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EDITORIAL

If Congress Had Courage

A high Government official is quoted in a dispatch from Washington as declaring that "if there is any courage left in Congress something will be done immediately to protect the American people from recurrent railroad and coal strikes every year. Strikes in which neither executives, operators nor labor are the sufferers, but which endanger the welfare of the masses and the business of America."

This comment becomes especially interesting in view of the reports that President Harding will ask Congress to enact legislation to strengthen the powers of the Railroad Labor Board. The authorities at Washington seem to have become convinced that existing laws are not strong enough to meet such situations as have been created by the rail and coal strikes. It would be well to make them stronger, but if such action is contingent on a display of courage by Congress the outlook is not as promising as might be wished. Courage in the public interest is a quality which has been lacking in Congress for some years.

One thing Congress could do which would solve not only the rail and coal strikes, but all other disturbances that arise so often to imperil the welfare of the people and to cause them needless worry and increased expenses. That would be for Congress to enact an anti-strike law. With such a statute, and with provision for the compulsory arbitration of various disputes of which the public always is the victim, life in the United States would take on another aspect. But this leads back to the question as to whether there is any courage left in Congress, or enough courage to meet the strike problem without fear or favor.

The public has suffered long enough through industrial quarrels, and the Government should be strong enough to furnish relief.

No Time to Incur New City Obligations

When ferry-boats were the only connecting links between the two banks of the East River both passenger and freight traffic between New York and Brooklyn was of small proportions compared with that of today.

But when Brooklyn Bridge was built forty years ago the City of Churches began to lose its insularity and a process of amalgamation set in which resulted in the consolidation of the five boroughs into Greater New York twenty-four years ago. Now there are three bridges and five pairs of tunnels connecting Manhattan and Brooklyn; the residents of Bedford and Fifth Avenues intermingle daily; Brownsville and the East Side have common interests; newspapers of each borough carry advertisements attracting shoppers and amusement seekers and home builders from one to the other; manufactories have sprung up from the Gowanus Canal to Astoria and their products are carted through Manhattan to the railroad terminals in New Jersey and the steamship docks along the Hudson. The intra-borough traffic has grown tremendously since the Brooklyn Bridge was first opened-it will become greater and greater as time goes on, and this interchange of business and social life, which is healthful and financially beneficial, should be encouraged.

It is wise, then, to consider the proposal of Commissioner of Plants and Structures Whalen for adding to the number of connections between the two most populous and busy sections of the city. If the Brooklyn Bridge was in immediate danger of collapse, as the most eminent engineers say it is not, and if bridges were the only means by which the constantly increasing traffic, now of huge proportions, could be taken care of then there would be no question of the wisdom of spanning the East River with another traffic artery. But Gustav Lindenthal, the best informed and most expert of bridge builders, and Col. Washington A. Roebling, who built the bridge from plans made by his father, John A. Roebling, and even Mr. Whalen himself, say that the Brooklyn Bridge is good for many years, perhaps a century or two. Tunnels probably can be built more cheaply than bridges but tunnels are of as many sizes as are bridges and the relation of cost to operating capacity is a matter of intricate figuring. The vehicular tunnel to New Jersey may solve some of the questions relating to cost and ventilation and adaptability to motor traffic on which there is now division of opinion.

Numerous projects involving the expenditure of scores of millions of dollars are favored by the municipal authorities and the taxpayers, already overburdened, must be given the consideration they deserve. Comptroller Craig, the chief authority on whether the city is in a position to finance any \$50,000,000 proposition, comes out strongly in favor of the less-expensive method of tubes, because while the city's credit is strong that is no reason for hasty and reckless expenditures on bridges while there is still opportunity to prove the value of tunnels. And in this view of the matter the taxpayers and the citizens generally will be more likely to stand behind the Comptroller than the Commissioner. The Comptroller injects another theory into the discussion, that additional rapid transit tunnels, by relieving the present traffic on surface cars across the bridges, would increase the capacity of existing structures for pleasure and commercial motor cars, thus doing away with the necessity for a new bridge or a city-built vehicular tunnel.

What is apparent is that with no need for immediate action it is imperative that the situation should be most carefully canvassed as to what relief is necessary, what avenues of traffic between Manhattan and Brooklyn should be augmented and by what method the improvements may be made at least cost to taxpayers.

To Make Theatres Safer

The personnel of the commission charged with drafting a State Building Code to govern the future construction of public places of amusement has been officially announced by Henry D. Sayer, New York State Industrial Commissioner. The appointees comprise a large and truly representative body, well equipped by training and experience for the serious business of formulating a code calculated to safeguard the public against a repetition of the recent disasters which were the cause of death to some and painful injury to others.

Included in the commission are architects, engineers and constructors of recognized standing in their respective professions, civic officials responsible for safe construction and owners and managers of theatrical and other amusement enterprises. The commission is a thoroughly balanced body with the professional element capable of adequately handling all matters of a technical nature and the laymen providing the practical knowledge so essential if the proposed code is not to work a hardship on those who make a business of providing amusement for the public.

The Knickerbocker Theatre disaster in Washington last winter, with its resultant fatalities; the collapse of a theatre building while under construction in Brooklyn at about the same time, and other subsequent serious accidents, all of which caused loss of life or permanent injury, paved the way for the appointment of this code commission. The recent growth of amusement enterprises, which has outstripped the advance made in many other lines of industry

and commerce, has frequently resulted in carelessness and neglect of essential principles which later caused damage and disaster. The public has every right to safety in places of amusement and the proposed code will be designed with the primary thought of providing this all-important element above all other things.

Undoubtedly the building code for places of amusement will include police power for its enforcement. Although this is essential it will only minimize and not eliminate future disasters from faulty or careless construction. The prime essential to safeguarding the public is greater care on the part of the owners and builders of these enterprises in constructing and managing their projects. The strictest supervision frequently fails to detect careless or faulty building. Inspectors cannot always be on any one particular job. The burden of assuring the maximum of safety to those patronizing places of public amusement rests with both the owner and the builder. If they build carefully and honestly, without trying to affect small savings which later may develop into direct causes of disaster, the public will need to have little fear for its safety.

Fire Prevention Exposition to Be Held Here October 2-7

ANUFACTURERS of fire-restrictive materials and of fire-fighting and retarding apparatus will have, for the first time, the opportunity of taking part in a Fire Prevention Exposition to be held October 2 to 7 at the Twenty-second Regiment Armory, where will be shown by exhibit and demonstration what a vital part in the fight against the great annual fire loss is played by fire-safe materials and apparatus.

The Exposition originated with the Fire Prevention Committee of the National Association of Insurance Agents as part of its program of fire prevention activities. It has been endorsed by the National Fire Protection Association, the National Association of Credit Men, by President Frank G. Reynolds of the International Association of Fire Engineers, the National Board of Fire Underwriters and other associations.

The problem of reducing the terrific strain on business caused by preventable fires, which seem to be increasing each year, is one that has long engaged the attention of these organizations. At the present rate of burning, property worth \$1,300,000 is being destroyed each day. This is a financial burden borne by business men, for the fire insurance companies, contrary to general belief, do not bear this loss—they simply pay out \$1,300,000 each day that has been paid in to them in premiums by the public.

So great has the strain on business become that on June 26, at the request of these organizations, Governor Ritchie, of Maryland, called a conference of the Governors of New York, New Jersey, Maryland and Virginia. This conference adopted a motion to present the matter of fire waste and conservation to the Chamber of Commerce of the United States, and on July 12 a conference of representatives of the four associations named above and of the American Institute of Electrical

Engineers, Railway Fire Protective Association, American Institute of Architects, American Society of Mechanical Engineers and of the Boy Scouts of America, was held at Washington. The Chamber of Commerce of the United States was asked to undertake the responsibility of educating organized business men to the huge annual tax caused by fires. President Barnes of the Chamber accepted this responsibility and plans are now under way for a national citizens' fire prevention campaign. The peak of this year's effort will be reached during National Fire Prevention Week, October 2 to 7, and the First Fire Prevention Exposition will be its greatest educational feature.

It is purposed to show, by means of the Exposition, the latest ideas in fire-safe construction and also to demonstrate to the public the proper appliances to be used in fighting and preventing fires. A lecture hall is in the armory building, and it is planned to make each day of the Exposition a special day, with lectures and motion pictures in the lecture hall. One day probably will be devoted to municipal authorities and fire department officials with addresses on municipal fire prevention and protection. Motion pictures illustrating these will be shown. Another day will be given over to the children, who will be shown what they can do toward helping to reduce the fire loss. A third day will be for plant managers and executives, who will be shown the hazards of industrial plants and told how these can be eliminated.

A. E. MacKinnon, of 405 Lexington avenue, is chairman of the Exposition Committee. James T. Catlin, Jr., Danville, Va., chairman of the Fire Prevention Committee of the National Association of Insurance Agents, and Frank W. Lawson, American Building, Baltimore, regional chairman of the Fire Prevention Committee, with Mr. MacKinnon, compose the Exposition Committee.

Building Operations in Manhattan on Increase

HE report of the building operations in Manhattan during July, as given out last Wednesday by Building Superintendent Brady, shows an increase in the number of buildings by twenty and a falling off of \$9,706,925 in moneys involved, compared with the showing of July of last year. The report shows that plans were filed for seventy-three new buildings to cost a total of \$8,171,900. During July, 1921, fifty-three new buildings, estimated to cost a total of \$17,878,825, were projected.

The report shows that applications for making alterations to

294 buildings, representing an outlay of \$2,239,638, were filed, against 298 alterations, to cost \$1,700,930, planned the year before.

In the first seven months of this year plans for 552 new buildings, to cost a total of \$84,505,636, were filed, against 474, to cost a total of \$71,056,680, planned during the corresponding period of last year. During the former period applications for making alterations to 2,182 buildings, for a total cost of \$16,142,502, were filed, against 2,108 alterations, to cost a total of \$15,491,817, planned in the corresponding period last year.

REAL ESTATE SECTION

City Property Realizes More Than Upset Price at Auction

Success of Disposal Sale of 202 Improved and Unimproved Parcels Under Direction of Comptroller Craig Indicated by Opening Deals

ORE than half the parcels of real estate sold at the first day's auction by the city of 202 improved and unimproved parcels were disposed of at better than the upset prices fixed by Controller Charles L. Craig, who directed the sale. Of 28 pieces, bringing \$453,825, 12 went at the upset price and 26 at higher bids. The sale, held at the Sixty-ninth Regiment Armory by Joseph P. Day, with Henry Brady and Samuel Marx assisting, attracted a good crowd of buyers. Before the terms of the sale were read the Controller said:

"Since assuming my duties as Controller of the City of New York, I have advocated the disposal of all city owned property that has fallen into disuse because of changes in civic plans and for various other reasons. I believe the surplus property of the city should be disposed of to the people of New York on as reasonable terms as compatible with good business and the interests of the city. For this reason we are offering today property well located for many purposes, but no longer of value to the city, on terms that should appeal to all types of buyers.

"We purposely selected a 75 per cent mortgage at 5 per cent interest, which is more generous than the usual practice of asking 6 per cent, which is the prevailing rate at the present time."

Real estate men who watched the bidding were surprised at the rapidity with which the offerings were absorbed, their prediction being that the high upset price would act as a deterrent to bidders. It was believed that the unusually attractive terms was in a large measure responsible for the assembling of one of the largest crowds that has attended an auction this year.

The first piece sold was the vacant parcel of land 50 by 100 feet on the east side of Second Avenue between First and Second Streets. The minimum or upset price at which the property should be sold was fixed at \$60,000, and when bids were called for some one shouted \$40,000. Several minutes elapsed before a bid of \$60,000, equalling the upset price, was offered.

This bid was made by an investor and immediately jumped to \$61,000 by Albert Hartman. From \$61,000 it was advanced by thousands and sold, after about twenty bids had been registered, to Albert Hartman for \$72,000. It is reported that the site will be improved with a storage warehouse.

Arthur Brisbane purchased the second parcel offered, a three-story building on a lot 25 by 25 feet at 160 East Thirty-third Street. It was started at the upset price of \$10,000 and sold at \$11,300 to Mr. Brisbane on the fifth bid.

There was lively bidding for the vacant plot, 47 by 68 feet, on the northeast corner of Eldridge and Delancey Streets, with an upset price of \$85,000. There were several bids of \$85,000 from various parts of the building, and in ten bids it was advanced to \$90,000. It was finally sold to Miss L. Katz of Brooklyn for \$92,600. The buyer will improve the site with a business building and stores.

The five-story building on a plot of 50.6 by 80 feet at 130 to 132 West Third Street, with an upset price of \$40,000, was sold to the present tenant, the Minute Realty Company, at that price, there being no other bidders.

A lot, 200 by 100 feet, located on the east side of Fairmount Place, 176 feet west of the Southern Boulevard, in the Bronx, brought forth the largest number of bids for the day, despite the fact that it is covered with rock to a height of almost fifteen feet above the sidewalk. The upset price was \$8,000 and it would probably take three times this amount to clear it of the rock that encumbers it. The first bid was \$8,000, and it was advanced by hun-

dreds to \$11,000, when the Rev. John Johnson of the Swedish Lutheran Church of the Bronx started bidding against Samuel Vogel, an investor the price was advanced until on the forty-first bid it was sold for \$12,850 to the Rev. Mr. Johnson, as a site for a church.

The corner plot measuring 50 by 30 by 43 feet at West 155th Street and Macombs' Place, was started at a bid of \$3,150 and sold to Peter Theophine for \$4,000. The upset price on this plot was \$2,000.

Herman Blossom paid \$19,700 for the southwest corner of Grand Street and Corlears Street, a five-story store and tenement on a lot 23 by 70 feet, upon which there was an upset price of \$17,500.

One of the most interesting parcels offered was an irregular plot in the center of the block bounded by East Thirteenth and Fourteenth Streets and First Avenue and Avenue A, with no outlet to any of the streets or avenues. When Samuel Krotzstein, the only bidder for the parcel, paid \$3,500 for it, the upset price, he was asked by Mr. Day whether he was the adjoining owner. When the buyer replied in the negative, Mr. Day shouted: "Well, I wish you luck."

Eziel Alshul paid \$200 over the upset price when he bought the lot, 25 by 110 feet, on Second avenue, between East 117th and East 118th streets, for \$12,700.

The Realty Corporation paid \$26,200 for the six-story tenement, on lot 25 by 100, at 237 East 103d street, on which the upset price was \$25,000. Harry Bryan was the successful bidder on the vacant plot 64 by 58 at the northeast corner of Bryant avenue and 178th street. He paid \$10,000 for the property, and the upset price was \$8,500.

For improvement with a commercial building, the lot 29 by 170 feet on Ittner place, near Webster avenue, was purchased by Morris Robinson for the White Swan Laundry, the adjoining owner. The parcel brought \$5,100, although the upset price was \$3,750.

Nathan Marx paid \$13,250 for the vacant plot, 100 by 100, at the northeast corner of Sherman avenue and 166th street, for which there was a minimum price set of \$8,500. A plot 24 by 105, improved with two three-story buildings, on East 149th street near Trinity avenue, went to Louis Calen for \$8,500, the upset price.

The parcels sold are as follows:

	Parcel	Upset	
	No. Purchaser. Price.	Price.	Location.
	10-Albert Hartman\$72,000	\$60,000	Second av and 2d st.
	14—Arthur Brisbane 11,300	10,500	160 East 33d st.
	9-Mrs. Lena Katz 92,600	85,000	Delancey and Eldridge sts.
	12-Minute Realty Co., 40,000	40,000	130 and 132 West 3d st.
	15-Louis Anderson 6,300	4,000	217 East 129th st.
	16—Peter Theophine 4,000	2,000	Corner 155th st.
	21-Herman Blossom 19,700	17,500	587 Grand st.
	22—Samuel Krotzstein. 3,500	3,500	East 13th st and Ave A.
	27—Realty Corporation 26,200	25,000	237 East 103d st.
	166—Harry Bryan 10,000	8,500	Bryant av and East 178th st.
	142-Morris Robinson 5,100	3,750	Ittner pl, east of Webster av.
	124—Nathan Marx 13,250	8,500	Sherman and East 166th st.
	129—Louis Calen 8,500	8,500	East 149th st and Cauldwell av.
	164—Chas. Wintermitz. 19,500	19,500	Brook av and East 142d st.
	143—Rev. John Johnson 12,850	8,000	Fairmont pl and Southern blvd.
	24—E. C. Altshul 12,700	12,500	71 Oak st, Jersey City.
	162—J. T. Duryea 7,300	5,500	Bronx blvd.
	163—Mrs. C. M. Zimmer 6,850	4,500	Bronx blvd and 228th st.
	140—Daniel Mason 2,850	2,750	Carter av.
	141—Daniel Mason 4,250	4,250	Carter av.
	175—Catherine Tacente. 1,900	1,900	East 206th st.
1	127—Jacob Weitman 1,425	1,000	Nelson av and West 170th st.
	165-Mark Seymour 25,000	25,000	East 189th st.
	151-Mark Seymour 6,500	6,500	Crotona av.
	139—Mary Frawley 8,000	8,000	West 169th st.
	31-Mayer Drinmer 7,500	7,500	233 East 109th st.
	123—N. W. Anton 2,750	2,750	Walton av.
	160—Guttag Brothers 12,500	12,500	52 Wall st.

Proposal to Build New Brooklyn Bridge Criticised

Comptroller Craig Wants City Money Used Cautiously and Favors Tunnels While Experts Declare Old Structure Is Good for Many Years

N a letter to Mayor Hylan, made public July 29, Grover A. Whalen, Commissioner of Plants and Structures, after reciting new traffic regulations designed to reduce the load on the Brooklyn Bridge, advises the Mayor that he will soon request a special meeting of the Board of Estimate and Apportionment "to consider the question of the authorization of the construction of a new bridge and the rebuilding of Brooklyn Bridge." In his letter Commissioner Whalen says

"On May 24, 1923, the Brooklyn Bridge will have arrived at the age During these two score years of useful life the Brook of forty years. During these two score years of useful life the Brooklyn Bridge has carried a burden for which it was never designed. At the time of the opening of the Brooklyn Bridge eight and ten-ton motor trucks were never dreamed of. However, the evolution from the horse-drawn vehicle to the motor-driven vehicle has been so rapid that the designers of the Brooklyn Bridge could not possibly have anticipated it, and, therefore, made no provisions for the increased load which this bridge was compelled to bear up to Tune 15 1999 June 15, 1922.

"With this new method of transportation came a tremendous increase in the load unit. There was also added to this increased weight of trolley cars, increased weight of elevated cars and increased weight of subway cars. All these elements of weight factor have been daily calling upon the main cables of the Brooklyn Bridge for increased carrying capacity. The four cables that support the Brooklyn Bridge are made of galvanized steel wires, and in each cable there are 5,296 wires. For almost forty years these cables have been called upon to carry not only the dead load of the bridge itself, but also the live load, such as vehicles of all types, elevated and trolley cars, pas-

"It is not my purpose in this communication to in any way call the attention of the public to the condition of the Brooklyn Bridge, except, in this respect, that the engineers of this department report the Brooklyn Bridge in absolutely safe condition.

"To meet the increased weight which the bridge was compelled to carry, this department has, during the period of the life of the Brooklyn Bridge, so reinforced the structure up to this time, that it has been capable of carrying the tremendously heavy burden placed upon it. However, the main carrying supports of the bridge, to wit, the four main cables, cannot be reinforced or replaced unless the bridge is robuilt."

In an interview Commissioner Whalen said that on Tower A, on the Manhattan side of the bridge, Cable A, the northernmost strand, had slipped one and three-quarter inches toward the centre of the bridge. The cable next to it, near the centre of the bridge, also has slipped one-half inch.

"What has happened," the Commissioner added, "Means that the usefulness of the bridge, so far as present-day heavy automobile and other heavy traffic is concerned, has passed. We cannot do a thing to remedy this condition without closing the bridge.'

Commissioner Whalen's statement brought out instant criticism and suggestion from various sources. Col. Washington A. Roebling, who built the bridge from plans made by his father, John A. Roebling, declared that the Brooklyn Bridge was good for 100 to 200 years more.

"They say the big cable slipped," repeated Col. Roebling. "This is just what the designers and constructors intended it should do. If that big cable had not slipped, one end of the bridge would have fallen down."

In the controversy following the proposal to expend \$50,000,-000 in a new bridge, two important statements have been made. In a communication to the New York Times Mr. Lindenthal, designer and constructor of the Hell Gate Bridge, and who has had a hand in the construction of all the East River bridges except the Brooklyn Bridge, takes the view that a bridge will serve the public better than tunnels, and Comptroller Craig, in a prepared statement, declares the city is not now in a position to expend so much money as would be necessary for building a bridge, and favors the tunnel plan provided in the vehicular tunnel to New Jersey, the problem of ventilation is solved. In his communication Mr. Lindenthal says:

"The opinion is frequently heard that vehicular tunnels under the "The opinion is frequently heard that vehicular tunnels under the East River and the North River would be cheaper than bridges, and, therefore, should be preferred for the accommodation of highway traffic. In support of that opinion comparison is made of the cost of the vehicular tunnels (9,300 feet long, estimated cost \$28,000,000) with the cost of the Manhattan Bridge (6,855 feet long, costing \$31,000,000). "The tunnels will not be completed for three years. Their actual cost will only be definitely known when they are finished, but assuming

that the cost will not exceed the present estimate of \$28,000,000, it must be considered that the two vehicular tunnels will give accommodation to only four lanes of traffic, and that the Manhattan Bridge has accommodation for twelve lanes of traffic, not including two sidewalks each ten feet clear. It has, therefore, at least three times, but more nearly four times, the traffic capacity of the two vehicular tunnels.

"Let us assume that the cost of Manhattan Bridge, liberally allowing for same length as the tunnels and on the basis of present would be \$42,000,000 (an excessive cost) instead of the \$31,000,000, actual cost fifteen years ago. We have, then, the fact that each of the twelve lanes over the Manhattan Bridge would cost \$3,500,000, while each of the four lanes of the vehicular tunnel will cost \$7,000,000, or twice as much.

"River tunnels for railroad and subway traffic using electrical traction are most cheaply built as single track tubes, which cost only about one-half as much as the vehicular tubes for two lanes.

"Moreover, the vehicular tunnels will have to be ventilated. The method of ventilation has been worked out on very thorough preliminary tests, so that the public can be assured that the very best method will be used. But after saying this, the ventilation of the tunnel must still be regarded as experimental, particularly as to cost and maintenance, and only experience will supply the lacking facts. The bridge, moreover, requires lighting only at night time, whereas tunnels must be kept lighted day and night. Nevertheless, it is to be hoped that the vehicular tunnels now building under the Hudson River will prove to be a success, even though in a limited sense. Crossing facilities are needed downtown where a bridge is not

"Of course, it would be a fine thing to have vehicular tunnels under the East River and also under the Hudson River every few streets. But before a decision of this sort would be reached it would be well to await the outcome of the vehicular tunnel under Canal street.

"As the science of bridge and tunnel construction stands now, a Tas the science of bridge and tunnel construction stands now, a bridge over the East River can, for the same money, give at least double the accommodation of vehicular tunnels. The same is also true of crossing the Hudson River. It would be unfortunate to conclude on superficial grounds that the era of tunnels has arrived and that bridges should go into the diseard, for this is by no means the accepted view of approved authorities, and the questions involved are so technical and complex as to require care and expert knowledge in presenting them for the purpose of influencing public opinion."

Comptroller Craig's statement, after declaring that there are many reasons why the City of New York should make haste slowly in planning a new East River bridge, says:

"The City of New York has made large investments to provide rapid transit transportation. Under the contracts by which the city's lines are operated by the Interborough and the B. R. T., the city has a right to recapture and take over the lines ten years from the date when operation was begun, or earlier, in case of the default of the operating company in rendering service and discharging other obligations are interesting to the contraction of the default of the operating company in rendering service and discharging other obligations required the contraction of the city's lines are contracted by the contraction of the city's lines are operated by tions required by its contracts.

"It has been the policy of the present City Administration to conserve the city's credit so that when the occasion arises for it to exercise its right of recapture it will be in a position financially to do so. In the last few months the city's debt limit or margin of credit has been the largest in its history and, so far as that is concerned, it could now recapture the rapid transit lines if the time to do so under the contracts had arrived.

"It is of the utmost importance that expenditures for other public improvements shall be so regulated and controlled as not to interfere with this policy of recapture or jeopardize the provision of additional rapid transit facilities.

"Naturally, when a new bridge is proposed, the question arises whether it would be more economical to provide a vehicular tunnel.

"In my opinion, this question should await the opening and the practical operation of the vehicular tunnel now being constructed under the Hudson River. The tests and the theories in regard to the ventilation and operation of those tunnels can then be tried in the light of actual experience. Vehicular tunnel construction, or bridge construction, should await the results of such a test.

"There is, however, a different and better solution of the East River bridge question than the construction of new bridges or vehicular tunnels under that river.

"There are now five pairs of rapid transit tunnels constructed and owned by the city under East River, four of which are in operation. The cost of these tunnels average somewhat in excess of \$5,000,000 a pair. Besides this, the Long Island Railroad operates a pair of tunnels for passenger traffic under East River.

"A new bridge over East River would probably cost, for its construction and the acquisition of necessary land and approaches and other incidental outlays, in the neighborhood of \$40,000,000. Besides the interest and sinking fund charges for so large an investment, there would be a large annual loss to the city of substantial sums now received in taxes from property that would be forever removed from the tax rolls when acquired for bridge purposes.

"All of the rapid transit service that is now maintained over the four East River bridges could undoubtedly be taken care of in two pair of new rapid transit tunnels, the cost of which need not materially exceed \$10,000,000. If the rapid transit service now handled over the East River bridges were removed to new tunnels provided for that

Gov. Miller May Call Legislature to Take Action on Coal

State Coal Commission Getting Ready to Ration Supplies Allotted to New York State and City by Federal Authorities

STATE and local authorities are completing arrangements for action in the distribution of coal allotted to this section by the Federal Government. Governor Miller, on his return from Washington late last week, announced he was certain that when the distribution of coal under the national rationing plan begins New York City and State will get its quota based on its past consumption. The Governor may call a special session of the Legislature to deal with the emergency caused by the strike of coal miners. Action by the Legislature may be necessary to clothe the recently-appointed State Coal Commission with authority to ration coal. This commission, of which E. H. Outerbridge is chairman, is receiving requests for coal at its headquarters, No. 11 Broadway. These include all requests by public utilities and dealers, and copies of the requests are sent to Washington.

The plan under which coal will be distributed by the Federal Government has not been published, but it is expected soon. Mr. Outerbridge announced that "there are substantial supplies of bituminous coal that can and will be allocated by the Federal Fuel Administrator to the State of New York. In turn, this coal will be distributed in accordance with the priority regulations agreed upon by officials of the state and Federal governments.

"As announced previously, all industries in the state in need of coal must fill out the proper forms for this commission. It will be the job of the commission to get everybody's bread buttered so far as distribution is concerned. The butter may be a little thin, but the outlook now is that every one is going to have a spreading of it."

New York banks have pledged themselves to underwrite the cost of all coal Washington assigns the entire State, according to Mr. Outerbridge, who appealed to the leading bankers here a week ago for volunteers to provide means of meeting the Government's financial requirement that all allocated coal be paid for when it crossed the State line. The response was unanimous, he said. That out of town bankers are not represented was due to lack of time to canvass them. Without the organization of the syndicate, Mr. Outerbridge explained, Governor Miller's trip to Washington would probably have availed little, inasmuch as the Government insisted upon all applicant States furnishing proof of financial standing

Under the proposed arrangement, it was learned, the New York banks will probably take up and pay the bills of lading on all incoming coal shipments, later being reimbursed by dealers securing the coal, who will pay an interest charge yet to be determined

Anthracite, which most householders use, shows a four months' national deficit on production, amounting to 30,000,000 tons, Mr. Outerbridge said. Granting a settlement of the coal strike at current conferences, of which the chairman was optimistic, production would hardly be resumed till nearly September 1 and normal bunkers would not reappear, the chairman's figures showed, until another third of a year at the earliest.

The New York Board of Trade and Transportation appealed to Governor Miller and Superintendent of Public Works Charles L. Cadle to place all the facilities of the New York State barge canal system at the disposal of New York and the entire northeastern littoral of the United States as reached by the barge canal and its approaches through the Hudson River, Long Island Sound and the Atlantic Coast, for the movement of coal and provisions during the railroad and coal strikes.

The Utilities Advisory Fuel Commission has been formed and J. W. Lieb, vice president of the New York Edison Company, made chairman. An executive committee was elected and instructed to consider immediately the possibility of saving coal by the curtailment of public utilities service, if this can be done without injury to the public. When it has reached its conclusion the Commission will present its recommendations to the Public Service and Transit Commissions. The public is asked to eliminate all uses of electricity and gas, which in themselves are non-productive or wasteful. All of the principal public utility corporations in the State were represented at the session, including the Interborough and Brooklyn Rapid Transit Companies, the Consolidated Gas Company and many of the big up-State companies.

The U. S. Shipping Board has made fifty-six coal charters, and about seventy-five have been made by private interests, so that, taking 7,000 tons of coal a ship as an average, the total movement currently indicated is nearly 1,000,000 tons. The board is now ready to charter tonnage for late August and September loading, and the indicated rate is 12 shillings 6 pence. Although the demand has fallen off heavily there is still said to be plenty of inquiry in the market.

Proposal to Build New Brooklyn Bridge Criticized

(Continued from page 200)

purpose it would immediately release for vehicular traffic over these bridges roadways to an extent that would practically increase by 100 per cent the present vehicular capacity of the East River bridges. If provision were made for increased traffic to this extent by the building of new bridges, it would require an outlay of upward of \$75,000,000.

"It will readily be seen, therefore, that not only will materially less public money be required if the bridge capacity is increased by the construction of new rapid transit tunnels, but that the expenditure of the reduced amounts would provide at the same time additional rapid transit facilities, the investment in which should be a self-sustaining enterprise."

The Real Estate Board calls attention to the fact that if the new bridge is built at the estimated cost of \$50,000,000 the tax levy will be increased \$2,625,000, which means an increase of two and a half points in the tax levy.

Borough President Connolly of Queens announced he would oppose the \$50,000,000 project of Commissioner Whalen for a new East River bridge unless it ran to Queens. He suggested Thirty-fourth street, Manhattan, to Long Island City as the natural route.

President Murray Hulbert of the Board of Aldermen wrote to Mr. Whalen suggesting a route from Ferry Point, in The Bronx, to Whitestone.

A recent count made by the Department of Plant and Structures and reported to the Transit Commissioner showed that

more than 200,000 persons crossed the bridge daily in elevated trains and trolley cars alone. It has been estimated that at least 300,000 persons cross the bridge daily in its greatest floods of traffic, and the estimates of some days have gone as high as 1,000,000.

According to all available figures, the peak of the passenger traffic was reached about 1907, when, on typical days, 426,298 persons crossed the bridge. This heavy strain was lightened somewhat by the construction of the Manhattan and Williamsburg Bridges.

When operations of electric trains and trolleys was contemplated in 1907 the bridge was materially strengthened. Stringers and beams were added to the flooring of the bridge, but running of the heavy six-car trains made imperative even more reinforcements, according to the report of the Department of Bridges for 1912.

Estimates by the U. S. Geological Survey show a production of 98,293,000 barrels of portland cement during the last calendar year, this being 1.7 per cent. below the high record of 100,023,245 barrels in 1920. Shipments during the year are placed at 95,051,000 barrels, or only 1.3 per cent. below the 1920 high record of 96,311,719 barrels. The average price in bulk at the mill was \$1.87 in 1921, compared with \$2.02 in 1920, a decrease of 74%.

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Review of Real Estate Market for the Current Week

A Choice Fifth Avenue Parcel, Some Broadway Buildings and Heavy Dealing on Washington Heights Were Outstanding Features of a Summer Market

WHILE the volume of dealing this week was not much larger than it was last week the more distinctive and it embodied some transactions of importance for this season of the year. The Vanderbilt and Sloane families sold to an operator 647 Fifth avenue, on the block north of Saint Patrick's Cathedral. It was originally a fine private mansion, but it has been occupied by trade in recent years. When it was built it was not believed that business would ever go north of the Cathedral on the avenue. The plot is a valuable site for a larger building. The price was about three-quarters of a million dollars. Another notable sale was that of two large loft buildings on Broadway, adjoining the northeast corner of Spring street. About \$2,000,000 was the amount of this transaction. It shows a renewed investment interest, along with other recent sales, in a part of town that at one time was lagging behind. The lease of the entire building, 1553 Broadway, to the Childs Company, for its restaurant purposes for 21 years, with two renewals, was probably one of the largest leases of the summer. The lessee controls an adjoining property also.

In the Dyckman section the William B. Isham estate disposed of the last parcel of its once extensive holdings there. This is the estate that exchanged the land comprising Isham, Park with the city for some downtown property in Manhattan a few years ago. A Lexington avenue corner dwelling was sold to be altered for business use. Numerous old tenement houses with stores were sold in First, Second and Third avenues, some of them being corners and some were bought by tenants. Some old types of apartment houses and old dwellings in Yorkville and Harlem changed hands.

A large apartment hotel at Madison avenue and 89th street was bought. A West End avenue corner dwelling that has been altered for business found a new owner. The estate of John C. Orr sold an old lower East Side parcel. Mr. Orr, in his lifetime, was the head of the large lumber firm in Greenpoint now known as the John C. Orr Lumber Company. An 8-story loft building in the Washington Square zone changed hands, as did also a large garage in the lower West Side. A few upper West Side dwellings passed to new ownership.

A striking feature of the market was the sale of several large elevator apartment houses on Washington Heights. A fine Riverside Drive dwelling was bought for occupancy. The Swedish Lutheran Church bought a square block in the Bronx, part of which it will use for a church edifice. In Brooklyn the notable feature was the leasing of a Court street block front. near Borough Hall, for a term of 42 years.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 71, as against 61 last week and 75 a year ago.

The number of sales south of 59th st was 22,

compared with 11 last week and 32 a year

The number of sales north of 59th st was 49, compared with 50 last week and 43 a year

ago.

From the Bronx 31 sales at private contract were reported, as against 55 last week and 39 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 210.

H. S. Vanderbilt Sells Fifth Ave. Holding

H. S. Vanderbilt Sells Fifth Ave. Holding
The 5-sty and basement stone front building, 647 Fifth av, formerly one of the Vanderbilt homes, has been sold by Harold S. Vanderbilt and Malcolm D. and Elinor D. Sloane to the Union Estates Co, S. H. Sloane, president. The property, which occupies a plot of 37.6x 100 feet, has been under a lease to Gimpel & Wilderstein, art dealers, for the last 6 years and was held for \$750,000. It is opposite the Vanderbilt twin houses on the west side of the avenue. Louis Delancey Ward was the broker. Mr. Stone, head of the buying company, owns considerable property in the vicinity.

The house adjoins the old home of Morton F. Plant, on the southeast corner of the avenue and 52d st, which is occupied by Cartier, jeweler. A structure similar to the old Vanderbilt residence, just sold, separates the latter from the Union Club house, on the northeast corner of the avenue and 51st st.

Big Broadway Buildings Sold

Big Broadway Buildings Sold
Denwood Realty Co., Benjamin Benenson, president, sold through I. Reis & Co., and the Penwood Realty Co., 532-538 Broadway, adjoining the northeast corner of Spring st, a 10-sty and a 11-sty brick and stone loft building, respectively, the first on a plot 50.6x100.2, and the second on a plot 50.6x100, with an L, 25x118.2, to Spring st.

The buyer gave in part payment the 5-sty and basement brick walk-up apartment house 1975 Creston av, Bronx, on a plot 102.6x100. The trade represents approximately \$2,000,000. The Bronx parcel has been resold.

Tenant Buys Pearl St. Parcel

William Farrington, perfumer, and tenant in the 5-sty brick building 80 Pearl st, is buying property from the Dexter P. Mills estate, represented by H. G. Allen of Boston. It stands on a lot 19.8½x67.5, near Coenties slip.

Lower Mortgage Rate Here

In reviewing the changing conditions of the mortgage market, it is stated by Mr. Watson. manager of the mortgage department of the Duross Co., that while much has been said in the past relative to the lowering of interest rates on real estate mortgages, it still remain-

ed a fact that the market was demanding 6

ed a fact that the market was demanding 6 per cent. and only in a few special instances were loans made at 5½ per cent. per annum. "However," said Mr. Watson, "it now seems that we are well on the road to cheaper money, as many large loans have recently been placed at 5½ per cent., and we find that there are many substantial amounts to loan at this rate. We have, in fact, been advised by an investor that he is prepared to loan at 5 per cent. "The primary reason for these conditions is the plentiful supply of money for investment covering the better class of real estate and the fact that many private investors are returning to this form of investment, realizing the stability of New York city realty."

Sells Riverside Drive Dwelling

James P. Walden sold for Edward J. Loughman 342 Riverside dr. near 106th st, a 5-sty American basement dwelling, 22x64x89, to a client for occupancy. This is one of the finest private residences in the Riverside dr section.

Buys Cliffcrest Apartments

The 6-sty elevator Cliffcrest apartment house, 938 St. Nicholas av, occupying the block front on the south side of 157th st, between St. Nicholas and Edgecombe avs, has been bought by Frank Rosenblum, an attorney, who is making his first investment in real estate. The sale was arranged by Nicholas Celia, with A. Garfein and A. Strauss as brokers. The Cliffcrest occupies a site 103.7x151x100x127 and contains accommodations for 48 families. It returns an annual rental of approximately \$60,000 and was held at \$375,000.

Corner Dwelling Sold for Business

Paul D. Saxe sold the southeast corner of Lexington av and 62d st, known as 801 Lexington av, on a lot 20.5x80, a 4-sty and basement brownstone dwelling, for Flora Hirsh to Loton H. Slawson. It will be altered for to Loton H. business uses.

Isham Estate Sells Plot

Estate of William B. Isham sold to Paul Braus the southeast corner of Broadway and 213th st, with frontages of 118.2 feet on Broadway x 70 feet on 213th st x 99.11 and 133.10 feet, respectively.

This plot was the last of the estate's vast holdings fronting on Broadway in the Dyckman section. The purchaser will improve the property when plans for it are completed.

Sales of Co-operative Apartments

Spotts & Starr, Inc., sold apartments on the 100 per cent. cooperative plan in the Mont Cenis, 54 Morningside drive, to Maynard W. Hamblin, Prof. Clinton Walker Keyes, Prof. Lawrence A. Wilkins, Mary Emma Earle and William H. Hatfield, Jr.

Tenant Becomes Buver

Leon S. Altmayer and Chr. Volzing & Son, Inc., placed a first mortgage of \$10,000 at 6 per cent. per annum for 5 years, on the 4-sty

brick business building with store at 1076 Second av, at the foot of the elevated railroad station at 57th st. The tenant of the store, Simon Lipman, who has conducted his stationery business there for many years, now becomes the purchaser of the property through Chr. Volzing & Son, Inc., and title is to close at once. The lot is 20.10x70. The property has not changed hands before since 1869.

New Theatre in Dyckman Section

Frank Volz resold for Edward J. Fenelon plot 100x150, on the west side of Dyckman st, 300 feet north of Nagle av, to Irving and Chester D. Judis. The purchase gives the builders 300 feet on Dyckman st. They contemplate the erection of stores and a theatre of 2,500 seating capacity.

Buys a Third Avenue Corner

Frederick Zittel & Sons sold for J. Freidus to an operator 1347 Third av, southeast corner of 77th st, a 4-sty brick tenement house with store, on a lot 25.6½x75. The structure recently underwent alterations.

Orr Estate Sells on East Side

V. Green Construction Co. bought from the John C. Orr estate through George O'Hare the 6-sty brick loft building 133 East 16th st on a plot 69x92 renting for \$25,000 and held at \$75,000.

To Improve Upper Fifth Avenue Corner

Percival G. Nagle bought the southeast corner of Fifth av and 129th st, a plot 74.11x100, together with 4-6 East 129th st, a 3½-sty and basement frame dwelling and garage, on a plot 40x99.11. The vacant corner will be im-

Resale of a Garage

Resale of a Garage

The garage property, located on East 88th89th sts, 82.2% feet west of Park av, fronting
153 feet on 88th st and 127.9 feet on 89th st,
has been resold by the Mandel-Ehrich Corporation to James C. McGuire & Co., Pease & Elliman, Inc., acting as brokers.

The seller recently purchased this property
from the Elliot F. Shepard estate. The new
owners have not developed any definite plans
for the improvement of the property. The
lease on the garage building expires September 30 next.

Buys Staten Island Dry Docks

Buys Staten Island Dry Docks

Charles E. Fraser, president of the New York
Harbor Dry Dock Co., announced that the company has been reorganized and has purchased
from the United States Shipping Board the two
10,000 ton dry docks near the new municipal
piers at Rosebank, Staten Island. The company
soon will begin construction of a new pier to
provide additional berthing space. The reorganization, it was said, brings \$1,750,000 of new
capital into the company. The directors of the
reorganized concern aside from Mr. Fraser will
be G. E. Clarke, William S. Kies, J. E. Aldred,
Norman A. Macleod, G. W. Betts and J. W
Cowell of Boston.

Jackson Buys Heights Apartments

Daniel H. Jackson purchased from the Mensa Realty Corporation 502-504 West 151st st, a 6-sty and basement elevator apartment house, on plot 75x99.11, accommodating 24 families. The property shows an income of \$28,000 per annum, and was held at \$150,000. Nehring Bros. were the brokers. It adjoins the southwest corner of Amsterdam av.

New Brunswick Hotel Sold

The Deroldine Realty Corporation, represented by Charles S. M. First, attorney, bought from Harold C. Mathews the 7-sty and basement New Brunswick apartment hotel, southwest corner of Madison av and 89th st. The structure fronts 25.8½ feet on the avenue and 138.10 feet on the street, and has a western line of 100.8 feet. It carries a mortgage of \$250,000. The sale is recorded.

Buys Waverly Place Lofts

Wareco Realty Corporation sold to Sallie Nicoli Ruperti the 8-sty brick loft building, 28-30 Waverly pl, on a plot 37.9½x80.9¾, adjoining the southwest corner of Greene st. The sale is recorded.

M. & L. Hess in New Quarters

M. & L. Hess in New Quarters

M. & L. Hess have opened their new uptown office at 350 Madison av. N. J. Hess, president; Henry A. Frey and John S. Pettit, vice presidents of the company, and brokerage staff, will be located at this office, specializing in business properties in the Grand Central Terminal and contiguous zones, and in country properties in Long Island and Westchester. The firm still retains its old office at 907 Broadway.

Resells Eighth Ave. Corner

Resells Lighth Ave. Corner

Isidor H. Kempner, who is abroad for the summer, sold, by wireless from Berlin, to a client of D. Kempner & Son, Inc., the northwest corner of Eighth av and 29th st, two 4-sty brick flats with stores, on a plot 48.10x60. The corner was recently purchased by Mr. Kempner from Mandelbaum & Lewine, who purchased the property from the Sands estate, which had held it for longer than 50 years. The resale is recorded. The resale is recorded

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Resells Heights Corner

Meister Builders, Inc., resold the 6-sty and basement elevator apartment house, on a plot 100x150, southwest corner of Fort Washington av and 170th st, accommodating 48 families, to Joseph Shenk. William Wolfe was the broker.

Estate Sells West Side Warehouse

Charles G. Keller sold for the estate of Robert J. Horner the 7-sty and basement brick warehouse building, on a plot 50x114.7, at 109-111 West 24th st, to Emily A. Stumpf.

The Falkland Sold

S. Osgood Pell & Co, sold for the Abel estate the 6-sty and basement elevator apartment house, known as the Falkland, at the southeast corner of Riverside Drive and 181st st. The Falkland contains 219 rooms and fronts 126 feet on the Drive. S. Osgood Pell & Co. also secured for the sellers a first mortgage loan of \$200,000 for a term of 10

Smallest Assessed Parcel

Smallest Assessed Parcel

What is understood to be the smallest piece of taxed real estate in New York City is in front of the triangular building at the southwest corner of Seventh av and Christopher st. It is 24x26 inches and is owned by the estate of David M. Hess of Philadelphia. It is assessed at \$100. Its existence came to general knowledge when a crowd observed workmen laying tile on the sidewalk to form the inscription:

"Property of the Hess estate, which has never been dedicated for public purposes."

There are several small bits of property scattered over Manhattan known in the real estate realm as "watch charms." The Hess property is said to be the smallest. It is about one foot from the building line. It is all there is left of a large parcel owned by the estate before the city cut a swath through lower Greenwich Village to extend Seventh av and the subway from Greenwich st south to Varick st. It is known as lot 55, block 591.

Church Buys Block in West Bronx

Church Buys Block in West Bronx
Shaw, Rockwell & Sanford sold for the Corn
Exchange Bank to the Trinity Swedish Lutheran Church the entire block bounded by
Mott av, Sheridan av, 158th and 159th sts. A
cathedral will be erected on the corner of Mott
av and 159th st.

Rev. S. G. Ohman, D.D., pastor of the church,
recently came to New York from New Britain,
Conn., where he was instrumental in building
a large church. It is principally due to Dr.
Ohman's efforts that his present congregation
has undertaken to build.

Builder Buys Bronx Plots

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The Broadway Savings Institution sold to the Schneider Holding Co., Inc., the block front on the east side of Mott av, opposite Franz Sigel Park, between 157th st and New st, with a frontage of about 250 feet on Mott av, and extending about 225 feet on either street. The same purchaser recently bought from the bank the block immediately south of this parcel, the entire holding being about 450 feet front on Mott ay. The buyer will erect apartment houses on both plots, work to be started at once. George E. Cohn was the broker.

Sells Bronx Amusement Place

Niblo's Garden, an amusement resort at the southeast corner of Third av and 170th st, has been sold by W. C. Reeves & Co., George D. Grundy president, to the newly formed Claremont Palace Garden, Inc., which will continue it as a dancing place. The property fronts 92.5 feet on the avenue and 322 feet on the street and has an easterly line of 120 feet. Donato Piciulo, Joseph Blum and George Axelrad are the incorporators of the new company.

Tremont Mills in Merger

Tremont Mills in Merger

The plant of the Tremont Mills, covering the block front on the south side of Ittner pl, between Park and Webster avs, Bronx, and including more than half the block bounded by those thoroughfares and East 174th st, has been taken over by Johnson-Cowdin-Emmerich, Inc., recently formed by the consolidation of Johnson, Codwin & Co. and Walter Emmerich & Co., manufacturers of ribbons.

Other big plants affected by the merger and which will be controlled by the new corporation are the Bayview Mill in Brooklyn, the Riverside Mill in Patersen and the Lady Fair Mill in Norwalk, Conn. A total capital of \$5,000,000 is represented in the Johnson-Cowdin-Emmerich merger.

Acquire Brooklyn Factory Building

W. R. Ostrander & Co., Inc., manufacturers of electrical supplies, took title last week to the 6-sty factory building, with a frontage of 105 feet at 83 to 91 Cliffon pl, between Grand and Classon avs, Brooklyn. It adjoins the 4-sty building acquired by the United Grocer Co. at 79 to 81 Clifton pl. Both transactions are resales out of the recent sale by the Bris-

tol Myers Co. of their holdings of nine buildings in the block, having a total frontage of about 350 feet, including the northwest corner of Clifton pl and Classon av, was sold to the Boo-Shoo Knitting Mills and partly leased to the Universal Jewelry Case Co. All of the transactions and the financing arrangements were consummated by James B. Fisher.

Buy Site for New Brooklyn Building

An addition to Brooklyn's financial district in the form of a 12-sty office building is planned for the property 128-134 Montague st. The Legold Realty Corporation has purchased the plot, which is 101x100, and on which are four 4-sty brownstone remodeled dwellings, occupied by insurance firms on their street floors. The upper floors are used as apartments. The sellers were Frances J. Lang and others and the brokers were S. Dombek and McNeil & Moseley. The proposed operation will be started as soon as existing leases expire.

P. R. R. Buys More Meadows

Pennsylvania Railroad has acquired or large tract on the Kearny Meadows, another large tract on the Kearny Meadows, and has bought from the Trexler Lumber Co. 26 acres, for which \$300,000 was paid. Earlier last week the railroad purchased the adjoining 127 acres owned by the Newark Factory Sites,

Shore Front Residence Sold

John I. Hart sold F. Booss of New York, the picturesque large bungalow, garage and boat house, at the foot of Clock's boulevard and fronting on Great South bay, near Amity-ville, Long Island. It was held at \$25,000.

Along Long Beach's Boardwalk

Lewis H. May Co. sold for J. E. McGoldrick a plot of ground on the Boardwalk, Long Beach, L. I., to the Grober Realty Co., S. W. Steele president, who will improve with busi-ness property ness property

Day Had Great July Business

Day Had Great July Business

Big business, as a rule, looks upon July as a vacation month. The big chiefs usually are away in the mountains or at the shore, and this also holds good, in a lesser degree, for the rank and file. Consequently there was a noticeable July let down. Barring seasonal enterprises, business volumes invariably simmer and wilt under July's heat blasts.

However, real estate is an important exception to this summer slump rule. At least Auctioneer Joseph P. Day has made the last July a very noticeable exception. The Libertyst expert, during July, directed real estate operations which totaled over \$12,000,000. Quite a sizable turnover for a month in which the business world is traditionally supposed to spend wading in a trout stream; in the cool of a seashore home veranda, or motoring over winding mountain trails. Joseph P. Day's July operations included tremendous auction sales, private sales of country estates, liquidation of factory holdings in greater New York and in other big cities throughout the country; disposal of dwellings and apartment houses and the acquirement of industrial properties. Every phase of real estate is included in the \$12,000,000 volume of Joseph P. Day, Inc. Long Beach, Forest Hills West and Hunts Point auction sales alone accounted for close to \$3,000,000 of the \$12,000,000 total, involving the disposition of nearly 6,000 lots.

Other successful July auction sales of Joseph P. Day were the Porter property near Jamaica, Queens; the Ruhl estate in the Bronx, and a White Plains business lot disposal. These totaled \$350,990. The securing of 30 oil station sites for a nation-wide industry, called for the direction of expenditures amounting to \$900,000. The negotiations for the purchase of the former J. N. Willys plant at Elizabeth, N. J., for William C. Durant, the motor magnate-while started in June were not completed until early in July—involved \$5,525,000. The sale of the Locomobile plant at Bridgeport, Conn., for close to \$4,000,000 to the same interests, also trans

MORTGAGE LOANS

James Boyd placed a first mortgage of \$90,000 for a term of 5 years on the building finished by the West 190th Street Corporation on the northeast corner of Bainbridge av and 205th st, Bronx, and \$100,000 for the Twinhouse Realty Corporation at 5½ per cent. per annum, on the 5-sty brick apartment house with stores, 100x100, on the southwest corner of St. Nicholas av and 174th st.

The Lawyers Mortgage Co. made building loans of \$255,000 to the Nolavia Construction Co., A. d'Antona, president, for the erection loans of \$205,000 to the Co. A. d'Antona, president, for the erection of a 9-sty elevator apartment house at 302-306 West 89th st; \$190,000 and \$155,000, respectively, on the northwest and northeast corners of Bedford Park boulevard and Decatur av, Bronx, to the Marion-Decatur Corporation for the construction of two 5-sty apartment houses, one on each of those plots; and \$85,000 to Samuel Williams for a 6-sty apartment house to be built at 239-241 West 110th st.

Metropolitan Life Insurance Co. has authorized bonds and mortgages amounting to more than \$6,000,000, of which a little more than \$1,000,000 was lent on business buildings in Virginia, Ohio, West Virginia, Alabama and Florida. Housing loans amounted to more than \$3,000,000 and provided accommodations for 940 families. More than \$1,000,000 was authorized for loans in this city on 28 dwellings and 17 apartment houses to house 162 families and about \$2,000,000 was lent on 421 dwellings and 44 apartment houses outside of the city, to accommodate 778 families. The housing loans outside of the city were in Massachusetts, Connecticut, Pennsylvania, West Virginia, Virginia, North Carolina. Georgia, Tennessee, Ohio, Michigan, Indiana, California, Long Island, New Jersey, Washington, D. C., and Florida. About \$1,500,000 were farm loans in the West and Southwest, the states getting the larger loans being Iowa, Missouri, Kansas, South Dakota and Tennessee.

New York Title & Mortgage Co. made a loan of \$25,000 at 5½ per cent. per annum, on 83 Norfolk st, a 5-sty and basement brick tenement house with stores 25.2x100, adjoining the southwest corner of Delancey st.

The Title Guarantee & Trust Co. has loaned on first mortgage to the 72d Street Realty Co., Inc., \$200,000 at 6 per cent. per annum, for 5 years on the southwest corner of 72d st and Columbus av. The property is a 6-sty brick business building, 50x102.2.

Richard W. Elliott placed the following loans: \$50,000 on 50 Bond st; \$90,000 on 113 to 121 Prince st; \$10,000 on 143 West 128th st; \$35,000 first mortgage, \$25,000 second mortgage on south side 156th st, from Fox to Beck sts, Bronx; \$20,000 on 323 West 87th st; \$30,500 on 308 West 106th st; \$19,500 on 222 West 71st st; \$15,500 on 173 West 85th st; \$18,000 on 308 Spring st; \$44,000 on 85 and 87 Willett st; \$20,000 on 20 Monroe st; \$29,000 on 1344 Park av, and \$13,000 on 122 Rivington st.

J. Clarence Davies placed first mortgages on the following properties: The residence and the garage on the west side Rombouts av, 208 feet south of Kingsbridge rd; the residence on the east side of Rombouts av, 177 feet south of Kingsbridge rd.

Shaw, Rockwell & Sanford placed for the Efficent Building Corporation a first mortgage of \$18,000 at 6 per cent., for 5 years, on the 1-sty taxpayer, 75x100, on the west side of Jerome av, 212 feet south of 177th st.

James Boyd placed a first mortgage of \$110,-000, at 5½ per cent. per annum, for the Middleton Realty Co. on the 6-sty elevator apartment house, 100x100, southeast corner of St. Nicholas av and 189th st. In addition he has placed \$55,000 for the Minaret Building Co. on 516-518 West 151st st, and \$33,500 at the same rate for 3 years, on 920 and 936 Kelly st.

Lawrence, Blake & Jewell placed for Elsie N. McBride a first mortgage of \$20,000 at 6 per cent, per annum for 5 years, on 259 West 112th st; for Sarah Zipp a first mortgage of \$16,000 at 6 per cent, per annum for 5 years, on 9 East 115th st, and for F. A. Schorer \$15,000 at 6 per cent, per annum for 5 years, on 516 East 80th st.

Recording of a \$700,000 building loan indicates that plans for the reimprovement of the southeast corner of Park av and 37th st are under way. In all probability it will take the form of an apartment or apartment hotel. The loan was made by the City Real Estate Co. to 45 Park Avenue, Inc., recently formed and representing Cyrille Carreau and associates, who own the property. The site fronts 98.9 feet on the avenue and 105 feet on the street. There was also recorded an agreement between the former owners and 45 Park Avenue, Inc., Samuel L. Fuller, Charles L. Tiffany and others.

The old brick and stone mansion on the cor-

ner was for many years owned and occupied by the late Judge Horace Russell.

The 135 Broadway Corporation made a building loan of \$75,000 to the Morwin Building Corporation on the northwest corner of St Anns av and 149th st, 75x100.

Slawson & Hobbs effected a building and permanent loan of \$235,000 for the Lawyers Mortgage Co. to the Nolavia Construction Co., A. D'Antona, president, on the apartment house to be built on the plot 60x100, on the south side of West 89th st, 80 feet west of West End

Leon S. Altmayer negotiated a first mort-gage of \$6,200, for 5 years, on the 5-sty brick and frame tenement house with store at 430 West 54th st, on a lot 22.6x55.

Forest Hills West Owners Meet

More than 700 purchasers of lots at the For-More than 700 purchasers of lots at the Forest Hills West tract of land recently auctioned by Joseph P. Day, met at the Pennsylvania Hotel last Monday for the purpose of forming an association for the permanent development of the property along high-class lines. Several questions of importance were brought up for discussion, including the deeding of the beds of the streets to the city of New York, so that they can be properly regulated and graded, etc., and construction work immediately started on a large number of residences. A resolution requesting the railroad to change the name of the railroad station from "Matawok" to "Forest Hills West" was presented by James Naughton and passed unanimously.

James R. Murphy, general manager of the Joseph P. Day organization, presided at the meeting and was elected temporary chairman. He explained the purposes of the meeting and how, through the formation of property owners associations, tracts of land can be properly and quickly improved; and also the method of procedure. Mr. Murphy's talk was most forceful, and his vast experience in matters of this kind was readily appreciated by those present.

The following is the list of officers elected: James R. Murphy, president; James Naughton, first vice-president; Eugene Barrington. second vice-president; P. J. Farley, third vice-president; Eldward Scowcroft, treasurer, and Harry K. Keller, secretary.

F. E. Golland was appointed chairman of a committee to have prepared a comprehensive map, showing the topography and street layouts of Forest Hills West, so that improve-

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ments can be commenced and continued along logical lines, which will be beneficial to all. Among those who made constructive sugges-tions were James Naughton, A. E. Andon, H. J. Donovan, F. E. Gollond, P. J. Farley and Eugene Barrington.

Auction of Throg's Neck Lots

Auction of Throg's Neck Lots

During the Mexican War (1846-48), when Throg's Neck was commonly known as the "Newport of New York," Francis Morris purchased the property known today as the Morris Estates in the Throg's Neck section of the Bronx, with nearly a mile of frontage on the East River at the entrance to Long Island Sound, and including valuable riparian rights. Long before the Morris purchase and ever since, until the year 1920, Throg's Neck has been the stronghold of such prominent families as the Costers, the Bruce-Browns, the Turnbulls, the Brinsmades, the Wissmanns, the Wrights, the Havemeyers, and the Huntingtons, and it has been practically impossi-

ble, ever since the Revoluntionary War, for the general public to buy a single inch of Throg's Neck, or to locate a home there.

Throg's Neck, or to locate a home there.

The first big change in conditions came about in the autumn of 1920, when Joseph P. Day, auctioneer, sold the Coster Estate at the Eastern Boulevard and East Tremont avenue (Old Fort Schuyler Road). Since that sale, Mr. Day has disposed of the Bruce-Brown, the Brinsmade, the Turnbull and Wissmann Estates, and Hoffman's Park, on which hundreds of houses have since been erected, many by the hand of those who purchased the lots.

Now the Morris Estates, consisting of approximately 1,000 lots, located at the "hub" of Throg's Neck, formed by the intersection of East Tremont av, East 177th st and Dewey av, are to be sold in separate lots by Mr. Day on Saturday, August 26, on the premises, at 2 p. m., rain or shine.

The Morris Estates are bounded on the east by East Tremont av; on the north by the Collis P. Huntington Estate, and on the west,

south and east by the East River. The lots to be sold, in addition to being located on the East River frontage with valuable riparian rights have valuable frontages on East Tremont av, Lawton av, Miles av, Sampson av, Balcom av, Huntington av, Harding av, Emerson and other avenues.

Also included in the sale are two of the Morris family mansions, nine cottages, numerous barns, hothouses, garages, etc., many of which might be modernized for use as dwellings; electricity, water and private sewers have been introduced at various points on the property, and the Morris Estates dock and boat house is located at the foot of Emerson av. Also, in conjunction with the Morris Estate sale, at the same time and place, Joseph P. Day, Inc., auctioneer, will sell, by order of the stockholders of the Fort Schuyler Co., Inc., six new two-story frame dwellings, directly opposite the Morris Estates and adjacent to Long Island Sound. on Migel Place, Sampson av and Logan av. These houses have never been occupied, and 80 per cent. of the purchase price may be paid in installments of 2 per cent. per month.

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MANHATTAN SALES

South of 59th Street

HORATIO ST.—The Pale Garage Co. resold through Schoenemann & Aschler the 1-sty brick garage, 100 to 108 Horatio st, and 99 to 109 Jane st, to Rapaport & Paradis. The sellers bought the property last month through the same brokers. The plot is 121x174.10x135x irregular.

10TH ST.—Spear & Co. sold for Louisa Braum to Santo Geraci 251 East 10th st, a 5-sty and basement brick tenement house, on a lot 25x94.8.

lot 25x94.8.

26TH ST.—Dwight, Archibald & Perry sold for the estate of William Mulcahy, the two 4-sty brick dwellings, 256-8 West 26th st, on plot 59x98.9x irregular. This property has been in the possession of the sellers for many years. There has been considerable activity in this street in the last few weeks on account of the Fur Auction Sales Company taking over the building at 214-232 West 26th st, which they are remodelling extensively and which may result in this block becoming the headquarters of the fur business in the east.

ELEVENTH AV.—Hirschfeld & Beck sold 557 Eleventh av, a 4-sty brick tenement house with store, on a lot 20x70. The buyer will occupy for his business purposes. In part payment he gave a plot, 100x100, on Jackson boulevard, near Penn st, Long Beach, L. I.

North of 59th Street

North of 59th Street

65TH ST.—Isidore Witkind, attorney, representing a client, bought from the Julia K. Wilkins estate, the 5-sty stone apartment house, 8-West 65th st, on a lot 25x100.5; and the two 4-sty and basement stone dwellings, 164 and 166 West 65st st, on a plot 36x100.5. No. 8 rents for \$6,600 and was held at \$40,000. The purchaser will make extensive alterations. The George C. Ponter Co. was the broker.

73D ST.—E. C. McCullough & Co., who own 116 West 73d st, have bought from Myrtle and Frank Stella the adjoining 4-sty and basement stone dwelling, 114, on a lot 20x102.2.

sorth St.—Philip G. Becker sold to Miss Agnes McLaughlin 105 East 80th st, adjoining the northeast corner of Park av, a 3-sty and basement stone dwelling, on a lot 18x100.

80TH ST.—Josephine S. Down sold to a physician, for occupancy, 313 West 80th st, a +sty and basement brick dwelling, on a lot 16x102.2. The new owner will remodel.

88TH ST.—Cleary & O'Connell sold for Terence Murphy the 4-sty stone single flat, 168 East 88th st, on a lot 17.7½x100.8½.

SSTH ST.—Wood-Dolson Co. sold for Edith C. Echerson, 168 West 88th st. a 3-sty and basement stone dwelling, on a lot 17x100.8½.

109TH ST.—G. Tuoti & Co. sold for the New Holding Co. to A. Fasano 128 East 109th st, a 4-sty brick flat, on a lot 19x100.11.

113TH ST.—J. A. Ulanov and M. I. Strunsky sold for the Decorating Fine Furniture Corporation to Joseph Shenk, 530 West 113th st, an S-sty brick elevator apartment house on a plot 50x114x irregular. The structure contains nineteen 2, 5 and 6-room suites and returns an annual rental of about \$37,000. It was held at \$225,000.

120TH ST.—Shaw, Rockwell & Sanford sold for Frederick A. Halsey to Charles H. Dix, 142 West 120th st, a 3-sty and basement stone dwelling, on a lot 18x100.11.

123D ST.—Ralph Russo sold for Virginia Louise Meert to Edward Crescenzo 418 East 123d st, a 4-sty brick double flat, on a lot 25 x100.11.

x100.11.

128TH ST.—James L. Van Sant resold to J. Cockburn, 143 West 128th st, a 5-sty brick single flat, on a lot 25x100.11. The seller took title to the property about 3 weeks ago. The purchaser contemplates improving the building and holding it as an investment.

129TH ST.—Frank Marcisgy resold to Rosario Rizzotto 18 East 129th st, a 3-sty and basement stone dwelling, on a lot 18.6x99.11.

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129TH ST.—Max Altmayer sold through Ernest T. Bower to Leonard Weill 212 West 129th st, a 3-sty and basement stone dwelling, on a lot 17x99.11.

129TH ST.—Shaw, Rockwell & Sanford sold for Edward C. Evans, 221 West 129th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11, to J. Goodman.

142D ST.—Real Estate Management Co. sold for Mrs. R. Markowitz to Paul Biani the 1-sty brick building, 54 West 142d st, on a plot with a frontage of 43 ft, a depth of 99.11 ft, and a rear width of 25 ft.

173D ST.—Isaac Cohn sold the 5-sty brick apartment house, 567 West 173d st, on a plot 37.6x100, to H. Whelan. The brokers were E. Foller and C. Heitman.

Foller and C. Heitman.

AMSTERDAM AV.—Sharp & Co. sold for Louis Kramer to A. Ploctin the two 6-sty brick apartment houses with stores, 1528 to 1534 Amsterdam av, each accommodating 24 families, and each on a plot 40x100. The property rents for approximately \$26,000 a year and was held at \$165,000.

AV A.—Froman & Taubert sold for Adolph Swidorski to Thomas W. Gillam, 1604 Av A, a 5-sty brownstone tenement house with store, on a lot 25.6x78.

FIFTH AV.—J. Clarence Davies and Samuel A. Kelsey sold for Leonard Weill the 4-sty and basement brownstone dwelling, 2129 Fifth av, on a lot 16.8x75, to Mrs. Louise P. Banks.

FIRST AV.—Ernest N. Adler sold for the estate of John W. Love, 1378-1380 First av, two 5-sty brownstone tenement houses with stores, each on a lot 25.6x113, adjoining the southeast corner of 74th st. It is the first sale of the parcels in more than 50 years. The sale is recorded.

ST. NICHOLAS PL.—Frederick Brown, who is in Switzerland, sold by cable the 6-sty brick elevator apartment house known as the Bavaria, at 40 St. Nicholas pl, on a plot 75x 100. The buyer is L. S. Ploctin, who purchased it through M. S. Horwitz. The building contains 30 apartments, arranged in 4 to 6-room suites, and was bought by Mr. Brown two weeks ago from the Gamble-Brown Realty Corporation. It has an annual rent roll of about \$31,000.

WEST END AV.—Leroy Coventry sold for John J. Dunn, 516 West End av, southeast corner of 85th st, a 4-sty and basement brick converted dwelling, on a lot 23.2x80, held at \$100,000.

BRONX SALES

DAWSON ST.—Manat Realty Co. sold to Minnie Janos 848 and 852 Dawson st, two 5-sty and basement brick apartment houses, each on a plot 40.6x100.

MANIDA ST.—Manida Construction Corporation sold to Sophie Freedman 724 Manida st, a 2-sty and basement brick dwelling, on a lot 25×100

SIMPSON ST.—Nathan Melcher sold to Ida Vudal 1094 Simpson st, a 5-sty and basement brick apartment house, on a plot 38x100. 138TH ST.—Hyams Realty Co. sold to Sam-uel Weil 461-463 East 138th st, a 6-sty brick apartment house with stores, on a plot 37.5x

175TH ST.—Rosalie Eckstein sold to the Charles H. Roe Estate, Inc., the vacant block front on the south side of 175th st, from Jerome av to Townsend av, 200x90.

1818T ST.—Manport Realty Corporation resold 757 East 181st st, northeast corner of Mapes av, a 5-sty brick walkup apartment house with stores, on a plot 47x93, consisting of 3 stores and 18 apartments. It rents for \$14,000 and was held at \$80,000. The new owner is an investing client of Mark Mintz.

BATHGATE AV.—The New York Cash Register Co. sold to Max Berg, 1761 Bathgate av, a 5-sty and basement brick apartment house, on a plot 39.8x114.5.

BOSTON RD.—Arnold Realty Co. sold 1501 and 1505 Boston rd, southwest corner of Wilkins av, 207x100x irregular, two 6-sty apartment houses showing an annual rental of about \$80,000. S. J. Winslow was the broker.

CLAFLIN AV.—Daniel Birdsall & Co. sold for Morley S. Wolfe lots 426-427 on the map of 471 lots of the Horace B. Claffin estate filed in the Register's office. The lots sold are at Claffin av and 197th st.

CLAREMONT PARKWAY.—Jules Nehring, Inc., sold for Michael W. Rayens 417 Claremont Parkway, a 4-sty and basement brick double apartment house, on a plot 37.6x83. The property has an annual rental of \$6,000 and was held at \$40,000.

CONCOURSE.—William H. Whiting & Co. sold for a client to Samuel Brener the va-

cant plot, 61.6x126.9, on the west side of Grand Boulevard and Concourse, 110.18 feet, south of Burnside av

CRESTON AV.—Arnold Realty Co. sold 1975 Creston av, a 5-sty and basement brick apart-ment house, on a plot 102.6x100. J. Greenman was the broker.

DALY AV.—Julius Trattner sold for Joseph T. Hanlon to Mollie S. Levy 1916 Daly av, a 4-sty and basement brick apartment house, on a plot 32.1x150.9.

ELTON AV.—Julius Trattner sold for Mrs. M. Witthaus the 4-sty brick double flat with stores, 725 Elton av, on a lot 25x100, to a client for investment.

HOE AV.—Margaret Sexton sold 1499 Hoe av, a 2-sty and basement frame 2-family house, on a lot 25x100.

on a lot 25x100.

FIELDSTON.—George Howe sold for the Delafield Estate, in Fieldston, Riverdale on Hudson, a plot adjoining the property owned by H. L. Taylor, which was purchased last spring for use as a building site. Mr. Taylor is improving that land with a home. With the purchase of the additional plot, he will control frontage on Delafield and Riverdale avs.

FINDLAY AV.—Carl Barth bought from John Burfeind 1122 Findlay av, a 5-sty and basement brick apartment house, on a plot 38.4x100.

HUGHES AV.—Angelo L. Frumento sold for M. Hahn and the R. Bernson Corporation to F. Galotta the southeast corner of Hughes av and 180th st, a 5-sty brick apartment house with stores, on a plot 50.5x122.9x50x115.4.

INTERVALE AV.—The 5-sty brick apartment house with stores at the northeast corner of Intervale av and Beck st, 81.10x115x irregular, has been sold by the Komins-Neiderhoffer Realty Corporation to the newly-formed Kapland Realty Corporation, J. N. and S. Kaplan, directors.

LONGFELLOW AV.—Manport Realty Corporation purchased from Mrs. Amand Butner and Anna R. Wurm 1141-1149 Longfellow av, two 5-sty and basement brick walk-up apartment houses, on a plot 100x100, arranged for 5 families on a floor. They rent for \$15,500. Henry M. Weil was the broker.

LONGWOOD AV.—Foxwood Construction Co. sold to Hyman Iceland and I. Wasserstrom the southeast corner of Longwood av and Fox st, a new 5-sty brick and stone apartment house, on a plot 100x100.

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THIRD AV.—Laumeiser & Herrmann sold 3319 Third av, a 5-sty brick flat with store, on a lot 25x95, adjoining the southwest corner of 165th st.

TIEBOUT AV.—Ella Prael sold to Ester G. Holland the 5-sty and basement brick apartment house on the west side of Tiebout av, 101.11 feet north of 187th st, on a plot 50x135.

TINTON AV.—Emma R. Brown sold to Ben-jamin I. Greenberg, 857 and 859 Tinton av, a 5-sty and basement brick apartment house on a plot 40.8x120.

a plot 40.8x120.

TREMONT AV.—Bronx Community Corporation, John J. Tully president, sold the 1-sty business building, 100x110x irregular, at the northeast corner of Tremont and Walton avs, recently completed. It was held at \$75,000.

VALENTINE AV.—Jacob Klein sold to Ernestine Bifuci the southwest corner of Valentine av and 197th st, a 5-sty and basement brick apartment house, on a plot 32.4x90.

VALENTINE AV.—W. D. Morgan sold for a client to the Holland Holding Co., which owns the adjoining 50 foot front plot, the lot, 25x83, on Valentine av, east side, 69.6 feet south of 196th st.

BROOKLYN SALES

MONTGOMERY PL.-Charlotte Locke 46 Montgomery pl a 3-sty and basement brick and stone dwelling on a lot 20x100, Park Slope.

ADELPHI ST.—Robert G. Scott sold through the Bulkley & Horton Co. to a buyer, for occupancy, 115 Adelphi st, a 3-sty and cellar frame, brick-filled dwelling, on a lot 25x100.

73D ST.—Frank A. Seaver & Co. sold a plot of 31 lots, south side of 73d st, between Colonial rd and Ridge blvd, Bay Ridge, for the

onial rd and Ridge blvd, Bay Ridge, for the Copman estate, to an investor.

EAST 1ST ST.—J. Lacov sold for the City Club Homes Corporation the 5-room semi-detached stucco dwelling, on a lot 24x100, on the east side of East 1st st, 100 feet north of Av U. The house is one of 100 being built by the City Club Homes Corporation. It was held at \$7,950.

EAST 7TH ST.—J. Lacov sold for the Rex Homes Co. to I. Suderman on the west side of East 7th st, 28 feet north of Av Q, a 7-room stucco detached dwelling and a garage, on a lot 25x110, held at \$12,750.

EAST 21ST ST.—Samuel Galitzka sold from the plans for the Manor Building Corporation to Benjamin H. Fink and Harry Danto a new 2-sty brick and stucco 2-family house, on a plot 40x100, and a double garage, on the west side of East 21st st, 397 feet north of Av J, Flatbush, held at \$23.500. The house will be completed about October 1.

COLONIAL RD.—Bulkley & Horton Co. sold for Louis Brass to a buyer, for improvement, the vacant plot, 40x100, on the west side of Colonial rd, 60 feet north of 73d st, Bay Ridge.

FOURTH AV.—Land Estates, Inc., sold through the Henry L. Nielsen Offices 183 Fourth av, a 4-sty brick double apartment house with 2 stores, on a lot 26x80.

AV J.—A. Mishkin sold for H. Solomon 1419 Av J, a 3-sty brick flat with store, on a lot 20x100.

NOSTRAND AV.—Bulkley & Horton Co. sold 755A Nostrand av, a 3-sty brick and stone flat with store, on a lot 20x100, for Hans

THIRD AV.—Florence Scourbys purchased from the 59th Street Building Corporation the new 3-sty brick and stone flat with store, on a lot 18x102 on the northeast corner of Third av and 68th st, Bay Ridge. William S. Katzenstein, attorney, represented the purchaser.

QUEENS SALES

JAMAICA.—Martin Winters sold through F. W. Scott & Co. to the Lejan Realty Co. the northeast corner of Grove st and Sutphin blvd, Jamaica, 175x130, on which a 48-family apartment house will be erected. The brokers negotiated a loan of \$125,000 on the property.

Notable Corner Transactions

The Oscawana, a 7-sty elevator apartment house at the southwest corner of West End av and 79th st, on a plot 48x100, has been sold by James Cochrane, executor and trustee, for a stated consideration of \$180,000, to the Wadmar Realty Corporation. The buying company was recently formed at Albany by Maguire & Martin, attorneys.

Miss Mary Monahan sold for R. A. Julian to a client of P. A. Edminston and H. Meltzer the Van Horne, a 7-sty elevator apartment house at the southwest corner of West End av and 106th st, on a plot of 50.11x100 feet. The property faces Straus square, formed by the intersection of West End av, Broadway and 106th st, and was acquired by Mr. Julian 8 years ago through Miss Monahan.

RECENT LEASES.

Childs Co. in a New Lease

Childs Co. in a New Lease

After several months of negotiation leases of 1553 Broadway for 21 years with two renewals of 21 years each to the Childs Co. have been closed by the Gramway Co., William T. Wood president. The rentals for the first 21 years aggregate close to \$375,000. Robert T. Neely, vice-president of the Willard S. Burrows Co., was the broker.

The same broker recently sold 1551 Broadway, at the northwest corner of 46th st, immediately adjoining, to the Childs Co., giving it a plot 48x100. The Childs Co. has a lease on both of the properties, which expires in 1926, when the plot probably will be improved with a modern building. The corner property, 1551 Broadway, is occupied under a sublease by the Louis K. Liggett Co.

Long Lease Near Brooklyn Borough Hall

Long Lease Near Brooklyn Borough Hall
Charles A. O'Malley closed, on August 4, one
of the largest Brooklyn real estate deals transacted in a long time. Through his office Harold E. Witteman and Samuel Agleoff leased the
Court st block front between State and Schermerhorn sts for 42 years at an aggregate rental
of about \$2,000,000. The lease is subject to a 5year lease of the State st corner of the First
District Municipal Court. The transaction also
includes several Schermerhorn st structures,
which will be remodeled into an office building. It is understood that the plot will become the site of a large operation after existing leases of the property have expired. In
the meantime the lessees will spend about
\$150,000 in alterations of the Court st front.
Among the lessors were James Bell, James J.
Browne, Matthew V. O'Malley and Dr. Maurice
O'Connor.

Bronx School Makes Lease

The Bronx Commercial School, located for a number of years in the Johnston building at 820 Westchester av, has leased the top floor in the State Bank building at Union and Westchester avs for a long term of years. C. Bertram Hubbard, Inc., were the brokers.

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REAL ESTATE NOTES.

JOHN SLOANE is the buyer of the north-east corner of Lexington av and 73d st.

CHARLES S. SIMES has become associated ith William A. White & Sons as a sales broker.

W. H. EBBITT CO. has removed its real state office from 21 Park Row to 200 West 72d st.

ELMER E. CAIN is now associated with C. Bertram Hubbard, Inc., of 489 Fifth av, in the renting department.

THE CARMANIA REALTY CO. is the buyer of 20-26 Tenth av, 41-59 Little West 12th st and 838-846 Washington st.

ADOLF LANG has removed his real estate office from 940 East 174th st to his new building, 1800 Southern boulevard, near the 174th st subway station.

ANTHONY SCHILP, formerly of the firm of Schilp & Schilp, 32 Court at, Brooklyn, specialists in industrial properties, is now affiliated

with Thoens & Flaunlacher, Inc., of 25 West 33d st, with whom he is directing his efforts along similar lines.

WEST STREET CORPORATION, Simon Kornblum president and Abraham Kornblum secretary, is the buyer of the Erie Hotel, West st, between Chambers and Reade sts, recently reported sold. The new owners will remodel and renovate the property.

GEORGE N. ROBINSON, owner of the Robinson Building, at the northwest corner of Liberty and Church sts, has appointed A. H. Mathews & Co. as managing agents of the building. A. H. Mathews & Co. have established a branch office on the premises under the direction of George B. Hanford and Clinton W. Schelling.

J. BRION FOULKE, JR., has become manager of the Manhattan mortgage department of Ladd & Nichols, Inc. Mr. Foulke for 7 years was with Douglas Robinson, Charles S. Brown Co. and Brown, Wheelock Co., Inc., and more recently with Brooks & Momand, mortgage specialists. Ladd & Nichols are making a specialty of large loans, particularly on residential properties

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STATISTICS REAL ESTATE

		CONVE	EYANCES					
	MANHA	ATTAN	BROI	NX	BROOKLYN			
	1922	1921	1922	1921	1922	1921		
	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 1 to Aug. 7	Aug. 1 to Aug. 8		
Total No	248 216,014,900	\$9,473,000	285	262	1,119	1,005		
No. with consideration Consideration Assessed Value	35 \$1,848,500 \$1,772,000	\$1,257,206 \$1,219,000	\$170,866	\$174,080	\$478,894	\$618,340		
Assessed Valuo	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 7	Jan. 1 to Aug. 8		
Total No	7,342 \$512,358,300	\$379,685,399	7,780	6,019	25,261	23,757		
No. with consideration Consideration	734	758 \$39,623,361	925 \$6,319,021	\$4,206,113	1,007 \$13,639,394	1,290 \$14.611.241		
Assessed Value		\$35,488,800	•0,013,021	•x,200,110	•10,000,001	***************************************		

MORTGAGES

	MANH	ATTAN	BRO	NX	BROOKLYN			
	1922	1921	1922	1921	1922	1921		
	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 1 to Aug. 7	Aug. 1 to Aug. 8		
Total No	\$5,736,812	\$4,228,742	\$4,450,799	\$1,734,218		\$4,951,940		
To Banks & Ins. Co.	\$813,550	\$788,500	\$2,531,500	\$517,000		\$1,612,675		
No. at 6% Amount No. at 5½%	\$4,697,387 26	\$3,527,772	\$2,579,538 4	\$1,642,737 4	\$6,341,062 42	\$4,546,290 28		
Amount	\$507,200 1	\$148,000 5	\$21,500 5	\$2,150 1	\$313,500 3	\$380,400 5		
No. at 41/2 %	\$50,000	\$238,000	\$7,640	\$2,400	\$19,500	\$23,350		
Amount	\$4,300	\$3,500						
Unusual Rates	1	\$2,400	\$1,758,246		\$48,300	\$1,400		
Amount		\$309,070	\$83,875	\$86,931		\$500		
	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Aug. 7	Jan. 1 to Aug. 8		
Total No	\$217,224,408	\$161,668,379	\$71,433,188	3,877 \$29,845,840	\$151,580,173	\$104,963,334		
To Banks & Ins. Co. Amount		\$66,477,477	\$13,404,505	\$5,465,269	\$45,081,621	\$25,901,925		

MORTGAGE EXTENSIONS

	MANH	ATTAN	BRO	NX
	1922	1921	1922	1921
	Aug. 2 to	Aug. 3 to	Aug. 2 to	Aug. 3 to
	Aug. 8	Aug. 9	Aug. 8	Aug. 9
Total No	\$3,944,000	\$3,858,900	\$797,050	\$552,500
	28	17	13	6
	\$2,895,000	\$2,855,900	\$565,000	\$229,000
	Jan. 1 to	Jan. 1 to	Jan. 1 to	Jan. 1 to
	Aug. 8	Aug. 9	Aug. 8	Aug. 9
Total No Amount To Banks & Ins. Companies Amount	1,746 \$124,518,723 1,164 \$93,695, 90 6	1,442 \$112,315,981 883 \$93,549,279	587 \$16,966,187 332 \$10,685,200	\$10,864,586 249 \$6,548,875

BUILDING PERMITS

	MANHA	TTAN	BRO	NX	BROOM	KLYN	QUE	ENS	RICHMOND		
	1922	1921	1922 1921		1922	1921	1922	1921	1922	1921	
	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	Aug. 2 to Aug. 8	Aug. 3 to Aug. 9	
New Buildings Cost	\$811,150 \$297,700	\$11,756,950 \$506,170	51 \$623,650 \$194,825	\$1,130,850 \$68,300	\$1,044,510 \$90,610	\$1,875,500 \$80,000	\$1,743,556 \$68,195	\$1,781,330 \$131,900	\$58,300 	\$139,215 \$130	
N - Dank	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	Jan. 1 to Aug. 8	Jan. 1 to Aug. 9	
New Buildings Cost	\$83,882,086 \$18,424,592	\$82,783,968 \$17,047,977	2,586 \$65,050,388 \$2,297,315	1,456 \$32,625,840 \$1,336,319	7,159 \$75,905,481 \$5,728,900	4,993 \$57,251,455 \$5,139,885	12,494 \$76,545,375 \$2,348,770	7,177 \$40,210,367 \$2,271,647	1,315 \$4,434,628 \$163,885	\$4,351,165 \$261,00	

BUILDING SECTION

July Totals Show Scope of Prevailing Building Boom

Figures Tabulated by F. W. Dodge Company Indicate Fourth Consecutive Month of Unprecedented National Construction Activity

JULY was the fourth consecutive month of unprecedented building activity, according to the F. W. Dodge Company. Contracts awarded during the month in the twenty-seven Northeastern States amounted to \$350,081,000. This was a 2 per cent. increase over June and a 65 per cent. increase over July, 1921. It is greater than any previous monthly total except the record figures of April and May of this year. The July increase was in central western territory, eastern districts having shown slight declines.

The July figures brought the total for the first seven months of this year up to \$2,041,065,000, an unprecedented figure, 60 per cent. greater than that for the corresponding period of 1921.

July showed a levelling tendency not only as between localities, but as between classes of construction. There was a decline in the volume of residential construction from June, which was more than equalized by increases in industrial and public works construction. The figure for industrial plants, \$31,882,000, which was 9 per cent. of the month's total, was the largest of this class since November, 1920. Residential construction, however, still maintains the lead, having amounted to \$108,951,000 in July, 31 per cent. of the month's total. Public works and utilities amounted to \$79,162,000, or 23 per cent. of the total; business buildings, \$44,020,000, or 13 per cent. of the total; educational buildings, \$40,690,000, or 12 per cent. of the total.

Contemplated new work reported during the month amounted to \$508,222,000, compared with \$350,081,000 for contracts awarded.

July building contracts in New England amounted to \$25,-904,000. While this was a decrease of 32 per cent from the preceding month, it was an increase of 24 per cent. over July, 1921.

Construction started in New England during the first seven months of this year has amounted to \$201,110,000, an increase of 97 per cent. over the corresponding period of last year.

Included in last month's total were the following items: \$13,109,000, or 51 per cent., for residential buildings; \$3,537,000, or 14 per cent., for business buildings; \$2,535,000, or 10 per cent., for public works and utilities; and \$2,377,000, or 9 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$29,916,000.

Contracts awarded during July in New York State and Northern New Jersey, amounted to \$76,486,000, a decrease of 4 per cent. from June, but an increase of 45 per cent. over July, 1921. The July decrease was in New York City, the remainder of the district showing an increase.

From January 1 to August 1 the amount of work started in this district was \$556,996,000, an increase of 86 per cent. over the corresponding period of last year.

Included in last month's total were: \$33,389,000, or 44 per cent., for residential buildings; \$13,245,000, or 17 per cent., for public works and utilities; \$12,017,000, or 16 per cent., for business buildings; and \$9,891,000, or 13 per cent., for educational buildings.

Contemplated new work reported in July amounted to \$150,709,000.

Total construction contracts awarded in the five boroughs of New York City during July amounted to \$36,571,500. This was a decline of 13 per cent. from the June figure. Although

there has been a gradual decline in the metropolis since April, the peak month, recent months have maintained relatively high levels of activity. Last month, for example, was 59 per cent. ahead of July, 1921. From January 1 to August 1 the amount of work started has been exactly double the amount for the corresponding period of last year.

Residential construction still leads, having amounted to \$20,-662,300 in July, or 56 per cent. of the month's total. Business buildings amounted to \$7,114,500, or 19 per cent. of the total; and educational buildings, \$4,150,500, or 11 per cent. of the total.

July building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, Virginia and the Carolinas) amounted to \$55,015,000. Although this was 2 per cent. under the preceding month, it was more than double the figure for July, 1921.

From January 1 to August 1 the amount of work started in this district was \$310,762,000, an increase of more than 60 per cent. over the corresponding period of last year.

Included in last month's total were: \$15,997,000, or 29 per cent., for public works and utilities; \$15,216,000, or 28 per cent., for residential buildings; \$10,480,000, or 19 per cent., for business buildings; and \$6,426,000, or 12 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$91,404,000.

Contracts awarded during July in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$60,013,000, an increase of 10 per cent. over June and of 39 per cent. over July, 1921.

During the first seven months of this year the total amount of contracts awarded has been \$321,086,000, an increase of 25 per cent. over the corresponding period of last year.

Last month's total included the following: \$17,045,000, or 28 per cent., for residential buildings; \$16,699,000, or 28 per cent., for public works and utilities; \$7,307,000, or 12 per cent., for educational buildings; \$7,075,000, or 12 per cent., for business buildings; and \$7,011,000, or 12 per cent., for industrial buildings.

Contemplated new work reported during the month amounted to \$68,844,000.

July building contracts in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska) amounted to \$124,655,000, the largest monthly figure on record for this district. The July figure was 19 per cent. ahead of June and more than double the amount for July, 1921.

During the first seven months of this year, construction started in this district has amounted to \$595,668,000, an increase of 55 per cent. over the corresponding period of last year.

Included in last month's total were the following: \$29,597,000, or 24 per cent., for public works and utilities; \$28,152,800, or 23 per cent., for residential buildings; \$17,806,000, or 14 per cent., for industrial plants; and \$12,861,000, or 10 per cent., for educational buildings.

Contemplated new work reported during the month amounted to \$153,719,000.

July building contracts in Minnesota, the Dakotas and North-

(Concluded on page 212)

First Fireproof Apartment in Queens at Kew Gardens

Prudence Bonds Corporation Loans \$550,000 on Multi-Family Project Being Erected by John K. Turton Company, General Contractor

NE of the most interesting of the multi-family housing projects in the Metropolitan district is now being constructed at Kew Gardens, L. I. This structure, which will be known as Kew Hall, is said to be equal in every respect to the best apartment houses, under eight stories in height, in Manhattan, and is the largest apartment unit and the first fireproof building of its type in the borough of Queens.

The Prudence Bonds Corporation has arranged a first mortgage loan of \$550,000 on the land and building, which has now reached the first tier of beams, and according to the present schedule the operation will be completed and ready for occupancy on October 1.

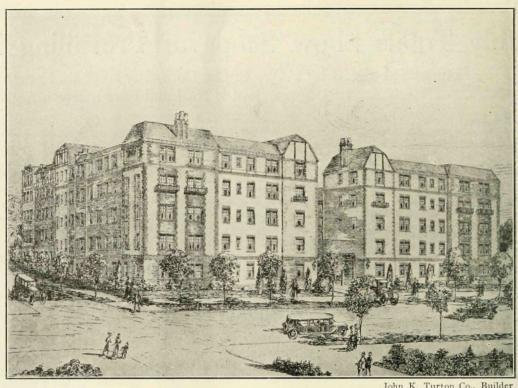
This apartment house occupies the entire block front of 200 feet in Talbot place and 235 feet each in Lefferts avenue and Kingslev place. This plot contains more than an acre of land and adjoins the grounds of the

Kew Gardens Country Club. Plans for this building were prepared privately and the construction is proceeding under a general contract awarded to the John K. Turton Company, builders, 101 Park avenue, Manhattan.

Kew Hall is five stories in height, with basement, and will contain sixteen units of four, five and six rooms, with baths, on each floor. The basement, in addition to heating plant and other mechanical equipment such as laundry, drying room, etc, will contain rooms for sixteen servants. The structure is designed to house eighty families, or approximately five hundred persons.

The construction throughout is strictly fireproof, with steel frame and walls of brick and marble and floors of reinforced concrete. The concrete floors will be overlaid in the living units, with two thicknesses of flooring, the top being of hardwood. Door bucks and door jambs and the doors in all the walls are of sheet steel. There will be six automatic electric elevators from private entrances and the accompanying six stairways and all hallways will be constructed of gray tapestry brick with marble floors. The stairs will have risers and treads of marble. The heating plant will be what is known as the deactivating system of forced hot water.

All of the rooms in Kew Hall are outside rooms and the



John K. Turton Co., Builder

LARGEST MULTI-FAMILY HOUSING UNIT IN QUEENSBOROUGH

apartments will be reached through six private entrances, by either stairs or elevators. In the basement will be located a swimming pool, 16 x 41 feet, for the common use of the tenants.

A special feature of this operation is the large interior court, 131 x 91 feet, having a seventeen-foot driveway and a four-foot walk, with space for flowers next to the walls and a formal Italian sunken graden, 86 x 46 feet, in the center. This garden will be about ten feet below the main level and will be surrounded by a concrete retaining wall. In the center of this garden will be located an artistic fountain of concrete.

At the main entrance to the building is located a lodge, connecting with each wing of the apartment by a concrete tunnel.

The building, with the land, represents an investment of approximately \$900,000 and it is estimated that the annual rentals will total about \$200,000. The rents of the apartments, many of which have already been leased, will range from \$1,800 a

The mortgage of the Prudence Bond Corporation runs until January 1, 1932, with a steady annual amortization of \$27,400. The Kew Hall Company, the mortgagee, comprises some of the principals of the East Richmond Hill Land Company, of which Alrick H. Man is secretary. John K. Turton, the builder, is the president of the Kew Hall Company.

July Totals Show Scope of Prevailing Building Boom

(Continued from page 211)

ern Michigan amounted to \$8,008,000, a decrease of 24 per cent. from June, and of 28 per cent. from July, 1921.

Total construction started during the first seven months of the year has amounted to \$55,433,000, an increase of 11 per cent. over the corresponding period of last year.

Included in last month's total were: \$2,038,000, or 25 per cent., for residential buildings; \$1,829,000, or 23 per cent., for educational buildings; \$1,704,000, or 21 per cent., for business buildings; and \$1,088,000, or 14 per cent., for public works

Contemplated new work reported during the month amounted

to \$13,630,000. Study of the newly contemplated work shows a decided improvement in the outlook for commercial building activity in this territory.

A classified list of trade and allied associations and also of business publications in the city of New York has been prepared in pamphlet form by the Chamber of Commerce of the State of New York, 65 Liberty Street, New York. In addition there is also an appendix of governmental officers of the city, county, State and Federal Government as well as a list of the consuls and agencies of foreign governments in New York.

Consistent Gains Noted in Local Construction Field

Weekly Statistics Tabulated by F. W. Dodge Company Indicate Decided Improvement in Commercial Building Outlook for Near Future

ONSTRUCTION statistics for the thirty-first week of this year show a steady and consistent activity within the industry in the local territory. Figures tabulated by the F. W. Dodge Company show that in the district including all of New York State and New Jersey, north of Trenton, architects and engineers reported plans started for new building and engineering operations during the week to the number of 546 and representative of a gross outlay of approximately \$13,337,400. During the same period announcements were made of the award of 367 contracts for new structural projects at an estimated total cost of \$12,033,000.

The list of 546 proposed operations included 46 commercial buildings, such as stores, offices, lofts, commercial garages, etc., \$2,669,000; 16 educational projects, \$1,312,500; 3 hospitals and institutions, \$325,000; 11 industrial buildings, \$756,000; 4 public buildings, \$40,000; 50 public works and public utilities, \$1,494,800; 7 religious and memorial structures, \$297,000; 406 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$5,988,100, and 3 social and recreational projects, \$445,000.

Among the 367 projects for which contracts were awarded during the thirty-first week of 1922 were 37 commercial build-

ings of various types, \$1,375,000; 14 educational jobs, \$1,638,000; 3 hospitals and institutions, \$37,000; 9 factories and industrial plants, \$541,000; 5 public buildings, \$973,200; 22 public works and public utilities, \$1,430,600; 8 religious and memorial buildings, \$273,000; 263 residential operations, including multi-family structures and one and two-family houses, \$5,455,200, and 6 social and recreational buildings, \$310,000.

During the month of July there was considerable new work placed under contract in Greater New York. The records for the month show a total of 536 contracts placed for new building projects in New York City which represent a total outlay of more than \$36.571.500.

Commitments in New York City for July were grouped as follows: 101 business projects, such as stores, offices, lofts, commercial garages, etc., \$7,114,500; 20 educational buildings, schools, colleges, libraries, etc., \$4,151,500; 5 hospitals and institutions, \$1,037,500; 13 industrial projects, \$1,053,000; 5 public buildings, \$249,300; 32 public works and public utilities, \$1,738,900; 9 religious and memorial projects \$380,500; 343 residential buildings, including apartments, flats and tenements and one and two-family dwellings, \$20,662,300, and 8 social and recreational buildings, \$184,000.

PERSONAL AND TRADE NOTES.

Bernhardt E. Miller, architect, announces the removal of his offices from 477 Fifth avenue to 527 Fifth avenue.

McCarthy & Kelly, architects, recently moved their offices from 16 Court street to 159 Remsen street, Brooklyn.

John A. Connell, formerly resident engineer with Lockwood, Green & Co., Boston, has become associated with Tooker & Marsh, architects and engineers, 101 Park avenue, as superintendent of construction.

Joseph G. Lawler, formerly sales manager of Louis Schlesinger, Inc., is now associated with the Van Wagoner-Linn Construction Co., contracting electrical engineers, 143 East 27th street.

E. C. Rack, former assistant manager of the Precision Instrument Co., Newark, is now associated with the Johns-Manville Co., Inc. He will engage in research and engineering work in the general offices of the company at Madison avenue and 41st street.

E. H. Gary, chairman of the United States Steel Corporation, has accepted the chairmanship of the public safety committee of the Safety Institute of America, and will take charge of a broad and intensive campaign for public safety in the city of New York.

B. F. Cresson, Jr., chief engineer of the Port of New York Authority, has sailed for Europe, where he will inspect the principal ports. He plans to visit Liverpool, Manchester, Glasgow, London, Southampton, Copenhagen, Stockholm, and possibly the German ports, and will study particularly the operation and management of the Port of London under the Port of London Authority.

Patrizio & Henderson, Inc., contractors for cement floors and sidewalks and cement waterproofing work, announce that on account of fire having destroyed the firm's office and warehouse building at 332 East 27th street, where they have been located for more than ten years, a new office has been established in the Foster Building, 280 Madison avenue.

American Engineering Standards Committee announces the following additions and changes in personnel: F. J. Schlink, formerly of the development branch of the engineering department of the

Western Electric Company, has been appointed assistant secretary of the committee. The Electrical Manufacturers Council has appointed A. L. Doremus, Crocker-Wheeler Company, as alternate for A. H. Moore, on the main committee of the American Engineering Standards Committee. The gas group has appointed W. J. Serrill, United Gas Improvement Company, of Philadelphia, Pa., as alternate for A. H. Hall, on the main committee. The U. S. Navy Department has designated Commander Harvey Delano, Bureau of Ordinance, Washington, to represent the Navy Department on the main committee. The U. S. War Department has appointed Major Glen F. Jenks, Ordinance Department, U. S. A., Washington, as alternate to Brigadier-General W. S. Pierce, Ordinance Department, on the main committee.

E. Morgan Barradale, formerly secretary of the New Jersey Interstate Bridge and Tunnel Commission, has been appointed assistant to Clifford M. Holland, chief engineer to the New York and New Jersey commissions which are charged with the construction of the Hudson River vehicular tunnel between New York and Jersey City.

Aluminum Roofing

A new type of roofing has recently appeared on the market in the form of aluminum shingles. This metal has been made available by the recent reduction of production cost and as it is a metal that will not corrode, rust, dry out, crack, peel, curl or otherwise deteriorate it makes a good roofing material.

Special features of the new shingle obviate the use of solder, yet afford absolutely water-tight joints. Another feature of interest to contractors is that this design makes it possible to work from the ridge down, eliminating all scaffolding, and damage to the laid shingles from the weight of the workmen. The shingle is secured to the sheathing by aluminum nails, which are completely covered by the tile below. Each shingle is designed to be securely locked in place at both sides and ends and have ample corrugations to allow the circulation of air.

The exposed surface of each shingle is 12 by 14 inches, 86 to the 100 square feet. The weight is about 40 pounds to the 100 square feet, being 4 per cent. that of tile and 7 per cent. that of slate. This will allow lighter roof construction and a corresponding saving in cost. The shingles cost about the same as tile.

TRADE AND TECHNICAL SOCIETY EVENTS.

New York State Retail Hardware Association will hold its annual convention and exposition at Rochester, February 20 to 23, inclusive, next year.

Building Managers' and Owners' Association of New York holds its regular meetings on the second Tuesday of each month. Charles H. Merritt, executive secretary, 220 Broadway.

American Society for Municipal Improvements will hold its annual meeting at Cleveland, October 2 to 6, inclusive. Headquarters will be located at the Hollenden Hotel. An interesting exhibit will be held in connection with this meeting.

New York State Association of Real Estate Boards will hold its next state convention on September 21 to 23 at Saratoga Springs. Of special importance will be the national advertising campaign program which by that time will be well worked out and will be presented with data from actual observation.

American Ceramic Society plans a week of plant inspection and general outing in Canada and New York State. Among the cities to be visited during the summer meeting of this organization, which will be held from August 13 to 19 inclusive, will be Rochester, Montreal, Ottawa, Kingston, Toronto, Hamilton, Niagara Falls and Buffalo.

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.

National Safety Council will hold its eleventh annual meeting in Detroit, August 28 to September 1, inclusive. A special program has been arranged for the metals section, of which J. R. Mulligan, safety inspector for the Bethlehem Steel Company, is chairman. The program for the meeting includes reports of officers and committees and several addresses. All meetings will be held in the new Cass Technical High School, which has just been completed.

CURRENT BUILDING OPERATIONS

CONDITIONS which are directly the outgrowth of the coal and railroad strikes are becoming more and more serious to local construction interests and, although they have not as yet caused a curtailment of building activity, they have been responsible for considerable anxiety on the part of builders regarding the fu-ture. The chief difficulty lies with the supply of materials for the work now in progress and the vast amount already planned and waiting for a start. During the past two or three weeks local reserve stocks have been greatly diminished because of the heavy demand and the exceedingly slow deliveries from production

Material manufacturers are hampered both by the scarcity of coal to operate their plants and the railroad strike, which is delaying shipments of manufactured products. In the majority of material lines the producers are from two to four months behind in their orders, and they see no possible opportunity to catch up while the prevailing conditions continue. Reserve stocks at production centers are dangerously low.
So far prices have not been particu-

larly affected by the situation, but the markets are all very firm as to prices, and no one would be greatly surprised at announcements of substantial price increases as the demand for practically all commodities is far in excess of the available supply.

Common Brick-Demand for Hudson River common brick is holding up well despite the slowing down of speculative building operations in this territory and the recent buying activity is indicative of the increased interest in commercial projects and other types of structures which are gaining in number very rapidly. The past week was an extremely active period in the local wholesale common brick market. A total of fifty-one barges arrived and all were disposed of. Prices are steady and unchanged and there is no present anticipation of a price movement in either direction. Although brick manor either direction. Although brick manufacturers are feeling the effects of the coal strike very seriously, the production of this commodity has not as yet been curtailed because of the shortage. As long as the manufacturers are able to obtain steam coal for operating their power plants the production of brick will be continued. Several manufacturers have been forced to delay the burning of their green brick, however, because of the scarcity of both cord wood and coal, but there is sufficient shed space for all of

the brick being made, and this brick will be burned later as the coal situation improves. In the meantime adequate brick is being burned and shipped to this city to care for all requirements and no par-ticular anxiety is being evidenced about future supplies.

Summary—Transactions in the North River brick market for the week ending Thursday, August 10, 1922. Condition of market: Demand, strong; prices firm and unchanged. Quotations: Hudson Rivers, 220 a thousand to dealers in correct lets. \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 51; sales, 51. Distribution, Manhattan, 19; Bronx, 5; Brooklyn, 17; New Jersey points, 6; Astoria, 2; Flushing, 1; Richmond, 1.

Lumber-Conditions in the local lumber market have not changed materially during the past week. The demand is holding strong in both wholesale and retail de-partments of the business and, although the railroad strike is hampering deliveries from production points to some extent, there is no particular shortage evidenced as yet. Prices are fairly steady, but there have been several recent advances in lines

BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:
For delivered prices in Greater New
York add cartage, handling, plus 10 per

Hudson River best grades..\$20.00 to-

Face Bri Brick-Delivered on job in New

Rough	Rea.	 		 				. 4	45.00	to	
Smooth	Red								45.00	to	
Rough	Buff								50.00	to	
Smooth											
Rough	Gray								53.00	to	_
Smooth	Gray								53.00	to	
Colonial	ls								45.00	to	

Cement—Delivered at job site in Man-hattan, Bronx, Brooklyn and Queens:

Domestic Portland cement, per bb1.. \$3.25 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

11/2-in., Manhattan deliveries, per cu. yd. \$2.75

Bronx deliveries 2.75

-in., Manhattan deliveries 2.75

Bronx deliveries 2.75 Bronx deliveries

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries \$2.75 Bronx deliveries 2.75

Hol	low	Til	e-
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Exterior-Not used in Manhattan; quotations only on specific projects.

Interior—Delivered at job site in Man-hattan, 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.

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

bags\$19.50 per ton

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

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MATERIALS AND SUPPLIES

which are in particular demand at the present time.

Structural Steel—There has been considerably more life in the local market for fabricated steel during the past week, due largely to the announcement of the award of several important tonnage contracts and the placing of a large number of small orders, which involve a substantial total tonnage. Some important operations are also in the final stages of planning and there is every likelihood that these projects will be released for estimates in the near future. The coal

and rail strikes are responsible for serious delays, and the majority of fabricators are not accepting new business for early deliveries. It has been reported that several of the steel mills have been forced to shut down for the time being, owing to the scarcity of fuel. Prices are strong and with a decidedly advancing trend. Fabricated prices are somewhat higher and range from \$75 to \$90 per ton, erected, according to the type of structure.

Electrical Supplies—Local jobbers and dealers report excellent business in this line. Sales have been very active during

the past week and inquiries are growing in number. The electrical supply industry anticipates an exceedingly busy autumn season because of the vast amount of construction work now approaching the final stages. Prices are steady and no changes of importance have been announced this week.

Roofing Papers—Demand from suburban building sources continues to be the dominant factor in this market, and there is an impression throughout the trade that buying will continue at its present rate for some time to come as there seems to be no recession in suburban construction activity. Prices are firm and unchanged and stocks are said to be adequate to all demands.

Cast Iron Pipe—Although the demand for this product continues active the business is largely confined to private purchasers and municipal bookings are negligible. Several important public utility projects are being planned, but it is doubtful if they will be released for bids while the existing conditions prevail. Pipe manufacturers are generally booked ahead for the next three months and deliveries are expected to be slow for some time to come, but as yet this industry has not been particularly affected by either the coal or the railroad strikes. New York quotations are as follows: 6 in. and larger, \$53.50 per net ton; 4 in. and 5 in., \$58.00, and 3 in., \$63.80, with Class A and gas pipe \$4 extra per ton.

Linseed Oil—Business in the linseed oil market has been quiet during the past week and, although there has been some improvement in the number of inquiries, no real improvement in business is anticipated for some time. Prices are somewhat easier than they were.

Nails—The market is very active and

Nails—The market is very active and there has been a decided improvement in the demand during the past week or ten days. A shortage in certain sizes has developed, which is due to the coal and railroad strikes, but no real anxiety is being felt regarding future supplies. Prices are firm and practically unchanged.

Window Glass—There is considerable

Window Glass—There is considerable activity in the market for both plate and window glass and orders are beginning to pile up to some extent. The major part of the current demand is coming from speculative builders of apartments and small houses. Jobbers recently advised local dealers to anticipate their requirements for the coming months as it is claimed the stocks in hand at the manufacturers' warehouses are considerably below normal for this time of the year.

IN THE METROPOLITAN MARKETS

Plaster Board-
Delivered at job site in Manhattan,
Bronx, Brooklyn and Queens.
27x48x1/2 in\$0.34 each
32x36x1/4 in 0.20 each
32x36x% in 0.22 each
\$2x36x1/2 in 0.28 each
Sand—
Delivered at job in
Manhattan \$2.00 to per cu. vd.
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.
%-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
Grav Canvon sandstone, per cu. ft 1.65
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
York, per cu. ft
Tork, per cu. It
Structural Steel—
Plain material at tidewater; cents per
pound:
Beams and channels up to 14
Beams and channels up to 14
in

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

3x4 to 14x14, 10 to 20 ft\$46.00 to \$58.00
Hemlock, Pa., f. o. b., N. Y.,
base price, per M 37.50 to
Hemlock, W. Va., base price, per M
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random car-
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
over 12 inches. Add \$1.00 per M for every
two feet over 20 ft. in length. Add \$1.00 per M for dressing.
Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in\$105.00 to
Cypress shingles, 6x13, No.
1 Hearts 15.00 to ——
Cypress shingles, 6x13, No.
1 Prime
Plain Oak
Flam Oak 154.00 to
Flooring:
White oak, quart'd sel\$102.50 to -
Red oak quart'd select 97.50 to
Maple No. 1 80.00 to ——
Yellow pine No. 1 common flat
N. C. pine flooring Nor-
folks 62.50 to —
Window Glass—
Official discounts from manufacturers
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

City brands, oiled 5 bbls. lot. \$0.91 to -

Less than 5 bbls..... 0.94 to -

Turpentines\$1.03 to -

Turpentine-

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CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

LUDLOW ST.—Max Muller, 154 Nassau st, has completed plans for alterations to the 5-sty brick and stone tenement, 25x54 ft, at 36 Ludlow st, for Meyer Wallach, 34 Ludlow st, owner. Cost, about \$18,000. Architect will take bids on separate contracts.

52D ST.—Schwartz & Gross, 347 Fifth av, have prepared plans for a 9-sty brick, lime-stone and terra cotta apartment, 85x89 ft, at 146 to 152 East 52d st, for the 150 Ecst 52d Street Corporation, Wm. Ferguson, pres., 342 Madison av, owner and builder. Cost, about \$425,000. Owner will soon call for bids on separate contracts.

DWELLINGS.

10TH ST.—James R. Thompson, 70 East 45th st, has completed plans for alterations to the 4-sty brick and stone dwelling, 21x45 ft, at 54 West 10th st, for Martin C. Donnell, 28 East 39th st, owner. Cost, \$15,000.

HALLS AND CLUBS.

HALLS AND CLUBS.

16TH ST.—Laspia & Samenfeld, architects, have completed plans for alterations to the brick and stone building at 16 St. Marks pl, into a home for fraternal organizations, with lodge rooms, assembly room, banquet hall, etc., for the Sons of Italy Hall, Inc. Joseph Bonomolo, 335 East 11th st, treasurer, will receive bids on general contract until 11:30 a.m., August 19. Plans and specifications may be seen at the treasurer's effice.

SCHOOLS AND COLLEGES.

47TH ST.—Sidney F. Oppenheim, 110 East 31st st, has completed plans for alterations to the 3-sty brick tenement, 25x50 ft, into a synagogue, school and community center, at 339 West 47th st, for the West Side Hebrew Relief, Inc., Pres., Morris Kreisler, 782 Eighth av, owner. Cost, about \$50,000. Architect will take estimates.

STORES, OFFICES AND LOFTS.

BROADWAY.—John Boyd and F. B. & A. Ware, 1170 Broadway, have plans in progress for a 3-sty brick and marble office building, 24x120 ft, on the west side of Broadway, 83 ft south of 73d st, for the Rutgers Presbyterian Church, 44 West 71st st, owner. Lessee, Wood-Dolson Co., 2240 Broadway. Cost, about 220,000 Arphitests will take hide when plans \$30,000. Architects will take bids when plans

CHRYSTIE ST.—Louis Sheinart, 194 Bowery, has prepared plans for a 2-sty brick store and showroom building, 25x84 ft, at 67 Chrystie st, for Leslie Mark, 89 Bowery, owner. Cost, \$40,000. Contracts will be awarded without competition.

Bronx

DWELLINGS.

BARNES AV.—Joseph Ziccardi, 912 Barnes av, has plans in progress for a 2-sty brick dwelling, 2 families, 20x52 ft, on the west side of Barnes av, near Allerton av, for S. Giovanni and Antonia Angela, 2346 Croton av, owners and builders. Cost, \$9,000.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

SIMPSON ST.—Buchman & Kahn, 56 West
45th st, have plans underway for a 4½-sty
brick and stone school and community house,
containing twenty classrooms, pool, auditorium, etc., in the east side of Simpson st, 100
feet south of 163d st, for the Hunts Point Talmud Torah Educational Center, 900 Hunts
Point av, owner. Cost, about \$300,000. Architects will takes etsimates on general contract
soon.

STORES, OFFICES AND LOFTS.

WEBSTER AV.—Jardine, Hill & Murdock, 50 East 42d st, have prepared plans for a brick

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office building annex at 1815 Webster av, for the Northern Union Gas Co., owner, on prem-ises. Architects will take estimates on general contract from a selected list of bidders.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BEDFORD AV.—Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have prepared plans for a 6-sty brick, stone and terra cotta apartment, 19 families, 27x83 ft, at the southwest corner of Bedford av and Morton st, for the W. & C. Realty Corporation, Morris B. Green, president, 14140 56th st, owner and builder. Cost, about \$60,000.

Cost, about \$60,000.

KINGSTON AV.—Shampan & Shampan, 188
Montague st, have completed plans for a 4sty brick, limestone and terra cotta apartment,
on plot 128x129 ft, at the southwest corner of
Kingston av and Montgomery st, for the Deisen
Building Corporation, Inc., owner and builder,
care of architects. Cost, about \$200,000.

DWELLINGS.

57TH ST.—Boris W. Dorfman, 26 Court st, has finished plans fo rtwo 2-sty brick dwellings, 2 families each, 20x70 ft, at the northeast corner of 57th st and Eleventh av, for Max Jones, 1616 46th st, owner and builder. Cost,

\$21,000.

AV I.—Isaac Kallich, 2105 86th st, has completed plans for a 2-sty frame dwelling, 26x 52 ft, at the northeast corner of Av I and East 9th st, for the J. & K. Construction Co., 2105 86th st, owner and builder. Cost, \$15,000.

BENSON AV.—Wm. H. Healy 1214 Av W, has completed plans for a 2-sty brick dwelling, 2 families, 20x55 ft, on the north side of Benson av, west of 24th av, for Tony Frederico, Villa Maronese, L. I., owner and builder. Cost, \$12,500.

EAST 13TH ST.—Salvati & Le Quornik, 369 Fulton st, have plans for three 2-sty frame dwellings, 2 families each, 20x46 ft, in the east side of East 13th st, 93 ft north of Av Y, for Vincenzo Polite, 1060 Remsen av, owner and builder. Total cost, \$18,000.

AV N.—Charles L. Cannella, 1163 Herkimer st, has completed plans for three 2-sty frame dwellings, 19x65 ft, on the south side of Av N, 103 ft east of East 2d st, for Jacob Baum, 3902 Clarendon rd, owner and builder. Cost, \$24,-000

FACTORIES AND WAREHOUSES.

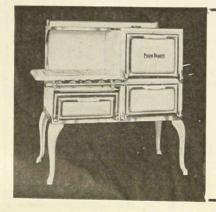
CLASSON AV.—Wm. Higginson, 15 Park Row, Manhattan, has plans in progress for a 3-sty brick and reinforced concrete factory building, 30x80 ft, at the southwest corner of Classon av and Clifton pl, for the United Last Co., 191 Worth st, Manhattan, owner. Cost, about \$100,000. Architect will soon take bids on revised plans.

STORES, OFFICES AND LOFTS.

WILLOUGHBY ST.—McKenzie, Voorhees & Gmelin, 342 Madison av, have started preliminary plans for a 12-sty brick, steel and stone office building, 90x117 ft, at the corner of Willoughby and Pearl sts, for the Brooklyn Edison Company, owner. Cost, \$1.000,000. Details not yet available. Bids will not be taken for some time.

THEATRES.

SURF AV.—The Allwell Development Co., J. S. Londes, president, 44 Court st, contemplates the construction of a brick and stone theatre seating 2,100, with stores and garage, on plot 150x200 ft, on Surf av, between West 5th and West 8th sts. Coney Island, to cost approximately \$400,000. Name of architect and details of construction will be announced later.



Queens DWELLINGS.

BAYSIDE, L. I.—A. E. Richardson, 154 Amity st, Flushing, L. I., has plans in prog-ress for a 2½-sty frame and brick veneer dwelling, 28x50 ft, in the west side of 2d st, 100 ft south of Park av, Bayside, for Samuel Halperin, 2d st, Bayside, owner and builder. Cost, \$15,000.

BAYSIDE, L. I.—Charles F. Winkelman, 103
Park av, Manhattan, has plans in progress for
a 2½sty frame dwelling, 33x33 ft, on Little
Neck Bay, between 1st and 2d pl, Bayside, for
W. B. Tuerch, Greenville, N. J., owner. Project includes a 1-sty frame garage. Architect will take bids on general contract.
FACTORIES AND WAREHOUSES.
ELMHURST L. Ergderick, Putnam Platt

FACTORIES AND WAREHOUSES.

ELMHURST, L. I.—Frederick Putnam Platt & Bro., 680 Fifth av, Manhattan, have revised plans in progress for a 3-sty brick and reinforced concrete factory, 50x200 ft, at the southeast corner of Laurel Hill blvd and Baxter pl, Elmhurst, for the Propper Silk Hosiery Mills, 1nc., 276 Fifth av, Manhattan, owner. Cost, about \$85,000. Architects will soon be ready for estimates on general contract.

DWELLINGS.

DWELLINGS.

FREEPORT, L. I.—B. P. Homan, Freeport, has prepared pans for a 2½-sty frame dwelling, 40x52 ft, at the southeast corner of Bayview av and Orchard st, Freeport, for Louis Schwab, Olive blvd, Freeport, owner. Cost, \$15,000.

SCHOOLS AND COLLEGES.

EAST MEADOW, L. I.—Edward Hahn, Bank Building, Hempstead, L. I., has prepared plans for a 2-sty brick and stone addition to the public school, 39x65 ft, containing four classrooms and auditorium, at East Meadow, L. I., for the Board of Education of East Meadow, owner. Cost, about \$40,000.

Suffolk.

SCHOOLS AND COLLEGES.

AMITYVILLE, L. I.—L. Inglee, Amityville, L. I., has plans in progress for a 2-sty brick and stone high school at Amityville for the Board of Education of Amityville, owner. Cost, about \$200,000. Architect will take estimates on general contract soon.

Westchester

DWELLINGS.

PELHAM, N. Y.—Joseph Jackson, 158 West 35th st, Manhattan, has plans in progress for a 1½-sty brick and limestone dwelling, 38x62 ft, in Warren st, Pelham, for T. F. Walsh, Warren st, Pelham, owner. Details will be greened between Warren st, Pell announced later.

MT. VERNON, N. Y.—Stern & Peyser, Proctor Building, Mt. Vernon, has plans under way for a 2½-sty frame and stucco dwelling, 26x36 ft, on Magnolia av, Mt. Vernon, for Dr. Leon Schneyer, 235 Brook av, the Bronx, owner. Cost, \$12,000.

MT. VERNON, N. Y.—Louis Laskin, Proctor Building, Mt. Vernon, has prepared plans for a 2½-sty brick and stone dwelling, 60x75 ft, in Chester Hill Park for Herman Snyder, owner, care of architect. Cost, \$30,000. Architect will soon call for estimates on general

LARCHMONT, N. Y.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 2½-sty frame and stucco dwelling at Larchmont, for Monroe Steiner, 7718 Third av, Brooklyn, owner and builder. Cost about \$15,000.

HALLS AND CLUBS.

WHITE PLAINS, N. Y.—Joseph H. Friedlander and Harry Allen Jacobs, 64 East 55th st, Manhattan, have prepared plans for a 2-sty brick and stone clubhouse in Landers rd, White Plains, for the Century Country Club, owner. Details will be available later. Architects will take estimates on general contract.

HOSPITALS.

NEW ROCHELLE, N. Y.—Crow, Lewis & Wick, 200 Fifth av, Manhattan, have plans in progress for a 4-sty brick and limestone hospital, 42x115 ft, at New Rochelle, N. Y., for the New Rochelle Hospital Association, Guion pl, owner. Architects will take bids on general contract about September 1.

eral contract about September 1.

STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—R. A. Summo, 280

Huguenot st, New Rochelle, has plans undergarage, 50x62 ft. on Center av, for S. J.

Lauricella, 11 Hickory st, New Rochelle,
owner. Cost, \$15,000. Architect will take bids
on general contract.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—A. DePaola, 106 18th st, West New York, has plans in progress for a 4-sty brick and stone apartment, 24 families, 69x80 ft, at the southwest corner of Pavonia av and Van Wagonen av, Jersey City, for Salvitore Cassaro, 34 Logan av, Jersey City, owner and builder. Cost about \$80,000.

DWELLINGS.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, N. J., have prepared plans for thirty 2½-sty frame and shingle dwellings, 25x24 ft, in the Weequahic section of Newark, for Abraham H. Rachlin, 31 Clinton st, Newark, owner and builder. Cost about \$6,500 each.

PALISADE, N. J.—George Willaredt, 411 23d st, West New York, N. J., has finished plans for a 2½-sty frame dwelling, 24x32 ft, on Abbot blvd, Palisade, N. J., for Thomas Adie, 400 30th st, Woodcliff, N. J., owner and builder Cost, \$9,000.

HOSPITALS AND ASYLUMS.

PLAINFIELD, N. J.—Crow, Lewis & Wick, 200 Fifth av, Manhattan, have plans in progress for a 3-sty brick and stone addition, 40x100 ft, to the home for nurses, on Park av, for the Muelenberh Hospital, Plainfield, owner. Cost about \$60,000. Architects will soon be ready for bids on general contract.

SCHOOLS AND COLLEGES.

NEWARK, N. J.-Hyman Rosensohn, 188 Market st, Newark, has plans in progress for a 1-sty brick and stone school and synagogue, 34x95 ft, at 145 to 147 Belleville av, Newark, for the Congregation Ahavas Sholem, care of architect, owner. Cost, \$60,000. Bids will be

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has plans in progress for a 2-sty brick and stone public school, con-taining four classrooms, auditorium, domestic science department, etc., on Magie av, for the Board of Education of Elizabeth, owner. Cost, \$87,000. Bids will be taken next autumn.

CONTRACTS AWARDED.

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

BANKS.

BANKS.

ASTORIA, L. I.—Pearce Bros., Inc., 220
West 42d st, Manhattan, have the general contract for alterations to the 2-sty brick and stone building at the corner of Astoria av and the Boulevard, into banking quarters for the Corn Exchange National Bank, 13 William st, Manhattan, owner, from plans by Alfred Fellheimer and Steward Wagner, 7 East 42d st, Manhattan, architects.

GARFIELD, N. J.—J. J. O'Leary, 126 Prospect st, Passaic, N. J., has the general contract for a 1-sty brick and stone bank and post office building addition, 150x60 ft, at the corner of Passaic and Midland avs, for the First National Bank, owner, on premises, from plans by J. Oscar Bunce, Ridgewood, N. J., architect. Cost about \$50,000.

DWELLINGS.

JERSEY CITY, N. J.—I. W. Woods, Jr., JERSEY CITY, N. J.—I. W. Woods, Jr.,

DWELLINGS.

JERSEY CITY, N. J.—I. W. Woods, Jr., Inc., 42d st, Bayonne, N. J., has the general contract for a 2½-sty frame dwelling at 237 Van Nostrand av, Jersey City, for John Gildea, owner, care of general contractor, from plans by Francis Bressler, 1016 Boulevard, Bayonne, N. J., architect. Cost, \$12,000.

NEW ROCHELLE, N. Y.—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, has the general contract for a 2½-sty frame residence, 40x54 ft, with garage, on Cortlandt av, New Rochelle, for F. H. Finch, Halcyon Terrace,

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New Rochelle, owner, from privately prepared plans. Cost about \$20,000.

RICHMOND HILL, L. I.—J. Johnston, 2804
Jamaica av, Richmond Hill, has the general
contract for three 2-sty frame dwellings, 18x56
ft, in the east side of 135th st, 200 ft north of
91st av, for Margaret Johnston, owner, care of
contractor, from plans by G. E. Crane, 615
Stoothoff av, Richmond Hill, architect. Total
cost, \$27,000.

Stoothoff av, Richmond Hill, architect. Total cost, \$27,000.

BRONXVILLE, N. Y.—Van Evelyn Corporation, 507 Fifth av, Manhattan, has the general contract for a 2½-sty frame dwelling, 48x50 ft, at the corner of Woodland and Creole avs, Bronxville, for M. J. L. Robertson, owner, care of Reinhard & Temple, 347 Madison av, Manhattan, architects. Cost, \$15,000.

BRONXVILLE, N. Y.—Van Evelyn Corporation, 507 Fifth av, Manhattan, has the general contract for a 2½-sty brick dwelling on Woodland av, for Mrs. J. R. Barr, owner, care of Reinhard and Temple, 347 Madison av, Manhattan, architects. Cost, \$15,000.

BRONXVILLE, N. Y.—Van Evelyn Corporation, 507 Fifth av, Manhattan, has the general contract for a 2½-sty frame dwelling, 51x45 ft, on Greenfield av, Bronxville, for Mrs. Russell W. Todd, owner, care of Reinhard & Temple, 347 Madison av, Manhattan, architects. Cost about \$15,000.

FOREST HILLS, L. I.—Lindblom & Schultze, 230 Fifth av, Manhattan, have the general contract for a 2½-sty brick dwelling, 28x37 ft, in the south side of Ingram st, 98 ft from Puritan av, Forest Hills, for Miss Sally Lucas Jean, 377 Seventh av, Manhattan, owner, from plans by Ingle, Houston & Ingle, 126 East 59th st, Manhattan, architects. Cost, \$10,000.

OSSINING, N. Y.—George W. Warhurst,

\$10,000.
OSSINING, N. Y.—George W. Warhurst, Philips Manor, N. Y., has the general contract for a 2½-sty frame and stucco dwelling, 24x41 ft, in Overton rd, Ossining, for S. G. Ellgood, 7 Lincoln pl, Ossining, owner, from plans by E. C. Smith, 39 Market st. Poughkeepsie, N. Y., architect. Cost about \$15,000.
WHITE PLAINS, N. Y.—Wood & Merrill, 458 Main st, New Rochelle, N. Y., have the

general contract for a 2½-sty frame and stucco dwelling, 40x28 ft, in Gedney Farms, White Plains, N. Y., for Marion B, Crawford, care of E. Randall Henderson, Depot Square, White Plains, architect. Cost, \$18,000.

ST. ALBANS, L. I.—Riverdale Construction Co., 1440 Broadway, Manhattan, has the general contract for a 2½-sty frame dwelling, 24x50 ft, at the southwest corner of Glenham st and Rutland rd, St. Albans, for John Rodman, 706 Riverside dr, Manhattan, owner, from plans by H. Jeffrey, Jr., 309 Fulton st, Jamaica, architect. Cost, \$20,000.

WOODMERE, L. I.—Eugene Cornell, Woodmere, has the general contract for a 2½-sty brick dwelling, 67x42 ft, with garage, on Willow rd, Woodmere, for John L. Rubenstein, 215 4th av, Manhattan, owner, from plans by John C. Greenleaf, 15 West 38th st, Manhattan, architect.

MONTCLAIR, N. J.—A. P. Clark, 264 Claremont av Montclair, has the general contract for a 2½-sty frame and brick veneer dwelling, with garage, on Porter pl, Montclair, for Harry W. Hall, owner, care of general contractor, from plans by Geo. Huttenloch, 57 Montague pl, Montclair, architect. Cost, \$17,000.

CHURCHES.

CHURCHES.

PASSAIC, N. J.—Girodano & Bruno, 413
Highland av, Passaic, N. J., have the general
contract for rebuilding the 1½-sty brick and
limestone church, 70x120 ft, at the corner of
8th and Wall sts. Passaic, N. J., for the Holy
Rosary Roman Catholic Church, owner, from
plans by F. J. Schwartz, Woolworth Building,
Manhattan, architect. Cost about \$100,000.

BRONX.—Appleton Building Corporation,
1542 Broadway, has the general contract for a
1-sty brick and stone church and Sunday
school, 40x75 ft, in 156th st, near Third av,
for the N. Y. Corporation of the Seventh Day
Adventists, 129 East 128th st, owner, from
plans by Louis Allmendinger, 20 Palmetto st,
Brooklyn, architect. Cost, \$35,000.

MONTCLAIR, N. J.—Mark C. Tredennick
Co., 331 Madison av, Manhattan, has the general contract for a 3-sty brick and stone

addition, 65x74 ft, to the parish house on S. Fullerton av and Union st, Montclair, for St. Luke's P. E. Church, Rev. Luke M. White, rector, 75 S. Fullerton av, Montclair, owner, from plans by Goodwillie & Moran, 56 West 45th st, Manhattan, architects. Cost about \$25,000.

RIDGEWOOD, L. I.—J. Bartz, Grove st, Ridgewood, L. I., has the general contract for a 2-sty brick and limestone mortuary chapel, 22x95 ft, on the east side of Fairview av, 75 ft south of Greene av, for Thomas Lutz Sons, owners, on 5premises, from plans by H. Brucker, 2549 Myrtle av, Ridgewood, L. I., architects. Cost about \$20,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

LYNBROOK, L. I.—Gillies-Campbell Co., 101
Park av, Manhattan, has the general contract
for a 2-sty brick and limestone sub-station
building, 33x36 ft, at Lynbrook, L. I., for the
Queens Borough Gas & Electric Co., 347 Central av, Brooklyn, owner, from plans by Morrell Smith, Far Rockaway, L. I., architect.

LITTLE FALLS, N. J.—J. W. Ferguson
Co., 152 Market st, Paterson, N. J., has the
general contract for a 4-sty brick and limestone manufacturing building, 72x223 ft, at
Little Falls, N. J., for the Beattie Manufacturing Co., Main st, Little Falls, N. J., owner,
from privately prepared plans. Cost, \$150,000.

JERSEY CITY, N. J.—Lynch Construction
Co., 52 Vanderbilt av, Manhattan, has the
general contract for a 3-sty reinforced concrete warehouse in Harsimus Cove, Jersey
City, for the Standard Milling Co., 49 Wall st,
Manhattan, owner, from plans by Baxter Engineering Co., Ellicott sq, Buffalo, N. Y.,
architects.

architects.

MORRIS PARK, L. I.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty reinforced concrete warehouse and shop, 40x100 and 40x80 ft, adjoining the L. I. R. R. tracks, Morris Park, for the Long Island Railroad Co., Jamaica, owner, from privately prepared plans.

LINDEN, N. J.—H. Wilhelms & Sons, Inc., East Jersey st, Elizabeth, N. J., have the general contract for a 1-sty brick factory building, 50x200 ft, in Edgar rd, Linden, N. J., for the Superior Novelty Manufacturing Co., 124 East Jersey st, Elizabeth, owner, from plans by Wm. Finne, 712 First av, Elizabeth, architect. Cost, \$40,000.

HALLS AND CLUBS.

MONTCLAIR, N. J.—Charles J. Smith Construction Co., 239 Chestnut st, Trenton, N. J., has the general contract for a 3-sty hollow tile and stucco clubhouse, 220x50 ft, at Montclair, N. J., for the Montclair Golf and Country Club, owner, from plans by H. P. Knowles, 21 West 49th st, Manhattan, architect. Cost, \$200.000. \$200,000.

MUNICIPAL.

MUNICIPAL.

LARCHMONT, N. Y.—Kenneth Mackay Co., 2 Hudson st, Yonkers, N. Y., has the general contract for a 2-sty brick and fieldstone fire house, 75x100 ft, in Weaver st, Larchmont, N. Y., for the Town of Mamaroneck, owner, from plans by Eggers & Mirk, 17 West 46th st, Manhattan, architects. Cost about \$65,000.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

BROOKLYN.—Oscawana Building Co., 101
Park av, Manhattan, has the general contract
for a 4½-sty brick addition to the training
school and home for girls, 52x105 ft, at 1483
to 1489 Pacific st, for the Brooklyn Training
School and Home for Girls, owner, on premises, from plans by Ludlow & Peabody, 101
Park av, Manhattan, architects.

BROOKLYN.—P. J. Hoey Co., 166 Montague st, has the general contract for a 3-sty
brick and stone school and convent, 30x80 ft,
at 383 State st, for the Church of Our Lady
of Mercy, owner, from plans by Elliot Lynch
and McKenna, 345 Fifth av, Manhattan, architects. Cost about \$200,000.

HACKENSACK, N. J.—Ferber Construction
Co., 16-20 Johnson av, Hackensack, has the
general contract for a 2-sty brick and stone
grade school, 60x200 ft, at Hackensack, for the
Board of Education from plans by Starrett &
Van Vleck, 8 West 40th st, Manhattan, architects. Cost, \$175,000.

STABLES AND GARAGES.

STABLES AND GARAGES.

MANHATTAN.—T. J. Murphy, Inc., 2 West 45th st, has the general contract for a 4-sty brick and concrete garage, 92x143 ft, at 403 to 415 East 76th st, for Herman Harjes, 408 East 76th st, owner, from plans by John G. Michel, 323 45th st, Brooklyn, architect. Cost. \$200,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Wharton Green Co., 35 West 39th st, has the general contract for alterations to the brick and stone store and showroom building at the northeast corner of Broadway and 70th st, for the Studebaker Corporation of America, owner, from plans by Tooker & Marsh, 101 Park av, architects.

MANHATTAN.—Thompson-Starrett Co., 49 Wall st, has the general contract for a 2-sty brick and reinforced concrete film exchange and office building, 100x100 ft, at 331 West 44th st, for the Fern Amusement Corporation, 485 Fifth av, owner, from plans by Thomas Golding, 117 West 63d st, architect and engineer. Cost, \$100,000.

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Manhattan

APARTMENTS, FLATS AND TENEMENTS.

52D ST, 146-52 E, 9-sty bk apt, slag roof, 85 x84; \$425,000; (o) 150 E 52d St. Corp., 342 Madison av; (a) Schwartz & Gross, 347 5 av, N. Y. C. (429).

LEXINGTON AV, n w c 127th, 2-sty bk tnt, 24x31, plastic slate rf; \$20,000; (o) Car-Bro Realty Co., 118 E 28; (a) Samuel Carner, 118 E 28 (438).

STABLES AND GARAGES.

JUMEL PL, 1, 1-sty steel garage, steel roof, 13x32; \$600; (o) Otto Volkening, 1239 Madison av; (a) Geo. Guerin, 670 President (431).

TERRACE VIEW AV, 68, 1-sty iron garage, 16x18, iron roof; \$350; (o) Est. of Elizabeth M. Prion, 68 Terrace View av; (a) Belmont Metal Co., 2052 Webster av (439).

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

30TH ST, 239-41 W, 6-sty bk strs & office bldg, 37x98, tar & slag rf; \$100,000; (o) Heatherton Realty Corp., 45 W 34 (a) Jos. C. Schaeffer, 11 E 56 (433).

42D ST, 233-37 W, 3-sty bk str & office bldg, 80x87; \$30,000; (o) Case Holding Co., Inc., 532 5 av; (a) Schwartz & Gross, 347 5 av (434).

5 av; (a) Schwartz & Gross, 347 5 av (434).
44TH ST, 331-37 W, 2-sty bk office bldg, 100x
100, felt & asphalt rf; \$175,000; (o) Fern
Amusement Corp., 485 5 av; (a) Thos. W. Golding, 117 W 63, N. Y. C. (430).
BROADWAY, 3101-13, 2-sty bk office bldg, 126
x51, plastic slate rf; \$60,000 (o) Conrad Glaser
Realty Corp., 175 5 av; (a) Springsteen &
Goldhammer, 32 Union sq (432).
9TH AV, 365, 2-sty bk str & office, 18x100;
\$10,000; (o) Kate Barry, 320 W 14; (a) Chas.
T. E. Dieterlen, 15 W 38 (435).

MISCELLANEOUS.

MISCELLANEOUS.

55TH ST, 131-133 W, 8-sty bk auditorium, lodge & clubroom, 99x200, cement arch, plastic slate roofing; \$750,000; (o) Mecca Temple Holding Co., 572 Greenwich; (a) H. P. Knowies 21 W 49, N. Y. City (437).

BROADWAY, 2091, 3-sty fireproof bldg, 24x 119; \$30,000; (o) Rutgers Presby. Church, Bway & 73d; (a) F. R. & A. Ware & John D. Boyd, 1170 Bway (436).

BROADWAY, 3164-70, 1-sty bk auto shop, 16x50, plastic slate; \$800; (o) Edlar Realty Corp., 41 E 42; (a) Paul Englander, 3170 Bway (440).

Bronx

DWELLINGS.

BRONX PARK E, e s, 100 s Burke av, three 2½-sty fr dwg, 17x30, asbestos shingle rf; \$15,-000 (o) Bronx Boro Builders, Inc., 3028 Bronx Park E; (a) Chas. McGarry, 3028 Bronx Park E (2062).

SHRADY PL, n s, 172.6 w Kingsbridge ter, 2-sty fr dwg, 24.6x30, shingle rf; \$8,000; (o) Alice Spicer, 1712 Heath av; (a) J. B. Wohlquist, 52 Beechwood ter, Yonkers (2069).

quist, 52 Beechwood ter, Yonkers (2069).

216TH ST, n s, 25 w Laeonia av, 3-sty bk
dwg, 25x56, compo rf; \$10,000; (o) Frank De
Tucca, 1055 E 216th; (a) Cannava & Viviani,
145 W 41st (2020).

221ST ST, s s, 130 e Carpenter av, 2-sty
bk dwg, 21x52, plastic slate rf; \$10,000; (o)
Annie Imhof, 803 E 222; (a) Geo. P. Crosier,
689 E 223 (2070).

228TH ST, s s, 95 w Paulding av, 3-sty bk dwg, 22.6x55.3, slag rf; \$8,000; (o) John & Mary Sesso, 1995 Webster av (a) Domenick Costable, 400 E 180 (2064).

228TH ST, s s, 85.01 e Paulding av, four 2-sty fr dwgs, 22.6x55.10, plastic slate rf; \$36,000; (o) Upper Bronx Homes Corp., Avon Gottermann, 1033 Kelly st, pres.; (a) Kingsley Lloyd, Mamaroneck (2014).

232ND ST, s s, 170.69 e Carpenter av, 1-sty fr dwg, 22x32, shingle rf; \$50,000; (o) Andrew Peeby, 4081 Baychester av; (a) W. M. Husson, 135 Westchester sq (2002).

238TH ST, e s, 158.37 and 227.3 n Ohloff av, two 2-sty fr dwgs, 20x40, shingle rf; \$14,000; (o) Albany Road, Inc., Thos. T. Hopper, 101 Park av, pres; (a) Hoppin & Koen, 4 E 43rd (2007)

238TH ST, e s, 192.83 and 261.75 n Orloff av, two 2-sty fr dwgs, 18x37, shingle rf; \$12,000; (o) Albany Road Apts., Inc., Thos. T. Hopper, 101 Park av, pres.; (a) Hoppin & Koen, 4 E 43rd (2009).

238TH ST, n e c, and 123.11 n Orloff av, two 2-sty fr dwgs, 20x50, shingle rf; \$18,000; (o) Albany Road Apts., Inc., Thos. T. Hopper, 101 Park av, pres.; (a) Hoppin & Koen, 4 E 43d (2011) (2011)

(2011).

CALHOUN AV, n e c Barkley av, 2-sty fr dwg, 18x33, asphalt shingle rf; \$6,000; (o) Nathan Mesnek, 117 Westchester sq; (a) Henry Nordheim, 565 E Tremont av (1999).

FIELDSTONE RD, w s, 100 s 262nd st, 2-sty bk dwg, 32x25, asphalt shingle rf; \$10,000; (o) Wm. Dennis, 1264 Amsterdam av; (a) Alex Anderson, 1836 Park av (2004).

HAIGHT AV, w s, 107 n Sackett av, 2-sty fr dwg, 26x32, asbestos shingle rf; \$6,000; (o) Colum Leahey, 579 E 191st; (a) R. P. Manly, jr., 5731 Bway (2013).

LELAND AV w s 125 s Tremont av two

jr., 5731 Bway (2013).

LELAND AV, w s. 125 s Tremont av, two
2-sty bk dwgs, 21x56, rubberoid rf; \$20,000;
(o) Weiss Nerenberg, 1531 Leland av; (a) Anton Pirner, 2069 Westchester av (2068).

ORLOFF AV, w s. 167.97 and 237.11 n 238th
st, 2sty fr dwgs, 20x40, shingle rf; \$14,000;
(o) Albany Road Apts., Inc., Thos. T. Hopper,
101 Park av, pres.; (a) Hoppin & Koen, 4 B
43rd (2006).

ORLOFF AV, n w c, and 110.8 n 238th st, two 2-sty fr dwgs, 20x50, shingle rf; \$18,000; (o) Albany Road Apts., Inc., Thos. T. Hopper, 101 Park av, pres.; (a) Hoppin & Koen, 4 E 43rd (2010).

43rd (2010).

ORLOFF AV, w s, 203.5 and 271.11 n 238th st, two 2-sty fr dwgs, 18x37, shingle rf; \$12,000; (o) Albany Road, Inc., Thos. T. Hopper, 101 Park av, pres.; (a) Hoppin & Koen, 4 E 43rd (2008).

PRATT AV, e s. 233.3 n 233rd st, 2-sty bk dwg, 20x45, plastic slate rf; \$9,000; (o) Jos. Lawler, 592 Willis av; (a) Kingsley Lloyd Mamaroneck (2015).

QUINCY AV, e s, 135 n Lafayette av, 1½-sty fr dwg, 18x38, shingle rf; \$4,000; (o) Aug. Tanner, 912 Quincy av; (a) A. Rinne, 605 W 160 (2065).

160 (2065).

TREMONT AV, w s, 300.3 n Philip av, 2-sty fr dwg, 18x40, 1-sty fr str, 19x21, 1-sty fr garage, 18x10, tar paper rf; \$9,000; (o) Frank Pelnialli, 375 Pleasant av; (a) E. J. Stauffer, 140 Willis av (2012).

VAN NEST AV, n s, 95.01 e Matthews av, 2-sty fr dwg, 20.6x48, slag rf; \$9,000; (o) Chas. & Alfrida Olson, 135 St. Ann's av; (a) E. W. Peterson, 366 St. Ann's av (2000).

WALLACE AV w s, 175 8 v Waring av, 246-

WALLACE AV, w s, 175.8 s Waring av, 2½-sty bk dwg, 22.8x36, asbestos shingle rf; \$7,-000 (o) Jos. Villanni, 236 E 85; (a) Jos. Ziccardi, 912 Burke av (2067).

WILSON AV, e s, 296 s Burke av, 2-sty fr dwg, 21x40, shingle rf; \$4,500; (o) Geo. Hala-day, 350 E 54th; (a) F. R. Nicosia, 423 E 114th (2017).

STABLES AND GARAGES.

202D ST, n s, 145 e Grand Concourse, two 1-sty T C garages, 15.3x18.2, slag rf; \$3,000; (o) Jos. Sabatini, 1890 Eastchester rd; (a) Edwin Wilbur, 507 5 av (2036).

Edwin Wilbur, 507 5 av (2036).

GRANT AV, n w c 161 st, 1-sty bk garage, 135.6x110, slag rf; \$50,000; (o) O. K. Bldg. Corp., David Brabspis, 1823 Clinton av, pres; (a) John D. Hart, 1039 Fox st (2022).

SHERIDAN AV, s w c 162nd st, 1-sty bk garage, 100x90.7 11-16, tar and felt rf; \$60,000; (o) Robt. J. Moorehead, 311 E 200 st; (a) Chas. Kreymborg, 2534 Marion av (2003).

STORES AND DWELLINGS.

TREMONT AV, e s, 112.07 s Eastern boulevard, 1-sty bk str & dwg, 100x70, slag rf; \$28,-000; (o) S. H. Fritz, 2591 Westchester av; (a) Julius Bleich, 989 Intervale av (2061).

STORES, OFFICES AND LOFTS.

KINGSBRIDGE RD, s w c Davidson av, 1-sty bk strs, 102.4x irreg; comp rf; \$15,000; (o) Shapiro Realty Co., Samuel Shapiro, 563 Tremont av, press.; (a) Meisner & Uffner, 501 Tremont av (2066).

MINFORD AV, s e c 172nd st, 1-sty bk strs, 50x100, slag rf; \$30,000; (o) Hengrem Holding Corp., Henry Greenberg, 135 Eway, pres.; (a) M. W. Del Gaudio, 158 W. 45th (2005).

OGDEN AV, e s, 550 n 170 st, 1-sty bk strs, 117.6x55, slag rf; \$35,000; (o) Anellia Const.



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Corp., Paul Silvestri, 17 W 42 st, pres; (a) Wm. Koppe, 567 Tremont av (2034).

WYTHE AV, n e c 170 st, 1-sty bk strs, 100.04x98.5, slag rf; \$22,000; (o) Johnson Deichsel Bldg Co., Harry Johnson, 219 E 188 st, pres; (a) Chas. Kreymborg, 2534 Marion av (2023).

3D AV, w s, 150.1 n 136 st, 2-sty bk strs & loft, 25x100, comp rf; \$15,000; (o) J. A. Sexauer Mfg. Co., 523 8 av; (a) Geo. Kibitz, S00 E 175 st (2031).

MISCELLANEOUS.

132D ST, n s, 54 w Willow av, 1 & 2-sty bk housing station, 75x210, tar & felt rf; \$75,000; (o) City of New York; (a) Dept. of Plants & Structures, Municipal Bldg. (2035).

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

PRESIDENT ST, 1078, s, 115 e Bedford av, 4-sty bk tnt, 23.4x85; \$60,000; (o) Rupp Bros., Inc., 153 Remsen st; (a) Silverstein & Infanger, 188 Montague st (5033).

PINE ST, 207, nec Atlantic av, 2-sty fr tnt, 28x55; \$12,000; (o) Frank Richards, 160 Jamaica av; (a) Chas. Infanger & Son, 2634 Atlantic av (5055).

PINE ST, 208, n w c Atlantic av, 2-sty fr tnt, 24x55; \$12,000; same owner (5056).

79TH ST, 516-56, s s, 117.1½ e 5 av, 17-3-sty bk tnts, 20x57 \$340,000; (o) J. M. Kalt, 44 Court st; (a) Seelig & Finkelstein, 44 Court st (5012).

80TH ST, 511-47, n s, 80 e 5 av, 16-3-sty bk tnts, 20x57; \$320,000; (o) J. M. Kalt, 44 Court st; (a) Seelig & Finkelstein, 44 Court (5011).

EASTERN PKWAY, 41-59, ns, 2514 e Underhill av, 2-4-sty bk tnts, 87.6x98.2; \$300,000; (o) Tillary Const. Co., Inc., 44 Court st; (a) McCarthy & Kelly, 159 Remsen st (5075).

OCEAN PKWAY, 290-15, s e c Neptune av, 4-sty bk tnt, 136.21%x133½; \$175,000; (o) Federico Martini, 2870 W 29th; (a) Seeling & Finkelstein, 44 Court st (5009).

DWELLINGS.

AMHERST ST, 59-75, e s, 180 n Hampton av, 4-1-sty fr 1 fam dwgs, 24x47; \$20,000; (o) Ralph H. Segal & Jos. Alexander, 251 Beaumont st; (a) Ralph H. Segal, 56 W 46th st, N Y (5046).

E 5TH ST, 3014-16, e s, 100 s Ocean View av, 2-sty fr 2 fam dwg, 20x50; \$8,000; (o) John Esposito, 2860 W 36th; (a) Jos. J. Galizia, 1 Webers Walk (5008).

E 8TH ST, 1833, e s, 258 s Av R, 1-sty fr 1 fam dwg, 16x43; \$10,000; (o) Realty Sales Co., 1409 Av J; (a) Fredk J Dassau, 26 Court st (5096).

(5096).

E 19TH ST, 1334-6, w s, 583.9 n Av N, 2-2-sty fr 1-fam dwgs, 16x38; \$10,000; (o) John B. Schlosser, Bay av & E 19th; (a) Fredk J. Dassau, 26 Court st (5024).

E 34TH ST, 562, w s, 200 s Clarendon rd, 2-sty fr 2 fam dwg, 20x62.8; \$10,000; (o) Adger Erikson, 279 E 34th; (a) Chas. G. Wessel, 1399 E. 4th (5042). E 4th (5042).

42D ST, 1541, n s, 342.6 w 16 av, 2-sty bk 2 fam dwg, 22x62.6; \$20,000; (a) A. Berfond Realty Corpn, 1635 44th st; (a) Seelig, Finkelstein & Wolfinger, 44 Court st (5082).

AV M, 701-3, n e c E 7th, 2-sty fr 2 fam dwg, 30x48; \$10,000; (o) Geo. Houghton, 288 Av P; (a) Fredk J. Dassau, 26 Court st (5097).

AV N, 1324, s w c E 14th, 2-sty fr 2 fam dwg, 20x58; \$14,000; (o) Saranac Bldg Corpn, 5620 16 av; (a) R. T. Schaefer, 1543 Flatbush av (5078).

AV R, 1218-22, s s, 80 w E 13th, 2-2-sty bk 2 fam dwgs, 20x65; \$24,000; (o) Abraham Cohn Realty Corpn, 1649 E 7th; (a) Fredk J. Dausau, 26 Court st (5021).

AV W, 283-9, n e c Stryker st, 2-sty bk 2 fam dwg, 20x41; \$15,000; (o) Jas. Mastramino, 1090 Flushing av; (a) Murray Klein, 37 Graham av

CONEY ISLAND AV, 3101-15, e s, 259 s Sheepshead Bay rd, 17-1-sty fr 1 fam dwgs, 24 x32; \$51,000; (o) Borough Housing Corpn, 141 Morgan av; (a) Benj. Driesler, Jr., 153 Remsen st (5018).

McKINLEY AV, 155-7, n s, 175 w Autumn av, 2-sty bk 2 fam dwg, 21x55; \$10,000; (o) Mr. & Mrs. John W. Brown, 872 Jefferson av; (a) Harold Santasiere, 4 Court sq (5034).

Harold Santasiere, 4 Court sq (5034),

FACTORIES AND WAREHOUSES.

SHEPHERD AV, 263-81, e s, 1914 s Atlantic
av, 1-sty bk factory, 168:10x100; \$12,000; (o)
N. D. I. Specialty Co., 571 Liberty av; (a) Wm.
C. Winters, 106 Van Sieklen av (5222).

THATFORD AV, 443-7, e s, 100 s Newport av,
1-sty bk factory, 50x70; \$9,000; (o) Isidor Lippman, 1323 Lincoln pl; (a) S. Millman & Son,
1780 Pitkin av (5120).

STABLES AND GARAGES.

KINGS HIGHWAY, 210, s w c w 10th, 3-sty
bk garage, store & 2 fam dwg, 20.5x74.5%;
\$12,500; (o) John F. Chirlo, Inc., 70 Av R; (a)
Wm. C. Winters, 106 Van Sicklen av (5212).

STORES AND DWELLINGS.
BAY 50TH ST, 78, w s, 749% n Harway av,
3-sty bk store & 2 fam dwg, 20x48; \$8,000; (o)
Giuseppe Siciliano, 143 Bay 50th; (a) Laspia &
Samenfeld, 525 Grand st (5089).

CORTELYOU RD, 130, s w c E 2d st, 2-sty bk stores & 2 fam dwg, 20x100; \$18,000; (a) Wm. Klein, 8784 Bay 16th st; (a) Isaac Kallich, 8609 Bay Pkway (5038).

CORTELYOU RD, 128, s s, 20 w E 2d st, 2-sty bk store & 2 fam dwg, 20x75; \$12,000; same owner (5039).

AV I, 86-94, s s, 20 n w 10th, 4-3-sty bk store & 2 fam dwgs, 20x58; \$48,000; (o) John F. Churlo, Inc., 70 Av R; (a) Wm. C. Winters, 106 Van Sicklen av (5211).

5TH AV, 261-7, e s, 28 s Garfield pl, 4-3-sty bk strs & 2 fam dwgs, 18x65; \$36,000 (o) Dr. Barnard Stattman, 284 11th; (a) Philip Fresh-man, 298 Schenectady av (5015).

5TH AV, 259, s w c Garfield pl, 3-sty bk stores 4 fam dwg, 28x95.9; \$15,000; same architect

18TH AV, 8621-25, e s, 160 s 86th, 1-sty bk stores & 2 fam dwg, 60x67; \$12,000; (a) Benj. Dinerman, 209 3 av; (a) Murray Klein, 37 Graham av (5044).

STORES, OFFICES AND LOFTS.

MERMAID AV, 3710-12, s s, 57,7½ w W 31st, 1-sty bk stores, 40x70; \$10,000; (o) Theodore Muller, 3108 Mermaid av; (a) Jos. J. Galizia, 1 Webers Walk (5076).

Queens

APARTMENTS, FLATS AND TENEMENTS.

RICHMOND HILL.—Talbot pl, n s, from Lefferts av to Kingsley pl, 4-sty bk tnt, 171x204, slag rf, 64 families, elec, steam heat; \$450,000; (o) Kew Hall Co., 101 Park av, Manhattan; (a) John K. Turton Co., 101 Park av, Manhattan (5447).

DWELLINGS.

DWELLINGS.'

COLLEGE POINT.—15th st, e s, 100 s 7 av, 2-2-sty fr dwgs, 20x48, tar & gravel rf, 2 families, gas; \$14,000; (o) Maragaret Bahr, Av D & 10th, College Point; (a) Harry Morris, 718 9th, College Point (5452 & 5450).

COLLEGE POINT.—Av C, n s, 10 e College av, & Av C, n s, 20 w 13th, 2-2-sty fr dwgs, 24x44, shingle rf, 2 families, gas, steam heat: \$14,000; (o & a) Wm. Burghoff, 19th st, College Point (5518-19).

CORONA.—46th st, e s, 70 n Hayes av, 2-2-sty bk dwgs, 19x50, slag rf, 2 families, gas, steam heat; \$16,000; (o & a) Napoli Const. Co., 102 43d, Corona (5514-15).

CORONA.—46th st, w s, 100 s Hayes av, 5-2-sty bk dwgs, 20x53, slag rf, 2 families, gas, steam heat; \$76,000; 8 bldgs; (o) Jange Real Estate Corp., 56 45th, Corona; (a) Alfred De Blasi, 94 E Jackson av, Corona (5536-37-38-39-40)

FAR ROCKAWAY.—Beach 19th st, w s, 185 w Everdell, 2-sty fr dwg, 26x36, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Frank Webster, Far Rockaway; (a) J. H. Cornell, Far Rockaway (5468).

FAR ROCKAWAY.—Caffey st, w s, 200 e Beach 9th, 2-sty fr dwg, 32x36, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Mrs. S. Fleischman, Far Rockaway; (a) J. H. Cornell, Far Rockaway (5469).

FAR ROCKAWAY.—Hicksville rd, s s, 275 e Beach 9th, 8-1-sty fr dwgs, 18x30, shingle rf, 1 family, gas; \$16,000; (o) Jos. O'Boyle, Far Rockaway; (a) H. J. Cornell, Far Rockaway (5470 to 5477).

FLORAL PARK.—Lawrence av, n e c 261st, & 262d st, e s, 100 n Hillside av, 5-2-sty fr dwgs, 24x26, shingle rf, 1 family, gas, hot air heat; \$10,000; (o & a) Pease Construction Co., 243 W 34th, Manhattan (5531 to 5534).

FLUSHING.—22d st, w s, 200 n Franconia av, 2-sty fr dwg, 22x45, rubberoid rf, 2 families, gas, hot air heat; \$8,000; (o) Jos. Giavono, 22d st, Flushing; (a) F. Grimmer, 196 2d, Flushing (5524).

rflushing.—Hollywood pl. n s, 430 e Central av, 2-sty fr dwg, 25x54, shingle rf, 1 family, gas, hot water heat; \$10,000; (o) Robert F. Miller, Forest Hills; (a) John Boese, 280 Bway, Manhattan (5437).

HOLLIS PARK GARDENS.—Fairmount av, w s, 150 n School, 2-2½-sty fr dwgs, 35x29, shingle rf, 1 family, gas, steam heat; \$15,000; (o) Edw. Blatz, 138 Montague, Bklyn; (a) H. T. Jeffrey, 309 Fulton, Jamaica (5463-4).

HOLLIS.—Luzerne av, n w c South, 1-sty fr dwg, 48x40, shingle rf, 2 families, gas, steam heat; \$10,000; (o) John Coppley, 8757 86th, Woodhaven; (a) E. Townsend, Hollis (5510).

HOLLIS.—Firwood pl. s s, 100 w Luzerne av, & Franklin pl, n s, 100 w Luzerne av, 3-2-sty fr dwgs, 24x21, shingle rf, 1 family, gas, steam heat; \$12,000; (o & a) Entmore Realty Co., 411 Fulton, Jamaica (5506-7-8).

JAMAICA.—Terrace av, n s, 249 w Flushing av, 2½-sty fr dwg, 26x34, shingle rf, 1 family, gas, steam heat; \$7,500; (o) Mary Howley, 12 Sutphin rd, Jamaica; (a) H. B. Jeffrey, Jamaica (5467).

JAMAICA.—Victoria av, e s, 142 s Oceanyiew av, 2-sty bk dwg, 22x55, tar & gravel rf, 2 families, gas, steam heat; \$10,000; (o) Mary Howley, 12 Sutphin rd, Jamaica (5465).

ELMHURST.—Old Jamaica rd, s e c Bowne, 2-sty bk ext, 6x36, side str & dwg, int alts; \$2,500; (o) Chris Schaw, prem; (a) T. F. Price, 30 Church, Manhattan (1410).

EVERGREEN.—Summerfield st, s s, 370 e Wyckoff av, 1-sty bk ext, 50x70, front stable, int alts to provide for garage; \$10,000; (a) William Jarvis, 126 Summerfield, Evergreen; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood, 1271 wood (1371).

wood (13/1).

L. I. CITY.—Washington st, s s, 6 to 7 av, elevator; \$1,900; (o) National Printing & Engraving Co., 136 W 52d, Manhattan (1027).

L. I. CITY.—Washington st, s s, 6 to 7 av, elevator; \$3,700; (o) National Printing & Engraving Co., 136 W 52d, Manhattan (1028).

L. I. CITY.—Rawson st, e s, 100 n Queens Blvd, elevator; \$4,300; (o) Ormont Realty Co., on prem (889).

L. I. CITY.—Taylor st, s s, 141 e Hopkins av, 2-sty bk ext, side & rear, 5x17, tar & slag rf, int alts to dwg; \$1,200; (o) S. Klein, 52 Taylor, L. I. City; (a) Frank Chmelik, 796 2 av, L. I. City (1470).

L. I. CITY.—Jackson av, 391, elec sign on lunch wagon; \$30; (o) Arthur Kuntzman, 917 Post av, Port Richmond (1536)

L. I. CITY.—Vernon av, 598, n e c Payntar av, metal elec sign; (o) Loft, Inc., 400 Broome, Manhattan (1530).

L. I. CITY.—Ely av, w s, 100 s Payntar av, raise rf 1 sty, slag rf str front removed, exterior alts to dwg; \$2,500; (0) Mayey L. Loec, 273 Ely av, L. I. City; (a) Edw. Decker, 934 Vernon av, L. I. City (1535).

MASPETH.—Whitlock av, n w c Brown pl, plumbing in shop; \$25; (a) Max Weiser, prem (1468).

MASPETH.—Washington pl, w s, 125 n Clinton av, plumbing in dwgs; \$100; (0) Anthony Tikorski, 2 Washington pl (1502-3).

MASPETH.—Hull av, n s, 175 e Columbia av, plumbing in dwg; \$60; (o) Daniel Crist, prem (1472).

RICHMOND HILL.—Jamaica av. s s, 25 e 115th, erect entrance rear, int alts to str & dwg; \$1,500; (o) Helen Stark, 20 King, Troy, N. Y.; (a) C. R. Kane, 1060 Jackson av, L. I. City (1455).

L. I. CITY.—Sherman st, w s, 325 s Webster av, 2-sty bk dwg, 25x60, slag rf, 2 families, gas, steam heat; \$8,000; (o) Jos. Tartora, 13 Sherman, L. I. City; (a) Edw. Decker, 734 Vernon av, L. I. City (5453).

MASPETH.—Pacific st, s s, 139 e Freshpond rd, 2-2-sty fr dwgs, 20x48, tar & gravel rf, 2 families, gas, steam heat; \$12,000; (o) Hause & Frace, Grand st, Maspeth; (a) Al Stine, Jr., 300 Grand, Maspeth (5521-22).

RICHMOND HILL.—Liberty av, s e c Minnesota av, 2-sty fr dwgs, 30x62, slag rf, 2 families, gas; \$14,000; (o) A. Bezczhosky, Shore av, Jamaica; (a) E. Jackson, Herriman av, Jamaica (4283).

ROCKAWAY BEACH.—Beach 111th st, e s, 240 s Bay av, 10-1-sty fr dwgs, 14x22, shingle rf, 1 family, gas; \$12,000; (o & a) Isaac Zaret, Arverne (5482 to 5491).

RICHMOND HILL.—Lefferts av, e s, 200 s Chichester av, plumbing in dwg; \$500; (o) Chas. Lexton, prem (1508).

RICHMOND HILL.—91st av, s s, 35 e 116th, 1-sty fr ext, 20x40, rear, foundation, con blk to dwg; \$1,000; (o) C. O. Crane, 116 91st, Richmond Hill (1540).

RICHMOND HILL.—Wicks st, w s, 751 n Metropolitan av, plumbing in dwg; \$550; (o) Paul Fauchot, 537 6 av, Bklyn (1519).

STORES AND DWELLINGS.

BAYSIDE.—Bell av, e s, 125 n Bway, 2sty fr dwg & str, 50x60, slag rf, 2 families, gas, steam heat; \$20,000; 2 bldgs; (o) A. Kraus, Bell av, Bayside; (a) S. Maxon, Eayside (5505).

PLANS FILED FOR ALTERATIONS

Manhattan

Manhattan

ESSEX ST, 25, remove hall and walls, new halls, walls, add sty, 4-sty bk stores and loft; \$20,000; (o) Isidor Murzin, 42 Hester st; (a) M. A. Cantor, 373 Fulton st (1909).

GRAND ST, 380, remove partitions, raise floor, new partitions, toilets, show windows, windows, in 4-sty bk theatre and lofts; \$3,000; (o) Morris Silverman, 412 Grand st; (a) Louis A. Shewart, 1941 Bway (1912).

MONTGOMERY ST, 65-67, remove first floor, new steel beams, concrete arches, in 6-sty stable and storage; \$1,500; (o) Kaufman Lewenthal Realty-Co., 183 Division st; (a) Louis A. Sheinart, 194 Bowery (1929).

WASHINGTON ST, 338-40, new shed in 5-sty bk market and storage; \$2,800; (o) Maria W. Braun, Mt. Vernon, N. Y.; (a) Morris Talsky, 63 Park Row (1533).

WILLETS ST, 73, rearrange partitions in the background that storage in the latest statement of the stat

WILLETS ST, 73, rearrange partitions in 6-sty bk stores and tnt; \$1,000; (o) Max Mar-kowitz, 241 Rivington st; (a) Philip Bardes, 230 Grand st (1535).

17TH ST, 141-5 W, new steel structure & 2 tanks on 6-sty bk factory; \$3,200; (o) Wilbeth Realty Co., 562 5 av; (a) The Rusling Co.

19TH ST, 136-38 e, make two bldgs into one, remove stairs, stoop, new stairs, partitions, bathroom, toilets, floor entrance in 3-sty bk club and apt; \$3,000; (o) N. Y. Probation and Protection Association, 136 E 19th; (a) F. T. Joannes & M. Hyde, 16 E 40th (1913).

23RD ST, 205-13 e, new toilets, tile partitions, pent house, in 6-sty bk dental college; \$3,000; (o) N. Y. College of Dentistry, 205 E 23ra, (a) H. L. Walker, 144 E 54th (1919).

23D ST, 167 W, remove part of wall, str frt, new plbg fixtures, foundation, doorway, walls, skylight on 3-sty bk str & apart; \$1,500; (o) Nikolis Zaganos, 167 W 23; (a) Kyriakos Kolfas, 200 7 av (1604).

25TH ST, 115 and 117 w, remove stairs, new stairs, windows, partitions, toilets in four 2-sty bk stores and lofts; \$19,000; (o) Furman Clayton, 469 Franklin av, Bklyn; Walter H. Clayton, 423 W 120 st; (a) Alex S. Traub, 255 Greenwich st (1542).

30TH ST, 42-44 w, new stairs, doors, in 4-sty bk store and factory; \$1,000; (o) Bway & 30th St. Corp., 26 W 17th; (a) Gronenberg & Leuchtag, 450 4th av (1920).

39TH ST, 28 w, 39th st, 30 w, remove partitions, stairs, new vault, elevator shaft, toilets, plumbing, extensions on 5-sty bk stores and offices; \$50,000; (o) Lane Bryant, 24 W 39th st; (a) Sam'l. Gardstein, 44 Court st, Bklyn

46TH ST, 264-8, w, rearrange rooms, new partitions, bathrooms, toilets, iron stairs, marble treads, remove stairs, in 4-sty bk stores and hotel, 50x100; \$5,000; (o) Tech Realty Corp., 236 W 55th; (a) John H. Sheier, 236 W 55th (1935)

49TH ST, 143 e, remove stairs, new entrance, bathroom, bath fixtures, new partitions, in 3-sty bk stores and apt; \$10,000; (o) I. R. Stryker; (a) Frank A. Colby (1931).

49TH ST, 101½ w, shift partition, remove show window, new partitions, rebuild show windows, in 4-sty bk stores and aparts; \$1,500; (o) Louise T. Baring, Santa Barbara, Cal.; (a) Otto L. Spannhake, 116 Nassau st (1532).

51ST ST, 163 e, new partitions, windows, 25,500; (o) City of N. Y. Fire Dept., Municipal Bidg.; (a) John R. Sliney, 135 St. Edwards st, 53RD ST, 347 w, new front, roof, extension

BRIyn (1537).

53RD ST, 347 w. new front, roof, extension, skylights, partitions, toilets, walls, girder, in 2-sty bk shops; \$6,000; (o) bidg, John Goodwin, 347 W 53rd st; (o) land, Jos. A. Mittnacht, 372 Bway; (a) Arthur L. C. Moss, 948 Amity av, Bronx (1540).

60TH ST, 55 E, remove stoop, new beams, vault ceiling support, stoop on 3-sty bk sub-station; \$3,000; (o) N. Y. Edison Co., 130 E 15; (ce) Ernest M. Van Norden, 130 E 15 (1592).

62ND ST, 18 e, remove stoop, remove side-walk encroachments, alter front, change stairs, in 4-sty bk dwg; \$10,000; (o) Edw. H. Blane, 22 Exchange pl; (a) Henry I. Cobb, 1465 Pway (1529)

69TH ST, 326 e, new extension, partitions, in 3-sty bk dwg; \$1,000; (o) Jos. Finkel, 326 E 69th st; (a) Philip Bardes, 230 Grand st (1536).

S0TH ST, 46 E, remove stoop, new doorway, bk pier, cone footings, rebuild basement in 4-sty bk dwg; \$15,000; (o) Bessie Hyman, 326 E 4th; (a) Hutton & Buys, 103 Park av (1603).

80TH ST, 117 e, remove partitions, new extension, new partitions, stairs, in 4-sty bk dwg; \$8,000; (0) O. C. Pickhardt, 117 E 80th; (a) Wm. L. Bottomley, 112 E 55th (1906).

(a) Wm. L. Bottomiey, 112 E 55th (1906).

81ST ST, 1 w, 82nd st, 2-4 w, remove stairs, piers, skylights, new stairs, extension, conc arch, girders, in 2, 6 and 10-sty hospital; \$15,000; (o) Lavanne Realty Corp., 119 W 40th st; (a) Emery Roth, 119 W 40th st (1534).

82D ST, 134 & 136 W, remove stoops, change partitions, new bathrooms, decorating in 2-4-sty bk dwgs: \$5,000; (o) The Marbury Hall, 165 & 166 W 74th; (a) Denby & Nute, 333 4 av (1600).

83D ST, 39 E, raise rear extension 1-sty on 4-sty bk dwg: \$4.500; (o) Evelyn Patterson, 39 E 83; (a) Jos. W. O'Connor, 162 E 37 (1595).

39 E 83; (a) Jos. W. O'Connor, 162 E 37 (1595).

114TH ST, 115 e, remove rear wall, partitions, fixtures, stairs, opening of front window in 3-sty bk dwg; \$1.000; (b) Jos. Marde, 117 E 112th; (a) H. L. Young, 131 W 39th (1925).

115TH ST.—247 e, remove wall, new girders, columns, beams, partitions, show windows, entrance hall, in 4-sty bk stores, act; \$5.000; (c) Maria Micli, Maria Compora, 247 E 115th; (a) H. L. Young, 131 W 39th (1924).

"12STH ST, 105-11 e, remove wood beams, new partitions, steel beams, boiler, for new boiler pit in 7-sty bk factory; \$7,000; (d) Carolyn Laundry Co., 105-11 E 128th; (a) H. L. Young, 131 W 39th, N. Y. C. (1923).

140TH ST, 41-43-45 W, remove columns, partitions, new beams, balcony, partitions in 1-sty bk church; \$2.500; (d) Chapel of the Crucifixion, 41 W 140; (e) Wm. T. Towner, 152 W 42 (1598).

BOWERY, 89, remove rear wall, new steel girders, bridge, in 4 and 5-sty bk furniture store: \$2,509; (a) R. W. Goeleh, 9 W 17th; (a) Louis Sheinart, 194 Bowery (1928).

BROADWAY, 520, new mezzanine in 11-sty

bk factory; \$2,000; (o) 520 Bway Corp., 520 Bway; (a) Sidney Daub, 5 Beekman st (1937).

BROADWAY, 1101, remove encroachments on dewalk, on 16-sty bk hotel; \$1,500; (o) Onyx ldg. Corp., 12 E 44th; (a) Jean Jeaume, 231 g. Corp., 12 18th (1933).

W 18th (1933).

BROADWAY, 411, replace wall, repair stair, partitions in 5-sty bk store & lofts; \$5,900; (o) Josephine del Drago, care Fitch & Grant, 67 Wall; (a) Sidney Daub, 5 Beekman (1596).

BROADWAY, 1426-30, new marquise on 4-sty bk theatre & offices; \$3,000; (o) Al. Hayman, 1426 Bway; (a) Engrg. Iron Works, 211 3 av (1507)

(1597).

BROADWAY, 1572-78, remove outside balconies, stairs, new stairs, exit on 3-sty bk strs, restaurant; \$2,000; (o) Thos. F. Murtha, 55 Liberty; (a) Jos. Kleinberger, 20 W 43 (1594).

CONVENT AV, 111, enlarge dormer windows on 4-sty bk convent & teachers college; \$7,500; (o) Convent of the Sacred Heart, 111 Convent av; (a) Fredk. Wm. Rinn, 70 W 181 (1593).

CONVENT AV, 340-42, extend wall, new vestibule, doorway in 3-sty bk dwg; \$8,000; (o) Little Sisters of the Assumption, 340 Convent av; (a) P. F. Brogan, 36 8 av (1602).

MADISON AV, 681-83, remove front wall, new beams, F. P. partitions, in 4-sty bk dwg; \$15,000; (o) Victorian Realty Co., 681 Madison av; (a) Rudolf C. P. Boehler, 116 W 39th (1930). (1930)

MADISON AV, 345, remove front, steel framing, new steel framing, partitions, private elevator, rearrange exits, on 12-sty bk store and offices; \$25,000; (o) 345 Madison Ave Corp., 345 Madison av; (a) C. Howard Crane, Franzheim & Milnar, 562 5th av (1922).

MADISON AV, 701-9, remove sidewalk encroachments, lower 1st fir, new entrance, strs in 12-sty bk hotel; \$50,000; (o) Wm. V. Lawrence, Lawrence Park W. Yonkers, N. Y; (a) Jardini, Hill & Murdock, 50 E 42 (1601).

MADISON AV, 820, remove sidewalk and stoop area, new entrance, curb, sidewalk, coal hole, in 4-sty bk dwg; \$2,800; (o) M. L. Spackman, 820 Madison av; (a) York & Sawyer, 50 E 41st (1917).

PARK AV, 405, partitions rearranged, new doors, new entrance, bathroom removed, in 12-sty bk apt; \$2,000; (o) 405 Park Ave. Corp., 403 Madison av; (a) Cross & Cross, 681 5th av

(1918).

6TH AV, 148, remove show windows, wall, new bathroom, store fronts, on 3-sty bk store and apart; \$3,500; (o) Harry Belgorod, 148 6th av; (a) Louis Hosoff, 145 6th av (1543).

Bronx

FAIRMONT PL, 716, new plumbing, new partitions, to 4-sty bk tnt; \$1,500; (o) Chas. Seipp, on prem.; (a) Erhard Djorup, 1345 Chisholm st (407).

LORING PL, 2251-2253, 1-sty bk extension, 16x30, new elevator, fire escape, plumbing stairs and new partitions, to 3-sty bk dwg and sanitorium; \$10,000; (o) Dr. Chas. W. Fitch, on prem.; (a) Karl F. J. Seifert, 153 E 40th (408).

PAINE ST, 2947, 1-sty bk ext, 20x15, new plumbing and new partitions to 2-sty bk dwg \$1,000; (o) David Lignori, on prem.; (a) Cannava & Viviani, 145 W 41st (410).

175TH ST. 640 e. new porch, new partitions, to 2-sty fr dwg; \$1,200; (o) Mary Cohen, 1779 Fulton av; (a) Wm. A. Geisen, 2403 Creston av (406).

av (406).

ARTHUR AV, 2498, two 2-sty bk exts, 25x 12.8, 12x15, new plumbing, new str front and new partitions to 2-sty fr str and dwg; \$4,000; (o) Jos. Vitrons, on prem; (a) M. A. Cardo, 61 Bible House (405).

BALCOM AV, 1336, 2-sty fr ext. 22,6x11, to 2-sty fr dwg; \$1,500; (o) Jos. J. Faulkner, on prem; (a) John Schwallenberg, 2075 Haviland av (411).

BURKE AV, 606. 2-sty fr ext, 8.6x5.6, to 2-sty fr dwg; \$1,000; (o) Chas. Hodell. on prem.; (a) Chas. McGarry, 3028 Bronx Park East (404).

Brooklyn

HILL ST, 25-7 n s, 200 e Euclid av, ext porch 2-sty fr 2-family dwg; \$6,000; (o) Jacob Shapiro, 1835 Douglas st; (a) S. Millman & Son, 1780 Pitkin av (11957).

HOOPER ST, 192 s, 226 e Lee av, intopl 3-sty k 3-fam dwg; \$3,500; (o) Mrs. Ida Stern, 146 ynch st; (a) Irving M. Gemchil, 583 Bedford (9779).

PROVOST ST, 100-12 e s, 97.1 n Green st, ext 1-sty bk foundry; \$2,000; (o) Mrs. Mary P. Kelly. 241 Green st; (a) Norman Brooze Co., premises (9678).

premises (9678).

REMSEN ST, 124-6 s s. 214 w Clinton st, ext 4-sty bk fur rooms: \$7,000; (o) Richard P. Sherlock, 208 8th av (9797).

SMITH ST, 283, n e c Sackett, ext wall, ext & int 3-sty bk strs & 2-fam dwg; \$4,500; (o) Vincenzina Marmella, 264 Smith; (a) David A. Lucas, 2224 E 19 (13140).

WILSON ST. 1'0 s s. 120 e Bedford av, int & plbg, 3-sty bk 3-fam dwg; \$3500; (o) Mrs. Sadie Handelsman. 132 Hooper st: (a) Irving M. Fenichel, 583 Bedford av (13445).

EAY 22 ST, 119 e s, 103.4½ s Benson av, ext 2½-sty fr 2-fam dwg; \$2,000; (o) Cologend Pino, prem; (a) Michael A. Cardo, 61 Bible House (9611).

86TH ST, 2149, n s, 260 w Bay Pkway, ext, int, 3½-sty fr strs; \$10,000; (0) Harry Orloff, prem; (a) Jacob Lubrath, 44 Court st (13256).

ATLANTIC AV, 70-76, s e c Hicks st, walls and front, 1-sty bk theatre; \$5,000; (o) Mary R. Frost, Gladys Fogden, Stamford, Conn.; (a) McCarthy & Kelly, 159 Remsen st (9792).

BWAY, 722, s. s. 95 e Thornton st, str fit, store; \$2,500; (o) Truly Warner Co., Inc., 24 E 42d st, N. Y.; (a) Starrett & Van Vleck, 8 W 40th st, N. Y. (13276).

DUMONT AV, 928 s s. 20 e Warwick st, ext st fit & int, 2-sty bk str & 2-fam dwg; \$2.000; (o) Isaac Popovits, prem; (a) Mac L. Reiser, 1613 Pitkin av (13424).

FLATBUSH AV, 865, e s, 20 s Martense st, ext 3-sty bk str and 2-fam dwg; \$4,500; (o) May & Scharff Co., premises; (a) R. T. Schaefir, 1543 Flatbush av (11960).

FRANKLIN AV, 788, n w c Lincoln pl, ext & int to 4-sty bk strs & 6-fam dwg; \$6,000; (o) Patk M. Woods, 615 St. Marks av; (a) Samuel Kent, 1951 Grand Central Terminal (13160).

PENNA AV, 111-13, e s. 175.1 s Atlantic av, ext, int & plbg, 2½-sty bk ballroom and 1-fam dwg: \$6,000; (o) Netta Berman, prem; (a) Jack Z. Cohen, 447 Rockaway av (13434).

WORTMAN AV, 718-20, s s, 60 e Pine st, raise bldg, 3-sty fr 2-fam dwg; \$2,000; (o) Stephano Silvestri, prem; (a) Gibson & Kay, 252. Pitkin av (13426).

Queens

ASTORIA, Franklin st, n w c Willow st, 2-sty k extension, 16x6, int alt to dwg; \$5,000; (o). Sarrantonio, 16 N William st, Astoria; (a) Mitchell, 332 W 24 st, N. Y. C. (1782).

CORONA.—National av, e s, 25 n Sackett st, 3-sty fr ext, 23x14, front store and dwg, int alt, to provide for office, int alt; \$3,000; (o) Giro Murco, 80 Louona av, Corona; (a) A. F. Brems, 83 Corona av, Corona (2328).

CORONA.—Way av, corona (2328).

CORONA.—Way av, e s, 350 s Roosevelt av, 1-sty fr ext, 6x9, side and rear dwg, int alt; \$1,000; (o) Mrs. E. Cardman, 28 N Way av, Corona; (a) A. F. Brems, S3 Corona av, Corona (2329).

FLUSHING.—Broadway, s s, 266 e Main st, 2-sty fr ext, 16x60, on side store and office, int alt; \$2,500; (o) Thos, J. Burnett, 154 Amity st, Flushing; (a) A. E. Richardson, 100 Amity st, Flushing (2319).

L. I. CITY, Steinway av, e. s. 200 n Grand av, 2-sty bk ext, 25x10, slag rf, store to dwg; \$5.000; (o) Alex Williams, 532 2d av, L. I. City; (a) Valentine Schiller, 335 11 av, L. I. City (1771).

L. I. CITY, Steinway av, w s, 412 n Jamaica av, 1-sty bk ext, 25x25, rear, slag rf, to be used as office and store, int alt and repairs, to tenement; \$7,000; (o) Otto Henning, 27 Steven st, L. I. City; (a) Valentine Schiller, 335-11 av, L. I. City (1770).

L. I. CITY, Hopkins av, e s, 66 s Camelia st, No. 308, 1-sty bk ext. 17x18, rear, to be used as bakery oven; \$1,000; (o) Frank Suglia, 310 Hopkins av, L. I. City; (a) R. Irrera, 327 Steinway av, L. I. City (1635).

MASPETH.—Jay av, s s. 291 e Columbia av, 2-stv fr ext, 3x18, side, dwg int alt, tin rf; \$1,000; (o) J. Porklab, Jay av, Maspeth; (a) A. H. Stines, jr., 300 Grand st, Maspeth, two (2305-06).

MASPETH.—Elm st, s s, 200 w Summit av, 1-sty fr ext, 20x15, rear dwg, gravel rf, int alt; \$1,800; (o) Andrew Polan, 35 Elm st, Maspeth; (a) A. H. Stines, jr., 300 Grand st, Maspeth

MASPETH.—Lexington av, w s, 400 n Grand st, 1-sty fr ext, 18x18, rear dwg, tin rf, int alt; \$1,200; (o) Michael Swatho, 63 Lex-ington av, Maspeth; (a) A. H. Stines, 300 Grand st, Maspeth (2307).

MASPETH.—Grand st, s s. 83 e Bittman st, 2-sty fr ext. 37x18, front and side dwg, int alt to provide for store; \$4,000; (o) John Senar, 302 Grand st, Maspeth; (a) Albert J. Stines, 300 Grand st, Maspeth (2309).

MIDDLE VILLAGE.—Juniper Valley rd. n s, 1270 w Dry Harbor rd, 2-sty fr ext, 22x10, rear dwg, shingle rf, int alt; \$1,200; (o) William Mohlenhoff, premises; (a) Wm. Von Felde, 2188 Metropolitan Ave, Middle Village (2244)

RICHMOND HILL.—Liberty av, s s, 118th st. 2-sty fr ext. 20x23, rear store, ir to provide for dwg; \$4,000; (o) Michael 2 Liberty av and Church st. Richmond Hill Salvatti & Quornick, 369 Fulton st. 1 (2296).

WINFIELD.—Boroughs av. w s. 25 n Monroe st. 2-sty fr ext, 17x14, rear dwg, tin rf, int alt; \$1.500; (o) Joseph Kawada, Boroughs av. Winfield; (a) A. H. Stines, 300 Grand st. Maspeth (2308).

FLUSHING.—29th rd, n s, 225 w Brewster av, 2-sty fr ext, 10x19, rear stable int alt to provide for dwg; \$5,000: (o) C. W. Copp, Palm Beach, Florida: (a) A, E. Richardson, 154 Amity st, Flushing (2384).

RICHMOND HILL.—Jamaica av, n s, 21 e Park st, 1-sty bk ext, 21x54, rear store and dwg, int alt; \$4,500; (o) Lawrence Bangert, 11709 Jamaica av, Richmond Hill; (a) H. W. Billard, 9508 115th st, Richmond Hill (2379). RIDGEWOOD.—Onderdonk av, 689, 1-sty bk alt; \$2,500; (o) D. H. Meyer, 130 Wilson av, Bklyn; (a) Louis Allmindinger, 20 Palmetto st, Ridgewood (2380).

woodside.—4th st, es, 400 n Polk av, int alt to dwg to provide for additional family, new plumbing; \$5,000; (o & a) A. L. Burns, 184 Forley st, Elmhurst (2383).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

LEXINGTON AV, 866; Chas H Mohr —Frederick J Sterner; Woodward Construction Co (26) SSTH ST, 4 E; Waldo Bros & Bond Co —Almab Corp (27) MECHANICS' LIENS Manhattan. AUG. 3. 2,457.10 46TH ST, 333 E; Benj Rosen—Sigmond Grabenheim & Morris Geller (4).... 46TH ST, 331 E; Benj Rosen—Morris Markowitz & Morris Geller (5).... 46TH ST, 144 W; Domenico Colletti— Mary A Moore & Kurlanslick Bros 34.00 27TH ST, 156 W; Simon Aperin—154-156 West 27th St Corpn & Phoenix Woodworking Co (7) 93D ST, 31 E; Zenitherm Co—Lucille Pugh (8) 235.00 500.00 516.00 Bronx 286.00 AUG. 4. WESTCHESTER AV, 2317; Charles Koenig—Alruth Realty Corp; George C Buckenham 167TH ST E, nec Kelly, 90x100; Jo-seph Eschimi—Weingold Realty & Const Co AUG. 5. JULY 28. 163D ST, 1618 E; Zuckson Const Co —141 Fifth Avenue Corp GOODRICH AV, 5020; Max Golembe —Clyde K & Leah I Miller; Harry AUG. 5. BROADWAY, 3793; John L Knight— Adolph Lewisohn & Sons, Inc, & Phoenix Woodworking Co, Inc..... BROADWAY, 3793; Julius Oehrlein— Adolph Lewisohn & Sons, Inc, & Phoenix Woodworking Co...... LEXINGTON AV, 1578-82; Louis Polstein—Machzikai Torah de Harlem, & Saml A Israel 645.66 Jamieson SIST ST E. nwc Walton av, 75x100; Brescia Const Co—Survel Realty 217.00 Brescia Const Co—Survei Meany Corp ... FOX ST, see Intervale av, 100x100; Roof Maintenance Co—D Perlman; Harold Const Co ... SAME PROP; Anderson Brick & Sup-ply Co—same; same ... JENNINGS ST, nwe Bryant av, 25x 100; Rubenstein Bros—Jennings 2.638.12 7.791.00 AUG. 7. AGG. 7. Adolph Lewisohn & Sons & Phoenix Woodworking Co (19) BROADWAY, 2844; Abr Melnick—Est of Robt E Westcott, United Cigar Stores Co of America & Phoenix Woodworking Co (20) 116TH ST, 145 E; Abr Melnick—Jacob Kurtz & Phoenix Woodworking Co (21) 33.97 Const Co Const Co SAME PROP; Harlem Building Material Supply Co—same BARKLEY AV, 3278; Louis A E Pettersen—Hans E Grabau TREMONT AV, ns, 152.7 w Marmion av, 50x217; Jacob J Gloster—Vogbert Realty Co; Samuel Vogel & William Filbert 56.27 2,294.74 247.34 (21) 13TH ST, 207-23 E, 214 E 14TH ST; Rambusch Decorating Co—Greater N Y Theatres Corpn & Irvington Constn William Filbert JULY 29. 239TH ST E, ss, 50 e Matilda av, 50x 100; Jas A Coughlin—Paul & Mary Mecke; George K Edwards...... 167TH ST, swc Kelly, 90x100; Willard Brick Co—Weingold Realty & Construction Co LURTING AV, es, 94 n Sackett av, 25x100; Walter J Pritchard—Minnie Winthrop; M A Buckley 3D AV, es, 169 n Tremont av, 225x 90; S Rosenblum & Son—Kolfiel Impyt Co 328.00 116TH ST, 11-13 W; Anderson Brick & Supply Co—Samuel Friedman; Nora Construction Co (23) 1.338.27 1,000.00 JULY 31. WEBSTER AV, es, whole block front bet 183d & 184th sts, -x-; John Carboy-Glick Constn Co & -- Erch-Telephone Circle 3834 NATIONAL MARBLE & SLATE CORPORATION CONTRACTORS

STEBBINS AV, nwc 165th, 38x96; Sam-	
STEBBINS AV, nwc 165th, 38x96; Samuel H Graff—Gold-Gross Const & Realty Corp INTERVALE AV, sec Fox, 100x150; Oriental Fire Proof Sash & Door Co—D Pearlman; Harold Const Co SAME PROP; United Sheet Metal Works, Inc; same; same	1,550.00
Oriental Fire Proof Sash & Door Co.	
-D Pearlman; Harold Const Co	800.00
Works, Inc; same; same	730.00
180TH ST W, ns, whole blk frt be- tween Grand & Davidson avs. 90x	
200; Luigi Naccarato et al-Val Con-	300.00
BATHGATE AV, es, 50 n 183d, 50x100;	300.00
Constn Co	625.00
AUG. 3. HOLLYWOOD AV, ws, 150 s Barkley	
av, 24x49; Walter Pritchard-John	
Newborg	450.00
House Wrecking Co-Anna Flasch &	100.00
Newborg SEDGWICK AV, 2786; Westchester House Wrecking Co-Anna Flasch & Buckley & Buckley MORRIS AV, sec Tremont av, 100x 161.1; Max Bernstein—Tremorr Bldg Corpn	100.00
Corpn	1,312.56
Corpn LURTING AV, es, 100 n Sackett av, 25x100; Westchester House Wreck-	
ing co-sonn winthrop & Buckley &	75.00
FT SCHUYLER RD, es, 75 n Water-	10.00
Buckley FT SCHUYLER RD, es, 75 n Water- bury av, 75x100; Larkin Lumber Co —Frank Spadaro & Cammilo Turi-	
	712.18
167TH ST E, swc Kelly, 90x100; Louis	
Constn Co, Inc	1,000.00
ton av, 50x100; Larkin Lumber Co—	
Fredk A & John Werner & Inter-	651.38
Aug. 4. 167TH ST E, swc Kelly, 90x100; Louis Halper et al—Weingold Realty & Constn Co, Inc. HOLLYWOOD AV, es, 321 n Coddington av, 50x100; Larkin Lumber Co-Fredk A & John Werner & Interstate Constn Co. INTERVALE AV, sec Fox, 50x150; Henry G Silleck, Jr—David Perlman & John Doe, Harold Constn Co & Louis Weiner.	001.00
& John Doe, Harold Constn Co &	
Louis Weiner TREMONT AV, 1073-81; Isaac Rosenfeld—Glasko Realty Co, Inc, & Abr	816.50
feld-Glasko Realty Co, Inc, & Abr	719.00
Leibowitz SAME PROP; Rubin & Cohen—same SAME PROP; Harry Markel—same	665.00 432.00
AUG. 7.	402.00
INTERVALE AV, sec Fox, 89.1x153; D Pizzutiello—— Perlman;— Harrold	
Const Co	330.00
917TH ST E ng 905 o Pornog or 100	
217TH ST E, ns, 205 e Barnes av, 100 x114; Larkin Lumber Co-Joseph	
217TH ST E. ns, 205 e Barnes av, 100 x114; Larkin Lumber Co—Joseph Spadaro; John Tedeschi & Spadaro Contr Co	598.70
Const Co 217TH ST E, ns, 205 e Barnes av, 100 x114; Larkin Lumber Co—Joseph Spadaro; John Tedeschi & Spadaro Contr Co LOGAN AV, ws, 100 n Barkley av, 25 x100; Romeo Roncaglio—Michael	598.70
x100: Romeo Roncaglio-Michael Griffin; Themar Bldg Corp	598. 70 220.00
x100: Romeo Roncaglio—Michael Griffin; Themar Bldg Corp	220.00
x100: Romeo Roncaglio—Michael Griffin; Themar Bldg Corp	220.00
x100: Romeo Roncaglio—Michael Griffin; Themar Bldg Corp	220.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp	220.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—	220.00 400.00 270.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—	220.00 400.00 270.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co	220.00 400.00 270.00 30,376.00 1.048.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII	220.00 400.00 270.00 30,376.00 1.048.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan	220.00 400.00 270.00 30,376.00 1.048.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3.	220.00 400.00 270.00 30,376.00 1.048.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3.	220.00 400.00 270.00 30,376.00 1.048.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3.	220.00 400.00 270.00 30,376.00 1.048.00 ENS
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana— Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co. SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino— et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino— same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22.	220.00 400.00 270.00 30,376.00 1.048.00 ENS
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co. SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22. 42D ST, 130-2 W; Thos F Hanley et al—same; June17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co. SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22. 42D ST, 130-2 W; Thos F Hanley et al—same; June17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co. SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22. 42D ST, 130-2 W; Thos F Hanley et al—same; June17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 249.50 175.00 2.828.99
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 249.50 175.00 2.828.99
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 249.50 175.00 2.828.99
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 249.50 175.00 2.828.99
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 AUG. 5. 441ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50 175.00 2,828.99 1,325.11 81.04
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 AUG. 5. 441ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50 175.00 2,828.99 1,325.11 81.04
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50 175.00 2,828.99 1,325.11 81.04
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22. AUG. 5. BROADWAY, 3610; Wm Klein—Eisendrath Realty Co; Apr10'22. MACDOUGAL ST, 136; David Brandt —Jos F Combi; Jan20'22 (cancelled) AUG. 8. ST MARKS PL, 49; Frank Witek—Jeannette Kaplan et al; June22'222. STH ST, 429 E; Otis Elevator Co—Emeline Roach et al; July28'22. PARK ROW, 21-23; Rosenberg & Rothberg, Inc—Park Row Realty Co et al; Mar21'22. 18TH ST, 144 W; Peerless Engineering Co—S & N Realty, Inc, et al; June14'21 Bronx	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50 175.00 2,828.99 1,325.11 81.04 107.00 204.00
x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino—et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22. AUG. 5. BROADWAY, 3610; Wm Klein—Eisendrath Realty Co; Apr10'22. MACDOUGAL ST, 136; David Brandt —Jos F Combi; Jan20'22 (cancelled) AUG. 8. ST MARKS PL, 49; Frank Witek—Jeannette Kaplan et al; June22'222. STH ST, 429 E; Otis Elevator Co—Emeline Roach et al; July28'22. PARK ROW, 21-23; Rosenberg & Rothberg, Inc—Park Row Realty Co et al; Mar21'22. 18TH ST, 144 W; Peerless Engineering Co—S & N Realty, Inc, et al; June14'21 Bronx	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50 175.00 2,828.99 1,325.11 81.04 107.00 204.00
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x100; Romeo Roncaglio—Michael Griffin; Themar Bldg Corp AUG. 8. 163D ST E, sec Simpson, 75x198.5; Thos Galligan, Inc—141 Fifth Ave Corpn & Zuckson Const Co 239TH ST E, ss, 50 e Matilda av, 25x 100; R Le Monte & Co—Paul Mecke & G K Edwards PROSPECT AV, 1822-6; Jos Lagana—Breiter Bldg Corpn INTERVALE AV, sec Fox st, 89x153; Washington Woodworking Co—D Perlman & Harold Constn Co. SATISFIED MECHANICS' LII Manhattan AUG. 3. 175TH ST, 601 W; Angelo Mambrino et al—Herman Tuchman et al; Feb 27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 SAME PROP; Angelo Mambrino—same; Feb27'22 AUG. 4. 241ST ST, 133-9 W, & 42D ST, 130-2 W; August C Witt—Exhibition Building, Inc, et al; July17'22. 242D ST, 130-2 W; Thos F Hanley et al—same; June17'22 MACDOUGAL ST, 136: David Brandt—Jos F Combi; Jan20'22 (cancelled) AUG. 5. BROADWAY, 3610; Wm Klein—Eisendrath Realty Co; Apr10'22. MACDOUGAL ST, 136: David Brandt—Jos F Combi; Jan20'22 (cancelled) AUG. 8. ST MARKS PL, 49; Frank Witek—Jeannette Kaplan et al; July28'22. PARK ROW, 21-23; Rosenberg & Rothberg, Inc—Park Row Realty Co et al; Mar21'22. PARK ROW, 21-23; Rosenberg & Rothberg, Inc—Park Row Realty Co et al; Mar21'22. STH ST, 144 W; Peerless Engineering Co—S & N Realty, Inc, et al; June14'21	220.00 400.00 270.00 30,376.00 1.048.00 ENS 1,212.50 212.50 525.50 249.50 175.00 2,828.99 1,325.11 81.04 107.00 204.00

WEEKS AV, ws, 201 n 174th, 95x100; Saml Aginsky—Garman Bros & Co, Inc, et al; Apr3'22

941.14

99.00 99.00

30.05

811.29

575.00

928.25

233.90

502.50

629.60

681.50

164.12

Aufletta Constit Co—Huff Avenue Co

AuG. 2.

BAINBRIDGE AV, 3321; Church E

Gates & Co—E J Ramsey; E J Ramsey & Henry A Hawley

LURTING AV, es, 94 n Sackett av, 25

x100; Michael St John—Minnie A

Winthrop; Michael A Buckley

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