mortgage Company.

The selection of this site on Manhattan Square, overlooking the Museum of Natural History and within half a block of Central Park, will bring to these apartments an atmosphere of restfulness, which together with the excellent transit facilities nearby, should make them most desirable to tenants.

The architecture of the building will add an interesting touch to the neighborhood because of its artistic character. The design is Spanish, and the facade will be constructed of face brick with trimmings of limestone. Large courts on the east and north sides of the building will assure excellent light and ventilation to those rooms which do not face the street.

The first floor of this new apartment hotel will contain a spacious lobby and lounge, handsomely decorated and furnished, with paneled walls of quartered oak and floors of marble and tile. Entering from this lobby there will be a cafe and dining-room, with modern kitchens, pantries, etc.

The building will contain one hundred and twenty suites of three and four rooms, each with bath and throughout the apartments will be many modern labor-saving conveniences



Sugarman & Hess and H. W. Berger, Architects.

### MANHATTAN SQUARE APARTMENTS

which will add materially to the comfort of the tenants.

Joseph G. Siegel, Inc., the builder, has also just concluded arrangements for the construction of a fifteen-story hotel at the northwest corner of Broadway and Seventy-seventh street which will cost approximately \$1,600,000.

## Ask \$2,500,000 Cut in Assessment of Woolworth Building

(Continued from page 40)

and adds that the applicant's assessed value has been increased greater in proportion than other buildings of the same kind and character. The applicant's increase is 25 per cent over the 1920 assessment, whereas the average of the foregoing represents an increase of approximately only 13½ per cent. The ratio of assessment on applicant's property at its true value exceeds that of all other property of the same character in the district.

Included in the exhibits is a list of assessed valuations of other downtown properties as follows:

Block	St. No.	Building	Assessed Valuation of Real Estate	Unimproved	Improved
21	61 Broadway	Adams Express	\$3,600,000	\$8,000,000	
21	65 Broadway	American Express	2,250,000	4,375,000	
21	71 Broadway	Empire Bldg.	3,025,000	4,800,000	
22	52 Broadway	Exchange Court	2,500,000	3,500,000	
23	66 Broadway	Manhattan Life	2,550,000	4,000,000	
23	60 Broadway	Columbia Trust	1,900,000	3,500,000	
23	20 Broad St.	Commercial Cable	1,900,000	3,000,000	
25	25 Broad St.	Broad Exchange	3,100,000	6,000,000	
26	15 Broad St.	Mills Bldg.	4,500,000	5,000,000	

26	3 Broad St.	J. P. Morgan	4,500,000	5,800,000
27	55 Wall St.	Nat'l City Bank	5,000,000	6,300,000
44	22 Nassau St.	Mechs. & Metals Bank	3,100,000	3,400,000
45	32 Nassau St.	Mutual Life Ins.	7,100,000	10,400,000
46	90-94 Broadway	First Nat'l Bank	2,350,000	2,650,000
46	7 Pine St.	No. 7 Pine Street	200,000	245,000
46	11 Pine St.	Hanover Bank	3,300,000	4,775,000
46	14 Wall St.	Bankers Trust	3,600,000	7,000,000
46	8-12 Wall St.	Bankers Trust	1,680,000	1,750,000
48	123 Broadway	Am. Ex. Nat'l Bank	1,375,000	2,150,000
48	140 Broadway	Guaranty Trust	2,550,000	3,675,000
48	60 Liberty St.	60 Liberty Street	625,000	1,100,000
48	35-39 Nassau St.	Postal Life	1,800,000	2,500,000
48	31 Nassau St.	Nat'l Bank of Commerce	2,100,000	3,200,000
48	77 Cedar St.	N. Y. Clearing House	1,100,000	1,375,000
49	111 Broadway	Trinity Bldg.	4,100,000	7,000,000
50	115 Broadway	U. S. Realty	3,400,000	6,000,000
50	139 Broadway	Liberty Nat'l Bank	425,000	475,000
50	141 Broadway	Washington Life Ins.	2,000,000	2,900,000
62	149 Broadway	Singer	4,500,000	8,200,000
62	165 Broadway	City Investing	3,650,000	8,650,000
62	171 Broadway	Wessel Bldg.	1,590,000	1,625,000

The statement in the brief that similar actions for reduction in tax assessments of other downtown office buildings had been commenced excited great interest in real estate circles.

# Says Queens Boulevard Will Be Finest Avenue in World

## Borough President Connolly Makes Public Plans for Improvement on Which He Hopes Construction Work Will Start This Fall

**B**OROUGH PRESIDENT CONNOLLY of Queens believes that Queens Boulevard is destined to be the finest avenue in the world.

"When I say this," declared President Connolly, "I do not underestimate the beauty of such boulevards as the Avenue des Champs-Élysées of Paris, the Ring Strasse of Vienna, Commonwealth Avenue of Boston, Lake Shore Drive of Chicago, the Concourse and Ocean Parkway of New York as examples of the most important boulevards and avenues in the world. Queens Boulevard, with its 200 feet in width and 7 miles in length, will far surpass any of these.

"This boulevard leads directly from the Queensboro Bridge to Jamaica and is the connecting link with the important highways leading to the central and southern portions of Long Island, that is Jericho Turnpike and Merrick Road, as well as the highways leading to the Rockaway Peninsula.

"In 1912 when the proposition of acquiring this street was under consideration it was designed to have a central roadway of 44 feet in width and two side roadways 28 feet wide, with trolley tracks located on these side roadways. Two thirty-foot malls were provided adjacent to the side roadways, and sidewalks were designed 20 feet wide. At that time this roadway treatment was thought to be ample for the accommodation of traffic. Traffic conditions, however, since then have increased to such an extent that it became necessary to make radical changes in these plans.

"After much observation it became evident that the rapidly increasing vehicular traffic would necessitate a change in the original treatment so as to make provision for the maximum amount of traffic, and at the same time provide for the safety of this traffic and safeguard pedestrians crossing this boulevard.

"Approximately 110 streets are designed to intersect this boulevard, and this cross-traffic must be protected in every way, as well as the pedestrians alighting from the trolley lines on the boulevard."

President Connolly said that the borough engineers and traffic experts had gone into the questions involved in running this great boulevard through the borough. It was contended by some that

a central roadway, seventy feet or more in width, would take care of a maximum amount of traffic. This conclusion was reached through the knowledge that probably 70 per cent. of the traffic would be moving through certain hours in one direction, and the reverse would be true at other hours of the day. This will occur quite regularly on this boulevard when one considers that the large race tracks, tennis courts, polo fields, etc., on Long Island can be reached only by means of this boulevard.

"Through the major portion of the avenue—a distance of over five miles—there will be two thirty-four foot roadways designed to be one way through avenues with a six-foot division strip running between these roadways," said President Connolly in explaining what were the plans for the new boulevard. "On each side of these roadways is an eighteen-foot mall with a trolley line placed upon it and with a considerable allowance for planting trees, shrubs, etc. In connection with this mall or trolley and grass plot, the matter has been discussed with experts in the Park Department, and a determination of the width made so as to provide a sufficient amount of water-bearing soil that is necessary for cultivation of trees and shrubs. These spaces also will permit the trolley-car passengers to enter and leave the cars safely. These spaces also will enable passengers after alighting from a car to safely make a crossing in either direction.

"The service roadways have been given a twenty-five foot width, which it is believed will be adequate for the slower moving vehicles and any other traffic serving the abutting property.

"Adjacent to this service roadway a twenty foot sidewalk and planting space has been provided. This sidewalk space is believed to be adequate for practically all time to come and is ample for pedestrians. At the same time it gives an opportunity to improve esthetically this street by the cultivation of trees and shrubs along this walk."

President Connolly said that he hoped that actual construction of the boulevard would be commenced this Fall. He estimated the cost of the land and buildings acquired for the widening of the highway at \$4,250,000. The grading, surfacing, etc., for the completion of this project will cost between \$2,500,000 and \$3,000,000.

## Realty Board Will Assist Brokers in Obtaining Licenses

**R**EAL estate brokers throughout the City and State are beginning to realize the necessity, in view of the passage of Chapter 672 of the Laws of 1922, of securing the license to carry on their business in this State. Real estate salesmen must also be licensed.

The Real Estate Board of New York has supplied its members with the necessary blanks and a letter of instruction.

The Real Estate Board has secured from the State Tax Department all the necessary blanks in quantity and will furnish them to all who wish to make application for the necessary licenses, if they will apply in person or by messenger at the offices of the Board, 7 Dey Street. The law requires that licenses must be obtained by October 1 of this year. The provision of the law as to this requirement is as follows:

"On and after the first day of October, nineteen hundred and twenty-two, no person copartnership or corporation shall engage in or follow the business or occupation of, or hold himself or itself out or act temporarily or otherwise as a real estate broker or real estate salesman in a city or in a county

adjoining a city having a population of one million or more, without first procuring a license therefor as provided in this section."

The law defines brokers and salesmen as follows:

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

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

## Fire Losses in Two Years Aggregate \$1,000,000,000

**T**HE labor of 1,000 men for 267 years is estimated as what would be necessary to earn two years' fire losses, by W. E. Mallalieu, president of the National Fire Protection Association, in a recent address at a convention of the society at Atlantic City. The figures are based on a loss in two years of \$1,000,000,000 and wages \$1.50 per hour and 48-hour week.

"We have been working under an agreement with the Building Trades Employers' Association," said Mr. Dioguardi, "and we expect that this agreement will continue to be operative. There are some independent contractors and builders who have been paying below the union wage scales, but the union will now proceed to enforce the \$7 per day scale on these jobs."



# Review of Real Estate Market for the Current Week

## Vacant Plot Buying in Bronx Renewed, While Big Leases Throughout City Prevalled Along with Strong Buying in Good Sections

**I**N spite of constant inclement weather the latter part of last week and the early half of this week, along with an admixture of a holiday spell of more than three days, there was enough business done in the real estate market during the period to make a fair total. A renewed buying movement of vacant land, for improvement, in the Bronx, appears to be under way. Numerous plots were sold for improvement with apartment houses, while a square block also changed hands for the same purpose. A good sized plot in the Bronx, adjacent to the yards of the New York, New Haven & Hartford Railroad, was acquired.

Large leases are focussing attention on the market just now. A few days ago a 21-year leasehold on the block bounded by Madison and Vanderbilt avenues, 45th and 46th streets, was closed, the aggregate value of which is \$10,000,000, while the cost of the hotel improvement and furnishings will be \$8,000,000 more. The proprietor of the Hotel Collingwood leased three adjoining buildings from the owner, for a term of 21 years. A prominent restaurateur has taken large space in the Hotel Claridge, where he will establish a fine restaurant. The building of new hotels and the enlargement of old ones in this city shows the steady accretions

to the floating population that come here from all over the world. The circumstance is the marvel of the hotel business of America.

Other large leases of the week were a parcel on West 50th street, near Fifth avenue; two buildings on Madison avenue and two large Madison avenue corners, all to be altered for special mercantile uses. A 4-story building adjacent to the Queensboro Bridge Plaza was leased for a long term.

In the sales market some good-sized apartment houses were bought and a large vacant plot on Washington Heights found a buyer. The notable apartment transaction was the sale of the 13-story apartment house on the northeast corner of West End avenue and 103d street, for about \$1,500,000. A parcel in Chinatown was bought by Chinese merchants, for business purposes. Lexington avenue continued to be a theatre of buying for reimpvement and remodeling of properties. Max Natanson continues to resell some of the parcels that he recently bought, on Tenth avenue, from the William Waldorf Astor estate. The Manufacturers Trust Company, which controls large holdings at the northwest corner of Eighth avenue and 34th street, added a parcel to its group of buildings there. Other interesting deals are pending throughout the city.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 90, as against 63 last week and 81 a year ago.

The number of sales south of 59th st was 28, as compared with 30 last week and 28 a year ago.

The number of sales north of 59th st was 62, as compared with 33 last week and 53 a year ago.

From the Bronx 25 sales at private contract were reported, as against 42 last week and 21 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 50.

### Large Corner Apartments Sold

The 13-sty elevator apartment house, 884 West End av, northeast corner of 103d st, on a plot 100x100, has been sold to the 661 Fifth Avenue Corporation, Henry Reinhardt president, by the 884 West End Avenue Corporation, Joseph Paterno president. The property was held for \$1,500,000 and is tax exempt. It contains 52 suites and has a rent roll of \$200,000 and long term leases. The purchase was made through Day & Day, Inc., Maurice Renard and Earle & Calhoun.

### Gotham Changes Hands

The Gotham, a 7-sty and basement elevator apartment house, on plot 40x100.5, at 240-242 West 49th st, has been purchased by Oscar B. Pipes, represented by J. Douglas Wetmore, attorney, from the Hortense Calvet Realty Co., Inc., which valued the property at \$180,000. The house contains 21 apartments and yields an aggregate yearly rental of \$55,000. It is leased to one tenant for \$18,000 per year net. Mr. Pipes, who is an investor, has formed the 242 West 49th Street Realty Co. for the purpose of acquiring title to the property, which lies between Broadway and Eighth av. The broker was Nicholas Celia.

### Tenants Buy on Park Row

Charles S. Manos and Nickitas P. Economu sold to Moy Poy Moy You Rai and Moi S. Tighe the 5-sty brick building with stores at 229 and 231 Park Row at the junction with New Bowery. The purchasers now conduct a live poultry business in the premises, which were held at \$95,000. William S. Katzenstein, attorney, represented the sellers. The plot is triangular, fronting 50.3 feet in Park Row and 58.9 feet in New Bowery, with a rear line of 43.2½.

### Add to Dyckman Taxpayer Plot

Irving & Chester D. Judis increased their holdings in the Dyckman section by the purchase from the Elkhorn Land Co. of the plot 100x150, on the west side of Dyckman st, 100 feet south of Sherman av. It will be improved with a taxpayer containing 10 stores. George Ranger was the broker.

### Free Synagogue Buys Parcel

Joseph M. Levine, chairman of the building committee of the Free Synagogue, of which Dr. Stephen S. Wise is the rabbi, purchased from Catherine Lennon, Elizabeth Mulligan and

Ellen G. Cahalan the 4-sty and basement brick dwelling, 46 West 68th st, adjoining the property owned by the Free Synagogue at 32 to 44 West 68th st, to be used in connection with the erection of the new Free Synagogue House, which is being built to house all of the activities of the Free Synagogue, except the Sunday service, and to include the new Jewish Institute of Religion planned by S. B. Eisendrath and Bloch & Hess, architects. The synagogue now controls a total site 155.4x100.5, including its present quarters.

### Bank Adds to Holdings

Another addition to its holdings at Eighth av, 34th and 35th sts, has been made by the Manufacturers' Trust Co., which has purchased from Katherine Gleason the 4-sty building with stores, 18.6x62, at 493 Eighth av. Last May the bank acquired the southwest corner of 35th st, in addition to the adjoining parcel at 495 Eighth av. In 1919 it bought the West Side Bank and later the Thirty-fourth Street Reformed Church property, together with the abutting parcels at 312 to 320 and 306 to 310 West 35th st.

### Take Title to Dreicer Parcels

Title was taken by the Empire Mortgage Co. through William A. White & Sons, to the two 6-sty business buildings at the southwest corner of Fifth av and 53d st, recently reported sold by the Dreicer Realty Co.. They occupy a site 50.5x100 and were conveyed subject to a mortgage for \$600,000. The Rockefeller own several properties in the immediate vicinity surrounding their homes on 54th st.

### Large Heights Corner Sold

Frederick Ambrose Clark sold to Thomas Ward the southwest corner of Broadway and 177th st, with frontages of 90 feet on Broadway and 100 feet on 177th st. The property was inherited by Mr. Clark from his mother, who acquired it in 1901, together with the block bounded by 175th to 177th st, Broadway and Fort Washington av. This is the first parcel released. Mr. Ward, who is a large holder of Washington Heights property, intends to improve the corner as soon as plans have been completed.

### Estate Sells Erie Hotel

Robert R. Rainey, Inc., sold for George Wellwood Murray, executor of the estate of Mary R. Callender, the Erie Hotel, on the easterly block front of West st, from Chambers to Reade st, covering a plot 31.5x40.5x46.7x37.11.

### Horton Sells Sixth Avenue Corner

Slawson & Hobbs sold for the J. M. Horton Ice Cream Co. to Samuel Brenner 918 Sixth av, southeast corner of 52d st, a 4-sty stone and brick apartment house with store, on a lot 22.11½x81.4, which had been in the possession of the sellers for 30 years. It was held at \$90,000. Leases on the property expire in 18 months.

### Large Building Transferred

Transfer has been made by the Robertson & Cole Realty Corporation of the new 12-sty home of the Robertson-Cole Co. at the northeast corner of Seventh av and 48th st, to the Zara Realty Corporation. It is understood

that the interests of both concerns are practically the same. The structure was finished last year and the Robertson-Cole Co. occupies several floors in the building. It stands on a site 50.4x66.8. The Realty Associates Investment Corporation made a loan of \$550,000 on the building.

### Upper West Side House Sold

A. H. Levy sold for the 160 West Street Corporation (N. S. Meyer and Henry Weaver) the 9-sty and basement fireproof apartment house at 152-160 87th st, on a plot 82.3x100.8½. The new owner is H. Greenberg. The house contains 36 suites, returning an annual rental of approximately \$75,000.

### Tenant Buys West Side Holdings

The French Princesse de Poix disposes of a large holding on the lower West Side. The property involved is the group of 1, 4 and 5-sty buildings and vacant land at 637 to 649 West 29th st and the abutting property at 636 to 648 West 30th st, between Eleventh and Thirteenth avs. It comprises 14 lots with a frontage of 175 feet on each street, extending 197.6 feet through the block. The new owner is the John T. Stanley Co., soap manufacturers, who have been the tenants on the property for a number of years. The land is opposite the Erie Railroad freight yards.

### Sell Apartment House Group

Brown, Wheelock Co., Inc., sold for the Century Holding Co., James T. Lee, president, the group of apartment houses at the southwest corner of Amsterdam av and 86th st and comprising the entire block front between Amsterdam av and the Hotel Breton Hall, at the corner of Broadway, three 6 and one 7-sty elevator apartment houses, on plot 100x250.

The property was held at \$1,000,000. The purchaser will alter the ground floor of the 7-sty, 100x100, apartment house at the immediate corner of Amsterdam av and 86th st into small stores.

### Zubow Buys Another Corner

Joseph Zubow, who has just completed a mammoth apartment house with stores at the northeast corner of Broadway and 74th st, has purchased the northwest corner of Broadway and 77th st from the Schaeffer estate, which owns a number of Pennsylvania mines. Mr. Zubow will erect another 14-sty apartment hotel on the site. The plot at present is covered by five 5-sty flats, 100x100. J. Romaine Brown Co. was the broker.

### Sale Echoes Stage Days

Mandel-Ehrich Corporation purchased from the Shepard estate the garage property on East 88th st, 82.2½ feet west of Park av, running through to 89th st, which the late Elliot F. Shepard acquired March 16, 1889. This is the first change of ownership since Mr. Shepard acquired the property as vacant land and afterwards built a stable on the property, which was occupied by the Fifth Avenue Coach Co. for many years, until their equipment was changed to motor conveyances, at which time they built their own service station on less expensive property.

The stable, which was then 4 stories in height, was reduced to 1-sty and altered for garage purposes. It is now intended to recon-

struct the 3 stories and use the entire premises for garage purposes. However, since the upper 3 floors were removed the zoning law has been enacted and it will be necessary to obtain the permission of the Board of Standards and Appeals to reconstruct the upper portion of the building. The engineers are now preparing drawings for the garage and application will be made to the Board of Standards and Appeals for permission as soon as the plans are completed. The property was purchased through Harris, Vought & Co., Inc., as brokers.

#### Sale of Cooperative Apartment

Culver & Co. sold for the Joint Ownership Construction Co., Inc., Frederic Culver, president, a large apartment in their new 100 per cent. joint ownership building to be erected at 943 Lexington av. to Miss Frances T. Stockwell, of East Hampton, L. I.

#### Buys Site For Sanitarium

Felix Isman, Inc., sold for the West End Sea Shore Bungalows, Inc., the vacant plot, 50x100, on Central Park West, 25.11 feet north of 97th st., on which the purchaser will erect a fireproof sanitarium. This site is particularly adapted for such a purpose.

#### Dey Street Parcel Sold

The 5-sty stone building, with stores, at 52 Dey st., on lot 25x78, has been sold by the Delfred Realty Corporation, representing Liebowitz Bros., who conduct a restaurant on the property. The new owner is John J. Leahey, Inc., dealers in electrical supplies, who occupy a store at 50 Dey st., adjoining.

#### Profits Taken on Bronx Lots

Good profits have been taken by several buyers at the recent auction sale of the 530 Mace estate lots in East Bronx. Charles E. Simmons, a client of Jacob and Emil Leitner, paid \$6,000 for a 100-foot corner at Allerton and Wallace avs and resold it for \$10,000. Logan Billingsley, who purchased 105 lots for the account of the Billingsley Realty Co., made nine resales involving 27 of the lots on Cruger and Wallace avs to William Fiser, Achille B. Stefano, Louis Arrs, James Bruckner, Frank Biondi, S. S. Smith and W. L. Wolff, all of whom will improve their purchases.

D. Perlman, another prominent buyer, resold a plot at the corner of Matthew and Arnold avs for a taxpayer development.

#### Bronx Block For Improvement

The Broadway Savings Institution sold to the Schneider Holding Corporation, Frederick Schneider, president, the block bounded by the east side of Mott av., from 156th st north to a new street and Sheridan av. It overlooks Franz

Sigel Park. The frontage on Mott av is 250 feet and on the other thoroughfare 210 feet each.

The new owner will improve the Mott av front with two 6-sty walkup apartment houses, with automobile show rooms in the ground floors, while the Sheridan av front will be improved with a 2-sty fireproof garage to accommodate 500 cars. Work will be commenced at once on the laying of foundations and the physical improvement of the streets where necessary. The tract is south of the large Fleischman Building.

George E. Cohn and Richard Kelly represented the bank and Donnelly & Kadel were attorneys for the buyer.

#### Natanson Makes Good Resale

Max N. Natanson resold 225-226 Central Park West, two 6-sty elevator apartment houses, each on plot 41.8x100, between 82d and 83d sts. There are two 7-room apartments and bath on each floor in each house, and the annual rents are in excess of \$40,000.

These houses were taken by Mr. Natanson in part payment for the Arena Building, 38-40 West 32d st., extending through to 39-41 West 31st st., the sale of which was reported recently.

The houses were held at \$250,000, and were sold to an investor for cash.

#### Investor Buys Abutting Plots

Acker, Merrill & Condit Co. sold to Theodore C. Demarest the vacant plot, 225x100, on the north side of 138th st., 344 feet east of Southern Boulevard. The same purchaser also bought from the United States Realty and Improvement Co. the plot, 100x100, on the south side of 139th st., 353 feet east of Southern Boulevard and in rear of above plot. The purchaser will use the property as a lumber yard and mill. J. Clarence Davies was the broker in both sales.

#### Stone Dealers Buy Plot

The Port Morris Land & Improvement Co. sold to McConnell & Co., Inc., stone contractors, 7 lots on the north side of 134th st., extending to 135th st., adjoining on the west the line of the N. Y., N. H. & H. R. R. The buyers will occupy the property.

#### General Electric Buys Plant

The General Electric Company has taken up the option it has had for two years and purchased the Remington Arms Co. plant at Bridgeport, Conn. The price is said to have been in excess of \$3,300,000. The General Electric leased the plant from the Bridgeport Liquidation Co. with an option to purchase. The building was empty when acquired under the lease. The General Electric installed machinery and has been manufacturing electrical products there. C. E. Patterson, vice-president of the General Electric Co., said there was no intention and never had been, of the company going into the manufacture of small arms.

#### E. H. Hess Opens Office

Edwin H. Hess has opened offices in the building of the Fifth avenue branch of the National City Bank, where he has established a new firm under his own name to conduct a specialized real estate business, concentrating on the management of high class business property. Mr. Hess starts his own concern after having been in the firm of M. & L. Hess for more than 32 years, during which he was vice-president for a long period.

#### Land Company in Liquidation

The Port Morris Land & Improvement Co. is being liquidated by its agents, Cross & Bown Co., and has recently disposed of lots, for development, aggregating over \$225,000, including the waterfront property recently improved and occupied by Burns Bros. The company will dispose of its remaining 118 lots and wind up its affairs. It has been active since 1868 in developing the Port Morris section of the Bronx.

#### MORTGAGE LOANS

Financing of a \$1,150,000 issue of first mortgage serial bonds for the erection of the Manhattan Square Apartments, a 15-sty structure, on the north side of Manhattan square, at 41 to 49 West 81st st., by the American Bond and Mortgage Co. has been completed. The issue will be secured by the building and its site. The mortgage includes a first lien on the income of the property, estimated by its owners, after usual charges, at \$218,000 a year.

The borrowing corporation is the 41-49 West 81st Street Corporation. Joseph G. Siegel, president. The building will be erected by Joseph G. Siegel, Inc., from plans of Sugarman & Hess and H. E. Berger. It will be Spanish in style, with a facade of pressed brick and cut stone. The plot has a frontage of 125 feet and a depth of 102.2 feet, but only part of it will be used for the building, the balance to be left for light and air. Part of the building will be arranged for the use of physicians and dentists. The construction will be started at once and is expected to be finished in 9 months.

A building loan of \$125,000 has been obtained by the Hillsal Building Corporation from the

City Mortgage Co. on the plot, 95x100, at the northwest corner of Mount Eden and Topping avs, Bronx, for the erection of a 5-sty apartment house.

The S. S. & B. Building Corporation obtained from the M. E. F. Corporation a building loan of \$160,000 on the southeast corner of Southern Boulevard and Tiffany st., Bronx, a plot 100x125, for the erection of a 5-sty apartment house.

The Robert Hoe Estate Co. and the Broadway and 37th Street Corporation obtained from the Greenwich Savings Bank a loan of \$500,000 on the 16-sty building being erected on the plot, 97.2x105.9x irregular, at the southeast corner of Broadway and 37th st.

Title Guarantee & Trust Co. loaned to the Foxwood Construction Co. \$140,000 on the plot, 100x100, at the southwest corner of Fox st and Longwood av. for the building of a 6-sty brick apartment house with stores, for a term of 5 years, at the rate of 6 per cent per annum.

Lawrence, Blake & Jewell and E. H. Ludlow & Co. placed for the Merka Realty Corporation, David Kramer, president, two building and permanent first mortgages on the east side of Thirteenth av., between 51st and 52d sts., Brooklyn, for the erection of two 4-sty apartment houses, each on a plot 100x100, totaling \$170,000.

A mortgage loan of \$900,000 has been placed on the 12-sty department store building which is being erected for Ludwig Baumann on the east side of Eighth av., between 35th and 36th sts. The loan was advanced by the Title Guarantee and Trust Co. through William A. White & Sons. It is for 5 years at 6 per cent. The property fronts 172.8 feet on Eighth av., 94 feet on 35th st and 24 feet on 36th st.

Childs & Humphries negotiated a mortgage of \$80,000 at 5½ per cent per annum, on the northwest corner of Amsterdam av and 124th st., a 6-sty apartment house, 100.11x50, for the G. & E. Realty Co.

A building loan of \$275,000 has been obtained by the 49 to 53 West 45th Street Realty Corporation from the Metropolitan Life Insurance Co., on plot 56.3x100.5, at that address, for improvement with an office building.

### MANHATTAN SALES

#### South of 59th Street

CHARLES ST.—Brown, Wheelock Co., Inc., sold for Richard C. B. Ayer, of Boston, the 3-sty and basement brick altered dwelling, 20x95x irregular, at 50 Charles st., through to Seventh av extension. It was held at \$25,000. Alterations are contemplated.

HORATIO ST.—Hoe estate sold through the Duross Co. to James L. Van Sant, 71-73 Horatio st., two 3-sty and basement brick dwellings, on a plot 46x84.3. It is the first sale of the parcels in 65 years.

WEST HOUSTON ST.—Brown, Wheelock Co., Inc., sold for William S. Coffin to Carlo Passerini the two old dwellings 193-195 West Houston st., on a plot 47.9x100. The purchaser now conducts a restaurant on West Houston st and intends to remodel the dwellings into a restaurant and apartments. This completes the resale of the seven parcels recently sold to Mr. Coffin by Trinity Church. The houses just sold were held at \$32,000. One is a 3-sty and basement frame structure and one a brick.

10TH ST.—E. Stanton Riker sold for Mrs. Alice Evens the 3-sty private stable, 52 West 10th st., on lot 21.5x92.10, to an investor. Mr. Riker also sold for the same owner the adjoining 4-sty and basement dwelling No. 54, on lot 21.6x92.10, to a Boston investor, a client of Mrs. Norah MacLaren. The combined premises were held at \$60,000, and had been in the possession of the selling family for many years.

11TH ST.—Pease & Elliman sold for the Williams Dexter Co. the 3-sty and basement brick dwelling 23 West 11th st., on a lot 20x103.3. The property was held at \$35,000, and has been bought by a buyer for occupancy.

14TH ST.—Formation has been made by Stone & Schleimer, attorneys, of the 46 West 14th Street Realty Corporation to take over the 6-sty building with stores, 25x103.3, at that address. O. B. Paley and S. Schneider are directors in the new company.

15TH ST.—O. D. & H. V. Dike have sold for the Fanestine Real Estate Corporation 521 East 15th st., a 4-sty brick tenement house with store, on a lot 25x103.3.

22D ST.—Formation of the 227 to 231 East 22d Street Corporation, with H. Benoit, J. Friemarck and L. Markham as directors, has been made for the purpose of buying the 3, 4 and 5-sty flats, 75x98.9, at that address. Shaine & Weinrib, attorneys, represent the new company.

22D ST.—Louis Schrag and Dwight, Archibald & Perry sold for Mary J. Allen the 3-sty and basement stone dwelling 232 West 22d st., on a lot 22x98.9, to Alexander Losio and Anacleto Foglia.

43D ST.—John J. Hoeckh, Inc., sold for Dr. William F. Koepchen 431 West 43d st., a 3-sty 274 basement stone dwelling, on a lot 12.6x100.5. The buyer will occupy.

## Douglas L. Elliman & Co.

### Real Estate Brokers

Fifth and Park Avenue Districts  
Efficient Property Management  
Plaza, 9200 15 East 49th St.

## BROOKS & MOMAND

Member of Real Estate Board

### Real Estate Mortgages

115 BROADWAY Phones 2207 Rector  
2208

## BUILDERS' OPPORTUNITY

DESIRABLE PLOT 72x90, EXCAVATED  
READY FOR IMPROVEMENT

Webster Ave., near 183rd St., Bronx  
Might Exchange for Westchester Dwelling

J. EISENBERG

305 FIFTH AVE. N. Y. CITY

## J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER  
APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street  
Phone Connections

51ST ST.—Edwin Welch & Co. sold for S. Bernardik to a buyer, for occupancy, 226 East 51st st, a 3-sty brick English basement dwelling, on a lot 17.8x81.10 1/4.

55TH ST.—Douglas L. Elliman & Co. sold for W. S. P. Prentice 53 East 55th st, a 4-sty and basement dwelling, with a large extension, on a lot 20x100.5, to a client, who in turn has sold the property to a client of Worthington Whitehouse, Inc.

AV A.—The new 358 Avenue A Corporation, S. B. Wecker, M. Finder and B. Spero directors, purchased from the estate of John L. Brower the 1 and 4-sty buildings on plot 49.5x100 at the northeast corner of Av A and East 22d st. Arnold Gross, attorney, represents the new company.

LEXINGTON AV.—Sharp & Co. resold for Louis Kramer and L. Simons the 4-sty and basement stone dwelling 337 Lexington av, adjoining the northeast corner of 39th st, on a lot 20x65. The new owner is Morris Rothschild, who will make alterations. The house was held at \$50,000, and was acquired by the sellers 3 weeks ago through the same brokers.

LEXINGTON AV.—Maurice Wertheim resold the 4-sty and basement dwelling 624 Lexington av, on lot 20.10x70. The purchaser is William Van Alen, a member of the architectural firm of Severance & Van Alen. The same broker made the original sale of this parcel about 3 weeks ago for Theresa J. and Morgan E. Coman and Ada Coman Courtenay to an operator, who is the seller in the present transaction, which is at a substantial profit.

THIRD AV.—William F. Mulcahey sold through James J. Martin 539-541 Third av, southeast corner of 36th st, two 3-sty brick tenement houses with 7 stores, on a plot 49.7x64. The parcels were held at \$75,000.

**North of 59th Street**

65TH ST.—Julia Beverly Higgins sold for Carl S. Petrasch to a physician, for occupancy, 163 East 65th st, a 4-sty stone American basement dwelling, on a lot 18.6x100.5.

69TH ST.—Leroy Coventry sold for James A. Renwick 118 West 69th st, a 4-sty and basement brick dwelling, on a lot 18x100.5, held at \$35,000.

70TH ST.—Marguerite Card sold to Frederick Hoffman, for occupancy, 316 West 70th st, a 3-sty and basement brick dwelling, on a lot 18.7 1/4 x100.5.

70TH ST.—Coughlan & Co., Inc., sold for the Philip Brady estate, 264 West 70th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.5, which the buyer will alter into apartments. The sale is the first one of the property in 30 years.

73D ST.—I. N. Phelps-Stokes bought through Pease & Elliman from Frederick M. Hoyt, 112 East 73d st, a 4-sty and basement brick dwelling, on a lot 17x102.2.

74TH ST.—Pease & Elliman sold for the estate of Ellen King 301 East 74th st, northeast corner of Second av, a 4-sty stone and brick tenement house with store, on a lot 22x80. It is also known as 1420 Second av. The same brokers sold for the Williams estate to Joseph G. Abramson 306-310 East 74th st, three 4-sty brick tenement houses, each on a lot 25x102.2.

80TH ST.—Leon S. Altmayer sold for Mrs. Laura Hilson to the E. A. L. Apartment Management Co., Edgar A. Levy, president, 72 East 80th st, a 4-sty and basement stone dwelling, on a lot 20x81.2.

82D ST.—The Countess of Stafford (Cora Kennard) has sold through her American representatives, the Bank of New York and Trust Co., the 4-sty stone double flat 414 East 82d st, on lot 25x102.2.

85TH ST.—Kate Kiesenwetter sold to Ella A. Weisskopf 145 West 85th st, a 3-sty and basement stone dwelling, on a lot 18x97.6.

94TH ST.—Leroy Coventry sold for Theodora Hambrook 55 West 94th st, a 3-sty and basement stone dwelling, on a lot 20x100.8 1/2. The purchaser will occupy.

95TH ST.—Harlem Realty Co. resold for a client to Joseph Nardi, 216 East 95th st, a 5-sty brick tenement house, on a lot 25x100.8 1/2.

101ST ST.—William D. Kilpatrick purchased from the estate of Lambert Suydam, through Warren F. Quackenbush, the 3-sty brick apartment house with store at 53 East 101st, adjoining the northeast corner of Madison av, on a lot 26.5x100.11x irregular.

104TH ST.—W. D. Kilpatrick purchased through William Cruikshank's Sons the 4-sty and basement brown stone dwelling, on a lot 16.4x100.11, at 81 West 104th st. The buyer recently purchased the adjoining similar dwelling, 79 West 104th st, thus acquiring a plot 32.8x100.11.

109TH ST.—Resale has been made by the Manport Realty Co. (Isaac Portman) of the three 6-sty brick walkup apartment houses, on plot 150.4x72.11, at 55 to 65 West 109th st, adjoining the northwest corner of Manhattan av. The houses, which were valued at \$200,000 and which rent for \$33,000 yearly, were resold to William O'Neil. C. W. Youngman negotiated the deal. The selling company acquired the parcels last March from Edward Bloom, of Lawrence, L. I.

115TH ST.—G. Tuoti & Co. sold for the Farmers Loan & Trust Co., trustee, 431-433 East 115th st, a 6-sty and basement brick tenement house with stores, on a plot 40x100.11. It adjoins the

edifice and school of Our Lady of Mount Carmel Church.

115TH ST.—Estate of Bessie Turner sold through Pease & Elliman to Harry Turner, of Windham, Conn., 276-278 West 115th st, two 3-sty and basement brick flats with stores, each on a lot 25x100.11.

118TH ST.—Coughlan & Co., Inc., sold for James Goggin and others to a client the 3-sty and basement brick dwelling, 356 West 118th st, on a lot 18x100.11. The purchaser will occupy.

118TH ST.—Ralph Russo sold for Jacob Bobrow to H. Madonna 316-318 East 118th st, a 6-sty brick tenement house with stores, on a plot 50x100.11.

121ST ST.—Ernest T. Bower sold for Mrs. Mary A. Brennan to a buyer, for occupancy, 344 West 121st st, a 3-sty and basement stone dwelling, on a lot 15x100.11.

121ST ST.—Porter & Co. sold for Kate Wiedeheld to a buyer, for occupancy, 144 West 121st st, a 3-sty and basement stone dwelling, on a lot 20x100.11.

121ST ST.—John C. Coleman sold for Elenor

Byrne to a Miss Epstein 141 West 121st st, a 3-sty and basement brick dwelling, on a lot 20.10x100.11.

122D ST.—Hollings C. Renton sold for Mrs. Hattie R. Van Sanford to Edna L. Travers, for occupancy, 10 West 122d st, a 3-sty and basement brownstone dwelling, on a lot 22x100.11.

131ST ST.—James H. Cruikshank bought through Harry Sugarman from Mary A. Harral 251 West 131st st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

132D ST.—James H. Cruikshank purchased from Agnes M. Dunn Ryan, Augustin C. Dunn and Monica M. Dunn Barthelme 264 West 132d st, a 3-sty and basement dwelling, on lot 17x100. C. E. Hutchinson was the broker.

134TH ST.—J. Hoffmann & Son sold for Rose Weinstein to Dr. Daniel Rose 514 West 134th st, a 5-sty brick apartment house, on a plot 40x99.11.

136TH ST.—James H. Cruikshank resold to M. Isabel Tabbanor 225 West 136th st, a 3-sty and basement dwelling, on a lot 17x100. Lloyd R. Johnson, of the Harlem Real Estate Exchange, was the broker.

# The Impulse To Serve

**T**O reach the position of "second to none in financial stability" in the world's money center is no small achievement, and this conservative Trust Company is proud of its record of progress.

Prouder still of that close personal relationship which has grown up between this Trust Company and its depositors, and which accounts, in great part, for its growth.

That relationship is based on *The Impulse To Serve*, and is the secret of banking success.

## LAWYERS TITLE & TRUST CO.

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

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

160 Main Street, White Plains, N. Y.

## MONEY TO LEND

## ON SECOND MORTGAGES BUILDING LOANS

BROOKLYN REALTY PREFERRED

BROKERS PROTECTED

## WARREN TRADING CORPORATION

165 BROADWAY, N. Y. CITY

Tel. Cortland 2556

# Classified Advertisements

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

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

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

### PROPOSAL

**NOTICE TO CONTRACTORS:** Sealed proposals for Alterations and Repairs, etc. (Painting Work) to Office Buildings, Department of Labor, New York City, will be received by Hon. Henry D. Sayer, Industrial Commissioner, 124 East 28th St., New York City, until 1 o'clock p. m. (Standard Time), on Monday, July 17, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3921. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Office of the New York State Industrial Commissioner, 124 East 28th St., New York City; at the New York Office of the Department of Architecture, Room 1058, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. Dated: June 30, 1922.

### SITUATIONS WANTED

**INSURANCE BROKER,** 35, pleasing personality, 12 years with attorney supervising real estate, 2 years high-class suburban connection, desires opportunity. Box 918, Record & Guide.

**EXPERIENCED** real estate man desires position; references; bookkeeper or collector. Box 914, Record & Guide.

### SITUATION OPEN

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

### FOR SALE

**VALUABLE COMMERCIAL LOCATION.** PRIVATE HOUSE, 3 stories and basement; corner property, with front, side and rear entrances; 30 x 105; best site in Montreal; opposite Mount Royal Hotel; \$45,000; a bargain property bound for appreciation. Apply immediately. W. T. Milliken, 481 St. Catherine st. West, Montreal. P. T. O.

141ST ST.—Ryan & Co. sold for Carrie Kissling to Frank Abbot 330 West 141st st, southwest corner of Edgecombe av, a 5-sty brick flat with store, on a lot 24.11x90. The same brokers resold the parcel to Morris Sasmor.

148TH ST.—A. H. Levy resold the 6-sty tax exempt apartment house, 50x100, at 461-465 West 148th st, to the Benenson Realty Co. The structure, which was resold through S. Gordon, is arranged for 24 families. Mr. Levy recently acquired the house from J. J. Schuckler.

148TH ST.—Charles A. Du Bois sold for George Pfaff to Lewis Mayer 537 West 148th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

179TH ST.—Cusack Co. sold for a client, 714 West 179th st, a 5-sty and basement brick apartment house, on a plot 50x92.6, adjoining the southeast corner of Fort Washington av.

CLAREMONT AV.—Day & Day, Inc., also sold to the 661 Fifth Avenue Corporation for a permanent investment 191 Claremont av, a 6-sty brick apartment house on a plot 75x91. The parcel was held at \$175,000.

COLUMBUS AV.—Pierre & Golden Co. sold for the W. A. F. Holding Co., Inc., William A. Fischer, president, the 5-sty brick apartment house with stores, on a lot 28x105, at 693 Columbus av. The purchaser was an investing client of O. D. & H. V. Dike. The property was held at \$52,500.

FIFTH AV.—The newly formed Morhare Realty Corporation (M. and H. I. Slutsky and R. A. Wickel) purchased from Jennie Lebenstein, 1334 Fifth av, southwest corner of 112th st, a 5-sty brick apartment house with stores, on a lot 25.11x100. Bernard S. Deutsch, attorney, represents the new company.

HAVEN AV.—Ennis & Sinnot sold through Arthur L. Shaw to John J. Scofield, 79 Haven av, a 5-sty and basement brick apartment house on a plot 56.9x89.5x irregular.

LEXINGTON AV.—J. Stewart Barney purchased from Teofilo Parodi, 861 and 863 Lexington av, southeast corner of 65th st, two 3-sty and basement stone dwellings, on a plot 34.6x80.

LEXINGTON AV.—Slawson & Hobbs sold for William W. Van Valzah, of Los Angeles, Cal., the 4-sty and basement stone dwelling 1007 Lexington av, on a lot 17x70. The new owner is Philip Dunn, a plumber, who plans to alter the property for his business. The parcel adjoins the Sloane estate dwellings at the southeast corner of Lexington av and 73d st, recently acquired by Walter C. Wyckoff and associates as the site of an 11-sty apartment house.

LEXINGTON AV.—William A. Connell & Co. sold for Marion C. Reynolds to Joseph Neuman 1105 Lexington av, a 3-sty and basement stone dwelling, on a lot 16.8x70. The buyer will remodel the structure into apartments and stores. The same brokers sold for the Kompesula Realty Co. to Mrs. B. Hanrahan 1389 Lexington av, a 3-sty and basement stone dwelling, on a lot 16.8x70.

LEXINGTON AV.—James L. Van Sant resold 2013 Lexington av, a 3-sty and basement stone dwelling, on a lot 14.5x60, to F. Calsmar. The purchaser will occupy. Frank Ricart was the broker.

SECOND AV.—G. Tuoti & Co. sold for Mrs. S. Drucker to John Spina 1949 Second av, a 5-sty brick tenement house with stores, on a plot 25x100. There are 4 tenements on a floor.

ST. NICHOLAS AV.—J. C. Hough & Co. sold for Eliza C. Pike the 5-sty apartment house with 3 stores, 42x100, at 1526 St. Nicholas av, renting for about \$13,000, and held at \$75,000.

WADSWORTH AV.—William Rankin sold the southeast corner of Wadsworth av and 177th st for improvement. The property fronts 174.10 feet on the avenue and 100 feet on the street.

## BRONX SALES

178TH ST.—Herman Knepper Co. sold 905 East 178th st, northeast corner of Honeywell av, a 4-sty and basement brick flat, on a lot 24.9x88.6, to Aronson & Liebesman.

BERKELEY OVAL.—Another portion of the Berkeley Oval tract at the University and Burnside av's has been sold by Nathan Wilson. The sale affects 12 lots, which have been bought by the newly formed Debrose Realty Corporation, I. S. Reissnick, M. J. Knoechel and F. J. Kinsley, directors, for improvement with 2-family houses. A building loan of \$12,000 on each house has been obtained.

BOSTON RD.—The property, 31.9x71.6, at 1105 Boston rd, is to be taken over by the newly formed 1105 Boston Road Corporation, having for directors S. A. and K. R. and L. C. Barry. The new company is represented by Spiro & Abrams, attorneys.

BUCHANAN PL.—Robert Foley sold for Nauro Yarusso the new 2-sty and basement frame 2-family house, on a lot 25x100, at 31 Buchanan pl.

CAULDWELL AV.—Isaac Lowenfeld and William Prager sold to Abraham Siegel 667 Cauldwell av, a 4-sty and basement brick apartment house with two stores, on a lot 25x115, with a rent roll of \$3,000. The property was held at \$20,000. The broker was L. J. Greenberger.

CLAY AV.—The Dayton Estates Corporation sold to Amanda B. Manee the northeast corner of Clay av and 167th st, a 1-sty brick stable, 68.5x80.

CONCOURSE.—Samuel Brenner sold to a client of Sharrot & Thom the two 5-sty and basement brick apartment houses, each 77x104, at 1236 to 1244 Grand Boulevard and Concourse, containing 72 apartments and renting for \$43,000 yearly.

CRESTON AV.—Daniel H. Jackson bought from Augusta Larsen the southeast corner of Creston av and 197th st, a 5-sty and basement brick apartment house, accommodating 45 families and divided into 3 and 4-room apartments. The plot is 90.10x95. The property, which was erected two years ago, brings in a rental of \$36,000 per annum and was held at \$225,000. P. J. Ryan & Co. were the brokers.

EAGLE AV.—M. Lamonte sold to the Hudson P. Rose Co. 866 Eagle av, a 2-sty and basement frame dwelling, on a lot 16.7x71.

HEATH AV.—Mrs. E. Clark sold to the Hudson P. Rose Co. 2917 Heath av, a 2-sty and basement frame 2-family house, on a lot 17.9x90.

MELROSE AV.—N. Morrison and M. Newman sold through Williamson & Bryan 759 Melrose av, southwest corner of 157th st, a 5-sty brick apartment house with 7 stores, fronting 100 feet on Melrose av and 30 feet on the street.

MT. HOPE AV.—Fred Oppenheimer sold to Henry F. Raess, 1652 Mt. Hope av, a 2½-sty and basement frame 2-family house, on a lot 25x95. The buyer will remodel. This part of Mt. Hope av was formerly known as Monroe av.

RYER AV.—Robert Foley sold for N. Bogeanoff to John Connor, 2038 Ryer av, a 2-sty and basement frame dwelling, on a lot 25x97.9.

TELLER AV.—Samuel Brenner bought from a client of George Lodes the northwest corner of Teller av and 163d st, a 5-sty and basement brick apartment house, known as the Campbell, on a plot 45x100, and accommodating 20 families.

THIRD AV.—Isaac Lowenfeld resold to Max and Morris Goosey 3738-3742 Third av, northeast corner of St. Paul's pl, a 6-sty brick apartment house, 47.6x102.2, containing 3 stores, 25 suites and renting for \$13,000. The property was held at \$75,000.

TIEBOUT AV.—Robert Foley sold for Edna N. Lenihan to Patrick Geoghan 2247 Tiebout av, a 2-sty and basement brick dwelling, on a lot 18.6x70.6.

UNIVERSITY AV.—The newly formed Reerobe Holding Corporation, S. Brenner, S. Rosenblum and B. Reese, directors, purchased a plot, 72x118x irregular, on the west side of University av, south of Burnside av, for improvement with a 5-sty brick apartment house. H. Swartz, attorney, represented the new company.

WEBSTER AV.—Anton LeMien sold to the Diamond Realty Co. the three 4-sty and basement brick apartment houses 1374 to 1378 Webster av, each on a lot 18.8x90, and adjoining the southeast corner of 170th st.

WEBSTER AV.—The Knepper Co. bought the block front on the east side of Webster av, between Mosholu parkway and 201st st.

WESTCHESTER AV.—J. Clarence Davies sold for William A. Sweet to Femma Realty Co. the vacant plot, 67x164, on the north side of Westchester av, 80 feet east of Castle Hill av. The property is at the foot of the subway station at Castle Hill av and will be improved with stores.

## BROOKLYN SALES

BALTIC ST.—Alfred Bromell sold 655-657 Baltic st, a 2 and a 3-sty and basement dwelling, respectively, each on a lot 20x100.

UNION ST.—Henry L. Nielsen Offices sold for Charles Pollack 414 Union st, a 3-sty and basement brick 3-family house, on a lot 20x100.

8TH ST.—Meister Builders, Inc., sold to Robert Miele 187 Eighth st, a 3-family brick house, on a lot 20x100.

EAST 21ST ST.—Mary Smith sold to A. Sandberg the vacant plot, 42x100, on the west side of East 21st st, 180 feet south of Av S.

AV K.—J. Lacov sold for C. C. Sachse to Gaetano Mangialetti and Dominick Mangialetti

the vacant plot 60x100, on the northwest corner of Av K and East 24th st. The plot will be improved with a 2-family 16-room house with double garage, to cost \$35,000.

CONEY ISLAND AV.—Meister Builders, Inc., sold to Carmelo Iepresti the southeast corner of Coney Island and Crawford avs, a stucco 2-family house, on a plot 30x100.

FT. HAMILTON AV.—William Liss, Inc., sold for William E. Donavin to the Avondale Realty Corporation the vacant block front on the south side of Fort Hamilton av from East 3d to East 4th st, 211x100, to be improved with apartment houses with stores. The plot was held at \$35,000.

KNICKERBOCKER AV.—The Henry Elias Brewing Co., represented by Louis W. Osterweis, sold the 3-sty tenement house with store, 20x95, on the northeast corner of Knickerbocker av and Cornelia st, to Luise Koenig.

WAVERLY AV.—Bulkeley & Horton Co. sold 62 Waverly av, a 2-sty dwelling, on a lot 25x100, for Mrs. Elizabeth G. Drew.

## RECENT LEASES.

### Big Leases On and Near Fifth Ave.

S. M. Hirsch & Co. leased 30,000 square feet in the buildings 303 Fifth av and 6-10 East 32d st, running through to 3-5-7-9 East 31st st, to Sherr Bros, a large waist and dress house. This marks the wiping out of what is possibly the last trace of the old women's ready-to-wear trade in the downtown section of Broadway. Sherr Bros. have been a part of the district for the past 19 years, clinging to it while practically the entire field were uptown. The 32d st lot is occupied by the Specialty Stores Association, Inc.

The same brokers leased to the Specialty Stores Association, Inc., a lot containing 12,000 square feet in 29-35 West 32d st, running through to 30-2 West 33d st.

The leases are for a long term of years, with an aggregate rental of \$300,000.

Plaza Realty Co., in conjunction with Huberth & Huberth, leased, for a long term of years, the 5-sty building, 20x85, at 45 East 57th st. It will be extensively altered and occupied by Stair & Andrew, Inc., of London, dealer in antiques.

Charles G. Keller leased for Clara P. Trunk to Ray Rosenbaum, proprietress of the Russian Inn, the entire building 33 West 37th st, for 21 years, at a gross rental of about \$140,000. Anton L. Trunk represented the owner.

Edward Margolies, who has converted many Astor and other dwelling properties in the vicinity of B. Altman & Co.'s store, has augmented his holdings in that section by the acquisition of 18 and 20 East 33d st, on which he plans to erect an 8 or 10-sty business structure. No. 18 he recently bought from the Peter Cooper Hewitt estate. The adjoining parcel at No. 20 he has leased, with an option of purchase within 10 years at \$120,000, from Erastus D. Roberts, who owned it for half a century.

The lease is for a period of 4 years and carries the privilege of two 21-year renewals. The rental is about \$8,000 per year. The combined site measures 50x98.9.

Spear & Co. leased for a client 5 floors and the pent house, containing 28,000 square feet, at 43-45 West 13th st, to Edmondson, Warrin & Co., china decorators, for a term of years, at an aggregate rental of \$130,000. The Warrin Co., who are now at 49 Wooster st, are making their first move in 35 years. The same brokers leased the 4th floor at 43-45 West 13th st, to The Tea Rose, Inc., manufacturers of food products; the 9th floor, at 32-34 West 20th st, to Wear M Coat and Dress Co.; the 8th floor at 30-32 West 24th st, to Max Sicherman, manufacturer of infants' coats; the 8th floor, at 148-150 West 29th st, to Louis Bilber, coats and suits; the 3d floor, at 29 West 17th st, to S. & M. Blumenstein, dresses.

The Textile Building, Inc., Samuel Levy, president, leased the sixth floor of the premises, Fifth av, 30th to 31st st, to D. G. Dery & Co., one of the leading houses in the silk industry, who have taken a lease for a long term and who will occupy their new quarters on or about October 1 next. They are now located at 381 Fourth av. Roy Scherick was the broker.

The Mirror added another store to its chain of retail establishments by acquiring the entire 6-sty building, 574 Fifth av, from Rudolph M. Haan for a term of approximately 25 years. The Fenimore C. Goode Co. negotiated the lease and has been appointed renting and managing agent of the property. It adjoins the southwest corner of 47th st. The store and basement are now occupied by the jewelry firm of Udall & Ballou, under a lease which does not expire until 1926. Possession of the property will not be had until that time, as the leases above the ground floor do not expire until 1926.

Butler & Baldwin, Inc., leased, for a term of years, for the Nye Holding Corporation, the entire store floor at 51 West 47th st, to Irene

We examine and Insure Titles to Real Estate

# United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

# MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881  
**AMES & COMPANY**  
 REAL ESTATE  
 26 WEST 31ST ST. Tel. 4810 Longacre

**A. V. AMY & CO.**  
 ECONOMICAL AND EFFICIENT  
 MANAGEMENT OF PROPERTY  
 160 WEST 72ND ST. Phone 5809-6810 Columbus

**JAMES S. ANDERSON & CO.**  
 REAL ESTATE  
 Management—Leasing—Rentals—Insurance  
 Over twenty-five years' experience in  
 the management of property.  
 Offices: 82-84 NASSAU STREET  
 John 0079

Established 1852  
**ASHFORTH & CO.**  
 Incorporated  
 REAL ESTATE  
 Agents—Brokers  
 501 FIFTH AVE., AT 42nd ST.  
 Murray Hill 0142-0143

**BAUER, MILBANK & MOLLOY, INC.**  
 REAL ESTATE  
 51 East 42nd Street Murray Hill 1936

**JOHN J. BOYLAN**  
 Real Estate Agent, Broker and Appraiser  
 492 WEST 51ST STREET - - Circle 7756  
 277 BROADWAY - - - - - Worth 1823

**EUGENE J. BUSHER CO.**  
 INCORPORATED  
 Real Estate — Insurance  
 Mortgages Appraising Management  
 Northwest Corner East 149th Street and  
 Courtlandt Avenue, Bronx  
 Phone: Mott Haven 1210 Established 1895

**CAMMANN, VOORHEES  
& FLOYD**  
 MANAGEMENT OF ESTATES  
 84 WILLIAM STREET NEW YORK  
 BROKERS, APPRAISERS, AGENTS

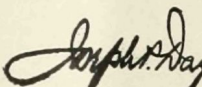
FIRM OF  
**LEONARD J. CARPENTER**  
 Agents Brokers Appraisers  
 75 MAIDEN LANE  
 Branch: Corner Third Ave. and 68th St.  
 Entire Charge of Property  
 D. Y. Swainson A. H. Carpenter C. L. Carpenter

**THE CHAUNCEY  
 REAL ESTATE CO., Ltd.**  
 BROOKLYN'S OLDEST  
 REAL ESTATE OFFICE  
 187 MONTAGUE ST. BROOKLYN  
 Appraisers—Auctioneers—Brokers

**CUDNER REAL ESTATE CO.**  
 BROKERS and MANAGERS  
 254 WEST 23RD ST Tel. Chelsea 1276

**ARTHUR CUTLER & CO.**  
 Real Estate  
 176 WEST 72D ST. AT BROADWAY  
 Columbus 4278-9

**HARRY B. CUTNER**  
 REAL ESTATE  
 1181 BROADWAY, AT 28TH ST.  
 Telephone: Watkins 4585-6

  
**Auctioneer**  
 67 LIBERTY ST. Telephone:  
 N. Y. CITY Cort. 0744

**O. D. & H. V. DIKE**  
 Specialists in the  
 Management of Income-Producing  
**PROPERTIES**  
 CANDLER BUILDING  
 220 WEST 42ND STREET  
 BRANCH: 271 WEST 23RD STREET

**DUROSS COMPANY**  
 Real Estate  
 155 WEST 14TH ST. 261 BROADWAY

**CHARLES G. EDWARDS CO.**  
 Real Estate—Insurance  
 Specialist in Downtown Dry Goods District  
 321-323 BROADWAY  
 Phone: Worth 8420  
 Uptown Office: 425 FIFTH AVENUE

**J. B. ENGLISH**  
 REAL ESTATE BROKER  
 INSURANCE 1531-7 Broadway  
 ESTATES MANAGED N. W. corner 45th St.  
 RENT COLLECTED Astor Theatre Building  
 HOUSES FOR SALE Phone: Bryant 4773  
 AND TO LET

**J. ARTHUR FISCHER**  
 Real Estate and Mortgages  
 Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

**FRED'K FOX & CO., Inc.**  
 Business Building Brokers  
 297 MADISON AVENUE  
 Southeast Corner 41st Street  
 Vanderbilt 0540  
 793 BROADWAY  
 Near 11th Street  
 Stuyvesant 2510

**GOODWIN & GOODWIN**  
 REAL ESTATE and INSURANCE  
 Management of Estates a Specialty  
 148 WEST 57TH STREET  
 Near Carnegie Hall Telephone: Circles 6095  
 290 LENOX AVENUE  
 N. E. Cor. 123rd Street Telephone: Harlem 6500

**C. BERTRAM HUBBARD**  
 INCORPORATED  
 REAL ESTATE—INSURANCE  
 MANAGEMENT  
 489 FIFTH AVENUE  
 Tel. Murray Hill 458-3339

**H. C. KOPP & COMPANY**  
 Specialists in Retail Store Locations  
 MANAGEMENT and BROKERAGE  
 402 Madison Avenue Vanderbilt 4900

**SAMUEL H. MARTIN**  
 Real Estate and Insurance  
 Management Specialist  
 1974 BROADWAY Phone: Columbus 0896

**HENRY G. LEIST**  
 REAL ESTATE—INSURANCE  
 APPRAISER—ESTATES MANAGED  
 204 East 86th Street Established 1887

**LEWIS H. MAY CO.**  
 SPECIALIZING  
 23rd to 34th St., Lexington to Seventh Ave.  
 18 WEST 27TH ST. Phone: Watkins 3126

**F. BRONSON MONELL**  
 Real Estate—Insurance  
 MANAGEMENT SPECIALIST  
 71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2  
**J. K. MOORS**  
 315 WEST 57' STREET

**NASSOIT & LANNING**  
 REAL ESTATE INVESTMENTS  
 APPRAISALS—MANAGEMENT  
 BROADWAY AT 89th ST. Riverside 8380

**NEHRING BROTHERS**  
 INCORPORATED  
 Real Estate—Insurance  
 ST. NICHOLAS AVE. AND 182D STREET

**OGDEN & CLARKSON**  
 Corporation  
 Real Estate and Insurance  
 One East 49th St. Plaza 6955

**O'REILLY & DAHN**  
 Real Estate—Management  
 YORKVILLE SECTION  
 124 EAST 86th ST. Phone: Lenox 3901

**GEO. J. RYAN**  
 Queens Borough Real Estate  
 AGENT BROKER APPRAISER  
 Member Real Estate Board of New York  
 46 Jackson Avenue, Long Island City  
 Telephone: Hunters Point 3451-2

**MALCOLM E. SMITH, INC.**  
 Real Estate Agents and Brokers  
 185 MADISON AVE. Vanderbilt 7393

**SPOTTS & STARR, Inc.**  
 Real Estate—Insurance  
 Management  
 TIMES BUILDING  
 Phone Bryant 4000

**J. IRVING WALSH**  
 SPECIALIST  
 Washington Square and Greenwich Village  
 73 WEST 11TH STREET

**JAMES N. WELLS' SONS**  
 (James P. Eadie)  
 Real Estate and Insurance  
 Since 1835 at No. 191 NINTH AVENUE  
 Established 1819 Phone: Chelsea 5266

**WALTER C. WYCKOFF**  
 Real Estate—Insurance  
 Management  
 403 MADISON AVENUE

**FRED'K ZITTEL & SONS**  
 Real Estate and Insurance  
 BROADWAY at 79TH STREET  
 THE APTHORP  
 S. Huyler 9700 Established 1868

Stevens, who will occupy the premises after extensive decorations, as a milliner.

Adams & Co. leased for William Maas and Edward Blum the store and basement in 57 Fifth av. to Chagaris and Kalantzis, for a term of years, at an aggregate rental of more than \$50,000. The lessees will open a confectionery and restaurant in the premises. Also lofts in the new building, 166-168 Fifth av. to the Primrose Garment Co., B. & M. Underwear Co., Friedman & Co., Rose-Velt Hosiery Co., and Heisman & Elias.

#### Long Lease in Penn Zone

The H. M. Weill Co. leased for Lee Shuber and Jesse Ehrlich the 4-sty brick building with stores at 460 Seventh av, southwest corner of 35th st, for a term of 21 years with the privilege of renewals. The average rental for the term is \$14,000 annually. The lessee is Oscar Owen, an out of town investor, who controls adjacent property and who plans to make extensive alterations to the corner building.

#### Nassau Street Store Leased

Tankoos, Smith & Co. subleased for the Golden Shoe Co. the store in the Cockroft building, northwest corner of Nassau and John st, to the Times Square Auto Supply Co., who were formerly located at 76 Nassau st.

#### Some West Side Leases

Spear & Co. leased the store, basement, 2d and 3d floors in 43-45 West 13th st to Miller's Auction Rooms, Inc., for a term of years, at an aggregate rental of \$75,000; the 7th floor at 39 West 21st st to the Ideal Dress Co.; the 2d floor in 34 West 17th st to Isaac Isaacstein; part of the 6th floor in 138-140 West 17th st to Max Bernbaum; the 7th floor in 113-115 University pl to Lirek & Hirsch, clothiers, and part of the 8th floor in 148-150 West 24th st to the Times Dress Co.

Louis Schrag leased for Clara Guttin, Camille Guttin and Henry Guttin the five-story building at 58 West 25th st, for a term of 21 years to Max Hochberg, who will reconstruct the building into stores, lofts and offices.

The Relkin Realty Corporation (Nathan Relkin, president) leased for a term of 21 years the 6-sty Stanwix apartment house, 320 West 96th st. The J. & E. Realty Corporation were the brokers.

The new Jane Street Garage, Inc., with W. J. and H. J. Schaus and W. G. Stira as directors, leased the 2-sty garage in course of construc-

tion at 11 to 19 Jane st from the Dochterman Realty Company for 21 years. I. L. Broadway, attorney, represents the new company.

Ennis & Sinnott leased from Amanda C. Biggam and others 138 West 72d st, a 4-sty and basement dwelling, 20x102.2, for a term of 21 years, at a yearly rental of \$6,000. The lease calls for alterations by the lessees costing \$20,000.

William A. White & Sons subleased for Kraemer & Wanke to Louis Marks & Son the building at 359 Washington st, and negotiated an extension of the lease for the estate of John Castree.

Heil & Stern leased for Courtland H. Young the entire 5-sty building 430 Columbus av, on lot size 25x130. The lease is for a term of 21 years, at a total rental of \$250,000. The lessee is the Wilder Development Co., Inc., who will make extensive alterations to the property.

Spotts & Starr, Inc., leased through the Fenimore C. Goode Co. to O'Flaherty's New York Suburban List, Inc., the floor in 313 West 37th st, for a term of years, at an aggregate rental of \$103,333.

#### 21-Year Lease in Fifth Avenue Zone

The two 5-sty houses, on plot 40.6x72.10, at 70 and 72 West 50th st, have been leased by Spiro Theodoratus from Ernest M. Schaffner, as executor, for a term of 21 years at an annual net rental of \$7,000.

#### Adam Engel Leases Buildings

Seth H. Moseley, proprietor of the Hotel Cliftonwood on West 35th st, has leased from Adam Engel the 3, 4 and 5-sty buildings with stores at 51-61 West 35th st, adjoining the hotel, for a term of 21 years. The combined properties form a plot measuring 113x98.9.

#### Lease Near Bridge Plaza

Tankoos, Smith & Co. leased for John P. Quinn to Leopold Stein and William Shapiro, for a term of years, the 4-sty stone building, 244 East 59th st, adjoining the southwest corner of Second av and diagonally opposite the approach to the Queensboro Bridge. This property was recently purchased by the landlord through Tankoos, Smith & Co.

#### Long Leases on Madison Avenue

Charles L. Smith, of Pasadena, Cal., leased the 5-sty buildings, 692-696 Madison av, adjoining the northwest corner of 62d st, for a

term of 42 years, to Frederick T. Barry for a net annual rental of \$15,000.

The 5-sty Tuxedo Building, at the northeast corner of Madison av and 49th st, 100x90, has been leased by the Schulte Realty Co. for 42 years at an aggregate rental of \$2,500,000 from Leo Schlesinger. It will be extensively altered on expiration of present leases. Harris, Vought & Co. were the brokers.

Close to \$3,500,000 in rentals will be paid for the Withington apartments at 644-650 Madison av, southwest corner of 60th st, which have been leased by Joseph L. Myers, as executor, to Henry Lenygon for a term of 21 years, with the privilege of two similar renewals.

The annual rental to be paid during the first 21 year period will be \$55,500. The renewal rental is to be determined on the basis of 5½ per cent of a reappraisal of the property, the yearly figure not to be less than that paid during the first term. The parcel is improved with four 5-sty stone flats with stores, on a plot 100.5x108.

#### Rental of Broadway Block

The Famous Players-Lasky Corporation, whose 21-year lease of the Putnam Building, occupying the block front on the west side of Broadway, between 43d and 44th sts, was announced some time ago, will pay an annual net rental of \$600,000 for the property. The site, which was leased from the 1493 Broadway Corporation, is improved with a 6-sty building, with stores, and measures 200.10x207. Properties in the rear of the Putnam Building are also included in the lease.

#### Lease Close to Fifth Avenue

The Brett & Goode Co. leased the store and basement in 7 West 42d st, to The Bootery, Inc., also floor containing 12,500 square feet in 645 Eleventh av, northwest corner of 47th st, to the Reliance System, New York.

#### Bank Leases Park Avenue Corner

For a branch of the Pacific Bank, the ground floor of the former Arion club, now the Anderson Galleries, at the southeast corner of Park av and 59th st, has been leased for a term of 17 years.

#### Silk Firm Renews Lease

Samuel Eisenman & Co., silk merchants, renewed their lease on store, basement and 2d floor in 114 to 120 East 23d st through to 115 East 22d st for a term of 5 years at a total rental of \$300,000. M. & L. Hess were the brokers.

## MEMBERS REAL ESTATE BOARD OF NEW YORK

### ADAMS & CO., INC.

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

### ALEX. BALTER, INC.

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

### CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF  
BUSINESS BUILDINGS

50 EAST 42d ST. Murray Hill 7820

### ALFRED P. COBURN

Real Estate—Appraisals—Insurance  
Management of Estate a Specialty  
159 W. 72nd ST. Phones: Columbus 4356-2514

### CHAS. A. DUBOIS

REAL ESTATE  
3551 BROADWAY  
At 146th St. Established 1894

### DUNLAP & LLOYD

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

### ROYAL SCOTT GULDEN

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

### CHARLES G. KELLER

Real Estate and Insurance  
113 WEST 23rd STREET  
Watkins 5336

### ALBERT E. KELLY

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

### T. H. KELLEY

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

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

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

### ROBERT LEVERS

Real Estate—Insurance  
THE KNICKERBOCKER, 152 West 42d Street  
Phone Bryant 7945

### JOSEPH MILNER CO., Inc.

Real Estate  
505 FIFTH AVE., NEW YORK  
Vanderbilt 3607

### HIRAM RINALDO

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

### GEORGE S. RUNK

REAL ESTATE BROKER  
Mortgage Loans—Management  
1252 LEXINGTON AVENUE

### SCHINDLER & LIEBLER

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

### SEAMAN & PENDERGAST

RENTALS — SALES — MANAGEMENT

RESIDENTIAL PROPERTIES

542 FIFTH AVENUE Vanderbilt 1304

Manhattan Office 1 WEST 125th STREET Tel. Harlem 8400

Bronx Office 1972 JEROME AVENUE Bingham 2700

### SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to

SHAW & CO.

### COMMERCIAL PROPERTY MANAGEMENT

Rentals—Sales—Appraisals—Insurance  
Industrial Locations



840 BROADWAY 1261 BROADWAY  
Stuyvesant 0627

### JACOB J. TABOLT

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

### JAMES P. WALDEN

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

**Restaurant Leases Space in Claridge**

The Cadillac Restaurant leased the southerly store in the Claridge Hotel, southeast corner of Broadway and 44th st, from Morris M. Glaser, who recently took over the hotel from L. M. Boomer and the Du Pont interests. This gives the restaurant a total space of 60x100 in the street floor of the structure. The lease is for a term of 21 years and calls for an aggregate rental of \$500,000. The alterations will involve about \$100,000. The lease stipulates that there shall be no other restaurant or lunch room on the store floor or in the basement of the hotel. Joseph G. Abramson represented the lessees.

**Store Near Times Square Leased**

Tyson & Co., now located at 1472 Broadway, leased through Cross & Brown Co., the store formerly occupied by E. F. Leland & Co. on the 42d st side of the Knickerbocker Building at Broadway and 42d st. The store will be occupied by Tyson & Co., Inc., as its main office from August 1, 1922.

**Bronx Picture House Leased**

S. Alexander Shear leased for the Bear Realty Co. at Teller av and East 167th st, the former Paradise Motion Picture House, which is to be altered so as to contain a bowling and billiard parlor, a banquet hall, meeting rooms, etc. The lease is for a term of 10 years, at an aggregate rental of \$50,000.

**Leases Bronx Laundry on Plans**

The Candor Construction Corporation, Amer A. Carucci, president, purchased the vacant plot, 60x100, on the west side of Intervale av, 102 feet south of 165th st, upon which it will erect a 2-sty building. The operation will involve about \$75,000. The property is being leased from plans to a laundry company for 21 years at an aggregate rental of \$225,000. Anton LeMein was the broker.

**Some Good Corner Leases**

Roy Scherick leased for Max N. Natanson, in the Ashland building, southeast corner of Fourth av and 24th st, the 7th floor to Jacob Adler & Co., gloves, for a long term of years, at a rental aggregating \$90,000; and in conjunction with Carstein & Linnekin, large space in the Burton Bros. building, northeast corner of Fifth av and 29th st, to the Colonial Knitting Mills, hosiery manufacturers, of Philadelphia, Pa.

**Chain Firm Adds a Store**

Nail & Parker, Inc., leased for the R. Holdings Co. the entire Seventh av frontage, com-

prising 90 feet front by 40 feet in depth, in the new building to be erected at 138th st and Seventh av, to A. I. Hart & Co., Inc., who conduct a number of 5, 10 and 25 cent store enterprises in the neighborhood, for a term of 5 years, at a gross rental of \$56,400, with an option for renewal for another period of 5 years.

**Large Loft Space Leased**

Noxall Waist Co. leased through H. J. Friedman & Co. from the owner 10,000 square feet of space in 153-159 Madison av, northeast corner of 32d st, for a term of years, at an aggregate rental of \$50,000.

**Leases Broadway Corner**

Wood, Dolson Co., Inc., leased to Mlle. Adele the corner store in the Hotel Prinsament, now in course of construction at the corner of Broadway and 74th st, for a term of years, at an aggregate rental of \$55,000.

**Hudson Motors Leases Corner**

Richard H. Scobie leased to the Hudson Motor Car Co., a large showroom at the northeast corner of 184th st and Grand Boulevard and Concourse, and extending through to Rycr av, for the Kingsbridge Improvement Co., Samuel Minskoff, president, who is improving the corner with a 2-sty business building.

The lease is for a term of 10 years, at an aggregate rental of about \$125,000.

**Leasehold in New Hands**

Arnold Realty Co., Inc., sold the leasehold of 120 West 20th st, a 7-sty building, 25x100, to the Goldwin Investing Co., Inc., and has taken in exchange a plot 100x200, on 17th st, through from Gleason av to Powell av, Bronx. Louis Gold & I. Miller were the brokers.

**Hatters Enlarge Their Store**

Owing to expansion of business, the Kaufman Hat Stores leased from the Clare Millinery Shop the store adjoining their present store at 1524 Third av, for a term of years. Henry Shapiro & Co. were the brokers.

**Real Estate Firm Leases Site**

As a site for a building of its own the real estate firm of Wood, Dolson Co., Inc., leased from the Rutgers Presbyterian Church the plot, 18x169.2, on the west side of Broadway, between 72d and 73d sts, located between the church and the Hotel St. Andrew. The lessees will pay about \$12,500 a year for a term of 21 years. The architecture of the new structure will conform with the church building.

**Brooklyn Corners Leased**

Harold E. Wittmann, builder, leased from J. J. Fox for a long term of years, the southwest corner of Court and Pacific sts and 144-152 Court st, at an aggregate rental of \$383,000. Mr. Wittmann intends to improve the premises as soon as the present lease expires.

The property at the southeast corner of Court and Schermerhorn sts, Brooklyn, owned by the Nora A. Hagerty estate and held by a long lease by the Dondera Decorating Co., has been taken over on lease by the Chanin Construction Co., which will erect a 4-sty office building on a plot 87x100. A moving picture theatre was to have been erected at a cost of \$250,000, but an injunction against the project was secured by the German Evangelical Lutheran Church on Schermerhorn st.

W. H. Wiedeman, builder, leased for 21 years at a total rental of \$420,000 the corner of DeKalb av and Flatbush av extension from William H. English, president of the Montauk Club. William M. Greve, of the Realty Associates, represented Mr. English.

It is understood that a large building will be erected on the site. The lease specifies that at the end of its term it may be renewed on a new adjudication of property values.

**Broadway Store Leased On Plans**

D. Kempner & Son, Inc., leased for Golding Bros. a store in their new building in course of construction on the northeast corner of 90th st and Broadway to Meyer Tanewitz, for a term of 10 years, at an aggregate rental of close to \$50,000. This is the highest rental paid on the east side of Broadway in this section, the price per front foot being in excess of \$350.

**Overlooking Battery Park**

Childs & Humphries leased for a term of years for the No. 8 State Street Realty Corporation the 5-sty and basement building 8 State st, and for the Battery Park Land Corporation the 5-sty and basement building, 9 State st, to the Broad Street Hospital. The buildings adjoin and front on Battery Park. They will be altered and used as a nurses' home.

**Club Leases Bronx Quarters**

Edwards, Dowdney & Richart leased the second floor in the new 2-sty business building to be erected by the F. A. V. Construction Co. on the east side Southern Boulevard, 175 feet south of Home st, on a plot 50x100, to the Pocono Democratic Club for a term of 5 years.

**MANHATTAN BROKERS**

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

**ERNEST N. ADLER**  
Upper East Side Property a Specialty  
1506 FIRST AVE., at 79th St.

Established 1903 Phone: Rhineland 6125

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

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

**JAMES A. DOWD**

Real Estate—Insurance  
Renting—Management

874 SIXTH AVENUE, above 49th Street

**JACOB FINKELSTEIN & SON**

Real Estate—Mortgages  
Specialists in the Bowery Section

42 BOWERY Phone: Franklin 1810

**HOLT & MERRALL, Inc.**  
Industrial Real Estate

342 MADISON AVE. Tel. Vanderbilt 4699

**J. & E. REALTY CORPORATION**  
SELLING—LEASING—MANAGEMENT  
Gotham Bank Building  
1819 BROADWAY Phone Columbus: 7094 - 4681

**LEONARD MORGAN CO.**

Real Estate—Insurance—Estates Managed  
Gotham Bank Building, Columbus Circle  
Suite 504-5 Phone: Columbus 1646

**ARTHUR G. MUHLKER**

Real Estate—Insurance

1112 PARK AVE., NEAR 90TH ST.

Phone: Lenox 2335

**FRED. OPPENHEIMER**

Real Estate—Mortgage Loans

540 Bergen Av., at 149th St.

Phone: MELROSE 5907

**ABRAHAM SAFFIR**

REAL ESTATE

1472 BROADWAY, LONGACRE BLDG.

Phone Bryant 6944

**F. P. SANSONE CO.**

Real Estate Insurance  
Selling Leasing Management

Tel. Vanderbilt 4218  
320 EAST 34th STREET, NEW YORK

**JOHN CONSTABLE MOORE**  
REAL ESTATE

15 EAST 40th ST. Vanderbilt 8189

**ARTHUR L. SHAW**

Washington Heights Specialist

4032 BROADWAY, ABOVE 169TH STREET  
Wadsworth 4150-4151

**SHERMAN & KIRSCHNER**

Real Estate and Insurance

54 E. 109th STREET NEW YORK

Tel. University 3237-2720

**JAMES B. SPEYERS & CO., Inc.**

Real Estate

CANADIAN PACIFIC BUILDING  
342 Madison Ave. Suite 814-816

**TANKOOS, SMITH & CO.**

REAL ESTATE

11 JOHN STREET, CORNER BWAY  
Cortlandt 6938-2372-1306

**WILLIAMS-DEXTER CO., INC.**

Greenwich Village Real Estate  
Insurance

72 GREENWICH AVE. Chelsea 8096

**WHITNEY-FOSTER CORP.**

Real Estate Administrator

150 WEST 72nd ST. Columbus 6409

REAL ESTATE NOTES.

BRETT & GOODE CO. were the brokers in the lease of the 8-sty loft building 427-431 West 42d st to the Clayton Co., builder of auto bodies.

ARTHUR G. MURPHY, formerly with Edward J. Hogan and Thomas J. O'Reilly is now identified with Adams & Co.

NEW YORK TITLE & MORTGAGE CO. has declared quarterly dividend of 2 per cent payable July 1, 1922, to stockholders of record on June 23, 1922.

E. J. MAAS REALTY CO., INC., of 200 West 102d st, which has been established only two years, has opened new offices at 3410 Broadway, northeast corner of 138th st.

THE FIRM of Hines & Smith, real estate brokers, has dissolved and Edgar W. Smith and L. J. Townsend will conduct the business under the name of Smith & Townsend.

ARTHUR ECKSTEIN, for a number of years with Manheimer Eros, in charge of their selling and renting departments, has opened an office in the Penn Terminal Building, 370 Seventh av.

D. H. SCULLY & CO., at 57 East 125th st for more than 30 years, have moved to new offices at 235 Lenox av, southwest corner of 125th st, in the recently altered building, formerly occupied by the Columbia Trust Co.

HUGO WABST, real estate and insurance broker, formerly of 3737 White Plains av, will occupy the stores in 3813 White Plains av, upon completion of alterations. Temporary office now at 4271 Vireo av, cor. 235th st.

THE DIRECTORS of the United States Mortgage & Trust Co., on June 23, declared a quarterly dividend of 4 per cent on the capital stock of the company payable July 1 to stockholders of record June 26.

DR. CHARLES SPIVACK is the purchaser of 272 West 91st st, a 5-sty American basement house, 42.6x25, adjoining the southeast corner of West End av, recently bought through James P. Walden. The new owner will occupy.

THEODORE DEMOTT JOHNSON, formerly manager of Pease & Elliman's downtown office, 55 Liberty st, has severed his connections with that firm, having formed with Harry C. Beaven, the firm of Johnson & Beaven to conduct a general real estate and insurance business in 32 Broadway.

Bronx Brokers

A. G. BECHMANN

Real Estate and Insurance Tel. Intervale 556 1065 SO. BOULEVARD One block from Simpson Street Subway Station

WILLIAM J. FREY

Real Estate and Insurance 370 EAST 149th St. Mott Haven 5408

WM. F. KURZ CO.

Bronx Real Estate 370 EAST 149TH STREET Established 1897 Phone: Mott Haven 4910-4911

OTTO LACKMAN

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

L. G. LOSERE

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

JOHN F. PENDERGAST, Jr.

Real Estate—Estates Managed 340 WILLIS AVENUE Phone Melrose 7223

ALBERT D. PHELPS

BRONX REAL ESTATE 554 Melrose Ave., near 149th St. and 3rd Av. PHONE MELROSE 4371

HENRY SCHWIEBERT

Real Estate—Insurance 261 EAST FORDHAM ROAD Near Valentine Avenue Fordham 9345

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods (June 28 to July 3, June 29 to July 5, Jan. 1 to July 3, Jan. 1 to July 5). Rows include Total No., Assessed Value, No. with consideration, Consideration, and Assessed Value.

MORTGAGES

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

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN and BRONX and rows for 1922 and 1921 with sub-periods. Rows include Total No., Amount, To Banks & Ins. Companies, and Amount.

BUILDING PERMITS

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

Brooklyn Brokers

BROOKLYN PROPERTY MANAGED

During the past 50 years we have built up one of the largest management clienteles in Brooklyn.

BULKLEY & HORTON CO.

"Established Over Half a Century" 585 Nostrand Avenue, near Dean Street 414 Myrtle Avenue, near Clinton Avenue 7520 Third Avenue, near 76th Street 1214 Flatbush Avenue, near Ditmas Avenue BROOKLYN Bank of Manhattan Bldg., Jamaica, L. I.

BURLING & McCURDY

Incorporated Can Sell Your Brooklyn Real Estate 158 REMSEN STREET Phone Main 5906

Members { Brooklyn Real Estate Board Real Estate Board of New York

Davenport Real Estate Co.

FULTON & SO. OXFORD STREETS AND FLATBUSH & LINDEN AVENUES Established 1853 Phone Connections

JAMES B. FISHER

Member of Brooklyn Real Estate Board REAL ESTATE 174 MONTAGUE ST. Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS MANAGEMENT 318 Patchen Avenue Brooklyn, N. Y. Telephone: Decatur 4981



# BUILDING SECTION

## Points Out Danger of Shoddy Building Construction

Public Should Be Educated Up to Requiring Use of Best Materials, Says Lyman Clark at Convention of United States Chamber of Commerce

AT the recent Convention of the United States Chamber of Commerce, Lyman Clark, of the General Electric Company, delivered an interesting address on "The Danger of Shoddy Construction." This address was full of useful information to every one interested in honest construction as the facts presented were based on sound building economics.

"As there can be many interpretations given to the subject of "Dangers of Shoddy Construction," said Mr. Clark, "it may be best to paraphrase by stating that "Dangers" refers to economics; "Shoddy" refers to waste due to material or personnel and "Construction" refers to building structures either commercial, industrial or residential.

"Building construction in the United States involves the expenditure annually of an amount probably equal to three billion dollars. The very smallest economic effect upon this expenditure naturally involves a large sum of money and we may well afford considerable expense in devising methods for its economic use. If our annual outlay for building construction can be affected by only such a small amount as 1 per cent for good or for evil, or 1 per cent positive value and 1 per cent negative value, we have the possibility of creating a saving account of 2 per cent or sixty million dollars annually which is the interest charge at 6 per cent on a total of one-third of our annual expenditure. With this large saving in mind, it is worth while to seriously look ahead and devise every possible means for the reduction and prevention of shoddy in building construction.

Many causes for shoddy construction are traceable to the ownership of property. We look upon property in the sense of invested capital upon which we must seek a financial return. Our constant thought is to develop it that it may make a return on the invested capital. From the standpoint of building construction the owner is always confronted with the problem of what best can be done with his property from two points of view; he must consider the property in the light of a holding with ever increasing value or he must consider it in the light of something to be traded in as an article of commerce. Where the owner has adopted the latter consideration, there springs up within our urban and suburban centers an enormous amount of building construction.

"There is a cause for shoddy construction where the owner tries to seek a greater earning increment by attempting to build beyond his means. Without sufficient capital requirements, he often places upon the property a building of the dimensions and contents he desires by utilizing shoddy construction. In other words, he is forced to build beyond his borrowing ability.

"It is questionable whether more shoddy is used by those having to do with the actual construction of buildings than those who are concerned in the ownership of property and buildings. In the construction work, we have to consider the following responsible personnel: architects and engineers, general and sub-contractors, and labor.

"There is probably no profession upon which is imposed a greater necessity of knowledge than that of architecture. In the architect's relations to shoddy construction we may truthfully state that ignorance is the only possible avenue for its introduction. Sometimes this ignorance is due to a "closed ear" on the architect's part from his inability to receive or lack of appreciation of advice but it is seldom, if ever, the question of willful introduction of shoddy construction by him, a condition which does not always pertain to the owner.

"While it may be a delicate c...tion to impose upon him who

loans funds for building purposes, a further consideration than the return of interest and principle, there, however, seems to be a growing consideration that financiers must be more concerned with this question than they have in the past. The mortgage of property should be concerned not only in the assurance that principle and interest are returned, but that the loan has been wisely and judiciously invested. It should be the duty of one loaning money for buildings to know that the character, kind and quality are the best within economic means. The life of building structures has been variously estimated as being for cheap frame tenements of from ten to fifteen years and for the best structural buildings of from seventy-five to one hundred years. A rate for sinking funds would then be 10 to 5 per cent for the cheap frame tenements for a term of nine to sixteen years. In the structural buildings the rate of the sinking fund would only need to be 1 per cent and the term only one-half its life. Therefore, we may reduce the introduction of shoddy construction by impressing upon the owner the economical considerations of building well, and further, by making it difficult to obtain loans for shoddy construction. We may be able in this way to reduce shoddy construction by placing a premium upon good construction.

"We have comparatively few cities with what are municipally known as building codes and none of these codes absolutely prohibit the use of shoddy construction. We have various rules for fire protection which more or less define the kinds of materials, but again, these materials are merely to prevent fire hazards rather than to create good construction. While there are inspections of one sort or another for urban and some suburban properties there does not seem to be such regulation that prohibit or reduce to any marked extent a considerable amount of shoddy construction. Attempts have been made, however, to clarify and unify many regulations imposed upon the building structure. We may, therefore, hope by this means to greatly reduce shoddy construction in future buildings.

"It is possible to reduce the use of shoddy through many educational facilities. Considerable good work has been done along these lines, not only in the technical press, but in popular magazines newspapers and circulars. That considerable more can be done in our schools and educational institutions, there can be no question. The building public should be advised as to the economic advantages of quality materials. Considerable benefit in the building industry might accrue also from visual instruction through the use of motion pictures distributed by manufacturers and others.

"Probably no better means for reduction of shoddy is provided than through co-operative effort stimulated by trade associations. Trade associations have already done excellent work in setting up useful and economic standards which have materially reduced the waste in building. There is still more work to be done and it seems worthy to propose that wherever possible, various trade associations should be notified by the architectural profession, by the engineering societies and by various contractors associations of anything that will tend to reduce the use of shoddy by its removal from the market.

"We are confronted today in the construction industry with the price of labor sufficient to necessitate the use of only good material and certainly entire elimination of shoddy material. It is impossible to conceive of paying the prevailing rates of labor for the introduction of shoddy. If one will undertake to examine the material in the market, it will be clearly and easily seen that the

(Continued on page 52)

# Making Rapid Progress on New Park Avenue Apartment

Dwight P. Robinson & Co. Erecting Fourteen-Story Co-operative Structure on Corner Plot Formerly Owned by the Princeton Club

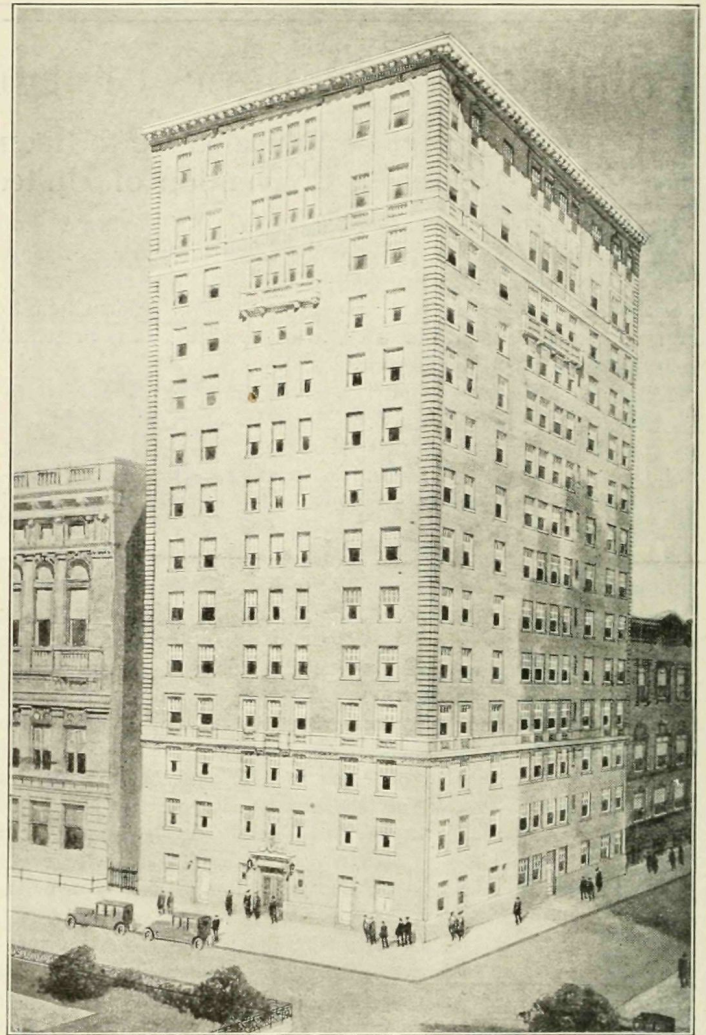
THE construction of a high-class co-operative apartment house at the northeast corner of Park avenue and Fifty-eighth street is advancing rapidly under the direction of Dwight P. Robinson & Co., general contractors. The steel frame-work for this structure is completed and within the next few weeks the building will be enclosed. This new co-operative multi-family house occupies a plot 75x90 feet which was sold to the owners by the Princeton Club which originally intended it as the site for a handsome clubhouse.

This apartment is fourteen stories in height, with basement, and has facades of face brick and Indiana limestone on a granite base. The plans, which were prepared privately under the direction of the contractor and Douglas L. Elliman & Co., representing the tenant-owners, call for every modern convenience. The design is in the Renaissance style of architecture.

The co-operative plan under which this building is being erected provides that sufficient space in the structure will be rented to cover all operating costs and fixed charges. The remaining space will be sold to the tenant-owners who will therefore be free of all expense of maintenance and upkeep and whose only outlay will be the amount of the interest on the money invested in their respective apartments. A number of the apartments were sold directly from the plans to prominent New Yorkers, and Douglas L. Elliman & Co., who have been appointed managing agents for this operation, have the remaining suites practically closed.

Space in the basement has been devoted to boiler room, storage rooms, laundries and drying rooms, etc. The main entrance will be from Park avenue, with the balance of the first floor divided into small suites especially designed for doctors or dentists and which will have independent entrances from the street. On the first floor also there will be an imposing entrance corridor and lobby, a reception room and an apartment with an office for the superintendent.

The apartments in this structure will be divided into three classes. On the three upper floors there will be but one suite to each floor. Each of these will contain twelve rooms, exclusive of five baths. Each of the remaining floors will contain units of eight rooms and three baths, and seven rooms and three baths respectively.



NO. 485 PARK AVENUE

## Construction Work in New York City Double That For Last Year

TOTAL construction contracts awarded in the five boroughs of New York City during the first six months of this year, have amounted to \$305,720,400, which is more than double the amount for the first half of 1921.

Of this large total, \$177,439,900, or 58% was for residential construction. This investment covered the construction of 37,347,300 square feet of floor space, which will provide housing facilities for approximately 23,000 families. During the first six months of 1921,

the amount of residential floor space constructed was 20,053,900 square feet, or accommodations for about 12,500 families.

The peak of this year's construction activity occurred in April. The total for that month was the largest on record. May showed a decline from April, and the June total, \$43,173,900, was 16% under the May figure, although it was 10% over the figure for June, 1921.

Included in last month's total were: \$26,276,700 or 61% for residential buildings; and \$9,464,000 or 22% for business buildings.

## How a Dollar Is Spent in Home Building

UNLESS a builder is very much interested in figures, the home builder does not know how each dollar is spent that he puts into the construction of his home. He knows in a general way that there are several general groups, but as he looks at the finished dwelling he does not know what

percentage of the cost went for masonry or carpentry or something else. Using the dollar for illustrating the relative costs, it is estimated that 36.1 cents go for masonry, 29.1 cents for carpentry, 8.7 cents for heating, 6.5 cents for painting, 6 cents for electrical work, 6 cents for plumbing, 3.5 cents for sheet metal work, 2.9 cents for roofing and 1.2 cents for hardware.

## Points Out Danger of Shoddy Building Construction

(Continued from page 51)

use of good material does not vitally affect the cost of building structures; that those concerned with building operations do not examine thoroughly the market price of commodities, in planning building structures must be evident. We, for instance, do not find a marked increase in the use of copper at a price in the neighborhood of 13½ cents over the use of copper at the price of 26 cents; we do not find a marked increased use of rubber at 13 cents over its

normal price of 90 cents or during the war at \$3.30.

"In residential building, we are confronted with a condition where about one-half the cost goes to labor and one-half to material. Shoddy as meaning "waste" must be eliminated if we are to approach any economical refinement. Therefore, the banks, insurance companies, merchants, industrials, professions and trades should interest themselves in every means available for the reduction and elimination of shoddy construction."

# Weekly Building Totals Well Above Average for the Year

Construction Statistics, as Tabulated by F. W. Dodge Company, Indicates Local Industry is Now at Season's Height of Activity

COMPARED with the totals for the week previous the building figures for the twenty-sixth week of this year show a slight decline, but they are still well above the average since the first of January. Statistics tabulated by the F. W. Dodge Company, covering the territory, including all of New York State and New Jersey, north of Trenton, show that during the week of June 23 to 30, newly projected building and engineering construction reported involved 623 operations at an estimated total cost of \$22,756,300. During the same week there were 471 contracts awarded for new operations which will require an outlay of approximately \$19,666,900.

There is a large amount of activity noticed in Greater New York, but the totals for the past week are also somewhat under those of the previous week or so. During the twenty-sixth week architects and engineers in the five boroughs of New York City reported 223 new projects which represent a total value of \$7,934,500. Local contract commitments for the week numbered 150 and amount to a total of \$10,152,900.

Analysis of the local statistics shows marked activity in planning for commercial projects, but residential construction is still the predominating factor in building work in this city. In the work

placed under contract during the past week considerable improvement is shown in some lines which have been more or less inactive for some time.

The list of 223 projects for which plans were announced by New York City architects and engineers during the week of June 23 to 30 inclusive were 33 commercial operations such as stores, offices, lofts, commercial garages, etc., \$1,136,500; 5 educational buildings, \$149,800; 2 hospitals and institutions, \$218,000; 3 industrial projects, \$31,000; 5 public works and public utilities, \$315,700; 4 religious and memorial buildings, \$266,500; 165 residential operations including apartments, flats and tenements and one- and two-family dwellings, \$5,572,000, and 6 social and recreational projects, \$245,000.

Among the group of 150 operations for which contracts were awarded during the week of June 23 to 30 inclusive were 27 commercial projects of various types, \$987,500; 4 educational buildings, \$1,000,000; 2 hospitals and institutions, \$41,000; 5 factory projects, \$87,000; 1 public building, \$4,900; 4 public works and public utilities, \$46,000; 3 religious and memorial buildings, \$134,000; 102 residential operations including multi-family dwellings and one- and two-family houses, \$7,637,500 and 2 social and recreational projects, \$215,000.

## PERSONAL AND TRADE NOTES.

**Tachau & Vought**, architects, have moved their offices from 109 Lexington avenue to 102 East 30th street.

**LeRoy P. Ward**, architect, formerly located at 52 Vanderbilt avenue, is now occupying offices at 16 East 40th street.

**Randolph M. Mann** has become associated with the Betts & Betts Corporation as assistant sales manager and will make his headquarters in New York City.

**Utica Heater Company** has moved its New York City office from 101 Park avenue to the Grand Central Terminal Building, Room 5620.

**John S. Irvine**, Detroit, was elected president of the National Association of Master Plumbers at its recent annual convention which was held at Detroit.

**George M. Getschow**, Chicago, was elected president of the Heating & Piping Contractors' Association at its recent annual meeting at Buffalo.

**Atlantic Structural Company**, general contractors, has recently been organized by E. G. Felsburg, formerly with the Ballinger Co., and H. A. Mugler. Offices have been established at 1328 Broadway.

**James A. Phillips**, formerly with McMann & Taylor Company, is now manager of sales for the R. J. Donovan Company of New York, Inc., 217 Pearl street, dealers in pipe, valves, fittings, boilers, radiators, etc.

**Mahoney-Clark, Inc.**, have taken over the business of Donovan-Mahoney, Inc., dealers in hardware supplies and contractors' equipment, maintaining the old headquarters at 217 Pearl street, corner of Platt street.

**Dr. George K. Burgess**, chief of the division of metallurgy, Bureau of Standards, Washington, was elected president of the American Society for Testing Materials at its recent annual meeting at Atlantic City.

**American Abrasive Metals Co.**, manufacturer of anti-slip treads for stairs and floors, announces its appointment by the Carborundum Company, of Niagara Falls, to act as the U. S. sales representative for the marketing of Carborundum anti-slip tile.

**Willard L. Case** has resigned as treasurer of the Yale & Towne Manufacturing

Co., Stamford, Conn., to accept a partnership in the firm of Searle, Nicholson, Oakey & Lill, accountants and engineers. He will be succeeded by J. H. Towne, secretary of the company, who becomes secretary-treasurer.

**Frederick D. Harger**, vice-president and general manager of the Mono Corporation of America, has resigned to become associated with the sales staff of the Chas. Tagliabue Manufacturing Co., Brooklyn, the latter company having taken over all the rights for the manufacture and sale of the Mono apparatus in North America.

**George J. Lobenstein**, architect, announces the establishment of an office for the general practice of his profession at 859 Flatbush avenue, Brooklyn. Catalogues, samples and price lists of building materials and specialties are requested.

**New Jersey Concrete Products Corporation** announces the acquisition of the factory of the Pre-Cast Concrete Co., near Dover, N. J., and the extension of its own facilities to supply in addition to pre-cast structural concrete and ornamental stone, other concrete products such as building tile, face and common brick, etc. The factory of the corporation is in Dover, N. J., and its executive offices in New York City.

### Contract for Large Office Building

T. C. Desmond & Co., Inc., 26 Beaver street, have obtained a general contract for the construction of a twenty-story office building, with stores on the ground floor, at the corner of Park avenue and 46th street. This building is owned by the Merchants & Manufacturers Exchange of New York, and has been planned by Warren & Wetmore, architects, who designed many of the modern commercial projects in the Grand Central Terminal zone. The operation represents the investment of approximately \$2,000,000 exclusive of the value of the land.

### Cement Output a New Record.

Production of Portland cement during May, 1922, reported by the United States Geological Survey, was 11,176,000 bbls., which is the largest amount ever produced in any single month. However, the outstanding feature of the situation is disclosed by the indicated movement of cement, May shipments being in excess of any preceding month. For the five months ending May 31 they were greater than during any similar period in past years, being more than 5,000,000 bbls. ahead of last year and nearly 4,000,000 bbls. in ex-

## TRADE AND TECHNICAL SOCIETY EVENTS.

**Wall Paper Manufacturers' Association of the United States** will hold its annual convention at the Hotel Commodore, New York City, during the week beginning July 31.

**New York State Retail Hardware Association** will hold its annual convention and exposition at Rochester, February 20 to 23, inclusive, next year. Headquarters will be established at the Powers Hotel. Sessions and exposition will be held at Exposition Park.

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

cess of 1920, which was the largest year for the industry.

The great demand for Portland cement is attributed to the record breaking proportions of the building boom, which is under way, and to increased municipal improvements. The construction of concrete pavements is also an important factor, as the yardage under contract this year is greater than ever.

### Production of Gypsum

According to conservative estimates made by the United States Geological Survey from the incomplete returns available April 1 the quantity of gypsum mined in the United States in 1921 was approximately 2,870,000 short tons, as compared with 3,129,142 tons in 1920. The combined value of the crude and calcined gypsum sold was approximately \$20,820,000, as compared with \$24,533,065 in 1920.

### Gold Medal for Carnegie Institute

The gold medal of the Societe des Architectes Diplomes par le Gouvernement Francais, which was put in the hands of the American group for award to that institution which shall have most distinguished itself during the year in architectural teaching, according to Beaux Arts principles, has been awarded for the season 1920-21 to the Carnegie Institute of Technology.

# CURRENT BUILDING OPERATIONS

ACTIVITY in the local building field was slowed down considerably during the past week by the interruption of the holiday. Reported commitments were lighter than they have been for several weeks past, but there has been a large amount of proposed construction in the hands of contractors for estimates which is likely to be released under contract within the near future. Without question the building industry of the Metropolitan district will be engaged at full capacity throughout the next few months and in all probability for the coming year or more. Although there are marked signs that the residential construction is slackening off to some extent there is every likelihood that this form of operation will continue as the dominating factor locally for still a long time. Recently, however, there has been a decided improvement in commercial and industrial building, with several large operations placed under contract and a great volume of costly alteration work which in itself is sufficient to keep the industry fully employed for some time.

There is still a grave shortage of skilled workers in several of the more important trades, and as a result employers are forced into the position of maintaining the bonus system. The apprenticeship program now being worked out by the New York Building Congress in conjunction with the unions and trade associations will be of material benefit in this regard, as the plans are actively under way for the establishment of apprenticeship schools without further delay.

The building material markets have settled down to mid-summer routine. Prices are very firm and there are no indications that levels will drop while the prevailing intensity of building continues. Local stocks are in better shape than they have been, and there is practically no danger of a shortage in any of the essential lines.

**Common Brick**—Despite the holiday interruption there was excellent business during the past week in the wholesale market for Hudson River common brick. Manufacturers are shipping new brick regularly now and there is every indication that the future supply will keep abreast of the demand. At present brick is being taken out of the market as soon as it arrives, but while the demand continues very keen there is not the real competition there was several weeks ago. Prices are very firm and no reductions are anticipated because of the high manufacturing costs. The coal situation shows no improvement, and brickmakers are get-

ting extremely anxious about the supplies of fuel they will require to get their product ready for market. Although the majority of the producers started the season with some fuel practically none had sufficient to last out the summer, and as they have forced production in order to relieve the local brick shortage they have used up their fuel and are doubtful as to future supplies.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, July 6, 1922. Condition of market: Demand brisk; prices firm.

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades..\$20.00 to \$21.00  
Raritan..... — to —  
Second-hand brick, per load  
of 3,000, delivered.....\$47.00 to —

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

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

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

Domestic Portland cement, per bbl.. \$3.25  
Rebate for bags, 10c. each.

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

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

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

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

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

Quotations: Hudson Rivers, \$20 to \$21 a thousand to dealers in cargo lots along-side dock. Number of cargoes arrived, 40; sales, 40. Distribution: Manhattan, 12; Bronx, 4; Brooklyn, 18; New Jersey points, 3; Astoria, 2; Flushing, 1.

**Building Stone**—There has been a very decided improvement in the market for this material due to the increased volume of active commercial construction. The outlook is bright because architects have plans in progress for a number of interesting operations in which stone will be used extensively. Prices are steady and

**Hollow Tile**—

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

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

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

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

**Lath**—

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

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.  
Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.  
Finishing Lime (Standard in Hydrate Finishing, in paper bags ..... 24.00 per ton  
Hydrate Common, in paper bags .....\$19.50 per ton

**Plaster**—

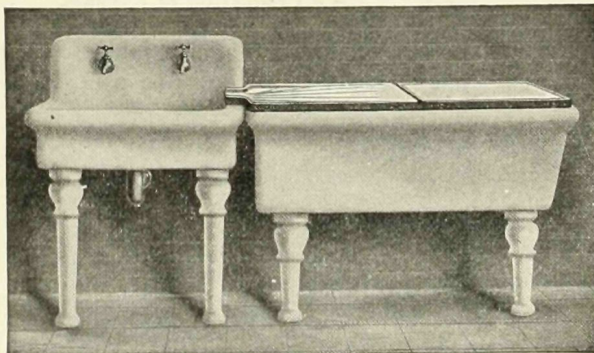
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

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

**Plaster Blocks**—

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

## COMBINATION DRAINBOARD and WASH TRAY COVER



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

For Sale by Plumbing Supply Dealers

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

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

## SHADES, AWNINGS AND CANOPIES

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

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

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



F. J. KLOES

Established 1872  
269 Canal St., New York  
Telephone: Canal 4072

# MATERIALS AND SUPPLIES

there is little prospect of important reductions until freight rates have been revised.

**Roofing Papers**—Demand for this material continues very active and according to trade reports there is no sign of a slackening while the current building movement is under way. The suburban districts are the most important factor in the demand for roofing papers and there is now every indication of a continuation of heavy buying because of the large volume of proposed small house building. Prices are steady and unchanged.

**Reinforcing Bars**—The market is not particularly active at present, but signs of improvement in the field of industrial construction warrant the prediction that business in this line will steadily increase. During the past few weeks there has been some important work out for estimates, but no announcement has been made as yet of the award of contracts. Prices are firm and with an advancing trend that is particularly noticeable in all steel and iron products.

**Cast Iron Pipe**—Demand for this material continues very strong and as a gen-

eral thing the Eastern producers are booked several months ahead with their plants operating practically at full time. Although municipal business is relatively light there is some interesting business in prospect from this source. Private buying remains the most important factor in the market at present and shows arked signs of maintaining its present strength. Prices on cast iron pipe continue upward. The market on 6 in. and larger is now holding at \$50.80 per net ton, f.o.b. New York. Quotations on 5 in. and 4 in. are \$50.80 and 3 in., \$65.80, with Class A and gas pipe \$4 extra per ton. The outlook for the coming months is splendid as several important projects are likely to be released for bids within the next week or ten days.

**Electrical Supplies**—The demand for electrical material and supplies has lost none of its intensity during the past week. Business is exceptionally brisk and all signs point to a continuation of prevailing building conditions for some time to come. The large amount of active building in the metropolitan district, coupled with the increasing volume of projected work, is generally considered as indicative of continued brisk demand. Jobbers report their stocks in good shape and deliveries are prompt. There have been no important price changes during the past week or so and the local market seems to have settled down to a steady summer schedule. Prices on rubber covered wire have stiffened to some extent with larger sizes being purchased in increasing quantities.

**Window Glass**—There is considerable activity in this market with the cheaper grades of window glass in particular demand. Plate glass of the best quality is somewhat difficult to obtain at present owing to the heavy requirements of the automobile industry. Jobbers have fair supplies on hand but are experiencing some delays in getting deliveries from the factories, but up to the present job deliveries have been fairly prompt. Prices are steady and practically unchanged.

**Linseed Oil**—The market is spotty and jobbers are not in any position to predict either demand or price movements. At present buying is extremely light and purchases are apparently only being made to fill immediate requirements. There is very little buying for stock, and car-load-lot business is almost negligible. There is little likelihood that the demand will improve until the building program for this season is well advanced toward completion and the demand for painting materials commences.

## IN THE METROPOLITAN MARKETS

**Plaster Board**—  
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.  
27x48x½ in. .... \$0.34 each  
32x36x¼ in. .... 0.20 each  
32x36x½ in. .... 0.22 each  
32x36x¾ in. .... 0.28 each

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

**White Sand**—  
Delivered in Manhattan.... \$4.50 per cu. yd.

**Broken Stone**—  
1½-in., Manhattan delivery. \$4.00 per cu. yd.  
Bronx delivery..... 4.00 per cu. yd.  
¾-in., Manhattan delivery.. 4.00 per cu. yd.  
Bronx delivery..... 4.00 per cu. yd.

**Building Stone**—  
Indiana limestone, per cu. ft. .... \$1.62  
Kentucky limestone, per cu. ft. .... 2.27  
Briar Hill sandstone, per cu. ft. .... 1.68  
Gray Canyon sandstone, per cu. ft. .... 1.65  
Buff Wakeman, per cu. ft. .... 1.90  
Buff Mountain, per cu. ft. .... 1.80  
North River bluestone, per cu. ft. .... 1.85  
Seam face granite, per sq. ft. .... 1.20  
South Dover marble (promiscuous mill block), per cu. ft. .... 2.25  
White Vermont marble (sawed) New York, per cu. ft. .... 3.00

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

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

3x4 to 14x14, 10 to 20 ft. .... \$40.00 to \$52.00  
Hemlock, Pa., f. o. b., N. Y., base price, per M. .... 37.50 to —  
Hemlock, W. Va. base price, per M. .... 37.00 to —  
(To mixed cargo price add freight, \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered).. 28.50 to —  
Wide cargoes ..... 31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.  
Cypress Lumber (by car, f. o. b., N. Y.):  
First and seconds, 1-in. .... \$105.00 to —  
Cypress shingles, 6x13, No. 1 Hearts ..... 15.00 to —  
Cypress shingle, 6x13, No. 1 Prime ..... 13.00 to —  
Quartered Oak ..... to \$166.00  
Plain Oak ..... to 126.00

**Flooring:**  
White oak, quart'd sel. .... \$97.50 to —  
Red oak, quart'd select.. 97.50 to —  
Maple No. 1. .... 71.00 to —  
Yellow pine No. 1 common flat ..... 56.50 to —  
N. C. pine flooring Norfolk ..... 62.50 to —

**Window Glass**—  
Official discounts from manufacturers' lists:  
Single strength, A quality, first three brackets ..... 84%  
B grade, single strength, first three brackets ..... 86%  
Grades A and B, larger than the first three brackets, single thick ..... 86%  
Double strength, A quality ..... 85%  
Double strength, B quality ..... 88%

**Linseed Oil**—  
City brands, oiled, 5 bbls. lot. \$0.88 to —  
Less than 5 bbls. .... 0.91 to —

**Turpentine**—  
Turpentine ..... \$1.03 to —



Face  
Enameled  
Fire

# BRICK

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

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

## American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK  
Telephone Murray Hill 8787-8788

# Money to Loan

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

## Building Loans American Bond & Mortgage Company, Inc.

562 Fifth Ave., New York City  
Telephone 9600 Bryant

# POMEROY

## Solid Iron and Hollow Metal Windows

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

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

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

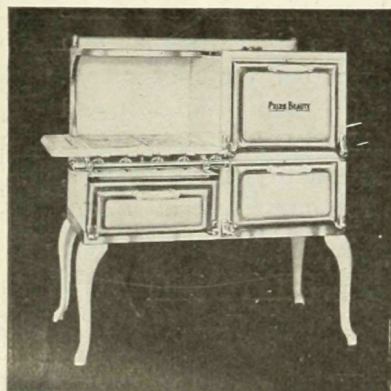
# H. W. BELL CO.

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

Park Ave. & 139th St.

Phone—Mott Haven 3134  
BROOKLYN

KENT AVENUE & MORTON STREET



## "WE CHALLENGE THE WORLD" UNITED STATES GAS RANGE CORP.

Manufacturers

### "PRIZE BEAUTY" Gas Ranges CLEVELAND, OHIO

NEW YORK SHOWROOM AND WAREHOUSE

Phone—Madison Sq. 6627 107 E. 31st St., at Fourth Ave.

We manufacture gas ranges exclusively of 49 different styles and sizes of the highest grade construction at our competitors' low grade prices. "PRIZE BEAUTY" Gas Ranges are the best bakers, save gas, sanitary, rust-proof, and special porcelain enamel finish.

## CONTEMPLATED CONSTRUCTION.

### Manhattan DWELLINGS.

WAVERLY PL.—Frank E. Vitolo & H. P. Erskine, 56 West 45th st, has plans in progress for alterations to the 4-sty brick dwelling, 22x81 ft, with garage, at 108 Waverly pl for Telegram Realty Co., Maurice Gervaino, president, 108 Waverly pl, owner. Cost, \$20,000. Architects will take bids about July 15.

### STABLES AND GARAGES.

218TH ST.—Frank Hausle, 81 East 125th st, has completed plans for a 1-sty brick and stone garage, 125x150 ft, with stores, at the northeast corner of West 218th st, 10th av and Broadway, for John L. Miller, 1947 Broadway, owner. Cost, \$120,000.

### STORES, OFFICES AND LOFTS.

53D ST.—Geo. & Edw. Blum, 505 5th av, have completed plans for alterations to the 6-sty and basement brick dwelling, 25x100 ft, at 17 East 53d st, which is to be converted into a store and loft building for Brown Brand Realty Co., Chas. Brown, president, 13 East 49th st, owner. Cost, \$35,000.

33D ST.—Warren & Wetmore, 10 East 47th st, have plans in progress for a 6-sty brick and stone store and loft building, 50x80 ft, at 49-51-51½ East 33d st for Alfred G. Vanderbilt Estate, Grand Central Terminal, owner. Cost, \$150,000.

BURNSIDE AV.—Gronenberg & Leuchtag, 450 4th av, have completed plans for thirty 1-sty brick stores, on plot 220x100 ft, on the north side of Burnside av, from Davidson to Grand avs, for J. L. S. Realty Co., Jos Silverson, president, 103 Park av, owner and builder. Cost, \$150,000.

### MISCELLANEOUS.

57TH ST.—John F. Jackson, 137 East 45th st, has completed preliminary plans for a 20-sty fireproof Y. M. C. A. building, 75x100x200 ft, at 332-334 West 57th st, through to 56th st, for West Side Branch Y. M. C. A., Wm. M. Kingsley, president, 45 Wall st, owner. Cost, \$1,200,000.

### Bronx

#### STORES, OFFICES AND LOFTS.

TINTON AV.—J. M. Felson, 1133 Broadway, has completed plans for eight 1-sty brick stores, 94x50 ft, at the northwest corner of Tinton av and 149th st for Rothbart Garage Co., Max Rothbart, president, 141 Marcy pl, owner and builder. Cost, \$30,000.

BURNSIDE AV.—Gronenberg & Leuchtag, 450 4th av, have completed plans for a 2-sty brick store and office building, on plot 220x100 ft, on the north side of Burnside av, from Davidson to Grand avs, for J. L. S. Realty Co., Jos. Silverson, president, 103 Park av, owner and builder. Cost, \$250,000.

165TH ST.—Springsteen & Goldhammer, 32 Union sq, have completed plans for thirteen 1-sty brick and stone stores at the northeast corner of 165th st and Sherman av for G. & F. Construction Co., care of Goldberg & Fein, 23 Thornton st, Brooklyn, owner and builder.

TREMONT AV.—O. Goldschlag, 110 West 40th st, has plans in progress for a 2-sty brick store and office building, 40x75 ft, on Tremont av, 75 ft west of Southern blvd, for Samuel Larkin, 220 Broadway, owner and builder.

165TH ST.—Springsteen & Goldhammer, 32 Union sq, have completed plans for ten 1-sty brick stores, 75x100 ft, at the northeast corner of 165th st and Sherman av for G. & F. Construction Co., Isidore Fein, 22 Thornton st, Brooklyn, owner and builder. Cost, \$40,000.

### Brooklyn

#### CHURCHES.

16TH AV.—H. Hurwitz, 1170 Broadway, Manhattan, has completed plans for alterations and a top addition to the brick synagogue at 5307-11 16th av for Talmud Torah Bnu Jerdah, Jacob

## SPRINKLER

SUPERVISORY SERVICE  
AUTOMATIC SPRINKLER  
VALVE ALARM SERVICE  
INTERIOR FIRE ALARM  
EQUIPMENT

INSTALLED AS A LOCAL SYSTEM  
OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE

Automatic Fire Alarm Co.  
416 Broadway New York City  
CANAL 5188

Goldstein, president, 1653 51st st, owner. Cost, \$1,600.

### DWELLINGS.

EAST 9TH ST.—Isaac Kallich, 2105 86th st, has completed plans for a 2-sty frame dwelling, 20x47 ft, in the west side of East 9th st, 260 ft south of Av J, for J. & K. Construction Co., 2105 86th st, owner. Cost, \$12,000.

COLONIAL RD.—Slee & Bryson, 154 Montague st, have plans in progress for two hollow tile and stucco dwellings at Colonial rd and 81st st for W. E. Hudson, 417 76th st, owner.

18TH ST.—Abraham Farber, 1746 Pitkin av, has plans in progress for three 2-sty frame and stucco dwellings, 22x50 ft, in the east side of East 18th st, 180 ft north of Av L, for S. M. C. Bldg. Corp., Meyer Cohen, president, 618 Watkins av, owner. Cost, \$36,000.

6TH ST.—Laspi & Samenfeld, 525 Grand st, have completed plans for a 2-sty frame dwelling, 20x55 ft, in the west side of West 6th st, 130 ft south of Av T, for Frank Lozzaro and Sebastie Perrelli, 444 Lake st, owner. Cost, \$14,000.

94TH ST.—Jacob S. Glaser, 845 East 13th st, has completed plans for five 2-sty frame dwellings, 18x36 ft, in the west side of East 94th st, 248 ft south of Av K, for Brownsville So. Realty Co., 51 Chambers st, Manhattan, owner. Total cost, \$35,000.

87TH ST.—Chas. Pfaff, 7 Dey st, Manhattan, has completed plans for two 2-sty frame dwellings, 20x51 ft, at the southeast corner of 87th st and Narrows av for Jas. H. Layden, Jr., 1234 Pacific st, owner and builder. Cost, \$20,000.

### STABLES AND GARAGES.

CHAUNCEY ST.—Chas. Goodman, 375 Fulton st, has completed plans for a 1-sty brick garage, 100x100 ft, in the south side of Chauncey st, 100 ft east of Reid av, for Chas. Serota, 1575 President st, owner. Cost, \$20,000.

### Queens

#### DWELLINGS.

QUEENS, L. I.—H. Brucker, 2549 Myrtle av, Ridgewood, has plans in progress for a 2-sty frame and shingle dwelling, 20x48 ft, on Springfield rd, Queens, for Michael Neufeld, 1870 Harmon st, Ridgewood, owner and builder. Cost, \$9,000.

### MISCELLANEOUS.

LONG ISLAND CITY, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a 3-sty brick telephone central building, 100x133 ft, in the north side of 9th st, to 10th st, west of Van Alst av, L. I. City, for N. Y. Telephone Realty Co., Mr. E. Mungle, engineering dept., 15 Dey st, Manhattan, owner.

### Westchester

#### DWELLINGS.

LARCHMONT, N. Y.—Plans are being prepared privately for two 2½-sty brick veneer dwellings, 26x30 ft, at Larchmont, for Joseph Walters, 276 Lockwood av, New Rochelle, owner and builder. Total cost, \$16,000.

LARCHMONT, N. Y.—Plans are being prepared privately for two 2½-sty frame and clapboard dwellings, 20x35 ft, at Larchmont, for Samuel A. Thomas, 67 Chatsworth av, Larchmont, owner and builder. Total cost, \$16,000.

PELHAM, N. Y.—Plans have been prepared privately for two 2½-sty frame and brick veneer dwellings, 24x33 ft, on Carlies av, Pelham, for A. F. Thomas, Wolfs lane, Pelham Manor, owner and builder. Cost, \$11,000 each.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x30 ft, on Hunter av, New Rochelle, for G. J. J. Fernschled, 280 Madison av, Manhattan, owner and builder. Cost, \$9,000.

**NEW ROCHELLE, N. Y.**—Moore & Landsiedel, 3d av and 148th st, Manhattan, have completed plans for four 2-sty frame and shingle dwellings, 18x38 ft, in Rhodes st, New Rochelle, for Efficient Craftsman Corp., Wm. L. Phelan, president, 1879 Harrison av, Manhattan, owner and builder. Total cost, \$28,000.

**NEW ROCHELLE, N. Y.**—W. H. Jackson, care of owner, has completed plans for a 2½-sty frame and shingle dwelling, 26x46 ft, with garage, on Pryor pl, New Rochelle, for M. A. Vought, 131 East 44th st, Manhattan, owner and builder. Cost, \$15,000.

**MT. VERNON, N. Y.**—James J. Robertson, 448 S. Columbus av, Manhattan, has plans in progress for a 2-sty brick and stone dwelling, 30x50 ft, at Darwood, Mt. Vernon, for Frederick Mesinger, 432 Austin pl, Manhattan, owner. Cost, \$20,000.

**NEW ROCHELLE, N. Y.**—Plans have been prepared privately for a 2½-sty frame and shingle dwelling, 48x41 ft, with garage, at Trenor dr and Oxford rd, New Rochelle, for M. A. Vought, Pinebrook rd, New Rochelle, owner and builder. Cost, \$18,000.

**SCARSDALE, N. Y.**—Plans are being prepared privately for a 2½-sty brick dwelling, 24x49 ft, on Britie av, south of Donellan rd, in the Green-acres section of Scarsdale, for G. Harris Danzberger, Scarsdale, owner. Cost, \$26,000.

**HALLS AND CLUBS.**

**MT. VERNON, N. Y.**—McKim, Mead & White, 101 Park av, Manhattan, have been retained to prepare plans for alterations to the dwelling, Corcoran Manor, Bailey estate, Mt. Vernon, which is to be converted into a country club, for Bailey Park Co., J. T. McCaddon, director, 27 East 22d st, Manhattan, owner.

**PORTCHESTER, N. Y.**—Ernest Dankin, 14 Webster pl, Portchester, has plans in progress for a 3-sty limestone Masonic temple, at Portchester, for Masonic Assoc. forming, Geo. Merty, chairman building committee, East Portchester, owner. Details will be announced later.

**STABLES AND GARAGES.**

**PORTCHESTER, N. Y.**—D. H. Ponty, 72 Westchester av, Portchester, has completed plans for a 1-sty brick garage, 75x100 ft, on Irving av, off Factory pl, Portchester, for Daniel J. Marvin, owner and builder, care of architect. Cost, \$18,000.

**STORES, OFFICES AND LOFTS.**

**YONKERS, N. Y.**—Gronenberg & Leuchtag, 450 4th av, Manhattan, have plans in progress for eleven 1-sty brick stores, 105x100 ft, irregular, at the northeast corner of So. Broadway and Caryl av, Yonkers, for Ruthie Realty Co., S. Solomon, president, 217 Havemeyer st, Brooklyn, owner and builder. Cost, \$85,000.

**New Jersey**

**APARTMENTS, FLATS AND TENEMENTS.**

**JERSEY CITY, N. J.**—Geo. & Edw. Blum and Sampel Katz, 505 5th av, Manhattan, have completed plans for a 5-sty brick apartment at the northwest corner of Fairmount av and Britton st, Jersey City, for Daniel Woldstein, 10 Britton st, Jersey City, owner and builder. Cost, \$100,000.

**CHURCHES.**

**MONTCLAIR, N. J.**—Goodwille & Moran, 56 West 45th st, Manhattan, have plans nearing completion for an addition to the parish house at South Fullerton av and Union st, Montclair, for St. Luke's Protestant Church, Rev. Luke M. White, pastor, 75 So. Fullerton av, Montclair, owner. Cost, \$25,000.

**DWELLINGS.**

**SOUTH ORANGE, N. J.**—Wm. E. Garra-brants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 30x36 ft, on Forest rd, South Orange, for Bentley Bros., 548 No. 3d st, Newark, owner and builder. Cost, \$15,000.

**MONTCLAIR, N. J.**—H. Charles Hammel, 217 Glen Ridge av, Montclair, has plans in progress for a 2½-sty brick veneer dwelling, 37x53 ft, with garage, at Melrose pl and Clifton pl, Montclair, for Arthur K. Brown, 56 Park st, Montclair, owner. Cost, \$27,000.

**NEWARK, N. J.**—August M. Kleeman, Springfield av, Irvington, has plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 32x37 ft, with garage, at Sandford and Commonwealth avs, Newark, for Geo. Becker, South 10th st, near 15th av, Newark, owner. Cost, \$14,000.

**CRANFORD, N. J.**—J. Ben Beatty, 15 Reid st, Elizabeth, has completed plans for a 2½-sty hollow tile and stucco dwelling, 30x38 ft, on Lincoln av, Cranford, for Jos. Massa, So. 7th st, near 2d av, Elizabeth, owner and builder. Cost, \$10,000.

**RUTHERFORD, N. J.**—Herman Fritz, News Bldg., Passaic, has completed plans for a 2½-sty frame dwelling, 23x28 ft, at Rutherford for Harvey H. Davies, Rutherford, owner and builder. Cost, \$7,000.

**INTERLAKEN, N. J.**—K. McM. Towner, Kinmonth Bldg., Asbury Park, has plans in progress for a 2½-sty frame and clapboard dwelling, 26x38 ft, with garage, on Windemere av, Interlaken, for Dr. E. C. Wagner, Kinmonth Bldg., Asbury Park, owner. Cost, \$15,000.

**HALLS AND CLUBS.**

**MONTCLAIR, N. J.**—H. P. Knowles, 21 West 49th st, Manhattan, has plans in progress for a 3-sty hollow tile & stucco club house, 220x50 ft,

on the golf links near Verona, Montclair, for Montclair Golf Club—E. H. Wells, president—Montclair, owner. Cost, \$200,000. Architect will take bids on general contract about July 22nd.

**PATERSON, N. J.**—W. T. Fanning, 5 Colt st, Paterson, has plans in progress for a 2-sty face brick & limestone club house, 40x50 ft, at the corner of Union and Totowa avs, Paterson, for St. Marys Parish—Rev. M. F. McGuinness, pastor—412 Union av, Paterson, owner. Cost, \$25,000. Architect will take bids on general contract about July 7th.

**NEWARK, N. J.**—Frank Grad, 245 Springfield av; Henry Baechlin, 665 Broad st; Backoff, Jones & Cook, Essex Bldg., and Jordan Green, Essex Bldg., all of Newark, have plans in progress for a Masonic temple at 1024 Broad st, Newark, for Salaam Temple A. A. O. N. M. S.—George M. Buttle, illustrious potentate—165 Market st, Newark, owner. Cost, \$1,000,000.

**NEWARK, N. J.**—Frank Grad, 245 Springfield av, Newark, has plans nearing completion for a 2-sty brick & stone lodge building, 55x100 ft, at West End and South Orange avs, Newark, for Composite Lodge No. 223, Free & Accepted Masons—David Statman, master—Plane st, Newark, owner. Cost, \$100,000. Architect will soon take bids on general contract.

**HOMES AND ASYLUMS.**

**LONG BRANCH, N. J.**—Leon Cubberly, 133 Morris av, Long Branch, has been retained to prepare plans for a contemplated 2-sty brick club home at Long Branch for American Legion, Langdon Morris, chairman building committee, Long Branch, owner. Cost, \$50,000.

**UNION HILL, N. J.**—Jos. D. Lugosch, 21 Berne-line av, Union Hill, has been retained to pre-

pare plans for an Elks Home, on Boulevard, near Hackensack Plankroad, Union Hill, for Union Hill Lodge, B. P. O. Elks, Ray Radlife, exalted ruler, Union Hill, owner. Cost, \$300,000.

**PATERSON, N. J.**—Wm. T. Fanning, 5 Colt st, Paterson, has been retained to prepare plans for a 4-sty brick and limestone nurses' home, of irregular dimensions, in Main st, Paterson, for St. Joseph's Hospital, Mother Mary Cecilia, president, 703 Main st, Paterson, owner.

**SCHOOLS AND COLLEGES.**

**WEST ORANGE, N. J.**—Guilbert & Betelle, Aluene Bldg., Newark, have preliminary plans in progress for a 3-sty and basement brick high school on Northfield av, west of Rolinon st, West Orange, for Town of West Orange, Board of Education, S. D. Middle, president, West Orange, owner. Cost, \$400,000.

**WESTWOOD, N. J.**—Rasmussen & Wayland, 252 West 46th st, Manhattan, have plans in progress for alterations and an addition to a 2-sty and basement brick school, 56x155 ft, at Westwood, for Board of Education of Westwood—James Ackerman, city clerk—Westwood, owner. Cost, \$150,000.

**WEST ENGLEWOOD, N. J.**—Wm. H. Gompert, 171 Madison av, Manhattan, has been retained to prepare plans for an extension of 21 buildings to the stone and terra cotta military school on River rd, West Englewood, for Roosevelt Military School, John Carrington, president, 220 Broadway, Manhattan, owner.

**NEWARK, N. J.**—Edward E. Grant, 397 Washington av, Newark, has plans in progress for a 2-sty and basement North River brick parochial school, 75x100 ft, at the southeast corner of Heller pkway and Woodside av, Newark, for Our Lady of Good Council, Rev. Wm. J.

# 12 East 86th Street Corporation

An immense fifteen-story apartment hotel, which will accommodate 365 families, is under construction on the former site of the car barns on the west side of Madison Avenue between Eighty-Fifth and Eighty-Sixth Streets. This multi-family project is to be conducted according to new and unique plans, entailing the latest in electrical equipment. As is the case with almost all new buildings, it will receive its electrical supply from The New York Edison Company

The lighting installation calls for approximately 6,000 lamps, while about 500 horsepower will be supplied for the operation of elevators and housepumps, ventilating systems and refrigerating plants

If you are planning to erect a new building, or remodel an old one, we suggest that you consult our engineers, who will be glad to study your electrical requirements and submit estimates to you. This service incurs no obligation on your part

Architects - - - Schwartz & Gross - - - 347 5th Ave  
General Contractor - - - Fred T Ley Co - - - 19 West 44th Street

*Big Buildings Use Edison Service*

## The New York Edison Company

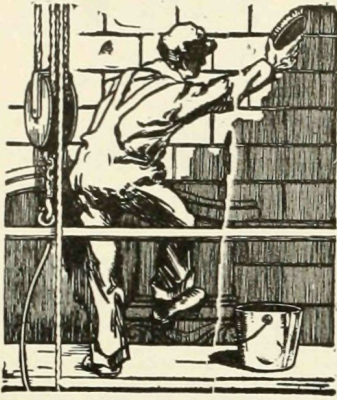
*At Your Service*

Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



## A Clean Building



### We clean masonry of every type.

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

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

### Atlantic Terra Cotta Co.

Cleaning Department  
350 Madison Avenue  
Telephone: Vanderbilt 9980

## A. WILKES COMPANY

### PAINTERS INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave. Fordham 9000

# HECLA IRON WORKS

ESTABLISHED 1876

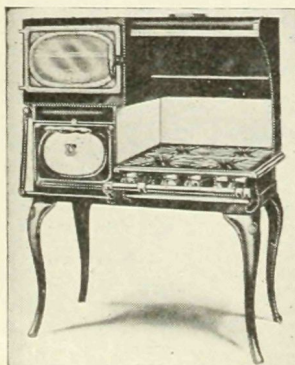
## Architectural Bronze and Iron Work

Office, 118 No th 11th Street BROOKLYN, N. Y.

## NIEWENHOU COMPANY, INC.

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

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



## A-B Gas Ranges

Headquarters for

## LANDLORDS AND BUILDERS

Own your own ranges and don't pay rent for them forever. A-B Ranges are the best bakers, save gas and are finished in sanitary porcelain Enamel. Rustproof.

40 Different Styles & Sizes at Lowest Prices  
Guaranteed to Give Satisfaction

J. ROSE & CO., 114 W. 39th St., N. Y.

Downtown Store and Service Branch: 63 Orchard Street  
Tel. Fitzroy 3466 Est. 36 Years

Richmond, pastor, 654 Summer av, Newark, owner. Cost, \$80,000.

SEACAUCUS, N. J.—Chas. F. Dieffenbach, 84 Washington st, Hoboken, has been retained to prepare plans for a brick grade or combination grade and high school at Seacaucus for Town of Seacaucus, Board of Education, August Schell, president, 104 Chester av, Seacaucus, owner. Details will be announced later.

### STORES OFFICES AND LOFTS.

NEWARK, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has plans in progress for a 3-sty brick loft building 50x80 ft, at 170 Livingston st, Newark, for A. Stempler, owner, on premises. Cost \$16,000.

ORANGE, N. J.—John J. Lamb, 318 Main st, Orange, has plans in progress for a 2-sty limestone and brick dental and real estate office, 27x37 ft, on Lackawanna Plaza, Orange, for Dr. Matthew C. Pearce, 310 Main st, Orange, owner. Cost, \$20,000. Architect will take bids about June 15.

ELIZABETH, N. J.—Harold B. Brady, 333 No. Broad st, Elizabeth, has plans nearing completion for a 4 or 6-sty brick and terra cotta store and office building, 50x60 ft, in East Jersey st, near Broad st, Elizabeth, for John S. Sauer, owner, care of architect. Cost, \$75,000.

### CONTRACTS AWARDED.

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

### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fleischmann Construction Co., 531 7th av, has the general contract for a 14-sty brick, steel and limestone apartment house, 56x75 ft, at the corner of Washington Sq South and West Broadway for Walter Russell, 1 West 67th st, owner, from plans by Frank W. Woods, 597 5th av, architect. Cost, \$640,000.

MANHATTAN.—Hegeman & Harris, 185 Madison av, have the general contract for two 11-sty and basement apartments, 73x179 ft, at the northeast corner of Lexington av and 69th st for Joint Ownership Construction Co., Frederik Culver, president, 342 Madison av, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, \$1,500,000.

### DWELLINGS.

MOUNT KISCO, N. Y.—Hegeman & Harris, 185 Madison av, Manhattan, have the general contract for a 2½-sty stone dwelling, 128x135 ft, with 2½-sty garage and stable, 104x109 ft, in McLain st, Mount Kisco, for Carl L. Tucker,

1808 Broadway, Manhattan, owner, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects.

MANHATTAN.—Jas. Blewett, 663 Lexington av, has the general contract for alterations to the 5-sty brick dwelling, 20x88 ft, at 48 East 66th st for Dr. Eleanor A. Campbell, 26 East 58th st, owner, from plans by Raymond M. Hood and J. A. Fouilboux, 7 West 42d st, architects. Cost, \$20,000.

BROOKLYN.—David Campbell, 934 East 34th st, has the general contract for a 2-sty frame dwelling, 26x33 ft, with garage, in the east side of Beaumont st, 220 ft south of Hampton av, for A. C. Callette, 262 Jay st, owner, from plans by Wm. J. Dilthey, 120 Liberty st, Manhattan, architect. Cost, \$8,000.

FLUSHING, L. I.—Roberts Nash Co., Flushing, has the general contract for a 2½-sty frame dwelling, 27x40 ft, at the northwest corner of Maple and Jagger av, Flushing, for Frederick K. Kneeland, 4 East 53d st, Manhattan, owner, from plans by Roger A. Bullard, 4 East 53d st, Manhattan, architect.

HARTSDALE, N. Y.—Eisner Stevens Co., Hartsdale, has the general contract for a 2½-sty frame and stucco dwelling, 42x52 ft, with garage, at Hartsdale for Geo. Dewey, 138 Fulton st, Manhattan, owner, from plans by King & Campbell, 36 West 40th st, Manhattan, architects. Cost, \$25,000.

MAPLEWOOD, N. J.—August Batz, Parker av, South Orange, has the general contract for a 2½-sty frame, clapboard, shingle and brick veneer dwelling, 32x38 ft, with garage, in Prospect st, 200 ft north of Parker av, Maplewood, for J. Henry Murphy, owner, care of architect, from plans by W. Orrin Bartlett, 738 Broad st, Newark, architect. Cost, \$13,000.

GLEN RIDGE, N. J.—Wm. R. Whyte & Co., 34 Oakland av, Jersey City, has the general contract for a 2½-sty frame and brick veneer dwelling, 29x48 ft, at Ridgewood av and Oxford st, Glen Ridge, for Walter Mehl, 128 Webster av, Jersey City, owner, from plans by W. F. Staab, 21 Forest av, Glen Ridge, architect. Cost, \$17,000. Heating and plumbing, Wm. J. Cross Co., 157 Webster av, Jersey City.

### FACTORIES AND WAREHOUSES.

MANHATTAN.—Wm. Pollack, 1019 Lafayette av, Brooklyn, has the general contract for a 3-sty and basement brick storage warehouse, 38x32 ft, at 320-322 Washington st for Harry and John Weinstein, 320 Washington st, owner, from plans by Philip Steigman, 26 Court st, Brooklyn, architect. Cost, \$25,000.

### HALLS AND CLUBS.

PORT WASHINGTON, L. I.—John Hutchinson, Port Washington, has the general contract for a 2-sty frame, stucco and brick veneer club house, 42x85 ft, at corner of Franklin and Haven av, Port Washington, for Knights of Columbus, Terrance McGuire, Grand Knight, Port Washington, owner, from plans prepared privately. Cost, \$35,000.

### SCHOOLS AND COLLEGES.

MANHATTAN.—T. A. Clarke Co., 122 Livingston st, Brooklyn, has the general contract for a 5-sty brick public school No. 80, 145x137x70 ft, at 415-431 East 120th st for City of New York, Board of Education, Geo. Ryan, president, Park av and 59th st, owner, from plans by C. B. J. Snyder, corner Flatbush av extension and Concord st, Brooklyn, architect. Cost, \$750,000.

BROOKLYN.—P. M. O'Brien Co., 114 Liberty st, Manhattan, has the general contract for a 3-sty brick parochial school, 35x65, and convent, 90x100 ft, at Knickerbocker av and Weirfield st for R. C. Church of St. Martin of Tours, Rev. Father Jas. B. Lynch, pastor, 1288 Hancock st, owner, from plans by John Bagley Day, 1265 Broadway, Manhattan, architect.

ELMHURST, L. I.—Putnam Construction Co., 303 5th av, Manhattan, has the general contract for a 5-sty brick public school No. 69, 145x70 ft, on the south side of Polk av, from 20th to 21st sts, Elmhurst, for City of New York, Board of Education, Geo. J. Ryan, president, Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, southeast corner of Flatbush av extension and Concord st, Brooklyn, architect. Cost, \$450,000.

### STABLES AND GARAGES.

MANHATTAN.—T. J. Murphy, Inc., 2 West 45th st, has the general contract for a 2-sty terra cotta garage, 100x200 ft, at 520-528 Broome st and 55 Thompson st for Tunnel Garage, Inc., Dr. G. S. Strivers, president, 3 Charlton st, owner, from plans by Hamilton & Fragasse, 342 Madison av, architects. Cost, \$50,000.

### STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Patrick Gallagher, 1181 Broadway, Manhattan, has the general contract for a 3-sty brick and frame office building, 50x100 ft, at White Plains, for John Lynn, 103 Park av, Manhattan, owner, from plans by Frank H. Quimby, 110 William st, Manhattan, architect. Cost, \$28,000.

FLUSHING, L. I.—J. T. Woodruff, Bridge Plaza, L. I. City, has the general contract for alterations and an extension to the three 2-sty brick stores, 45x35 ft, with offices, on the north side of Broadway, 233 ft east of Prince st, Flushing, for Chas. McGardlee, Broadway and Prince st, Flushing, owner, from plans by A. E. Richardson, 154 Amity st, Flushing, architect. Cost, \$15,000.



## BUILDING LOANS

We are in the market for construction loans in the form of first mortgage bond issues in New York and other large cities. We prefer loans of \$500,000 upward.

Owners, builders, and architects should write for booklet describing the STRAUS PLAN. Ask for

Booklet G

### S.W. STRAUS & CO.

Established 1882 Incorporated

STRAUS BUILDING  
365 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities  
Telephone—Vanderbilt 8500

40 Years Without Loss  
to Any Investor

Copyright, 1922, by S. W. Straus & Co.

RELIABLE MEN FOR  
EVERY PURPOSE

# HOLMES PATROL

Day or Night Service—City or Country

Holmes Electric Protective Co.  
66 West 39th Street—Manhattan  
Day and Night Telephone: Murray Hill 3030

## Building and Permanent MORTGAGE LOANS QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.  
S. Osgood Pell & Co. 15 & 17 West 44th St. Tel. Vanderbilt 5610

## FOR PAINTING, DECORATING and PLASTERING

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

# J. P. Duffy Co.

Flue Pipe  
Terra Cotta Blocks  
Gypsum Blocks  
Masons' Materials

138th Street and Park Avenue

BROOKLYN

50th-51st Streets and 2nd Avenue

QUEENS

Jackson Avenue and Madden Street

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

### Manhattan

APARTMENTS, FLATS AND TENEMENTS.

40TH ST, 124 E, 11-sty bk apts, 59x76, tar & gravel rf; \$275,000; (o) Old Colony Apts., 101 Park av; (a) Lawrence & Peck, 101 Park av (375).

117TH ST, 16-18 E, 5-sty bk tnt, 51-88, slag rf; \$75,000; (o) Mary Sludikoff, 1834 Madison av; (a) Carl B. Cali, 81 E 125th (373).

DWELLINGS.

FT. CHARLES PL, 42, 2-sty bk dwg, 34x28, slag rf; \$11,000; (o) Ft. Charles Dev. Corp., 12 E 44th; (a) Necarsulmer & Lehlbach, 507 5 av (372).

FACTORIES AND WAREHOUSES.

145TH ST, 228 W, 2-1-sty metal storage & office bldgs, 16x16, metal rf; \$1,000; (o) Fitz Roy Rlty Corp., 33 W 42d st; (g c) Ohio Body & Blower Co., 103 Park av (374).

STORES AND TENEMENTS.

2D ST, 21-3-5-7, 6-sty bk strs & tnt, 80x73, felt rf; \$120,000; (o) 2d St. Rlty. Co., Inc., Hotel Embassy; (a) Chas. Kreymborg, 2534 Marion av (371).

STORES, OFFICES AND LOFTS.

BROADWAY, 681, 4-sty bk strs, offices & show rooms, 25x100, plastic slate rf \$25,000; (o) Emily J. Deforest, 30 Broad; (a) Saml. Cohen, 32 Union sq (370).

### Bronx

APARTMENTS, FLATS AND TENEMENTS.

BURNSIDE AV, n e c Loring pl, 5-sty bk tnt, 50x94.55, slag rf; \$90,000; (o) A. & H. Bldg. Co., Philip Aginsky, 1985 Creston av, Pres.; (a) Chas. Kreymborg, 2534 Marion av (1865).

COLLEGES AND SCHOOLS.

141ST ST, n s, from Cypress av to Pomeirs av, 5-sty bk school, 194.2x92.4, slag rf; \$578,000; (o) City of New York; (a) C. B. C. Snyder, Flatbush av ext and Concord st, Bklyn (1864).

DWELLINGS.

DASH PL, e s, 415.11 s 242nd st, 2½-sty H T dwg, 45x24, shingle rf; \$8,000; (o) Agnes A. Fanning, 60 W 129th st; (a) S. J. Sheridan, 5654 Newton av (1791).

SCHOFIELD ST, n s, 42 e City Island av, 1-sty fr dwg, 42x24, shingle rf; \$6,500; (o) Mollie Newell, City Island; (a) Geo. S. Miller, 319 City Island av (1717).

194TH ST, s s, 200 w Hobart av, 1½-sty fr dwg, 29x42, shingle rf; \$6,000; (o) L. Schiller, 406 Beach; (a) W. E. Helm, College Point (1706).

219TH ST, n s, 205.28 w Barnes av, 2-sty bk dwg & garage, 46x22.6, tile rf; \$8,000; (o) Otto C Schmidt, 761 E 219; (a) Karl F. J. Seifert, 153 E 40 (1726).

220TH ST, s s, 130 w White Plains av, 2-sty T C dwg, 20x50, tin rf; \$8,000; (o) John Federici, 3811 White Plains av; (a) Emil Liske, 748 E 225 (1719).

230TH ST, s s, 101.6 w Bronxwood av, 2-sty fr dwg, 20x24, shingle rf; \$5,000; (o) Leopold Kay, 409 E 169 st (a) Sterling System Homes, Inc., 1 W 34 st (1788).

237TH ST, s w c Carpenter av, 2-sty bk dwg, 21x60, rubberoid rf; \$10,000; (o) Wm. D. Bernisch, 647 E 229; (a) Crumley & Skrivan, 355 E 149 (1747).

242D ST, n s, 50 e Wilder av, 2½-sty fr dwg, 18x36, asphalt shingle rf; \$4,500; (o) Richard Kelly, 2493 Valentine av; (a) T. J. Cunningham, 5663 Newton av (1873).

ALLERTON AV, s s, 32.60 w Gunther av, 1-sty fr dwg, 41x20, shingle rf \$2,800; (o) Catherine McCarthy, 448 E 145th; (a) Carl B. Cali, 81 E 125th (1869).

BARCLAY AV, e s, 100 n Lagon av, 1½-sty fr dwg, 20x38, shingle rf; \$5,000; (o) Dennis King, 2159 Chatterton av; (a) Jacob H. Amsler, 1616 Crosby av (1787).

BARCLAY AV, n s, 150 e Tremont av, 2½-sty fr dwg, 34x36, slate rf; \$12,000; (o) R. D. Williams, 750 Melrose av; (a) Walter A. Beyer, Fort Lee, N. J. (1704).

BRETIRE AV, s s, 50 e Hobart av, 2-sty fr dwg, 17x36, asphalt shingle rf; \$4,500; (o) Fred W. Weiss, 120 Westchester Square; (a) L. P. Freis, 120 Westchester Square (1862).

CLAFLIN AV, w s, 150 n 150th, 1-sty concrete, dwg, 19x36, shingle rf; \$4,000; (o) Mrs. L. P. Cole, 514 E 177; (a) F. Curtiss, 172d st & Inwood av (1741).

CROSBY AV, e s, 100 n Merry st, 2-sty fr dwg, 18.9x36, shingle rf; \$4,000; (o & a) Anthony Lederer, 1482 Av A (1857).

EDISON AV, e s, 100 s Roberts av, 2-sty fr dwg, 17x36, asphalt shingle rf; \$4,500; (o) Fred W. Weiss, 120 Westchester Square; (a) L. P. Freis, 120 Westchester Square (1861).

FARADAY AV, n s, 212.5 e Fieldstone rd, 2½-sty fr dwg, 28x24, shingle rf; \$6,000; (o) Delia Rollerston, 5727 Delafield av; (a) S. J. Sheridan, 5046 Newton av (1743).

FENTON AV, w s, 150.2 n Allerton av, 2-sty and attic fr dwg, 22x52, shingle rf; \$9,000; (o) Hilda M. Lehti, 7 E 129th; (a) Carl B. Cali, 81 E 125th (1869).

GREYSTONE AV, w s, 50 n 238th, 2½-sty fr dwg, 30x30, shingle rf; \$5,000; (o) D. C. Kee, on premises; (a) S. J. Sheridan, 5646 Newton av (1742).

HOLLYWOOD AV, w s, 183.4 n Baisley av, 2½-sty fr dwg, 20x40, asbestos rf; \$8,000; (o) Anthony Muccio, 1537 Castle Hill av; (a) Paul Lagana, 2526 Glibe av (1792).

JOHNSON AV, w s, 75 n 233d, 3-sty conc dwg, 19.6x56, asphalt shingle rf; \$12,000; (o) Michael Finn, 116 W 101; (a) E. R. Kane, 1060 Jackson av (1745).

KINGSLAND AV, w s, 225 n Ade av, 2-sty fr dwg, 20x30, asbestos shingle rf; \$5,000; (o) Jos. Anderson, 457 E 138 st; (a) F. R. Nicosia, 423 E 114th st (1785).

LURTING AV, e s, 100 n Pierce av, 2-sty fr dwg, 18x37, rubberoid rf; \$4,900; (o) Geo. S. and Harry J. Simpson, 327 E 138th; (a) Della Puma & Erickson, 289 E 149th (1856).

RANDALL AV, n s, 75 w Edison av, 2-sty fr dwg, 19.6x27, shingle rf; \$5,500; (o & a) Harry Palu, 169 E 128th (1872).

RANDALL AV, s s, 50 e Logan av, 1-sty fr dwg, 90x40, comp rf; \$4,000; (o) Mary O'Brien, 205 St Ann sav; (a) M. A. Cardo, 61 Bible House (1744).

RIVERDALE AV, e s, 315 s 263d, 2½-sty fr dwg, 20x38, shingle rf; \$6,000 (o) Max Ulanoff, 648 E 183d; (a) R. J. & F. J. Johnson, 375 E Fordham rd (1874).

ROOSEVELT AV, n s, 191.5 w Tremont av, 1½-sty fr dwg, 26x24, asphalt shingle rf; \$3,000; (o) Jane Drake, 143 W 44; (a) E. R. Kane, 1060 Jackson av (1746).

ROWLAND AV, e s, 95 s Glebe av, two 2-sty fr dwgs, 17x36, asphalt shingle rf \$9,000; (o) J. L. Freis, Inc.; (a) L. P. Fries, 120 Westchester Square, pres. (1863).

SACKETT AV, n s, 52-8 e Yates av, 2-sty fr dwg, 21x39, rubberoid rf; \$10,000; (o) Samuel Bastianelli, 2400 E. Tremont av; (a) H. T. Jonasson, 1532 Overing st (1859).

TIEMAN AV, w s, 200 n Adee av, 2-sty t c dwg & 1-sty t c garage, 21x40 & 20x17, gravel rf; \$9,000; (o) Anthony & Antonette Asta, 311 W 134; (a) F. R. Nicosia, 423 E 114 (1749).

TREMONT AV, e s, 50.50 n Randall av, 2-sty bk dwg, 19x40, asbestos shingle rf; \$6,750; (o) Jas. Olley, 308 W 147 st; (a) E. A. Lynde, 2685 Briggs av (1786).

FACTORIES AND WAREHOUSES.

EXTERIOR ST, e s, 100 s 140 st, 1-sty bk storage, 38x62, slag rf; \$3,200; (o) Edwards & Co., on prem; (a) Baker & Koester, 9 Jackson av, L. I. City (1784).

STABLES AND GARAGES.

WEBSTER AV, n e c Mosholu pkway, 1-sty bk garage, 75x206.35, rubberoid rf \$40,000; (o) Salvatore De Pasquale, Pelham Manor; (a) S. J. Kessler, 529 Courtlandt av (1867).

STORES AND DWELLINGS.

WILLIS AV, w s, 49.11 n 142nd st, 2-sty bk offices, stores and dwg, 50x37, plastic slate rf; \$30,000; (o) John F. Pendergast, Jr., 340 Willis av; (a) Chas. Schaefer, Jr., 394 E 150 st (1789).

STORES, OFFICES AND LOFTS.

167TH ST, s s, 149.11 n Grand Concourse, 1-sty bk strs, 141.8¾x75, plastic slate rf; \$50,000; (o) Duram Bldg. Corp., Isaac D. Cohen, 261 Bway, pres; (a) Lorenz F. J. Wellier, 271 W 125 st (1854).

169TH ST, s e c Nelson av, 1-sty bk strs, 69.8x54.7, tar & gravel rf; \$20,000; (o) Isaac Weinstein, 2385 Grand Concourse; (a) Chas. Kreymborg, 2534 Marion av (1866).

BURNSIDE AV, s e c Anthony av, 1-sty bk stores, 92.28x60, plastic slate rf; \$20,000; (o) Efficient Bldg. Corp., Frank Shaw, Tremont and Jerome avs, pres.; (a) Nathan Rotholz, 3295 Bway. (1783).

HUNTS POINT AV, e s, 102.95 Gilbert pl, 1-sty bk stores, 102.74x50, plastic slate rf; \$25,000; (o) Sandmar Holding Co., Morris Maran, 277 Bway, pres.; (a) Loranz F. J. Weiber, 271 W 125 st (1790).

KINGSBRIDGE RD, n w c Webb av, 1-sty bk strs, 32x100, plastic slate rf; \$20,000; (o) Goldberg & Fein, 22 Thornton, Bklyn; (a) Springsteen & Goldhammer, 32 Union sq (1870).

SOUTH BOULEVARD, e s, 125 n 167th st, 1-sty bk str. 25x60, slag rf; \$4,000; (o) Samuel A. Potter, 79 E 130th (a) Harry Tannenbaum, 34 Stephens Blvd, New Rochelle (1855).

TREMONT AV, n s, 90.2 e Narrows av, 2-sty bk str & offices, 75x55, rubberoid rf; \$25,000; (o) Milton Barken Realty Corp., Milton, 220 Bway, Pres; (a) Oscar Goldschlag, 110 W 40th (1871).

### Brooklyn

#### DWELLINGS.

FOUNTAIN AV, 442, w s, 410 n Hegeman av, 2-sty bk 2 fam dwg, 20x55; \$8,000; (o) Antonio Truscelli, 95 Ex st; (a) Laspia & Samenfeld, 325 Grand (3462).

LAUREL AV, n s, 60 w Highland av, 1½-sty fr 1 fam dwg, 26x47; \$8,000; (o) Wm. Intrer, Lansel & Highland av; (a) Levy & Berger, 395 S 2d (3875).

LAUREL AV, 3733-7, n s, 280 e Sea Gate av, 2-2½-sty fr 1 fam dwg, 22x51; \$17,000; (o) Fannie Fener, 176 2d, Manhattan; (a) Irving Fendiel, 583 Bedford av (4206).

LINDEN AV, 511-15, n s, 40 e 40th, 2-2-sty fr 1 fam dwg, 13x45; \$14,000; (o) Herman S. Brody, 412 Linden av; (a) M. A. Cantor, 373 Fulton (3667).

LINDEN AV, 445-49, n s, 60 w E 38th, 3-2-sty fr 1 fam dwg, 13x45; \$21,000; (o & a) same as above (3668).

MILLER AV, 649-63, e s, 86 n Riverdale av, 6-2-sty bk 2 fam dwgs, 20x57; \$72,000; (o) R. W. Smith Const. Co., Inc., 362 7 av, Manhattan; (a) E. M. Adelson, 1778 Pitkin av (4429).

NEW YORK AV, 1504-6, w s, 100 s Farragut rd, 2-sty bk 1 fam dwg, 22x35; \$8,000; (o) R. Jost, 322 E 32d; (a) R. T. Schaefer, 1543 Flatbush av (3954).

NEW YORK AV, 1803-29, e s, 260 s Av I, 12-2-sty fr 1 fam dwgs, 16x38; \$72,000; (o) West-erly Homes Co., Inc., 391 Fulton; (a) R. T. Schaefer, 1543 Flatbush av (3521).

NEW YORK AV, 1796-1804, w s, 220 s Av I, 4-2-sty, fr 1 fam dwgs, 16x38; \$24,000; (o) West-erly Homes Co., Inc., 391 Fulton; (a) R. T. Schaefer, 1543 Flatbush av (3523).

NEW YORK AV, 1977, e s, 240 s Av I, 2-sty fr 1 fam dwg, 15.8x41; \$6,000; (o & a) same as above (3524).

NEWPORT AV, 149-53, n s, 40 e Bristol, 2-2-sty bk 2 fam dwgs, 20x57; \$24,000; (o) Isaac Wallach, 288 Christopher av; (a) Michele De Lia, 797 Hendrix; (a) Mac L. Reiser, 1613 Pitkin av (3877).

NOSTRAND AV, 3955-63, e s, 20 s Voorhies av, 3-1-sty fr 1 fam dwg, 20x35; \$9,000; (o) Teresa Olivere, 2924 Voorhies av; (a) Morris Perlstein, 49 Fulton av, Middle Village (4162).

OCEAN AV, 1898-1906, w s, 160 s Av N, 2-2-sty fr 2 fam dwg, 24x56; \$30,000; (o) Wm. J. Stack, 1550 E 8th; (a) Jas. A. Boyle, 367 Ful-ton (3794).

OCEAN PKWAY, 1324-34, w s, 180 s Av M, 4-2-sty bk 2 fam dwgs, 20x46; \$50,000; (o) A. J. S. Const. Co., 38 Park pl; (a) Jas. J. Millman, 26 Court (3433).

OCEAN PKWAY, 2417-25, n e c Ocean ct, 2-2-sty bk 2 fam dwgs, 20x68; \$20,000; (o) Frank Lauria, 6005 14 av; (a) Ferd Savignano, 6005 14 av (3617).

OCEAN PKWAY, 1341-5, e s, 320 s Av M, 2-2-sty bk 2 fam dwgs, 23.4x62; \$24,000; (o) Annie Malmud, 378 E 2d; (a) Harry Hurwitz, 1170 Bway, Manhattan (3760).

OCEAN PKWAY, 1364-76, w s, 160 n Av N, 4-2-sty fr 2 fam dwg, 90.6x56; \$80,000; (o) Isidore M. Kalt, 44 Court; (a) Seelig & Finkel-stein, 44 Court (4097).

OCEAN PKWAY, 98, w s, 80 n Caton av, 2½-sty fr 2 fam dwg, 27x54; \$15,000; (o) Nathan Kelson, 99 Nassau, Manhattan; (a) Harold Birkmore, 1133 Bway, Manhattan (4113).

REMSEN AV, 1269, e s, 525 s Flatlands av, 2-sty fr 1 fam dwg, 20x28; \$4,000; (o) Geo. R. Sisti, 1403 Remsen av; (a) Geo. W. Bush, 193 Court (3387).

RIDGE BLVD, 7122-4, n w c 72d, 2-2-sty bk 2 fam dwgs, 19.6x58; \$22,000; (o) Karol Huza, 188 71st; (a) John J. Regan, 111 E 40th, Man-hattan (3435).

SHEFFIELD AV, 60, w s, 120.11 n Atlantic av, 2-sty bk 2 fam dwg, 18x48; \$10,000; (o) Louis Mehlretter, 2605 Atlantic av; (a) Chas. Infanger & Son, 2634 Atlantic av (3810).

#### STORES AND TENEMENTS.

AMBOY ST, 398, n w c Riverdale av, 2-sty bk str & tnt, 20.6x75; \$20,000; (o) Louis Lapidus, 858 Hopkinson av; (a) E. M. Ander-son, 1778 Pitkin av (3970).

LIVINGSTON ST, 86-S, s s, 166.4 e Court, 5-sty bk str & tnt, 49.1x54.8; \$60,000. (o) Philip Ritzheimer, 122 Amity; (a) The Ballinger Co., 1338 Bway, Manhattan (4361).

MONTGOMERY ST, 490-92, s s, 70 w New York av, 4-sty bk str & tnt, 30x " 0,000; (o) Tony Costello, 378 Montgomery; (a) Max Hirsch, 26 Court (4185).

UNION ST, 2070-80, n w c Sutter av, 4-sty bk str & tnt, 100x100; \$125,000; (o) Saml. Koff, 509 Crown; (a) Cohn Bros., 361 Stone av (4062).

42D ST, 369-79, n w c 4 av, 5-sty bk str & tnt, 120.2x90; \$200,000; (o) Warbeck Bldg. Co., Inc., 8816 3 av; (a) John P. Boyland, 120 E Fordham rd, Bronx (4038).

FLATBUSH AV, 1316-20, w s, 147.6 s Bedford av, 4-sty bk str & tnt, 60x116; \$70,000; (o)

Nielblum Bldg. Co., 132 Ten Eyck; (a) E. M. Adelson, 1778 Pitkin av (3554).

MERMAID AV, 2722-4, s s, 40 e W 28th, 4-sty bk str & tnt, 37.7x80; \$70,000; (o) The Three T's Realty & Holding Co., 116 Nassau, Manhattan; (a) Wm. H. Healy, 1214 Av A (3988).

RALPH AV, 701-11, n e c Sutter av, 4-sty bk str & tnt, 100x100; \$125,000; (o) Saml. Koff, 509 Crown; (a) Cohn Bros., 361 Stone av (4061).

SCHENECTADY AV, 199-213, n e c Sterling pl, 4-sty bk str & tnt, 120x141.7; \$250,000; (o) David Isacowitz, 1367 President; (a) Cohn Bros., 361 Stone av (3407).

SURF AV, 2823-9, n e c W 29th, 4-sty bk str & tnt, 59.4x100; \$75,000; (o) Frank P. Scavullo, 3504 Surf av; (a) Ferd Savignano, 6005 14 av (3434).

SUTTER AV, 529, n s, 75 e Hinsdale, 4-sty bk str & tnt, 25x88; \$35,000; (o) Meyer Aronson, 61 Belmont av; (a) E. M. Adelson, 1778 Pitkin av (3968).

15TH AV, 4101-11, s e c 41st, 4-sty bk str & tnt, 89.8x110.2; \$125,000; (o) N. R. Realty Co., Inc., 1538 52d; (a) Jas. J. Millman, 26 court (3443).

### Queens

#### DWELLINGS.

FLUSHING—24th st, w s, 230 s State st, 2½-sty fr dwg, 24x56, shingle roof, 2 family, gas, steam heat; \$10,000; (o) Ivan Lamprey, 128 8th av, Sea Cliff, L. I.; (a) L. Danancher, 328 Fulton st, Jamaica (4633).

FLUSHING—Parsons av, w s, 100 s Sinclair av, 2½-sty fr dwg, 25x27, shingle roof, 1 family, gas; \$9,000; (o) Julius Remmenik, 2327 Wood-haven st, Bklyn; (a) A. R. Richardson, 154 Amity st, Flushing (3980).

FLUSHING—21st st, w s, 440 n State st, 2-sty fr dwgs, 28x28, shingle roof, 1 family, gas, steam heat, elec; \$9,000; (o) Geo. Jackson, 152 W 42d st, N. Y. C.; (a) Philip Resnyk, 152 W 42d st, N. Y. C. (3989).

GLENDALE—Sandal st, e s, 165 s Glasser st, two 2-sty bk dwgs, 22x67, slag roof, 2 family, gas, steam heat; \$30,000; (o) Phillip Dietz, 338 Sandal st, Glendale; (a) L. Berger & Co., Myrtle av, Ridgewood (4336-37).

HOLLIS—Manor av, e s, 95 s Maple av, five 2½-sty fr dwgs, 20x37, shingle roof, 1 family, gas, steam heat; \$25,000; (o) Phillip Levy, 7908 Jamaica av, Woodhaven; (a) D. MacDonald, 8651 106th st, Richmond Hill (4134).

HOLLIS—Palatina av, e s, 65 s Hillside av, 2½-sty fr dwg, 29x28, shingle roof, 1 family, gas, steam heat; \$8,000; (o) Janet Koop, 476 11th st, Bklyn; (a) Chas. Koop, 101 Park av, N. Y. C. (4423).

JAMAICA—Vanderbilt av, w s, 30 n Carol st, two 2-sty bk dwgs, 20x55, tar and gravel roof, 2 family, gas, steam heat; \$24,000; (o) Paul Wolfe, 12 Sutphin rd, Jamaica; (a) H. T. Jeffrey, Jr., Jamaica (4265-6).

JAMAICA—Chestnut st, s s, 100 e Jefferson av, five 2½-sty fr dwgs, 22x24, shingle roof, 1 family, gas, hot air heat; \$27,500; (o) Creed Constr. Co., 386 Fulton st, Jamaica; (a) H. T. Jeffrey, Jr., 309 Fulton st, Jamaica (4248 to 4252).

JAMAICA—71st av, s s, 25 e 165th st, four 2-sty fr dwgs, 24x22, shingle roof, 1 family, gas, \$12,000; (o) Ernest A. Sweet, 365 Fulton st, Jamaica; (a) Walter I. Halliday, 28 Unionhall st, Jamaica (4325-26-27-28).

JAMAICA—Maure av, e s, 475 s Jerome av, 2-sty fr dwg, 17x53, shingle roof, 1 family, gas, hot air heat; \$10,000; (o) Meyer & Shreule, 18 Irving pl, Jamaica; (a) Walter I. Halliday, 29 Unionhall st, Jamaica (4332).

JAMAICA—Amhurst av, n s, 310 e Alsop st, 2½-sty fr dwg, 29x34, shingle roof, 1 family, gas, hot water heat; \$8,000; (o & a) J. A. Penny, 286 Amhurst av, Jamaica (4457).

JAMAICA—Lake st, e s, 258 n Oceanview av, 2½-sty bk dwg, 42x28, shingle roof, 2 family, gas, steam heat; \$14,000; (o) Morris Lippman, 130 Jeffrey av, Jamaica; (a) Wm. S. Worall, Jr., 48 Rolling st, Lynbrook, L. I. (4363).

JAMAICA—Hillside av, s s, 275 e Ray st, 2-sty bk store and bakery, 25x91, slag roof, steam heat, elec.; \$11,000; (o) Victor Bakery Co., Jamaica; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (3899).

JAMAICA—Erickson st, e s, 180 n Bank av, 2½-sty fr dwg, 24x56, shingle roof, 2 family, elec, steam heat; \$9,000; (o) Ernest Hansen, 364 E 159 st, N. Y. C.; (a) L. B. Santangelo, 2364 8th av, N. Y. C. (4474).

JAMAICA—Lakeview av, s w c Putnam st, seventeen 1½-sty fr dwgs, 26x40, shingle roof, 1 family, gas; \$59,500; (o) Harris Nevins, 44 Court st, Bklyn; (a) Louis Dannacher, 328 Fulton st, Jamaica (4589 to 4605).

JAMAICA—181st st, s w c 90th av, nine 2-sty fr dwgs, 16x32, shingle roof, 1 family, gas, steam heat; \$36,000; (o) Gross Construction Co., Fulton st and 181st st, Jamaica; (a) L. Dana-nacher, 328 Fulton st, Jamaica (4624 to 4632).

JAMAICA—Unionpark av, n s, 460 w Park av, 2-2½-sty fr dwgs, 15x37, shingle rf, 1 fam-ily, gas, steam heat; \$10,000; (o & a) Fred W. Mott, Hillside av, Jamaica (4459-60).

JAMAICA—Lafayette st, w s, 450 n King, 2½-sty fr dwg, 28x75, shingle rf, 2 families,

gas; \$8,000; (o & a) Victor Ahola, 198 New York av, Jamaica (4461).

JAMAICA PARK.—Jacob av, n s, 300 e Elder av, 2-sty fr dwg, 24x36, shingle rf, 1 family, gas, steam heat; \$8,500; (o) D. Anderson, 820 54th, Bklyn; (a) H. B. Jeffrey, Jr., 309 Fulton, Jama-ica (4262).

LIBERTY HEIGHTS.—Silver st, s s, 268 w Grand, 10-2-sty fr dwgs, 15x32, shingle rf, 1 family, gas, steam heat; \$45,000; (o) Handle Construction & Land Corp., 816 Ocean View av, Woodhaven; (a) David Levinson, 386 Fulton, Jamaica (4439 to 4448).

## PLANS FILED FOR ALTERATIONS

### Manhattan

FORSYTH ST, 113, new bk wall, recon-struct, remove frame walls, on 3-sty bk stores and dwg; \$2,000; (o) Benedict Weissman, 113 Forsyth st; (a) Jacob Fisher, 612 E 179th st (1407).

FRONT ST, 137, new stairs in 7-sty bk office bldg.; \$750; (o) Jos. Cullman, 165 Front st; (a) M. L. Cornell, 601 W 26th st (1398).

LUDLOW ST, 23, new partitions, remove par-tition, stairs, rearrange store front, on 5-sty bk store and tnt; \$1,500; (o) Nathan Waxberg, 42-44 Ludlow st; (a) Philip Bardes, 230 Grand st (1394).

ORCHARD ST, 23, lower 1-tier beams, re-move stairs, columns, piers, new store front, toilets, mezzanine floor, stairs, girders, on 5-sty bk store and tnt; \$3,500; (o) Orchard Invest-ing Corp., 35 Orchard st; (a) Chas. M. Straub, 147 4th av (1388).

RIVINGTON ST, 54, remove wood girder, piers, new steel girder, columns, exhaust fan, tile floor, in 4-sty bk stores and furnished rooms; \$4,000; (o) Meyer Wolf, 54 Rivington st; (a) P. P. (1387).

UNION SQ, E 34, rearrange banking, screen, remove stairs, new doors, sash, partitions, stairs, vestibule, in 6-sty bk banking rooms and lofts; \$10,000; (o) The Corn Exchange Bank, 13 William st; (a) S. Edson Gage, 126 E 59th st (1397).

WASHINGTON ST, 263-5, new partitions, beams, in 2-3-sty bk storage and offices; \$3,000; (o) Jos. S. Coward, 270 Greenwich st; (a) Jean Jaume, 231 W 18th st (1399).

15TH ST, 31-5 W, 2 new tanks and struc-tures on 6-sty bk factory; \$3,200; (o) Max Schaffer, 31-5 W 15th st; (a) The Rusting Co., 26 Cortlandt st (1415).

22ND ST, 456 W, remove roof, partitions, steps, new partitions, roof, plumbing and fixtures, steps, stairs, windows, raise front of 3-sty bk dwg; \$8,000; (o) bldg, Mary E. Hitch-man, 456 W 22d st; (o) land, Mary M. Sher-man, 101 9th av; (a) Paul C. Hunter, 101 9th av (1419).

24TH ST, 8-18 W, remove sidewalk encroach-ments, alter vaults, in 6-sty bk stores & lofts; \$2,500; (o) Robt. W. Johnston, care of Harris D. Colt, 30 Broad; (a) S. Edson Gage, 28 E 49th (1304).

26TH ST, 21 W, remove sidewalk encroach-ments, alter coal vault, new stairs, in 3-sty bk offices; \$1,500; (o) Farmers Loan & Trust Co., 21 W 26th st; (a) J. T. Burrows, 410 W 34th st (1401).

27TH ST, 110-112 W, new tanks and struc-tures on 7-sty bk lofts; \$2,750; (o) Rosenberg Hold'g Corp., 110-112 W 27th; (a) Reliance Tower & Steel Const Co., 94-96 Mangin (1308).

31ST ST, 401-5 E, new smokestack on 6½-sty bk lofts; \$1,000; (o) Sara C. Thomas, Red-bank, N. J.; (a) P. P. (1400).

36TH ST, 4-6 E, rearrange basement, new partitions, store, in 5-sty bk store and apart.; \$5,000; (o) Emma K. Flint, 25 Broad st; (a) Chas. E. Birge, 29 W 34th st (1411).

37TH ST, 33 W, new add, stairs, store, toilets, bathrooms, apartments, partitions, in 4-sty bk dwg; \$10,000; (o) Mrs. Clara P. Trunk, 64 Edge-combe rd, Larchmont, N. Y.; (a) Geo. & Edw. Blum, 505 5th av (1402).

38TH ST, 33 E, remove and rearrange parti-tions, new stairs, in 4-sty bk dwg; \$5,000; (o) Carlos Henriquez, 229 W 97th st; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1421).

46TH ST, 112 W, new dumbwaiter shaft, door in 4-sty bk store and factory; \$1,500; (o) Chas. F. Greely, 110 W 46th st; (a) Saml. Cohen, 32 Union sq (1395).

49TH ST, 218 E, remove pier, stoop, new ex-tension, entrance, on 4-sty bk tnt; \$4,000; (o) Saml. Harris, 218 E 49th st; (a) Henry K. Tully, 238 E 34th st (1386).

59TH ST, 229-231 E, remove beams, flooring, new beams, arches, skylight, stairs in 5-sty bk Parish House; \$10,000; (o) The Rector, Wardens and Vestrymen of St. Thomas' Church of City of N. Y., 1 W 53d st; (a) Parish & Schroeder, 280 Madison av (1422).

60TH ST, 23 E, remove encroachments, new stoop, on 4-sty bk dwg; (o) Adella G. Fay, 23 E 60th; (a) Bowen B. Smith, 50 W 47th (1300).

61ST ST, 219 E, remove stoop, area, part of bk wall, new windows, doors, partitions, bath-

room and fixtures, in 3-sty bk dwg; \$10,000; (o) Mrs. Geo. H. Vaillant, Washington, Conn.; (a) Richard H. Dana, Jr., 350 Madison av (1408).

64TH ST, 126 W, remove walls, partitions, raise first and second tier beams, new extensions, show windows, ducts, in 4-sty bk dwg; \$8,000; (o) Michael Pisapia, 130 W 64th st; (a) Otto L. Spannhaake, 116 Nassau st (1389).

72D ST, 118 E, rearrange partitions, new bath rooms, in 4-sty bk dwg; \$3,000; (o) Dr. H. S. Dunning, 210 W 90th; (a) Robt. J. Riley, 477 5th av (1306).

73D ST, 44 J, remove stoop, stone mouldings, cornice, new stucco finish, balustrades, in 5-sty bk dwg; \$25,000; (o) Clarkson Potter, 5 E 81st; (a) Augusta L. Noel, 52 Vanderbilt av (1298).

79TH ST, 404 E, remove airshaft, partition, new window, store, entrance, in 4-sty bk tnt; \$2,500; (o) The Acinom Realty Corp., 402 E 79th st; (a) Francis X. Mahoney, 423 E 86th st (1416).

BOWERY, 258-260, remove wall, partitions, stairs, new stairs, extensions, on 3-sty bk stores and showrooms; \$5,000; (o) Morris Weinstein, 192 Bowery; (a) Robt. Dreyfuss, 192 Bowery (1414).

BWAY, 206, new stairs, partitions, doors, in 10-sty bk stores & offices; \$2,000; (o) Bway & John St. Corp., 206 Bway; (a) Carl P. Johnson, 30 E 42d (1296).

BWAY, 2527-37, remove risers, partitions, wall, enlarge dance hall, new beams, floors, partitions, in 2-sty bk theatre & restaurant; \$2,000; (o) 95th St. & Bway Corp, 141 Columbus av; (a) Herbert J. Krapp, 116 E 16th (1301).

BWAY, 1482 to 80, 43d st, 254 W, new seats in 3-sty bk theatre; \$1,000; (o) Mark Spiegel Realty Corp., 1482 Bway; (a) Geo. Keister, 56 W 45th st (1409).

BWAY, 236 E, remove stoop, partitions, new partitions, stairs, bathrooms, in 4-sty bk club rooms and aparts; \$5,000; (o) Jas. G. Blaine Realty Corp., 236 E. Bway; (a) Sommerfeld & Steckler, 31 Union sq (1396).

PARK AV, 489, new entrance, banking quarters, stairs, safe deposit vault, steel beams, reinf conc floor, arches, in 5-sty bk bank; \$65,000; (o) Geo. Ehret, 217 E 92d st; (a) Chas. H. Gillespie, 1123 Bway (1404).

PARK AV, 1211, remove dumbwaiters, window, stairs, toilets, new partitions, area, stairs pier, walls, window columns, in 3-sty bk dwg; \$8,000; (o) Wm. A. Hutcheson, 45 E 82d st; (a) Wm. L. Bottomley, 112 E 55th st (1406).

PARK AV, 1340, remove partitions, wall, new show windows, in 5-sty bk stores and aparts; \$2,000; (o) Jos. Pesikoff, 1342 Park av, Benj. Margolis, 261 Columbia st, Bklyn; (a) Chas. M. Straub, 147 4 av (1413).

3RD AV, 2190, enlarge and reconstr balcony, new stair, platform, in 2-sty bk stores and showrooms; \$1,500; (o) Herman Kahn, 2190 3d av; (a) Louis B. Santangelo, 2364 8th av (1392).

STH AV, 7715, remove wall, new beams, columns, store fronts, toilet in 3-sty bk stores & aparts; \$2,000; (o) Jos. Goodman, 236 W 44th; (a) L. E. Denslow, 44 W 18th (1307).

5TH AV, 507, remove partitions, rearrange toilets, new dumbwaiter shafts, doors in 12-sty bk str & offices; \$7,000; (o) Jos. B. Ford, 58th st & Bway (U. S. Rubber Co.); (a) Harold F. Smith, 14 E 23 (1323).

STH AV, 254, remove partitions, stairs, wall, steps, new partitions, stairs, show windows, bulkhead, columns, grillage, plumbing & fixtures in 4-sty bk str & offices; \$35,000; (o) Willis Av. Const. Co., 255 W 108th; (a) Margon & Glaser, 2804 3 av (1442).

STH AV, 2637, new store front, partitions, toilets, windows in 3-sty bk dwg and store; \$2,000; (o) Edw. & Geo. J. Naegle, Yonkers, N. Y.; (a) Wm. Heapy, 306 S. Bway, Yonkers (1405).

STH AV, 2111, new stores and fronts, partitions, in 5-sty bk stores and aparts; \$4,000; (o) Timothy M. O'Keefe, 1308 Amsterdam av; (a) Frank A. Colby, 70 5th av (1420).

9TH AV, 719, remove partitions, 1st floor, fire retard stairs partition, new girders, piers, str & front on 4-sty bk str & tnt; \$5,000; (o) Pearl & Louise Kramer, 719 9 av; (a) Geo. H. Van Auken, 430 W 44th (1431).

10TH AV, 52-4-6, remove toilets, change partitions, 2 new coolers in 3-sty bk storing & distributing station; \$8,000; (o) Couron Bros. Co., 10th av & 14th st; (a) R. C. Clark, care Armour & Co., Chicago, Ill. (1324).

**Bronx**

FILLMORE ST, 807, 2-sty fr extension, 12.3x 12.6, new plumbing and new partitions to 2-sty fr dwg; \$1,000; (o) Lena Jaurt, on prem; (a) Chas. A. Newburgh, 771 Crotona Park North (344).

161ST ST, 733-35, new str front and new partitions to 3-sty bk str and dwg; \$1,000; (o) Leon Goldberg, on prem; (a) Samuel Cohen, 32 Union sq (345).

ANTHONY AV, 2182, 15x10.6, new plumbing and new partitions to 2 1/2-sty fr dwg; \$7,000; (o) Berthold Schure, on prem; (a) Jos. Gescheidt, 142 E 43d (349).

BEAUMONT AV, 2330, 2-sty bk extension, 20x18, to 2-sty fr dwg; \$3,750; (o) Angelo Piscola, on prem; (a) De Rose & Cavalieri, 370 E 149th (347).

CAMBRILLENG AV, e s, 83 n 183d st, new plumbing, new partitions, to 2 1/2-sty fr dwg; \$2,000; (o) Michael Morreale, 533 E 182d st; (a) De Rose & Cavalieri, 370 E 149 st (346).

TREMONT AV, 907, new tier of beams, making 2 floors, new doors, window and new front wall to 1-sty bk garage and market; \$7,000; (o) Glich Const. Co., 499 E 176 st; (a) M. Glich, 499 E 176th (350).

UNION AV, 919, 1-sty fr extension, 26.7x15, to 2-sty fr str & dwg; \$3,000; (o) Mary Brancato, on prem; (a) M. A. Cardo, 61 Bible House (343).

WESTCHESTER AV, 815, new gallery, new partitions, to 1-sty bk str; \$1,500; (o) Ehrlich & Specht, on prem; (a) U. S. Bondesson, 824 Jackson av (341).

3D AV, 2910, 1-sty bk extension, 25x22.7, new bus and new partitions to 4-sty bk offices, str & dwg; \$25,000; (o) Louis Meisel, 2981 3d av; (a) S. F. Oppenheim, 110 E 31st (348).

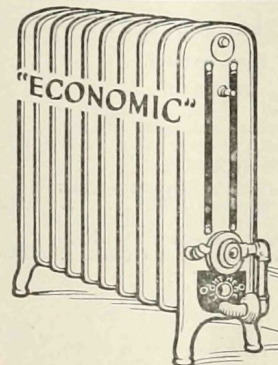
**Brooklyn**

KENT AV, 616-24, w s, 470.7 s Taylor st, int 1-sty bk warehouse; \$5,000; (o) Corp. of Fredk. Scholes, 32 Court st; (a) Henry Holder, 242 Franklin st (4380).

KNICKERBOCKER AV, 495-517, e s, bet Menahan & Grove, int alts & plumbing in 1-sty bk school; \$4,200; (o) City of N. Y., City Hall, Manhattan; (a) A. W. Ross, 131 Livingston (7203).

LIBERTY AV, 1132, s s, 84.5 1/4 e Lincoln av, ext 2-sty bk str & 1 fam dwg; \$3,500; (o) M. S. Dvorsetz, premises; (a) Chas. H. Pfaff, 524 Grand av (6679).

MANHATTAN AV, 930, e s, 50 n Kent st,



**"ECONOMIC"**  
**GAS FIRED STEAM RADIATOR**  
 For Heating  
 Stores—Offices—Residences—Apartments  
 or any place where quick heat is required.  
 Turn on the Gas—Heat at Once  
 Manufactured by  
**The Slattery Gas Radiator Co., Inc.**  
 118-120 Sanford Street Brooklyn, N. Y.

TELEPHONE: MANSFIELD 2300

**RETAIL LUMBER**  
**CHARLES H. FINCH & CO.**  
 "THE ACCOMMODATING HOUSE" Coney Island Ave. and Ave. H, Brooklyn, N. Y.

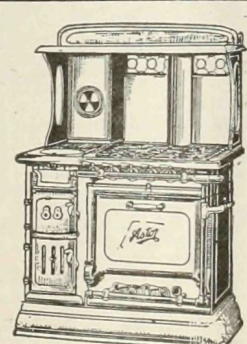
**WELLS ARCHITECTURAL IRON CO.**  
 Manufacturers of Ornamental Iron Work  
 Phones: Mott Haven { 1370  
 { 1371 Office and Factory: River Ave. and East 151st St.

**Iron Castings Repair Work** **Acme Foundry** **Truck Delivery in New York**  
 20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081

**LOUIS BROOK, INC.**  
**LUMBER and TIMBER at RETAIL**  
 SASHES BLINDS MOULDING TRIM SHELVEING FLOORING  
 SHINGLES ROOFING PARTITION BOARDS VENEER PANELS, ETC.  
 OFFICE: 148-152 INDIA STREET TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN YARDS: OAKLAND & INDIA STS.

Established 88 Years Foundry: Peekskill, N. Y.

**The UNION STOVE WORKS**  
 Headquarters for Builders for  
 Kitchen Ranges for Coal or Gas, Standard or  
 Pipeless Furnaces, Heating Boilers, Laundry  
 Apparati  
**THE GREAT "ASTOR" LINE**  
 70 BEEKMAN STREET  
 Office and Showrooms Telephone: Beekman 2490



ext and pl. 3-sty fr st and 2-fam dwg; \$2,500; (o) Gaspare Santon, on prem; (a) Richd. Lukowsky, 49 Stevens st, L. I. City (5147).

MANHATTAN AV, 72, e s, 75 s McKibben, str fixtures, int alts & plumbing in 3-sty bk str & 4 fam dwg; \$4,000; (o) Rubin Kaminowitz, prem; (a) Jacob Lubroth, 44 Court (7245).

MERMAID AV, 3029, n e c W 31st st, ext 3-sty bk stores & 2 fam dwg; \$2,000; (o) Isador Sandorowitz, premises; (a) Morris Perlestein, 49 Fulton av, Middle Village (6508).

METROPOLITAN AV, 534-36, s s, 106.9 1/4 e Union av, ext & int 1-sty bk bakery; \$10,500; (o) M. H. Wildstein, 256 Rivington, N. Y.; (a) The McCormick Co., Inc., 41 Park Row (6842).

MYRTLE AV, 1333, n s, 29.6 w Stockholm st, ext st fits, int and pl, 3-sty bk str and 2-fam dwg; \$4,000; (o) I. Obsatz, on prem; (a) Fred Vollweiler Co., 1612 Bway (5772).

MYRTLE AV, 718-20, s s, 25 w Walworth, vent shaft, int alts & plumbing in 3-sty bk str & 2 fam dwg; \$2,500; (o) Jacob Dangler, 722 Myrtle av; (a) Harold G. Dangler, 215 Montague (7157).

NASSAU AV, 100, s e c, Leonard st, new stores, ext and int 3-sty bk stores and 2-fam dwg; \$3,000; (o) Harris Mankin, 47th st and 15th av; (a) Wm. I. Hohauser, 116 W 39th st (4904).

NASSAU AV, 108A-12, s s, 33.4 w Eckford st, fit and int, 3 3-sty store and 2-fam dwg; \$1,500; (o) Anna Fertel, 1116 Manhattan av; (a) Albt. C. Kunzi, 779 Manhattan (5148).

NEW YORK AV, 256, s w c, St Johns pl, ext st fit, 3-sty bk store and 2-fam dwg; \$10,000; (o) Mark Reiser, 968 Lincoln pl; (a) Adolph Goldberg, 164 Montague st (4462).

NOSTRAND AV, 821, s s, 109.9 w Union, exterior & int alts & plumbing in 3-sty, bk str & 2 fam dwg; \$3,000; (o) Vic Vlahopolu, 365 Atlantic av; (a) C. E. Murray, 301 Atlantic av (8601).

PENNSYLVANIA AV, 308, w s, 150 n Sutter av, rf on 2 1/2-sty fr 2 fam dwg; \$3,000; (o) Saml. Perlmutter, 306 Pennsylvania av; (a) E. M. Adelsohn, 1778 Pitkin av (5288).

THATFORD AV, 156-S, w s, 85 n Sutter av, ext, ect, two 3-sty fr st and 2-fam dwgs; \$6,500; (o) Benj. Hordman, on prem; (a) S. Millman & Son, 1780 Pitkin av (5836).

THROOP AV, 569, w s, 77.4 s Halsey, exterior & int alts in 2-sty fr str & 1 fam dwg; \$3,000; (a) August Rachwal, 594 Throop av; (a) Montrose Morris, 533 Nostrand av (6252).

TROY AV, 264, w s, 140.7 s St Johns pl, ext and skylight, 2-sty fr st and 1-fam dwg; \$2,000; (o) Harry Levin, 301 Troy av; (a) S. Millman & Son, 1780 Pitkin av (4648).

WOODRUFF AV, 141-7, n s, 70.7 1/2 e Ocean av, ext 1-sty fr store; \$2,000; (o) Antonio Sabia, 1228 Flatbush av; (a) Richard Lamb, 2102 Newkirk av (3604).

3D AV, 6626, s w c, Wakeman pl, piazza, int and st fits, 2-sty fr stores and 1-fam dwg; \$1,800; (o) Peter Argro, 43 Sands st; (a) Salvate & Fenomik, 369 Fulton st (3770).

3D AV, 4013, e s, 75 n 41st st, ext 4-sty bk str and int; \$3,500; (o) Stella Realty Co., on prem; (a) John G. Michel, 323 45th st (5764).

3D AV, 7505, e s, 40.2 s 75th, ext on 3-sty bk str & 2 fam dwg; \$2,500; (o) Chas. Bender, 321 75th; (a) Olof B. Albren, 8801 3 av (7192).

4TH AV, 618-20, n s, 69.2 n 17th, add sty on 4-sty bk str & 6 fam dwg; \$15,000; (o) Antonio Barratto, 666 4 av; (a) Andrew M. Lewis, 28 Highland court, Rutherford, N. J. (5279).

4TH AV, 4602-12, s w c 46th, ext on 4-sty fr nurses' home; \$45,000; (o) The Norwegian Luth. Deaconesses Home & Hospital; (a) Foster & Graham, 15 W 38th, Manhattan (6046).

4TH AV, 865, n e c 32d, ext, int & plbg in 3-sty bk str & 2-fam dwg; \$2,200; (o) Fiorindo Leone, 1150 44th; (a) Jas. McKillop, 821 Manhattan av (7034).

Queens

ASTORIA.—Main st, s s, 100 w Remsen st, 2-sty bk and fr ext, 19x26, rear, tar & gravel rf, int & ext alt, to 2-family store and dwg; \$2,200. Geo. Brown, Remsen st and Main st, L. I. City (2013).

ASTORIA.—2d av, w s, 125 s Grand av, new store front, and int & ext alt, to store and dwg; \$1,200; H. Jos. Sigal, 119 Flushing av, Astoria (2024).

BAYSIDE.—Fairview av, e s, 160 n Lawrence blvd., concrete foundation, 28x32, for dwg; \$3,000; Vincent Foscate, premises (2041).

COLLEGE POINT.—14th st, w s, 175 s 4th av, 2-sty fr ext, 14x12, rear, tin roof, int alt and repairs to dwg; \$1,600; James O'Brien, 1 E St, College Point (2009).

CORONA.—Waldron st, s s, 100 w Martense st, 2-sty fr ext, 25x12, front, tin rf, int alt to store and dwg; \$2,500; A. G. Scalone, 102 Waldron st, Corona (2010).

CORONA.—Martense st, n s, 20 w Way av, 1-sty fr ext, 17x28, fr tin rf, to 2-family dwg; \$2,000. Luige Samillo, 90 Martense st, Corona (2020).

CORONA.—Polk av, n e c 50th st, 1-sty fr ext, 12x10, tin roof, rear, conc foundation, building moved, int and ext alt and repairs to

dwg; \$2,000; (o) Wm. Behrmann, premises; (a) A. Schoeller, Way av, Corona (2021).

HOLLIS.—Flushing av, w s, s w c 90th av, 1-sty fr ext, 12x15, rear and side, shingle roof, to dwg; \$1,000; H. F. Reiss, Flushing av, Hollis (2033).

JAMAICA.—Fulton st, s e c Thomas av, new store front, to dwg and office; \$1,000; Rapelyea Co., bldrs, 281 Tompkins av, Brooklyn (2081).

JAMAICA.—South st, s s, 250 e Dean st, 2-sty bk ext, 20x10, rear, tin roof, front and rear, ext alt to dwg; \$1,000; (o) Catherine

Balfe, premises; (a) Edw. Jackson, Herriman av, Jamaica (2029).

MASPETH.—Jay av, n s, 122 w Flisk av (five) plumb, int alt to 5 dwgs, to provide for bathroom; \$1,000; Martin Rohbein, S2 S 32d st, Bklyn (2039-40-1-2-3).

WINFIELD.—Monroe st, n s, 100 e Ramsey st, 3-sty fr ext, 26x51, tin roof, side, change from flat roof to peak roof, int alt and repairs to convent; \$24,000; (o) The Sisters of St. Dominic, Inc., 153 Graham av, Bklyn; (a) Wm. Boegel, 162 E 37th st, N. Y. C. (2073).

MECHANICS' AND SATISFIED LIENS  
RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan.

JUNE 29.

10TH ST, 103 W; Julius Wendorff—Minnie Rutheiser & Sarah Gens; Harry Greenstein (96) 340.00

JUNE 30.

6TH AV, 856; Joseph Schmidt—Chas Koss & Fredk Ebering (97) 115.00  
109TH ST, 407 E; Wm Fishkind—Francis McInnes, Margaret Faddino & 108th St Live Poultry Co (98) 1,500.00

JULY 3.

LEXINGTON AV, 866; Herman Petri Inc—Frederick J Sterner; Woodward Const Co (1) 292.00  
WADSWORTH TER, es, 100 n 190th, 100x84; John Langer—Doclin Realty Corp (2) 4,200.00

JULY 5.

118TH ST, 353 & 355 W; American Elevator & Machine Corp—Rachel Frederick or Fredericks; M E Donovan (3) 282.71  
118TH ST, 357 & 359 W; American Elevator & Machine Corp—Rachel Frederick or Fredericks; M E Donovan (4) 189.75  
132D ST, 52 to 60 W; Happy Homes Building Co—First African Methodist Episcopal Bethel Church (5) 3,600.00

Bronx

JUNE 26.

WEBSTER AV, 2239; Morris Bregman—Bregman Weinraub Realty Co & Morris Greenberg 200.00  
HOE AV, nec Jennings st, 50x100; Indelli & Conforti Co—Jennings Bldg Corp 1,440.00  
SOUTHERN BLVD, 1014; Rudolph Isenberg—Fantanas, Inc & Chelsea Partition Co 216.00  
SOUTHERN BLVD, 1216; Paul Robich—Geo Kahn & Gustav Fisher 560.00

JUNE 27.

GARRISON AV, nec Whittier st, 70x 100; Daly Steel Products Corp—Jas E Dougherty, Samuel Greene & Benj Weprinsky 379.77  
BATHGATE AV, 2296; Anderson Brick & Supply Co—R H Gold Const Co & I O Farber 1,350.00

JUNE 28.

229TH ST E, ns, 255 e Barnes av, 75 x114.7; Standard Plumbing Supply Co—Thomas Duff Co, Inc; J P Muller 490.00

JUNE 29.

3D AV, 2994-S; Fred Morton Co—William Ebling; 3d Avenue Arcade Corp 5,300.00  
MORRIS AV, ws, 102.9 s 181st, 100x 190; Empire Brick & Supply Co—Cecilia King & King-Winter Bldg Corp 404.00  
MORRIS AV, ws, 102.9 s 181st, 100x 190; Empire Brick & Supply Co—Cecilia King & King-Winter Bldg Corp; Joseph T Hammer & Hammer Const Co 5,426.10

JUNE 30.

BEDFORD PK BLVD, ns, whole block front bet Decatur & Marion av, 154x 127; Athens Brick, Lime & Cement Co—Marion Decatur Corp & Thos Altieri Const Co 5,491.72  
17TH ST E, ss, 150 w Loring pl, 25x 100; Jos Russe—Max & Dora Siegel 735.00  
137TH ST E, ns, bet Brown pl & Brook av, 25x100; Gerald Marine—Brown Place Theatre, Inc, & Jos Smith 120.00  
HOLLYWOOD AV, es, 250 s Barkley av, 25x100; John Simmons—W Irving Kidd; Westerfeld, Havens & Co 145.33

JULY 1.

GUN HILL RD, nec Decatur av, 50x 110; Trombatore Const Co—Kenneth

A Petriette Rea Co; Triangular Const Co 1,600.00  
181ST ST, sec Morris av, 107.9x133.11; Southern Hardwood Flooring Co—Shatz & Zucker Bldg Corp 5,315.00

JULY 3.

NELSON AV, 1707; Isaac Paley—Koppel Podowitz 282.00  
GUN HILL RD, 346; Joseph J Brietman—Kenneth A Petretti Realty Co 4,120.00  
SAME PROP; Triangle Const Co—same 3,690.35  
SIMPSON ST, 110; Jacob Podell—Dora Bersky 130.00  
LEBANON ST, nec Devoe av, 25x100; Arthur H Oesterheld—William F von Cook et al; Rialto Woodworking Co 960.13

SATISFIED MECHANICS' LIENS

Manhattan.

JUNE 29.

1ST AV, 1332; M Delisky—Fred Schwarz; Apr5'22 8,284.00  
BEEKMAN ST, nwc William; Wolis & Diamond—Louis Brooks, Inc, et al; Mar10'22 6,052.00  
MURRAY ST, 6; Martin Posmentries—Six Murray St Corp et al; June 24'22 800.00

JULY 1.

BROOME ST, 264; Tobias Schwartz—L & L Realty Corp et al; Apr4'21 600.00  
38TH ST 205 W; Roth-Johnson Corp—Mary A Booth et al; June22'22 7,548.00  
177TH ST, nec Audubon av; Israel Sivirsky—High Cliff, Inc, et al; Oct 27'21; by payment 164.77

JULY 3.

7TH AV, 758-60; Psaty & Fuhrman, Inc—Lee Shubert et al; June24'22 3,756.38

JULY 5.

WILLIAM ST, 171 to 177; Isidor Braun—Jessie Ridley et al; Feb21 '22 1,207.00  
SAME PROP; Jacob J Smith—same; Mar30'22 450.00  
CONGRESS ST, 3 & 5; American Elevator & Machine Corp—Congress Warehouse & Forwarding Corp et al; May18'21 106.45

Bronx

JUNE 24.

BOSTON RD, es, at junction Minford pl, 126.6x140.6; Morris & Louis Marks—Weingold Realty & Constn Co, Inc, et al; June20'22 1,000.00  
UNIVERSITY AV, swe Hall of Fame ter, —x—; Giustino Di Giustino—University of City N Y et al; June 8'22 150.00

JUNE 26.

LOT 467, map of Clafin Estate; David Welkeiser—Frank Threaswell et al; May11'22 1,850.00  
SAME PROP; Italo Paparello—same et al; May9'22 2,400.00  
LOT 369, blk 4549, sec 16, tax map; Joseph Mascia—Fortunato Sarcone et al; June9'22 103.00

JUNE 27.

PAULDING AV, 3235; Mauro Campagna—Alfred Ventimiglia et al; Jan 23'22 1,052.00  
MATTHEWS AV, 2944; Frank & Sumowich—John Palmerie et al; May 19'22 6,500.00

JUNE 28.

WALTON AV, 2160; James Elgar—Ed Gerald Realty Co et al; Jan 28'22 2,725.00

JUNE 29.

RHINELANDER AV, ss, 25 w Lurting av, 25x90; Arthur Gorsch, Jr—Lorillard Bldg Co, et al; May24'22 210.00

JUNE 30.

LONGWOOD AV, 860; Fells, Lent & Canter, Inc—Chelsea Partition Co et al; May22'22 133.50  
3D AV, 2994-6-8; E Seal & Son—Wm Ebling et al; Feb28'22 1,392.46