Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District
Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 2, 1879.

Copyright, 1922, by The Record and Guide Company, 119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CX No. 14 (2846) NEW YORK, SEPTEMBER 30, 1922

25c. A COPY \$12.00 A YEAR

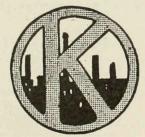
Advertising Index A. B. See Electric Elevator Ackerly, Orville B., & Son435 Acme Foundry .442 Addams & Co434 Adder, Ernest N435 American Bond & Mortgage Co.442 American Bureau of R. E., 2d Cover American Enameled Brick & Tile Co440
Advertising index rage
A. B. See Electric Elevator
4th Cover
Ackerly, Orville B., & Son435
Acme Foundry442
Adams & Co
Adlor Ernest N
American Rand & Mortgage Co 442
American Bond & Mortgage Collis
American Bureau of R. E.,
2d Cover
American Enameled Brick & Tile
Co440
Ames & Co433
Amy, A. V., & Co433
Anderson, James S., & Co433
American Enameted Brick & The Co
4th Cover
Armstrong & Armstrong435
Ashestos Mfg. Co444
Ashforth & Co
Athons Brick Lime & Cement
Co 4th Cover
Automotic Fire Alarm Co 442
Anderson Brick & Supply 4th Cover Armstrong & Armstrong
Automatic Fire Alarm Co
Bauer, Milbank & Mollov433
Bechman A G436
Poll Co H W445
Penengen Realty Co 2d Cover
Dend James 2d Cover
Boyd, James
Bonded Securities Corp433
Boylan, John J
Brener, SamuelZu Cover
Brett & Goode Front Cover
Brook Louis, Inc444
Brooks & Momand432
Brown, Frederick2d Cover
Brown, J. Romaine Co.Front Cover
Bulkley & Horton Co436
Burling & McCurdy436
Busher, Engene J., Co433
Butler & Baldwin Front Cover
Butlet & Baldwin 1112 2000
Cahn, Harry2d Cover
Cammann, Voorhees & Floyd.433
Carpenter, Leonard J433
Chauncey Real Estate433
City Investing Co420
Classified Advertisements432
Cohurn Alfred P434
Conth Caorgo H & Co 435
Cross & Prown Co Front Cover
Cross & Brown Co Front Cover
CTUIKSHAHK COFIOHE COVER
Cruiksnank, Will., Sons,
Front Cover
Cudner, R. E., Co
Cushman & Wakeneld434
Cutler, Arthur, & Co453
Cutner, Harry B433
Davenport Real Estate Co436
Davis G Malvin435
Do Ross C M Co
Derios I Clarence431
Day Togoph P 498-433
Day, Joseph F
Dike, U. D. & H. V
Dodge, F. W., Co
Dowd, James A455
Dubois, Chas. A434
Duffy, J. P., Co445
Dunlap & Lloyd434
Duross Co433
Busher, Eugene J., Co 433 Butler & Baldwin Front Cover Cahn, Harry 2d Cover Cammann, Voorhees & Floyd .433 Carpenter, Leonard J 433 Chauncey Real Estate 433 City Investing Co 420 Classified Advertisements 432 Coburn, Alfred P 434 Corth, George H., & Co 435 Cross & Brown Co Front Cover Cruikshank Co Front Cover Cruikshank, Wm., Sons, Cudner, R. E., Co 433 Cushman & Wakefield 434 Cutler, Arthur, & Co 433 Cutner, Harry B 433 Davenport Real Estate Co 436 Davis, G. Malvin 435 Davis, G. Malvin 435 Davis, J. Clarence 431 Day, Joseph P 428 Joseph P 428 Dowd, James A 435 Dubois, Chas. A 434 Duffy, J. P., Co 438 Duffy, J. P., Co 438 Duross Co 434 Duross Co 438 Edwards, Charles G., Co 433 Edwards, Dowdney & Richart .420 Elliman, Douglas L., & Co 431 Ely, Horace S., & Co. Front Cover
Edwards Dowdney & Richart 420
Elliman Donglas I. & Co. 421
Eliman, Douglas Li, & Co. Front Coror
Day Driek & Supply 4th Cover
Empire Brick & Supply, 4th Cover

TABLE OF CONTENTS	
Editorials	421
Few Vacancies Except in High Class Apartments	423
How to Avoid Soft Coal Hazards	424
Hylan's Subway Plans Commended	427
Review of Real Estate Market for the Week	429
Private Sales of the Week	429
Mortgage Loans	434
Statistical Table of the Week	436
Classes Forming for Building Apprentices	437
Much New Construction Being Planned	439
Personal and Trade Notes	439
Trade and Technical Society Events	439
Building Material Market	440
Contemplated Construction	442
Contracts Awarded	444
Plans Filed for New Construction	445
Plans Filed for Alterations	446
Mechanics' Liens and Satisfied Liens	447

English, J. B433
English, J. B
Finkelstein, Jacob & Co434
Fischer, J. Arthur433
Fisher, James B
Fox, Fredk., & Co433
Frey, Wm. J436
Gold, Louis & Co., Inc429
Goodwin & Goodwin433
Hecla Iron Works
Hess, M. & L., IncFront Cover
Holmes Elec. Protective445
Home Title Insurance Co420
Hubbard C. Bertram433
Hygrade Builders Supply
4th Cover
J. & E. Realty Co435 Jackson, Daniel H2d Cover
Kane, John P., Co4th Cover
Keller, Charles G434
Kelley, T. H434
Kelly, Albert E434 Kempner & Son, Inc.Front Cover
Kempner & Son, Inc. Front Cover
Kewanee Boiler Co., Inc. Title Page
Kilpatrick, Wm. D420
Kilpatrick, Wm. D
Kloes, F. J440
Kloes, F. J
Корр, Н. С., & Со433
Kraslow, Walter2d Cover

Kurz, Wm. F. A., Co
Martin, Samuel H. 42 May, Lewis H., Co. 43 McMahon, Joseph T. .2d Cov Merrall, Wm. M. Milner, Joseph 45 Mississippi Wire Glass 4th Cov Monell, F. Bronson 45 Moore, John Constable 45 Moors, J. K. 45 Morgan, Leonard, Co. 44 Morgenthau, M., & Co. 45 Muhlker, Arthur G. 45 Murtha & Schmohl 4th Cov
Nail & Parker 4. Nassoit & Lanning 4. Natanson, Max N 2d Cov- National Marble & Slate Corp. 4. Neenan Elevators-American Ma- chine & Foundry Co.4th Cove

Advertising Index	Paga
Advertising Index Nehring Bros. New York Edison Co., The. New York Herald New York Title & Mortgage Niewenhous Co., Inc. Niewenhous, Henry S. Noyes, Chas. F., Co.Front Ogden & Clarkson Corp.	433
New York Edison Co., The.	443
New York Herald	430 Co.420
Niewenhous Co., Inc.	444
Niewenhous, Henry S	436
Noyes, Chas. F., Co.Front	Cover
O'Hara Goo L	433
Oppenmeimer, Fred	435
Ogden & Clarkson Corp O'Hare, Geo. L Oppenmeimer, Fred O'Reilly & Dahn Ottinger, N. L.	433
Ottinger, N. L. Payton, Philip A., Jr., Co.2d Pease & Elliman Front Peerless Liquid Cement Co. Pell, S. Osgood & Co Pflomm, F. & G Front Phelps, Albert D Pomeroy, S. H., Co., Inc Porter & Co Front Quell & Quell Read, Geo., R., & Co. Front Realty Co. of America Rinaldo, Hiram Rockaway White Sand Co. Rockaway White Sand Co.	434
Pease & Elliman Front	Cover
Peerless Liquid Cement Co.	432
Pell, S. Osgood & Co	444
Phelps. Albert D	436
Pomeroy, S. H., Co., Inc	442
Porter & CoFront	Cover
Read, Geo., R., & Co. Front	Cover
Realty Co. of America	420
Rinaldo, Hiram	434
4th	Cover
Rockaway White Sand Co. Runk, Geo. S. Ryañ, Geo. J. Saffir, Abraham Sansone, F. P., Co. Schindler & Liebler Schneider & Multer Schweibert, Henry Seaman & Pendergast Shaw, Arthur L. Shaw, Rockwell & Sanford. Sherman & Kirschner Slattery Gas Radiator Co. Smith, Malcolm E., Inc. Spear & Co. Speyers, James B., Inc. Spotts & Starr Sterling Mortgage Co. 2d Straus, S. W., & Co. Tabolt, Jacob J. Tankoos, Smith & Co. Title Guarantee & Trust Tyng, Stephen H., Jr., & C Union Stove Works	434
Kyan, Geo. J.	433
Sansone F P Co	431
Schindler & Liebler	434
Schneider & Multer	436
Seaman & Pendergast	454
Shaw, Arthur L	435
Shaw, Rockwell & Sanford.	434
Slattery Gas Radiator Co	440
Smith, Malcolm E., Inc	433
Spear & Co	434
Spotts & Starr	433
Sterling Mortgage Co2d	Cover
Straus, S. W., & Co	445
Tankoos, Smith & Co	434
Title Guarantee & Trust	Co.420
Tyng, Stephen H., Jr., & C	co420
Union Stove Works	444
o. o. meanly a improvement	Coror
Union Stove Works U. S. Realty & Improvement 2d U. S. Title Guaranty Co	435
Van Valen, Chas. B2d	Cover
Wacht, Samuel2d	Cover
Walsh J. Irving	433
Watson Elevator Co., Inc.	
Weill H M Co 2d	Cover
Wells Architectural Iron (20442
Wells, James N., & Sons	433
White, Wm. A., & Sons	Cover
U. S. Title Guaranty Co Van Valen, Chas. B	Cover
Whitney-Foster Corp.	434
Wilkes Co., A	440
Williams-Dexter Co	Cover
Wood-Dolson CoFront	Cover
Wyckoff, Walter C	433
Zittel, Fredk., & Sons	433



Kewanee Boilers available the same day.

Our New York stock of Steel Firebox boilers has been trebled and we have installed new power handling equipment to enable us to give you

One or One Hundred Boilers the Same Day

KEWANEE BOILER COMPANY INC.

47 WEST 42nd STREET, NEW YORK

Longacre 8170

YOUR NEEDS

Title Insurance Mortgage Loans Guaranteed Investments Protection for the Broker

An answer for nearly every realty need.

NEW YORK
TITLE AND MORTGAGE
COMPANY

 Manhattan
 135 Broadway

 Brooklyn
 203 Montague St.

 Jamalea
 375 Fulton St.

 L. I. City
 Bridge Plaza

 Staten Island
 24 Bay St.

 White Plains
 163 Main St.

Established 1887

CHAS. S. KOHLER, Inc.

Real Estate Insurance

Broker and Manager of Estates

MAIN OFFICE: 901 Columbus Ave.—Corner 104th St. BRANCH OFFICE: 1428 St. Nicholas Ave.—Near 181st St. NEW YORK

GEORGE L. O'HARE MEMBER REAL ESTATE BOARD OF N. Y.

REAL ESTATE

EXCEPTIONAL INVESTMENTS

SELLING—RENTING—BUSINESS AND APARTMENT BUILDINGS

SPECIALIZING IN LEASEHOLDS

MORTGAGE LOANS

FULL EQUIPPED DEPT. FOR EXCHANGING
489 FIFTH AVE.

TEL. VANDERBILT 5092-6441

William D. Kilpatrick

REAL ESTATE OPERATOR

149 BROADWAY

SAMUEL KILPATRICK

EDWARDS, DOWDNEY & RICHART

REAL ESTATE

MORTGAGE LOANS

156 Broadway, New York

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

Lawrence, Blake & Jewell Mortgage Loans

115 Broadway
Tel. 4080 Rector

Member Real Estate Board, N. Y.

Specialists in Harlem

Colored Tenement Properties

NAIL & PARKER REAL ESTATE

> 145 West 135th Street New York City

JOHN E. NAIL. HENRY C. PARKER Telephone | 7682 Morningside | 7683

City and Country Property—Management

LADD&NICHOLS

Real Estate Brokers
9 EAST 46th STREET

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

HOME TITLE INSURANCE CO.

HENRY J. DAVENPORT, President

Insures Titles Makes Loans
Sells Guaranteed Mortgages

Capital and Surplus over \$1,500,000

51 Willoughby Street Brooklyn

Post Office Building Jamaica

STEPHEN H. TYNG

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board, N. Y.

REAL ESTATE

MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET Telephone: Stuyvesant 4000

5½% MONEY

An unlimited amount to loan on desirable improved real estate in Manhattan and Bronx.

Low fees, prompt answers, early closings.

TITLE GUARANTEE & TRUST CO

Capital, surplus and profits, \$20,000,000

176 Broadway

New York

The Realty Company of America

FRANKLIN PETTIT

President

TRANSACTS A GENERAL BUSINESS IN THE PURCHASE AND SALE OF NEW YORK CITY REAL ESTATE

2 WALL STREET, NEW YORK CITY Rector 0275-0276

City Investing Company

61 Broadway, New York
Telephone: Bowling Green 8530

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Fall Rental Conditions

Surveys of the housing situation on the eve of the fall moving day disclose much more healthy conditions in realty circles than have existed for several years. Until landlords and tenants come together in the semiannual contest over apartments and rentals thereof within the city limits the actual state of the leasing end of the real estate business cannot be very accurately gauged. But now that October 1 is at hand, both brokers and others conversant with what is going on throughout the various sections of the city with respect to the demand, the supply and the price of living quarters for the rich, the poor, and the great middle classes, are in a position to know just how far New York has gone in providing for the actual needs of its citizens. That there had been a large amount of building was conceded, but how far this had overcome the shortage, and whether all classes of tenants would be relieved. was problematical.

Information obtained by The Record and Guide from various sources indicates pretty clearly that there is no considerable number of vacancies in housing of any description. Undoubtedly not all of the highest-priced apartments have tenants and there is more than a suggestion that rentals of the most expensive suites are being shaved and may be further reduced after the renting season is over for this time of year. The only other vacancies are reported in the upper sections of the city, where apparently two- and three-room apartment building was slightly over done. In Manhattan these small apartments are all filled. Of moderate-priced quarters in any part of the city there is no excess, and there still is crying need for the kind of flat renting below \$20 per room.

What is evident is that the very considerable building movement of the last eight months hardly more than kept pace with the normal growth of the city and that in the medium, lower-priced flats and apartments there has not yet been effected any extensive relief from the congested conditions of two years ago. The fact that prices are not rising indicates that the building program was sufficiently large to prevent a recurrence of the upward movement so marked a year or two ago. That rentals are being firmly held and vacancies comparatively few indicate the stabilizing of the leasing situation. With landlords and tenants accepting present conditions as more or less inevitable, there is less friction between them, which augurs well for both.

Publicity for Coal Profiteering

While the national and state authorities are doing what they can to reassure coal consumers, it is recognized on all sides that the anthracite situation is sufficiently serious to cause no little concern. The authorities believe, however, that the winter can be passed without suffering if all the anthracite users show proper

regard for the general interest in meeting the situa-

It is evident that State Fuel Administrator Woodin fears many citizens may be reluctant as to advise him as to the operations of coal profiteers. It certainly is reassuring to learn from him that there is no reason why anyone should have to pay much more for coal this year than last. His statement is borne out by the announcement of the principal coal dealers in the metropolis that the rates for the present will compare very favorably with those of last March. As to prices, however, the State Fuel Administrator urges consumers who feel they are over-charged to furnish him in writing the facts in any case where a dealer exacts profiteering prices. That is the only way, as Mr. Woodin points out, by which the state authorities can get the information they will require in order to proceed against any dealers who may seek to take unfair advantage of their customers. Mr. Woodin declares that persons furnishing his office with such information need have no fear of reprisals, and he believes he is in a position to protect them against such developments.

In this connection the *World* makes a pertinent suggestion, namely, that if Mr. Woodin is looking for a method of curbing profiteers without going into the coal business for the State he will find nothing better than daily published lists of dealers whose prices are excessive. The *World* believes there is not a newspaper in this city or in the state that would not aid in maintaining fair prices by printing such lists, and that there are few householders who would not consult these lists before purchasing their coal.

If developments in the next few weeks are such as to make necessary a public drive against profiteering, this suggestion undoubtedly would prove well worth adopting. It is true, as the *World* pertinently declares, that profiteering can stand nearly anything but publicity.

Curbing Jurisdictional Strikes

The drastic resolution to prevent jurisdictional strikes adopted by the Executive Committee of the American Federation of Labor at its recent Atlantic City conference will undoubtedly exert a salutary effect upon the building industry in every part of the United States. This resolution, which is to be acted upon in the near future by the national labor organization, has for its prime objective the elimination of strikes in the building trades over questions of jurisdiction.

For many years past jurisdictional strikes, in which two or more trade unions disagreed over which trade should or should not do certain work on construction projects, have been a serious retardant to building progress. A large amount of valuable time has been wasted pending the settlement of these strikes and the financial loss to both the industry and the striking workmen has been very great. In the majority of instances there has been little necessity for these strikes because they have been over questions that could have been settled promptly by the arbitration machinery provided for exactly such emergencies.

The Executive Committee of the Federation has recognized for some time the evils which were resulting from these strikes and although the resolution forwarded to the Federation for early action was a direct outgrowth of the refusal of the Carpenters' Union to abide by a decision of the National Board of Jurisdictional Awards in the difficulty between the carpenters and the sheet-metal workers as to which trade was to place metal doors and trim in buildings, definite measures to prevent future jurisdictional troubles have been contemplated for some time.

The Executive Committee's resolution, severe as it may seem to some, is an important step in the right direction. There can be no permanent peace in the building industry if the decisions of committees and boards specially organized to handle and settle certain matters are utterly disregarded. The prime function of the American Federation of Labor is to supervise and direct the affairs of organized labor in the United States and when its appointed agents for settling differences are ignored and the rulings of duly authorized boards are flouted the only possible recourse of the Federation is to take such measures as will promptly bring the recalcitrant unions back into line and make them powerless to delay the industry's progress and the prestige of the parent organization.

Auction Sales of Lorillard Estate and University Heights Lots

HE New York Public Library, as the co-owner of the Lorillard Spencer Estate in the Pelham Bay Park-Long Island Sound section of the East Bronx, will share with the heirs of the Lorillard Spencer Estate in the proceeds of the sale of the property at absolute public action, by Joseph P. Day, auctioneer, on Columbus Day, Thursday, October 12, and the following days: Friday, October 13, and Saturday, October 14, at 2 p. m. and 8 p. m., daily, on the premises.

For the purpose of this big auction sale, the Lorillard Spencer Estate has been divided into 1,200, 25 x 100 foot lots, fronting on Long Island Sound, the Eastern Boulevard, Middletown Road and other prominent avenues, and located directly opposite the Pelham Bay Park, the \$1,000,000 Isaac L. Race Stadium and Playfield, and the Huntington Estate, and directly north of the highly restricted Westchester Country Club. The lots are unrestricted, as to the character and cost of the residences to be erected thereon, except with regard to the protective zoning regulations of the City of New York, which safeguard the property against undesirable improvements in the future.

The Lorillard Spencer Estate waterfront and Pelham Bay Park lots are located only a few short blocks south of the Pelham Bay Park terminal station on the Lexington Avenue subway, and also a few blocks from the Buhre Avenue and Middletown Road stations on the same rapid transit line, at a five-cent fare to all parts of the City of New York. A bus line runs on Eastern Boulevard, past the property to be sold, from West Farms to City Island.

The highly protected and unique location of this property, on and overlooking Long Island Sound, facing Pelham Bay Park, adjoining the Westchester Country Club, and close to three subway stations, offers to the home-seekers of New York one of the rarest of rare opportunities to buy one or more standard size city lots on or near the waterfront and to build thereon, under the munificent tax-exemption law, a more or less costly permanent home, a summer cottage or an inexpensive bungalow.

Between the Lorillard Spencer Estate and East Tremont Avenue, the gateway to the famous Throg's Neck section, where approximately 1,000 homes have been erected in the last two years, is located the highly improved and popular Lohbauer Park residential colony, which property was sold at public auction by Mr. Day more than a decade ago.

With the exception of the Westchester Country Club prop-

erty, which is to be cut up into large size, highly restricted residence building lots, and sold, the Lorillard Spencer Estate is practically the last large property in the Pelham Bay Park and Long Island Sound section of the East Bronx remaining to be sold at public auction. The only other property of note is the Huntington Estate, which lies just north of the Lorillard Spencer Estate and east of Pelham Bay Park, with a considerable frontage along Eastchester Bay overlooking Long Island Sound.

The late Lorillard Spencer, 1st, acquired this property for use as a country seat, about 75 years ago. The 1,756 acres constituting the area of Pelham Bay Park, with about 20 miles of wter frontage, were acquired by the City of New York in the year 1888, about 40 years ago, 35 years after Lorillard Spencer, 1st, had the foresight to purchase the present Lorillard Spencer Estate, which at that time was located in Westchester County, although now a part of the Bronx.

Pelham Bay Park is one of the largest, if not the largest, waterfront playground in the world, and this great public park, on a site directly opposite the Lorillard Spencer Estate, on Middletown Road, is the location of the \$1,000,000 Stadium and Playground erected by Mrs. Isaac L. Rice as a monument to the memory of her late husband.

The subdivision of the Lorillard Spencer Estate among hundreds of New York City home-seekers will create a new and most desirable residential colony in the five-cent fare zone of the City of New York, and outside of the fire limits, where the erection of frame constructed dwellings and bungalows is permitted.

In the University Heights-West Bronx section of New York, where the recent sale, by Joseph P. Day, auctioneer, of the Montgomery Estate, for \$441,000, established new ranges of value, the same auctioneer will sell by absolute receiver's auction sale, on Tuesday, October 17, at 12 o'clock noon, in the Real Estate Exchange, No. 14 Vesey St., New York City, the 63 lots comprising the entire block bounded by Featherbed Lane, West 172d St., Shakespeare and Nelson Aves. The property is to be sold for the Atlantic Dock Company, in liquidation.

These lots are in the center of the immense apartment building activity that, for the last three or four years, has completely transformed the University Ave. and Jerome Ave. sections of University Heights in the West Bronx. The 170th St. and Belmont St. stations on the Jerome Ave. subway are near.

Tentative Assessments to Be Made Public Next Monday

N next Monday, October 2, the Board of Taxes and Assessments will make public the tentative real and personal property assessment rolls. Taxpayers will have until November 15 to file protests provided they believe the value assessed against their property is unjust. Unless such protests are filed within the time and in the form prescribed by law taxpayers will have no recourse to the right of

certiorari proceedings. The publishing of the assessment rolls will be followed on October 10 by the presentation of the tentative budget. The proposed budget must be filed by the Board of Estimate with its secretary on or before October 20, after which date no new item may be inserted. The budget must be finally adopted and certified and filed with the city clerk by December 25.

REAL ESTATE SECTION

Few Vacancies Oct. 1, Except in High Class Apartments

Buildings With Small Suites Not Fully Rented in Upper Sections of City, But Shortage of Low Cost Quarters Continues

HE outstanding feature this year of the autumn moving which has been going on all this week, is great concentration of moving from one place to another within Manhattan, instead of out of it. Last year at this time there was a great movement of tenants from the central borough to the Bronx, Brooklyn and Queens, as well as to suburban areas. This year the trend is for tenants of all classes to move into cheaper apartments than they have been occupying. The scale of reduction is from \$1,000 to \$1,500 a year each on rental on the part of tenants all along the line on apartments that range in rent from \$3,500 to \$7,500 a year each. Most of the vacancies are in the higher-priced apartment buildings, for the reason that the tenants in that class of buildings are the ones who started the reducing process by removing to lower-priced quarters. The fact that they prefer to pay the rents demanded for apartments considerably lower in price is causing a maintenance of rental standards in the latter buildings. There are few if any apartments in Manhattan available at from \$2,500 to \$4,000 a year. And there are practically none vacant at figures lower.

The movement of families is a sort of chain movement. As soon as an old tenant moves out the new tenant is there with his load of furniture to move in. Frequently the moving schedule of the van owners is upset by some tenants not moving on the day or hour set by them. This results in confusion and delay for many other moving tenants.

All of the new apartment houses in Brooklyn and Queens and the Bronx are being filled by tenants within those boroughs primarily. The new buildings have simply met the demand for living space that was so long acute there. Rents in these boroughs have not been reduced to any marked degree, except in certain parts of the Bronx, where there is a super-abundance of new small suites. Manhattan could stand an increase in the number of small apartments at this time, but it is not having a sufficient increase of them. General cost of construction, along with the fact that higher rents obtain in Manhattan anyway, has much to do with the shortage of reasonable-priced suites here.

It is impossible to get apartments in Manhattan renting at from \$15 to \$20 a room a month when modern and old apartments in Brooklyn and Queens are in many instances bringing more than those figures. The only apartments here that rent at anywhere near those sums are in the older parts of Yorkville, Harlem and the lower West Side; and they are all occupied.

One need only look into the average storage warehouse in this town to learn the reason for high rentals for all kinds of apartments. Spaces in the ground floors of storage buildings that are usually utilized for the receiving and discharge of furniture are now occupied as permanent storage space. Warehouses simply are not large enough to hold all that it is sought to put into them. Thousands of families who cannot obtain apartments within their means are storing their furniture and either boarding in apartment hotels of all kinds and descriptions or living in boarding houses. Numerous well-known storage firms have within the last year built large annexes to their buildings or have built large new branches in other parts of town where there is excessive demand for storage space. Other new warehouses are in course of construction. It is one line of business that is doing splendidly. Many families that

have in the past occupied apartments of from five to seven rooms are conserving their rent by moving into suites of three and four rooms.

The higher-priced apartments are usually taken on leases ranging in length from one to three years, primarily the latter term. As those on which leases expire this autumn are given up the tenants in many cases are storing either all or part of their furniture, according to what the particular tenant has decided to do as regards a cheaper apartment or none at all. It is believed that rentals on the high-priced apartments will be shaved considerably after October 1, but that remains to be seen. Certainly the boarding-house business is thriving.

On all sides it is argued that prevailing high rentals for all kinds of apartments is a logical outcome of the situation. Construction costs are high, taxes are high, building laws are exacting in their demands for safety against fire and as regards cubic space for air and light, and cost of maintenance is high. Added to this there is no over-suppy of buildings. The situation seems to prove what was apparent a year or more ago, that it would take from two to three years at least for the apartment-house supply to catch up with the heavy demand for living space. When that happens generally there may be a fall in rentals, but not before. There are many new buildings in a state of near-completion but which are not ready for this autumn's rental demand. Probably spring will arrive before they are available. Will they be sufficient in number to cause a fall in rentals, considering their high cost? It seems inevitable that the tenant must pay the penalty of high cost of construction the same as the consumer of any other commodity is paying for high cost and general shortage.

The movement of families to the suburban areas is not confined to any particular period of the year. Vans are busy at odd seasons moving them to the suburban counties of New Jersey, to Westchester County, to Nassau and to Suffolk. Most of the exodus to those points is by persons who have bought houses there and at prices higher than prevailed before the war. The shortage of houses for rent in all suburban areas is as acute as the shortage of apartments is within the city and the rentals are as high as ever in the past. The increases range from 60 to 100 per cent.

Discussing the situation, Charles F. Morris, president of the Van Owners' Association and himself the head of a large warehouse corporation, said: "There never before was such a concentration of moving within Manhattan as there is this autumn. The shortage of apartments within the financial reach of the average man is great and the result has been a great increase in the demand for storage space. All warehouses are full to the limit. The movement of families in the other boroughs is confined primarily to those boroughs. There is no pronounced interborough feature this year. Our work brings us into contact with all classes and conditions of persons. For the life of me I do not see where the man of small means is going to live on a rental within his means in any borough of the city. The storage business shows that there is no immediate or remote likelihood of rentals coming down to any appreciable extent. It looks as if all of New York is destined to be a city of very small families or no families. The doubling up process of metropolitan living is more apparent to we warehousemen than it is to the general run of the population. The living problem is making a storage problem.'

Building Managers Show How to Avoid Soft Coal Hazards

Dangers of Spontaneous Combustion and Flue Fires Can Be Lessened by Proper Storage and Removal of Soot in Chimneys

In view of the shortage of anthracite and the necessity for the substitution of bituminous coal by many consumers who are unaccustomed to its use the Fire Prevention Committee of the Building Managers' Association has issued a statement calling attention to the fire hazards in the use and storage of soft coal, as follows:—

"Large quantities of soft coal are being stored by mercantile establishments and industries because of the fear of a fuel shortage during the winter. The danger of spontaneous combustion in this causes a serious fire hazard, and unusual care should be exercised by the owners of such properties. The hazard can be reduced by proper selection of the grades and sizes of soft coal, and the exercise of proper precautions in its handling and storage. Where large quantities of soft coal are stored in the open it should be in separate piles, so that a fire starting will not spread through the entire supply, and the affected pile can be extinguished or moved. Where the coal is stored in basements the Fuel Administration suggests the following precautions:

Coal the size of a walnut or larger is well adapted for storing. Mine run, slack or screenings, on account of fine coal and dust, are not suited for storage in a basement.

Never place coal near a hot pipe, against a hot furnace or any other hot surface.

Do not mix ashes with the coal, as there may be live coals in the ashes.

If coal must be wet down, wet only the portion that is to be used immediately.

It is very important that pieces of waste, oily rags, sticks, paper and other rubbish should not be mixed, or allowed to come in contact with the coal.

Special attention should be paid to the proper cleaning of flues and chimneys regularly.

"Large numbers of shingle roof and defective flue fires are being reported, due to the increasing use of soft coal. The accumulation of soot on heating surfaces reduces the value of the fuel and starts fires. The Federal Fuel Administration Board suggests the following plan for removal of soot:

"The fire is put into good condition with a substantial body of hot fuel. Common salt, thoroughly dried, is then thrown or sprinkled on to the incandescent fuel bed in a quantity depending entirely on the size of the furnace. In the case of a house heating furnace, one pound at a time is ample, in the case of a large power plant boiler four or five scoops fully may be required. The dampers are kept open so as to maintain the furnace temperature and the salt is allowed to remain until the fumes have entirely disappeared.

"Immediately upon charging the salt, the furnace becomes filled with dense white fumes which may require as much as half an hour to entirely disappear. If results are not secured on the first application, it should be repeated as many times as necessary. Once the heating surface is thoroughly cleaned a small application every few days is usually sufficient to keep it so.

"Everyone using soft coal is urged by the administration to use this remarkably simple and cheap process for getting rid of the soot, cleaning and heating surfaces of boilers, thus saving large amounts of coal, preventing fires from chimneys and generally conserving all along the line of heating and the production of power."

William H. Woodin, State Fuel Administrator, has issued a warning to dealers in and consumers of coal that ignorance of General Order No. 1 will not prevent their vigorous prosecution for infractions of the order prohibiting the sale of more than two weeks' supply to one customer. Mr. Woodin deciared this order is still in force and that the penalty for the first offence, which constitutes a misdemeanor, is a fine of not less than \$100 nor more than \$1,000 or imprisonment for not more than one year or both.

A second offence constitutes a felony and the penalty is more severe. Mr. Woodin believes prices for coal can be kept at a small advance over last year's figures. Hard coal continues to arrive in New York in large quantities.

A new high mark for coal car loadings last week was reported by the Association of Railway Executives in the following statement:

"The total for the week was 212,110 cars. This exceeded the preceding week by 10,968 cars. On the basis of this loading coal production during the past week approximated 11,500,000 tons, of which about 9,750,000 was bituminous and 1,750,000 tons was anthracite coal. Total production for the week before was approximately 10,633,000 tons for both kinds of coal.

"Bituminous coal loading last week, according to complete reports, totaled 177,207 cars, 1,881 cars over the week before. The remaining 34,903 cars were loaded with anthracite, an increase of 15,087 cars over the preceding week.

"Loading of anthracite coal on Saturday amounted to 5,588 cars, 142 under the day before, but 137 cars above the daily average for September one year ago."

President Harding has appointed C. E. Spens as Federal Fuel Distributor. He has named two committees to assist the Government in efforts to speed up transportation of coal and to conserve available supplies.

One committee is composed of railroad men, headed by President Willard of the Baltimore & Ohio Railroad, to handle the transportation problem. The other committee comprises business men headed by S. M. Vauclain, president of the Baldwin Locomotive Works.

The United Real Estate Owners' Association, through its president, Stewart Browne, announces that it is prepared to furnish its members with five tons of coke at \$15 per ton delivered and with ten tons American smokeless semi-anthracite coal at \$12.75 per ton delivered.

Monthly Meeting of the New York Society of Architects

HE regular monthly business meetings of the New York Society of Architects have been resumed after the usual summer recess. The first meeting, which inaugurates the new season's work for this organization, was held at the United Engineering Societies' Building, 29 West Thirty-ninth street, Tuesday evening, September 19. There was a large attendance especially in view of the fact that many members of the Society are still out of town. One of the most gratifying features of the meeting was the large attendance of new members and their interest in the proceedings.

After the usual routine business of the evening was dis-

posed of George Meisner, Louis R. Uffner and Eugene Schoen were elected to membership in the Society.

Following an extended discussion a resolution was unanimously adopted that the New York Society of Architects make application to the Board of Appeals to adopt a uniform method of procedure for all Superintendents of Buildings in approving the plans which are submitted to their bureaus by architects and others, independently of any action in the granting of building permits. This resolution was passed as expressing the Society's sense of the confusion existing in the various branches of the Building Department, arising in part from the newly adopted requirements of the Compensation Law.

Another Palatial Apartment Hotel In Terminal Zone

George A. Fuller Company Has Contract to Construct Project According to Plans and Specifications of Schultze & Weaver

LANS are being prepared in the offices of Schultze Weaver, 17 East Forty-ninth street, for another palatial apartment hotel to be erected on Park avenue, in Grand Central Terminal Zone. This structure will be located at 299 Park avenue and will embody a number of novel features in its plans. This apartment hotel will be erected over the tracks of the New York Central Railroad, on the east side of Park avenue, and will take in the entire block front between Forty-eighth and Forty-ninth streets.

The size of the plot to be improved is 200x 150 feet and in order to insure perpetual light and air a new street will be built along the rear or eastern boundary connecting Forty-eighth and Forty-ninth streets. The building will have its principal entrance on Park avenue, near Forty-eighth street, and the central portion of the Park avenue facade

will be occupied by a restaurant, intended to be used by the public as well as the tenants of the building.

A ballroom, with its own private entrance, foyer and subsidiary rooms, will be on the east side and this suite has been designed to take care of the need of a small ballroom to accommodate parties of between 250 and 300 people, which has existed in New York ever since the demolition of the Sherry Building, corner of Fifth avenue and Forty-fourth street.

There will be six private dining rooms on the mezzanine floor and the kitchen will be located directly between the ball-room and the restaurant. The latter will be in charge of one of New York's famous restaurant managers and will be operated primarily for the benefit of the tenants of the building.



Geo. A. Fuller Co., Builder.

NEW APARTMENT HOTEL BEING ERECTED ON PARK AVENUE

Suites in this apartment hotel will range in size from one to six rooms with maid's rooms in the larger units. There will be single rooms on each floor which will be retained for rental purposes by the company, so that tenants desiring to have guests may avail themselves of these additional rooms for a limited period without incurring the expense of renting when they do not require them.

Meals will be served in the apartments from the kitchen below with no extra charge and it is intended the rental shall cover such items as maid, valet and lighting service.

The building will be erected under a general contract by the George A. Fuller Company and Douglas L. Elliman & Co. have been appointed renting agents.

Street Improvement in the Roadway at Columbus Circle

THE rapid growth of traffic at Columbus Circle has compelled the widening of the roadway at the north side of the circle and Broadway by taking away eight feet at the turn. After nearly two years' effort on the part of the Columbus Circle League it was finally arranged that the work be done by the Interboro Company and the Bureau of Highways. Changes in the subway structure were necessary before changing the curb line. The work is now under way and when completed the roadway will have a radius of forty feet at this point.

It is claimed that this is the most congested corner in New York and the change there will allow vehicular traffic to move easily and more rapidly. David Robinson, Chairman of the League, stated that continued efforts will be made for an underground passageway from the subway station to the sidewalks at this point.

The continuation of the widening of Madison avenue north of Sixtieth street is another recent example of the high-class development of Madison avenue, which was widened between Forty-sixth and Sixtieth streets last year. Madison avenue already has commenced to feel a tremendous building boom and business development. The improvement has been so marked there is little question but that before another year this avenue will be further widened as far as Eighty-sixth street, making a through traffic street and increasing business development and property values.

A Day of Reckoning In Mortgage Securities

"The mills of the gods grind slowly, but they grind exceeding small." Applied to mortgage investments, this inexorable principle means that any mortgage business conducted on an unsound basis will sooner or later come to grief. An unusually active market for securities has recently brought to New York a large number of companies exploiting the mortgage field upon a new basis. The rapidity with which these companies are selling their real estate mortgage bonds, tempting the public by high rates of interest, reminds observers of conditions thirty years ago, when a similar group of mortgage companies came into existence, issuing real estate mortgage bonds by the million to a hungry public. Practically all of these early mortgage companies failed, and it would appear that any mortgage company organized from the selling end and not from the lending end is fore-ordained to fail. To be on safe and permanent ground, a mortgage company should be organized by lenders of care, skill and experience; and managed with full information as to fluctuating real estate values and with a willingness, year after year, to refuse the large fees which accompany excessive loans. In such case, the mortgage company should last hundreds of years, as have the mortgage companies in Europe. On the other hand, office and overhead charges, a pressure to get large commissions ensues, under which mortgages even up to 100% of the cost of the property are accepted. Experience shows that such companies last only during the intervals—long or short—between real estate depressions. If it is argued that these modern companies cannot fail as the earlier companies did, because they guarantee nothing, the answer is that when their issues of real estate mortgage bonds begin to be foreclosed with losses to investors, they can sell no more bonds and will cease business.

How can an investor know whether a mortgage company is organized from the lending end or from the selling end? First-by noting whether the mortgage company will put all of its own resources as a guarantee, back of the mortgage investments it sells; and, second-by the rate of interest which these mortgage investments bear. For example, in the present market, guaranteed mortgages are selling to net 5%. If the real estate mortgage bonds bear 6½%, 7% or 7½% and are unguaranteed, the investor may be quite confident that the company he is dealing with is organized from the selling end. The fact that an issue of bonds, for example, on an office building is written at 6½% for ten years or more—whereas office buildings in New York over a period of years earn on an average less than 4% net per annum-does not mean that the investor will receive 61/2% during the life of these bonds, but does mean that when the present high rents fall, his interest rate will also fall. The stream cannot rise higher than its source, and as these bonds are not guaranteed there is no source from which a higher return can be paid to the investor than the building yields in net rentals. In plain words, this means that the bond issue will be scaled down in amount or in rate, to the normal interest yield. If by chance the investor is so unfortunate as to have purchased a bond on a building erected on leased land, he is in even a worse position, in that he may suffer a total loss. The inexperienced investor does not realize that the ground rent, capitalized at the current rate of interest, constitutes a heavy first mortgage, ahead of his leasehold bonds, so that his first mortgage real estate bonds on a building on leased ground are in effect second mortgage bonds, but are in reality inferior to them, since second mortgage bond holders may protect themselves by buying up the first mortgage, whereas leasehold bond holders have no right to purchase the land, but must continue to pay the ground rent for a long term of years, whether earned or not. The most favorable feature of the recent issues of real estate mortgage bonds is the requirement for annual reductions of principal. It is true that if rentals and values always continued to increase, an issue of real estate mortgage bonds, even up to 100% of the value of the property, might "lift itself by its boot straps" and ultimately by instalment reductions of the principal become a sound investment, but in this plan, the economic factors are not taken into account. At recurrent intervals come business panics, crises and depressions, failures of business houses, unemployment, severe drops in rents and scaling down of real estate values. It is during these periods that holders of excessive real estate bond issues will face loss. A few examples to illustrate recent actual transactions may be worth while:

r •	of the winte.			
	A store and office building being erected-		Issue	\$6,000,000
	Land cost, about	\$1,750,000		
	Building cost, estimated	3,250,000		
	Estimated taxes, financing, etc.	1,000,000	Total	6,000,000
	A business building erected—		Issue	\$1,650,000
	Land cost, about	\$ 380,000		
	Building cost, estimated	1,270,000	Total	1,650,000
	An apartment hotel erected—		Issue	\$1,100,000
	Land cost, about	\$ 425,000		
	Building cost, estimated	675,000	Total	1,100,000
	A store and office building on leased ground-		Issue	\$3,000,000
	Land leased at \$115,000 net per year			
	Building cost, estimated			\$3,000,000
	Few investors realize that the ground rent of \$115,000	which prece	des their	claim for
	interest is equivalent at 5% to the existence of a mortga	ge of \$2,300,	,000 ahea	d of their

To sum up—the old fashioned mortgage lenders view with apprehension the large sales of excessive issues of real estate mortgage bonds, bearing high rates of interest. These old fashioned lenders have done business with caution and success over a long term of years and their experience has taught them that 100% mortgage loans at high rates of interest spell loss to the investors who purchase them.

LAWYERS MORTGAGE CO.

Guaranteed First Mortgages
Capital and Surplus \$10,000,000

56 Nassau St., New York

claim of \$3,000,000.

184 Montague St., Brooklyn

4 Herriman Ave., Jamaica

Hylan's Subway Plans Commended by Brooklyn Speakers

Criticism of Injunction Proceedings Which Stopped Operation of Bus Lines Crops
Out at Hearing Before Board of Estimate

HE series of hearings before the Board of Estimate and Apportionment on Mayor Hylan's plans for the extension of the subways was continued last Tuesday, when the Brooklyn lines were taken up. Representatives of many civic and political organizations crowded the room in City Hall where the hearing took place. Several of the speakers referred to the inconveniences to the public caused by the granting by the courts of injunctions preventing the operation of buses.

James A. McQuade, of the Fifteenth Assembly District Democratic Club, brought up the question of bus lines.

"When the bus lines were running," said Mr. McQuade, "we had service, but with the Brooklyn City and the B. R. T. or whatever their names are—

"Aren't those bus lines running now?" asked the Mayor.

"No. They have been taken off through that injunction or for some other reason."

Mr. McQuade said that when the buses were in operation the "cars are falling over each other and there are more cars than people," but that when the buses were stopped, "cars became conspicuous by their absence."

Robert W. Higbie, of the Queens Chamber of Commerce, said that his constituents were in sympathy with the actions of the Board of Estimate and of every other body which will hasten the subway extension. Mayor Hylan informed Mr. Higbie that the Hylan plan contemplated the recapture of lines in 1925 and 1926 as provided by the dual subway contracts, and to that Mr. Higbie replied:

"I can only say, and I have not the slightest disposition to argue with your Honor the Mayor that this is 1922 and not 1925."

When Mr. Higbie made reference to the crosstown line proposed by the Transit Commission Mayor Hylan informed him there would be a hearing on the crosstown line on October 2.

Miss Estelle Corcoran, of Greenpoint, appealed for more transit lines if for no other reason than to save the women from insults at the hands of hoodlums in the subways.

The Mayor announced that he was working out a plan to meet the situation "if the Legislature elected this tall will not give us authority to issue \$25,000,000 or \$30,000,000 in bonds to purchase and operate buses." He asserted that the Board of Estimate had come to the conclusion that no matter how many subways were put into operation the service would always be inadequate "so long as the transit corporations practically control our State Transit Commission."

George T. McQuade, of the Coastwise Lumber Supply Co., said there were between 150,000 and 200,000 men and women employed in the Red Hook section who were without adequate transportation to and from business. He handed in a list of sixty plants in which these people are employed.

Herbert L. Carpenter, representing the Brooklyn Chamber of Commerce, read a statement prepared by former Comptroller Herman A. Metz, as chairman of the Chamber's Transit Committee, endorsing the construction of the crosstown railroad as outlined by the Transit Commission, and calling attention to the "small differences in principle which are the basis of the political controversy now going on between the City Administration and the Transit Commission." The statement asked for more co-operation between the Board of Estimate and the Transit Commission.

Walter R. Hart, of the Brownsville Business Men's League, said that the use of a new school house was limited because of inadequate transit facilities.

Alderman Peter J. McGuinness, of Greenpoint, was another speaker who favored the Mayor's plans. Others endorsing the plans wholly or in part were S. A. Rudd and Isaac Frank, Senator Jeremiah Toomey, former Senator Charles A. Russell, John J. Keene of the Prospect Hills Citizens' League; J. J. McCue of the Hylan Park Civic Association, and F. Cornelius Wanamaker, representing the Flatbush Chamber of Commerce.

The next hearing will be on October 2, when the crosstown line and other lines in Queens will be taken up.

Following this hearing there will be opportunity for citizens to discuss the merits of other sections of the plans proposed by the Mayor for extending and improving the subway system in other parts of the city at an estimated cost of \$600,000,000.

Merchants' Association Opposes War Memorial in Central Park

The Board of Directors of the Merchants' Association has adopted a resolution opposing the location of a permanent war memorial in Central Park. The action of this board was based upon the recommendation of its Committee on City Plan, of which Charles R. Lamb is chairman. The matter of a permanent memorial in the park was referred to the Committee on City Plan while it was still pending before the Board of Estimate and Apportionment and the Committee reported on July 15. This report, as approved by the Board of Directors of the Association, is as follows.

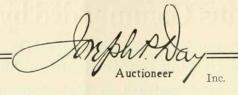
"The Mayor's Committee on Permanent War Memorial, under date of June 22, 1922, submitted to the Mayor a plan for the erection on the site of the lower reservoir in Central Park of a Memorial Arch. It is proposed by that Committee to have the dedication of the Arch of Freedom as a central motive of the twenty-fifth anniversary of the establishment of the greater City of New York to be held in May, 1923. Other features of the proposed war memorial recommended by the Mayor's Committee include a swimming and wading pool and other play ground facilities.

"In conformity with the request of the Mayor's Committee on Permanent War Memorial, the Committee of the Whole of the Board of Estimate and Apportionment has recommended an appropriation of \$600,000 for the purposes specified. A resolution carrying such an appropriation is pending before the Board of Estimate and Apportionment and will be acted upon at the meeting on Wednesday, July 19, 1922. Under the terms of that resolution, one-half of the appropriation, or \$300,000, is to be expended on the proposed Memorial Arch and the remaining \$300,000 expended on the recreational features mentioned by the Mayor's Committee. The resolution specifically provides that the proposed Memorial Arch shall be located on the site of the lower reservoir, thus limiting the expenditure of this money within Central Park.

"It is understood that the work incident to the erection of the Memorial Arch is to be undertaken at once, but that no expenditure will be made or action taken with respect to the recreational features until after plans have been prepared, presented to and approved by the Board of Estimate and Apportionment after a public hearing thereon, and that such hearing will probably not be held until next fall.

"After fully considering the Memorial Arch feature of the above mentioned proposals, your Committee on City Plan is unanimously of the opinion that the lower reservoir site in Central Park is not a proper location for this proposed Memorial Arch; that there are other more appropriate sites which should be considered before final action is taken; and that any appropriation made for this purpose should not be limited to expenditure within Central Park.

"Your Committee on City Plan, therefore, recommends that the Association disapprove the resolution pending before the Board of Estimate and Apportionment, so far as it definitely fixes the site of the proposed Memorial Arch and limits the expenditure of the appropriation therefor within Central Park."



The City of New York

followed

LORILLARD SPENCER'S Real Estate Judgment

by selecting the same section of the city for "New York City's Greatest Playground"

PELHAM BAY PARK

adjoining the

Lorillard Spencer Estate

on Eastern Boulevard with a generous frontage on Long Island Sound

1200

Pelham Bay Park

25 x 100

NEW YORK CITY

LOTS

On and Overlooking Long Island Sound

These 1200 Pelham Bay Park, 25 x 100, New York City, Spencer Estate Lots, which I will sell at Absolute Auction commencing Columbus Day, Thursday, October 12, and daily, including Saturday, October 14th, are not to be sold subject to burdensome restrictions, but only the New York City protective regulations.

On these Spencer Estate—New York City—Pelham Bay—Waterfront—Lots you may build a permanent home, a bungalow, a two-family house or an apartment house, just as your fancy dictates.

And—business buildings can be erected on certain of the streets.

The Middleton Road Lots face the Million Dollar Isaac L. Rice Playfield and Stadium and Pelham Bay Park; the Eastern Boulevard, Long Island Sound and the highly restricted Westchester Country Club grounds form the three remaining boundaries. What unrestricted property could be more fully protected, or ask for better neighbors?

These Spencer Estate Lots (including the Spencer Homestead and other buildings), will be sold, separately, for whatever they may bring, at

Absolute Auction COLUMBUS DAY, THURSDAY, OCT. 12th

and Daily Thereafter, Including Saturday, Oct. 14th

on the premises, at 2 P. M. and 8 P. M.

for the Estate of LORILLARD SPENCER

and for the benefit of the
NEW YORK PUBLIC LIBRARY

Title Policies FREE Lawyers Title & Trust Co. 15%

on Mortgage at 5%

Attorneys King, Lane & Trafford 80 Broadway, N. Y. City

Send for Bookmap

Send for Bookmap

67 LIBERTY ST., N. Y.

Auctioneer Inc.

PHONE: CORT. 0744

Review of Real Estate Market for the Current Week

Large Loft Buildings and Apartment Houses Were the Outstanding Features of a Week That Had a Big Volume of Business

HE week demonstrated that the flood tide of real estate dealing, due as cold weather approaches, is returning. The market was distinguished not so much for numerous large sales as it was for a steady flow of diversified dealing that shows keen public interest in real estate as a valuable asset. The investment feature was as strong as the speculative and some well situated parcels turned over by speculators passed into the hands of investors. In sorting the market over there gleams out of the aggregate some large elevator apartment houses on the upper West side, a good sized Madison avenue corner suitable as a site for a new large building, a site for a mercantile building on the West side and large loft buildings near Fifth avenue. A sale that recalled the transition of the city in recent years was that of the old five-story building at Union Square and 15th street that was for many years occupied and owned by Tiffany & Company. It passed to Frederick Brown, the fee of the property being a Van Beuren leasehold. The building was remodeled into a loft building for wholesale firms a few years ago. The Yorkville Bank bought a parcel adjoining its home at Third avenue and 85th street, which it will use as the site for an annex to its

A noticeable feature of the market was the large number of

dwellings that changed hands in all parts of the city. Among them was the costly dwelling at 4 East 65th street formerly occupied by Alfred Wagstaff, Jr. Other choice dwellings in the Fifth avenue, Madison avenue and upper West side districts found new owners as did a few in Harlem and on Washington Heights. Here and there a dwelling was bought for the purpose of remodeling it into studios, apartments and stores. The tendency now is to remodel dwellings into mercantile and store buildings mostly.

Max Natanson has succeeded in reselling practically all of the various parcels he took from Col. Jacob Ruppert recently in payment for the large loft building at Fourth avenue and 29th street that he sold to Mr. Ruppert. The resales proved the absorbing capacity of the market at this time as the parcels in discussion were of varied character and in both the East and West sides of town. It is only two weeks since Mr. Natanson acquired them.

Dealing in Bronx real estate is becoming heavier with each week of the autumn. The demand is varied, ranging from vacant plots for improvement to apartment houses.

Distinctive among leases was the sub-leasing for 63 years, of the northwest corner of Broadway and 34th street to the Fain Knitting Mills by Loft, Inc.

PRIVATE REALTY SALES.

T HE total number of sales reported, but not recorded in Manhattan this week, was 77, as against 88 last week and 85 a year ago.

The number of sales south of 59th st was 35 as compared with 18 last week and 17 a year ago.

The number of sales north of 59th st was 42 as compared with 70 last week and 46 a year ago.

From the Bronx 37 sales at private contract were reported, as against 58 last week and 39 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 436.

G. L. Miller & Co. Open New York Office

G. L. Miller & Co., investment bankers of Atlanta, Ga., have opened an office at 30 East 42d st, this city. The office will be the national headquarters for the distribution of Miller bonds. The firm for a number of years past has been creating these bonds, secured by first mortgages on apartment structures, hotels, warehouses and other income-earning buildings in the leading Southern cities. Through years of hard work and persistent effort Miller & Co. have made these bonds a nationally known investment, thereby bringing millions of dollars into the South annually for the construction of necessary buildings.

nually for the construction of necessary buildings.

The following statement was made by the firm: "The fact that we have moved our principal bond selling organization to New York means that we will be better able than ever before to finance Southern building con-

struction and to furnish high-grade investments to people in the South and throughout the country. We shall continue to create Southern bond issues and will aim at all times to lead as underwriters of the best Southern first mortgage bonds.

"Our New York office is a natural result of steady growth and the leadership which we have attained throughout the South by years of untiring effort. Our firm has already become a national investment institution, with owners of Miller bonds living in every state and in more than 20 foreign countries.

"The possession of an office in New York, the financial center of the country, will give us the facilities which a national financial institution must possess if its growth and usefulness are to be unhampered. In addition to first class Southern mortgage bonds we shall underwrite desirable issues secured by income earning buildings located in cities in all parts of the country.

"Our Atlanta office, as well as those of other Southern cities, will be maintained in the future as in the past."

Lofts Near Fifth Ave. Sold

Albert B. Ashforth, Inc., sold for Ball Realty Co. the Ball building, 36-38 West 37th st, to the Milmont Holding Corporation, Milton Dryfoos, president. Pease & Elliman represented the purchaser.

The building, comprising ten lofts and store, occupies a ground area of 51x100.

Byrne & Bowman resold for the Denwood Realty Co. Benjamin Benenson, president, to R. Wishnak, for investment, the 12-sty mercantile building, with two elevators, at 19-21 West 36th st, on plot 48x98.9. The property was held at \$500 000 and rents for about \$67,000 annually. The selling company now holds

the property under a contract of purchase re-cently made with the Ideal Investing Co., and the new owner will take title direct from the latter company.

This is the seventh large property in the West 30s sold by Byrne & Bowman since the first of the year.

first of the year.

Madison Avenue Corner Deal

Samuel Brener purchased the three 5-sty and basement brick buildings at the southeast corner of Madison av and 85th st, fronting 62.2 feet on the avenue and 75 feet on the street. Byrne & Bowman were the brokers. Mr. Brener recently resold the opposite southwest corner, which he acquired a short time before from Julia Cameron.

Sells Lasanno Court

Frances G. Stoddard, of New Rochelle, sold 307-313 West 79th st, adjoining the northwest corner of West End av, a 10-sty elevator apartment house, known as the Lasanno, on a plot 100x102.2. It was held at \$500,000. It is assessed by the city for taxation purposes at \$435.000 and is said to have an annual rent roll of \$81,000.

The Paramount in New Hands

Samuel Kaplan sold to the Margar Realty Co., Morris Garfinkel, president, for the Mantuck Realty Corporation the 8-sty and basement fireproof elevator apartment house, known as the Paramount, on a plot 75x100.11, at 313-315 West 99th st. The structure, containing suites of from 4 to 7 rooms each, returns an annual rental of about \$52,000, and was held at \$350,000. David Goldstein, attorney, acted for the Mantuck Realty Corporation and Max Monfried for the purchaser.

LOUIS GOLD & COMPANY

FACTORIES **OFFICES**

INCORPORATED

APARTMENTS STORES THEATRES

GARAGES COMMERCIAL BUILDINGS

REALTY INVESTORS—BUILDERS

OFFER CHOICE PLOTS

For Sale to Builders and Will Finance Responsible Firms and Individuals up to 90% of the Cost of the Land and Improvement.

WE ARE IN THE MARKET TO PURCHASE

Well Located Business Properties-Land or Buildings-in New York City and the Metropolitan District.

2 RECTOR STREET, N. Y.

Telephone—Rector 0554-5-6

A Valuable Service To **Apartment Owners**

PARTMENT owners and real estate agents who want quick results in renting their apartments are taking advantage of the cooperation offered them by The New York Herald through its

Apartment House Directory

THE directory is a list, in convenient form, of the available apartments. Families looking for new apartments are using it as their guide because it enables them to select for their inspection those apartments that meet with their requirements.

PARTMENT'S advertised in the A Sunday Herald are listed without any additional charge in the Apartment House Directory. This is a result-producing service which no apartment house owner or agent can afford to ignore.

If you have an Apartment to Rent and want it rented quickly-have it listed in The New York Herald's Apartment House Directory.

THE NEW YORK HERALD

280 Broadway

Telephone Worth 10,000

Autumn Golf for Realtors

The fall golf tournament of the Real Estate Board of New York will take place on Wednesday, October 4, on the links of the Sunningdale Country Club, Scarsdale, N. Y.

New Post for Alfred E. Marling

New Post for Alfred E. Marling

Long known as one of the most prominent realtors in New York. Alfred E. Marling, president of the firm of Horace S. Ely & Co., Inc., was on September 20 elected chairman of the Members' Council of the Merchants' Association by the board of directors of that body. He succeeds William C. Breed, of Breed, Abbott & Morgan, who had been the head of the Members' Council since its organization. Pressure of professional work caused Mr. Breed's resignation from the chairmanship.

Mr. Marling for a long time has been active in the affairs of the Merchants' Association and he comes to the head of the Members' Council well equipped for the task. The council includes the entire membership of the Association, organized as a body for the purpose of holding monthly luncheon meetings for the discussion of subjects of public interest. Mr. Marling has been a director of the Merchants' Association since 1920, and before that time he served upon several of its active committees. He was chairman of the Committee for the Protection of the Rights of the Public in the Transportation of Goods, which was formed during the period of congestion on the coastwise steamship piers during the lengshoremen's strike in 1920. He is chairman of the Association's Committee on Building Laws and Regulations and has served during the past year as a member of several special committees of the Association.

Sell Fine Cooperative Apartment

Douglas L. Elliman & Co. sold for a client an apartment in the new building 485 Park av, northeast corner of 58th sf. which will be completed October 1, to Hamilton Fish Benjamin. It is of interest to note that this building, which is being sold on the 100 per cent tenant owned plan, is now over 70 per cent sold before completion.

Cruikshank Buys More Astor Parcels

James H. Cruikshank bought from the Astor estate 2108-2116 Fifth av. six 5-sty brick dwellings, on a plot 100.3x76.8, at the southwest corner of 130th st. Also. 4-6 West 130th st, two 3-sty and basement brick dwellings, each on a lot 16.8x99.11 and adjoining the foregoing corner.

Some time ago Mr. Cruikshank purchased

the former Astor holdings, consisting of 28 dwellings, 8 to 62 West 130th st, which adjoins the present purchase to the west. Clarence E. Hutchinson was the broker.

Quick Turn By Operator

Max N. Natanson sold to William Prager 600 East 83d st. a 4-sty flat at the southeast corner of East End av (Av B), on lot 26x81; and 632 Tenth av, a 5-sty flat, at the southeast corner of 45th st. on lot 25x75.

These are two of the properties acquired by Mr. Natanson recently from Col. Jacob Ruppert in the exchange of 432 Fourth av, northwest corner of 29th st.

The two parcels were held at \$70,000, and were sold for all cash, Mr. Prager doing his own financing.

Byrne & Bowman were the brokers.

Tiffany's Old Quarters Sold

After ownership of more than 40 years Tiffany & Co. sold their old home, 11-15 Union sq. southwest corner of 15th st, to Frederick Brown. It is a 5-sty iron exterior building, 77.6x166.10, built by Tiffany & Co. for more than \$300.000. The ground was leased from the Van Buren estate. Albert B. Ashforth, Inc., was the broker.

Buy Site for Loft Building

A 12-sty building is to be erected at 351-363 West 42d st, on a plot 120x210 feet, extending to 352-360 West 43d st, the Uptown Holding Co. (Charles H. Smith and J. Kahn) acquired on Friday and immediately resold to Fred Goldberg on the property.

Yorkville Bank Buys Parcel

The Yorkville Bank Buys Parcel

The Yorkville Bank purchased from the Baecht family the 3-sty brick tenement house with stores, on a lot 25.64x90, at 1515 Third av. The bank intends to demolish the structure and erect a building which, on completion, will be added to its present quarters, 1511-1513 Third av, northeast corner of 85th st. The sellers have owned the property since 1883.

By this purchase the beautiful the Bank and the bank and the sellers have been also as the bank and the bank an

By this purchase, the bank will have a banking room 76.7½x100 feet, which will greatly facilitate its rapidly growing needs. The sale is recorded.

Buys To Insure Light

The 3-sty and basement stone dwelling, on lot 18x100, at 105 East 80th st, recently re-ported sold by Philip G. Becker, was pur-

chased by 925 Park Avenue, Inc., owner of the 14-sty apartment house at the adjoining northeast corner of Park av. With this pur-chase the company has increased its frontage on 80th st to 118 feet and thereby protects the easterly light of the structure. The Park av frontage is 100 feet.

Gets Option on West Side Plot

The Uptown Holding Co., J. Kahn, president, acquired an option on the property at 351-363 West 42d st through to 352-360 West 43d st, near Ninth av, from Louis J. Darmstadt. The plan is to erect a 12-sty loft building. The option has about 2 weeks to

building. The option has about 2 from run.

The realty involved covers a plot 120x120, flanking on the west the convent and academy of the Roman Catholic Church of the Holy Cross. It is at present covered with six 4 and 5-sty brick flats and dwellings, on a plot 120.4x100.5 on each street.

Approves Astor Sale

William E. Russell, referee appointed to pass upon the petition of the United States Trust Company of New York as trustee of the will of the late Col. John Jacob Astor to sell the property at 22-26 West 34th st to Nathaniel Spear of Spear & Co., furniture dealers, for \$1,200,000, has reported to the Supreme Court that the price is equitable in view of the fact that it is to be paid in cash. It is a 6-sty stone loft building, covering a plot 75x98.9.

McAlpin Estate Sells the Palermo

The McAlpin estate sold to an operator the Palermo, an 8-sty and basement brick elevator apartment house at 125 to 129 East 57th st. valued at about \$350,000. The structure stands on a plot 75x100.5, and is 100 feet west of the northwest corner of Lexington av.

Varick Street Taxpayer Sold

David Lieberman bought from the Fialbar Realty Corporation the new 2-sty brick tax-payer on Varick st, at the junction of Houston and Downing sts, on a plot 57.10% x33.3% x36.5x19.1. The building, just completed, shows rent of \$9.500, with graduating rentals up to \$11,000, and was held at \$85,000. Samuel Horwitz negotiated the sale and will manage the property.

Sale of a Costly Dwelling

Mrs. Henry F. Shoemaker sold to Harold C. Matthews 4 East 65th st, a 6-sty American basement brick dwelling, on a lot 25x100.5. It was long occupied by Alfred Wagstaff, Jr. It was held at \$210,000. Donald Carr was the

broker.

The buyer paid all cash above a mortgage of \$100,000. The property measures 25x100.5. It was built in 1915 from plans by Thomas Nash, architect, and was purchased in 1916 by Mrs. Shoemaker. Since it was vacated in 1917 by Mrs. Wagstaff it has been leased furnished several times. During the winter of 1919-1920 Thomas B. Yuille of the American Tobacco Co. leased it at a rental of \$12,000 for the season. for the season.

Semple School to Enlarge Quarters

Semple School to Enlarge Quarters
Wood, Dolson Co., Inc. sold for Mrs. Bertha Lang O'Neill the 4-sty and basement brick dwelling, on lot 20x100, at 242 Central Park West, which property she has owned for 20 years. This adjoins the north corner of 84th st. The purchaser is the Semple School for Girls, who conduct a private finishing sehool in the adjoining corner building and have now added to their holdings by the purchase of No. 242, which will also be used for school purposes. The corner property was purchased by the Semple School 13 years ago through Wood, Dolson Co. and they now control a plot at this point of 45x100. The Semple School also own 245 Central Park West, a few doors north. The property just purchased was held at \$50,000.

Lumberman Buys on West Side

Joseph R. Potter, one of the oldest and best known trim and lumber merchants in the Pennsylvania terminal section, has purchased of Joseph E. Marx the two brick buildings 210-212 West 28th st and after alterations will occupy the same for business. These buildings occupy a plot 33.4x98.9, near Seventh av. The sale is recorded. One is a 3-sty and the other a 4-sty structure.

Firms Leaving Save New York Zone

Firms Leaving Save New York Zone
The Save New York Committee has announced that the following co-operating
manufacturing firms of ready-to-wear goods
have signed leases for loft space outside of
the Save New York Zone.
Sepersky & Kaiser, suits, 155 West 34th
st to 144 West 27th st; K. I. Litwin, dresses,
20 West 33d st to Garment Centre Canitol;
Shaff & Mandel, coats, suits, 134 West 37th st
to Garment Centre; J. H. Herbst & Co., furs,
20 West 37th st to 1237 Broadway; Louis G.
Spooner, furs, 57 West 38th st to 30 West 26th
st; Goldman Costume Co., 16 West 33d st to
242 West 36th st, and S. J. Manne & Son, Inc.,
furs, 48 West 30th st to 8-14 West 30th st.

Home of Famous Auctioneer Passes

The 4-sty and basement brownstone dwelling, on a plot 80x139x142, at 160 Hancock st, Brooklyn, has been sold by the estate of Jeremiah Johnson to a syndicate of physicians who recently organized the De Witt Sanatorium, which will handle obstetrical and surgiseless.

rium, which will handle obstetrical and surgical cases.

The property was for many years and until his death the home of Jeremiah Johnson, Jr., famous for a generation or more as a real estate auctioneer. His business continues under the name of the Jere Johnson Jr. Co., with headquarters on Montague st, Brooklyn, the head of which is Remsen Johnson, a son of the founder. Jeremiah Johnson was the greatest suburban lot auctioneer of his era.

Brooklyn Board's Nominees

Brooklyn Board's Nominees

The Nominating Committee of the Brooklyn Real Estate Board, Charles Partridge, chairman; DeHart Bergen, Charles Behrens, Joseph N. Neef and John E. Henry, Jr., have posted the nominees for officers and directors, to be voted for by the members at the annual meeting of the board, to be held on October 5.

The nominations for officers and directors are: Eugene J. Grant, president; Clarence B. Smith, vice-president; Joseph W. Catharine, treasurer; Isaac Cortetyou, secretary. The other directors, active class, are: Fred C. Robbins, of Rustin & Robbins; Stephen Barrera, of Bailey & Barrera; Charles E. Warren, of Frank H. Tyler Co.; George J. Patterson, president of Scranton and Lehigh Coal Co.; Frederick S. Pendleton, Pendleton & Pendleton, insurance; Edward A. Richards, president of East New York Savings Bank; R. G. Simonds, vice-president and treasurer of Bush Terminal Co.

For members of Auditing Committee: James E. Harrity, Arthur J. Horton and Allyn S. Crumm.

Mr. Grant, who is a charter member and one of the nine original organizers of the board, has been engaged in the real estate business since 1891. He has had a long and active career in club and civic life in Brooklyn, having served as secretary of the board for five terms and until recently was president of the Marine and Field Club, which office he held for four terms. He is active in the Order of Founders and Patriots of America, Sons of the Revolution, New England Society, and president of the Grant Family Association.

Mr. Smith has been engaged in the real estate business in the Bedford section for 30 years and is a trustee of the Brevoort Savings

Bank and a member of its Finance Commit-

Mr. Catharine is secretary of the Chauncey Real Estate Co., and Mr. Cortelyou has been nominated to succeed himself after serving as secretary for 7 consecutive years.

The retiring officers and directors are: President, James B. Fisher; Vice-President, M. C. O'Brien; Treasurer, George H. Gray. Directors, active class: William Raymond Burling, George S. Horton, William G. Morrisey and Joseph M. May. Associate Class: Charles J. Obermayer, Frank H. Quinby, J. Whitney Richardson, Laudus E. Sutton and William H. Todd.

Must Register Apartment Houses

Stewart Browne, president of the United Real Estate Owners' Association, calls attention to the law requiring all owners of apartment and tenement houses to register such buildings with the Tenement House Department, under a penalty of \$50 fine.

Buys Estate at Bernardsville

Duross Co. sold for Charles E. Gremmels to A. E. Vigretto the large stone mansion, outbuildings and 113 acres of land known as the Hulzheimer place, at Bernardsville, N. J. It was at one time owned by Samuel S. Childs. The buyer will take possession October 15.

Douglas L. Elliman & Co. Real Estate Brokers

Fifth and Park Avenue Districts Efficient Property Management

15 East 49th St. Plaza, 9200

J. CLARENCE DAVIES

Incorporated

Member Real Estate Board, N. Y. BRONX REAL ESTATE

AUCTIONEER-BROKER
APPRAISER-MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES:

32 Nassau Street 51 East 42nd Street
Phone Connections

A Mistaken Idea

IF you think that all Banks are alike in their service, an account in this Trust Company will change your opinion.

No other Trust Company that we know of maintains such intimate contacts between depositors and executives. The value of a banking connection depends on the closeness of such contacts.

You are cordially invited to consult

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

160 Main Street, White Plains, N. Y.

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

AUCTION Tuesday, Oct. 10th, Noon EXCHANGE SALESROOM 14 VESEY STREET N

48 Merrick Road Business Lots

Jamaica, South of Fulton Street

"Merrick Road is Paved with Gold." Country Club District, Jamaica, the Heart of the Queens. Ripe for Stores and Apartments. New Residences demand stores

St. Albans Residence Lots

Ideal Healthy, Home Neighborhood, with Schools, hurches, Stores. Moderately restricted. New houses Churches, Stores. building in every block. 2 blocks from St. Albans, L. I R. R. Station.

Mamaroneck Estate, Orienta Point

1 acre, parked, 14 room house, with 4 baths. Garage for 3 cars and 3 rooms and bath. Facing on Beach Avenue, Walton Avenue and Seney Avenue.

30 DAYS 75% CAN REMAIN 10%

WRITE FOR ILLUSTRATED BOOKLET

Bronx Building Plots

Southeast Corner Webster Avenue and 203rd Street. 50x110 feet. 1 block from "L" Station or trolley. (See sign on property.)

Northeast Corner Academy and Post Avenues. 100x150 feet. 1 block from Dyckman Street. (See sign on property.)

Southwest Corner Elwood and 196th Street. 75x100 feet. 1 block from Broadway. (See sign on property.)

Southeast Corner Lawrence Avenue and Graham Square. 54x41x72x92.08 feet. Highbridge Section. Overlooking Harlem River. (See sign on property.)

East Side Giles Place North of Independence Street. 2 choice building lots. Ideal for Homes. Kings Bridge Section. (See sign on property.)

Corner in Mt. Vernon

Southwest Corner of North 8th Street and Lincoln Avenue. 99.8x91.7x100 feet. Perfect garage location, home or apartment. 6,800 square feet. (See sign on property.)



449 Fulton St., Jamaica

BROOKS & MOMAND

Member of Real Estate Board

Real Estate Mortgages

Phones 2207 Rector 115 BROADWAY

Amid Roslyn's Hills

Henry A. Rogers, of the Wheatley Hills Real Estate Corporation, sold for the estate of Joseph E. Firth to Edward S. Moore, represented by Douglas Gibbons & Co., a farm of 60 acres at Roslyn, Nassau county. It is situated on the east side of the highway leading from the Mineola and Roslyn road to the Westbury road. The property is immediately south of and ad-

joining the new home of C. C. Auchincloss and is east of and opposite the country estates of Dewees Dilworth and James H. Jourdan and north of and adjoining the former William Schuette 30-acre estate.

To Close Out St. Albans Tract

To Close Out St. Albans Tract

M. Morgentnau, Jr., who has just returned from Europe, announces the first rall auction saie of the M. Morgentnau, Jr., Co., which will be neid in the Vesey Street Auction Room on Thursday, October 3, at moon. The habitues of the auction from reurope, announces the first rall auction saie of the M. Morgenthau, Jr., Co., and of the auction from will have an opportunity to see a new Ind.

On the M. Morgenthau, Jr., Co., and who is now manager of their auction department, win assist Mr. Morgenthau, Jr., Co., and who is now manager of their auction department, win assist Mr. Morgenthau on the stand. Mr. Frynofer has had excensive experience in nanding real estate at auction in Falm Beach, Florida, Cincago, St. Louis and elsewhere. He has been and the first of Falm Beach, which is the largest town site in the South. He has been assisting Mr. Morgenthau with the auction saies of Jamaica and St. Albans property.

This special Fali sale of the M. Morgenthau, Jr., Co. is particularly planned to appeal to home seekers, builders and small investors. The offerings will include all of the remaining home sites in Country Club District No. 2 at St. Albans, Queens. This section, which is located only two blocks from the St. Albans station, has been almost sold out to home builders during the last few months. The installation of sidewalks has been completed and the city has just ordered the water department to install water and fire hydrants throughout the property. Electric light is already available. New homes are springing up all over the property and the remaining 35 home sites which are to be offered at this sale will liquidate the holdings of the Lanarch Land Co., which has been operating for many years in this section.

Another important offering to be included in this sale is 49 business lots suitable for immediate erection of apartments and stores, fronting on Merrick rd, just below Central avin the Country Club district. This property is only one mile from the center of the business sect

New Directors Elected

Guy Emerson, a vice-president of the National Bank of Commerce, and Burgoyne Hamilton, of the real estate firm of Hamilton, Iselin & Co., have been elected to the board of directors of Goodell, Willis & Co., Inc., real estate mortgage bond bankers, 30 East 42d st. Mr. Emerson is widely known for his work in the New York district during the Liberty Loan campaigns and is at present active in the arrangements for the coming convention here of the American Bankers' Association. Mr. Hamilton is a director of the Western Connecticut Title and Mortgage Co. and of the International Silver Co. and the Bridgeport Brass Co.

International Silver Co. and the Bridgeport Brass Co.
Goodell, Willis & Co. was recently organized to finance high-class apartment buildings, hotels and mercantile buildings and to issue mortgage bond securities in form available for small investors. The chairman of the board of directors is Benjamin E. Smythe, formerly vice-president of the Liberty National Bank and at one time president of the New York State Bankers' Association. R. H. Goodell, formerly of R. H. Goodell & Co., investment bankers of Chicago and New York, is president of the company.

In Western Nassau County

John Titus, of Oyster Bay, sold his East Williston property, adjoining the Wheatley Hills Golf Club, to an out-of-town buyer, the property consisting of 17 acres, large house and out-buildings. L'Ecluse, Washburn & Co. were the brokers.

L'Ecluse, Washburn & Co. sold for the Manhasset Development Co. a plot 150x260, on Manhasset Bay, at Plandome Park.

Look to Your Roofs-Are They in Poor Condition? Then Look to

PEERLESS LIQUID CEMENT

For Weatherproofing Every Roofing



An asbestos fibre, liquid cement prod-uct. It fills all breaks or cracks in old roofs and forms a resilient coating which is absolutely Waterproof, Sun-

proof and Weatherproof. Anyone can apply it easily with a brush, or we will apply it on any surface, if you

Peerless Liquid Cement Co., Inc.

Call, Write or Phone 1947 Broadway, N. Y. Phone Columbus 4771

Classified Advertisements

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

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

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

PROPOSALS

TOWNSHIP OF SOUTH ORANGE PROPOSALS

TOWNSHIP OF SOUTH ORANGE PROPOSALS

NOTICE TO BIDDERS.

PUBLIC NOTICE is hereby given that the Board of Education of the School District of the Township of South Orange, County of Essex, will meet at its office in the High School Building, Academy Street, South Orange, on October 16, 1922, at the hour of 8 o'clock P. M. and then and there will receive and open sealed proposals for furnishing labor and material to erect and complete a Grade School building to be located on Ridgewood Road, between Virginia Road and Maryland Road, South Orange, New Jersey.

The building will be two and three stories high, being approximately 176'0' on Ridgewood Road, by 90'0' deep, with a Play Court Addition 86 ft. by 50 ft., and will be of semi-fireproof construction.

Bids will be received for the work under four separate contracts, as follows:

1. For General Construction, which includes all Masonry, Carpentry, Steel and Iron, Roofing, Painting, and all work kindred thereto.

2. For Plumbing and Gas Fitting, and all work kindred thereto.

3. For Heating and Ventilating and all work kindred thereto.

4. For Electric Work.

No bid will be considered unless accompanied by a certified check to the order of the Board of Education, South Orange, N. J., to be the amount of 5% of the amount of the bid or a bid bond of like amount, binding the bidder to execute the contract if awarded him. The terms of the proposal with surety required are fixed by the specifications.

Copies of the drawings and specifications will be on file at the office of the Board of Education at its office in the High School Building, Academy Street, South Orange, N. J., or the office of the Architects, for the purpose of estimating.

The Architects, Guilbert & Betelle, 546 Broad Street, Newark, N. J., will provide a limited number of copies of the plans and specifications are returned on or before the submission of estimates the check will be returned, but should the plans and specifications be not returned the deposit may become forfeited.

THE BOARD OF EDUCATIO

MARGARET M. PRYOR, District Clerk. Dated: Sept. 22, 1922.

NOTICE TO CONTRACTORS.—Sealed pro-posals for Construction, Heating, Sanitary and Electric Work, for Central Heating and Lighting Plant, Kitchen and Dining Room Building and Buildings for Chronic Patients (North and South), and Construction of Tun-

nels at the Creedmoor Division, Brooklyn State Hospital, Creedmoor, Borough of Queens, Long Island, N. Y., will be received by the State Hospital Commission, Room 1046, 25 Broadway, New York City, N. Y., until 12 o'clock noon (Standard Time) on Tuesday, October 31st, 1922, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contracts within thirty (30) days after official notice of award of contracts and in accordance with the terms of Specifications Nos. 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990 and 3995. The right is reserved to reject any or all bids. Drawings and specifications may be examined at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 1658, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. upon the deposit of a certified check in the sum of \$25.00 made payable to the State of New York for each set of plans and specifications, which check will be returned if plans and specifications are returned in good condition to the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. L. W. FARRINGTON, Secretary, State Hospital Commission. Dated: September 21, 1922.

SITUATIONS OPEN

REAL ESTATE concern seeks experienced renting man familiar leasing mid-town properties. Live leads; real co-operation; exceptional opportunities offered hustler. Box 944. Record & Guide. ESTATE

SITUATION WANTED

YOUNG Christian broker with fine record large deals closed will join firm on drawing account and commission contract. Record & Guide, Box 943.

YOUNG MAN, married, wishes to connect with Mortgage Broker, as solocitor, or in office; 8 years' business experience. Box 947, Record & Guide.

OPENING desired for an experienced super-intendent or engineer of loft or office build-ing. Make own repairs. Address Efficiency, Record & Guide, Box 946.

FOR RENT

ARCHITECT wishes to let out space or desk room in his offices, with use of drafting room: good location, New York City. Box 945, Record & Guide.

MEMBERS REAL ESTATE BOARD OF NEW YORK

Established 1881 AMES & COMPANY REAL ESTATE

26 WEST 31ST ST.

Tel. 4810 Longacre

A. V. AMY & CO.

ECONOMICAL AND EFFICIENT MANAGEMENT OF PROPERTY 160 WEST 72ND ST. Phone 5809-6810 Celumbus.

JAMES S. ANDERSON & CO. REAL ESTATE

Management-Leasing-Rentals-Insurance Over twenty-five years' experience in the management of property.

Offices: 82-84 NASSAU STREET

John 0079

Established 1852

ASHFORTH & CO.

REAL ESTATE Agents-Brokers

501 FIFTH AVE., AT 42nd ST.
Murray Hill 0142-0143

BAUER, MILBANK & MOLLOY, INC. REAL ESTATE

51 East 42nd Street Murray Hill 1936

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser 402 WEST 51ST STREET - - 277 BROADWAY - - -

EUGENE J. BUSHER CO. INCORPORATED

Real Estate — Insurance

Mortgages

Appraising

Management

Northwest Corner East 149th Street and Courtlandt Avenue, Bronx none: Mott Haven 1210 Established 1895 Phone: Mott Haven 1210

CAMMANN, VOORHEES & FLOYD

MANAGEMENT OF ESTATES

84 WILLIAM STREET

NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER Agents Brokers Appraisers

75 MAIDEN LANE

Branch: Corner Third Ave. and 68th St.

Entire Charge of Property
D. Y. Swalnson A. H. Carpenter C. L. Carpenter

THE CHAUNCEY REAL ESTATE CO., Ltd. BROOKLYN'S OLDEST REAL ESTATE OFFICE

187 MONTAGUE ST. BROOKLYN Appraisers-Auctioneers-Brokers

CUDNER REAL ESTATE CO.

BROKERS and MANAGERS Tel. Chelsea 1276 254 WEST 23RD ST.

ARTHUR CUTLER & CO.

Real Estate

176 WEST 72D ST. AT BROADWAY

HARRY B. CUTNER

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

Auctioneer

67 LIBERTY ST. N. Y. CITY

Telephone: Cort. 0744

O. D. & H. V. DIKE

Specialists in the Management of Income-Producing PROPERTIES

CANDLER BUILDING 220 WEST 42ND STREET BRANCH: 271 WEST 23RD STREET

DUROSS COMPANY Real Estate

155 WEST 14TH ST.

261 BROADWAY

CHARLES G. EDWARDS CO. Real Estate-Insurance

Specialist in Downtown Dry Goods District

321-323 BROADWAY Phone: Worth 8420

Uptown Office: 425 FIFTH AVENUE

J. B. ENGLISH

REAL ESTATE BROKER

INSURANCE
ESTATES MANAGED
RENT COLLECTED
HOUSES FOR SALE
AND TO LET

1531-7 Broadway
N. W. corner 45th St.
Astor Theatre Building
Phone: Bryant 4773

J. ARTHUR FISCHER

Real Estate and Mortgages

Longacre 7176-7-8 690 SIXTH AVE., near 40th St.

FRED'K FOX & CO., Inc.

Business Building Brokers

297 MADISON AVENUE Southeast Corner 41st Street VanderbF; 0540 793 BROADWAY Near 11th Street Stuyvesant 2510

GOODWIN & GOODWIN

REAL ESTATE and INSURANCE Management of Estates a Specialty

360 MADISON AVENUE Corner 45th St. Phone Murray Hill 3410

260 LENOX AVENUE 123rd St. Phone Harlem 6500 N. E. Cor. 123rd St.

C. BERTRAM HUBBARD INCORPORATED

REAL ESTATE—INSURANCE MANAGEMENT 489 FIFTH AVENUE

Tel. Murray Hill 458-3339

H. C. KOPP & COMPANY

Specialists in Retail Store Locations

MANAGEMENT and BROKERAGE
402 Madison Avenue Vanderbilt 4900

SAMUEL H. MARTIN

Real Estate and Insurance Management Specialist Phone: Columbus 0896 1974 BROADWAY

HENRY G. LEIST

REAL ESTATE—INSURANCE

APPRAISER-ESTATES MANAGED

204 East 86th Street

Established 1887

LEWIS H. MAY CO.

SPECIALIZING
23rd to 34th St., Lexington to Seventh Ave.
18 WEST 27TH ST. Phone: Watkins 2126

F. BRONSON MONELL

Real Estate—Insurance MANAGEMENT SPECIALIST

71-73 NASSAU ST. Phone: Cortlandt 0001

Circle 9800-1-2

J. K. MOORS 315 WEST 57' STREET

NASSOIT & LANNING

REAL ESTATE INVESTMENTS
APPRAISALS—MANAGEMENT
BROADWAY AT 89th ST. Riversid Riverside 8380

NEHRING BROTHERS

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

OGDEN & CLARKSON

Corporation
Real Estate and Insurance
One East 49th St. Plaza 6955

O'REILLY & DAHN

Real Estate-Management YORKVILLE SECTION
6th ST. Phone: Lenox 3901 124 EAST 86th ST.

GEO. J. RYAN

Queens Borough Real Estate AGENT BROKER APPRAISER

Member Real Estate Board of New York

46 Jackson Avenue, Long Island City

Telephone: Hunters Point 3451-2

MALCOLM E. SMITH, INC.

Real Estate Agents and Brokers Vanderbilt 7393 185 MADISON AVE.

SPOTTS & STARR, Inc.

Real Estate-Insurance Management

TIMES BUILDING Phone Bryant 4000

J. IRVING WALSH SPECIALIST

Washington Square and Greenwich Village 73 WEST 11TH STREET

JAMES N. WELLS' SONS

(James P. Eadie) Real Estate and Insurance Since 1835 at No. 191 NINTH AVENUE Established 1819 Phone: Chelsea 5266

WALTER C. WYCKOFF

Real Estate-Insurance Management 403 MADISON AVENUE

FRED'K ZITTEL & SONS

Real Estate and Insurance

BROADWAY at 79TH STREET THE APTHORP

Schuyler 9700

Established 1868

MORTGAGE LOANS

The New York Central Railroad through its subsidiary, the New York State Realty and Terminal Co. obtained a mortgage loan of \$2,000,000 from the Guaranty Trust Co. to finance the erection of a 13-sty apartment hotel at 299 Park av, on the east side, between 48th and 49th sts. The site has been leased from the New York Central by a syndicate headed by S. Fullerton Weaver.

With pyramided rents and cost of construction the actual cost of the operation will be in the neighborhood of \$11,000,000. Schultz & Weaver are the architects and the George A. Fuller Co. the builders. The Guaranty Trust Co. will issue \$2,000,000 par value 5 per cent. gold bonds maturing in 1927 and 1936 to cover the loan.

Brooks & Momand placed a first mortgage loan of \$300,000 with the Emigrant Industrial Savings Bank on property of Mitchell Loh-man at 256 to 262 West 43d st.

Slawson & Hobbs placed for the D & M Realty Co. S. Dinerstein, president, a first mortgage of \$50,000 on a 5-sty apartment house recently completed, on a plot 50x150, on the east side of Ocean av, 352.5 feet south of Lincoln rd, Brooklyn.

Slawson & Hobbs placed for the A. C. & H. M. Hall Realty Co. a first mortgage of \$575,000 on the Cornwall, a 12-sty apartment house, on a plot 100.81/x100, northwest corner of Broadway and 90th st.

Steel Realty Development Corporation obtained for Anna Wecker a first mortgage of \$4,000 on 199 East 55th st, Brooklyn.

New York Title & Mortgage Co. advanced \$300,000 to the Beckmann Realty & Construction Co. for the erection of apartment houses on the west side of Sedgwick av, 580 feet north of Kingsbridge rd, on a plot 270x139.

The Concourse Center of Israel obtained from the City Mortgage Co. a building loan

of \$65,000 on the site, 50x179, on the west side of Grand Boulevard and Concourse, 197 feet north of 183d st.

The Lawyers Mortgage Co. made a building loan of \$65,000 to the A. & L. Building Corporation on the northeast corner of Burnside av and Loring pl, 50x104.

Lawyers Mortgage Co. made a building and permanent loan, for a term of years, on the northeast corner of Park av and 89th st to Michael E. Paterno, for the erection of a 14-sty apartment house. The plot has a frontage on Park av of 100.8½ feet and on the street of 133.4 feet. Work of demolishing the present old buildings will start at once. The loan was negotiated by Lawrence, Blake & Jewell. It is estimated the total operation will involve about \$2,000,000.

will involve about \$2,000,000.

William A. White & Sons placed since January 1 \$23,118,500 in mortgages, of which approximately \$8,000,000 has been placed recently. Omitting a number of mortgages for amounts of less than \$100,000, the more important of the recent loans are: \$200,000 on 733 Park av.; \$1,250,000 on the Argonne Apartments, Washington, D. C.; \$225,000 to the Barvadon Theaters Corporation on the Stratford Theater, the Bardavon Collingwood Theater and the Taylor Office Building in Poughkeepsie, N. Y.; \$150,000 second mortgage on 1471-1473 Fifth av.; \$130,000 on northeast corner of St. Nicholas av and 125th st.; \$600,000 on the property of the Pittsburgh Gage & Supply Co., Pittsburgh, Pa.

Other loans include: \$180,000 on the southwest corner of Broadway and 145th st.; \$450,000 on 310 West 79th st.; \$400,000 on 51 Broadway; \$150,000 on the Henry & Wright Manufacturing Co.'s property at Hartford, Conn.; \$725,000 on 11-17 East 36th st, through to 37th st; and \$3,200,000 building and permanent mortgage on the new Chatham apartment in Brookline, Mass.

The interest rates vary on the out of town loans according to local conditions. The New York loans were made at rates varying from 5 per cent. to 6 per cent. per annum.

John Gagliano Co. placed for the Lewmax Realty Corporation a building and permanent

loan of \$13,000 on 2875-77 West 36th st, Coney Island. For Rubino Bros. \$11,000 on 211 East 102d st, Manhattan. For Charles Dicosola \$3,000 on 1033 East 215th st, Bronx. For G. Ingrassia and G. Panzarella a building and permanent loan of \$6,000 on St. Albans Park, Queens. For B. D'Azzo and G. Azzara \$3,500 on 47 Prospect pl, New Dorp, Richmond. For A. Genco \$3,000 on 8622 Seventeenth av, Bath Beach, Brooklyn.

MANHATTAN SALES

South of 59th Street

South of 59th Street

COMMERCE ST.—Pepe & Bro. sold for O. Harrison Smith to a buyer, for occupancy, 18
Commerce st, running through to Seventh av extension, a 2½-sty and basement frame and brick dwelling, on a lot 25x64.4x irregular.

FORSYTH ST.—The 5-sty brick tenement house with stores, on a lot 25x100.5, at 36 Forsyth sty, is to be taken over by the 36 Forsyth Street Corporation, with M. & J. & L. Rosenberg as directors. S. Wolbarst, attorney, represented the company. Carl M. Wallach is the owner of record.

GOERCK ST.—Arthur Cutler & Co. sold for the Rosan Realty and Construction Co. 27 Goerck st, a 6-sty brick tenement house with stores, on a plot 50x100.

HORATIO ST.—Robert R. Rainey, Inc., sold for F. B. Welcher and Mrs. E. C. Osborn 69 Horatio st, a 3-sty and basement brick dwell-ing, on a lot 23x84.3.

PERRY ST.—Leonard Weill bought from Gertrude M. Burum the 3-sty and basement brick dwelling, 141 Perry st, on a lot 20.1x 80x irregular. This is the first sale of the property in 25 years. Alexander A. Olsen was the broker.

RUTGERS ST.—The estate of I. Black sold the three 5-sty brick tenement houses 41 to 45 Rutgers st, on a plot 72x53.9, adjoining the northeast corner of Monroe st, to the Rosemin Realty Corporation, operator.

15TH ST.—William A. White & Sons sold for Nina W. Allen to Theodore Thorner 625-627 East 15th st, a 4-sty brick studio build-ing, on a plot 50x103.3. It will be occupied by

MEMBERS REAL ESTATE BOARD OF NEW YORK

ADAMS & CO., INC.

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

ALEX. BALTER, INC.

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

CUSHMAN & WAKEFIELD, INC.

RENTING AND MANAGEMENT OF BUSINESS BUILDINGS

50 EAST 42d ST.

Murray Hill 7820

ALFRED P. COBURN

Real Estate—Appraisals—Insurance Management of Estate a Specialty 159 W. 72nd ST. Phones: Columbus 4356-2548

CHAS. M. DeROSA CO.

Real Estate-Mortgages-Insurance Childs Building, 110 W. 34th St. Fitzroy \ \(\frac{6673}{6674} \)

CHAS. A. DUBOIS

REAL ESTATE

3551 BROADWAY Established 1894 At 146th ST.

DUNLAP & LLOYD

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

JACOB FINKELSTEIN & SON Real Estate-Mortgages

Specialists in the Bowery Section 42 BOWERY Phone: Franklin 1810

CHARLES G. KELLER

Real Estate and Insurance 113 WEST 23rd STREET Watkins 5336

ALBERT E. KELLY

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

T. H. KELLEY

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

J. P. & L. A. KISSLING

Sales-Management-Appraisals 896 8TH AVE., NEAR 54TH ST.

Established 1870

Circle 0591 to 5

ROBERT LEVERS

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

JOSEPH MILNER CO., Inc.

Real Estate 505 FIFTH AVE., NEW YORK Vanderbilt 3607

NATHAN L. OTTINGER

57TH STREET REAL ESTATE SPECIALIST APPRAISER NEGOTIATOR

> 250 West 57th Street FISK BUILDING

HIRAM RINALDO

Specializing in the Sale and Leasing of East Side Property

230 GRAND ST. Bowery Bank Bldg.

GEORGE S. RUNK

REAL ESTATE BROKER Mortgage Loans — Management 1252 LEXINGTON AVENUE

SCHINDLER & LIEBLER

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

F. P. SANSONE CO.

Real Estate Insurance Leasing Management Selling 320 EAST 34th STREET Vanderbilt 4218

SEAMAN & PENDERGAST RENTALS — SALES — MANAGEMENT RESIDENTIAL PROPERTIES

Vanderbilt 1309

Manhattan Office
WEST 125th STREET 1972 JEROME AVENUE
Tel. Harlem 8400 Bingham 2700

SHAW, ROCKWELL & SANFORD

REAL ESTATE—INSURANCE

Successors to SHAW & CO.

COMMERCIAL PROPERTY MANAGEMENT

Rentals-Sales-Appraisals-Insurance Industrial Locations



840 BROADWAY

1261 BROADWAY

Stuyvesant 0627

JACOB J. TABOLT

REAL ESTATE

670 EIGHTH AVE. Above 42d St.

JAMES P. WALDEN REAL ESTATE Specialist in West Side Dwellings West 72nd St. Columbus 9006

WHITNEY-FOSTER CORP.

Real Estate Administrator

150 WEST 72nd ST.

Columbus 6409

the Rising Star Paper Box Co., of which the buyer is one of the proprietors.

18TH ST.—Henry Brady sold for the estate of Mary E. Ahern 340 West 18th st, a 5-sty and basement brick tenement house, on a lot 20x92, to Anna Brandt.

21ST ST.—D. Kempner & Son, Inc., resold for the Blade Estates, Inc., 330 West 21st st, a 5-sty and basement brownstone apartment house, on a lot 25x124.

31ST ST.—Bronger & Co. sold for Mrs. Annie Hamilton to J. Kreamer 216 East 31st st, 25

a 3-sty and basement brick dwelling, on a lot 18.9x98.9.

37TH ST.—Arnold Investing Co., Inc., operator, M. Rosenthal, president, sold 334-336 East 37th st, adjoining the southwest corner of First av, two 4-sty stone tenement houses, each on a lot 24x98.9.

37TH ST.—John J. Hoeckh, Inc., sold for Louis Rosenheim 452 West 37th st, a 5-sty brick tenement house with store, on a lot

25x98.9.

38TH ST.—The 5-sty brick American basement dwelling, on a lot 25x98.9, at 24 East 38th st, was sold by Mary Shelton Murphy and Gertrude Whitney, heirs of the Richard Whitney estate, to Edward Margolies. The property is arranged in suites of 2 rooms and bath, and was held at \$120,000.

47TH ST.—Arthur Cutler & Co. sold for Charles H. Treat & Son 324 West 47th st, a 5-sty stone tenement house, on a plot 27.6x100.5. There are two 7-room apartments on each floor.

floor.

57TH ST.—Alfred P. Coburn sold for Adolph Weiss 471 West 57th st, a 4-sty and basement stone building, on a lot 20x100.5, to a client to be altered for business purposes. It was formerly used as a school for crippled children.

EIGHTH AV.—Samuel Brener bought from the Farmers Loan and Trust Co., as executor of Amanda E. Simpson and Mirian Merrill and others, the 2-sty business building with store, 25x100, at 581-583 Eighth av. The building adjoins the property bought by the F. W. Woolworth Co. for the erection of a new building for its occupancy. Spotts & Starr were the brokers.

were the brokers.

EIGHTH AV.—Byrne & Bowman sold for William J. Daniel to Max N. Natanson the three 5-sty brick apartment houses with stores at 776, 778 and 780 Eighth av, on a plof \$9.7x100, valued at \$250,000. The property is on the east side of the avenue, 50.5 feet north of 47th st.

of 47th st.

EIGHTH AV.—D. Kempner & Son, Inc., resold for Sol Friedes and Morris Steinberg to Max Baum 779 Eighth av, a 5-sty brick tenement house with stores, on a lot 25x100. The buyer will make extensive alterations and occupy the store for his business.

FIRST AV.—Martin, Livingston & Ahrens sold for D. J. Lowenthal 1350 First av, a 4-sty stone front and brick tenement house with store, on a lot 25.6x113. It is the first change of ownership in more than 20 years.

NINTH AV .- J. P. & L. A. Kissling sold

for Susanna Hoffman 791 Ninth av, a 5-sty brick tenement house with store, on a lot 25x100.

SEVENTH AV.—Bronx Community Corporation, John J. Tully, president, purchased the northeast corner Seventh av and Barrow st, an irregular vacant triangle, on which they will erect a 2-sty store and office building.

TENTH AV.—J. K. Moors sold for the estate of John B. McCuaig to Patrick Connell 592 Tenth av, a 4-sty brick tenement house with store, on a lot 20.1x80, adjoining the southeast corner of 43d st. The new owner will use the store for his business purposes.

North of 59th Street

60TH ST.—Mrs. Rachel Stern sold 40 East 60th st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The buyer will remodel it into an apartment house with stores.

69TH ST.—J. Lemle sold for Lina Maier 213 East 69th st, a 5-sty brick tenement house, on a plot 28x100.5. The new owner will make extensive alterations.

TIST ST.—Locators Realty Co. sold for Mrs. Laurel Breker 114 71st st, a 4-sty and basement stone dwelling, on a lot 19x100.5, to Mrs. Jeanne L. Laughlin. The sale was made subject to a two-year lease on the dwelling by the tenant, W. O. Copeland.

SIST ST.—Coughlan & Co. sold for Ella A. Brown to Mrs. Marion T. Crain the 4-sty and basement stone dwelling, on a 1/t 19.1x102.2, at 125 West 81st st.

84TH ST.—Bracher & Hubert sold for Emil Halla to a buyer, for occupancy, 60 West 84th st, a 4-sty and basement stone dwelling, on a lot 16x102.2.

84TH ST.—Real Estate Management Co, sold for Mrs. Carrie Sackman the 3-sty stone dwelling 507 East 84th st, on a lot 19.5x102.2, to Louisa G. Hardgrave.

S4TH ST.—Bracher & Hubert sold for Emil Halla 60 West 84th st, a 4-sty and basement brownstone dwelling, on a lot 16x102.2, to a client, who will occupy.

90TH ST.—E. G. Shrigley sold through the K. M. Kelly Co. to H. Tarney 26 West 90th st, a 4-sty and basement stone dwelling, on a lot 20x100.81/2.

92D ST.—Mrs. Carolyne McK. Inslee sold through Pease & Elliman 49 West 92d st, a 3-sty and basement stone dwelling, on a lot 20x100.81/2.

93D ST.-K. M. Kelly sold for Thomas G. Knight to Thomas Maloney and resold for the

latter to Mrs. Sarah Brown, tenant, 23 West 93d st, a 4-sty and basement brick dwelling, on a lot 20x100.81/2.

on a lot 20x100.542.
95TH ST.—Wood, Dolson Co. sold for Mrs.
Alvina L. Spangenberg the 3-sty and basement brick dwelling, on a lot 19x100.8½, at 23
West 95th st to Dr. S. Bossak, who will oc-

cupy.

96TH ST.—The 6-sty brick apartment house, on a plot 37.6x100.11, at 115-117 East 96th st has been sold by Samuel Aufses to the Senhill Building and Construction Co.

116TH ST.—Edward N. Crosby & Co. sold for Louisa Hathaway of Onset, Mass., the 3-sty stone dwelling 357 West 116th st, on a lot 16.8x91.11, adjoining the northwest corner of Manhattan av, to a client, for occupancy.

119TH ST.—Goodwin & Goodwin sold for Aaron Garfunkel to Dr. Nathan B. Stang the 3-sty and basement stone dwelling 145 West 119th st, on a lot 20x100.11.

123D ST.—Estate of J. Samuelson sold to

123D ST.—Estate of J. Samuelson sold to Grace Cassidy 20 West 123d st, a 3-sty and basement stone dwelling, on a lot 16.3x100.11. K. M. Kelly Co. was the broker.

126TH ST.—Shaw, Rockwell & Sanford sold for Joseph Sobel to Marco Scolo 25 West 126th st, a 3-sty and basement stone dwelling, on a lot 20x99.11.

128TH ST.—Ernest T. Bower sold for Harry Goldberg 212 West 128th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

141ST ST.—Real Estate Management Co. sold for the estate of Mary G. Pinkney a plot, 509.

99.11 on the south side of 141st st, east of Lenox av, to Eurebious D. Stewart, who will erect a shop for the repairing of automobiles.

recet a shop for the repairing of automobiles.

152D ST.—Charles A Du Bois sold for Mrs. Emma L. Wagner to Mrs. Marie Coleman 559
West 152d st, a 3-sty and basement stone dwelling, on a lot 16x83.11.

AMSTERDAM AV.—Wood, Dolson Co., Inc., through S. D. Moss, sold for the estate of J. Bookman the 6-sty brick apartment house, known as the Ironton, on a plot 40x100, at 510 Amsterdam av, adjoining the southwest corner of 85th st. The building is arranged in suites of two 4-room and two 5-room apartments on the upper floors, with 3 stores on the ground floor, and is rented for about \$18,000. The property was held at \$120,000. The purchaser is the W. A. F. Holding Co., Inc., W. A. Fischer, president.

AMSTERDAM AV.—Shenk Realty and Construction Co., Minnie Shenk, president, sold to a client of H. D. Baker Co. the Kings Col-

We examine and Insure Titles to Real Estate

United States Title Guaranty Company

32 Court St., Brooklyn, N. Y.

346 Fulton St., Jamaica, N. Y.

MANHATTAN BROKERS

ORVILLE B. ACKERLY & SON

Brokers and Appraisers LONG ISLAND REAL ESTATE Phone: Longacre 2280 243 West 34th St., New York City

ERNEST N. ADLER Upper East Side Property a Specialty

1506 FIRST AVE., at 79th St.

Established 1903

Phone: Rhinelander 6125

ARMSTRONG & ARMSTRONG

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

GEORGE H. CORTH & CO. ECONOMICAL and EFFICIENT MANAGEMENT OF PROPERTIES

342 MADISON AVENUE, NEW YORK Telephone: Vanderbilt 9494

JAMES A. DOWD

Real Estate—Insurance Renting—Management

874 SIXTH AVENUE, above 49th Street

G. MALVIN DAVIS

Real Estate—Insurance Yorkville Section

1275 Lexington Ave. at 86th St.

J. & E. REALTY CORPORATION

SELLING—LEASING—MANAGEMENT
Gotham Bank Building
1819 BROADWAY Phone Columbus: 7094 - 4681

WM. B. MERRALL

Industrial Real Estate
342 MADISON AVE. Vanderbilt 4699

LEONARD MORGAN CO.

Real Estate-Insurance-Estates Managed Gotham Bank Building, Columbus Circle Phone: Columbus 1646

ARTHUR G. MUHLKER

Real Estate—Insurance 1112 PARK AVE., NEAR 90TH ST. Phone: Lenex 2335

FRED. OPPENHEIMER

Real Estate-Mortgage Loans 540 Bergen Av., at 149th St. Phone MELROSE 5907

ABRAHAM SAFFIR

REAL ESTATE 1472 BROADWAY, LONGACRE BLDG. Phone Bryant 6944

JOHN CONSTABLE MOORE REAL ESTATE

15 EAST 40th ST.

Vanderbilt 8189

ARTHUR L. SHAW

Washington Heights Specialist 4032 BROADWAY, ABOVE 169TH STREET Wadsworth 4150-4151

SHERMAN & KIRSCHNER Real Estate and Insurance

1641 Madison Ave. NEW YORK

Tel. University 3237-7404

JAMES B. SPEYERS & CO., Inc. Real Estate

CANADIAN PACIFIC BUILDING

342 Madison Ave. TANKOOS, SMITH & CO.

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

WILLIAMS-DEXTER CO., INC.

Greenwich Village Real Estate Insurance

Seventh Avenue and Perry Street Chelsea 8096

Total No Assessed No. with

Considera

Assessed

Total No Assessed No. with

Considera Assessed

lege, a 6-sty and basement elevator apartment house with stores, 1240 to 1252 Amsterdam av, northwest corner of 121st st. It has a frontage of 100.11 feet on Amsterdam av and 100 feet on the street. The property shows an annual rental of \$60,000.

annual rental of \$60,000.

AV A.—Max N. Natanson resold 1433 Av A, southwest corner of 76th st, a 5-sty brick tenement house with store, on a lot 25x100. It was a cash sale. This is one of the free and clear parcels taken by Mr. Natanson from Col. Jacob Ruppert recently in payment for the large loft building, 432 Fourth av, northwest corner of 29th st.

BRADHURST AV.—James L. Van Sant purchased from the L. Construction Co., Inc. 124 Bradhurst av, a 5-sty brick flat, on a lot 25x75, opposite Colonial Park. The broker was E. Elkan.

EIGHTH AV.—J. M. Kelly Co. sold 2591

EIGHTH AV.—J. M. Kelly Co. sold 2591 Eighth av, northwest corner of 138th st, a 5-sty brick apartment house with stores, on a lot 19.11x75.4, for John S. Edwards to J. Ellis.

FIFTH AV.—Shaw, Rockwell & Sanford sold for Edmund C. Wendt to Jacob Goodman 2113 Fifth av, a 3-sty and basement stone dwelling, on a lot 18.6x110.

FIRST AV.—Ralph Russo sold for Charles Haase to John Quacchia and another 2339 First av, southwest corner of 120th st, a 4-sty brick tenement house with store, on a lot

FIRST AV.—Max. N. Natanson resold 1717 First av, southwest corner of 89th st, a 5-sty brick tenement house with store, on a lot 25.8½x77. It was a cash sale. The parcel is another one of the properties recently given by Col. Jacob Ruppert to Mr. Natanson in part payment for 432 Fourth av, northwest corner of 29th st, a large loft building.

LENOX AV.—Porter & Co. sold for the Wells Holding Co. the northwest corner of Lenox av and 122d st. a 4-sty and basement stone dwelling, on a lot 25.2x80.

LEXINGTON AV.—L. Miller sold to Hyman & Samuels 1713 and 1715 Lexington av, two 4-sty and basement stone dwellings, on a plot 33.4x65, adjoining the northeast corner of 107th st. M. Rosenthal was the broker.

VERMILYEA AV.—Louis Reuter sold for a client of O'Reilly & Dahn 155 Vermilyea av, a 5-sty and basement brick apartment house containing 30 apartments, on a plot 50x150. This property was held at \$85,000.

STATISTICS REAL ESTATE

CONVEYANCES

	MANH	ATTAN	BRO	NX	BROOKLYN		
	1922 1921		1922 1921 1922 1921		1922	1921	
	Sept. 20 to Sept. 26		Sept. 20 to Sept. 26	Sept. 21 to Sept. 27	Sept. 19 to Sept. 25	Sept. 20 to Sept. 26	
Value	\$8,396,700	\$7,216,600		256	852	720	
consideration ration	\$499,750	\$502,206	\$174,090	\$21,750	\$1,476,725	\$370,401	
Value	Jan. 1 to	\$439,000 Jan. 1 to	Jan. 1 to	Jan. 1 to	Jan. 1 to	Jan. 1 to	
0	Sept. 26 8,556	Sept. 27 8.023	Sept. 26 9.570	Sept. 27 7,487	Sept. 25 30.824	Sept. 26 29,030	
Value consideration	\$590,029,650	\$437,219,449 862		654	1.167	1.571	
ation	\$51,314,011	\$45,887,347 \$40,814,500	\$8,084,557	\$5,098,949	\$16,825,064	\$17,266,266	

MORTGAGES

	MANHA	ATTAN	BRU	NX	BROOKLYN		
	1922	1921	1922	1921	1922	1921	
	Sept. 20 to Sept. 26	Sept. 21 to Sept. 27	Sept. 20 to Sept. 26		Sept. 19 to Sept. 25	Sept. 20 to Sept. 26	
Total No	\$6,442,846	\$1,409,763		\$1,205,350		\$20 \$4,103,844	
To Banks & Ins. Co. Amount	\$3,453,800	\$443,500		\$34,855		\$888,850	
No. at 6% Amount No. at 5½%	\$2,678,933 14	\$1,228,255	\$1,142,500 5	\$1,073,885		\$4,036,234 16	
Amount	\$256,800	\$3,700	\$81,400	\$42,800		\$59,910	
Amount	\$2,138,150	\$9,500	\$1,320	\$600	\$3,524	\$3,200	
Amount	1					*****	
Amount	1		*****		1	1 \$4,500	
Interest not given		\$168,308	33 \$181,690	\$88,065	13	91,000	
	Jan. 1 to	Jan. 1 to		Jan. 1 to	Jan. 1 to	Jan. 1 to	
Total No	\$245,706,416	\$185,204,941		\$37,895,807	\$185,131,233	\$130,185,406	
To Banks & Ins. Co.		\$76,223,927	\$16.447.095		6,734 \$54,549,911	\$31,670,251	

MORTGAGE EXTENSIONS

	MANH	ATTAN	BRO	NX		
	1922	1922 1921		1922 1921 1922		1921
	Sept. 20 to	Sept. 21 to	Sept. 20 to	Sept. 21 to		
	Sept. 26	Sept. 27	Sept. 26	Sept. 27		
Total No	\$5,523,900	\$1,847,450	\$388,400	\$270,100		
	67	22	9	6		
	\$4,620,400	\$1,736,700	\$374,000	\$183,000		
	Jan. 1 to	Jan. 1 to	Jan. 1 to	Jan. 1 to		
	Sept. 26	Sept. 27	Sept. 26	Sept. 27		
Total No	2,011 \$146,604,373 1,386 \$110,548,985	1,664 \$132,813,323 1,046 \$112,650,854	\$20,247,677 \$93 \$13,325,457	\$12,924,016 283 \$7,931,875		

Bronx Brokers

A. G. BECHMANN

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

WILLIAM J. FREY

Real Estate and Insurance 370 EAST 149th ST.

Mott Haven 5406 George J. Frey

WM. F. KURZ CO.

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

OTTO LACKMAN

Management of Properties my Specialty 2514 Grand Concourse, near Fordham Road Phone: Ferdham 5'89

L. G. LOSERE

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

HENRY S. NIEWENHOUS

Brokerage-Management-Appraiser 406 EAST 149th STREET Melrose 3031

ALBERT D. PHELPS

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

HENRY SCHWIEBERT

Real Estate-Insurance 261 EAST FORDHAM ROAD
Near Valentine Avenue

Brooklyn Brokers

BROOKLYN APPRAISALS

With five offices (one in practically every section of Brooklyn and one in Queens) and fifty years' experi-ence, we can give accurate "first-hand" appraisals.

BULKLEY & HORTON CO.

"Established Over Half a Century"
585 Nostrand Avenue, near Dean Street
414 Myrtle Avenue, near Clinton Avenue
7520 Third Avenue, near 76th Street
1214 Flatbush Avenue, near Ditmas Avenue

BROOKLYN
Bank of Manhattan Blug., Jamaica, L. I.

BURLING & McCURDY

Incorporated

Can Sell Your Brooklyn Real Estate 158 REMSEN STREET

Phone Main 5906

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

Davenport Real Estate Co. FULTON & SO. OXFORD STREETS FLATBUSH & LINDEN AVENUES Established 1853 Phone Connections

JAMES B. FISHER REAL ESTATE

174 MONTAGUE ST.

Main 7267

QUELL & QUELL

REAL ESTATE INVESTMENTS MANAGEMENT

Brooklyn, N. Y. 318 Patchen Avenue

Telephone: Decatur 4981

SCHNEIDER & MULTER

Flatbush Real Estate a Specialty Brokers' Co-Operation Solicited 1947 Coney Island Avenue, near Avenue P le: Midwood 1967 BROOKLYN, N. Y.

BUILDING PERMITS										
	MANHATTAN BRONX		NX	BROOKLYN		QUEENS		RICHMOND		
	1922	1921	1922	1921	1922	1921	1922	1921	1922	1921
	Sept. 20 to Sept. 26	Sept. 21 to Sept. 27	Sept. 20 to Sept. 26	Sept. 21 to Sept. 27	Sept. 20 to Sept. 26	Sept. 21 to Sept. 27	Sept. 20 to Sept. 26	Sept. 21 to Sept. 27	Sept. 20 to Sept. 26	Sept. 21 to Sept. 27
New Buildings Cost	\$2,647,395 \$1,083,430	\$1,482,650 \$735,200	\$386,250 \$204.600	\$1,243,480 \$17,800	\$3,203,075 \$103,425	\$1,180,425 \$143,550	\$2,364,968 \$25,670	\$2,000,540 \$44,900	\$55,600 \$6,148	\$158,150
	Jan. 1 to Sept. 26	Jan. 1 to Sept. 27	Jan. 1 to Sept. 20	Jan. 1 to Sept. 27	Jan. 1 to Sept. 26	Jan. 1 to Sept. 27	Jan. 1 to Sept. 26	Jan. 1 to Sept. 27	Jan. 1 to Sept. 26	Jan. 1 to Sept. 27
New Buildings		\$94,223,698 \$1 9,590,117	3,096 \$71,449,808 \$2,595,265	2,161 \$43,672,865 \$1,862,454	\$89,170,106 \$7,059,082	6,285 \$69,211,915 \$5,811,295	15,067 \$92,177,498 \$2,751,641	9,562 \$54,379,255 \$2,629,133	1,558 \$5,123,468 \$238,323	2,071 \$6,319,115 \$349,971

BUILDING SECTION

Classes Forming to Train Building Trades Apprentices

Board of Education Co-Operating with New York Building Congress in Preparing Young for the Construction Industry

HE first classes for the training of apprentices in the building trades will be started early next month through the co-operation of the New York City Board of Education with the New York Building Congress. The plans for undertaking the training of hundreds of apprentices in the building trades, not only in their chosen lines but also in the ideals of good citizenship, have been going ahead for several months past. The Congress Committee on Apprenticeship, headed by Burt L. Fenner, has been disbanded and the work of supervising the training of the apprentices has been turned over to a joint commission which includes employers, union officials, noted educators and representatives of interests allied with construction but which are not directly employers of building labor.

Evening classes for apprentices in the various trades represented by the New York Building Congress will be provided in the evening trade schools conducted by the Board of Education as rapidly as the employers and trade unions are able to come to definite agreements on the subjects. Classes for apprentices in the carpentry trade are to be established in three schools in October. An agreement has been reached also between the Employers' Association and the Brotherhood of Painters, Decorators and Paperhangers of America, District Council No. 9, which includes Manhattan, the Bronx and Richmond, for classes in the painting and decorating industry. Others will be started as the industries are ready for them. Herman Weinberger, who has been actively in charge of the classes for sheet metal workers, has been made supervisor of vocational training for the Joint Commission on Apprenticeship in the Building Industry and will work under the general direction of Frank L. Glynn, who is largely responsible for plans as finally approved by both employers and unions.

The agreement between the employers and union regarding apprentices in the painting and decorating industry is the latest and is expected to be the model after which future agreements adopted by other trades will be designed. It includes not only evening classes but also gives credit for attendance at day vocation and continuation schools. The rules and regulations governing apprenticeships were adopted by a joint apprenticeship committee composed of three employers and three members of the union.

Rule 1 relates to the recruiting of apprentices and is as follows:

"(a) in recruiting apprentices for the painting and decorating trade the employers guarantee to take all of the graduates from the painting and decorating classes established in the day vocational schools. Such graduates will be allowed one year of the regular apprentice period by the Brotherhood of Painters, Decorators and Paperhangers of America, District Council No. 9.

"(b) Next preference will be given to boys who are attending continuation school. Selected boys can be secured from these schools through the secretary of the advisory board on industrial education."

The allowance of one year in the apprenticeship period for graduation from a vocational school reduces the apprenticeship to three years.

"During the term of apprenticeship," the rules provide, "the employer shall allow the apprentice one-half the regular hourly wage rate in addition to his time at work for the time spent in school as approved by the joint committee of the painting and decorating industry."

The rules state that "not less than four hours a week attendance at a school approved by the joint apprenticeship committee of the painting and decorating industry" shall be required of apprentices. "Attendance at school shall be during the regularly established evening school session."

The rules for the enforcement of attendance are as follows.

"By employer—Employers shall discontinue the employment of the apprentice who does not fulfill his obligations so far as school attendance is concerned, as determined on review by the joint apprenticeship committee of the painting and decorating industry.

"By unions—The unions shall exclude from membership the apprentice who does not fulfill his obligations so far as school attendance is concerned, as determined on review by the joint apprenticeship committee of the painting and decorating industry."

Carpentry classes are to be established in the Brooklyn Evening Trade and Technical School, Seventh avenue and Fourth street, Brooklyn; Stuyvesant Evening Trade and Technical School, Sixteenth street near First avenue, and the Harlem Trade School, 138th near Fifth avenue. One hundred apprentices have registered, and Director Siegel expects that the number will be increased to 600 by the time the classes are started. Some of the apprentices have had a high school education, and others gave up study before completing the elementary school course, so that the group of students will be a diverse one, requiring almost individual attention.

Except for the granting of credit for graduation from day vocational schools and attendance at continuation schools the agreement between the boss carpenters and unions is substantially the same as for the painters and decorators.

The proposed course of study is as follows:

"1. Shop practice—Proper use and care of hand and machine tools, fundamental trade principles and practices, including framing (balloon and braced), trimming (exterior and interior), erecting scaffolding and staging, form building and the specialized branches of the carpentry trade.

"2. Trade sketching and drawing—Interpretation of plans and specifications—freehand sketches of construction details to reasonable scale, laying out full sized details.

"3. Trade mathematics—Addition, subtraction, multiplication and division of fractions and decimals, with special application to the practical problems relating to the trade. Geometrical problems involving angles, rectilinear figures, arcs and circles relating to the trade. Theory of the steel square.

"4—Trade science—Elementary mechanics, involving the fundamental laws of machines, properties and characteristics of materials used in building construction, shrinking and warping of lumber, atmospheric action on exposed and unexposed surfaces, treatment of materials for preserving and fireproofing.

"5—General information—Trade terms, study of tools and materials, building code, hygiene and safety, and training for citizenship to include industrial history, history of occupation, civics and economics from the industrial relations point of view."

Covers 27 States

— DODGE REPORT SERVICE — Established January 1, 1892

THE ULTIMATE MARKET

in the construction field is the individual job.

Of the thousands of projects we report, from small garages and houses up to enormous industrial and civic projects costing many millions, the average value is about \$30,000. Such a project is an event in the career of the individual owner and a special problem for the architect, the engineer and the contractor.

Reach the right man at the right time and the right place—for the necessary advance information you will need DODGE REPORTS.

THE F. W. DODGE COMPANY

Have your stenographer fill out this form and mail to our New York office

Offices of

The F. W. Dodge Company

New York - 119 West 40th Street Boston . 47 Franklin Street Buffalo 77 Builders Exch. Bldg. Philadelphia -- 1821 Chestnut Street Pittsburgh -Bessemer Building Cleveland - 920 Citizens Bank Building Cincinnati - 615 Com. Trib. Building Detroit -860 Penobscot Building Chicago - - 131 No. Franklin Street St. Louis - 600 Title Guaranty Building 407 South Fourth Street Minneapolis -

Much New Construction Being Planned for Early Release

Weekly Building Statistics Tabulated by F. W. Dodge Company Indicate New York City Will Be Center of Activity During Autumn Months

ONSIDERABLE improvement in the volume of active construction in the Metropolitan district was noted last week. There was a decided increase in both newly contemplated projects and the award of building contracts. According to figures tabulated by the F. W. Dodge Company, for the week of September 15 to 22, inclusive, architects and engineers reported work on plans for 566 new building and engineering operations in New York State and New Jersey, north of Trenton, which will require a total outlay of approximately \$18,957,900. During the same week the contracts awarded in this territory represented 356 separate structural projects valued at more than \$16,876,400.

The reports for New York City are also favorable as to the amount of new construction in prospect for the coming months. According to the figures tabulated for this city there were announcements of plans for 273 new building and engineering operations at an estimated total valuation of \$8,940,600 and 121

contracts awarded which will require an outlay of more than \$10,531,600.

Among the newly contemplated operations were 29 commercial buildings such as stores, offices, lofts, commercial garages, etc., \$1,025,500; 6 educational buildings, \$1,159,200; 4 hospitals and institutions, \$410,000; 7 factories and other industrial buildings, \$413,100; 1 public building, \$36,500; 7 public works and public utilities, \$644,800; 215 residential projects including apartments, flats and tenements and one- and two-family dwellings, \$5,056,000 and 4 social and recreational operations, \$205,500.

The list of 121 buildings for which contracts were announced during the week of September 15 to 22 inclusive comprised 14 business buildings of various types, \$1,140,600; 4 educational buildings, \$672,600; 1 hospital, \$30,000; 4 factories and industrial projects, \$156,000; 5 public works and public utilities, \$171,900; 92 residential operations including multi-family and one-and two-family dwellings, \$7,860,500 and 1 recreational project, \$500,000.

PERSONAL AND TRADE NOTES.

Geo. A. Fuller Company, 175 Fifth avenue, announces that its Baltimore office has been moved from 401 American Building to 793 American Building.

Shaw Insulator Company announces its removal to a new building at 148 Coit street, Irvington, N. J.

Alpha Electric Company, 151 West 30th street, New York City, has leased the building at 396 to 402 Eleventh avenue, Newark, N. J., and will utilize the structure as a distributing warehouse and service building.

Fred Petzold, formerly field engineer for Thompson-Starrett Co., building contractors, has joined the staff of the H. G. Christman Co., enginers and contractors, South Bend, Ind., as construction engineer.

Dr. Paul P. Cret, professor of architecture and design at the University of Pennsylvania, and E. B. Temple, assistant consulting engineer for the Pennsylvania Railroad Company, were chosen to draw preliminary plans for the sesqui-centennial exposition to be held in Philadelphia in 1926.

Watson Elevator Company, Inc. will show at the forthcoming Electrical Exposition one of their new complete electric traction worm gear winding machines, with motor and controller. This machine will be in operation during the hours of the show, so that visitors may become familiar with its type and methods of operation. In addition there will be on exhibition a cabinet of spare parts, on the principle of a first-aid outfit. This firm will also show a worm gear and end thrust from the worm and gear machine, demonstrating the construction and machine work on it.

Frank E. Ransome, until recently with the Fegles Construction Co., Ltd., Minneapolis, as construction superintendent on the now completed Barge Canal grain elevator at the Erie Basin, Brooklyn, has purchased an interest in the Lynch Construction Co., Inc., 52 Vanderbilt avenue, and will serve as construction superintendent for that organization on a \$2.000,000 warehouse project for the Standard Milling Company in Jersey City. Mr. Ransome was formerly with the Turner Construction Company and other well-known contracting firms.

Alfred C. Bossom, architect, has sailed for London to invite, on behalf of the Architectural League of New York, the Royal Institute of British Architects to send an exhibition of drawings here for the annual exhibition of the Architectural League, which will take place early next year. Howard Greenley, president of the Architectural League, recently returned from France, where he made a similar arrangement with the French architects.

Another Long Island City Plant Started

The Walworth Realty Co., a subsidiary of the Walworth Manufacturing Company of Boston, manufacturers of the well-known Stilson wrench, the Walmanco joint and other steam and gas fittings, tubes, etc., have awarded to Dwight P. Robinson & Company, Inc., the contract for the design and construction of a ware-house, pipe shop and garage to be located on Jackson avenue, Long Island City. The scope of the work includes the design and construction of a 3-story and basement concrete building designed to permit the addition of three floors later on, a garage to accommodate eight trucks, a pipe storage building and a pipe shop extension at the rear of the main building; also necessary retaining walls, platforms, paving and railroad siding.

The main building will contain the offices, city sales department, shipping room and space for the storage of fittings and material. The pipe storage building is to be 60x214 feet, and will be served by a crane running out over the railroad siding. Construction has already begun.

Standardization of Lumber

Following conferences initiated by the U. S. Department of Commerce and held at Washington, Chicago and Portland, Ore,. it is announced that there is every prospect that a standardization of lumber trade practices will come about in a fairly short time. There is now working a central committee on lumber standards, comprising representatives of the lumber manufacturers, the retail lumber dealers, the lumber wholesalers, the architects and the engineers.

The committee will develop a program of lumber standardization among the following lines: First, lumber grades and grade names; second, lumber sizes; third, guarantees for the protection of the public. It is working in cooperation with the Department of Commerce in the same manner as the paving brick manufacturers worked in producing their recent standards of sizes. The committee is made up of John W. Blodgett, of the Blodgett Co., Grand Rapids, Mich., chairman; John H. Kirby and Charles A. Goodman, representing manufacturers; Dwight Hinckley, representing the wholesalers; John E. Lloyd, representing retailers; W. E. Hawley, of the Duluth, Missabe & Northern Ry., representing railways and engineers, and E. S. Hall, representing the architects.

TRADE AND TECHNICAL SOCIETY EVENTS.

First National Fire Prevention Exposition will be held in the Twenty-second Regiment Armory, New York City, during the week of October 2 to 7 inclusive.

National Association of Electrical Contractors and Dealers will hold its annual convention at the Hotel Sinton, Cincinnati, O., October 18 to 20 inclusive.

American Society for Steel Treating will hold its annual convention and exposition at the General Motors Building, Detroit, Mich., October 2 to 7 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.

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

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.

National Hardware Association of the United States will hold its annual convention at Atlantic City, October 17 to 20 inclusive. Headquarters will be at the Marlborough-Blenheim Hotel.

American Hardware Manufacturers' Association will hold its annual convention at Atlantic City, October 18 to 20 inclusive, with headquarters at the Marlborough-Blenheim Hotel.

National Retail Lumber Dealers' Association will hold its annual meeting at Cleveland, Ohio, October 25 to 27 inclusive. The plans for this meeting are now in preparation and will be announced later.

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

CURRENT BUILDING OPERATIONS

builders throughout the Metropolitan district are all indicative of an enlivened interest in industrial and commercial construction. The outlook for many livened interest in industrial and commercial construction. The outlook for many new projects of these types is better at present than it has been for many months past. Several large operations were recently placed under contract, and quite a volume of new work is now being planned, and it is anticipated that the major portion will be relased for estimates within the next week or so.

Although the season for residential construction, patricularly the speculative operations, is rapidly drawing to a close, the local industry has not shown any effects from the decline noticeable in this type of project. The increase in the amount of active commercial and industrial building operations has more than offset the loss, and there is every anticipation that the next few weeks will show a steady and consistent gain in the vol-ume of active work throughout the local territory, despite the approach of autumn, which is usually accompanied by a seasonal decline.

There has been considerable new business booked by building material and supply dealers during the past week or so, and according to the amount of inquiry the next few months will be an extremely active period. The supply of essential building commodities is greatly improved as compaerd with the shortages that existed only a short time ago and that existed only a short time ago, and although prices are generally stiff, the tone of the market is excellent.

Common Brick—The demand for common brick is holding well, despite the lateness of the building season, and from the amount of inquiry an unusually active fall and winter season is being predicted by both dealers and manufacturers. The demand from Brooklyn is the outstanding feature of the common brick market situation at this time and the seles record uation at this time, and the sales record of last week shows that one-half of all the brick sold during the week was des-tined for that borough. Prices are some-what weaker than they were, but no definite change in quotations has been announced. Prices in the wholesale market range from \$15 to \$18 a thousand, but the top figure is difficult to obtain and only for brick of the highest quality. The majority of sales have been around \$17 a thousand to dealers in cargo lots. excellent weather of the past two weeks has permitted very active progress in the manufacturing branch of the brick industry. Coal is still very scarce and producers are not burning as rapidly as they would like to. The cold weather of the past few days has brought an additional difficulty to the brick makers, because it has started the Southern drift of its

it has started the Southern drift of its colored labor, which always begins to get homesick as the winter approaches.

Summary—Transactions in North River brick market for the week ending Thursday, September 28, 1922. Condition of market: Demand steady; prices somewhat weaker but unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside door. Number ers in cargo lots alongside dock. Number

of cargoes arrived, 33; sales, 30. Distribution: Manhattan, 9; Brooklyn, 15; New Jersey points, 5; Astoria, 2; Yonkers, 1. Remaining unsold in the New York wholesale market, 17.

Lumber—The scarcity of freight cars and the slow forwarding of those loaded

and the slow forwarding of those loaded is at present a most serious problem to local lumber interests. The demand for lumber is holding up very strong, with the retail movement likely to continue for some time to come. The maximum of progress, however, is not possible because of the delayed shipments from production

BUILDING COMMODITY PRICES

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

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

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

Hudson River best grades..\$15.00 to \$18.00 Raritan — to — Second-hand brick, per load of 3,000, delivered \$47.00 to — --- to --

Brick-Delivered on job in New

Rough	Red.	 	 	\$ 45.00	to
Smooth	Red.	 	 	 45.00	to -
Rough	Buff	 	 	 50.00	to
Smooth	Buff	 	 	 50.00	to
Rough	Gray	 	 	 53.00	to
Smooth	Gray	 	 	 53.00	to
Colonial	g			45.00	to

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

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

Gravel-Delivered at job site in Manhattan and Bronx:

1 ½ -1n., Manhattan deliveries,	per cu.	
yd		\$2.75
Bronx deliveries		2.75
%-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

Grit—Delivered at job site in Manhattan and Bronx:

tan deliver deliveries	ries							\$2.75 2.75	

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

Interior—Delivered at job site in Man-

hattan, south of 125th street.

hattan, south of 125th street.

2x12x12 split furring ...\$0.12 per sq. ft.

3x12x12 ... 0.12 per sq. ft.

4x12x12 ... 0.17 per sq. ft.

6x12x12 ... 0.19 per sq. ft.

Note—For deliveries north of 125th st.

Manhattan, and in Brooklyn, Bronx and

Queens, prices job site are slightly higher,
according to location of work, which

varies trucking charges.

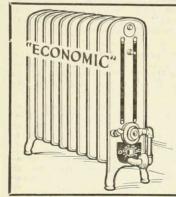
Delivered at job site in Manhattan.
Bronx, Brooklyn and Queens:
Finishing Lime (Standard in
300-lb. barrel)\$4.50 per bbl.

bags\$19.50 per ton

Plaster-

Plaster—
Delivered at job site in Manhattan,
Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth
bags\$21.00 per ton

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



"ECONOMIC" GAS FIRED STEAM RADIATOR

For Heating

Stores-Offices-Residences-Apartments or any place where quick heat is required.

Turn on the Gas-Heat at Once

Manufactured by

The Slattery Gas Radiator Co., Inc. Brooklyn, N. Y. 118-120 Sanford Street

TELEPHONE: MANSFIELD 2300

RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Coney Island Ave. and Ave. H, Brooklyn, N. Y.

A. WILKES COMPANY

PAINTERS INTERIOR DECORATORS

Exclusive Work, Ask Our References

2371 Jerome Ave.

Fordham 9000

SHADES, AWNINGS AND CANOPIES

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

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

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



F. J. KLOES

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

MATERIALS AND SUPPLIES

production is gaining on accumulated orders, which is regarded as an important

orders, which is regarded as an important factor in stabilizing the market for this material. Prices are fairly steady, and no changes of consequence have been announced during the past week.

Electrical Supplies—Local selling interests have little to complain of as far as the demand is concerned. The past week shows a steady and consistent increase in the volume of business reported, and new the volume of business reported, and new inquiry denotes an active season ahead. Stocks of conduit are increased to some

road freight situation has improved supplies of other items which have been in popular demand. The steady improvement in the commercial and industrial building outlook has created an atmosphere of confidence in the electrical trade. very firm and unchanged.

Cast Iron Pipe—New demand has slowed down to some extent during the past week or so because the season for purchasing this commodity is drawing to a close. Manufacturers are operating their plants on full time, however, and they

have business on their books that will take some time to deliver. The supply of raw materials is greatly improved and pipe producers are quite optimistic. Prices are very strong but unchanged. New York quotations are as follows: 6 in. and larger, \$54.50 per net ton, in carload lots, 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.

Structural Steel—The local market for fabricated steel is not particularly active at present, but there is every likelihood considerable improvement within the next few weeks at most, because there is a large amount of high-class new construction now being planned by archi-tects and engineers. The projects for a tects and engineers. The projects for a large amount of new commercial and in-dustrial construction soon to be started in the Metropolitan district are excellent, and these projects are the most important factors in the use of fabricated material. Prices seem to be settling to some extent, and, although no decline is looked for, there is no doubt the market will be more stable very soon.

Window Glass—There is a consistent demand for both plate and window glass in the Metropolitan district, and while the conclusion of the apartment house building season will naturally be reflected in a drop in the volume of purchases for the cheaper grades of glass, the market is most likely to maintain an excellent rate of activity for the next few months. Stocks are not as complete as they should

Stocks are not as complete as they should be and some difficulty has been experienced in certain quarters on large orders. Prices are very strong and advances in the near future are anticipated.

Roofing Papers.—The demand for roofing and building papers continues keen, due to the extensive building operations still active in the outlying sections of the city and in the near-by suburbs, Manfacturers and dealers anticipate excellent ufacturers and dealers anticipate excellent business throughout the fall months. business throughout the fall months. Stocks are said to be adequate, but prices are advancing slightly.

Nails—Buying is light at present, but the general trend of business is indicative of improved demand very soon, particularly as the building situation is steadily gaining strength. Nail prices are practically unchanged,

Builders' Hardware—The demand has not fallen off to any extent and, although shortages have developed in some lines, local dealers are confident that the next few weeks will witness a marked change for the better. Prices are very firm and no reductions are anticipated.

METROPOLITAN MARKETS IN THE

Plaster Board-
Delivered at job site in Manhattan,
Bronx, Brooklyn and Queens.
27x48x½ in
32x36x1/4 in
32x36x½ in
02200272 III
Sand—
Delivered at job in
Manhattan\$2.00 to — per cu. yd. Delivered at job in
Bronx 2.00 to — per cu. yd.
White Sand—
Delivered in Manhattan\$4.50 per cu. yd.
Broken Stone-
1½-in., Manhattan delivery.\$4.00 per cu. yd.
Bronx delivery 4.00 per cu. yd. 4-in., Manhattan delivery 4.00 per cu. yd.
Bronx delivery 4.00 per cu. yd.
Building Stone—
Indiana limestone, per cu. ft\$1.62 Kentucky limestone, per cu. ft 2.27
Briar Hill sandstone, per cu. ft 1.68
Grav Canvon sandstone, per cu. ft 1.65
Buff Wakeman, per cu. ft 1.90
Buff Mountain, per cu. ft 1.80 North River bluestone, per cu. ft 1.85
Seam face granite, per sq. ft 1.20
South Dover marble (promiscuous
mill block), per cu. ft 2.25
White Vermont marble (sawed) New York, per cu. ft
in
Angles, 3x2 to 6x32.14c. to —
Zees and tees2.14c. to
Structural Steel—
Plain material at tidewater; cents per
pound: Beams and channels up to 14
in
Beams and channels over 14
Lumber—

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
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 car-
goes, narrow (delivered) 28.50 to —— Wide cargoes
Add \$1.00 per M for each inch in width
over 12 inches Add \$1.00 per M for every
over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00
per M for dressing.
Cypress Lumber (by car, f. o. b., N. Y.): First and seconds, 1-in\$105.00 to
Cypress shingles, 6x13, No.
1 Hearts 15.00 to —
Cypress shingles, 6x13, No.
1 Prime
Plain Oak 129.00 to
Flooring:
White oak, quart'd sel\$102.50 to
Red oak, quart'd select 97.50 to ———————————————————————————————————
Yellow pine No 1 common
flat 61.00 to ——
N. C. pine flooring Nor-
folks 65.00 to —
Window Glass-
Official discounts from manufacturers lists:
Single strength, A quality, first three
brackets 84%
B grade, single strength, first three brackets
Grades A and B, larger than the first
three brackets, single thick 86%
Double strength, A quality 85% Double strength, B quality 88%
Double strength, b quanty 88%
Linseed Oil-
City brands, oiled 5 bbls. lot. \$0.91 to
Less than 5 bbls 0.94 to —

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

Turpentines\$1.28 to \$1.30

Face Enameled

Turpentine-





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

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

Telephone Murray Hill 8787-8788

Money

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

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

562 Fifth Ave., New York City Telephone 9600 Bryant

POMEROY

Solid Iron and Hollow Metal Windows

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

S. H. POMEROY CO., Inc.

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

Bonded Securities Corp. Mortgage Loans 165 Broadway, N. Y.

Telephone Cortland 6640

CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—J. J. Gloster, 110 West 40th st, has completed plans for a 5½-sty and basement brick, steel and limestone apartment house, 52x90 ft, at the northwest corner of 175th st and Grand av for The Advanced Realty Co., Wm. Halperin, president, 112 Glenwood av, Jersey City, owner. Cost, \$90,000. Architect will take bids on separate contracts about October 1.

HALLS AND CLUBS.

55TH ST.—H. P. Knowles, 21 West 49th st, has plans in progress for an 8-sty brick auditorium, lodge and club rooms, 19x200 ft. at 131-133 West 55th st, through to 124-26 West 56th st, for Mecca Temple Holding Co., Robert D. Williams, president, 572 Greenwich st, owner. Cost, \$950,000.

FACTORIES AND WAREHOUSES.

AMSTERDAM AV.—Geo. S. Kingsley, 39 West 66th st, has completed plans for an 11-sty furniture storage warehouse, 74x105 ft, at 471-75 Amsterdam av for Metropolitan Storage Warehouse Corp., Chas. S. Morris, president, 39 West 66th st, owner. Cost, \$350,000.

STORES, OFFICES AND LOFTS.

30TH ST.—Gronenberg & Leuchtag, 450 4th av. have plans in progress for a 14-sty brick loft building, 39x98 ft, at 43-45 East 30th st for The 45 East 30th Street Corp., owner, care of Magoba Construction Co., 103 Park av, owner and builder. Engineer, H. I. Oser, 1400

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Plans are being prepared for a 6-sty brick apartment house, on plot 130x 100 ft, on Morris av. 298 ft west of 184th st, for Parbrook Realty Co., Brook av. owner and builder. Cost, \$250,000. Architect will be announced later.

DWELLINGS.

GRAND AV.—Wm. Koppe, 565 East Tremont av, has completed plans for a 2-sty brick dwelling, 32x55 ft, on the west side of Grand av, 112 ft south of Kingsbridge rd, for John Pieces, 704 Eagle av, owner. Cost, \$18,000.

TREMONT AV.—John J. Dunnigan, 394 East 150th st, has completed plans for a 2-sty brick and stone dwelling, 20x86 ft, with garage, at the southeast corner of Tremont av and Scott pl for Harry J. Epstein, 468 Canal st, owner.

THERIET AV.—Frank Wolfgang, 535 East Tremont av, has completed plans for a 3-sty brick dwelling. 20x50 ft, on the east side of Theriet av, 95 ft south of 177th st, for Sylves-ter Weising, 2110 Mohegan av, owner. Cost,

SCHOOLS AND COLLEGES.

WALTON AV.—C. B. J. Snyder, southeast corner Flatbush av ext and Concord st, Brooklyn, has plans in progress for an addition to the 4-sty brick, limestone and terra cotta public school No. 33, 24x32 ft, at Walton av and 184th st for City of New York, Board of Education, Geo. J. Ryan, president. 500 Park av, owner. Cost, approximately \$350,000.

STORES, OFFICES AND LOFTS.

STURES, OFFICES AND LOFTS.

KINGSBRIDGE RD.—Wm. Koppe, 565 East
Tremont av, has plans in progress for a
group of 1-sty brick stores, 75x100 ft, on the
west side of Kingsbridge rd, 125 ft north of
Fordham rd, for Samuel Garry, 836 Westchester av, owner. Cost, \$25,000. Owner will
take bids on separate contracts about October 3.

Iron Castings

Truck Castings Acme Foundry Delivery

20 Years at 290 North Henry Street, Brooklyn. Tel.: Greenpoint 3081

WELLS ARCHITECTURAL IRON CO.

Manufacturers of Ornamental Iron Work

Phone: \ 1370 Mott Haven \ 1371

Office and Factory: River Ave. and East 151st St.

SPRINKLER SUPERVISORY SERVICE AUTOMATIC SPRINKLER VALVE ALARM SERVICE INTERIOR FIRE ALARM EQUIPMENT

INSTALLED AS A LOCAL SYSTEM OR FOR CENTRAL OFFICE SERVICE

AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

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

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

KINGSTON AV.—Shampan & Shampan, 188 Montague st, have completed plans for an apartment house at the southwest corner of Kingston av and Montgomery st for the Diesen Building Corp., Inc., owner. Cost, \$200,000 \$200,000.

DWELLINGS.

FORCE TUBE AV.—Bibson & Kay, 2522 Pitkin av, have completed plans for a 2-sty brick dwelling, 16x38 ft, on the west side of Force Tube av, 33 ft north of Logan st, for Michael Bus, 3159 Fulton st, owner. Cost,

79TH ST.—Harry Sclouster, 188 Montague st, has completed plans for twenty 2-sty brick dwellings, 18x52 ft, in the north side of 79th st, 100 ft west of 16th av, for West End Homes Corp., Isaac Gold. 1830 61st st, owner and builder. Cost, \$160,000.

Queens

DWELLINGS.

DWELLINGS.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for a 2-sty brick dwelling, 20x30 ft, at the northwest corner of Hanson pl and McAuley pl, Jamaica, for John J. Bliss, 34 Union Hall st, Jamaica, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for two 2-sty brick dwellings, 24x44 ft, on the north side of Hanson pl, 25 ft west of McAuley pl, Jamaica, for John J. Bliss, 34 Union Hall st, Jamaica, owner and builder. Cost, \$6,000 each.

Jamaica, owner and builder. Cost, \$6,000 each.

GLENDALE, L. I.—H. Brucker, 2549 Myrtle av, Ridgewood, has completed plans for a 2-sty brick dwelling, 20x55 ft, on the south side of Dayo st, 400 ft east of Ford av, Glendale, for Charles Fuchs, Rockville Centre, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 30x31 ft, on the west side of Croydon rd, 327 ft east of Home Lawn av, Jamaica, for Elias Habeck, 1953 Dean st, Brooklyn, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—H. Brucker, 254 Myrtle av, Ridgewood, has plans in progress for a 2½-sty frame dwelling, 16x36 ft, in the west side of Brush st, 300 ft south of L. I. Railroad, Jamaica, for John F. Kenny, 876 Anthony av, Ridgewood, owner. Cost, \$7,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for a 2½-sty frame dwelling, 24x33 ft, on the east side of Hillcrest av, 235 ft north of Highland av, Jamaica, for Adam Metz, 22 Hillcrest av, Jamaica, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—A. Brems, Corona av, Corona has completed plans for a 2-sty frame

FLUSHING, L. I.—A. Brems, Corona av, Corona, has completed plans for a 2-sty frame dwelling, 30x22 ft, at Flushing for Harry M. Oliver, 314 28th st, Flushing, owner and builder. Cost, \$9,000. Exact location will be announced later.

FACTORIES AND WAREHOUSES.

GLENDALE, N. Y.—Louis Berger & Co., 1696 Myrtle av. Ridgewood, have plans in progress for a 1-sty brick factory, 100x94 ft, on the west side of Richards av. 178 ft north of Central av. Glendale, for Arthur W. Liebers, 2026 Ralph st, Ridgewood, owner. Cost, \$35,000.

LONG ISLAND CITY, L. I.—John Boese, 280 Broadway, Manhattan, has plans in progress for a 1-sty brick factory at the southwest corner of Harris and Vernon avs. L. I. City, for Young & Metzner, 355 Vernon av, L. I. City, owner. Cost, approximately \$50,000.

SCHOOLS AND COLLEGES.

FREEPORT, L. I.—William Adams, 15
West 38th st, Manhattan, has plans nearing
completion for a 3-sty brick high school in
Pine st, Freeport, for Board of Education,
David Sutherland, Jr., president, 13 South
Main st, Freeport, owner. Cost, \$600,000. Bids
will be advertised for about September 29.

STABLES AND GARAGES.

JAMAICA, L. I.—D. J. Levinson, 386 Fulton st. Jamaica, has completed plans for two 1-sty brick garages, 100x110 ft, on the south side of Hillside av, 101 ft west of Green st, Jamaica, for Israel Max, 462 Osborn st, Brooklyn, owner and builder. Owner will take bids about October 1.

JAMAICA, L. I.—H. T. Jeffrey, 309 Fulton st, Jamaica, has completed plans for a 1-sty brick garage, 50x100 ft, in Prospect st, 150 ft south of Atlantic av, Jamaica, for E. & J. Dorf, New York av, Jamaica, owner and builder. Cost, \$20,000.

SOUTH OZONE PARK, L. I.—E. Jackson, Herriman av, Jamajca, has plans in progress for a 1-sty brick public garage, 87x50 ft, at the southwest corner of Lincoln av and Old South rd, South Ozone Park, for A. J. Hook, Lincoln av and Old South rd, South Ozone Park, owner and builder. Cost, \$30,000.

Nassau

MISCELLANEOUS.

BALDWIN, L. I.—Chas. Hoffman, Baldwin av, Baldwin, has completed plans for a 2-sty terra cotta fire house No. 3, 30x50 ft, at Baldwin, for Town of Baldwin, Fire Department, Raymond Smith, president, 17 Harrison av, Baldwin, owner and builder. Cost, \$10,000.

Westchester

DWELLINGS.

DWELLINGS.

MT. VERNON, N. Y.—Chas. E. Miller, 111
Nassau st. Manhattan, has completed plans
for a 2½-sty frame dwelling, 27x60 ft, with
garage, on Beekman av, Mt. Vernon, for
Zibelli Bros., 65 West 3d st, Manhattan,
owner and builder. Cost, \$14,000.

WHITE PLAINS, N. Y.—W. B. Scofield, 75
Kensico av, White Plains, has completed
plans for a 2½-sty frame dwelling, 35x24 ft,
on Lenox av, White Plains, for Wm. H. Birmingham, owner and builder, care of architect. Cost, \$9,000.

NEW ROCHELLE, N. Y.—Lawrence M.
Loeb, 57 Lawton st, New Rochelle, has plans
in progress for a 2-sty frame dwelling, 53x21
ft, on Pine Brook rd, New Rochelle, for Stanley B. McConnell, Hotel Osborne, New
Rochelle, owner. Cost, \$15,000.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 2½-sty brick dwelling, 30x60 ft, at Beechmont Park, New Rochelle, for Max Bauer, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract about Otcober 15.

PELHAM MANOR, N. Y.—Wm. Heapy, Proctor Bidg., Yonkers, has completed plans for two 2½-sty rubble stone and frame dwellings, 30x40 ft, on Pelmdale av, Pelham Manor, for Van Ness Bros., 355 So. Broadway, Yonkers, owners and builders. Cost, \$14,000 each.

PELHAM MANOR, N. Y.—Wm. Heapy, Proctor Bldg., Yonkers, has completed plans for three 2½-sty frame and rubble stone dwellings, 24x56 ft, on Highbrook av, Pelham Manor, for Van Ness Bros., 355 So. Broadway, Yonkers, owners and builders. Cost, \$16,000 each.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for a 2½-sty frame and stucco dwelling, 32x40 ft, on Belevedere dr, Yonkers, for B. Riordan, Proctor Bldg., Yonkers, owner and builder. Cost, \$15,000

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

BRONXVILLE, N. Y.—Guilbert & Betelle, Aldene Bldg., Newark, have plans in progress for a 4-sty brick junior and senior high school on Pondfield rd, Bronxville, for Village of Bronxville Board of Trustees, B. G. Burtnett, president, Beech Tree terrace, Bronxville, owner. Cost, \$400,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Wm. P. Katz, 2 Hudson st, Yonkers, has plans in progress for eight 1-sty brick stores, 50x115 ft, at Culver st and Riverdale av, Yonkers, for B. J. Steinmetz, 449 East 149th st. Manhattan, owner and builder. Cost, \$30,000.

MISCELLANEOUS.

MISCELLANEOUS.

MISCELLANEOUS.

MT. VERNON, N. Y.—McKenzie, Voorhees & Gmelin, 342 Madison av, Manhattan, have completed plans for alterations to the brick and steel telephone exchange, 46x210 ft, at So. 6th av to So. 5th av, Mt. Vernon, for New York Telephone Co., 16 Dey st, Manhattan, owner. Cost, \$433,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have completed plans for a 3-sty frame, clapboard and shingle flat, 24x78 ft, at Hobson st and Shaw av, Newark, for Zwigard & Schweerer, 139 Schley st, Newark, owner and builder. Cost, \$20,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Bldg., Newark, has plans in progress for eleven 4-sty brick apartment houses, of various dimensions, with stores, on Belleville av, Kearing st and 4th av, Newark, for the C. W. S. Corp., Barnet Warner, president, 323 Ridge st, Newark, owner. Total cost, \$1,500,000.

RUTHERFORD, N. J.—Thos. M. James Co., 342 Madison av, Manhattan, has plans in progress for a 1-sty brick and limestone bank building, 48x50 ft, at the southwest corner of Park av and Ames av, Rutherford, for Rutherford National Bank, E. J. Turner, president. 35 Park av, Rutherford, owner. Cost, \$175,000. Architect will take bids on general contract about October 1.

CHURCHES.

TOMS RIVER, N. J.—P. Elkinton, Main st, Toms River, has been retained to prepare plans for a 1-sty frame parish house, 20x35 ft, in Washington st, Toms River, for Presbyterian Church, Rev. E. Hicks, pastor, Clifton av, Toms River, owner. Cost, \$4,500.

DWELLINGS.

NEWARK, N. J.—Stanley & Wheeler, Union Bldg., Newark, have completed plans for a 2-sty brick dwelling, 25x55 ft, at 467 No. 6th st, Newark, for Jas. Rizzolo, 267 8th av, Newark, owner and builder. Cost, \$9,000.

MAYWOOD, N. J.-L. S. Beardsley, 116 West 39th st, Manhattan, has plans nearing completion for a 2-sty frame dwelling, 25x 50 ft, on Maywood av, Maywood, for Leigh K. Lydecker, 2 Rector st, Manhattan, owner. Cost, \$13,000.

WEST ORANGE, N. J.—M. B. Silberstein, 119 Springfield av, Newark, has plans in progress for an addition to the 3-sty frame and clapboard hotel, 50x60 ft, on Pleasant Valley Way, West Orange, for Orange Mountain House, Max Goldman, proprietor, Pleasant Valley Way, West Orange, owner. Cost, \$40,000

STABLES AND GARAGES.

JERSEY CITY, N. J.—W. W. Newer, 2863 Boulevard, Jersey City, has plans in progress for a brick and hollow tile garage, 20x28 ft, at Jersey City, for G. De Felici, 20 Wright av, Jersey City, owner.

THEATRES.

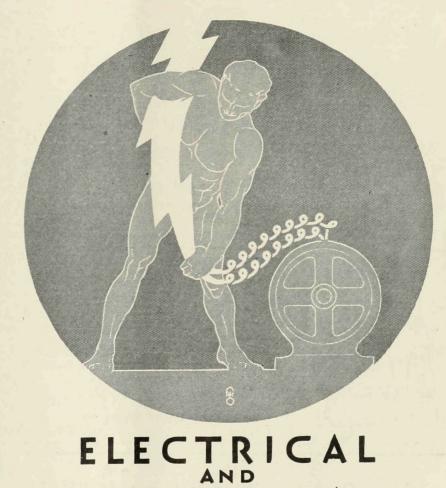
RIDGEFIELD PARK, N. J.—R. D. Blauvelt, 70 Union pl, Ridgefield Park, has plans nearing completion for a 2-sty brick, terra cotta and limestone moving picture theatre, 50x100 ft, with stores, at Main and Cedar sts, Ridgefield Park, for Corp. Robt. E. Errington, representative of Rialto Amusement Co., in charge, Ridgefield Park, owner. Cost, \$65,000.

MISCELLANEOUS.

PATERSON, N. J.—Frederick W. Wentworth, 140 Market st, Paterson, has completed plans for a Masonic temple, on plot 130x200 ft. on the north side of Broadway, near Graham av, Paterson, for Masonic Temple Association, A. C. Kendrinr chairman building committee, 82 Clay st Paterson ower.

kendring chairman building committee, 82 Clay st, Paterson, owner.

DEAL, N. J.—E. A. Arend, Kinmouth Bldg., Asbury Park, and 105 West 40th st, Manhattan, has plans in progress for a 2-sty hollow tile and stucco Borough Hall, 35x60



INDUSTRIAL EXPOSITION

GRAND CENTRAL PALACE OCTOBER 7 TO 14 . 1922

See Our Exhibits

The New York Edison Company

ft, at the northwest corner of Norwood av and Monmouth dr, Deal, for Borough of Deal, Mayor A. J. Bach, 83 Pearl st, Deal, owner.

CONTRACTS AWARDED.

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

CHURCHES.

ROSLYN HEIGHTS, L. I.—Albert Miller, Garden av, Roslyn Heights, has the general contract for a 1-sty and basement frame and shingle Methodist Episcopal Church, 80x40 ft, on Warner av, Roslyn Heights, for M. E. Church Society of Roslyn, L. I., Rev. A. P. Corliss, pastor, Roslyn, owner, from plans by L. L. Bishop, Westhampton Beach, architect. Cost, \$30,000.

NEWARK, N. J.—Geo. D. McCarthy, 348

Building and Permanent

MORTGAGE LOANS QUICK ACTION

To Builders—We can subordinate entire purchase price of several well-located plots and obtain liberal building and permanent loans. Little cash required.

S. Osgood Pell & Co. 15 & 17 West 44th St.

West 14th st. Manhattan, has the general contract for a 1-sty brick and stone church and chapel, 61x110 ft, at the southeast corner of Sussex av and Jay st. Newark, for St. Augustine R. C. Church, 170 Sussex av, Newark, owner, from plans by H. J. & J. V. King, 222 Market st, Newark, architect.

DWELLINGS.

MT. VERNON, N. Y.—W. C. Sterner, 26 So. 5th av, Mt. Vernon, has the general contract for two 2½-sty hollow tile dwellings, 30x50 ft, at Elsnere Park, Mt. Vernon, for E. J. Lucas, 20 Depot pl, Mt. Vernon, owner, from plans prepared privately. Cost, \$30,000

MAMARONECK, N. Y.—G. R. Cooper, Larchmont, has the general contract for a 2½-sty frame and stucco dwelling, 48x29 ft, at Springdale rd and Poplar rd, Mamaroneck, for C. W. Moody, Larchmont Woods, Larchmont, owner, from plans by Wm. J. Cherry, 70 East 45th st, Manhattan, architect. Cost, \$16,000.

\$16,000.

MAMARONECK, N. Y.—Larchmont Builders, Inc., Larchmont, have the general contract for a 2-sty frame dwelling, 34x26 ft, on the east side of Chatsworth av, 325 ft north of Glen rd, Mamaroneck, for Carl O. Guessler, 24 West 59th st, Manhattan, owner, from plans by N. M. Woods, 214 West 39th st, Manhattan, architect. Cost, \$9,000.

SPRING LAKE, N. J.—H. H. Moore, 3d av, Spring Lake, has the general contract for a 2½-sty frame and stucco dwelling, with

garage, at 1st and Madison avs, Spring Lake, for Mrs. T. D. Adams, Spring Lake, owner, from plans prepared privately. Cost, \$20,000.

from plans prepared privately. Cost, \$20,000.

LOCH ARBOUR, N. J.—Otto W. Sutts, 71

Monmouth av, Deal, has the general contract
for a 2½-sty frame dwelling, 32x44 ft, with
garage, at Euclid av and Lake st, Loch
Arbour, for Bloomfield Hulick, Loch Arbour

Hotel, Loch Arbour, owner, from plans by
K. M. Towner, Kinmouth Bldg., Asbury
Park, architect. Cost, \$22,000.

NEWARK, N. J.—Gollick Fireproof Construction Co., 55 Magnolia av, Jersey City,
has the general contract for a 2½-sty hollow tile and stucco dwelling, 30x34 ft, at 8587 Leslie st, Newark, for David Z. Zeselsohn,
207 Market st, Newark, owner, from plans by
John T. Simpson, Essex Bldg., Newark,
architect. Cost, \$14,000.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

BROOKLYN.—Peter Cleary, 115 Marion st, has the general contract for a 2-sty brick parochial school at 74th st & 4th av, adjoining Church of Our Lady of Angels, for Our Lady of Angels, for Our Lady of Angels Church—Rev. Father M. J. Flynn, pastor—74th st & 4th av, owner, from plans by Robt. J. Reilly, 2 East 41st st, Manhattan, architect.

-EMERSON, N. J.—Dennis J. Flynn, 222 Elm Court, Elizabeth, has the general contract for a 2-sty brick & limestone school, 30x70 ft, at Emerson, for Board of Education of Boro of Emerson, Emerson, owner, from plans by J. A. Gurd, 101 Park av, Manhattan, architect. Cost, 455,000. Heating & plumbing—Wm. Zabrams, Little Ferry. Electric wiring—A. Hasbrouck, 240 Main st, Hackensack.

STORES, OFFICES AND LOFTS.

240 Main st, Hackensack.

STORES, OFFICES AND LOFTS.

ASBURY-PARK, N. J.—Harry M. Steelman,
1212 5th av, Asbury Park, has the general
contract for a 5-sty brick terra cotta & hollow
tile store building, 25x86 ft, at 147 Main st,
Asbury Park, for L. Schmerler, owner, on
premises, from plans by K. McM. Towner,
Kinmonth Bldg., Asbury Park, architect. Cost,
850 000

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., RE-QUIRED BY THE ACT OF CONGRESS OF AUGUST 24, 1912,

Of Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for Oct. 1, 1922.
State of New York \{ ss. County of New York \}

Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of The Record & Guide Company, publishers of the Reai Estate Record and Builders' Guide and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management (and if a daily paper, the circulation), etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher, Record & Guide Company, 119 West 40th St., New York, N. Y.; Editor, Frank E. Perley, 119 West 40th St., New York, N. Y.; Managing Editor, Frank E. Perley, 119 West 40th St., New York, N. Y.; Business Managers, Frank E. Perley, 119 West 40th St., New York, N. Y.; The few Dudge Company, 119 West 40th St., New York, N. Y.; The few Dudge Company, 119 West 40th St., The few Dudge Company, 11

Frank E. Perley, A. N. Y.

2. That the owners are:
2. The F. W. Dodge Company, 119 West 40th
St., New York, N. Y.; Emily S. Dodge, 119
West 40th St., New York, N. Y.; F. T. Miller,
30 Grove St., Auburndale, Mass.
3. That the known bondholders, mortgagees and other security holders owning or
holding 1 per cent or more of total amount of
bonds, mortgages, or other securities are:
None.

holding 1 per cent or more of total amount of bonds, mortgages, or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing the affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,

President of Record and Guide Company, Publishers of Real Estate Record and Builders' Guide.

Sworn to and subscribed before me this 18th day of September, 1922.

[Seal.] Henri David, Notary Public No. 212, New York County. My commission expires March 30, 1922.

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

Office, 118 North 11th Street

BROOKLYN, N. Y.

NIEWENHOUS COMPANY, INC.

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

Commission Moderate. Telephone: Melrose 1694-1695

316-318 East 161st Street New York City



Established 88 Years

Foundry: Peekskill, N. Y.

The UNION STOVE WORKS

Headquarters for Builders for

Kitchen Ranges for Coal or Gas, Standard or Pipeless Furnaces, Heating Boilers, Laundry Apparati

THE GREAT "ASTOR" LINE

Office and Showrooms

70 BEEKMAN STREET Telephone: Beekman 2490

LOUIS BROOK, INC. TIMBER at RETAIL LUMBER and

ROOFING SHINGLES

148-152 INDIA STREET

TRIM PARTITION BOARDS TEL. 2600 GREENPOINT GREENPOINT, BROOKLYN SHELVING FLOORING VENEER PANELS, ETC. YARDS: OAKLAND & INDIA STS.

BLACKMAR'S ASBESTOS LIQUID ROOFING

Standard Leak-proof Roof Covering of the World Net a roof paint. It is a new roof. One application will make old leaky roofs just like new at a cost of about 1½c. sq. ft. Prepared in containers ready for use. WE CHALLENGE any manufacturer to a comparison of materials by analysis, test of durability and process of manufacturing. There is not a better Asbestos Liquid or Plastic Cement Roofing at any price. Not affected by the coldest winter weather or the hottest blazing sun; resilient, elastic, expands and contracts with the surface on which it is applied. Will never erack. Air, rain or moisture cannot penetrate the material, absolutely impervious to water, nonporous, permitting no passage of moisture in any degree into or through the material.

ASBESTOS MFG. CO., Executive Offices: One West 34th Street, New York City

BUILDING LOANS

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

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

Booklet G

S.W. STRAUS & CO.

Established 1882

STRAUS BUILDING 565 Fifth Ave., at 46th St., NEW YORK

Offices in 15 Principal Cities Telephone- Vanderbilt 8500

40 Years Without Loss to Any Investor

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

RELIABLE MEN FOR **EVERY PURPOSE**

HOLMES PATRO

Day or Night Service-City or Country

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

J. P. Duffy Co.

Flue Pipe Terra Cotta Blocks Gypsum Blocks Masons' Materials

138th Street and Park Avenue

BROOKLYN 50th-51st Streets and 2nd Avenue QUEENS

Jackson Avenue and Madden Street

H. W. BELL CO.

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

Park Ave. & 139th St. Phone-Mott Haven 3134 BROOKLYN

KENT AVENUE & MORTON STREET

PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHS OF NEW YORK CITY

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY PL, 41-43, 11-sty bk apt, 50x90, tile & copper rf; \$200,000; (o) Trustes of Sailors Snug Harbor, 130 W 42d; (a) Helmle & Corbett 130 W 42d (508).

55TH ST, 146-52 W, 9-sty f. p. apt, 100x84; \$600,000; (o) Jatison Const. Co., 230 Madison av; (a) Schwartz & Gross, 347 5 av (493).

PARK AV, 1050-56, 14-sty bk apt, 100x122, tile rf; \$1,350,000; (o) Jatison Const. Co.: 280 Madison av; (a) Schwartz & Gross, 347 5 av

STABLES AND GARAGES.

SIABLES AND GARAGES.

36TH ST, 331-35 W, 3-sty bk garage, 75x98, tar & slag rf; \$75,000; (o) Rovere & Goldenblum, 42 Walker; (a) Henry J. Nurick, 44 Court, Bklyn (506).

MOYLAN PL, 43-49, 1-sty bk garage, 91x99, Barret spec rf; \$20,000; (o) Est of Mary Pinkney, 176 Bway; (a) August B. Fleck, 119 Nassau (502).

AMSTERDAM AV, 120-134, 10-1-sty steel garages, 9x18, galv sheet steel; \$1,000; (o) Consolidated Gas Co., 130 E 15th; (a) Belmont Metal Co., Inc., 2502 Webster av (510). BROADWAY, 4273-95, 1-sty portable steel garage, 18x45; \$495; (o) Est of P. McNulty, 434 Bronx Park av; (a) Chas. Siegel, 911 Southern blvd (504).

BROADWAY, 3327-31, 2-sty bk garage, 80x 100, slag rf; \$50,000; (0) Albert Wood, 316 W 42d; (a) Chas. B. Meyers, 31 Union sq (507). STORES, OFFICES AND LOFTS

HARRISON ST, 64-68, 4-sty f. p. show-rooms & offices, 74x75, slag rf; \$150,000; (o) Independent Fruit Auction Corp., 275 Washington; (a) R. Thomas Short, 370 Macon, Bklyn (509).

72D ST, 153-55 W, 7-sty bk offices & show rooms, 40x97, plastic slate rf; \$100,000; (o) Harry Alperstein, 2334 Creston av; (a) Springsteen & Goldhammer, 32 Union sq

MISCELLANEOUS.

17TH ST, 700 E. 1-sty metal blacksmith shop, galv sheet steel rf; \$900; (o) City of N. Y., Municipal Bldg., N. Y.; (a) Belmont Metal Co., 2502 Webster av (511).

51ST ST, 227 E, 2-sty bk elect transformer station, 20x100, tar & felt tile finish rf; \$200,-000; (o) N. Y. Edison Co., 130 E 15th; (a) W. Whitehill, 709 6 av (505).

DWELLINGS.

FARRAGUT ST, w s, 50 s Ryawa av, 2-sty bk dwg, 20x48, plastic slate roof; \$9,000; (o) N. Mazzella, 315 E 154th; (a) John A. Rossi, 563 E Tremont av (2253).

LIGHT ST, n w c Secor av, 2-sty fr dwg, 24 x37, shingle roof; \$9,000; (o) Ford Foundation, Inc, Thos. T. Uren, 704 So 5 av, Mt. Vernon, pres.; (a) L. A. Bassett, 4030 Dyer av (2279).

LIGHT ST, n s, 35 e Harper av, 1-sty fr dwg, 24x33, shingle roof; \$4,000; (o) Ford Mt. Vernon, pres.; (a) L. A. Bassett, 4030 Dyre av (2280).

MUNDY'S LA, s s. 218.11 w Bussing av, 1-sty H. T. dwg, 22x39, asphalt rf; \$5,500; (o) Pasquale Vena, 4159 Wilder av; (a) Battista Tucci, 57 W 3d (2100).

SCHRADY PL, n s, 85.8 w Kingsbridge ter, 2½-sty fr dwg, 22x34, rubberoid roof; \$5,500; (o) Harriet Fredericks, 156 Summit pl; (a) W. Hopkins, 2600 Decatur av (2254).

225TH ST, s s, 305.03 e Barnes av, 2-sty bk dwg, 20.6x55, rubberoid roof; \$11,000; (o) Jos. Messerschmidt, 432 E 154th; (a) Chas. Schaefer, Jr., 394 E 150th (2250).

236TH ST, s s, 55.3 w Vireo av, 2-sty H. T. dwg. 25x34.6. slate rf; \$6,000; (o & a) Robt. Inglis, 1462 Washington av (2092).

BEACH AV, w s, 124.6 s 174th, 2-sty bk dwg, 22x54, tar & felt rf; \$10,000; (o) Jos. Yarusso, 301 E 117th; (a) Edwin C. Crumley, 355 E 149th

(2251).

EASTERN BLVD, s s, 50.4 e Quincy av, 2-sty fr dwg, 24x26, shingle roof; \$5,000; (o & a) Henry P. Fitzgerald, 406 W 57th (2252).

EDWARDS AV. e s, 128.6 n Waterbury av, 2-sty fr dwg, 22x26, asbestos shingle rf; \$4,300; (o) John R. W. Smith, 1246 Taylor av; (a) Edw. Pelander, 326 E 66th (2093).

HILL AV, w s, 100 s Bissel av, 1½-sty fr dwg, 24x33, shingle rf; \$5000; (o) Ideal Homes Corp., D. J. Rosen, 350 Bway, Pres.; (a) F. L. Glew, 729 E Gun Hill rd (2098).

STILWELL AV, e s. 440 n Pelham Pkway, 2-sty bk dwg, 53.8x26.8, slate & tile roof; \$50,-000; (o) Kingsland Ave. Children's Home, Mrs.

Geo. F. Schrady, 501 5 av, pres.; (a) Walter D. Blair, 154 E 61st (2255).

TIBBETT AV, n w c 244th st, 3-sty fr dwg, 93.65x90.89, shingle rf; \$16,000; (o) Fredk. A. Camp, on prem.; (a) Julius Gregory, 56 W 45th (2097).

TIEBOUT AV, e s, 50 s 17th st, two 3-sty fr dwgs, 21x57, rubberoid rf; \$24,000; (o) Guidera & Tavalucci, 672 E 223d; (a) Chas. Schaefer, Jr., 394 E 150th (2103).

TOMLINSON AV, w s, 38 n Lydig av, five 2-sty H. T. dwgs, 20.4x67, slag rf; \$52,500; (o) Lee Co. Bldg. Co., Wm. Cohen, 758 Kelly st, pres; (a) J. J. Millman, 26 Court st, Bklyn (2101).

VALENTINE AV, w s, 231.2 s 199th st, two 3-sty fr dwgs, 21.6x55, plastic slate rf; \$22,000; (o) Guidera & Travalucci, 672 E 223d; (a) Chas. Schaefer, Jr., 394 E 150th (2102).

STABLES AND GARAGES.

STABLES AND GARAGES.

ANTHONY AV, e s, 85.1 s Burnside av, 1-sty bk garage, 10.6x30.6, plastic slate roof; \$1,000; (o) Efficient Bldg. Corpn., Frank Shaw, Tremont & Jerome av, pres.; (a) Nathan Rotholz, 775 Jennings st (2118).

GARRISON AV, s e c Burnet pl, 1-sty stone garage, 20x20, rubberoid roof; \$1,000; (o) J. Tessler, 863 Southern blvd; (a) John P. Boyland, 120 E Fordham rd (2106).

PROSPECT AV n e c, 165th 1-sty bk gar-

PROSPECT AV, n e c 165th, 1-sty bk garage, 12.10x25, concrete roof; \$1,200; (o) Bernard Chaikovsky, on premises; (a) Carl B. Cali, 81 E 125th (2108).

STORES AND DWELLINGS.

CRUGER AV, n w c Allerton av, 3-1-sty bk strs & dwgs, 33.43/x94.52, rubberoid roof; \$7.500; (o) Aug. F. & Otto J. Schwarzler, 2436 Grand Concourse; (a) Edw. Raldiris, 369 E 167 (2275).

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

GUN HILL RD, s s, 54.7 e Burke av, 1-sty bk strs, 26.10x88, slag roof; \$3,000; (o) Pasquale Yadice, 1306 E Gun Hill rd; (a) Wm. A. Geisen 2403 Creston av (2142).

136TH ST, n s, 153.11 e Brook av, 1-sty bk strs, 60x52, plastic slate rf; \$20,000; (o) Gofin Bldg. Corp., Isidor Fein, 300 E 56, pres.; (a) Springsteen & Goldhammer, 32 Union sq (2325)

163D ST, s e c Sherman av, 1-sty bk strs, 50x76, slag rf; \$25,000; (o) Nonvel Realty Corp., Abram Levenson, 2720 Decatur av, pres. (a) M. W. Del Gaudio, 158 W 45 (2330).

163D ST, s s, 76 e Sherman av, 1-sty bk strs, 75x50, slag rf; \$25,000; (o) Nonavel Realty Corp., Abram Levenson, 2720 Decatur av, pres. (a) M. W. Del Gaudio, 158 W 45 (2329).

183D ST, n s, 95 w Creston av, 1-sty bk str, 25x80, plastic slate rf; \$8,000; (o) Louis Kleban, 1718 Crotona Park E; (a) Zipkes, Wolff & Kudroq, 432 4 av (2224).

DAVIDSON AV, s e c 183d, 1-sty bk str, 100 x15, slag roof; \$7,500; (0) Caroline J. Smythe, 17 E 42d; (a) Geo. A. Bagge & Son, 299 Madison av (2276).

MELROSE AV, s w c 162d, 1-sty bk strs, 100x52.4, slag rf; \$20,000; (o) Aiko Bldg. Corp., Fred Friedman, 4485 3 av, pres.; (a) J. M. Felson, 1133 Bway (2228).

MORRIS PARK AV, n s, 387.5 w Unionport rd. 1-sty bk strs, 68.99x42.81, plastic slate rf; \$10,000; (o) E. 189th St, Realty Corp., Mas Scobie, 67 St. Nicholas av, pres.; (a) Samuel Cohen, 22 Union sq (2226).

OGDEN AV, n w c 164th, 1-sty bk strs, 75x 90, slag roof; \$30,000; (o) Bainbridge Constn. Co., Morris Bagdanoff, 2038 Ryer av, pres.; (a) Chas. Kreymborg, 2534 Marion av (2277).

(a) Chas. Kreymoorg, 2554 Marion av (2241).

SOUTHERN BLVD, n e c Boston rd, 1-sty bk strs, 126.5x81.3, slag roof; \$40,000; (o) A. M. & S. J. Constn. Co., Sol Geslich, 175 5 av, pres.; (a) Geo. G. Miller, 1482 Bway (2278).

UNIVERSITY AV. w s, 360.2 s 190th, 1-sty bk strs, 42x50, plastic slate roof; \$8,000; (o) Sadie Corn, 157 W 111th; (a) John J. Dunnigan, 394 E 150th (2186).

3D AV, n w c 175th, 1-scy bk strs, 104.8x 101.6, compo roof; \$30,000; (o) Frenchtwein Realty Co., Daniel Frenchtman, 1916 Crotona av, pres.; (a) Meisner & Uffner, 501 Tremont av (2115).

MISCELLANEOUS.

165TH ST, s e c Grand Concourse, 1-sty bk gynasium, 75x40, rubberoid roof; \$10,000; (o) Ursaline Convent of St. Teresa, on premises;; (a) Paul C. Hunter, 191 9 av (2127).

Queens

ARVERNE.—Bch 68th st, e s, 180 n Boulevard, 2-sty bk dwg, 28x55, slag rf, 2-family, gas, steam heat; \$14,000; (o) Isaac Nurion, 425 Bch 68th st, Arvene; (a) P. Caplan, 16 Court st, Bklyn (5405).

BAYSIDE.—Bell av, w s, 200 s Palace blvd, 2-sty fr dwg, 64x54, shingle rf, 2-family (two houses); \$20,000; (o) H. L. Bill, Bayside; (a) Geo. Harnden, 3d st, Bayside (5364).

Geo. Harnden, 3d st, Bayside (5364).

BELLE HARBOR.—Bch 140th st, e s, 320 s
Newport av, 2½-sty fr dwg, 27x30, shingle rf,
1-family, gas, steam heat; \$10,000; (o) Mollie
A. Hogan, 46 W 9th st, N. Y.; (a) Wm. A.
Hogan, 1269 Bway, N. Y. (5321).

FLUSHING.—No. 17 st, w s, 288 n Bway,
2-sty fr dwg, 44x26, shingle rf, 1-family, elec,
hot water heat; \$11,500; (o) Mrs. A. C. Crawford, 18 Osgood pl, Flushing; (a) John H.
Clark, same address (5387).

FLUSHING.—30th st, e s, 180 n State st, two 2½-sty fr dwgs, 22x27, shingle rf, 1-family, gas, steam heat; \$14,000; (o) S. Katzenstein, Kew, L. I.; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (5351-52).

FLUSHING.—Parsons av, e 5, 57 s Hawthorne st, 2½-sty fr dwg, 28x62, shingle rf, 2-family, elec, steam heat; \$15,000; (o) Jos. Rebholz, 124 E 91st st, N. Y. C.; (a) Carl Hartzelius, 1737 Bway (5381).

FLUSHING.—30th st, e s, 260 n State st, three 2½-sty fr dwgs, 22x27, shingle rf, 1-family, gas, steam heat; \$21,000; (o) S. Katzenstein, Kew, L. I.; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (5340-5343-5344).

HOLLIS.—Clover Hill rd, w s, 100 n Terrace av, two 2½-sty fr dwgs, 35x22, shingle rf, 1-family, gas; \$18,000; (o) Berje Co., 37 N Washington st, Jamaica; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (5339-5346).

MORRIS PARK, 122d st, e s, 238 s Liberty av, three 2-sty fr dwgs, 16x36, shingle rf, 1-family, gas, hot air heat; \$13,500; (o) Leslie T. Finkelday, 110 Van Siclen av, Bklyn; (a) L. Schillinger, 167 Van Siclen av, Bklyn (4663-4-5).

QUEENS.—Chestnut st, s s, 250 e Jefferson av, five 2½-sty fr dwgs, 22x24, shingle rf, 1 family, gas, hot air heat; \$27,500; (o) Creed Construction Co., 386 Fulton st, Jamaica; (a) H. T. Jeffrey, 309 Fulton st, Jamaica (4705 to

QUEENS.—Haven pl, e s, 367 n Irving av and Haven pl, e s, 367 n Irving av and Crescent pl, e s, 100 b Creed pl, 2-sty fr dwg, 18x28, shingle e s, 100 h Creed pl, 2-sty fr dwg, 18x28, shingle ef, 1-family, gas; \$84,000; (0 & a) Frank M. McIntire, 838 96th st, Woodhaven (4854 to 4865) twenty-two buildings.

QUEENS.—Queens rd, n e c, and 91st av, six 2-sty fr dwgs, 20x28, shingle rf, 1-family, gas, steam heat; \$39,000; (o) Arthur Short, 212 Helen av, Ozone Park; (a) H. T. Jeffrey, 309 Fulton st, Jamaica (4710 to 4715 incl.)

QUEENS.—Franklin av, n e c Sigourney st, six 2-sty fr dwgs, 18x36, shingle rf, 1-family, gas, steam heat; \$27,000; (o) Frank C. Beckert and Cyprian J. Loeffler, 2031 Himrod st, Bklyn; (a) Lawrence J. Frank, 549 Autumn av, Bklyn (4677 to 4682).

(4677 to 4082).

RICH. HILL.—Myrtle av, n e c 85th av, two 2½-sty fr dwgs, 24x25, shingle rf, 1-family, gas, steam heat; \$14,000; (o) Classic Const. Co., 11212 Myrtle av, Richmond Hill; (a) H. T. Jeffrey, jr., Fulton st, Jamaica (4727-28).

RICHMOND HILL.—Metropolis av, s s, 45 e 114th st, 2-sty fr dwg, 24x48, shingle rf, 2-family, gas, steam heat; \$8,000; (o) Samuel Sherman, 1784 Prospect pl, Bklyn; (a) D. J. Levinson, 386 Fulton st, Jamaica (4784).

RIDGEWOOD.—Linden st. s s, 129 w Fresh

RIDGEWOOD.—Linden st, s, 129 w Fresh Pond rd, 2-sty bk dwg, 18x55, gravel rf, 2-family, gas, hot air heat; \$9,000; (o) Wm. Bozenhardt, 50 Forest av, Ridgewood; (a) John Vandervegt, 2157 Bleecker st, Ridgewood (4900).

RIDGEWOOD.—Fremont st, w s, 100 n Hughes st, eight 2-sty fr dwgs, 16x36, felt and gravel rf, 1-family, elec., hot water heat; \$32,-000; (o) Otto Dirksen, 1872 Stanhope st, Ridgewood; (a) J. H. Vandervegt, 2157 Bleecker st, Ridgewood (4901 to 4904).

ROSEDALE.—Union av, e s, 200 n Park blyd and Kinsey av, s s, 400 E Park blyd and Park blyd n s, 40 w Oxford place, three 2-sty fr dwgs, 20x30, shingle rf, 1-family, gas; \$13,000; (o & a) E. C. Killane, Springfield (4651-2-3).

ROSEDALE.—Sterling st, n w c Lincoln av, 2½-sty fr dws, 24x50, shingle rf, 2-family, gas, steam heat; \$8,000; (o & a) E. C. Killane, Springfield (4875).

PLANS FILED FOR ALTERATIONS

Manhattan

BEDFORD ST, 71, remove bk wall, new wall, partitions, coping in 2-sty bk dwg; \$1,-200; (o) Andrea Anellini, 175 Sullivan; (a) Gregerie Felilne, 31 Macdougal (2274).

MULBERRY ST, 245, remove wall, new f. p. entrance, piers, columns, beams, show windows, in 5-sty bk strs & apts; \$1,500 (o) Michele Scillitane, 241 Mulberry; (a) Fredk Musty, 1798 E 2d, Bklyn (1787).

PITT ST, 18, remove pler, new str frt, beams in 5-sty bk strs & apt; \$1,200; (o) Adolph Peterfreund, 8-10 Clinton; (a) M. A. Simon, 487 Bway (1789).

STANTON ST, 270, remove walls, new beams, store fronts, on 5-sty bk stores and tnt; \$1,000; (o) Arnetta Becker, 103 Columbia st; (a) Jacob Fisher, 25 Ave A (1698).

10TH ST, 235 e, new extension, partitions, in 4-sty bk tnt; \$3,500; (o) Jacob Udekevitz, 235 E 10th; (a) Jacob Fisher, 25 Ave A (1743).

26TH ST, 206 w, remove partitions, fire retard partitions, new fire escapes, on 4-sty bk store and tnt; \$2,500; (o) Abraham Sachs, 303 W 115th; (a) Louis A. Sheinart, 194 Bowery (1737).

27TH ST, 454 w, new extension on 1-sty bk electrical transformer station; \$25,000; (o) The N. Y. Edison Co., 130 E 15th; (c e) E. M. Van Norden, 130 E 15th (1730).

Van Norden, 130 E 15th (1730).

30TH ST, 654 w, new doorways, fire doors, exits, columns, girders, sprinkler, tanks, on 6-sty bk factory; \$30,000; (o) John T. Stanley Inc., 642 W 30th; (a) Wm. H. Rahmann & Sons, 126 Cedar st (1731).

34TH ST, 142-54 W, rebuild show windows, new mezzanine in 6-sty bk str & shops; \$2,000; (o) Est. Henry Brown, 16 E 96; (a) Julius J. Diemer, 1 Madison av (1784).

47TH ST, 21 E, remove front, new front on 5-sty bk strs & apts; \$2,500; (o) Margaret E. McCormick, 148 E 74 (a) Jas. J. F. Gayigan, Grand Central Terminal (1790).

72D ST, 52 W, fire retard partitions, new ext, strs, raise base & 1-sty in 4-sty bk dwg; \$4,000; (0) 52 W 72d St., Inc., 263 E Kingsland rd; (a) Saml P. Barry, 1757 Undercliff av (1794).

72ND ST, 35 W, remove stoop, rearrange partitions, new bathroom, vent duct, skylight, plumbing, elec wk, in 6-sty bk dwg; \$10,000; (o) Henry V. Singhi, 16 W 72nd; (a) Chas. T. E. Dieterlen, 15 W 38th (1732).

Tard Str. 107 e, relocate partitions, bathrooms, new stairs, dumbwaiter, add sty, aparts, in 4-sty bk dwg; \$20,000; (o) Dorothy G. P. Clark, 107 E 73rd; (a) Jas. C. Mackenzie, 4 E 39th (1740).

T6TH ST, 2524 W, new iron & glass enclosure, sash, girders, sidewalk, remove sidewalk, sash, connect bldgs, 4-sty bk hotel & rooming house; \$2,000; (o) Hotel Willard Co., Hotel Lucerne, Amsterdam av & 79th st; (a) Saml Cohen, 32 Union sq (1792).

84TH ST, 15 E, remove elevator, new elevator in 4-sty bk dwg; \$1,000; (0) Edw. L. Doheny, Jr., 15 E 84; (a) Jean Jeanne, 231 W 18 (1782).

115TH ST, 153 E, remove wall, partitions, new ext, plbg & fixtures, partitions, beams in 3-sty bk dwg; \$3,500; (0) Catherine Sparaco, 153 E 115; (a) De Rose & Cavalieri, 370 E 149 (1788).

125TH ST, 205-7 W, remove stairs, partitions, stairs in 3-sty bk str & offices; \$1,500; (o) Wendolin J. Nauss, 2289 3 av; (a) The Great Woodworking Co., 144 Goerck (1783).

125TH ST, 116-18 w, remove columns, new girders, partitions, show windows, in 2-sty bk stores and school; \$3,000; (o) Est. E. D. Farrell, 271 W 125th; (a) Louis A. Sheinart, 194 Bowery (1736).

145TH ST. 394-98 w, new cellar, store, stairs, change window to door, in 6-sty bk store and tnt; \$2,800; (o) Chas. Kirchner, 1782 W 10th, Bklyn; (a) John Ingwerson, 390 Bergen st, Bklyn (1741).

Bklyn (1741).

LEXINGTON AV to Depew pl, 2 new elevators, 46 to 47 st, new entrance, arcade, stairs, in 13-sty bk stores, offices and restaurant; \$85,-000; (a) N. Y. C. R. R. Co., G. C. Terminal; (a) Warren & Wetmore, 16 E 47th (1734).

LENOX AV, s e c w 130th st, new extensions and add sty on 1-sty bk stores; \$12,000; (o) Lenox Ave & W. 130th St. Co., 508 Lenox av; (a) Jos. J. Furman, 249 W 34th (1742).

MADISON AV, 346, new book vault, 44th st, 19 to 31 e, beams in 10-sty bk offices and factory; \$1,200; (o) Riverbrook Realty Co., 80 William st; (agt) L. G. Sherburne, 1 W 34th (1739).

MADISON AV, 1739, remove shaft, wall, new walls, girders, columns, in 5-sty bk stores and aparts; \$5,000; (o) Jos. Rich, 1739 Madison av; (a) Harold Young, 131 W 39th (1738).

3RD AV, 1945, remove balcony, floor and arches, stairs, new stairs, beams, skylight, windows, toilets, in 2-sty M. P. Theatre; \$5,000; (o) B. & H. Photoplay Corp., 1535 47th, Bklyn; (a) H. J. Nurick, 44 Court st, Bklyn (1735).

3D AV, 874, remove show windows, wall, new windows, girders, beams, windows, bathrooms, in 4-sty bk str & apts; \$5,000; (o) Herman Rehmstedt, 164 E 53; (a) John H. Friend, 148 Alexander av, Bronx (1785).

6TH AV, 719, remove partition, posts, beams in 4-sty bk str & offices; \$2,500; (o) Sam Gruber, 610 6 av; (a) David Arm, 101 W 41 (1791).

Brooklyn

FLEET ST, 66-68, n w c Prince, str frt, int & wall 3-sty bk str & 2-fam dwg; \$1,500; (o) Bessie Muttersperl, 192 Bristol; (a) Pasquale Gagliardi, 239 Navy (15081).

SMITH ST, 44, w s, 66.7 s Kingston st, ext & int 4-sty bk store & storage; \$15,000; (0) Est. Wm. Davis, 52 Smith st; (a) E. M. Adelsohn, 1778 Pitkin av (15185).

UNION ST, 2094-2104, w s, 100 s Sutter av, ext 1-sty bk garage; \$8,000; (o) Harry Strolovitz, premises; (a) Wm. F. Doyle, 11 John st, N. Y. (15192).

EAST 7TH ST, 3048, w s, 260 n Brighton Beach av, raise bldg, ext & int 2-sty 2-fam dwg; \$2,000; (o) Marai Cascio, 1312 Av H; (a) Laspia & Samenfeld, 525 Grand (15127).

54TH ST, 1573-77, n w c 16 av, ext 1-sty bk stores; \$4,000; (a) Gustave Mittler, 471 Kings Highway; (a) Geo. H. Suess, 1131 Gravesend av (15182).

KENT AV, 709, s e c Penn st, wall and int, 4-sty bk shop; \$4,000; (o) R. F. N. Realty Corp., 2941 Atlantic av, Max Hirsch, 26 Court

MONTROSE AV, 171, n s, 175 w Humboldt st, wall, ext, int and plbg, 3-sty bk factory and 2-family dwg; \$8,000; same owner (10228).

MYRTLE AV, 613, n w c Kent av, st front, sty fr store and storage: \$6,000; (o) Irving Balmuth, premises; (a) Harry A. Yarish, 29 raham av (12071).

NOSTRAND AV, 778, w s, 95 n St Johns pl, ext 3-sty bk str & 2-fam dwg; \$2,000; (o) Armand Wormser, premises; (a) Bly & Hamann, 551 Nostrand av (15059).

PUTNAM AV, 56, s s, 60 e Irving pl, ext, int & roof 3-sty bk fur room & 1 fam dwg; \$3,-000; (o) Clarence R. Richardson, premises; (a) Glucroft & Glucroft, 729 Flushing av

REID AV, 165, e s, 50 s Monroe, ext & int 2-sty fr str & 1-fam dwg; \$3,000; (o) Mary Lang, premises; (a) Laspia & Samenfeld, 525 Grand (15131).

SHEEPSHEAD BAY RD, s s, 123.5¼ w Jerome av, str frt, ext & int, plbg 2-sty str & 1-fam dwg; \$3,500; (o) Mrs. Mary Soeller, premises: (a) Holler & Kleinberg, 1012 Gates av (15148).

SUTTER AV, 394, s s, 25 w Sackman st, str s, int & ext 4-sty bk stores & 8 fam dwg; 2,600; (a) Max Seiderman, 431 Stone av; (a) Millman & Son, 1780 Pitkin av (15169).

Queens

Queens

CORONA.—Alburtis av, n w c Sackett st, 3sty fr ext, 22x16, front & rear dwg, int alt to
provide for additional fam; \$7,000 : (o) M. J.
Lenihan, 91 Alburtis av, Corona; (a) A.
Schoeller, Way av, Corona (2944).

ELMHURST.—Kingsland av, n s, 457 w
Junction av, 1-sty fr ext, 20x14, rear str &
dwg, int alt; \$3,000; (o) Mrs. Emile Mehl, 9
Kingsland av, Corona; (a) Chas. M. Lobyager,
38 W. Kingsland av, Corona (2908).

FOREST HILLS.—Austin st, n w c Shelbourne pl, int alt to stable to provide for garage; \$4,500; (o) Elmhurst Coal Co., Whitney
av, Elmhurst; (a) Wm. Von Felde, 2188 Metropolitan av, Middle Village (2942).

GLENDALE.—Dry Harbor rd, n e c L I R

GLENDALE.—Dry Harbor rd, n e c L I R R, 1-sty con blk ext, 150x74, side, factory, slag roof, int alt; \$20,000; (o) Henry Hemmerdinger, 503 Johnson av, Bklyn; (a) Bly & Hamman, 551 Nostrand av, Bklyn (2912).

LONG ISLAND CITY.—Jamaica av, n. s. 350 e Ely av, 2-sty fr ext, 15x11, rear dwg, int alt; \$1,500; (o) Peter Cassidy, 235 Jamaica av, L. I. City; (a) Geo. Berger, premises (2946).

LONG ISLAND CITY.—Ely av, n w c No Jane st, 1-sty bk ext, 10x28, side, garage, int alt; \$2,000; Donner Wrecking Co., premises; (a) R. L. Lukowsky, 49 Stevens st, L, I. City

RICHMOND HILL.—90th av, n s, 130th, 1-sty fr ext, 20x14, rear dwg, in \$2,000; (o) Mrs. R. Smith, prem (2579). n s, 150 e

Richmond

Richmond

ROSEBANK.—Bay st, 1238, w s, 100 from Maryland av, two room add on main fir, 1 bath room added to each fir to 3-sty dwg & strs, 25x119; \$6,000; (o) Raphel Peccuico, 1248 Bay st, Rosebank, S. I.; (b) Louis Mffl, McLoughlin av, South Beach, S. I. (477).

ROSEBANK.—St. Marys av, 97, 100 w R R crossing, raise building 3 ft from foundation, replacing frame sty with bk, replacing new metal ceiling to 3-sty frame dwg & str; \$3,500; (o) Frank Sabriola, 97 St. Mary's av, Rosebank, S. I.; (b) Stanley & Simone, 30 McLoughlin st, South Beach, S. I. (463).

SOUTH BEACH—Surf av, e s, 160 s Old

SOUTH BEACH—Surf av, e s, 160 s Old Town rd, raise 3 bungalows 1-sty; \$1,500; (o) T. Battoghin, John Buonacconi, 104 Old Town rd, South Beach, S. I.; (b) T. Battoghin, 104 Old Town rd, South Beach, S. I. (478).

STAPLETON.—Targee st, 183, e s, 150 s Broad st, new fir beams in 2-sty fr str & dwg; \$1,800; (o) William Bulerfield, 183 Targee st; (b) A. Doerr, Jr., Ocean Breeze, Rosebank, S. I. (477)

S. I. (457).

TOTTENVILLE.—Joline av, e s, directly on beach, new bath room in 2-sty frame dormitory; \$1,000; (o) Volunteers of America, 1157
Bway, N. Y. City; (supt) J. A. McKarg, Tottenville, S. I. (465).

ROSEBANK—St Marys av, 97, bk front, replastering & metal ceilings to 3-sty frame bldg, store & res, 24x53; \$3,500; (o) Frank Labriola, 97 St Marys av, Rosebank, S. I. (463).

STAPLETON.—Targee st, 183, new floor, ceiling & roof beams, stucco exterior, rebuild chimneys, lining with terra cotta, slate roof to 2-sty frame bldg, store & res, 43x80; \$1,800; (o & a) Wm. Beilefield, 183 Targee st, Stapleton, S. I. (457).

MECHANICS' AND SATISFIED LIENS RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS		Bronx.
Manhattan		SEPT. 20.
SEPT. 21.		CITY ISLAND AV, nec Fordham st, 32x94; Peter F Wiesing—Adolf Klein
H AV, nwc 37th, -x-; Grassi Con-		& Ernest Schmitz
racting Co—Garment Center Realty Co, Jessie Schulman, north loft 16th	=04.00	& Ernest Schmitz
door, & H S Lipshiz (renewal) (84) ME PROP; same—Garment Center	731.28	Bild & Arnold Regent18,414.42 BAINBRIDGE AV, ns, 112.8 e Mosholu
Realty Co, Cecil Costume, H S Lip- shiz (renewal) (85)	914.16	Pkway, 25x100; Raimond & Sassano
ME PROP; same—Garment Center	011.10	RICHARDSON AV, 4385; Frederick
Realty Co, Rappaport & Gottlieb & H S Lipshiz (renewal) (86)	462.29	Holste—Anton Hermansen 901.74 HUXLEY AV, sec Forster pl, 56x59.1;
ME PROP; same—Garment Center Realty Co, Saml Post & H S Lipshiz		Park Ave Wood Working Co—D H Rosenberg & Solendo & Co 730.00
(renewal) (87)	233.16	SEPT. 21.
(renewal) (87)		FORDHAM ST, nec City Island av,33x
Shiz (renewal) (88) TH ST, 226 E; Jos Cooper—Rose Goldberg & Abe Lipman (89) ARROW ST, nwc Bleecker, 17x81;	80.48	94; Ernest Schmitz-Adolph Klein.10,750.00
Goldberg & Abe Lipman (89)	40.25	LELAND AV, nec Archer, 90x412.6; H Brown Co, Inc—Mainboro Realties,
Francis Averkamp—Jos Giraidi (90)	359.20	Inc
TH ST, 310 W; Isidor Marcus—J Woley Silleck (91) TH ST, 255-57 W; Louis Belzer—	139.00	-Wm J Breen & Mary Breen 1,300.00
TH ST, 255-57 W; Louis Belzer— Geo C Engel et al & Aberdeen Con-		SEPT. 22.
racting Co, Inc (92)	300.00	WALLACE AV, swc South Oak dr, 98.8 x101.4; Mayer Malbin—Geo Cortl &
racting Co, Inc (92)EXINGTON AV, 653; Louis Belzer—L & A Pincus & Aberdeen Con-	0.40	John Doe, Goldfarb & Granet 1,600.00
racting Co (93)	948.00	SAME PROP; Greenberg Plumbing Supplies, Inc—same
Samerot Estates, Inc. et al & Aber-	150.00	SENECA AV, sec Edgewater rd, 79.7x 216.9; Centre Iron Works Inc—Saml
deen Contracting Co (94) 2D ST, 52-60 W; Theo C Wood, Inc	100.00	Uris Iron Works 230.98
First African Methodist Episcopal Bethel Church & Happy Homes		WESTCHESTER AV, 632-44; Fells, Lent & Cantor, Inc—John Jones,
3ldg Co, Inc (95)	223.73	Sherman Square Constn Co 375.00 HOLLYWOOD AV, 915; Edw Francis—
SEPT. 22.		Cornelly & Wright, Reid & Barrows 86.50
TH ST, 154 W; Michael Lorenzo— R H Macy Co; L Rosen Contracting		BARKLEY AV, 3009; Boston Bldg & Constn Co—Charlotte & Elliot J
Co & Thomas Crimmins Contracting	534.00	Pedersen
ME PROP; Cassella Bros—same (97)	77.00	114; Edw R Williams—Thomas Duff
ME PROP; Max Lifshitz—same	179.00	Co & Thos D Malcolm
MÉ PROP; J F Niles Contract- ng Co—same (99)	364.00	114; same—same
ME PROP; Tony Bednarsky-same		Henry Nerenberg, Sarah Nerenberg
ME PROP; James Vanata—same	362.00	LELAND AV, nec Archer, 90x412.6 Wm
ME PROP; Benjamin Jaffe—same	121.00	J Dilthey—Mainboro Realties Inv., 5,390.00
(102)	174.00	SEPT. 23.
cier—Vincent & Joseph Caso; Cen-	***	bet Tremont av & 178th, -x110;
Sury Wood Work Co (103) AST BROADWAY, 145-7: Hyman	156.00	Guiri & Lagonia—Alcas Realty Corp 2,309.04 ELY AV, ws, 138.9 s 233d, -x-; Mt
LUMBUS AV, 491; Martin Posmen- cier—Vincent & Joseph Caso; Cen- cury Wood Work Co (103) AST BROADWAY, 145-7; Hyman Abramowitz—Congregation School of the Pride of Jerusalem; G A Zim-		Vernon Builders Supply Co-Gus-
merman Corpn (104)	,630.00	tave A Miller; A Mambrino Constn Co
inc—L L Ebling; Sherman Square		UNDERCLIFF AV, 1521-23; Herman
Constn Co; Fred Pollack (105) 7TH ST, 12-16 W; James F Gilles-	790.00	Schapierer—Harry Jackson 950.00 PAULDING AV, ws, 125 n Rhinelander
pie Co-David Mintz; Jacob Wasser-	115 07	av, 50x100; Joseph Cardillo—Vincen- zo Caruso
nan (106) TH ST, 244 W; Anderson Brick &	115.67	SPENCER AV, es, 150 n 261st, 25x100; Albert Blechners Sons, Inc—Philip
Supply Co-John Doe: Charles Rudy	52.10	Meng 15.25
Leon Lambert (107)		SEPT. 25.
Genzburg (108)	2,083.90	BAINBRIDGE AV, ws, 202.4 s 212th, 50
SEPT. 25.		x103.5; De Ghette & Oesi—Jane Bi- anchi & Frank Zambetti
AV, 1308-12; Harry Rosensheild— Philo Realty & Constn Co & Sam		219TH ST E, ns, 200 w White Plains av, 50x114; North Bronx Sash, Door & Trim Co-Wm A & Ellen L Keat- ing & Fred Pirk & Son
Langer (renewal)	148.00	& Trim Co-Wm A & Ellen L Keating & Fred Pirk & Son 442.00
BD ST, 471 W; Saml Glaser—Adeaide C Koerner	273.00	229TH ST E, ns, 405 e Barnes av, -x —; Lewis Lumber & Supply Co—
TH ST, 239-41 W; John Fiorenteno et al—Conealt Corpn	285.00	Thomas Duff, Inc 833.02
OTH ST, 238-40 W; same—same AV, 2059; Herman Scher et al—	750.00	BRONXWOOD AV, 4118; Lewis Lumber & Supply Co-Mr Ferguson &
Jacob Mandel & Israel Regenbogen.	717.00	Thomas Duff Co 853.54
SEPT. 26.	1	229TH ST E, ns, 300 e Barnes av, 100x 125; Lewis Lumber & Supply Co—
NICHOLAS AV, 200; Anderson Brick & Supply Co—M Glasel & Geo	1	Thomas Duff Co
H Olney Co (114)	616.10	Supply Co—Thomas Duff Co 165.00
FH ST, 147-51 W; Angelo Pegno—Street & Smith Corpn, John Reilly	200 50	HUGHES AV, ws, 157 n 179th, 25x103; Builders Brick & Supply Co-Vin-
TH ST, 52-8 W; Martin Downey—	382.50	cenzo Appuzo & Louis Brooks 2,806,65
Phelps Stokes Fund & Reddy Con-	128.00	LAYTON AV, nwc Fairfax av, 47.5x 125.8; Peter Plnnkett—Gennaro Pal-
TH ST, 35 W; Anderson Brick & Supply Co-Abraham Karmell &		ermo & Jos Ziccardi
Max Brenner (117)	324.42	ael Carbonare 85.00
SEPT. 27.		SEPT. 26.
		CONTINENTAL AV, 2050; Matthew J
D ST, 560 W; Samuel Seiden, Jr	145.00	
D ST, 560 W; Samuel Seiden, Jr t al—Thomas Melody (118) CHARLES PL, 26 & 28; Morris	145.00	Wartman-Mary Hermany & J Ger-
ED ST, 560 W; Samuel Seiden, Jr tt al—Thomas Melody (118)		Wartman-Mary Hermany & J Ger-

SATISFIED MECHANICS' LIENS Manhattan

SEPT. 21.

	SEPT. 21.	
	HENRY ST, 256; Morris S Nelson et	
	al—Max Listokin et al; Feb15'22	4,850.00
4	HENRY ST, 256; Morris S Nelson et al—Max Listokin et al; Feb15'22 SAME PROP—Morris Rotner—Morris Weinstein et al; Feb3'22 6TH AV, sec 38th; Fells, Lent & Cantor, Inc—Rebecca A D W Swope et al; Jan31'22 (vacated) SAME PROP; Isador Snyder et al—same: Jan26'22 (vacated)	277.00
9	6TH AV. sec 38th: Fells. Lent & Can-	211.00
	tor, Inc-Rebecca A D W Swope et	
	al; Jan31'22 (vacated)	117.13
	same; Jan26'22 (vacated)	4,000.00
	SAME PROP; Abr Straus—same; Jan 5'22 (vacated)	1,000.00
	5'22 (vacated)	800.00
1	SEPT. 22.	
	64TH ST, 29 E; Joseph Senor et al -29 East 64th St Corpn et al; Sept 8'22; by bond 181ST ST W, ss, 214.2 e Haven av; A E Norton, Inc-860 West 181st St Corpn et al; Sept8'22; by bond 132D ST E, ss, 270 e 5 av; Sam Cooper -Sydney Gubin et al; July18'22; by bond	
	-29 East 64th St Corpn et al; Sept	600.00
	181ST ST W. ss. 214.2 e Haven av: A	000.00
	E Norton, Inc-860 West 181st St	
	Corpn et al; Sept8'22; by bond	5,617.83
	-Sydney Gubin et al: July18'22: by	
	bond	1,000.00
,	SAME PROP; Louis Pollinger et al	1 000 00
	BROOME ST. 7-13: John A Murray &	1,200.00
	bond SAME PROP; Louis Pollinger et al —same; July22'22; by bond BROOME ST, 7-13; John A Murray & Sons, Inc—Samuel Wachatinsky et al: July24'29	
	al; July24'22	939.05
	al; July24'22 3D AV, 197; Charles Herman Contracting Co—Petersfield Realty Corpn et	
	al; Aug24'22	1,268.55
	SEPT. 25.	
	DIVISION ST, 241; Morris Rotner-	
	Sam Rabinowitz et al; Feb1'22	554.93
	SEPT. 26.	
	68TH ST, 71 W; Vincent Antonucci— Josephine L Miller et al; Jan12'22 56TH ST, 59-63 E; Schoeller & Rich- ter, Inc—Y C Corpn et al; Mar25'22. SAME PROP; Jacob Morgenthaler Sons—same; Mar22'22	925 00
,	56TH ST 59-63 E. Schoeller & Rich-	235.00
	ter, Inc-Y C Corpn et al; Mar25'22.	1,245.00
	SAME PROP; Jacob Morgenthaler	0 504 50
	135TH ST 7-11 W: Manhattan Marble	3,501.70
	135TH ST, 7-11 W; Manhattan Marble Tile & Slate Co-Fannie B White et	
	al; July13'21 (cancelled)	265.00
41	SEPT. 27.	
,	GRAND ST. 97 to 105. Hughes &	
	Hughes Leen Tennenheum et als	
	GRAND ST, 97 to 105; Hughes & Hughes—Leon Tannenbaum et al; Aug25'22	1,590.00
	Hughes—Leon Tannenbaum et al; Aug25'22 GRAND ST, 95; Hughes & Hughes—	1,590.00
	Hughes—Leon Tannenbaum et al; Aug25'22 GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22	1,590.00 1,000.00
	Hughes—Leon Tannenbaum et al; Aug25'22 GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx.	1,590.00 1,000.00
	GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20.	1,000.00
	GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20.	1,000.00
	GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20.	1,000.00
	GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20.	1,000.00
	GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20.	1,000.00
	GRAND ST, 95; Hughes & Hughes— Mary A E Wendell et al; Aug25'22 Bronx.	1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et	1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25	1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
;	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Ames Bldg Material Co—same et al; Aug24'22. SAME PROP; Gitelson Bros—same et al	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Ames Bldg Material Co—same et al; Aug24'22. SAME PROP; Gitelson Bros—same et al	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Ames Bldg Material Co—same et al; Aug24'22. SAME PROP; Gitelson Bros—same et al	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Ames Bldg Material Co—same et al; Aug24'22. SAME PROP; Gitelson Bros—same et al	1,000.00 1,000.00 522.00 1,000.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; July29'22. SAME PROP; Gitelson Bros—same et al; July29'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BANNES AV, 4039; Berger Bros Roofing Co—Theresia Manko et al; Aug	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; Aug24'22. SAME PROP; Gitelson Bros—same et al; June23'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRANES AV, 4039; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Aug24'22 SAME PROP; Gitelson Bros—same et al; July29'21 SAME PROP; Gitelson Bros—same et al; July29'22 SAME PROP; Gitelson Bros—same et al; July29'21 SAME PROP; Gitelson Bros—same et al; July29'22 SAME PROP; Gitelson Bros—same et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BARNES AV, 4039; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Aug24'22 SAME PROP; Gitelson Bros—same et al; July29'21 SAME PROP; Gitelson Bros—same et al; July29'22 SAME PROP; Gitelson Bros—same et al; July29'21 SAME PROP; Gitelson Bros—same et al; July29'22 SAME PROP; Gitelson Bros—same et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BARNES AV, 4039; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Aug24'22 SAME PROP; Gitelson Bros—same et al; July29'21 SAME PROP; Gitelson Bros—same et al; July29'22 SAME PROP; Gitelson Bros—same et al; July29'21 SAME PROP; Gitelson Bros—same et al; July29'22 SAME PROP; Gitelson Bros—same et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BARNES AV, 4039; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; June23'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRANES AV, 4030; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22 SEPT. 22. BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constr Co et al; July28'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; June23'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRANES AV, 4030; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22 SEPT. 22. BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constr Co et al; July28'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; June23'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRANES AV, 4030; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22 SEPT. 22. BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constr Co et al; July28'22 SAME PROP; Harlem Bidg Material Supply Co—same et al; July28'22 SAME PROP; Harlem Bidg Material Supply Co—same et al; July28'22	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; July29'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constn Co et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22. SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22.	1,090.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; July29'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constn Co et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22. SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22.	1,000.00 522.00 1,000.00 75.00 1,000.00 110.00 284.96 125.00 188.40 85.00 1,485.60 2,294.74 2,450.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRNES AV, 4039; Berger Bros Roofing Co—Theresia Manko et al; Aug 25'22 SEPT. 22. BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constr Co et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22.	1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00
	GRAND ST, 95; Hughes & Hughes—Mary A E Wendell et al; Aug25'22 Bronx. SEPT. 20. PURITAN AV, ws, 100 s Waterbury av, 50x100; M Cappiello & Son—Bernhard Holdgreen et al; May11'22 DAVIDSON AV, swc 174th, 25x100; Trotta Contr Co & Jas Bottemus et al; Aug26'22 SEPT. 21. LURTING AV, es, 100 n Sackett st, 25 x100; Westchester House Wrecking Co—Minnie A Winthrop et al; Aug 3'22 SAME PROP; Walter J Pritchard—same et al; July29'22 SAME PROP; Michael St John—same et al; Apr2'22 SAME PROP; Gitelson Bros—same et al; July29'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRONXWOOD AV, swc 218th, 105x114; Chas Staker—Taylor Textile Mfg Co et al; July24'22 BRYANT AV, nwc Jennings, 45x100; Rubenstein Bros, Inc — Jennings Constn Co et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22 SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22. SAME PROP; Harlem Bldg Material Supply Co—same et al; July28'22.	1,000.00 1,000.00 1,000.00 1,000.00 1,000.00 110.00 284.96 125.00 188.40 85.00 1,485.60 2,294.74 2,450.00

Telephone Circle 3834

NATIONAL MARBLE & SLATE CORPORATION

CONTRACTORS

MARBLE, SLATE, TILE, TERRAZZO, MOSAIC

Art Mosaic Floor Tile Mantels Bath Rooms Kitchens Wall Tile Ceramic Mosaie Fire Places Restaurants Store Floors

236 West 55th St. New York City Shops at 617-619 West 48th Street

John P. Kane Company

MASONS' BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING | FOOT EAST 14TH ST., NEW YORK YARDS:

FOOT WEST 96TH ST., NEW YORK 6TH ST. AND GOWANUS CANAL, BROOKLYN

Empire Brick & Supply Co.

VARDS 12th Ave., 47th to 48th Sts., Manhattan 138th and Exterior Sts., Bronx Morgan Avenue and Newtown Creek (near Stagg St.), Brooklyn

MANUFACTURERS BRICK AND DEALERS OF BRICK IN

MASONS' BUILDING MATERIALS Executive Offices: 103 PARK AVE., NEW YORK

WORKS STOCKPORT, N. Y. GLASCO, N. Y.

MASONS' BUILDING MATERIALS OFFICE: FOOT 109TH STREET, EAST RIVER

Foot 14th Street, East River Foot 108th and 109th Sts., East River

YARDS

416 to 420 East

HENS BRICK, LIME AND CEMENT CO., Inc. Yards Foot East 125th St.

125th St.

MANUFACTURERS and DEALERS QUALITY — PRICE — SERVICE

Telephones Harlem 6342

CO., Inc.

WHOLESALE AND RETAIL DEALERS IN SAND, GRAVEL, BROKEN STONE, CEMENT, ASHES, ETC. YARDS:
6th Street and Gowanus Canal
West 15th St. and Coney Island Creek
MAIN OFFICE:
94 Prospect Ave., Brooklyn, N. Y.
SAND BANK:
Kings Highway & East 51st St., Brooklyn

YARDS:

-CARLOAD

Chelsea 9618

ROCKAWAY WHIT

160 FIFTH AVENUE N. Y. C.

ASS COMPAN

St. Louis Office 4070 North Main St. 220 FIFTH AVENUE NEW YORK

Chicago Office 7 West Madison St.

NEENAN A-M-F-ELEVATORS

5520 SECOND AVE., BROOKLYN, N. Y. Tel. Sunset 5800

BUILT BY

AMERICAN MACHINE & FOUNDRY CO

FIBRE PACKED TRACTION SHEAVES

EXCLUSIVE NEENAN FEATURE

SAVE CABLE RENEWALS

CEMENT

The Lawrence Cement Company 302 BROADWAY, NEW YORK

Electric Elevators

All makes and types repaired and altered. In-timates free. Weekly or monthly inspections by competent elevator men keep elevators safe and reduce repair bills.

Phone: Longacre 0670, 0671, 0672 Night and Sunday: Westchester 3521 WATSON ELEVATOR CO., INC. 407-409 WEST 36TH STREET, NEW YORK

ANDERSON BRICK

SUPPLY COMPANY, Inc.

MASONS' AND PLASTERERS' SUPPLIES

FACE BRICK ALL SHADES and TEXTURES

129th to 130th St. and 3rd Ave. NEW YORK

Tel. HARLEM 0285

ELECTRIC

52 VESEY STREET NEW YORK