

# Real Estate Record and Builders Guide

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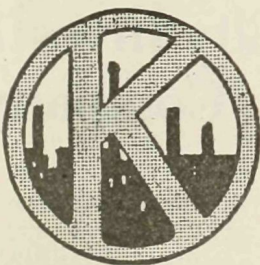
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# EDITORIAL

## No Relief Yet in Coal Crisis

As this issue of The Record and Guide goes to press, the prospect of an early settlement of the coal strikes is anything but bright. Progress undoubtedly is being made in the efforts to assure a better supply of bituminous coal, but it is most unfortunate that the outlook for a supply of anthracite has become positively disturbing.

New York City is seriously menaced by the continued inactivity in the anthracite fields. The distress which New Yorkers suffered because of the coal shortage during the winter of 1917-1918 was of too recent occurrence to be forgotten, and yet it is agreed by those in closest touch with the situation that unless the mining and hauling of anthracite on a large scale gets under way immediately the people of the metropolis must prepare for more serious hardships than they underwent during the shortage five years ago.

It seems little less than criminal that something drastic cannot be done by the government authorities to avert the grave danger which threatens the seven million inhabitants of the nation's metropolis. For five months now the miners have been idle and the squabble between workers and operators has proceeded without result. President Harding has been able to accomplish practically nothing in his efforts to compose the situation, and it remains to be seen what Governor Miller can accomplish through the Special Session of the State Legislature which he has summoned to meet in Albany next Monday. Between the government forces at Washington and Albany it may be possible to do away with the discriminative and haphazard distribution of such coal supplies as become available during the next few months, but at best these efforts can only be of temporary advantage.

The public, because of many sad experiences, has lost faith in the efficacy of official investigations. All too often they have started with a blare of trumpets and ended in futility. For this reason, it is idle to expect that the public will take over-seriously the present efforts of Congress for a further investigation of the coal industry. At the same time the plan for the creation of the United States Coal Commission will be followed with interest. Senator Borah's idea in somewhat different form has been presented in the lower branch of Congress by Representative Winslow, chairman of the House Interstate Commerce Committee. The Winslow plan, which has the support of President Harding, differs from the Borah plan in that it provides for a commission of nine members, whereas Senator Borah proposed a commission of three, one to represent the operators, one the miners, and one the public.

President Harding is believed to prefer the Winslow plan because it contemplates a commission entirely independent of either operators or miners, one having as its main concern the interests of the public as a

whole. This commission is to "investigate and ascertain facts in the coal industry as to ownership of coal mines, prices of coal, wages, wage contracts, conditions of employment, distribution, waste of coal, profits realized by owners or operators of coal mines or by other persons or corporations having to do with the production, distribution or sale of coal, and any other material facts in connection with the coal industry generally and the organizations and persons connected with it." The commission is required to report not later than January 1, 1923, its findings of fact and such recommendations as to methods and measures as in its judgment will promote continuity of production and efficiency in mining and distribution, and maintain the uninterrupted movement of coal in the interstate commerce and safeguard the interest of the workers, operators and the consuming and general public.

This plan seems all right, so far as it goes. Such a commission should be able to lay the basis for the future protection of the public against the ills constantly recurring because of the quarrels between operators and miners. The plan is futile, however, so far as concerns relief in the immediate future. The only action that will insure New York City and the rest of the country from serious disaster this winter is the prompt resumption of mining on a very large scale. Until provision for this action is made, all other efforts must be regarded merely as by-play.

## Too Extensive to Be Halted Now

Builders who are showing some anxiety over the conditions resulting from the prolonged railroad and coal strikes need have little fear that the prosperity of the industry is in jeopardy. While the shortages of fuel and the difficulties of transportation have slowed down building to some extent, the unprecedented building movement now in progress cannot be halted and is only temporarily slowed down until material production and supply conditions improve.

The great national building boom, predicted since the close of the war, is now at its peak. Although its progress during the next few weeks or even months may be hampered and delayed by fuel scarcity and railroad transportation disturbances, the boom cannot be halted, at least not by these factors alone.

A graphic idea of the intensity of the current construction program may be gained by a study of the statistics compiled by The F. W. Dodge Company for July. According to the totals for the active building and engineering operations in the twenty-seven Northeastern States, July was the fourth consecutive month of unprecedented activity in the construction field.

Contracts awarded in this territory during July involved a total investment of \$350,081,000, an increase of 2 per cent. over the preceding month and a gain of 65 per cent. when compared with the same period of



last year. The July total commitments brought the aggregate for the first seven months of 1922 up to \$2,041,065,000, an unprecedented amount, and about 60 per cent. higher than the total for the first seven months of 1921. Contemplated new work during the month amounted to approximately \$508,222,000, a figure which is also in excess of the similar totals for the three preceding months and greatly above the total for the corresponding month of last year.

The projects reported in the planning stage and those operations for which actual commitments were announced represent construction that is absolutely essential to proper functioning of commerce, industry,

and the general public. It involves housing, factories, public utilities and community projects, urgently required for many years past but postponed because of high costs and financial problems.

This work must proceed to completion. It may be retarded somewhat by strikes and resultant material shortages, but it cannot be halted, and just as soon as the transportation and production conditions again become normal, this work will be resumed with an intensity unabated by the temporary adverse conditions and will continue indefinitely because the need for additional buildings is great and the time ripe for supplying this need.

## Points Out That Tax Exemption Does Not Mean "Loss" to City's Revenues

**R**ECENTLY President Henry M. Goldfogle of the Department of Taxes and Assessments, issued a statement showing exemptions on 13,531 parcels of real estate in the five boroughs during the first year of the operation of the law granting exemption for ten years to new residential buildings. President Goldfogle's statement included figures of the aggregate assessed valuation of these properties as \$86,450,240, on which taxes to the amount of \$2,294,881 would have been collected if not exempted. Bela Darwin Eisler, a lawyer of No. 45 Cedar street, controverts the idea that the city "lost" this amount of money—Mr. Eisler says:

"This statement of the Tax Department published in the New York Times of August 13 last, as to the 'loss' sustained by the City of New York by reason of the new dwelling tax exemption ordinance is apparently based on the mistaken assumption that all the 13,531 new dwellings enumerated would have been built without the inducement of the Tax Exemption Ordinance. This is manifestly erroneous as is best shown by the classification of the new buildings, namely 10,200 one-family houses; 3,019 two-family houses, and only 312 multi-family houses; of the 13,219 one- and two-family houses the vast majority were the direct outcome of the Tax Exemption Ordinance and would never have been begun without it; to many of the builders of the 312 multi-family houses the same exemption made just the difference between the decision to risk building and the previous unwillingness due to the high costs.

"The trouble with the statistics published by the Tax Department is that in giving the amount of a total partial exemption granted, it has omitted to state the total building assessment increases subject to taxation on the 13,531 new dwellings enumerated. As an example, take what the statement terms as the largest building exemption granted in Manhattan, namely, the apartment erected by Harry Schiff on Broadway between 97th and 98th streets; last year as vacant property this paid taxes on an assessment of \$385,000; this year with building completed it paid taxes on \$2,031,000, or an increased revenue to the City of nearly two and one-half times as much as the partial exemption of \$719,000. It would be interesting to learn from the Tax Department how much more the 13,531 dwellings are netting the City in taxes than the vacant land they now cover paid last year; the sum would unquestionably show a huge financial advantage to the City gained from the Tax Exemption Ordinance especially if the increase in assessable value of the neighborhood due to the change from vacant acreage to prosperous habitations were taken into consideration.

"The Tax Exemption Ordinance may have elements of unfairness to the owners of older tax burdened dwellings which will have to meet the competition of newer tax-exempt ones, but the City of New York is the one party that has no cause for complaint and should have no criticism for the Board of Estimate which passed the exemption resolution with the Mayor's approval."

## Clean Up Auction Sale of City Real Estate Next Monday

**T**HE last of the five advertised auction sales of city property was held at the Richmond County Court House on August 17. Twelve parcels were offered of which eight were sold. On August 28 a number of parcels passed in previous sales will be offered again at the Sixty-ninth Regiment Armory, Lexington avenue and Twenty-sixth street. At the Richmond sale the first offer was the vacant plot fronting 175 feet on Winter avenue, between Bismark and Westervelt avenue. The upset price was \$15,000. There were no bids.

The highest price of the day was paid for the big plot near Richmond Turnpike and Signs Road, 247 by 641 by 920, irregular, which went to Charles F. Frank at the upset price of \$12,000.

John J. Beham paid \$3,725 for the property on Beach avenue, near Amboy Road, now occupied as a clubhouse by the Acorn Athletic Club. The city's valuation was \$3,250.

The fourteen-acre salt meadow tract in Northfield, with a large

frontage on Saw Mill Creek, went to Wellington A. Merrill for \$5,000, the upset price.

The Port Richmond Land Company paid \$3,000 for the plot, 240 by 148, irregular, from Richmond Turnpike to Signs Road. The city's upset price was \$2,750.

Herman Cohan took the irregular plot, 92.1 by 300, at the corner of Tompkins and Garfield avenues at the upset price, \$2,000.

The vacant plot, 50 by 100, on the north side of Little Clove Road, 100 feet west of Clove Road, went to Agnes D. Curry for \$1,050, or \$33 above the city's valuation.

Rose Liebowitz was high bidder with \$875 for 25 by 100 on Jersey street, south of Richmond Terrace, New Brighton. The city's upset price was \$800.

The vacant lot, 25 by 100 feet, on the south side of Sea View avenue, 150 feet east of Richmond Road, with an upset price of \$750, was sold to Anna W. Martin for \$1,275.

## New York Savings Banks Have Resources of \$3,000,000,000

**R**ESOURCES of the one hundred forty-four savings banks in New York State have topped the three billion mark for the first time in the history of these institutions. \$3,090,061,689 is the preliminary figure for July 1, 1922, as reported by a questionnaire sent out by the Association some time ago. This amount is at the banking department's estimated market value, and represents an increase over January 1, 1922, of \$167,280,277 and an increase over

July 1, 1921, of \$233,950,981.

The amount due depositors in the savings banks in New York State has increased from \$2,696,104,131 on January 1, 1922, to \$2,791,690,868 on July 1, 1922, according to questionnaire returns. This represents a gain of \$95,586,737 for the past six months, and \$143,258,535 for the year. These amounts include dividends credited.



# REAL ESTATE SECTION

## Coal Commission Warns of Serious Shortage Next Winter

Gov. Miller Calls Special Session of Legislature for Next Monday to Consider Measures of Relief Which He Will Propose

**N**EGOTIATIONS for settlement of the strike in the anthracite mining district having been broken off local agencies for establishing priorities, rationing and distribution of coal renewed their efforts to ameliorate as far as possible conditions that will result in privation and hardships during the coming winter. Because of the serious illness of Eugenius H. Outerbridge, chairman of the Governor's Coal Commission, a statement setting forth the very serious state of affairs was made public by Transit Commissioner LeRoy T. Harkness, acting for Mr. Outerbridge. In issuing this statement Mr. Harkness denied that, because of his illness, Mr. Outerbridge had resigned, but said he would remain chairman of the present commission until the creation by the Legislature of another commission, on recommendation of Governor Miller, to which, it is expected, greater powers will be granted than the Governor could give to the existing body. In the statement, Mr. Harkness says:

"The situation in New York State this fall and winter will be very acute at the best. Nearly five months of anthracite coal production has already been lost, and the greatest difficulty is being experienced in getting through shipments out of the very reduced supply of bituminous coal. The Governor has called the Legislature in special session for next Monday, and legislation will undoubtedly be enacted clothing the New York State Fuel Administration with all the powers the State can give it. The benefit of such action will largely be lost unless the Federal Government on its part promptly constitutes a strong central agency to secure the coal and get it to the several States.

"Unless effective and vigorous measures are taken to develop to the utmost the supply and distribution of coal, especially anthracite coal, New York faces a coal shortage even worse than that of the winter of 1917-1918. New York is absolutely dependent upon anthracite coal to keep warm. The prospect of winter being so near and the State almost denuded of anthracite is alarming.

"In this emergency the Coal Commission believes it should call this matter to the attention of the New York delegation in Congress and urge upon it vigorous and united effort to secure immediate action."

Governor Miller last Tuesday issued a call for the Legislature to meet in special session at Albany on next Monday to act on the coal shortage. The Governor will present a definite plan to the Legislature which is in preparation. It is understood that he will ask for authority to appoint a permanent coal administrator, whose duties and powers will be similar to those delegated to President Garfield, of Williams College, who was President Wilson's Federal fuel administrator throughout the war. The new State administrator, it was said, will decide what street lights, advertising signs, theatres, etc., must be closed or restricted to conserve coal next winter.

Attention was called to the prediction of the Coal Dealers' Association that price fixing would have a tendency to send shipments of coal out of the State.

"I am sure that the State of New York will receive its pro rata supply of the coal that is mined, based on the consumption of past years, and I am proceeding on that assumption," the Governor replied.

"Would that be taken care of by the Federal Congress?"

"Jurisdiction of the State of New York does not extend into

the anthracite coal fields. The best we can do is to try to get our share and then see that it is so proportioned that everybody in the State gets his share."

The Governor said he did not believe that it would be necessary at any time for public schools or public utilities or industries to suspend because of the coal shortage, but that the utmost economy would have to be resorted to.

"The resumption of mining tomorrow would not remove the emergency. It would only lessen the emergency. There is bound to be such a shortage of anthracite fuel this winter as to suspend the operation of the ordinary law of supply and demand."

Gov. Miller had a conference on last Wednesday with representatives of coal dealers and producers with a view to obtaining first hand information and co-operation in anticipation of the special session of the Legislature.

After the conference the Governor outlined the situation in this fashion:

"There is a general prospect of prompt resumption of mining in the bituminous fields and they can produce more than the normal consumption of the country. The anthracite situation is different, and when mining will be resumed in the anthracite field nobody seems to know."

The Governor emphasized that the first consideration was fuel for the householder. After pointing out that the peace overtures in the anthracite field had failed, the Governor said:

"The immediate problem that we have to deal with is domestic fuel for the householder. Of course, we can't do much in the way of distributing it until there is some to distribute.

"We have just had a general discussion of the situation in anticipation of the session of the Legislature. A committee representing the retailers, a committee representing the wholesalers and a committee representing the anthracite producers and one gentleman representing the bituminous producers were here to give me such information as they could with respect to the general situation. Of course, whatever we do, we shall need the co-operation of these gentlemen."

Up to last Sunday seventeen steamships carrying 110,000 tons of British coal, had arrived in the Port of New York. Total shipments already booked for delivery are estimated at fully 1,500,000 tons. Heavy movements are under way also to Boston, which has already received 96,000 tons, and to Philadelphia.

The total of approximately 215,000 tons of coal which arrived at the three ports last week compares with imports of 135,000 tons during the entire month of June.

The ships reaching New York last week were chartered at the beginning of the coal rush at rates ranging from \$1.65 to \$2 a ton. The coal, accordingly, was laid down in the port at a cost of \$8.50 to \$9.25 a ton, comparing with the prices of domestic fuel of \$9.15 to \$10.50 a ton. Much of the coal due to arrive in the next few weeks represents freight rates averaging \$3 a ton and a total cost of \$9 to \$10 a ton. These figures give the reason why the speculation on shipments has diminished with the settlement of the bituminous coal strike. It is apparent that the cost of a large part of the imported coal will approximate the current prices here at the time of arrival. The chief demand for shipments arises from public utilities and other concerns which must have supplies and cannot obtain sufficient quantities at the prevailing prices.



# Further Construction of License Law by Tax Commission

## Various Phases of Business Done by Brokers and Realty Salesmen, Who Must File Applications by October 1, Interpreted by State Officials

**C**ONTINUING its exposition of the new state law requiring real estate brokers and salesmen to take out licenses, the State Tax Commission, at Albany, has issued a second statement, giving additional information in the form of questions and answers, as follows:

### QUESTION 10

*Does a \$25 license entitle the holder to do business anywhere in the State, regardless of where his place of business is in the State?*

### ANSWER

A licensee who has paid the maximum fee of \$25.00 can transact business anywhere throughout the State, but this is also true of any license broker who has, in good faith, designated his principal place of business as being, say in a second class city. Such a licensee may also transact business throughout the State incidentally. However, it would not be within the meaning of the act for a broker who does the bulk of his business, say in New York City, to designate his principal office as being in Nassau county for the purpose of paying a smaller license fee.

### QUESTION 11

*Section 440 of Chapter 672, defines a real estate broker and a real estate salesman. In the former case he is the person who performs certain specified functions "for a fee, commission or other valuable consideration." In the case of a salesman, in order to legally do the acts specified, he must be employed "by a licensed real estate broker," to do such acts "for or in behalf of such real estate broker."*

*"A" is an individual, copartnership or corporation buying and selling real estate for himself or itself and therefore without compensation as contemplated in the act, and for that reason apparently does not require a broker's license. He employs one or more salesmen to sell property, negotiate leases and make loans. Under the provisions of the law a salesman must be employed by a licensed broker.*

*Must the principal (individual, copartnership or corporation) take out a broker's license? If not, can the salesmen legally apply for and be issued salesmen's licenses?*

### ANSWER

Inasmuch as Section 440 states that a Real Estate Salesman must be employed by a licensed Real Estate Broker, an individual, copartnership or corporation buying and selling real estate for himself or itself, could not employ Real Estate Salesmen, unless they, themselves, were licensed Real Estate Brokers.

### QUESTION 12

*Section 442-g of the law licensing real estate brokers and salesmen exempts attorneys at law and makes the provisions of the entire article (Article 12-a) inapplicable to them.*

*Section 442 contains provisions prohibiting the splitting of commissions by a licensed broker with any person not a duly licensed real estate broker or salesman within or without the State.*

*Is there any conflict between these two provisions? Does Section 442 forbid a broker to split commissions with a lawyer, or does the fact that attorneys are exempt from all provisions of the article relieve licensed brokers and salesmen from complying with the provisions of Section 442?*

### ANSWER

Section 442-g exempts attorneys-at-law from the provisions of the article, and allowing them to perform such acts as are included in Section 440, defining what constitutes a Real Estate Broker and Salesman, without necessitating the obtaining of a license. It appears, however, that their privileges end there, that Section 442 prohibiting a Real Estate Broker from splitting his fee or commission with anyone except a duly licensed real estate salesman or a duly licensed real estate broker, does prohibit, the splitting of commis-

sions with an attorney-at-law, unless he is licensed to transact real estate business.

### QUESTION 13

*Section 440 of the law relating to brokers and salesmen makes no mention specifically of the collection of rents. Many brokers have "outside" employees who do nothing but collect rents. Must such persons be licensed as salesmen?*

### ANSWER

In the definition of what constitutes a Real Estate Broker, are the words "or collects or offers or attempts to collect rent for the use of Real Estate." A Real Estate Salesman is employed by a Real Estate Broker to carry on for him that work which constitutes the broker as a Real Estate Broker. Further, a salesman under the statutory definition leases and rents real estate and the collection of rent is part of the leasing or renting within this definition. It naturally follows, therefore, that the salesman who collects rent which is a part of the Broker's duty, should be licensed.

### QUESTION 14

*In many brokers' offices there are bookkeepers who sometimes collect rents over the counter; stenographers who may be called upon to give information about sales, rents, etc., and "inside" clerks who may occasionally and incidentally have to perform any of the above duties. All of these are on a fixed salary. Must such persons be licensed as salesmen?*

### ANSWER

Should inside clerks perform any of those acts included in the definition of what constitutes a Real Estate Salesman, they should properly apply for a license. It does not seem that any distinction should be made as between those who work outside and those who work inside.

### QUESTION 15

*Is it necessary, under the law, for the janitor, superintendent, and elevator man who offers space for rent in loft and office buildings to be licensed as a salesman?*

### ANSWER

A Real Estate Salesman must be employed by a licensed Real Estate Broker. A Real Estate Broker is one "who for another" performs certain acts which places him within the meaning of Section 440. It therefore appears that should the janitor or superintendent of a building perform any of those acts as defined in this section, they should obtain a real estate broker's license, unless they are employed by a licensed real estate broker, in which case a salesman's license should be procured.

The foregoing, however, is subject to the two following exceptions:

(1) A Janitor who is employed to care for a specified building and who collects rents from the tenants thereof, incidentally to his other duties, but who does not negotiate leases (even though he may show the premises to prospective tenants who may be sent to him by a broker), will not be required to take out a license.

(2) Where a member of the immediate family of the owner of rented premises, who receives no compensation from the owner, collects rents from the tenants on behalf of the owner, no license will be required.

**A**BOUT 62,400,000 short tons of stone were quarried in the United States in 1921, according to the U. S. Geological Survey. This is more than 20 per cent less than the production in 1920. The estimated value of this stone is \$92,500,000, a decrease of 30 per cent as compared with 1920. Procedures all over the country stated that both wages and prices had been reduced, and nearly all reported a decrease in the cost of production. High freight rates are said to have contributed largely to the general depression in the industry.



# Another Notable Structure Started in Terminal Zone

Twenty-Story Office Building Being Erected by Merchants & Manufacturers Exchange from Plans by Warren & Wetmore, Architects

**C**ONSTRUCTION work is in progress for another modern structure in the Grand Central Terminal Zone, which will become a notable addition to the group of large structures which were originally planned as a part of the development of this district. The new project will be a twenty-story office building and will harmonize architecturally with structures recently erected as a part of this great development plan.

The grillage foundations for the new building have already been completed and contractors are now working on the masonry for the substructure. As in the cases of the Biltmore Hotel, Yale Club and other new buildings which have been superimposed over the tracks of the New York Central railroad, the proposed structure will be supported on heavy steel stilts which are now being erected.

This building, which will be known as the Park-Lexington Building, is to be virtually an annex to the Grand Central Palace and will be connected with it by an arcade. The structure is being erected according to plans and specifications prepared by Warren & Wetmore, who were also the architects for the Biltmore Hotel and other monumental buildings which are included in the development plan of the Terminal Zone.

The Park-Lexington Building will occupy a plot 80x200 feet, just west of the Grand Central Palace and bounded by Park Avenue and Depew Place, Forty-sixth and Forty-seventh Streets. The building is being erected at a cost estimated to be approximately \$2,500,000 by the Merchants & Manufacturers Exchange, of which Robert M. Catts is president.

The facades have been designed in the Renaissance style of architecture and will be constructed of brick and terra cotta, with a base of granite. According to the present construction schedule this building will be completed and ready for occupancy May 1, 1923. The construction of this office building on the Lexington Ave-



Warren & Wetmore, Architects

TWENTY-STORY OFFICE BUILDING FOR TERMINAL ZONE

site is considered as a forerunner of considerable activity in real estate and building activity on this thoroughfare. Several plot-tages are under negotiation and there is a likelihood that within a short time a number of buildings will be started.

## Dinner and Historical Exhibit to Celebrate Birthday of Edison Service

**E**LABORATE plans for honoring Thomas A. Edison and celebrating the fortieth anniversary of the beginning of central station service in New York are being made. It was in September, 1882, that current was turned on in New York's first central station. The station was on Pearl street and it supplied about twelve hundred lamps in a territory of less than a square mile. Edison himself planned the station and distribution system and his incandescent lamps had been installed in all the buildings on the company's lines.

The celebration of this important event will take the form of an anniversary dinner to be held on September 11; in October there will be an extensive historical exhibit in connection with the annual Electrical and Industrial Exposition at the Grand Central Palace.

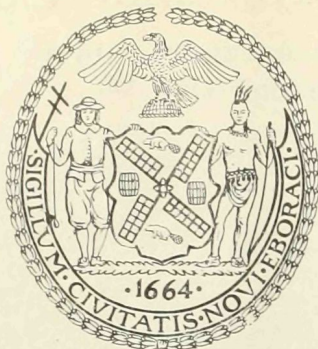
The dinner will be held at the Hotel Commodore with Mr. Edison as the guest of honor. Sharing honors with the great inventor will be the Edison Pioneers—the men who worked with Edison in planning and constructing the Pearl street

station and who were associated with him in the years immediately following. The dinner will bring together public men and leaders of the electrical industry from all over the country.

The historical exhibit at the Electrical Show is being arranged by the Edison Pioneers. Much of the early electrical apparatus is still in existence—notably one of the gumbo generators from the first station. From this there will be built up a display portraying developments during the past forty years.

All yearly building records for Chicago since 1893 were broken during the first six months of 1922, according to Chicago Citizens' Committee to Enforce the Landis Award. The total value of building permits for that period was \$111,502,310. The previous high annual record was in 1912, when the values of all structures erected totaled \$110,000,000. In other words, the total for the six months' period exceeded all previous yearly totals by more than \$1,500,000.





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# Review of Real Estate Market for the Current Week

## Chief Characteristic of a Dull Period Is the Remarkable Number of Apartment Houses of All Kinds Changing Hands

**D**ULLNESS continued to mark the real estate market during the week, but the vacation period is nearing its end and preparations are already under way for taking care of the business expected on the return to the city, immediately after Labor Day, of those who have spent the summer in the country, at the sea shore and in Europe. Perhaps the most noticeable and prophetic characteristic of the dealings during the last few days has been the comparatively large number of apartment houses changing hands. While sales of business properties in the lower section of Manhattan were few and far between there were a considerable number of deals involving residential buildings, ranging from tenements on the East Side to expensively constructed and luxuriously appointed apartments on the West Side, and a goodly proportion of typical Bronx and upper Manhattan properties, in which rentals range from \$20 to \$40 per room. This activity may be taken as proof of the continued interest of investors, real estate operators and the building fraternity in housing. Even with the large number of apartments of various types constructed this year there still remains the

probability that rentals will continue on an attractive level. Although inactivity ruled in the leasing department as well as in the sales department there were some important long term leases effected and the market continued to reflect the disposition of tenants, wherever possible, to buy properties they have occupied for a long time in order to protect themselves against any further increases in rentals. When wages are raised in the steel mills, food prices go higher and large numbers of workmen successfully resist wage decreases, there arises the possibility that, for the present, general deflation has nearly reached its limit with always a chance that prices entering into the cost of living may bring about increased building costs and so affect rentals. This idea of protecting one's interests usually is the incentive back of the buying by tenants of properties occupied by them, the continued possession of which is a business asset.

With the approach of the fall moving day only six weeks away interest will center in the housing situation again, and the developments on October 1 will disclose whether there is a continuance of the shortage or an over supply of apartments.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 16, as against 49 last week and 57 a year ago.

The number of sales south of 59th st was 13, as compared with 18 last week and 19 a year ago.

The number of sales north of 59th st was 27, as compared with 31 last week and 38 a year ago.

From the Bronx 32 sales at private contract were reported, as against 28 last week and 16 a year ago.

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

### Auction Sale of Throg's Neck Lots

One of the largest and most important sales of bungalow water front lots in the Throg's Neck section of the East Bronx is that of the Morris Estates, to be held today on the premises, at 2 p. m., rain or shine, by Joseph P. Day, Inc., auctioneers.

The Morris Estates, which for about 75 years have been owned by the Morris family, consist of approximately 1,000 lots, located at the inter section of East Tremont av and East 177th st, the "hub" of Throg's Neck, and on the East River, at the entrance to Long Island Sound. The sale includes nearly a mile of water frontage, with valuable riparian rights; also the Morris family mansion, a number of cottages and outbuildings.

At the same time and place, Mr. Day will sell six new frame dwellings, never occupied, directly opposite the Morris Estates, in Sampson and Logan avs and Migel pl. These six dwellings are to be sold for the stockholders of the Fort Schuyler Co., Inc., with immediate possession.

### Records Deed Dated Sept. 7, 1747

A deed bearing the seal of the British Empire and dated Sept. 7, 1747, was presented to Register James A. McQuaide in Brooklyn last week to be recorded. It is the oldest deed in the memory of those in the Register's office. The title of the property runs from Wilhelms Stoothoff to the Dutch Reformed Church. The acknowledgment on the original deed was taken by "S. Gerritson, Justice of his Majesty's Court of Common Pleas."

The names of some of the oldest families of Flatbush appear on the document. They are Major Gerrit Stoothoff, Colonel Thomas Willet, Captain John Van Duyckhuys and Captain Elbert Stoothoff. The names of three elders of the old Dutch Reformed Church, Peter Wyckoff, Johannes Lott and John Amman, also appear on the deed.

### To Finance Building Projects

A new firm of mortgage bond bankers, Goodell, Willis & Co., Inc., with offices at 30 East 42d st, has completed its organization and is already financing a number of construction projects. Its first issue of mortgage bonds will be offered shortly. The new firm succeeds R. H. Goodell & Co., which was

established in 1903. The company is undertaking the financing of high-class residential, industrial and commercial properties and will issue mortgage bonds in form available for small investors. It will also deal generally in first mortgage securities. It is particularly interested in suburban apartment houses.

A number of men well known in real estate and building circles are on the directorate of the new company. Benjamin E. Smythe, of the suburban real estate firm of Burke Stone, Inc., and formerly vice-president of the Liberty National Bank, and at one time president of the New York State Bankers' Association, is chairman of the board of directors of Goodell, Willis & Co. R. H. Goodell, the president of the new firm, was identified with R. H. Goodell & Co. H. L. Crowley, of the firm of Farnham, Brandt & Crowley, industrial engineers, is vice-president, and W. A. Fleming, of W. A. Fleming & Co., public accountants and auditors, is treasurer. The authorized capital of the corporation is \$500,000.

Other directors are Fenimore C. Goode, formerly of Brett & Goode Co., and now president of the real estate firm which bears his name; J. M. Davis, lawyer and executor of a number of large estates; A. Stanley Herts, of the old established firm of interior decorators, Herts Bros. Co., and Hiter King, vice-president of Patterson King Corporation, architects, engineers and builders.

### Plans Filed for Big Hotel

Plans have been filed with the Manhattan Bureau of Buildings for the construction of a thirteen-story hotel on the south side of Sixty-third Street, whole front between Broadway and Columbus, to be known as the Empire Hotel. It will have a frontage of 128.2 feet on the street, 116.2 feet on Broadway and 100.5 feet on Columbus Avenue. It is also located opposite Dante Park. The Morewood Realty Holding Company, Herbert Du Puy, president, is the owner of record. The Langham Hotel Company, James C. Ewing, president, is the lessee. Frederick I. Merrick is the architect, and has estimated the cost at \$950,000.

### Upper Broadway Taxpayer Resold

Joseph P. Ryan purchased for investment from Samuel Brenner, an operator, the one-story building containing ten stores, on plot 51 by 100, at the northeast corner of Broadway and Ninety-ninth Street, held at \$250,000. Mr. Brenner recently purchased the property from the Thomas E. Crimmins estate, and in order to get possession he also acquired a long ground lease held by M. M. Hayward & Co., who erected the building ten years ago.

### West Side Apartment Financed

On the upper west side a 15-sty apartment house, containing 60 apartments of 3 and 4 rooms and bath, will be erected at the southeast corner of 103d st and West End av. The land fronts 60 feet and 11 inches on West End av by 80 feet on 103d st.

S. W. Straus & Co. have underwritten a first mortgage 6½ per cent. serial bond issue of \$475,000 on the land and building, the

security including also first lien on net earnings.

The bonds are the direct obligation of the 878 West End av Corporation, of which the controlling stockholders are Ralph Cluzzi, a builder, and Atilie d'Antona, structural engineer.

### Hamilton Republican Club Buys

The Hamilton Republican Club of the 15th Assembly district has bought the 4-sty dwelling it is occupying at 550 West 113th st, near Broadway. It stands on a site 17x100.11, and was purchased from Robert P. Lewis.

### Riverside Drive Apartments Sold

The Goodmar Corporation sold two six-story elevator apartments, 616 to 622 West 137th Street, near Riverside Drive, with 170 foot frontage, to a client of Charles Halper, Eisenberg & Goldstein as brokers negotiated this deal.

The property was held at \$360,000, of which one-fourth was paid in cash. The property consists of forty-eight apartments and brings in a rental of \$63,000 annually.

### Held Property 75 Years

Louis Freidel sold for the Frederick Huner estate to Morris and Michael Freedman, 8 and 10 Suffolk Street and 13 and 15 Hester Street, northeast corner of Hester and Suffolk Streets, 50x75, one five and three three-story houses. Albert W. Venino acted for the estate. The new owners intend to improve the property with stores. The property has been in the Huner family for seventy-five years.

### Big Deal in Central Park West

One of the largest transactions reported involved two big apartment house properties in Central Park West, where Max Natanson, the operator, resold to Bing & Bing the two 6-sty elevator apartments at 225-226 Central Park West, 50 feet south of 85th st. The buildings occupy a plot 41.8 by 100 feet and contain two suites of seven rooms and bath on a floor. They have an annual rent roll of \$10,000 and were held at \$270,000. Byrne & Bowman were the brokers in the transaction.

Mr. Natanson acquired the houses several months ago in part payment for the 16-sty Arena Building, at 38 and 40 West 32d st, running through to 39 and 41 West 31st st, which he sold to Victor Weichman through the same brokers.

With this parcel Bing & Bing now control 125 feet front by 100 feet deep in Central Park West, between 82d and 83d sts. They already own the adjoining property at 223 and 224 Central Park West, two 5-sty apartments, on a lot 40.8 by 100.

### Church Sells Old Grant

The Dutch Reformed Church of Harlem has sold to Julius Reich the four 4-sty stores and tenements at 2245 to 2251 Third av. The structures occupy a plot 75 by 100 feet, which is part of the original Dutch land grant to the church in Colonial days. George W. Brettell & Sons negotiated the sale.



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**SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES****Clarendon Hotel Sold**

The Clarendon Hotel at Washington and Johnson sts., Brooklyn, has been purchased from the William A. Husted estate by a private investor, subject to the lease of John Hill, who has been operating the hostelry for the last 25 years. The contract sale was negotiated on behalf of the purchaser by Lewis H. Losee, vice-president of the Lawyers' Title and Trust Co. Although the identity of the purchaser has not been made public, it is known that he is a Brooklyn man who is making the purchase as a speculative investment.

The lease of the hotel does not expire until August, 1925, and accordingly there will be no change in the conduct or policy of the place for at least three years. The return from the lease is sufficient to bring an investment return to the purchaser, who proposes to hold the property. The price paid has not been disclosed, but is understood to be in the neighborhood of the assessed valuation, which is \$150,000.

**New Home for Liberty National Bank**

The Liberty National Bank, now in the Equitable building, has leased the 3-sty building, 139 Broadway, diagonally opposite and occupying a plot of 23.8x110 feet. The property is between the New York Title and Mortgage and the Washington Life buildings on the respective corners of Cedar and Liberty streets.

The bank obtained the property from the Washington Life Insurance Company on a lease beginning on November 1 next and running for 40½ years. For the first ten years the bank will pay an annual net rental of \$15,000 and for the remainder of the term \$16,000 a year.

**To Sell Part of Claridge Hotel**

Negotiations are being conducted for the sale of the Henry Schwarzwalder estate lot, 26 x60, which forms part of the site of the Claridge Hotel at the southeast corner of Broadway and 44th st. Derschuch & Co., brokers, admitted recently that several offers have been made for the property. It is reported that the bidders are the interests now in control of the Claridge property.

In 1916 Lucius M. Boomer of the McAlpin Hotel bought the interests of the Thompson-Starrett Co. and H. D. Burnham & Co. of Chicago and operated the hostelry as the Claridge. A few weeks ago Mr. Boomer and his associates leased the hotel to Morris M. Glaser, who plans to convert the three lower floors into stores, offices and showrooms.

**MORTGAGE LOANS**

James Boyd has placed first mortgages of \$44,500 at 5½ per cent. for five years on 801 Southern blvd, northwest corner Longwood av, for A. Greco, and \$40,000 for the Russo Construction Co. on the new 1-sty taxpayer at Vyse av, northeast corner Tremont av.

Lawrence, Blake & Jewell have placed the following loans at 6 per cent., each to run for five years: For the A. C. C. Realty Co., acting for the Amateur Comedy Club, \$22,500 on the club house recently acquired at 150 East 36th st; for the Ranger Realty Co., \$156,000 on the 6-sty elevator apartment house at 1884 and 1886 Seventh av; for the S. B. Davis Construction Co., \$76,000 on the 6-sty apartment house at 152 to 156 East 22d st, and for Margaret Currier, \$38,000 on 421 Lexington av, a 4-sty business building.

The Metropolitan Life Insurance Co. authorized loans on bond and mortgage amounting to three and one-half million dollars, of which over one and one-third millions were for housing loans, one and one-

quarter million on business buildings and six-hundred and sixty-eight thousands were farm loans. The housing loans were on two hundred and seventy-eight dwellings and fifteen apartment houses to accommodate four hundred and four families. These were in New York, North and South Carolina, Tennessee, Alabama, Florida, Georgia, California, Oregon, and Illinois. The business buildings were chiefly New York City, Pennsylvania and North Carolina. Farm loans were mostly in the west and southwest, the largest being in Iowa, Indiana, Illinois, South Dakota and South Carolina.

Shaw, Rockwell & Sanford have placed for the Efficient Building Corp., a building and permanent loan of \$36,000 at 6 per cent. for 5 years on the 1-sty taxpayer, now being erected on the southeast corner of East Burnside and Anthony avs.

The Title Guarantee & Trust Co. is pleased to announce that the prevailing conditions in the mortgage market are such that it is prepared to supply loans at 5½ per cent. in almost any amount on desirable property in Manhattan and the Bronx.

Lawrence, Blake & Jewell have placed for King and Winter Building Corp., a building and permanent loan of \$110,000 for 10 years at 6 per cent. on 2129-39 Morris av, for the erection of a 5-sty apartment house with the Metropolitan Life Insurance Co.

Maurice Wertheim has placed for Herman E. Schanzlin, Inc., a first mortgage of \$15,000 at 6 per cent. on the 3-sty and basement building, 156 East 45th st.

Steel Realty Development Corp. procured for Louis and Bernard Schwartz, a first mortgage of \$100,000 on their property at Corona Parkway and Elsmere pl.

A loan of \$400,000 on the 9-sty apartment house at 66 to 72 East 77th st, plot 99.10x102.2 feet, has been obtained by the 70 East 77th st company from the Empire Savings Bank. The loan carries 6 per cent., and will run until Aug. 15, 1927.

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

**BAYARD ST.**—The 5-sty tenement, on a plot 37.6x50, at 29 and 31 Bayard st, was sold by J. Finkelstein & Son for the estate of Julius C. Levine in an all cash transaction. The property was held at \$35,000, and this is the first time it has been sold in thirty years.

**DIVISION ST.**—A. H. Mathews & Co. sold for the estate of M. Louise Ewen the 3-sty brick building at 280 Division st, 21x50, to Charles H. Smith, who has been a tenant for many years. The building was held at \$10,000.

**28TH ST.**—Hugh Gordon Miller, as attorney, purchased from the Sperry Hutchinson Co. the 5-sty warehouse building, 50x113 feet, 50x117, at 253 and 255 West 28th st. The property was held at \$130,000. It will be altered for stores and lofts.

**34TH ST.**—A. H. Mathews & Co. sold for the estate of Henry G. Marguand the 3-sty and basement dwelling, 20x98.9, at 343 West 34th st, between 8th and 9th avs. The new owners are Leandro and Ida Mignocchi. The property was held at \$28,500. Messrs. Everett, Clarke & Benedict were the attorneys for the seller.

**45TH ST.**—McMillan Realty Corporation sold to Marian Young the 3-sty dwelling, 151 East 45th st, 20x100.5.

**45TH ST.**—A client of Louis W. Osterweis has sold to Samuel Rosenberg the two tenement houses, 550-552 West 45th st, on a plot 50x100.5.

**FIRST AV.**—Fred Oppenheimer, president of the Afo Realty Corporation resold the recently acquired 6-sty and basement, 24-family tenement with stores, on a lot 25x100, 156 First av, north of 9th st, adjoining Public School 122, to an investing client of Biagio Caluro, broker. The property was acquired last month through Alfred Katz, broker, from Josephine Hoeffler, who had it for 15 years.

**North of 59th Street**

**JUMEL PL.**—Francis W. Aymer, executor, etc., sold for \$18,000 the plot, 50x168.6x irregular, east side of Jumel pl, 138.7 south of Edgecombe av, and running through to that thoroughfare.

**61ST ST.**—Three dwellings, 47 to 51 East 61st st, on a combined site of 58x100.5, near Park av, were sold to the newly formed Lygon Arms, Inc., of which James A. Mears of the Fred T. Lew Co.; Katherine B. Laupheimer and George H. Makepeace are the directors. Title to the property stands in the name of the Donco Co., represented by F. W. Gordon.

**62D ST.**—Margaret S. Mitchell sold to 207 Sands Street, Inc., 204 West 62d st, 5-sty tenements, 25x100.5.

**64TH ST.**—Pierre & Golden Co. resold for the Kean-Zucker Corporation, the 5-sty apartment house, 25x100, 14 West 64th st.

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160 Main Street, White Plains, N. Y.



76TH ST.—Smith of Whitehall, Inc., sold to a Dr. Lust, 7 West 76th st, a 4-sty stone and brick dwelling, containing 22 rooms, 30x100.

87TH ST.—Cyrille Carreau sold 108-110 East 87th st, plot 56x100, to Robert B. Bowler, representing the Cuidado Investing Co., Inc., Barney Improvement Corp., owners. The buyers plan to erect a 15-sty building to contain 2-, 3- and 4-room non-housekeeping suites, on plans by C. Grant La Farge, architect.

87TH ST.—The Haggstrom-Callen Co. sold for Harry A. Hannigan the 3-sty and basement dwelling at 137 West 87th st, to Mrs. Bull, who will occupy.

91ST ST.—Ennis & Sinnot have resold 75 East 91st st, a 4-sty dwelling on lot 20x100 through the Brown Wheelock, Harris Vought Cos. The buyer is Mrs. Adrian Iselin. This with adjoining property forms a plot 100x100 on the northwest corner of Park av and 91st st.

98TH ST.—Capitol Holding Co. sold to the Orton Holding Corporation two 6-sty apartments, 12-22 West 98th st, 79.4x100.11x irregular.

101ST ST.—Cleary & O'Connell sold for William D. Kilpatrick the 3-sty building, 53 East 101st st, 26.5x100.11.

102D ST.—The Bankers Trust Co., as trustee of the estate of Moritz Cohen, has sold to Edwin J. Long the 5-sty flat at 159 East 102d st, on a plot 27x95 ft, for \$24,000.

106TH ST.—The Three Ts Holding Co. sold to Joseph and William Odientz, 57 and 61 East 106th st, each 25x100.

109TH ST.—Jacob Green sold to Salvatore Lauro the 4-sty flats at 108 East 109th st, 19 x100.

109TH ST.—L. C. L. Realty Co. sold to Helen Beshinsky 110 East 109th st, 4-sty flats, 19x100.11.

112TH ST.—Chas. A. DuBois, through Chas. R. Petrie, has sold for Gertrude Kominisky, to Henry Gossler, the 6-sty, 50-foot front elevator building, 540 West 112th st, adjoining the corner of Broadway.

113TH ST.—Meister Builders, Inc., have purchased the 5-sty, 20-family tenement house on a plot 27x100, located at 106 East 113th st, from Mr. Schwartz.

113TH ST.—The Sunnycrest, a 6-sty apartment house, 611 West 113th st, 75x100, between Riverside drive and Broadway, valued at \$225,000, has been purchased by Meyer Isear, represented by Morrison & Schiff, attorneys. The structure has an annual rental of about \$37,000.

114TH ST.—Florea & Herbst, Inc., sold for Ellen C. Ferrall to a client the 3-sty building 153 East 114th st, on lot 18.9x100.11.

114TH ST.—The estate of Adolphus Ottenberg has sold to a client of Louis W. Osterweis the 5-sty apartment house, 302 West 114th st, on a plot 26x100.11.

117TH ST.—George S. Runk sold for Louise Boos, 55 East 117th st, 5-sty, steam-heated flat, having a frontage of 33 feet. The property is assessed for \$30,000.

118TH ST.—Bernard A. Ottenberg sold through J. Horn the 5-sty flat building at 10 West 118th st, 25x100, to M. Bernstein.

118TH ST.—Joseph Rosenzweig sold to Morris Weber two 5-sty flats at 313 and 315 West 118th st, 50x100.

122D ST.—Hudson P. Rose Co. resold to Louis Portada 420 Pleasant av, northeast corner of 122d st, 3-sty flats, 19.11x74.

128TH ST.—Barnett & Co. sold for Emma C. Pugsley the 3-sty dwelling, 154 East 128th st, 18.9x100, to Joseph E. Smith, for his occupancy.

129TH ST.—Florea & Herbst, Inc., has resold for a client, to Charles T. Connelly, 107 East 129th st, a 4-sty brick tenement with stores on lot 25x100.

136TH ST.—Moton Realty Co. sold to C. L. Estwick the 3-sty dwelling at 158 West 136th st, 16.8x99.11.

137TH ST.—Goodmar Corporation sold two 6-sty apartments, 616-622 West 137th st, 170x100, to a client of Charles Halper. Eisenberg & Goldstein were the brokers. The property was held at \$360,000.

139TH ST.—Henry D. Gobber sold to Ernest A. Offerman 259 West 139th st, a 4-sty dwelling, 19x99.11.

140TH ST.—Shaw, Rockwell & Sanford, in conjunction with Hollings C. Renton, sold for the Missionary Society of St. Paul the Apostle, the vacant plot, 50x100, on the south side of 140th st, 145 feet west of Fifth av.

142D ST.—Walter J. Slattery sold to Mary Czozba the 3-sty dwelling at 521 West 142d st, 17x99.11.

143D ST.—David Becker sold to Sadie J. Tanelevitz the 6-sty apartments at 130 and 132 West 143d st, 41.8x99.11.

143D ST.—G. Tuoti & Co. sold for a Mr. Christman to Antonio Del Purgatorio the 4-sty single flat at 443 East 143d st.

144TH ST.—Frederick Zittel & Sons have sold for A. Crosney 530 West 144th st, a 6-sty, 87½x100, elevator, to a client of I. H. Porter

& Co. for investment. Property was held at \$185,000.

148TH ST.—Fitz Howell sold for Carrie Myers, the 5-sty, triple-law apartment house, on lot 37.6x99.11, at 202 West 148th st, abutting the southwest corner of 7th av, to an investor.

163D ST.—Henry S. Nieuwenhou sold the 4-sty brick building, 510 East 163d st, recently purchased by him, to Fred Vossellman. Harry D. Lott was the broker.

171ST ST.—Sol Shenker sold for Philip Leshing, the 5-sty apartment house, 643 and 645 West 171st st, 77x95, between roadway and Fort Washington av. It is rented at \$23,000 and was held at \$135,000.

AV A.—Hudson P. Rose Co. has purchased from K. Boland the 5-sty flat at 1499 Av A.

AMSTERDAM AV.—Edward C. H. Vogler sold for Nathan Wilson the southeast corner of Amsterdam av and 89th st, 25.9x100, to the Relgov Realty Co., Inc. John M. Ruck represented the purchaser as attorney. The same broker, and Frank J. Welton, sold for Nathan Wilson the 5-sty apartment house containing stores, 593 Amsterdam av, 25x100, to an investor Thomas Brady represented the purchaser as attorney.

AMSTERDAM AV.—The Triple Holding Cor-

poration resold to Bessie Eigen the 6-sty apartment at 1536 and 1538 Amsterdam av, southwest corner of 135th st, 39.11x100.

AUDUBON AV.—John Foley sold to Gaetano Pappalardo the 2-sty dwelling at 398 Audubon av, southwest corner of 185th st, 18x50.

BRADHURST AV.—James H. Cruikshank has purchased from the Yale University of New Haven, Conn., 33 Bradhurst av, a 3-sty and basement private dwelling on plot 18x67, irregular, between 143d and 144th sts. Cammann, Voorhees & Floyd were the brokers.

BROOK AV.—Arthur Cutler & Company sold for J. Jovans, to a client, 1345 Brook av, 6-sty and basement apartment house on plot 41.7x90, having 3-4 and 2-3 room apartments on each floor, and renting for \$9,000. Property was held at \$60,000.

COLUMBUS AV.—The 5-sty flat with stores at 625 Columbus av, on a lot 25x66.8, between 90th and 91st sts, has been sold by Louis S. Sommer for the Occidental Realty Corporation, Nathan Wilson, president. It was held at \$40,000.

COLUMBUS AV.—The 6-sty apartment house at 1435 Columbus av, southeast corner of 149th st, on a plot 100x100, has been sold by J. E. Maxwell for the 435 Convent Avenue Corpora-

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tion, Max Lesser, president, to the College Holding Co. It was held at \$250,000 and shows an annual rental of about \$45,000.

CONVENT AV.—J. S. Maxwell sold for the 435 Convent Avenue Corporation, Max Lefler, president, 435 Convent av, southeast corner of 149th st, 100x100, 6-sty flats, held at \$250,000, and renting for \$45,000.

CONVENT AV.—Samuel Kaplan sold for Isidor Gersten and Hannah Angerman to Princeton Realty & Mortgage Co., represented by Philip D. Shapiro and Jacob Freeman as attorneys, the 5-sty apartment, located at 48-59 Convent av, 80x110, containing suites of 4, 5 and 6 rooms, accommodating 40 families. The yearly rental is about \$21,000. The property was held at \$130,000.

FORT WASHINGTON AV.—Slawson & Hobbs sold for Joseph Jovans, to the Meister Builders, Inc., Chambold Court, 66 Fort Washington av, southeast corner of 162d st, 6-sty elevator apartment house on plot 102x152, containing suites for 42 families and returning an approximate annual rental of \$60,000.

FIFTH AV.—The 6-sty Mount Morris elevator apartments at the northeast corner of Fifth av and 126th st, have been sold by Jacob Breen to the Copeland Realty Corporation, with S. E. Shapiro, Anton Siegel and Godfrey Nurse as directors. The structure stands on a site 99.11 x120, and was conveyed subject to a mortgage of \$188,250. The property was sold at auction last March for \$228,950 to the Elizabeth Realty Corporation, and subsequently taken by Isidor D. Brokaw.

HAVEN AV.—Ennis & Sinnot sold to Patrick Howard the 5-sty apartment house, 75x103.3, at 106 to 110 Haven av. J. C. Hough was the broker.

LENOX AV.—Jennie Welcome sold to Rose Demont 451 Lenox av, a 3-sty house, 16.8x74.

LEXINGTON AV.—Joint Ownership Construction Company, Inc., Frederic Culver, president, sold an apartment in the building which it is about to erect at 955 Lexington av, near

70th st, to Miss E. Alice Austin of the Colony Club and Staten Island.

LEXINGTON AV.—Oscar D. & Herbert V. Dike sold for Dwight C. Harris, to a client, for investment, 1861 Lexington av, a 5-sty and basement apartment on the northeast corner of 115th st and Lexington av. Purchaser intends making extensive alterations.

MADISON AV.—Charles Eil has sold to Isidore Lubelsky 1477 Madison av, 5-sty flats and stores, 25.2x95.6, for \$26,750.

PARK AV.—Porter & Co., in conjunction with George Brettel & Son, have sold for the estate of John Livingston to Nicklas Cooper the 5-sty apartment, with stores, located at 1637 Park av, being the southeast corner of East 116th st.

THIRD AV.—L Construction Co. sold to Mary Pincer 1793 Third av, near 100th st, 5-sty flats and stores, 25.2x105.

BRADHURST AV.—Nicholas A. Roelants sold to Wesley G. Parks 6-8 Bradhurst av, two 5-sty flats, 45.2x76.4 irregular, near 142d st.

PARK AV.—John J. and Theodore A. Kavanagh have resold for Max Greene to a client for occupancy 1163 Park av, between 92d and 93d sts, a 3-sty and basement dwelling, on a lot 18x88.6. The same brokers some time ago sold to Mr. Greene this house in conjunction with 1165, a similar property, and also subsequently resold the latter to Blewett S. Lee, for occupancy.

WEST END AV.—M. Morgenthau, Jr., Co., Everett M. Seixas Co., Cons., sold for Meyer D. Rothschild his 5-sty house, 676 West End av, 21x68, to Catherine Kelly.

## BRONX SALES

HOFFMAN ST.—Sharp & Co. sold for P. Banchetti, 2423 and 2425 Hoffman st, two 4-sty new law apartment houses, containing 2 stores

and 26 families, on a plot 50x100. The property was held at \$45,000 by the seller, who erected them fifteen years ago.

TIBBETT ST.—Delafield estate sold to John B. Cella the plot, 70x100, on the east side of Tibbett av, 203.2 feet south of 246th st, Fieldston.

132D ST.—Athletic Realty Co., Inc., Irving Bachrach, treasurer, bought from Mrs. Lena Loeb the 5-sty apartment house, 48 East 132d st, 33.4x100. The house was held at \$32,500. Jacob Loeb and John Regnasch were the brokers. Harold Flatto was attorney for the seller and J. Cohen attorney for the buyer.

137TH ST.—The 4-sty apartment, having 2 families on a floor, at 374 East 137th st, on a lot 25 x100 feet, was sold by Louis Renter for Mr. Lambert, to an investor. The house was held at \$13,500.

138TH ST.—Leon S. Altmayer and Chr. Volzing & Son, Inc., sold for Mrs. Dina Beinbauer as executor of the Beinbauer Estate, the 5-sty apartment house with two stores, 26x100, 387 East 138th st, west of Willis av. The same brokers negotiated a first mortgage of \$21,000 for 7 years. The purchaser is M. H. Rothschild. The same brokers negotiated a resale of the property to J. Keen.

163D ST.—Henry S. Niewenhaus sold the 4-sty brick building at 510 East 163d st, recently purchased by him, to Fred Vossellman. Harry D. Lott was the broker.

163D ST.—The Farmers Loan & Trust Co., as trustee, sold to the Witley Operating Corporation, Max Miller, attorney, the plot 115x150, at the southeast corner of Sherman av and 163d st.

163D ST.—The southwest corner of Prospect av and 163d st, a 6-sty elevator apartment on plot 106x100, was sold by Samuel William to a buyer for investment. The property was held at \$150,000. Samuel Fine was the broker.

169TH ST.—R. D. Barnum sold 783 East 169th st, a 2-sty frame dwelling, on lot 25x98.11, to an operator. Shaw, Rockwell & Sanford were the brokers.

172D ST.—Mary E. Ryan sold through Walter E. Brown, the property situated at 490 East 172d st, consisting of a 2-sty frame, one-family house, on lot 17.5x110, to a client for occupancy.

178TH ST.—Hudson P. Rose Co. purchased from B. di Benedetto the 2-family houses, 1169 and 1171 East 178th st, and the Harlem Realty Co. resold 1169 East 178th st for Hudson P. Rose to Lena Schwartz.

179TH ST.—Drask Building Co. sold for William J. Diamond, 876 East 179th st, a 5-sty building on lot 50x100. The building rents for \$15,000 and was held at \$80,000.

180TH ST.—James Forbes, Jr., sold to Jeanie F. Baresel the 5-sty apartment at 180th st, 40x100.

ARTHUR AV.—John Cambria sold to a client of Francis J. Carlucci, attorney, the 3-family frame and stucco dwelling at the southeast corner of Arthur av and 181st st, 42x96, irregular.

BOSTON RD.—The Hereford Realty Co., Isaac Lieberman, president, sold the 6-sty apartment houses and stores, located at 1025, 1029 and 1031 Boston rd, adjacent to the corner of 165th st, 80x172. The purchasers are the Sanmar Real Estate Corporation, Murry Maran, president. The property rents for \$27,000, and was held at \$145,000. Spotts & Starr, Inc., were the brokers.

BOSTON RD.—The 5-sty building on lot 85x100 feet, at 1670 to 1674 Boston rd, was sold by the Drask Building Co. to a client of Grudin & Samich, as brokers. The building rents for \$23,500 annually and was held at \$125,000.

BAINBRIDGE AV.—Alexander Selkin and David Mintz sold to a client for occupancy, 2755 Bainbridge av, a 3-sty dwelling, on plot 50x100.

CARPENTER AV.—Charles Edelson sold 3921 Carpenter av, a new 2-sty dwelling, 28x105, for Anthony Carella to John and Maria Abbati for their occupancy.

CRESTON AV.—Daniel H. Jackson, the operator, sold to a client of Nehring Bros., 2746 Creston av, southeast corner 197th st, a 5½-sty apartment house, on a plot 91x95, having 9 apartments on each floor and renting for \$36,000.

CRESTON AV.—Hudson P. Rose Co. purchased 2268 Creston av, a 2-family brick house, from Jennie E. Byrne. R. M. Buge was the broker.

CROTONA PKWAY.—Steel Realty Development Corp. sold for Louis and Bernard Schwartz, the 5-sty flats northeast corner of Crotona pkway and Elsmere pl. The property measures 109.78 feet on the parkway, 88 on the place and has north and east lines of respectively 133.31 and 100.

FIRST AV.—Harlem Realty Co. resold 1883 1st av to David Karsenson.

HAVEN AV.—Ennis & Sinnot, operators, sold to Patrick Howard, the 5-sty apartment house at 106-110 Haven av, on a plot 75x103.3. J. C. Hough was the broker.

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TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Aug. 21, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., Sept. 18, 1922, for new elevator hoistway, extension of mailing platform, etc., at the United States Post Office, Worcester, Mass. Drawings and specification may be obtained from the Custodian at the building, or at this office, in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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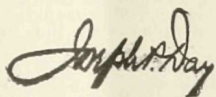
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**JEROME AV.**—Shaw, Rockwell & Sanford sold for Henry Acker to the Corn Exchange Bank, 2052 Jerome av, a taxpayer, on plot 50x100, adjoining the bank's building at the northeast corner of Burnside and Jerome avs.

**MAPES AV.**—The Purchase Investing Co. sold 2159 Mapes av, near 181st st, a 5-sty apartment having four families on a floor, on a plot 30x146, held at \$48,000. J. Weinstein, a client of Louis Reuter, was the purchaser.

**PARK AV.**—Clare Park Corporation bought from Alphonso E. Pelham the plot, 100x140, on the east side of Park av, 200 feet north of 173d st.

**PERRY AV.**—Armstrong Bros. sold 3142 Perry av, a 3-sty, 2-family, semi-detached, brick dwelling, on a lot 20x100 feet, for John T. Beaucherin, to a client for occupancy.

**SOUTHERN BLVD.**—Frederick Johnson sold the plot, 125x100, on the east side of Southern blvd, 150 feet south of Tiffany st, to the newly formed Reuser Construction Co., of which F. R. Blitz, F. Harrison and I. Kasofsky are the directors. It will be improved with a 6-sty apartment to cost \$175,000. Cobel & Brand, attorneys, represented the buyers.

**UNIVERSITY AV.**—McLernon Bros., sold for Fred Lunstedt to the Ronel Realty Co., the 1-sty and basement store property, 2366 University av, at Fordham road, 27x80.

**WILKINS AV.**—Moses H. Rothstein, attorney, has acquired for K. T. W. Realty Corp., the two 5-sty apartment houses at 1411 and 1415 Wilkins av. These buildings are on a plot 85x158 feet, and show an annual rental of about \$25,000.

**WOODYCREST AV.**—Armstrong Bros. sold 1042 Woodycrest av, a 3-sty, 3-family semi-detached, brick dwelling, on a lot 25x100 feet, for Theodosia Klossert, to a client for occupancy. The property was held at \$18,000.

**WASHINGTON AV.**—Pep Tonic Co. purchased from Morris Regelson the lot, 25x85.3, at the northeast corner of Washington av and 165th st.

## BROOKLYN SALES

**CRESCENT PL.**—Quell & Quell sold for Simon Pociunas, the 2-family, brick, corner 1 Crescent pl, to Levy Suwalsky for occupancy; also the 18-room, 1-family, brick at 212 Chauncey st for a client, to Louis Kohlberger for occupancy.

**ORANGE ST.**—The 5-story apartment house at 50 Orange st, corner of Hicks st, has been purchased by Elwood M. Townsend from the Realty Associates. The property was held at \$75,000. A. Strauss was the broker in the transaction.

**MCDONOUGH ST.**—Bulkeley & Horton Co. sold 25 McDonough st, between Marcy and Tompkins avs, 4-sty, 18-family apartment house on plot 50x100 for Algross Realty Co. to a client for investment.

**12TH ST.**—A. Mishkin, of 1402 Av. J, Brooklyn, sold for H. Bernner, to M. Greenfield, a 2-family dwelling, on a plot 30x100, located at 915 East 12th st, Brooklyn, for occupancy.

**13H ST.**—Samuel Galitzka sold for Capt. Charles H. McGahan, to Harold L. Rockmore, 30x100, on the west side of East 13th st, 240 feet south of Av. I. The property will be improved with a 2-family house, to cost \$22,500.

**17TH ST.**—F. C. Sauter Agency sold the dwelling 331 17th st for James Monney, Jr., to Thomas Sadler, and 239 7th st, a 3-family dwelling, for John Frederickson to James Monney, Jr., for his own occupancy.

**21ST ST.**—The McInerney Klinck Realty Co. sold the 1-family detached frame and stucco house on the west side of East 21st st, 272 feet and 10 inches north of Ditmas av, 550 East 21st st, 50x100, for the estate of Jane P. Gilbert to Jean Alice Gardner for occupancy.

**23D ST.**—Bulkeley & Horton Co. sold 249 East 23d st, between Clarendon and Cortel-

you rds, a 2-sty, brick, 2-family house on plot 20x100, for Mrs. Mary Sheehan, to a client for occupancy.

**70TH ST.**—Henry L. Nielsen Offices sold 13 lots on 70th st, north side, between 12th and 13th avs, for Seraph Realty Corp.

**AVENUE L.**—J. Llacov sold for the Naomi Building Corp., to Frank M. Katz, a 2-family house and 2-car garage, 50x100, on the northwest corner of Av. L and East 23d st, held at \$25,750.

## RECENT LEASES.

### Long Lease on Fifth Avenue

A long term lease on a 5th av site involving an aggregate rental of more than half a million dollars was closed recently. It was the only transaction of importance reported. Under the terms of the lease, Page & Shaw, Inc., candy manufacturers, will pay an approximate yearly rental of \$25,000 for the entire building at 553 Fifth av, the store of which they have occupied for more than 12 years. The building is a 6-sty structure on a plot 22 by 51, between 45th and 46th sts, on the east side of the avenue.

Although the lease affects the entire building, it is understood that the lessees will not increase the amount of space they now occupy there. The lease is for 21 years at an aggregate rental of \$525,000. The Owens estate is the lessor.

### New Lease for Evening Mail Building

Charles F. Noyes Company has obtained, through Joseph P. Day for Henry L. Stoddard, a five year lease on 21-27 City Hall Place at an annual rental of \$25,000, plus all operating charges. The lease dating December 1, takes the place of the lease previously made but cancelled by the Sinking Fund Commission upon the recommendation of Comptroller Craig. The premises include the twelve-story Evening Mail Building, 60x100, and a one-story addition. Mr. Stoddard is president and editor of the Evening Mail and obtained the lease primarily to protect the paper, which occupies six floors in the large building with the adjoining premises. It is stated that the six upper floors of the building will be subleased to a company in which Charles F. Noyes, Anton L. Trunk and Moody B. Gates are interested and the present tenants, among whom are The Franklin-

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Bauer Co., Beekman Press, Theodore Rick-secker Co., Munson Supply Co., Samuel C. Ridley, William C. Schalk and the Under-writers Laboratories, Inc., will probably not be molested in their occupancy. The lease that was cancelled carried an annual rental of \$18,000, so the increase in rent paid by Mr. Stoddard under the new arrangement is about 40 per cent. Real estate interests generally and all taxpayers applaud and approve of the action of the Comptroller's office in increasing rentals wherever conditions warrant and thus obtaining substantial amounts in excess of what has previously been received from various concessions, unused city property.

**Lease of Daly's Theatre Site**

The Lavanne Realty Corporation (Bing & Bing) has leased to the Klasmore Real Estate Corporation (I. Lasner, president), the property, 1205-1213 Broadway, and 29-35 West 29th st, Broadway and 29th st. The lease is for a long term of years, at an aggregate rental of \$3,000,000. The property, which fronts 110.8 feet on Broadway, and 140.5 feet on 29th st, with irregular dimensions in the rear, has a ground area of over 11,000 sq. feet and is at present covered with old 1-, 2- and 3-story buildings, containing stores and manufacturing lofts. It is located at the entrance to the Broadway subway.

It is the site of Augustin Daly's Theatre. After the closing of the Augustin Daly Theatre, it was then taken over by the comedians, Weber & Field.

It is the intention of the lessees to improve the property with a handsome modern business building, immediately upon the expiration of the existing leases, to contain stores, showrooms and lofts. The adjoining Broadway frontage, to and including the 30th st corner is all under lease for a long term of years. With the completion of the proposed buildings on the site just leased, the entire block front will have been improved with modern business buildings. Stoddard & Mack represented the lessor, and Morrison & Schiff represented the lessees as attorneys. M. Rosenthal Company were the brokers who negotiated the lease. Negotiations are now pending for the leasing of a substantial portion of the Broadway store frontage to a prominent out-of-town retail concern.

Daniel Birdsall & Co., Inc., have rented the third loft of 482 Broome st to Solomon and Jacob Greenberg, the second loft of 19 East 17th st to the Van Praag Sales Corp., and the second loft of 518 Broadway to the Waist Selling Co.

White-Goodman have leased the store and basement at 20-22 West 22d st to Cleveland Stamping & Enamel Ware Co.; the first loft at 149 Bowery to Ginsberg & Bahn; the store and

basement at 131-5 Prince st, to G. H. P. Cigar Co.; part of third loft at 71-3 West Broadway to Benjamin Bellman.

Pease & Elliman have leased apartments as follows: in 290 Park av, for D. L. Elliman & Co. as agents, to Mrs. J. P. Everett; in 540 Park av, for W. G. Kohn as agent to Mrs. S. P. Crabbe; in 100 East 89th st, to H. K. Willard and to Charles Meyer; in 490 West End av, for the Durham Realty Co., to Sidney G. Walker; in 808 West End av, for S. A. Herzog, to Mrs. L. Sussman, and in 50 West 67th st, for Malcolm E. Smith as gent, to Nicola Oulukanoff.

Pease & Elliman have leased for Cross & Brown, as agents, to Process Chemicals, Inc., offices in the Fisk Building at 57th st and Broadway.

Douglas L. Elliman & Co., Inc., leased to Agnes Foster Wright, interior decorator, the top floor in the building at 9 East 54th st for a term of years. William A. White & Sons represented the landlord.

Warranty Brokerage Corporation leased a portion of the sixth floor of the building, 45-47 West 57th st, for its own use; also the entire store floor for a period of five years to the Metropolitan Art & Auction Galleries.

Folsom Brothers, Inc., have leased the first and second lofts west, in the building 19-21 West 57th st, for Huberth & Huberth, agents, to Miss Helen Joseph for a term of ten years at an aggregate rental of \$125,000, for the manufacture and sale of liveries and nurses' uniforms.

Butler & Baldwin, Inc., leased at 41 West 51st st, for Justin C. O'Brien, an apartment to R. B. Hatheway, and an apartment to Nicholas Martin.

H. J. Friedman Co. have leased in 56 West 31st st, space to Dee-Jay Dress Co.; in 140-4 West 22d st, to Lees & Ulanoff; in 39-41 West 32d st, to Hirsch Bros & Ellner; in 3-5 East 28th st, to Sally Maid, Inc.; with Bauer, Milbank & Molloy, Inc., 7th floor, 118 Madison av, to Lawrence Steiner Co., Inc. and with S. M. Hirsch & Co., 7th floor, 148-50 Madison av, to Halprin-Silverman Co., Inc.

Cushman & Wakefield, Inc., has leased for the Anahma Realty Corp., office in 52 Vanderbilt av, to the Curtis Aeroplane Export Corp., M. E. Jones, The Sanford Automobile Co., and The Harris Automatic Press Co.

Pease & Elliman have leased for Mrs. E. Loew, to Mrs. Irene Jolly, the 5-sty, 16-foot American basement dwelling at 314 West

78th st, between Riverside Drive and West End av.

Tankoos, Smith & Co. have subleased for the Schulte Cigar Stores Co., to Harry Salinger, proprietor of the Goodyear Rubber-coat Co., in the Bartholdi Hotel property, the two stores on the east side of Broadway, directly adjoining the cigar store on the southeast corner of Broadway and 23d st, and the lessee on completion of alterations will occupy the premises as a branch.

Daniel Birdsall & Co., Inc., have rented the store, basement and sub-basement of 89 Reade st, to Protzell & Dickerman, loft at 36-8 East 12th st, to Schneiderman Bros., and loft at 360 Broadway to Jos. A. Salloum.

Pease & Elliman have leased for a term of years for Margaret Currier, the 5-sty, 19-foot, newly altered building at 421 Lexington avenue, between 43d and 44th sts, and just opposite the contemplated addition to the Commodore. The lessees, the Misses Blanche Geary and Bertha Conde, are to use the ground floor for a lunch and tea room.

Pease & Elliman have leased apartments as follows: In 821 Park av, a new house, to Sidney K. Singer; in 1215 Madison av, to C. E. Yost; in 103 East 75th st, to W. R. Chappell; in 45 East 82d st, to Edward Roessler; in 4 East 88th st, now being completed by the Almah Corporation, to Mildred Bond Rogers; in 2 West 88th st, for the Manhattan Leasing Co., to L. Harburger, and in 43 West 93d st, to Dorsey J. Elliott.

Cross & Brown Co. leased offices in the Miller building, 562 5th av, to Mr. Saul Gordon; also space in the Fisk building, Broadway and 57th st, to Samuel Katz and David J. Rosen, attorneys.

Lewis L. Rosenthal Co. leased to the Radio Coffee House Co., the store and basement at 144 West 46th st, for a long term of years, and apartment in the same building, to Eleanor Sanford; also an apartment to Irene La Mothe; a store at 1359 1st av, for a long term of years, to Abraham Gotoff, and stores in the building situated on the southwest corner of 73d st and 1st av, to the Czechoslovak Bead Co., for 4 years; also to the Schwartz Electric Service Co., a store and basement for 4 years; also store and basement to Bohumil Zohrobsky for a term of 4 years; also a store and basement to Frank Giardino for 2 years; also an apartment in the same building to John Lelor, and a photo studio in the same building to John Szalanzi; also the 1st floor in the building, 167 West 48th st, for a long term of years, to Harris & Engel. These leases aggregate a rental of \$139,000.

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**REAL ESTATE NOTES.**

SAMUEL SEINIGER & CO., mortgage loan brokers, have removed their offices to 217 Broadway, suite 412.

RYAN & CO. have been appointed agents of the northeast corner of 206th st and 10 av, a 26-family apartment house containing stores.

GOVERNOR MILLER has appointed Edward P. Doyle of the Real Estate Board a delegate to represent New York State at the fifteenth annual tax conference to be held at Minneapolis September 18 to 22, 1922.

THOENS & FLAUNLACHER, INC., desire to announce that Mr. Abbey S. Gotterer, formerly connected with the real estate interests of N. D. Shapiro and Samuel J. Flash, is now affiliated with them. Mr. S. G. Schatzberg has also joined their staff.

FLOREA & HERBST, INC., have been appointed managing agents of the Ritz Carlton Court, 450 Audubon av, between 187th and

188th sts, a 6-sty high-class elevator apartment house; also 434 Lafayette st, the 5-sty loft building.

O. D. & H. V. DIKE have been appointed managing agents for the "Saint Germaine," a 7-sty elevator apartment house on the southwest corner of Amsterdam av and 86th st. Also of the adjoining 6-sty houses, 202-4-6 West 86th st.

HAMILTON, ISELIN & CO. will occupy next week new and larger offices in 10 East 47th st. Their telephone number will be Murray Hill 3240, and their departments include New York City houses, apartments, business properties, mortgages and country properties in Westchester County and Connecticut and on Long Island.

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 have been well worked out. It will be presented with data obtained from actual observation.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 15 to Aug. 21	1921 Aug. 16 to Aug. 22
Total No.....	172	138	326	198	791	707
Assessed Value.....	\$7,870,000	\$5,225,500	.....	.....	.....	.....
No. with consideration	19	6	42	29	25	34
Consideration .....	\$693,750	\$491,500	\$340,835	\$222,500	\$204,545	\$316,364
Assessed Value.....	\$605,000	\$489,000	.....	.....	.....	.....
	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 21	Jan. 1 to Aug. 22
Total No.....	7,666	7,187	8,449	6,518	26,716	25,088
Assessed Value.....	\$531,972,700	\$392,696,299	.....	.....	.....	.....
No. with consideration	768	783	1,170	589	1,029	1,358
Consideration .....	\$39,816,711	\$40,732,089	\$7,329,653	\$4,604,763	\$14,220,320	\$15,217,405
Assessed Value.....	\$37,110,050	\$36,500,800	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 15 to Aug. 21	1921 Aug. 16 to Aug. 22
Total No.....	148	123	270	131	804	679
Amount .....	\$3,289,056	\$2,828,000	\$1,896,746	\$841,207	\$3,908,449	\$3,118,679
To Banks & Ins. Co.	17	14	24	16	146	62
Amount .....	\$869,000	\$822,500	\$444,645	\$180,626	\$1,010,900	\$551,800
No. at 6% .....	113	107	228	99	786	653
Amount .....	\$2,177,873	\$2,596,275	\$1,691,376	\$598,381	\$3,797,469	\$2,974,259
No. at 5 1/2% .....	8	.....	1	6	8	21
Amount .....	\$154,500	.....	\$3,000	\$25,700	\$45,500	\$123,420
No. at 5% .....	2	1	1	1	3	3
Amount .....	\$25,500	\$6,000	\$8,000	\$1,850	\$9,700	\$17,000
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	1	.....	.....	.....	.....	.....
Amount .....	\$6,000	.....	.....	.....	.....	.....
Unusual Rates.....	1	1	.....	1	1	2
Amount .....	\$475,000	\$2,925	.....	\$1,500	\$25,400	\$4,000
Interest not given..	23	14	40	24	6	.....
Amount .....	\$450,183	\$222,800	\$194,320	\$213,776	\$30,380	.....
	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 21	Jan. 1 to Aug. 22
Total No.....	6,459	5,557	7,106	4,176	28,700	20,951
Amount .....	\$224,649,328	\$169,567,367	\$75,833,730	\$31,870,067	\$160,464,843	\$111,085,360
To Banks & Ins. Co.	990	883	843	333	5,834	2,900
Amount .....	\$76,111,067	\$70,049,227	\$14,356,750	\$6,116,639	\$47,703,421	\$27,094,970

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23
Total No.....	27	60	14	13
Amount .....	\$1,898,500	\$2,471,092	\$496,000	\$295,250
To Banks & Ins. Companies..	18	44	13	8
Amount .....	\$1,769,000	\$2,162,625	\$493,000	\$261,750
	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23
Total No.....	1,830	1,523	622	491
Amount .....	\$130,224,323	\$117,295,323	\$18,135,187	\$11,478,336
To Banks & Ins. Companies..	1,226	944	354	264
Amount .....	\$98,872,756	\$97,798,904	\$11,534,700	\$7,073,125

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23	1922 Aug. 16 to Aug. 22	1921 Aug. 17 to Aug. 23
New Buildings...	10	18	52	115	188	165	304	330	36	69
Cost .....	\$2,171,000	\$1,230,950	\$429,150	\$1,625,775	\$1,863,150	\$1,573,800	\$1,626,630	\$1,958,120	\$114,550	\$244,150
Alterations .....	\$347,275	\$343,850	\$14,500	\$265,900	\$195,550	\$126,710	\$79,815	\$148,142	.....	\$41,105
	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23	Jan. 1 to Aug. 22	Jan. 1 to Aug. 23
New Buildings...	583	501	2,722	1,703	7,553	5,318	13,229	7,839	1,386	1,571
Cost .....	\$88,618,486	\$86,072,153	\$66,066,338	\$36,474,815	\$78,895,541	\$60,521,755	\$80,701,760	\$44,359,215	\$4,666,738	\$4,754,275
Alterations .....	\$19,288,827	\$17,833,252	\$2,348,065	\$1,656,819	\$6,278,365	\$5,365,095	\$2,541,840	\$2,436,653	\$172,300	\$310,899

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## Common Brick Reserve Accumulating for Winter Demand

Hudson River Manufacturers Fulfill Promises of Adequate Supply Without Recourse to Importation of This Product from Europe

**L**AST spring, when a combination of unfortunate conditions caused a local scarcity of common brick, the manufacturers of this commodity assured Metropolitan District building interests that they would guarantee a supply adequate for any reasonable demand. The builders, realizing that the industry was on the eve of the greatest building movement in its history, continued to express doubts as to the ability of the brick manufacturers to produce and ship brick in sufficient volume to supply local requirements. Many predictions were heard of a restricted supply of common brick which would retard, if not altogether nullify, the anticipated building boom. The record of the wholesale brick market during the past four or five months, however, shows that the manufacturers of this material have kept their word and so far as common brick is concerned the building industry need hold no fear for its future.

Despite flooded plants, inefficient and high-priced labor, inclement weather and an exceedingly serious fuel situation, the common brick manufacturers of the Hudson River district have kept the Metropolitan area fully supplied with brick throughout the summer. No construction was retarded because this commodity was not available. The industry was not jeopardized by a lack of this material. All projects were kept going, although it is true there were times when the available supplies were carefully allocated.

At present, however, for the first time in many months, there is a surplus of common brick in the New York wholesale market. On Wednesday of this week the cargoes of more than a score of brick barges, each approximating 400,000 bricks, were being offered for sale. The demand for this material has lost some of its strength, mainly because the end of the residential building season is rapidly approaching, but also as a result of the effect of the coal and railroad strikes on the supplies of other essential building materials.

There is every current indication that local dealers will shortly be in a position to accumulate reserves which, coupled with the brick that will be held in the yards of the manufacturers along the river, will assure a ready supply for the building requirements of the coming winter and next spring before production is resumed.

While common brick manufacturers will admit that the prevailing price level of this commodity seems high when compared with pre-war levels, they cannot foresee much promise of lower prices for some time to come. Brick makers are confronted with several serious problems of production which will undoubtedly be responsible for maintaining manufacturing costs at their present high levels and while these costs prevail there is little likelihood of lower prices to the consumers. According to the best informed among the manufacturers and dealers, there is little possibility of lower prices for common brick until next year and then only in the event that labor costs recede and coal becomes more plentiful and obtainable at a reasonable price.

Prior to his departure for Europe last spring, Samuel Untermeyer, chief counsel to the Lockwood Committee, suggested that a large amount of foreign brick could be shipped to New York and sold at a price which would break the market for the domestic product. At various times since then rumors have been current to the effect that these shipments were due, but as yet they have failed to materialize.

It is well for the local building industry that the brick manufacturers who have supplied this market for many decades discounted these promises and went ahead with their full season's production. Had they stopped or slowed down in the fear of an influx of foreign brick that would decrease the demand for the home-made product and thus force the price down to a prohibitively low level, the building interests of the Metropolitan District would have been in a sad predicament and the building boom of 1922 would have been utterly impossible. As it is the domestic manufacturers have adequately supplied all requirements and are now accumulating a reserve that will assure supplies during the period manufacturing is suspended.

As far as can be learned the only instance in which foreign brick has been brought to New York was the recent arrival of a schooner load of brick from Nova Scotia. The arrival of this brick, however, failed to affect the local common brick market to any degree. In the first place, the single load which arrived, involving as it did only about 225,000 brick (about one-half of the load of an ordinary Hudson River brick barge), was far too insignificant to affect either local production or price. During the past few months the consumption of common brick from the Hudson River district has averaged more than thirty barge loads per week. This amounts to more than 12,000,000 brick every seven days, so it is easily seen that the arrival of a relatively few bricks from Nova Scotia naturally failed to effect the market for the domestic material.

It was rumored at first that the consignee would be able to discharge his brick at New York at a price far below the prevailing level of Hudson River brick. When, however, he had carefully figured his costs for transportation, unloading and distributing, the total was so high that in order to break even he had to get at least \$20 per thousand wholesale, exactly what Hudson River manufacturers were charging for their brick, which are more satisfactory in every respect. Another fact which undoubtedly will prevent future speculative shipments of Canadian brick is that they vary somewhat in size from the American product and this in itself is sufficient reason for not making another trial along this line.

As far as European brick is concerned the local building industry is placing little faith in its arrival or in its ever growing into popularity, because from all accounts the foreign product differs radically in dimensions from the standardized American product. It has been reported on good authority that the brick which is said to be held in Danzig for shipment to the United States is about the size of the ordinary American fire brick, 9x4½x2½ inches, whereas the standard size of an American common brick is 8x4x2 inches.

Provided this brick could be brought to this port and sold at \$10 to \$12 a thousand, its use would be limited, inasmuch as it would be necessary to redesign all of the projects in which it was scheduled to be used. Three of the ordinary common bricks laid side by side make a 12-inch wall. Three of the odd-sized brick from Danzig or any other European port laid in the same manner would make a wall 13½ inches in thickness, which would throw out all specifications for structural steel, window and door frames, etc., and make it essential that architects prepare new plans to provide especially for the use of this brick.



# Large Brooklyn Multi-Family Project Nearing Completion

Modern Apartment on Eastern Parkway, Planned by Charles B. Meyers, for Kellner Bros. & Sons, Financed by Prudence Bonds Corporation

**C**ONSTRUCTION is progressing rapidly on a large multi-family house operation in one of the best residential sections of Brooklyn, and it is anticipated that the building will be entirely completed and ready for occupancy before October 1. This structure is located at the north-west corner of Eastern Parkway and Washington Avenue, directly opposite the main entrance to the Brooklyn Institute of Arts and Sciences, one of the choicest sites in the borough for a building of this character.

This structure, which will be called the George Washington Apartments, is being erected by Kellner Bros. & Sons, Inc., according to designs and plans of Charles B. Meyers, 31 Union Square, Manhattan. The land and building represents an investment of approximately \$750,000.

The Prudence Bonds Corporation has made a ten-year guaranteed first mortgage loan of \$400,000 on the land and building. Rentals in this building will range from \$1,100 to \$3,000 per year, according to the size of the apartments and the total annual rental value of the property is placed at \$120,000.

The George Washington Apartments occupy a plot having a ground area of 20,500 square feet. The structure is six stories in height, with basement, and contains approximately 300 rooms. The various suites are divided into units of three, four, five, six and seven rooms, with one and two baths.

One of the distinctive features of this operation will be the main entrance corridor, which, when finished, will be one of the finest in New York City. The cost of this entrance corridor



Charles B. Meyers, Architect

NEW APARTMENT ON PARKWAY OPPOSITE BROOKLYN MUSEUM

alone will be between \$50,000 and \$60,000. It will be in the Italian Renaissance style and constructed of vari-colored marble in a buff tone, graduated from a white Botticino base to columns and pilasters, seats and trim in rosato marble. The caps of the pilasters and columns and the cornice will be highly decorated in scagliola.

A number of the suites in this building have already been leased, and there is every indication that the remaining space in the building will be under contract at an early date, as the location of the building, with its excellent transit facilities, makes it one of the most interesting apartment house operations in Brooklyn.

## Planning for Fire Prevention Exposition in October

**A**N effort to advance the campaign against preventable fire losses in the United States will be made through the Fire Prevention Exposition to be held in New York City, Oct. 2 to 7 at the Twenty-second Regiment Armory. Manufacturers of fire-restrictive materials have been invited to take part in the exhibit for the first time.

Property worth \$1,300,000 is being burned every day and business men throughout the country have long realized the necessity of concentrated effort to reduce the loss, especially where fires are of origin that can be abolished through the exercise of more care and the use of 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 national civic and commercial associations.

There will be displays of modern fire apparatus, of fire ex-

tinguishers of all kinds, of safety devices, fire-safe building materials and other appliances of interest to factory superintendents, managers and executives, business men, fire department officials, municipal authorities, and the public generally.

Plans are also being laid to have out-door demonstrations, fire drills by children, tests of fire apparatus, contests between modern and old fire engines and other spectacular features.

It is conceded by those who have discussed the exposition that it should be productive of great good, especially if different days be set aside for special events, such as children's day, governors' day, industrial day, etc.

At the exposition will also be started a movement to form a national junior fire brigade of boys who will aid in every way they can in suppressing and preventing fires.

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.



# Local Building Increasing Despite Material Shortage

## F. W. Dodge Company's Statistics for Thirty-Third Week of 1922 Shows Improvement in All Phases of Construction Industry

**A**LTHOUGH local building activity has been slowed down to some extent because of the adverse effects of the coal and railroad strikes there has apparently been no abatement in preparation for a continuation of the building movement throughout the autumn and winter seasons. According to statistics tabulated by the F. W. Dodge Company, the thirty-third week of 1922 was an especially active period when the volume of newly projected construction is considered.

During the week, in the territory including all of New York State and New Jersey, north of Trenton, architects and engineers reported work on plans for 621 building and engineering operations which will involve an estimated total cost of \$21,532,200. Actual contract commitments in this territory during the same week numbered 389 and were representative of an outlay of more than \$27,584,600.

A similar gain, when compared with the preceding weeks, was shown in New York City. During the week of August 12 to 18, inclusive, architects in Greater New York reported work on plans for 281 new construction projects which will require an outlay of approximately \$12,888,100 and the contracts awarded in the city during the week numbered 100 and were valued at a total of \$17,066,800.

The list of 281 projects for which plans were reported in New York City comprised 35 business buildings such as stores, offices, lofts, commercial garages, etc., \$2,177,000; 6 schools and colleges and other educational buildings, \$71,100; 2 hospitals, \$2,060,000; 12 industrial projects of various types, \$646,500; 2 public buildings, \$23,000; 4 public works and public utilities, \$141,000; 3 religious and memorial projects, \$34,000; 211 residential buildings, including apartments, flats and tenements, and one-and-two-family dwellings, \$6,630,000, and 6 social and recreational buildings, \$159,500.

Among the 100 building and engineering projects for which contracts were awarded in New York City during the week of August 12 to 18, inclusive, were 18 commercial projects of various types, \$3,305,000; 9 educational buildings such as schools, colleges, libraries, etc., \$1,323,800; 1 hospital, \$35,000; 7 factories and industrial plants, \$10,507,000, the latter figure including the \$10,000,000 power house for the Brooklyn Edison Company; 1 military structure, \$18,000; 1 public building, \$3,500; 4 public works and public utilities, \$191,000; 2 religious and memorial projects, \$285,000; 54 residential operations, including multi-family dwellings and one-and-two-family houses, \$1,114,500, and 3 social and recreational buildings, \$284,000.

### PERSONAL AND TRADE NOTES.

**The Batavia & New York Woodworking Co.** announces the removal of its New York offices from 348 West 14th street to 31 Union Square.

**Lawrence D. Markeloff**, formerly field engineer for Stone & Webster, Inc., Boston, is now with the Fougner Concrete Steel Company, 29 Broadway, as designer and draftsman.

**E. A. Cross**, until recently superintendent of construction with W. L. Stoddart, architect, 9 East 40th street, has joined the engineering staff of Albert Kahn, architect and engineer, Detroit, Mich.

**G. A. Stanton**, formerly resident engineer with the Thompson-Starrett Co., is now resident engineer for the White Construction Company, 95 Madison avenue.

**Calvin W. Rice**, Secretary of the American Society of Mechanical Engineers, was the guest of honor at a dinner held in the Engineers' Club, Monday evening, August 21, on the eve of his departure to South America as envoy of the engineering organizations in the United States to the Engineering Congress to be held in Rio de Janeiro in connection with the International Exposition commemorating the one hundredth anniversary of Brazilian independence.

**William Francklyn Paris**, well known as a decorative architect, was recently notified that he had been awarded the French Cross of the Chevalier of the Legion of Honor and had also been made a Belgian Knight of the Order of the Crown. Last May Mr. Paris was honored by election to membership in the Societe des Gens de Lettres. Mr. Paris was a commissioner of decorative art at the Paris Exposition in 1900, and has lectured on architecture at several Eastern colleges. He is the author of "The Decorative Elements of Architecture." During the World War he was an officer in the Twenty-seventh Division, New York National Guard.

**Roger Bailey**, Cornell University '19, was awarded the fifteenth annual Paris prize of the Society of Beaux Arts Architects. This award entitles Mr. Bailey to a two and one-half year's course at the Ecole des Beaux Arts in Paris. He receives in all \$3,000, payable quarterly while abroad. The competition for the Paris Prize this year was based on drawings of a city hall. In a circular to his

competitors the society described a city hall as "the chief edifice of a city and one that should unite perfectly the necessary and the beautiful." It was pointed out that municipal departments should be housed under one roof and that offices for the Mayor should be in a separate building, yet at the same time connected with the main structure. The building to be portrayed had to be seventeen stories high, containing 400,000 square feet of floor area. The jury making the award was composed of Henry O. Milliken, Chairman, James Gamble Rogers, Joseph H. Hunt, John M. Howells, Louis Ayres, F. L. Ackerman, H. R. Sedgwick, Robert Bellows of Boston and Paul Cret of Philadelphia.

### John W. Rapp Is Dead

John W. Rapp, widely known in Metropolitan building circles, died suddenly from apoplexy while standing in the corridor of the Bellevue-Stratford Hotel, Philadelphia, Wednesday evening, August 16. Mr. Rapp was the organizer and president of the Empire Art Metal Company, College Point, L. I., and for many years had been prominently identified with the metal industry. He was born in New York City sixty-one years ago and had been a resident of College Point for forty years. Mr. Rapp was also the organizer of the Central Metal Products Company, which he subsequently sold to Geiger, Jones & Co., of Ohio, who later failed. Mr. Rapp, with his business associate of twenty years, William C. Lang, bought back this business and operated it. Mr. Rapp was an active member of the Queensboro Chamber of Commerce and the Engineers' Society. He is survived by his widow, a brother and three sisters.

### Cement Output Gains

Production of Portland cement in the United States in July amounted to 1,557,000 barrels, compared with 1,245,000 in June and 9,568,000 in July last year. July shipments were 13,850,000 barrels, against 13,470,000 in June and 10,301,000 in last July. At the close of July stocks amounted to 8,424,000 barrels, compared with 10,718,000 at the close of June and 10,414,000 at the close of July, 1921. Production in the first seven months of this year has been 43,221,000 barrels; in the corresponding period last year it was 36,796,000 barrels. Shipments in the first seven months this year have totaled 48,661,000 barrels, and in the same months of last year 38,285,000 barrels.

### 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.

**National Exposition of Chemical Industries** will be held in the Grand Central Palace, New York City, September 11 to 16 inclusive.

**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.

**Society of Industrial Engineers** will hold its annual convention and exhibition at the McAlpin Hotel, New York City, October 18 to 20, inclusive.

**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.

**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

CONSTRUCTION activity in the Metropolitan district has slowed down perceptibly during the past week or so on account of the coal and railroad strikes. The chief difficulty has been the retarded deliveries of essential materials such as structural steel, cement, lime, lumber, etc., and although there is a vast amount of new work under contract or in the final planning stages, prospective builders are hesitating about giving the word to start operations because of the uncertainty prevailing in some of the material lines.

The entire building industry is now looking forward to an early settlement of these strikes. There is every prospect for an unusually busy autumn and winter building season if supplies are assured. Architects and engineers are working on a number of important projects and the labor situation is now more favorable than it has been for some time past.

**Common Brick**—Local demand for this material seems to have slowed down to some extent and as a result the New York wholesale market has been less active during the past week. The effect of the coal and railroad strikes, which are responsible for retarded deliveries of structural steel, face brick, cement, lime and other essential materials, is reflected in a slower common brick market. For the first time in many months the supply is greater than the demand and at the present writing about a score of barges are on the market. The manufacturing season is progressing favorably, with the exception of the difficulties caused by the fuel shortage. Prices are holding, but they are not quite as firm as they were and there is said to be some shading where off-quality loads are involved.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, August 24, 1922. Condition of market: Demand fair; prices unchanged but slightly weaker. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 36; sales, 28. Distribution: Manhattan, 6; Bronx, 4; Brooklyn, 14; New Jersey points, 2; Astoria, 2. Remaining unsold in the New York wholesale market, 22.

**Structural Steel**—But little new tonnage business is being recorded at the present time because of the mill situation resulting from the coal and coke shortage. The recent bookings have been for relatively small tonnages, and although there is a large amount of business in sight, it is doubtful if it will be released until de-

liveries are more assured. Local stocks are diminishing rapidly and prices are advancing steadily. Deliveries on fabricated material are advanced to cover a range of two to four months, and at that only a few of the mills will accept new orders, and then only from their old customers. Builders who have important improvements in mind are inclined to hold off until the steel situation becomes more certain. The July sales of fabricated structural steel amounted to 62 per cent. of shop capacity, as against 71 per cent. in June, according to reports made to the

Department of Commerce by almost the entire fabricating industry. Actual sales in July amounted to 127,765 tons by firms having a total capacity of 204,540 tons. The capacity of the 121 firms reporting to the Department of Commerce is considerably larger than the previously estimated total shop capacity of the United States.

**Lumber**—The local market is active as a general thing and trade conditions are satisfactory in both the wholesale and retail departments. The retail demand has been especially good during the past few

## BUILDING COMMODITY PRICES

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

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

Brick (Wholesale, on Dock, N. Y.), per thousand:  
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades.. —to\$20.00  
Raritan .. —to —  
Second-hand brick, per load  
of 3,000, delivered.....\$47.00 to —

**Face Brick**—Delivered on job in New York:  
Rough Red.....\$45.00 to —  
Smooth Red..... 45.00 to —  
Rough Buff .. —to —  
Smooth Buff .. —to —  
Rough Gray .. —to —  
Smooth Gray .. —to —  
Colonials .. —to —

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

**Gravel**—Delivered at job site in Manhattan and Bronx:  
1½-in., Manhattan deliveries, per cu. yd.....\$2.75  
Bronx deliveries .. 2.75  
¾-in., Manhattan deliveries..... 2.75  
Bronx deliveries .. 2.75

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

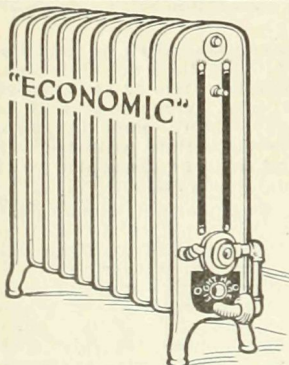
**Grit**—Delivered at job site in Manhattan and Bronx:  
Manhattan deliveries .. \$2.75  
Bronx deliveries .. 2.75

**Hollow Tile**—  
Exterior—Not used in Manhattan; quotations only on specific projects.  
Interior—Delivered at job site in Manhattan, south of 125th street.  
2x12x12 split furring.....\$0.12 per sq. ft.  
3x12x12 .. 0.12 per sq. ft.  
4x12x12 .. 0.17 per sq. ft.  
6x12x12 .. 0.19 per sq. ft.  
Note—For deliveries north of 125th st., Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

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

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

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



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# MATERIALS AND SUPPLIES

weeks and dealers are confident of a continuation of active business conditions for the autumn months. Although lumber shipments by rail are being retarded because of the strike, water shipments are adequate and the local lumber market is in a better position than those for other basic building materials. Prices are firm on practically all lumber commodities, with a decided upward trend on yellow pine and several other items. The demand for roofers has been exceptionally heavy and the market is now oversold and a decided shortage prevails in certain

of the flooring items and interior trim. **Cast Iron Pipe**—Foundries in this district are complaining of a growing shortage in pig iron caused by the railroad and coal strikes. Although all are getting raw material, the shipments are lighter and considerably delayed. As a result of this condition the demand is in excess of the supply and prices are advancing. Practically no municipal business is being recorded and this is largely due to the realization that deliveries on new contracts will be uncertain for some time to come. What business is now ac-

tive is emanating from private buying sources. Current New York quotations are as follows: 6 in. and larger, \$54.50 per net ton, f. o. b. New York; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

**Face Brick**—Dealers are being offered more business than they are able to handle, particularly as the coal strike has retarded production and the upset railroad freight situation is seriously delaying deliveries. The manufacturers of face brick are complaining of the shortage of cars for the transportation of their products and until the strikes are settled there is little possibility of a stabilized market. Prices are advancing because of the increased fuel costs.

**Reinforcing Bars**—Prices on concrete reinforcing bars are rapidly advancing. The demand has improved to some extent during the past week or so and this fact is largely due to the increased volume of industrial construction. Several large operations are now in the market and they will involve a heavy total tonnage.

**Roofing Paper**—No change in this market has occurred during the past week. Buyers are very active and the demand is likely to hold steady for some months to come, as there is a large amount of suburban construction under way, a considerable percentage of which is not scheduled for completion until the end of the year. Stocks are fair and prices steady and unchanged.

**Nails**—Buying continues active and there is every reason to anticipate good business for the balance of the year as a vast amount of new construction is under contract and waiting for a start. The shortage in some sizes has been relieved slightly, but at that local reserves are light and prospects for early deliveries from manufacturers not particularly bright. Prices are very firm and slightly higher. Jobbers' quotations, f. o. b. New York, are as follows: Wire nails, \$3.35 base per keg; cut nails, \$3.90 base per keg.

**Window Glass**—The approach of the autumn has caused builders of apartment house projects in this district to speed up their operations in order to be ready for the fall renting season. This activity on the part of speculative building interests has increased the demand for window glass and from all accounts the market is now at the season's peak. Reports from distributors are indicative of a scarcity of window glass and prices are very firm.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
17x48x½ in.....	\$0.34 each
22x36x¾ in.....	0.20 each
32x36x¾ in.....	0.22 each
32x36x½ in.....	0.28 each

### Sand—

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

### White Sand—

Delivered in Manhattan....	\$4.50 per cu. yd.
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### Broken Stone—

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

### Building Stone—

Indiana limestone, per cu. ft.....	\$1.62
Kentucky limestone, per cu. ft.....	2.27
Briar Hill sandstone, per cu. ft.....	1.68
Gray Canyon sandstone, per cu. ft.....	1.65
Buff Wakeman, per cu. ft.....	1.90
Buff Mountain, per cu. ft.....	1.80
North River bluestone, per cu. ft.....	1.35
Beam face granite, per sq. ft.....	1.70
South Dover marble (promiscuous mill block), per cu. ft.....	2.25
White Vermont marble (sawed) New York, per cu. ft.....	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	2.14c. to —
Beams and channels over 14 in.....	2.14c. to —
Angles, 3x2 to 6x3.....	2.14c. to —
Zees and tees.....	2.14c. to —

### 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.....	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).....	28.50 to —
Wide cargoes.....	31.50 to —

Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in....	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime.....	13.00 to —
Quartered Oak.....	163.50 to —
Plain Oak.....	134.00 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.....	61.00 to —
N. C. pine flooring Norfolks.....	62.50 to —

### Window Glass—

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

### Linseed Oil—

City brands, oiled 5 bbls. lot.	\$0.91 to —
Less than 5 bbls.....	0.94 to —

### Turpentine—

Turpentines.....	\$1.03 to —
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**Manhattan****APARTMENTS, FLATS AND TENEMENTS.**

5TH AV.—J. E. R. Carpenter, 598 Madison av, has completed plans for a 14-sty brick and limestone apartment, 114x110 ft, at 1170 5th av, for Pauline S. Murray, 988 6th av, owner. Cost \$750,000.

MACY PL.—Chas. Schaefer, 394 East 150th st, has plans in progress for a 5-sty brick apartment at the northwest corner of Macy pl and Walton av, for S. Harby Plough, 529 Courtlandt av, owner and builder.

**CHURCHES**

180TH ST.—Sommerfeld & Steckler, 31 Union sq, have plans in progress for a 2-sty brick synagogue, 75x86 ft, at 612-614-616 West 180th st, for Temple of Covenant, Jacob W. Endel, president, 612 West 180th st, owner. Cost, \$65,000.

**MISCELLANEOUS.**

57TH ST.—John F. Jackson, 137 East 45th st, has plans in progress for a 20-sty steel skeleton Y. M. C. A. building, 75x100x200 ft, at 332-334 West 57th st, through to 333-337 West 56th st, for West Side Branch Y. M. C. A. Wm. M. Kingsley, president, 45 Wall st, owner. Cost, \$1,200,000. Bids will be called for about October.

**SCHOOLS AND COLLEGES.**

97TH ST.—Francis J. Murphy, 405 Lexington av, and associate architect, Lewis Hornum, 405 Lexington av, have plans nearing completion for a 4-sty and basement terra cotta brick steel and reinforced concrete parochial school, 75x100 ft, at 116-118-120 East 97th st, for St. Francis De Sales, Rev. John F. Brady, pastor, 135 East 96th st, owner. Cost, \$150,000. Architect will take bids on general contract about September 1.

**Bronx****DWELLINGS.**

207TH ST.—Johnson Bros., 375 E. Fordham rd, have plans in progress for a 2-sty frame and shingle dwelling, 22x30 ft, in 207th st, near Bainbridge av, for Wm. Lenahan, 475 East 185th st, owner. Cost, \$7,000.

SEDGWICK AV.—Johnson Bros., 375 E. Fordham rd, have completed plans for a 2-sty frame and shingle dwelling, 21x32 ft, on the west side of Sedgwick av, 466 ft north of Perot st, for Mrs. M. Morris, 423 Minneford av, City Island, owner. Cost, \$7,000.

**SCHOOLS AND COLLEGES.**

SIMPSON ST.—Buchman & Kahn, 56 West 45th st, have plans in progress for a 4½-sty brick and stone community house school in the east side of Simpson st, about 100 ft south of 163d st, for Hunts Point Talmud Torah Educational Centre, care of Rabbi Smollovitz, 900 Hunts Point av, owner. Cost, \$300,000. Architects will take bids about October 1.

**STABLES AND GARAGES.**

134TH ST.—De Rose & Cavalieri, 370 East 149th st, have plans in progress for a 1-sty brick and stone garage, 50x100 ft, in 134th st, near Southern boulevard, for Marel & Feldman, care of Superior Ice Cream Co., 134th st & Willow av, owners. Cost, \$15,000.

WESTCHESTER AV.—Chas. Kreymborg, 2534 Madison av, has plans in progress for a 1-sty brick and stone garage, 100x300 ft, irregular, on the east side of Westchester av, 104 ft north of Longfellow av, for Jos. Pearlbindner, 1428 Bryant av, owner. Cost, \$100,000.

**STORES, OFFICES AND LOFTS.**

TELLER AV.—Meisner & Ufner, 501 East Tremont av, have plans in progress for a group of 1-sty brick and stone stores, 50x100 ft, at the southeast corner of Teller av and 165th st, for Sampiro Realty Co., Samuel Shapiro, president, 565 E Tremont av, owner. Cost, \$20,000. Owner will take bids on separate contracts about August 29.

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HUGHES AV.—M. W. Del Gaudio, 158 West 45th st, has completed plans for a group of 1-sty brick stores, 87x75 ft, at the northwest corner of Hughes av & 187th st, for Pasquale Gerguilo, 399 3d st, Brooklyn, owner and builder. Cost, \$35,000.

**Brooklyn****CHURCHES.**

GLENWOOD RD.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 1-sty brick synagogue, 45x80 ft, at the southwest corner of Glenwood rd and East 95th st, for Congregation Ahavath Achim Archi, Aaron Goldin, president, 1410 Rockaway Parkway, owner. Cost, \$12,000.

**DWELLINGS.**

19TH ST.—Wm. A. Lacerenza, 16 Court st, has completed plans for a 2-sty frame dwelling, 21x53 ft, in the east side of East 19th st, 150 ft north of Av J, for Art Building Corp., Wm. Levine, 544 Sheffield av, owner. Cost, \$19,000.

OCEAN AV.—Thos Bennett, 7826 5th av, has completed plans for five 2-sty frame dwellings, 18x38 ft, on the east side of Ocean av, 210 ft south of Av T, for Jos. Sackman, 2481 Ocean av, owner. Cost, \$40,000.

27TH ST.—Jas. A. Boyle, 367 Fulton st, has completed plans for three 2-sty frame dwellings, 15x55 ft, in the east side of East 27th st, 180 ft south of Av N, for Henry W. Paulson, 9 Cannonbury rd, Jamaica, owner. Cost, \$15,000.

AV J.—Benj. Driesler, Jr., 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 26x54 ft, on the south side of Av J, 50 ft east of East 23d st, for Dr. Goldberg, 218 West 112th st, Manhattan, owner. Cost, \$10,000.

AV N.—Louis Waillant, 394 Graham av, has plans in progress for a 2½-sty frame and stucco dwelling, 22x52 ft with garage, at the northeast corner of Av N & East 26th st, for Henry C. Ludtke, 1221 Bedford av, owner. Cost \$18,000.

**FACTORIES AND WAREHOUSES.**

WILLOUGHBY AV.—Chas. P. Cannella, 1163 Herkimer st, has completed plans for a 2-sty brick factory, 25x85 ft, on the south side of Willoughby av, 220 ft east of Evergreen av, for Gandolfo Schimmenti, 994 Willoughby av, owner. Cost, \$18,000.

MASPETH AV.—Louis Allmendinger, 20 Palmetto st, has plans in progress for a 1-sty brick factory, 80x100 ft, at Maspeth av and Vandervoort av, for Aetna Varnish Co., Maspeth and Vandervoort avs, owner. Cost, \$18,000.

**MISCELLANEOUS.**

HOPKINS AV.—L. S. Beardsley, 116 West 39th st, Manhattan, has completed preliminary plans for a 3-sty brick bakery, 44x100 ft, at the northwest corner of Hopkins and Atlantic avs, for Great Atlantic & Pacific Tea Co., John A. Hartford, president, — Bay st, Jersey City, owner. Cost, \$60,000.

**STABLES AND GARAGES.**

4TH ST.—Henry J. Nurick, 44 Court st, has plans in progress for a 1-sty brick garage, 175 x100 ft, irregular, at the northwest corner of 4th st and Driggs av, for owner, care of architect. Cost, \$40,000.

**STORES, OFFICES AND LOFTS.**

ATLANTIC AV.—Shampan & Shampan, 188 Montague st, have completed plans for alterations to the two 4-sty brick store and office buildings on the south side of Atlantic av, 160 ft east of 4th av, for P. Giano Kouras, 130 Flatbush av, owner. Cost, \$30,000.

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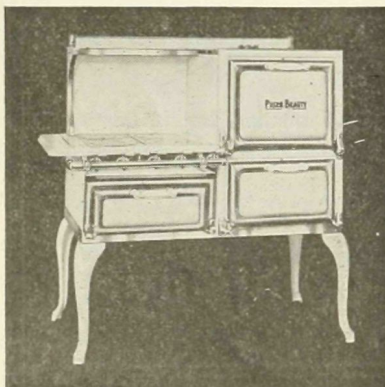
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**Queens****DWELLINGS.**

**FOREST HILLS, L. I.**—Wm. E. Haugaard & Burnham, 185 Madison av, Manhattan, have plans in progress for a 2½-sty brick dwelling of irregular dimensions, with garage, at Forest Hills, for George H. Wicke, owner, care of architect. Cost, \$35,000.

**ST. ALBANS, L. I.**—A. P. Sorice, 363 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 25x40 ft, at the southwest corner of Central av and 173d st, St. Albans, for Sorice Building Co., 363 Fulton st, Jamaica, owner and builder. Cost, \$14,000.

**JAMAICA, L. I.**—Louis Waillant, 394 Graham av, Brooklyn, has completed plans for a 2½-sty brick and stucco dwelling, 37x27 ft, with garage, on the west side of Hillcrest av, 119 ft south of Highland av, Jamaica, for Chas. Stech, 649 Grand st, Brooklyn, owner. Cost, \$20,000.

**RIDGEWOOD, L. I.**—L. Berger, 1696 Myrtle av, Ridgewood, has plans in progress for thirteen 2-sty frame dwellings, 20x53 ft, in the west side of Lafayette st, south of Central av, Ridgewood, for Glen Construction Co., Cornelius Weber, president, 2893 Central av, Ridgewood, owner and builder. Cost, \$9,000 each.

**HOLLIS, L. I.**—E. Jackson, Herriman av, Jamaica, has completed plans for two 2-sty frame and stucco dwellings, 30x36 ft, in 198th st, between Hollis and 111th avs, Hollis, for David Lyle Wells, Carpenters av and Pocohontas av, Hollis, owner and builder. Cost, \$8,800 each.

**SCHOOLS AND COLLEGES.**

**ROCKVILLE CENTRE, L. I.**—Huse Templeton Blanchard, 137 East 46th st, Manhattan, has plans nearing completion for a 3-sty brick high school, 290x248 ft, at Rockville Centre, for Village of Rockville Centre Board of Education, Alfred E. Ives, Jr., president, Rockville Centre, owner. Cost, \$500,000. Owner will advertise for bids on general contract about September 1.

**Nassau****DWELLINGS.**

**LOCUST VALLEY, L. I.**—Aguste L. Noel, 52 Vanderbilt av, Manhattan, has plans in progress for a 2½-sty brick dwelling, of irregular dimensions, with gate lodge, at Locust Valley, for Wm. A. Greer, owner, care of architect. Cost, \$70,000.

**Westchester****DWELLINGS.**

**NEW ROCHELLE, N. Y.**—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for an addition to the 2½-sty frame dwelling, 21x35 ft, on Webster av, for Chas. J. Macard, 14 Pine st, New Rochelle, owner. Cost, \$8,000. Owner will take bids on general contract.

**NEW ROCHELLE, N. Y.**—Lawrence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a frame and stucco dwelling, on Cranford terrace, New Rochelle, for Chas. G. Robin, 48 Warren st, Manhattan, owner.

**NEW ROCHELLE, N. Y.**—Lawrence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2½-sty frame and stucco dwelling, 38x22 ft, on Clare av, New Rochelle, for James Sipsier, Brown Lodge, 39 Prospect st, New Rochelle, owner.

**WHITE PLAINS, N. Y.**—Plans have been prepared privately for a 2½-sty frame and clapboard dwelling, 32x24 ft, on Chatterton Parkway, north of Chase st, White Plains, for Bernard Hopp, 62 So Lexington av, White Plains, owner and builder. Cost, \$10,000.

**WHITE PLAINS, N. Y.**—Plans have been prepared privately for a 2-sty frame dwelling, 24x26, on Davis av, near Bryant av, White Plains, for Arthur J. Morrison, Longview av, White Plains, owner and builder. Cost, \$7,000.

**PELHAM MANOR, N. Y.**—Plans have been prepared privately for a 2½-sty frame and clapboard dwelling, 31x29 ft, on Stellar av, Pelham Knolls, Pelham Manor, for Johnson Bros., 375 E. Fordham rd, Manhattan, owners and builders. Cost, \$14,500.

**STORES, OFFICES AND LOFTS.**

**MT. VERNON, N. Y.**—S. A. Guttenberg, Proctor Bldg., Mt. Vernon, has completed plans for a group of 1-sty brick stores, 105x50 ft, at the southwest corner of 2d av and East 3d st, Mt. Vernon, for Vogbert Realty Corp., 267 East 175th st, Manhattan, owner and builder. Cost, \$30,000.

**YONKERS, N. Y.**—H. Lansing Quick, 18 So. Broadway, Yonkers, has plans nearing completion for a 6-sty brick office building, 62x198 ft, at 62 So. Broadway, Yonkers, for Westchester Lighting Co., W. L. Bruce, in charge, 1st av and 1st st, Mt. Vernon, owner. Cost, \$350,000.

**New Jersey**

**APARTMENTS, FLATS AND TENEMENTS.**  
**WOODCLIFF, N. J.**—Wm. Meyer, Jr., 711 Bergenline av, West New York, has completed plans for a 4-sty brick apartment, 37x83 ft, in 29th st, between Park av and Broadway, Woodcliff, for Charles La Flura, 643 Buchanan

pl, West New York, owner and builder. Cost, \$35,000.

**IRVINGTON, N. J.**—Ed. V. Warren, Essex Bldg., Newark, has completed plans for a 4-sty and basement, brick and limestone apartment, 56x89 ft, at the northwest corner of Springfield av and Smith st, Irvington, for Jacob Horn & Rubin Fishman, 249 Avon av, Newark, owner and builder. Cost, \$50,000.

**CHURCHES.**

**MONTCLAIR, N. J.**—E. R. Williams, 2296 7th av, Manhattan, has plans in progress for a 1-sty stone and brick church at Montclair, for Union Baptist Church, Rev. J. C. Love, pastor, 60 Pompton av, Cedar Grove, owner. Cost, \$75,000. Bids will be taken about September 1.

**SOUTH PLAINFIELD, N. J.**—Plans are being prepared privately for alterations and addition to a 1-sty brick church, of irregular dimensions, with rectory, at South Plainfield, for Sacred Heart R. C. Church, Rev. Father John Baldwin, in charge, South Plainfield, owner.

**HOMES AND ASYLUMS.**

**RED BANK, N. J.**—Harry M. Veix, 738 Broad st, Newark, has plans in progress for alterations and an addition to the 1 & 2-sty brick and limestone Elks Home, at Red Bank, for Red Bank B. P. O. E. No. 233, East Front st, Red Bank, owner. Cost, \$25,000.

**NEWARK, N. J.**—Warren & Wetmore, 16 East 47th st, Manhattan, and Neil J. Convery, 942 Broad st, Newark, have plans nearing completion for a 12-sty brick and stone Elks Home 100x150 ft, at the southeast corner of Broad and Camp sts, opposite Lincoln Park, Newark, for Newark Lodge No. 21, B. P. O. Elks,

Samuel Roesler, exalted ruler, 37 Green st, Newark, owner. Cost, \$1,000,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN.**—Wm. J. Taylor Co., 7 East 42d st, has the general contract for a 9-sty brick and limestone apartment house, 98x105 ft, at the southeast corner of 37th st and Park av, for Cyril Carrean, Inc., 101 Park av, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Wrecking, Jacob Minneson, 732 Rockaway av, Brooklyn.

**BANKS.**

**BLOOMFIELD, N. J.**—Sobray & Whitcomb Co., 105 West 40th st, Manhattan, has the general contract for alterations and an addition to the 1-sty brick, marble and granite bank building, 63x56 ft, at Bloomfield, for Bloomfield Trust Co., Allison Dodd, president, 330 Glenwood av, Bloomfield, owner, from plans by Mowbray & Uffinger, 56 Liberty st, Manhattan, architects. Cost, \$50,000.

**CHURCHES.**

**JAMAICA, L. I.**—W. I. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 1 and 3-sty brick and limestone church, 93x61 ft, in 136th st, 200 ft north of Hillside av, Jamaica, for R. C. Church of Our Lady of Cenacle, Rev. John J. McEmerney, rector, Jamaica, owner, from plans by Wm. J. Boegel, 162 East 37th st, Manhattan, architect.

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#### DWELLINGS.

**MANHATTAN.**—J. J. Kennedy, 235th st and Broadway, has the general contract for a 2½-sty stucco on hollow tile dwelling, 40x50 ft, on the west side of Giles pl, 130 ft north of Sedgwick av, for Patrick J. Hearty, 3040 Kingsbridge ter, owner, from plans by H. S. Whitfield, 597 5th av, architect. Cost, \$30,000.

**FOREST HILLS, L. I.**—Roger Black Co., 452 Lexington av, Manhattan, has the general contract for seven 2½-sty hollow tile and stucco dwellings, 40x42 ft, on Whitton av, Forest Hills, for Forest Hills Gardens Homes Co., Inc., S. W. Eckman, president, Forest Hills, owner, from plans by Robert Tappan, 45th st and Madison av, Manhattan, architect. Cost, \$175,000.

**BEECHHURST, L. I.**—Corrigan & Gillow, 122 East 25th st, Manhattan, have the general contract for a 2½-sty stucco dwelling, 28x42 ft, with garage, at Beechhurst, for Theodore Mitchell, Beechhurst, owner, from plans by A. Wallace McCrea, 27 East 40th st, Manhattan, architect.

**NEWARK, N. J.**—Daniel Rentschler, 69 Union pl, North Arlington, has the general contract for a 2½-sty frame dwelling, 26x36 ft, on Meeker av, opposite Ridgewood av, Newark, for I. Mantz, 241 Seymour av, Newark, owner, from plans by Fred L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$15,000.

**MAPLEWOOD, N. J.**—Sylvester Bros., 20 Eckert av, Newark, have the general contract for a 2½-sty frame, clapboard and shingle dwelling, on Durand rd, Maplewood, for Hugo V. Fraentzel, 180 Maplewood av, Maplewood, owner, from plans prepared privately. Cost, \$9,500.

**MONTCLAIR, N. J.**—Oscar Peterson, Montclair, has the general contract for a 3-sty brick and frame dwelling, of irregular dimensions, with garage, on the north side of Porter pl, Montclair, for H. L. Derby, 33 Melrose pl,

Montclair, owner, from plans by M. Donnell & Peare, 101 Park av, Manhattan, architects.

**SHORT HILLS, N. J.**—Halsey Construction Co., Elmwood av, South Orange, has the general contract for a 2½-sty frame, shingle and clapboard dwelling, on West rd, west of South terrace, Short Hills, for Cliff Cornwall, Post Office, Millburn, owner, from plans by Lewis Bowman, Proctor Building, Mt. Vernon, architect. Cost, \$15,000.

**NOROTON, CONN.**—Geo. A. Shedden Co., 622 West 45th st, Manhattan, has the general contract for a 2½-sty marble and stone dwelling, 55x180 ft, at Noroton, for James A. Trowbridge 57 East 34th st, Manhattan, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, Manhattan, architects. Cost, \$500,000. Marble, Georgia Marble Co., 1328 Broadway, Manhattan.

#### FACTORIES AND WAREHOUSES.

**MANHATTAN.**—Industrial Engineering Co., 30 Church st, has the general contract for an 8-sty reinforced concrete and tapestry brick storage building, 75x200 ft, at the southeast corner of 45th st and Marginal (11th av) for Republic Storage Co., A. B. Harington, in charge, 541 West 34th st, owner, from plans by Walter M. Corey, 30 Church st, engineer.

**LONG ISLAND CITY, L. I.**—Babor, Comeau & Co., Inc., 132 East 40th st, Manhattan, have the general contract for an addition to the 3-sty brick factory at Bodine st and Hancock st, L. I. City, for A. C. Horn & Co., A. C. Horn, president, owner, on premises, from plan by Wm. Schoen, 507 5th av, Manhattan, architect. Cost, \$10,000.

**EDGEWATER, N. J.**—Louis Chevalier, Inc., 207 East 43d st, Manhattan, has the general contract for a 4-sty brick veneer, steel and concrete warehouse at Edgewater, for Spencer & Kellogg, Edgewater, owner, from plans prepared privately. Cost, \$150,000.

#### HALLS AND CLUBS.

**ASBURY PARK, N. J.**—J. W. Brooks, 509 8th av, Asbury Park, has the general contract for alterations and an addition to the 4-sty

brick club house, 25x100 ft, on Monroe av, Asbury Park, for Asbury Park Lodge, B. P. O. Elks, Geo. J. Daley, chairman Building Committee, Munroe av, Asbury Park, owner, from plans by Wm. Neumann, Lerner Bldg., Hudson blvd, Jersey City, architect. Cost, \$150,000.

#### HOMES AND ASYLUMS.

**MANHATTAN.**—H. H. Oddie Co., 130 East 44th st, has the general contract for a 4-sty limestone home, 76x192 ft, on the block bounded by 166th st, Grand Concourse, McClellan st and Walton av, for The Andrew Freedman Home, Dr. Bernard Sacks, chairman, building committee, 160 West 59th st, owner, from plans by Jos. H. Friedlander and Harry Allan Jacobs, 681 5th av, architects. Cost, \$1,500,000.

#### MISCELLANEOUS.

**MANHATTAN.**—Fountain & Choate, 110 East 23d st, have the general contract for an addition to the 9-sty brick, limestone and concrete publishing building, 60x103 ft, at 147-151 West 15th st, for Street & Smith, Ormond Smith, president, 79 7th av, owner, from plans by Henry O. Chapman, 334 5th av, architect.

**MANHATTAN.**—Fountain & Choate, 110 East 23d st, have the general contract for an addition to the 5-sty brick hospital and office, 25 x100 ft, at 112 East 54th st, for Medical Chambers, Inc., 616 Madison av, owner, from plans by Polhemus & Coffin, 15 East 40th st, architects. Cost, \$35,000.

**BROOKLYN.**—E. E. Paul Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick and limestone telephone building, 100 x100 ft, at the northeast corner of Coney Island av and Av R, for N. Y. Telephone Co., Howard Thurber, president, 15 Dey st, Manhattan, owner, from plans by McKenzie, Voorhies & Gmelin, 43d st and Madison av, Manhattan, architects. Cost, \$150,000.

**OZONE PARK, L. I.**—I. Polivnick, 267 Park av, Brooklyn, has the general contract for a 2-sty brick ice plant, 34x116 ft, on the east side of Ocean av, 125 ft east of Jerome av, Ozone Park, for Rubel Coal & Ice Co., Glenmore av, Ozone Park, owner, from plans by Edw. M. Adelson, 1778 Pitkin av, Brooklyn, architect. Cost, \$200,000.

**BAYSIDE, L. I.**—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for a 3-sty and basement brick, concrete and terra cotta masonic temple, 40x82 ft, at the northeast corner of Bell and Lamerline av, Bayside, for Bayside Lodge F. & A. M., No. 999, R. Wadsworth, chairman building committee, Bayside, owner, from plans by Herbert O. Weigand, Crocheron av and Franklin st, Bayside, architect. Cost, \$75,000.

**WHITE PLAINS, N. Y.**—John O'Rourke & Son, Southview av, White Plains, has the general contract for a 1-sty and basement, brick, steel and reinforced concrete printing plant, 83 x51 ft, at the southwest corner of Martine av and Grand st, White Plains, for White Plains Publishing Co., Inc., W. L. Fuller, in charge, 148 Martine av, White Plains, owner, from plans by F. B. Brown, 6 Grand av, White Plains, architect. Cost, \$35,000.

**SYRACUSE, N. Y.**—Amsterdam Construction Co., 138 East 44th st, Manhattan, has the general contract for a 12-sty fireproof hotel, of irregular dimensions, in E. Onondaga st, from So. Warren to Harrison sts, Syracuse, for Syracuse Hotel Corp., Anthony Will, president, 405 Gurney Bldg., Syracuse, owner, from plans by Geo. B. Post & Sons, 101 Park av, Manhattan, architects. Cost, \$3,000,000. Steam and electric engineer, Henry C. Meyer, 101 Park av, Manhattan.

**NEWARK, N. J.**—Fred Kilgus, Inc., 13 So. 6th st, Newark, has the general contract for a 2-sty and basement, brick and hollow tile manufacturing plant, 40x44 ft, at Blanchard st and Passaic River, Newark, for Alcohol Products Co., owner, on premises, from plans by Fredrick A. Phelps, Union Bldg., Newark, architect and engineer.

#### SCHOOLS AND COLLEGES.

**BRONX.**—Emil Diebitsch, 385 Madison av, has the general contract for a 5-sty terra cotta and limestone public school No. 65, 192x118 ft, in 141st st, between Cypress and Powers av, for City of New York Board of Education, Geo. Ryan, president, Park av and 59th st, owner, from plans by C. B. J. Snyder, southeast corner Flatbush av ext and Concord st, Brooklyn, architect. Cost, \$600,000.

**MANHASSET, L. I.**—Curran & Esterbrook, Hempstead, have the general contract for alterations and an addition to the 3-sty brick and cut stone high school, 187x102 ft, at Manhasset, for Board of Education of Manhasset, Jas. L. Downey, president, Manhasset, owner, from plans by Fred H. Briggs, Plandome, architect. Cost, \$250,000. Heating and plumbing and ventilating, Hines Bros., Station Plaza, Great Neck.

#### STORES, OFFICES AND LOFTS.

**ELIZABETH, N. J.**—H. Wilhelm & Sons, Inc., 803 East Jersey st, Elizabeth, has the general contract for a 6-sty brick store, 84x154 ft, in Broad st, Elizabeth, for Levy Bros., 76 Broad st, Elizabeth, owner, from plans by Wm. E. Finne, 712 1st av, Elizabeth, and Robt. Swartzburg, 157 East 44th st, Manhattan, architects. Cost, \$220,000.

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### Manhattan

#### FACTORIES AND WAREHOUSES.

53D ST, 347 W, 2-sty bk factory, 15x51, tar & slag roof; \$80,000; (o) FredK Godwin, 347 W 53; (a) Arthur L. C. Moss, 948 Trinity av (456).

#### HOTELS.

BROADWAY, 1889-95, 13-sty bk hotel, 128x100, slag roof; \$950,000; (o) Morewood Realty Holding Co., 21 E 40th; (a) Frederic I. Merrick, 132 W 42d (447).

#### STABLES AND GARAGES.

BROADWAY, e s, 224 n 187th, 3-sty bk f p garage & stores, 100x100; \$125,000; (o) Herman R. Maier, 299 Madison av; (a) Harold Y. Crooks, 299 Madison av (452).

#### STORES, OFFICES AND LOFTS.

DYKEMAN ST, 161, 1-sty bk stores and bake shop, 100x100, slag roof; \$40,000; (o) Shurenson Realty Corp., 1049 Faile st, Bronx; (a) Chas. Kreyborg, 2534 Marion av (449).

HOUSTON ST, 284 W, 3-sty bk show rooms, 25x65, tar & gravel roof; \$18,000; (o) David Cardarelli, 182 W Houston st; (a) Christian Bauer, Jr., 788 Manhattan av (448).

39TH ST, 655 W, 1-sty bk office bldg, 18x30, rubberoid roof; \$5,000; (o) Burns Bros., 50 Church st; (a) Cannava & Viviano, 145 W 41st (455).

57TH ST, 37-39 W, 12-sty bk stores & offices, 58x100, tile roof; \$300,000; (o) 37 W, 57th St. Corp., 32 Nassau st; (a) Severance & Van Alen, 372 Lexington av (450).

95TH ST, 216 W, 3-sty bk store & office bldg, 62x75, tar & slag roof; \$25,000; (o) Harry Schiff & Son, Hotel Monterey, N. Y. C.; (a) Sugerman, Hess & Berger, 16 E 43d (451).

MADISON AV, 65-67, 7-sty bk f p loft & store bldg, 49x100; \$200,000; (o) 65-67 Madison Ave. Corp., 221 W 33d; (a) Saml J. Kressler, 529 Courtlandt av (453).

#### MISCELLANEOUS.

157TH ST W, 159TH ST W, 8TH AV (Polo Grounds), 3-sty steel grand stand, 467x128, Barrett spec slag roof; \$500,000; (o) National Exhibition Co., 15 W 44th; (a) Chas. A. Duke, 10 E 43d (454).

### Bronx

#### CHURCHES.

INTERVALE AV, e s, 34 n 165th st, 3-sty bk synagogue, 60x66.8, slag rf; \$100,000; (o) Minsker Cong. of the Bronx, A. N. Teperberg, 996 Westchester av, pres.; (a) Simberg & Schlavitz, 1133 Bway (2094).

#### DWELLINGS.

SOMMER PL, n s, 89.7 e Tremont av, 2-sty fr dwg, 19x30, shingle roof; \$6,000; (o) Thos. McCarty, — Logan av; (a) H. J. Smith, 2119 Glebe av (2189).

224TH ST, n s, 373.11 e Paulding av, 2-sty fr dwg, 20x24, slate roof; \$3,500; (o) Frank Silakowski, 749 E 223d; (a) Robt. S. Moser, 1238 E 223d (2205).

BROOK AV, w s, 99.11 s 148th, 1-sty bk market, 24x85, slag roof; \$5,000; (o) Gerosa, Bryan

& Gerosa, 499 Willis av; (a) Edw. J. Byrne, 499 Willis av (2213).

CARPENTER AV, w s, 266 s 241st, 2½-sty fr dwg, 21x36, shingle roof; \$6,000; (o) Peter Hickey, 703 E 137th; (a) A. Jordan, 308 Higgs Beach, Clason Point (2218).

CITY LINE, s s, 434.4 e Riverdale av, 1-sty fr dormitory, 52x26, shingle roof; \$8,500; (o) Kingsland Ave. Children's Home, 463 Hawthorne av, Yonkers, N. Y.; (a) Kalo Building Co., Inc., 250 W 57th (2217).

CODDINGTON AV, s e c Gillespie av, 1-sty fr dwg, 26x42, shingle roof; \$6,000; (o) Giuseppe & Mary Saverese, 550 E 149th; (a) Frank Salvani, 108 E 125th (2216).

CRUGER AV, e s, 100 n Arnow av, 2-sty bk dwg, 21x55, slag roof; \$10,000; (o) Fred & Chas. Sarmartano, 180 E 118th; (a) Moore & Landsiedel, 3d av & 148th (2193).

GRAND AV, e s, 342.6 n 176th, 2½-sty bk dwg, 27x57, & 1-sty bk garage, 21.4x20, asbestos shingle roof; \$16,000; (o) Gustave Cohen, 716 Bway; (a) Chas. S. Clark, 441 Tremont av (2199).

MATTHEWS AV, e s, 193.4 n Neill av, 1-sty fr dwg, 20x36, asphalt shingle roof; \$4,500; (o) Sophie Baumann, 100 W 109th; (a) Anton Pirner, 2069 Westchester av (2195).

OTIS AV, s s, 25 W Hollywood av, 2-sty fr dwg, 20x30, shingle roof; \$5,000; (o) A. T. Husson, 690 E 138th; (a) Wm. M. Husson, 135 Westchester sq (2201).

PAULDING AV, w s, 50 s 224th, 2-sty t c dwg, 19x37, shingle roof; \$6,000; (o) J. J. O. Kennedy, 2403 Creston av; (a) Wm. A. Geisen, 2212 Creston av (2212).

QUIMBY AV, n s, 400 e Havemeyer av, 2½-sty fr dwg, 20x35, shingle roof; \$6,000; (o) Geo. R. Lahrmann, 1343 Herschell st; (a) B. Ebeling, 1372 Zerega av (2207).

QUINCY AV, e s, 238 s Eastern blvd, 1-sty fr dwg, 22x28, asphalt shingle roof; \$5,000; (o) Albert Salo, 2076 5 av; (a) Henry Nordheim, 565 E Tremont av (2198).

ROSEDALE AV, w s, 50.1 n 177th, 2-sty h t dwg, 20x49, rubberoid roof; \$10,000; (o) John Gallo, 533 Van Nest av; (a) Philip Bardes, 230 Grand st (2190).

SOUTHERN BLVD, e s, 100 n 173d, 4-3-sty bk dwgs, 20x55 & 4-1-sty bk garages, 19x20, rubberoid roof; \$40,000; (o) Ritorno Co., Inc., Carmine Cioffi, 746 Jennings st, pres.; (a) R. F. Knockenhauer, 3492 3 av (2200).

SPUYTEN DUUVIL RD, s s, 674.3 w Johnson av, 2-sty fr dwg, 16x34, rubberoid roof; \$5,000; (o) Pietro Tarantino, 2553 Spuyten Duuvil rd; (a) R. F. Knockenhauer, 3492 3 av (2191).

TREMONT AV, w s, from Whittemore av to Eastern blvd, concrete retaining wall, 1,140 ft long, 12 inches thick; \$30,000; (o) St. Raymonds Cemetery, Rev. Mgr. Edw. McKenna, 2300 E Tremont av, secy.; (a) Geo. H. Streeton, 158 W 35th (2206).

VAN NEST AV, s e c Hunt av, 2-sty fr dwg & garage, 28x20, rubberoid roof; \$5,000; (o) Kaplan Bros., 724 Van Nest av; (a) H. Nordheim, 565 E Tremont av (2197).

WALES AV, w s, 25 n 147th, 2-sty bk dwg & office, 23x40, tar & felt roof; \$6,000; (o & a) Sealna Bros., 492 Jackson av (2187).

WEEKS AV, w s, 228 s 175th, 2-1-sty bk dwgs, 26.6x68, & 1-sty bk garages, 18.2x26, slag roof; \$20,000; (o) Cisella J. Dauer, 1775 Weeks av; (a) Edwin Wilbur, 507 5 av (2204).

WHITE PLAINS RD, e s, 272.8 n Wood av, 2-sty bk dwg, 21x40, rubberoid roof; \$10,000; (o) Careval Const. Co., Inc., Jacob Kellar, 1442 White Plains av, pres.; (a) Anton Pirner, 2068 Westchester av (2196).

#### FACTORIES AND WAREHOUSES.

141ST ST, n s, 300 e Walnut av, two 1-sty steel warehouses, 24x50; \$3,300; (o) Kewanee Boiler Co., 47 W 42d; (a) Robt. F. Wicks, 31 Union sq (2104).

#### STABLES AND GARAGES.

137TH ST, s s, 115 W South Boulevard, 1-sty bk garage, 100x95, plastic slate rf; \$25,000; (o) Josephine Schumacher, 439 E 101st; (a) De Rose & Cavalieri, 370 E 149th (2088).

BOSCOBEL AV, s w c Nelson av, 1-sty bk str & garage, 32x43 & 32.7x43, slag roof; \$6,000; (o) Nathan Bensky, 1380 Plimpton av; (a) M. W. Del Gaudio, 158 W 45th (2194).

WHITLOCK AV, s e c Bryant av, 1-sty bk garage, 140x140, slag rf; \$50,000; (o) Artwell Realty Const. Co., Inc., A. J. Fasolino, 1666-7 st, Bklyn, pres.; (a) Miller & Fasolino, 1482 Bway (2078).

WHITLOCK AV, n e c, 1-syt bk garage, 135x120, compo rf; \$40,000; (o) I. Langner Holding Co., Isidore Langner, 406 E 149th st, pres.; (a) Wm. Shary, 41 Union sq (2077).

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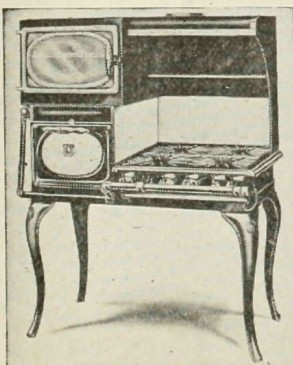
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## STORES AND DWELLINGS.

180TH ST, s w c Webster av, 1-sty str and dwg, 99x95, slag rf; \$50,000; (o) Glick Const. Co., Israel Glick, 499 E 176th st, pres; (a) David S. Lang, 110 W 34th (2089).

214TH ST, n s, 275.02 e Paulding av, 1-sty T. C. dwg, 21x45, slag rf; \$5,000; (o) John Cadavero, 3636 Holland av; (a) De Pau & Justu, 3336 Decatur av (2083).

221ST ST, n s, 342.6 w White Plains rd, 1-sty fr dwg, 25x37, shingle rf; \$4,000; (o) Anna Crimins, 764, E 219th; (a) Fredk. Salvini, 108 E 125th (2079).

235TH ST, s s, 510 e Katonah av, 2-sty H. T. dwg, 18x36, shingle rf; \$7,500; (o) M. O'Brien, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2081).

236TH ST, n s, 23.9 e Furman av, 2½-sty fr dwg, 18x26, shingle rf; \$4,500; (o) Alfonso De Francisco, 4001 Lowerre pl; (a) Bessan Const. Co., 347 Madison av (2072).

261ST ST, e s, 24 w Liebig av, 2-sty fr dwg, 18x35, shingle rf; \$4,750; (o) Margaret Stewart, 611 W 137th; (a) Thos. Rutledge, 1226 Park av (2075).

ARNOW AV, s w c Wickham av, 1½-sty stone dwg and garage, 30x43.6, shingle rf; \$7,000; (o) John L. Rubricius, 1277 Morris av; (a) Frank J. Scheffek, 4168 Park av (2071).

ARTHUR AV, e s, 45 n 187th st, 1-sty bk str and dwg, 33.6x55, slag rf; \$10,000; (o) Pasquale Garguilo, 399 3d; (a) M. W. Del Gaudio, 158 W 45th (2095).

BRONXWOOD AV, n w c 230th st, 2-sty bk dwg, 18x40, tin rf; \$7,500; (o) Louis Thomas, 1134 Forest av; (a) H. R. Larsen, 4 Court sq, Bklyn (2086).

CONTINENTAL AV, e s, 326.6 n Westchester av, 2-sty fr dwg, 18x36, shingle rf; \$4,500; (o & a) J. H. Amsler, 1616 Crosley av (2080).

CRUGER AV, s w c Arnov av, four 2-sty bk dwgs, 21, 22x64, slag rf; \$50,000; (o) Kroog Holding Co., John D. Kroog, 3336 Decatur av, pres; (a) De Pace & Justu, 3336 Decatur av (2082).

HERMANY AV, n s, 90.6 w Olmstead av, 2-sty fr dwg, 16x36, compo rf; \$4,000; (o) Carrie Heinrich, 2866 Webster av; (a) John Fitzpatrick, 15 E 198th (2084).

LONGWOOD AV, n s, 120.2 s Garrison av, 2-sty bk str & dwg, 21x52.42, slag roof; \$9,000; (o) Louis Savino, 1153 Longwood av; (a) De Rose & Cavalieri, 370 E 149th (2203).

QUINCY AV, e s, 175 s Barclay av, two 2-sty bk dwgs, 20x53, tar and gravel rf; \$16,000; (o) Nicholas Biogero, 323 E 109th; (a) Richard Kyle, 5 Beekman st (2090).

WILLIAMS BRIDGE RD, e s, 24.2 s Van Nest av, 2-sty bk dwg, 24x48, Spanish tile rf; \$6,000; (o & a) Rosario Ragonese, 2027 Bathgate av (2085).

## STORES, OFFICES AND LOFTS.

HUGHES AV, n w c 187th st, 1-sty bk str, 87.6x75, slag rf; \$35,000; (o) Pasquale Garguilo, 399 3d st, Bklyn; (a) M. W. Del Gaudio, 158 W 45th (2096).

TREMONT AV, n w c Arthur av, 1-sty bk str, 92.8x118.2, plastic slate roof; \$40,000; (o) Plough Fox Co., H. Plough, 529 Courtlandt av, pres; (a) Chas. Schaefer, Jr., 394 E. 150th (2208).

WASHINGTON AV, s w c 185th, 1-sty bk str, 50.2x86.10, slag roof; \$52,000; (o) Hudson Builders Corp., B. Brodsky, 713 E 136th, pres; (a) Chas. Kreybrog, 2534 Marion av (2188).

WHITE PLAINS AV, s e c Nereid av, 1-sty bk str, 44.6x50, compo rf; \$12,000; (o) John Goergen, 4388 White Plains av; (a) B. P. Wilson, 1705 Bussing av (2105).

## MISCELLANEOUS.

156TH ST, n s, 94.4 w Prospect av, 1-sty bk market, 40x100, slag rf; \$10,000; (o) Valhalla Corp., J. O. Pedersen, 509 Willis av, pres; (a) Moore & Landseidel, 3rd av and 148th st (2087).

PALISADE AV, w s, 287.2 s New Drive, stone wall, 72 ft long, 26 ft high; \$5,000; (o) Zora Realty Co., J. M. Stricker, 170 W 74th st, pres; (a) Louis Chevalier, Inc., 207 E 43rd (2076).

## Brooklyn

## DWELLINGS.

E 12TH ST, 950, w s, 380 s Av I, 2-sty bk 2 fam dwg, 22x66.6; \$12,000; (o) Herman Kay-fetz, 1252 Park pl; (a) Chas. Goodman, 375 Fulton (3528).

E 13TH ST, 1928-36, w s, 220 s Av S, 3-2-sty bk 2 fam dwgs, 20.4x66; \$30,000; (o) G. & M. Bldg. Co., 588 Warwick; (a) Gilbert I. Prowler, 367 Fulton (3532).

E 14TH ST, 1460, n s, 500 s Av N, 2-sty fr 2 fam dwg, 24x64; \$12,000; (o) Ike Mayers, 246 W 108th, Manhattan; (a) Philip Caplan, 16 Court (3820).

E 14TH ST, 2001, s e c Av T, 2-sty fr 1 fam dwg, 16x36; \$10,000; (o & a) same as above (4328).

E 17TH ST, 1540-4, w s, 240 s Av O, 2-2-sty fr 2 fam dwgs, 22x58; \$20,000; (o) H. W. & A. M. Buckley, 1265 E 21st; (a) R. T. Schaefer, 1543 Flatbush av (3512).

E 18TH ST, 2042-46, w s, 325 s Av T, 2-sty fr

1 fam dwg, 16x37; \$7,000; (o) Joe Sheer, 3024 Ocean pkway; (a) Seelig & Finkelstein, 44 Court (3835).

E 19TH ST, 1975-9, e s, 120 n Av T, 2-2-sty fr 1 fam dwg, 16x39; \$11,000; (o) Harris Bldg. Co., 189 Montague; (a) Jas. A. Boyle, 367 Fulton (3474).

E 19TH ST, 12-24, w s, 86.7 s Church av, 5-2-sty bk 1 fam dwgs, 18.4x45; \$30,000; (o) I Kass & E. Davis, 50 Court; (a) McCarthy & Kelly, 16 Court (3601).

E 19TH ST, 11-23, e s, 100 s Church av, 5-2-sty bk 1 fam dwgs, 18.4x45; \$30,000; (o & a) same as above (3603).

E 35TH ST, 713, e s, 280 n Farragut rd, 2-sty fr 2 fam dwg, 24x41; \$8,000; (o) Louise Maurer, 1080 Nostrand av; (a) R. T. Schaefer, 1543 Flatbush av (4152).

E 40TH ST, 837-9, e s, 95 n Glenwood rd, 2-2-sty fr 1 fam dwg, 16x48; \$10,000; (o) Emil Anwarter, 34 Richmond; (a) Chas. Infanger & Son, 2634 Atlantic av (3933).

E 42D ST, 782-4, w s, 405 n Glenwood rd, 2-2-sty fr 2 fam dwgs, 18x52; \$16,000; (o) Geo. W. Egbert, 1510 Cortelyou rd; (a) R. T. Schaefer, 1543 Flatbush av (3450).

E 46TH ST, 1637-9, e s, 548 n Av N, 2-2-sty fr 1 fam dwg, 32.4x37.4; \$14,000; (o) John Kirgan, 1643 E 46th; (a) R. M. Byers, 835 Prospect pl (3426).

E 49TH ST, 398-400, w s, 480 s Linden av, 2-2-sty fr 1 fam dwgs, 16x38; \$12,000; (o) Fred W. Aumuller, Grantwood, N. J.; (a) Herman A. Weinstein, 375 Fulton (4365).

51ST ST, 1623, n s, 180 e 16 av, 2-sty fr 1 fam dwg, 15.10x45; \$10,000; (o) Blytheboro Realty Corp., 1562 51st; (a) Benj. Driesler, Jr., 153 Remsen (4332).

55TH ST, 1228-36, s s, 400 w 13 av, 3-2-sty bk 2 fam dwg, 20.6x60; \$60,000; (o) Chas. Israel, 1449 55th; (a) Seelig & Finkelstein, 44 Court (3834).

56TH ST, 752-8, s s, 220 w 8 av, 2-2-sty bk 2 fam dwg, 20x53.4; \$20,000; (o) Jas. A. Olson, 422 47th; (a) Thos. Bennett, 7826 5 av (4070).

57TH ST, 1712-32, s s, 81.7 e 17 av, 7-1½-sty fr 1 fam dwgs, 20x39; \$21,000; (o) Transit Housing Corp., 162 Remsen; (a) Benj. Driesler, 153 Remsen (4011).

61ST ST, 2356-66, s s, 31.8 w Dahill rd, 4-2-sty fr dwgs, 41x38; \$16,000; (o) Idewyn Homes Corp., 44 Court; (a) Carl G. Mettberg, 44 Court (4147).

62D ST, 2367-9, n s, 100 w 24 av, 2-2-sty fr 2 fam dwgs, 41x38; \$8,000; (o) Idewyn Homes Corp., 44 Court; (a) Carl G. Mettberg, 44 Court (4150).

64TH ST, 1270, s s, 120 w 13 av, 2-sty bk 2 fam dwg, 20x50; \$8,000; (o) Jas. Ingrate, 1329 64th; (a) Peter Egan, 1506 60th (3496).

67TH ST, 1338-44, s s, 340 w 14 av, 2-2-sty bk 2 fam dwgs, 25x73; \$20,000; (o) Caesar Bonasera, 1324 67th; (a) Ferd Savignano, 6005 14 av (3912).

68TH ST, 1412-14, s s, 90 e 14 av, 2-2-sty bk 2 fam dwgs, 20x66; \$16,000; (o) Elisabetta Carpentiere, 6803 14 av; (a) Angelo Adamo, 1351 72d (3842).

70TH ST, 831-41, n s, 486.3 w Ft. Hamilton pkway, 3-1-sty fr 1 fam dwgs, 22x46; \$13,500; (o) Edw. Hanford, 843 68th; (a) owner (4314).

70TH ST, 872, s w s, 235.4 n e Ft. Hamilton av, 2-sty fr 2 fam dwg, 19x45.6; \$8,000; (o) Lillian T. Warring, 872 70th; (a) Chas. W. Van Keuren, 334 Fulton (4018).

70TH ST, 1613-17, n s, 100 e 16 av, 2-2-sty fr 2 fam dwgs, 18.6x58.8; \$20,000; (o) Earle H. Mayne, 139 Bay 17th; (a) Chas. G. Wessel, 1399 E 4th (3643).

73D ST, 1915-17, n e s, 100 s e 19 av, 2-1½-sty fr 1 fam dwg, 22x50; \$13,000; (o) Jeremiah Healey, 7201 19 av; (a) Geo. H. Suess, 1131 Gravesend av (4419).

E 74TH ST, 2314-16, w s, 100 s Av W, 2-sty fr 1 fam dwg, 28x43; \$8,000; (o) John S. & Therresat Heckel, Paterson, N. J.; (a) R. T. Schaefer, 1543 Flatbush av (3522).

77TH ST, 45-7, n s, 306 e Narrows av, 2-2-sty fr 2 fam dwgs, 23x48; \$19,000; (o) Colt Realty Co., 7623 Narrows av; (a) Jas. A. Boyle, 367 Fulton (3482).

## Queens

## APARTMENTS, FLATS AND TENEMENTS.

FAR ROCKAWAY.—Bch 20th st, w s, 100 n New Haven av, 4-sty bk tenement, 85x223, slag rf, steam heat, elec, 61-family; \$300,000; (o) Anna M. Cunningham, 219 Central av, Far Rockaway; (a) Montrose Morris Sons, 533 Nostrand av, Bklyn (5325).

## DWELLINGS.

KEW, Milner pl, n s, 330 e Austin pl, four 2-sty fr dwgs, 24x25, shingle rf, 1-family, gas, steam heat; \$30,000; (o) Classic Const. Co., 11212 Myrtle av, Rich Hill; (a) H. T. Jeffrey, 309 Fulton st Jamaica (4729 to 4732).

L. I. CITY.—14th av, e s, 249 n Grand av and 15th av, w s, 100 n Grand av, nineteen 2-sty bk dwgs, 25x36, tar and gravel rf, 2-family, elec, hot water heat; \$171,000; (o) D. S. Furman & Co., 160 Bway, N. Y. C. (4778-9-80)

L. I. CITY.—Winslow pl, s s, 277 e 2nd av, 2-sty bk dwg, 19x63, slag rf, 2-family, gas, hot water heat, and bk garage; \$13,000; (o) Henry

Wetjen, 62 Wilson av, L. I. City; (a) Valentin Schiller, 335 11th av, L. I. City (4799-4800).

L. I. CITY.—Payntar av, s s, 25 e William st, 1-sty bk dwg, 25x25, tin rf 1-family gas steam heat; \$8,000; (o & a) Wm. Sherwood, 170 W 97th st, N. Y. C. (4803).

L. I. CITY.—9th av, w s, 625 n Broadway, 2-sty bk dwg, 21x57, tar and gravel rf, 2-family, gas, steam heat; \$10,000; (o) Celia Jampol, 306 Steinway av, Long Island City; (a) Wm. Sprosser, 281 Steinway av, L. I. City (4691).

RICHMOND HILL.—107th st, n w c 95th av and 109th st, w s, 150 n 95th av, four 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$16,000; (o & a) John Reich, 108th st, cor 97th av, Rich Hill (4740 to 4743).

RICH. HILL.—Myrtle av, n s, 155 e 85th av, 2½-sty fr dwg, 26x27, shingle rf, 1-family, gas, steam heat; \$7,500; (o) Classic Const. Co., 11212 Myrtle av, Richmond Hill; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (4726).

ST. ALBANS.—Farmers av, e s, 100 s Carter av, 2-sty fr dwg, 24x40, shingle rf, 2-family, gas, steam heat; \$8,000; (o) John Hunter, 490 2d st, Bklyn; (a) R. Johnson, St. Albans (4877).

WHITESTONE.—23d av, n s, 80 e 147th st, 2-sty fr dwg, 28x32, shingle rf, 1-family, gas, hot water heat; \$8,000; (o & a) Chas. Gruner, 525 2d av, N. Y. C. (4789).

WINFIELD.—Burroughs av, w s, 150 n Williams st, 2-sty fr dwg, 20x44, tin rf, 2-family, gas; \$7,500; (o) Chas. A. Hopsass, Queens bldv, Winfield; (a) C. L. Varrone, 166 Corona av, Corona (4775).

WOODSIDE.—Bryant av, w s, 16 s Monroe st, ten 2-sty fr dwgs, 16x50, shingle rf, 2-family, gas; \$45,800; (o) Edward Ruth, jr., 1 N Fisk av, Winfield; (a) John Tesar, 1 N Fisk av, Winfield (4776-7).

PLANS FILED  
FOR ALTERATIONS

## Manhattan

BROOME ST, 458, extend stairs, alter fire-escapes, f. p. door on 5-sty bk str & factory; \$1,000; (o) Hudson Convext Co., 458 Broome; (enr) David M. Obler, 207 Centre (1827).

CANAL ST, 262, remove columns, new girders, columns, str front on 5-sty bk str & storage; \$4,000; (o) Max Roth, 262 Canal; (a) Seelig & Finkelstein, 44 Court, Bklyn (1818).

DELANCEY ST, 125-27, remove toilets, stairs, new stairs, elevator shaft, partitions, toilets, ext on 6-sty bk str & factory; \$8,000; (o) Est Henry M. Greenberg, 127 Delancey; (a) Chas. M. Straub, 147 4 av (1823).

HESTER ST, 163, new ext on 3-sty bk str & storage; \$3,000; (o) Mary J. Mauron, 58 E 94th; (a) Philip Bardes, 230 Grand (1824).

UNION SQ, 2, remove partitions, new stairs, fire retard hall in 4-sty bk str & offices; \$5,000; (o) Birdett Est Corp., 20 W 121st; (a) Bruno W. Berger & Son, 121 Bible House (1829).

12TH ST, 135 W, remove stairs, enlarge 4th sty, new stairs in 4-sty bk dwg; \$2,000; (o) 135 W. 12th St., Inc., 56 Wall; (a) Geo. Fred Pelham, 150 Lincoln pl, Bklyn (1825).

13TH ST, 731 E, remove partition, doorway, new window, doors in 5-sty bk factory; \$1,000; (o) Eagle Pencil Co., 703 E 13th; (a) Buchman & Kahn, 56 W 45th (1807).

24TH ST, 159-161 W, new vault lights, beams, conc arch in 6-sty bk garage; \$1,200; (o) Norma Winch, 96 Warren; (a) Robt. E. Moss, 96 Warren (1816).

25TH ST, 547-9-51 W, new partitions, windows, doors, fuel connections in 1-sty bk smelters warehouse; \$1,000; (o) General Metal & Copper Co., 543 W 25th (1833).

34TH ST, 353 W, remove sidewalk encroachments on 4-sty bk dwg; \$1,000; (o) Jos. Egan, 353 W 34th; (a) Patk. J. Murray, 141 E 40th (1813).

37TH ST, 13 E, remove stairs, partitions, plumbing, new stairs, walls, plumbing in 3-sty bk str & offices; \$15,000; (o) Rose L. Barzagli, 130 W 77th; (a) Arthur L. Barzagli, 17 E 48th (1832).

38TH ST, 160 E, remove stoop, new entrance, wall, steps, change partitions in 4-sty bk dwg; \$7,000; (o) Mrs. R. R. Goodnow, 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (1821).

48TH ST, 76 W, remove partitions, new bath tub, partitions in 5-sty bk str & apts; \$2,000; (o) Marie T. Farley, 69 E 92d; (a) Wm. J. Russell, 73 W 46th (1814).

48TH ST, 160 W, new exts, mezzanine, partitions, plumbing, f. p. steel in 3-sty bk str & apts; \$10,000; (o) Julius Plucker, Elberfele, Germany, & 160 W 48th; (a) John H. Knubel, 305 W 43d (1830).

62D ST, 209 E, remove partitions, new partitions, stairs, entrance, dumbwaiter shaft, ventilating ducts, skylights, plumbing and heating system in 3-sty bk dwg; \$15,000; (o) Gertrude P. Bishop, Mt. Kisco, N. Y.; (a) F. L. Pell, 151 E 53d (1810).

64TH ST, 8 E, remove wall, raise base & 1st floor, new entrance, bathrooms, toilets,



ventilating ducts, wall on 4-sty bk dwg; \$25,000; (o) Edw. W. Brown, 8 E 64th; (a) Treanor & Fatio, 131 E 44th (1809).

70TH ST, 110 E, enlarge ext, rearrange stairs, partitions, new elevator, plumbing, stairs in 4-sty bk dwg; \$20,000; (o) Georgie B. C. de Heredia, 110 E 70th; (a) S. Edson George, 126 E 59th (1826).

78TH ST, 163 E, change & alter partitions in 2-sty bk dwg; \$5,000; (o) Dr. Frederic Peterson, 163 E 78th; (a) Edw. C. Dean, 2 W 47th (1812).

91ST ST, 75 E, remove stoop, new steps, ent door, windows, bathrooms, rearrange rooms in 3-sty bk dwg; \$15,000; (o) Mrs. Adrian Iselin, 711 5 av; (a) Treanor & Fatio, 131 E 44th (1808).

116TH ST, 229 E, rearrange partitions, remove partitions, remove fixtures, new fixtures in 3-sty bk dwg; \$2,500; (o) Frank Tortora, 229 E 116th; (a) Matthew W. Del Gaudio, 158 W 45th (1819).

140TH ST, 173 W, remove partitions, new doors, sinks in 5-sty bk tnt; \$1,000; (o) John Schreiner, 2410 7 av; (a) J. M. Felson, 1133 Bway (1834).

AV B, 153, remove chimney, new door, walls on 4-sty bk tnt; \$2,000; (o) Ruth L. Chasius, 153 Av B; (a) Jacob Fisher, 25 Av A (1831).

BROADWAY, 902-10, new add to balcony in 20-sty bk str & lofts; \$1,000; (o) Charter Const. Co., 119 W 40th; (a) A. H. Zacharius, 45 W 3d (1822).

LEXINGTON AV, 1861, remove partitions, enlarge str in 5-sty bk str & apts; \$3,500; (o) Dwight C. Harris, care Herbert V. Dike, 220 W 42d; (a) Philip Liberman, 233 Bway (1811).

2D AV, 10-12, lower 1st floor beams, remove front, new str, show windows, toilets, steel in 5-sty bk str & factory; \$8,500; (o) Wm. Rubin, 57 2 av; (a) Samuel A. Hertz, 15-17 W 38th (1828).

3D AV, 257-9, new add stys on ext, piers, girders, show windows, remove show windows in 2-3-sty bk str & apts; \$5,000; (o) Edw. B. Corey, 41 E 29th; (a) Otto L. Spannhake, 116 Nassau (1820).

**Bronx**

148TH ST, s s, 75 w College av, 1-sty ext, 31x40, to 1-sty bk garage; \$6,000; (o) Giovannina Peratto, on prem; (a) B. Ebeling, 1372 Zerega av (469).

143D ST, 481-93, 1-sty bk ext, 6x33.6 to 1-sty bk boiler pump house; \$1,800; (o) Silk Finishing Co. of America, 480 E 144th; (a) Philip H. Gobel, 381 4 av (477).

161ST ST, 410, 2-sty bk ext, 25x75, to 2-sty bk garage & storage; \$10,000; (o) Henry Bruckner, on prem; (a) Chas. Kreymborg, 2534 Marion av (472).

174TH ST, s w c Washington av, new stairs, partitions to 2-sty frame synagogue; \$1,500; (o) Cong. \_\_\_\_\_, on prem; (a) Jacob Fisher, 25 Av A (468).

179TH ST, 614, 3-sty fr ext, 6x8, & new partitions to 3-sty fr dwg; \$2,000; (o) Maria Tanneriella, 209 E 110th; (a) M. A. Cardo, 61 Bible House (473).

227TH ST, 930, build 1 sty of fr upon 1-sty fr dwg; \$1,500; (o) Mrs. J. Pephiski, on prem; (a) Harold Flakerty, 1178 Clay av (467).

BAINBRIDGE AV, n w c 198th, move 2-sty fr dwg; \$3,000; (o) B. L. & W. Const. Co., 180th st & Bryant av; (a) Margon & Glaser, 2804 3 av (430).

BATHGATE AV, 1694, 1-sty bk ext, 27x38.6, to 2-sty fr dwg & str; \$5,000; (o) Isidor Bornstein, on prem; (a) Franz Wolfgang, 535 E Tremont av (429).

CITY ISLAND AV, 500, 1-sty fr ext, 62.6x 26.3, new plumbing & partitions to 3-sty fr str & dwg; \$3,000; (o) Jos. Delessandro, 2255 1st av; (a) John Caggiano, 2470 Hoffman (466).

DECATUR AV, 2778, 1-sty fr ext, 12.3x6, & new partitions to 2-sty & attic fr dwg & office; \$1,500; (o) Josephine Hahn, on prem; (a) A F Bernhard, 2766 Marion av (463).

LOGAN AV, 1029, new plbg, new partitions, to 2-sty bk dwg; \$1,000; (o) Mary Dietz, on prem; (a) Thos. C. Petersen, 1628 McCombs rd (442).

LONGWOOD AV, 869, 1-sty bk ext, 12x56, & new partitions to 2-sty bk str & offices; \$5,000; (o) Jacob Shevell, 720 Riverside dr; (a) Margon & Glaser, 2804 3 av (474).

OGDEN AV, 1125, 2-sty fr ext, 20.3x14, & new partitions to 2-sty fr dwg; \$1,500; (o & a) Wm. Deuchar, 180 W 165 (428).

PARK AV, 2650-52, new bk walls to 1-sty bk shop; \$4,000; (o) Mollie Ritman, on prem; (a) Samuel A. Hertz, 15 W 38 (440).

SOUTHERN BOULEVARD, 1128, 2-sty bk ext, 20x20, to 2-sty fr str, club rooms & dwg; \$1,500; (o) Rubin Greenberg, on prem; (a) M. Margolin, 1384 St. Marks av, Bklyn (459).

SOUTHERN BLVD, 2299, 1-sty bk ext, 19x 10, to 2-sty fr dwg; \$1,000; (o) Francis Pacifico, on prem; (a) Lucian Pisciotta, 3012 Barnes av (476).

SPUYTEN DUYVIL PARKWAY, 2610, new doors, window & new partitions to 2-sty fr dwg; \$2,000; (o) Eliz. M. Johnson, 620 W 227; (a) Matther Ash, Inc., 34 Pine (438).

3D AV, 2712, 1-sty bk ext, 5x7, & new show window to 3-sty bk str & dwg; \$3,000; (o) Wm. Lischer, on prem; (a) Paul Orzel, 404 E 144th (475).

**Brooklyn**

HEWES ST, 146, s s, 203.11 e Bedford av, int alts & plumbing in 3 1/2-sty bk 3 fam dwg; \$3,000; (o) Mrs. Kate Jacobs, 121 Hooper; (a) Irving M. Fenichel, 583 Bedford av (13001).

TAYLOR ST, 168, s s, 155 w Lee av, int alts & plumbing in 3-sty bk 3 fam dwg; \$2,000; (o) Sam Solodof, prem; (a) Irving M. Fenichel, 583 Bedford av (12993).

W 16TH ST, 2734, w s, 360 n Neptune av, move bldg 2-sty 2 fam fr dwg; \$2,500; (o) Pasquale Sasso, prem; (a) Geo. H. Suess, 1131 Gravesend av (12894).

W 28TH ST, 2946, w s, 360 s Mermaid av, move bldg, 3 1/2-sty fr 1 fam dwg; \$2,000; (o) Harry Steinberg, prem; (a) Ferd Savignano, 6005 14 av (13799).

84TH ST, 2214-18, w s, 100 s Bay pkway, int & exterior alts to 2-sty fr 2 fam dwg; \$3,000; (o) Wm. Warren, 346 E 18th, Manhattan; (a) Jacob Fisher, 25 Av A, Manhattan (12858).

AV P, 286-8, s s, 60 w W 3d, in alts & plumbing in 2-sty fr 2 fam dwg; \$3,500; (o) Helen M. Corcoran, prem; (a) Robt. Teichman, 66 Beaver, Manhattan (12856).

BROADWAY, 1333-9, n e c Linden, balcony & int alts to 4-sty bk str; \$2,500; (o) Buckley Newhall Co., lessees, prem; (a) Koch & Wagner, 32 Court (13785).

CLARKSON AV, 782-4, s e c E 48th, porch & int alts to 2-sty fr 1 fam dwg; \$2,000; (o) Miss M. B. Rogerson, 533 W 158th, Manhattan; (o) Harry L. Miller, 186 Remsen (12871).

ST. MARKS AV, 789, n s, 260 e New York av, int alts & plumbing in 3 1/2-sty bk hotel; \$2,000; (o) Rellim Realty Corp., 127 Have-meyer; (a) Holler & Kleihenz, 1012 Gates av (13771).

SUTTER AV, 905, n s, 20 e Warwick, str front, int alts & plumbing in 2-sty bk str & 2 fam dwg; \$2,000; (o) Kostanty Kalaich, prem; (a) Irving Kirshenblett, 2245-7 Pitkin av (13539).

TOMPKINS AV, 426, n w c Halsey, ext on 3-sty fr garage, str & 2 fam dwg; \$2,500; (o) David Chall, 428 Tompkins av; (a) Abraham Farber, 1746 Pitkin av (13639).

18TH AV, 6202-4, s w c 62d, add sty on 2-sty bk str & offices; \$2,000; (o) Abraham Amrondtal, prem; (a) Ferd. Savignano, 6005 14 av (12859).

**Queens**

CORONA.—Way av, w s, 33 n Nicolls, 2-sty conc blk ext, 11x13, rear dwg, int alts; \$2,000; (o) N. Ciabattino, Way av, Corona; (a) A. Schoeller, Way av, Corona (2480).

EAST WILLIAMSBERG.—Flushing av, n w c Metropolitan av, elevator in warehouse; 42-250; (o) H. C. Bohack Co., prem (2470).

JAMAICA.—Bryant av, e s, 150 s Beaufort, 2-sty fr ext, 11x23, shingle rf, side & rear to provide for additional family, exterior & int alts to dwg; \$3,000; (o) Jennie M. Barnes, 87 Bryant av, Jamaica (2171).

JAMAICA.—Grand av, 122, s e c Hillcrest, 1-sty fr ext, 18x26, to dwg, plumbing, drainage, exterior alts to dwg; \$5,000; (o) Saul Sharp, 122 Grand, Queens (2187).

JAMAICA.—Locust av, n s, 503 e Smith av, altering hotel to str & dwg, int & exterior alts to hotel; \$8,000; (o) Theresa C. White, 2 Bell av, Bayside; (a) A. E. Richardson, 154 Amity, Flushing (2508).

JAMAICA.—Sutphin rd, n w c Willet, 2-sty fr ext, 26x30, front dwg, int alts; \$6,000; (o) Florence Baker, 1639 Bway, Manhattan; (a) H. T. Jeffrey, Jr., Fulton st, Jamaica (2535).

L. I. CITY.—Boulevard, e s, 56 n Camelia, alts to factory & dwg; \$2,000; (o) G. T. Mathusa, 754 Boulevard, L. I. City (2491).

L. I. CITY.—9th st, 130, 320 e East av, 2 1/2-sty bk ext, rear, 15x18, tar & gravel rf, to dwg, int & exterior alts; \$1,200; (o) Jane Flood, prem (2523).

L. I. CITY.—Packard st, w s, 225 s Skillman av, 2-sty fr ext, rear, 22x15, slag rf, to dwg to provide for additional family; \$3,000; (o) Louise Maxaner, Packard st, Sunnyside, L. I. City; (a) Valentine Schiller, 335 11 av, L. I. City (2562).

RIDGEWOOD.—St. Nicholas av, n s, 36 w Woodbine, int alts to dwg; \$1,000; (o) J. Schurer, 351 St. Nicholas av, Ridgewood (2163).

RIDGEWOOD.—Harman st, s s, 145 w Fairview av, 2-sty fr ext, 12x25, rear, rubberoid or gravel rf, int & exterior alts to dwg; \$1,800; (o) Geo. Poll, 1918 Harmon, Ridgewood; (a) Louis Berger & Co., 1694 Myrtle av, Ridgewood (2139).

RIDGEWOOD.—Decatur st, 2306, elevator in warehouse; \$31,000; (o) Atlantic Warehouse Co., Inc., P. O. Box 290, N. Y. City (2461).

SPRINGFIELD.—Cherry s s, 100 e 211th, 2-sty fr ext, 17x24, side, shingle rf, new concrete foundation to dwg; \$2,500; (o) Andrew Kalsch, prem (2149).

WHITESTONE.—8th av, w s, 50 n 18th, 2-sty bk ext, 25x16, slag rf, side, front & rear of str & dwg, raise rf of present structure, exterior alts to str & dwg; \$4,000; (o) Martin Gleason, prem (2144).

**Richmond**

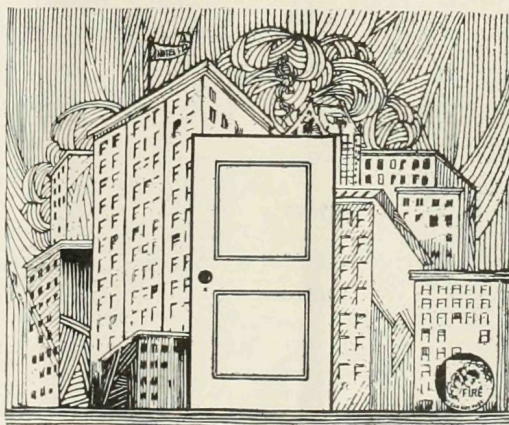
HUGUENOT PARK.—Huguenot av, 877, new foundation & moving in 2 1/2-sty fr res, 24x30; \$1,500; (o) Jos. A. White, 877 Huguenot av, Huguenot Park (404).

MIDLAND BEACH.—Midland av, s s, 200 e Lisbon pl, cesspool, rear, ext, additional sty in 1-sty fr bldg; \$2,500; (o) Marie Selfslaghs, 76 Midland av, Midland Beach; (a) Chas. Selfslaghs, 76 Midland av, Midland Beach (399).

PORT RICHMOND.—Richmond av, 562, ext, rubberoid rf on fr bldg, 14x20; \$1,200; (o) Mr. Earl, 562 Richmond av, Port Richmond (406).

WEST NEW BRIGHTON.—S. Market st, 5, 300 e Bway, concrete foundations in res; \$2,000; (o) P. Pucillo, 266 Bway, West New Brighton (400).

DONGAN HILLS.—Gordon st, 214, stn foundation, lath & plaster finished walls, rubberoid roofing & 2 flue chimney lined with terra cotta to 3-sty bk res, 22x37; \$2,000; (o) Frank Juliano, 214 Gordon, Dongan Hills (385).



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PORT RICHMOND.—Maple st, n s, 148 s Grove av, 24x36, add front & side to 1-sty garage, 34x14; \$3,500; (o) John Hayes, Maple av, Port Richmond; (a) Harry W. Pelcher, 236 Richmond av, Port Richmond (386).  
WEST NEW BRIGHTON.—Forest av, s s, 102

e Sharon av, 2-sty fr dwg, 22x30, shingle rf; \$3,800; (o) Michael Curly, Sharon av, West New Brighton, S. I.; (a) Alphonse Russell, 571 Forest av, West New Brighton, S. I.; (mason & carpt.) Russell Bros., West New Brighton, S. I. (318).

670-78 E; Luminous Engineering Co  
—B Block & Schwab Bldg Co..... 30.00

**AUG. 22.**

BOSCOBEL AV, nwc Nelson av, 100 x100; Gino Bartolini—Vuolo & Giacinto; Rossi Const Co ..... 2,700.00  
GRAND AV, ws, 138.3 s Tremont av, 78.5x75.4; Noonan Bldg Material Co—Fanny Levy; Oscar Sandman; renewal ..... 923.40

**SATISFIED MECHANICS' LIENS**

**Manhattan**

**AUG. 17.**

37TH ST, 201-33 W; 38TH ST, 216-24 W; 7TH AV, 500 to 506; Grassi Contracting Co—Garment Centre Realty Co et al; Sept30'21 ..... 914.16  
118TH ST, 77 E; Aaron Hermann—Anna E Keck et al; April'22 ..... 650.00  
ST NICHOLAS AV 1407; Wm G Kane—Bernhard Baxbaum et al; July14 '22 ..... 655.00  
BROADWAY, 3793; Henry Paul et al—Adolph Lewisohn & Sons, Inc, et al; July26'22 ..... 800.00

**AUG. 18.**

41ST ST E, ss, 248.4 e 5 av; Ralph Astrove—18 East 41st St, Inc, et al; July28'22 ..... 446.88  
113TH ST, 26 E; Samuel Fishkin et al—Samuel Singer Corp et al; May 17'22 ..... 1,954.00  
27TH ST, 39-43 E; Samuel Fishkin et al—S & F Holding Corp et al; Feb 26'21 ..... 2,316.00

**AUG. 21.**

20TH ST, 48 W; David Horowitz et al—Mattie Cammeyer et al; Aug5'21.. 550.00

**AUG. 22.**

ST MARKS PL, 49; Julius Lauterbach—Jeannette Kaplan et al; May26 '22 ..... 6,500.00  
113TH ST, 26 E; Abram Faer et al—Samuel Singer Realty Corp et al; May3'22 ..... 4,335.00

**AUG. 23.**

320TH ST, 48 W; David Horowitz et al—Mattie Cammeyer et al; Aug18'21. 339.50

**Bronx**

**AUG. 16.**

222D ST E, ss, 233.5 e Laconia av, 95x100; Patk J Crowley—Martin Baggett et al; Mays'22 ..... 1,300.00

**AUG. 18.**

186TH ST E, nec Hughes av, 50x87.5; Athens Brick, Lime & Cement Co—Caterina Prestigiacomio et al; July 8'22 ..... 173.75

MORRIS AV, ws, 102.1 s 181st, 100x190; Empire Brick & Supply Co—Cecilia King et al; June29'22 ..... 404.00  
SAME PROP; same—same; June29 '22 ..... 5,426.10

TREMONT AV E, 1073-81; Isaac Rosenfeld—Glasko Realty Co et al; Aug 4'22 ..... 719.00

TREMONT AV E, 1073-85; BRONX ST, 201.5; Ruben Schwartz—Glasko Realty Co et al; Aug10'22 ..... 175.00

TREMONT AV E, 1073-81; Rubin & Cohen—Glasko Realty Co et al; Aug4 '22 ..... 665.00

TREMONT AV E, 1073-79; Harry Markel—Glasko Realty Co et al; Aug4 '22 ..... 432.00

174TH ST E, nwc Vyse av, 80x100; H W Bell Co—Felsler & Sheer Realty & Const Co; Aug11'22 ..... 120.00

181ST ST E, sec Morris av, 105.2x130.2; Southern Hardwood Flooring Corp—Shatz & Zucker Bldg Corp et al; July1'22 ..... 5,315.00

**AUG. 22.**

SCHLEY AV, sec Tremont av, —x—; Joseph Rusciano—Louis F Pellehr et al; July8'22 ..... 405.00  
180TH ST, nwc Davidson av, 100x180; Naccarato & Locarro—Val Const Co et al; Aug2'22 ..... 300.00

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**Manhattan**

**AUG. 17.**

119TH ST, 510 E; Morris Sandzik—Frank Landrio (57) ..... 130.00  
18T AV, 1344-46; Joseph Sciacca—Pelros Realty Corp; Sherman Square Construction Corp (58) ..... 795.00  
116TH ST, 11-13 W; Simon M Brillson—Manfred Amusement Co; Samuel Friedman (59) ..... 400.00  
SAME PROP; same—Samuel Friedman & Manfred Amusement Co; Nora Construction Co (60) ..... 1,050.00  
GRAND ST, 356; Louis Stoltz—Liberty Piano Co; Morris S Nelson, Daniel William & Tax Exempt Construction Co (61) ..... 440.00  
74TH ST, 133 E; Goldfarb & Granet—Rose V Brand; Grange-Sloan Co (62) ..... 2,594.00  
5TH AV, 673; Art Metal Construction Co—James McA Pyle et al; Douglas Barnes Corp (63); renewal ..... 6,861.93

**AUG. 18.**

AMSTERDAM AV, 318; John A Carlucci—Eliza D Walton et al; exrs, &c; Henry M Weitzner (64) ..... 2,175.00  
WEST BROADWAY, 241-43; Jennings & Weststead Corp—Wisner Mfg Co (65) ..... 2,763.97  
7TH AV, 758-60; Richmond Radiator Co—Lee Shubert & William Klein; Efficiency Heating Co (66) ..... 1,428.00  
116TH ST, 145 E; Joseph De Bartol et al—Jacob Kurtz; Phoenix Wood-working Co (67) ..... 184.00  
151ST ST, 535-37 W; Israel Wegdosky—Forma Realty Co; David Kurlandchik (68) ..... 255.00  
AUDUBON AV, 450; Samuel Weinpress—Jacob Eisenberg (69) ..... 37.05  
CENTRAL PARK W, 426-28; Samuel Pivovar et al—Lena & Herman Bernard Ginsky & Barzel Realty Corp (70) ..... 445.75  
79TH ST, 218 E; William Garber—Adolph Schoen (71) ..... 149.85  
34TH ST, 123 E; Sobray Whitcomb Co—Hartford Holding Co (72) ..... 823.75

**AUG. 19.**

60TH ST, 229 E; Stanley A Gethin—Dr Geo E Cohen (73) ..... 183.00  
WHITEHALL ST, 57-59; Lindinger & Co—Edw J Dollard, Mary E Curtis, Catherine Root and Gertrude Doolittle (74) ..... 2,449.00  
MERCER ST, 227; Samuel Dreisen et al—Louis R Fisher; Tax Exempt Construction Co (75) ..... 82.00  
MERCER ST, 229; Samuel Dreisen et al—Max Sherman; Tax Exempt Construction Co (76) ..... 382.00

**AUG. 21.**

AMSTERDAM AV, nwc 75th, 102.2x100; American Elevator Machine Corp—Estate Wm J Walton et al & Sherman Square Motor Corp (77) ..... 79.59  
35TH ST W, ss, 350 w Bway, 150x200; Harrington Contracting Co—R H Macy Co, Thos Crimmins Contracting Co, L R Contracting Co & Lewis Rosen (78) ..... 1,128.00  
116TH ST, 11-13 W; Jos D Felman—Manfred Amusement Co, Saml Friedman & Nora Constn Co (79) ..... 13,700.00  
116TH ST, 11 W; Isidore Waller—Manfred Amusement Co, Inc.—Nora Constn Co (80) ..... 900.00

**AUG. 22.**

125TH ST, 124 W; Fells, Lent & Cantor—Geo Ehret; John Rybakoff (81) ..... 185.00  
151ST ST, 152D ST, 8TH AV & McCOMBS PL, the blk, &c; Robert A Keasbey Co—Colonial Ice Corp; renewal (82) ..... 1,020.00  
ST MARKS PL, 49; Julius Lauterbach—Jeannette Kaplan (83) ..... 5,664.00  
86TH ST, 340 W; Samuel Fishbein—Netherland Holding Corp; Russell H Kittel (84) ..... 580.00  
SAME PROP; Reliable Painting & Decorating Co—same (85) ..... 370.00  
151ST ST, 535 W; Bregman & Co—Farms Realty Co; Kurlanchik Bros (86) ..... 400.00  
BARROW ST, 16; Rudolph Levin—Casco Traders, Inc; John E McCoy (87) ..... 125.00

**AUG. 23.**

132D ST, 16 E; Saml Dolinsky—Sydney Gubin, Max Zimmerman & H Gerstenhaben (88) ..... 189.45  
111TH ST, 300 W; Central Painting & Decorating Co—Brandt Constn Co, Inc, & Chas Slessinger (89) ..... 50.00  
BROADWAY, swe 77th, 105.5x119.10; N Y Watertight Roofing Co—Morewood Realty Holding Co & Manhattan Island Hotel Corp (90) ..... 75.00  
3D av, 1501; Berger Mfg Co—Pauline Wagner Eberhart & Persephoni Realty Co & Anastatias Catsanos (91) ..... 413.50  
GOUVERNEUR ST, 1-9; Sam Barkan—No 1 to 9 Gouverneur Corp & Frank Heitzner Contracting Co, Inc (92) ..... 135.00  
123D ST, 61 E; Hervey Thompson—Bernard J & Marie Peborde (93) ..... 24.60  
3D AV, 1501; Berger Mfg Co—Chas Eberhart, Persephoni Realty Co & Anastatias Catsanos (94) ..... 413.50

**Bronx**

**AUG. 16.**

BAILEY AV, es, 106.9 n Summit pl, 89.8x100; John Weil Plumbing Co—Chas Levy, Leweiiss Constn Co, Inc, & Nathan Weiss ..... 16,214.00  
WEBB AV, ws, 200 n 195th, 50x120; Larkin Lumber Co—Arthur R & Wilhelm C Dern & Westchester Bldg & Constn Corp ..... 717.67  
WEBB AV, es, 178.6 s 195th, 86.9x82.1; Larkin Lumber Co—Chas J & Jessie Schaefer & Westchester Bldg & Constn Corp ..... 176.11  
BRYANT AV, ws, whole block front bet Tremont av & 178th, —x—; Giuri & Lagonia—Alcas Realty Corp ..... 2,109.04  
UNIVERSITY AV, es, 275 n 190th, 100x250; Thos Thompson—Gotham Bldg Corp & John Doe et al ..... 3,175.75  
BROADWAY, 5569-63; W Weinraub—Broadway & 231st St Realty Co ..... 1,335.00  
PROSPECT AV, 599; Frank B Blumenthal—Ida Bloom & Harry Gubkin ..... 95.00

**AUG. 17.**

WHITLOCK AV, 449-53; Edward S McCann—Samuel Wolis & Philip Diamond ..... 1,279.84  
163D ST, 1014 E; Benjamin Rosen—A Kantrowitz; Zuckson Const Co ..... 400.00  
SECOR AV, es, 325 n 233d, 50x100; Van Nest Lumber & Trim Corp—Harry Armstrong; James Lorensen ..... 560.00  
BAILEY AV, es, 100 n Summit pl, 100 x100; H J Butler & Bro—Leweiiss Constn Co ..... 8,183.24  
BAILEY AV, es, 106.9 n Summit pl, 101 x101; George Colon & Co—Charles Levy, Leweiiss Constn Co & Nathan Weiss ..... 2,700.00

**AUG. 18.**

174TH ST, swe Vyse av, 80x100; Richmond Radiator Co—Felsler & Shorr Realty Const Co; Efficiency Heating Co ..... 1,605.00  
FIELDSTON RD, 6033; William Simpson—John & Mary Eppler ..... 1886.70  
WMSBRIDGE RD, es, 125.5 — Pierce av, 50x157.8; also PIERCE AV, nwc Yates av, 100x100; John Langer—Mendel I Weisman & Louis Balteransky ..... 1,175.00  
SECOR AV, es, 326 n 233d, —x—; Mt Vernon Bldrs Supply Co—Harry Armstrong; James Lovenson ..... 1,168.51  
VAN NEST AV, nec Taylor av, 20x95; Mars Electric Corp—Dominick A DiPasca; Frank J Lorito ..... 100.78

**AUG. 19.**

WHITE PLAINS RD, 1405; Donelin & McDonough—William A Leonard ..... 225.00  
MOSHOLU PARKWAY, nes, 100 n 206th, 50x113.11; Barnet Goldstein—Joseph Ortman et al; William Rossi et al ..... 103.95  
INTERVALE AV, sec Fox, 53x89; Morris Latino—David Perlman; Harold Construction Co ..... 404.00  
MOSHOLU PARKWAY, es, 100.8 n 206th, 50.4x119.9; G Bartolini—Joseph Ortman; William Rossi ..... 3,200.00  
196TH ST E, swe Marion av, 100x50; Robert Tosti—S & P Building Co ..... 1,504.35

**AUG. 21.**

CYPRESS AV, 250-4; also 138TH ST,