

# Real Estate Record and Builders Guide

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

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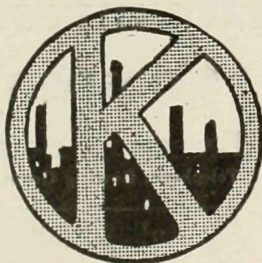
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# E D I T O R I A L

## Up, Up, Up the Budget Goes

Little comfort is to be found by New York City taxpayers in the tentative budget for 1923 any way they may look at it. The total continues to go up, just as it has year after year in the past. Once again, as has happened so many times before, hope of a dawning era of economy in municipal expenses evaporates for at least another twelve months. Between now and October 31, when the final figures must be adopted, the disappointment of metropolitan taxpayers may be tempered by the hope that the city budget-makers will be able to reduce substantially the tentative total; but, from past experience, it seems idle to expect any very material reduction.

As matters stand now the heads of the various city and county departments have had their requests honored up to a total of \$359,040,318, an increase of \$8,802,748 over the final budget for 1922, and an increase of \$13,874,279 over the final budget for 1921. In view of these increases it is quite apparent that such reductions as may be made in the final budget for 1923 will not bring the total down to that of 1922, and much less down to that for 1921. Through increased assessments the city authorities managed to make a slight reduction in the tax rate for 1922 as compared with the rate for 1921, and the recent tentative increase of \$518,798,435 in the city's realty assessments for last year may make possible a tax rate for 1923 no higher than the 1922 rate, or possibly a rate slightly lower. But, even so, reductions in the tax rate accomplished by such methods are more misleading than real. Discerning taxpayers, no matter what the rate, know from the budget that it is costing a great deal more each year to pay the city's bills, and that therein lies the real test.

For several years past the officials responsible for the great increases in the city budget have placed the blame largely on "mandatory legislation at Albany." This shifting of part of the blame has been justifiable. But it is a poor rule which does not work both ways, and the municipal authorities thus far have been eloquently silent on the bearing of the state tax on the 1923 budget. It will be recalled that New York City was required to provide for state tax purposes in the 1921 budget a total of \$22,041,183, and in the 1922 budget a total of \$14,430,513. The state tax provided in the 1923 budget amounts to only \$12,595,623, this total being \$1,834,890 less than was mandatory for this purpose in the 1922 budget. In this item alone, therefore, there is a gain of nearly \$2,000,000 this year, which should reduce the total by that amount. But it seems that this gain has been absorbed by the other increases which the tentative budget carries.

Going back to the budget for 1918 it is seen that there has been an increase, even in that short time, of more than \$21,000,000 in the city's annual expenditures, if the tentative budget for 1923 stands without material reduction. There has been an increase of several million dollars in the total for each succeeding year, this fact merely emphasizing the tendency of officials to keep piling up the burdens on the taxpayers. THE RECORD AND GUIDE is prompted

once again to observe that the taxpayers of New York City cannot be convinced it should cost so much each year to take care of the city's obligations. It is notorious, as was pointed out in these columns a year ago, that public officials have acquired the habit of spending the taxpayers' money with a reckless hand, and the tentative budget for 1923 shows that this profligate policy is still in force here in the metropolis.

There can be no question but that the staggering total which New York taxpayers have to provide each year for municipal purposes is due largely to the lack of a cohesive form of local government. Too many of the old county offices have been continued and there is too much duplication in the official machinery. The only permanent remedy is to be found in a thorough revision of the city charter, through which a consolidation of many departments could be effected and many useless offices and positions abolished. It is unfortunate that so little progress in the matter of charter revision has been made during the past year.

## To Lessen Difficulties of Moving Day

There are plenty of brokers actively engaged in the real estate business today who can remember when May 1 was the only general moving day in the year. Practically all leases of apartments and office space for terms of one year up ran from that date. The migration of numerous city dwellers from one sheltering roof to another while the birds in Central Park were warbling the Spring Song was considered as much of a fixture as Fourth of July, Christmas or New Years.

How May 1 originally came to be Moving Day does not matter. What does concern real estate men is that a discerning member of the fraternity discovered that tenants in increasing numbers were giving up their places of abode on May 1, storing their furniture and hieing themselves to the country for the summer months, leaving to chance the finding of domiciles on their return in the fall. This practice, which spread alarmingly, resulted in too large a percentage of vacancies during June, July and August, and a gradually lessening number of leases by the year or multiples of one. To offset this movement the Discerning Realtor hit on the plan of dating his leases for one year or more from October 1, thereby scoring on the Elusive Tenant, who thus was obliged, and properly so, to pay rent for his city home throughout the sultry summer even if he was at the seaside or in the mountains. There were a good many owners and agents who thought and argued that Moving Day could not be moved ahead five months without throwing the whole real estate business into confusion, maybe causing an unwelcome fall in realty values.

New York real estate is valued tentatively this year by the assessors at the huge sum of \$10,466,121,527. It is imperative, then, that in all matters relating to the handling of this enormous aggregation of wealth the utmost conservatism should obtain consistent with the necessity for making use of every new, constructive idea that will maintain realty values or materially increase them. The old-



fashioned real estate men who protested against changing Moving Day from May 1 to October 1 have had to admit that they were wrong in holding to the old date merely because "We have always done it so." The success of October 1 as Moving Day has been so great that not only has it silenced its old-time critics, but it has raised up a considerable number of new, intrepid and determined advocates of a further change in the realtors' calendar which will split the fall hegira from flat to flat into successive waves of vans loaded with furniture instead of continuing the present system of having everybody who gets the wanderlust swamping the lifts, the stairs and hallways, the sidewalks and streets, with a deluge of household goods for one period of twenty-four hours out of a possible 365.

Wise van men, alert realty agents and judicious building

superintendents are getting together, with the adventitious aid of overworked decorators, the inadequate number of telephone repairers, gas meter men, rug renovators, piano movers, electric service operators, scrub women, janitors and other human equations of Moving Day, in an effort to have leases run from September 1 and November 1 as well as from October 1, thereby relieving the pressure on everybody engaged in the mad Moving Day scramble as at present conducted. The advantages of the proposal are obvious, the drawbacks apparently easily overcome. If Moving Day could be advanced without injury to real estate from May 1 to October 1 it may be presumed that the fall moving season may be spread over a three months' period without disaster as soon as the plan has been promulgated and thoroughly understood.

### Thirty Days' Supply of Coal Now Permitted

**W**ILLIAM H. WOODIN, State Fuel Administrator, announced that hereafter domestic sizes of anthracite may be delivered to consumers in quantities of thirty days' supply at a time. The modifications of the previous order, Mr. Woodin said, was because the emergency had been met and fairly good supplies of anthracite were now coming into the State. The order follows:

#### GENERAL ORDER NO. 2. Effective October 11, 1922.

1. General order No. 1, which was made effective Sept. 18, 1922, is hereby revoked.
2. It is directed that no dealer or distributor within the confines of New York State shall deliver a greater quantity than thirty days' supply of the domestic sizes of anthracite coal, known as egg, stove, chestnut and range, for any one householder or other consumer of such sizes.
3. No dealer or distributor shall deliver said thirty days' supply, or any part thereof, while there is already on the premises or within the possession of the householder or other consumer a quantity equal to or in excess of said thirty days' supply.
4. The term "thirty days' supply" shall be interpreted for the purpose of this order to be one-sixth of the average consumption from Oct. 1, 1922, to April 1, 1923.
5. The thirty days' supply shall be considered within the meaning of Section 8 of the Fuel Administration act to be a reasonable requirement for use and consumption of a householder or other consumer for a reasonable time.

6. If the dealer or distributor is not in possession of the facts necessary to enable him to carry out the foregoing, it is then a further part of the order that he can require the consumer to furnish him with

- (a) A statement of his actual requirements to April 1, 1923.
- (b) Size and tonnage of coal which he now has on hand.
- (c) That no order is on file with any other source of supply.

Should the consumer make a false statement to the distributor he will be held liable under the provisions of this act.

President Harding announced last Tuesday the appointment of the Fact Finding Coal Commission of seven men to study the coal industry and the problems developed by the recent strikes and to make recommendations to Congress which may serve to bring about legislation to prevent recurrent labor troubles in the coal fields. The appointment of the commission was authorized by Congress. The commission consists of:

John Hays Hammond, engineer; Thomas Riley Marshall, former Vice-President of the United States; Judge Samuel Alschuler of Chicago, a United States Circuit Judge, who has acted as an arbitrator in recent labor disputes; Clark Howell, editor of The Atlanta Constitution; George Otis Smith, Director of the United States Geological Survey, regarded as an authority on the economic and labor problems connected with the coal industry; Dr. Edward T. Devine of New York, a writer on social and economic questions; Charles P. Neill of Illinois, former Commissioner of Labor. Three of these are Democrats.

### Perfects Plan for Widening Park Avenue

**B**OROUGH PRESIDENT JULIUS MILLER has sent a communication to the Board of Estimate and Apportionment with reference to the widening of Park Avenue, the cost of which is estimated by the borough engineers at about \$443,600.

"The Corporation Counsel," says Borough President Miller's communication, "has rendered an opinion to the effect that the part of the roadways which have not heretofore been paved at the expense of the property owners in the locality may now be assessed upon a local area. The Park Commissioner has consented to the transfer of that portion of the park strips (in the center of Park Avenue) under his jurisdiction which will be needed for additional roadway space, and he has prepared plans of the treatment he desires to have made of the remaining portion of those spaces.

"I also have been in negotiation with the New York Central Railroad Company as to the method of performing the work. The railroad company believes that the necessary changes in

the steel work must be done largely by its own force, due to the fact that railroad operation has to be maintained while the structural changes are under way. The estimated cost of the work is as follows:

"Reducing the width of the center spaces between Forty-sixth and Fifty-sixth Streets from fifty-six feet to thirty-eight feet and widening the roadways from twenty-seven feet to thirty-six feet, including the paving of the widened portion, \$394,600; widening the roadway from Fifty-sixth to Fifty-seventh Street from twenty-eight to thirty-five feet and reducing the sidewalks from twenty-two to fifteen feet, exclusive of pavement, \$5,200; paving widened area, \$1,800; restoring the center strips from Fiftieth Street to Fifty-sixth Street, \$42,000; total, \$443,600."

The Borough President recommends that the Board of Estimate set aside the money required so that there may be no further delay and that the Corporation Counsel be instructed to co-operate with counsel for the New York Central Railroad Company in preparing necessary enabling legislation.

### Banquet to Officials of National Association of Real Estate Boards

**T**HE National Association of Real Estate Boards held its executive meeting in New York City on Oct. 13 and 14 at the Hotel Commodore.

The Real Estate Board of New York will give a banquet in honor of the visitors at the Hotel Commodore this evening. Among those at the meeting were:

Officers for 1922: N. J. Upham, President, Duluth, Minn.; W. E. Lyons, Secretary, Kansas City, Mo.; and Hiram S. Cody,

Treasurer, Chicago, Ill.

Officers-elect for 1923. L. P. Eppich, President, Denver, Col.; W. H. Hall, Secretary, Philadelphia, Pa.; Hiram S. Body, Treasurer, Chicago, Ill.; Vice-Presidents J. W. Hannauer, St. Louis, Mo.; A. H. Schaaf, Fort Wayne, Ind.; H. H. Garfield, Rochester, N. Y.; R. Leedy Matthews, Memphis, Tenn.; E. F. Carey, Providence, R. I.; W. C. Thompson, Hamilton, Ont.; A. J. Simonson, Denver, Col., and Raymond T. Cragg, Cleveland.



# REAL ESTATE SECTION

## Tentative Budget for 1923 Aggregates \$359,404,318

Board of Estimate Has Until October 31 for Final Revision of Figures, Which Then Go to Board of Aldermen

THE Board of Estimate and Apportionment last Monday took up the tentative budget for 1923 on which there will be several public hearings before its final adoption on October 31. Although the departmental requests for appropriations had been scaled down nearly \$20,000,000 before the tentative budget was made up, the aggregate figures for 1923 of \$359,404,318.47 are \$8,802,748.40 in excess of the record-breaking budget for 1922, which totaled \$350,601,570.07. It will be remembered that considerable difficulty was experienced last year in reducing the budget to within the constitutional tax limit of two per cent. for local purposes. With an increase of \$518,798,435 in the tentative assessments on real estate for this year there is room for an increase in the final budget over that of last year provided the final assessments are not materially reduced from the tentative figures. Conservative estimates indicate that about \$400,000,000 of the increase in tentative assessments will be retained in the final figures, after all protests have been passed on. But even with this increase the tentative budget now under consideration will have to be materially reduced to conform to the constitutional requirements. The amount that it is estimated must still be sliced from the tentative budget is between one and two millions. It is also probable that a number of large items have been left out of the

budget, one of these being provisions for educational purposes not included in the figures presented for budget purposes by the Board of Education. These additional amounts, which are mandatory, may aggregate from four to five millions, making further deductions in the tentative budget necessary before it can be adopted.

Further steps in the routine of budget making are the requirements for public hearings and the final adoption of the budget by the Board of Estimate and apportionment not later than October 31. Within five days after adoption, the budget must be transmitted to the Board of Aldermen for their approval. The Board of Aldermen have twenty days for its consideration, and if they do not concur in the items of appropriation they may reduce or eliminate the amounts (except those fixed by mandatory legislation, those made for state taxes, and those for interest or principal of the city debt). Their reductions may be vetoed by the Mayor, but his veto may be overridden by a subsequent three-fourths vote. If, at the end of twenty days, the Board of Aldermen have not acted upon the budget, it becomes effective as passed by the Board of Estimate and Apportionment.

Examination of the tentative budget descloses some interest-

(Continued on page 489)

TENTATIVE BUDGET FOR 1923 COMPARED WITH FINAL FIGURES FOR 1922

Department.	1922 Budget Allowance Total.	1923 Requested Total.	1923 Tentative Budget Total.	Department.	1922 Budget Allowance Total.	1923 Requested Total.	1923 Tentative Budget Total.
<b>CITY OF NEW YORK.</b>				Brooklyn Public Library .....	\$674,184 82	\$891,040 51	\$674,184 82
Aldermen, Board of, and City Clerk....	\$401,742 30	\$426,603 30	\$424,912 30	Queens Borough Public Library.....	236,830 00	327,006 07	236,830 00
Estimate and Apportionment, Board of....	424,162 67	551,412 64	539,639 67	Park Board.....	39,475 00	51,775 00	39,475 00
New York City Employees' Retirement System .....	932,451 50	3,099,615 36	3,096,110 36	Parks, Dept. of, Manhattan .....	1,461,152 90	1,966,396 09	1,482,891 90
Sinking Fund, Commissioners of.....	4,625 00	4,070 00	4,070 00	Jumel Mansion.....	7,293 00	7,324 40	.....
Mayoralty .....	77,905 00	82,955 00	82,955 00	Grant's Tomb.....	6,200 00	7,153 20	7,000 00
Finance, Dept. of....	1,926,861 33	1,992,642 33	1,972,600 33	New York Public Library Building....	43,207 84	68,200 00	55,000 00
City Chamberlain....	81,771 00	84,557 00	81,631 00	Metropolitan Museum of Art.....	309,851 08	365,834 79	319,039 16
Law Department....	1,212,274 00	1,567,778 00	1,379,793 00	New York Aquarium	63,262 98	71,463 41	64,626 00
Taxes and Assessments, Dept. of....	744,487 00	823,118 33	809,010 00	American Museum of Natural History...	345,092 44	376,907 30	352,224 18
Elections, Board of..	1,824,982 00	1,878,943 00	1,860,675 00	Parks, Dept. of, The Bronx .....	760,194 50	1,201,202 01	768,733 50
Municipal Civil Service Commission....	245,672 00	258,356 00	247,854 00	New York Botanical Garden .....	189,808.80	227,088.00	195,635.80
Accounts, Commissioner of.....	295,312 00	313,666 70	299,595 70	New York Zoological Garden .....	266,937 44	301,037 76	277,825 00
Weights and Measures, Bureau of....	77,217 00	78,170 00	76,837 00	Parks, Dept. of, Brooklyn .....	1,171,816 65	1,634,709 43	1,273,674 65
Licenses Dept. of....	221,584 00	247,281 00	224,571 00	Central Museum, Brooklyn .....	143,902 00	207,610 00	143,702 00
Public Markets, Dept. of .....	176,811 30	639,943 41	391,505 03	Children's Museum, Brooklyn .....	20,928 75	35,594 00	20,928 75
Assessors, Board of..	37,596 00	43,460 00	41,196 00	Brooklyn Botanic Garden and Arboretum	86,614 20	101,195 91	86,614 20
Art Commission.....	7,320 00	8,162 90	7,405 00	Parks, Dept. of, Queens .....	366,705 25	567,913 99	395,829 25
Examining Board of Plumbers .....	7,859 00	9,759 00	9,202 00	Parks, Dept. of, Richmond .....	50,638 00	296,867 00	80,765 00
President, Manhattan	4,578,099 27	5,168,744 00	4,820,004 77	Bronx Parkway Commission .....	120,000 00	138,000 00	.....
President, Bronx.....	2,052,819 39	2,359,689 70	2,246,398 37	Staten Island Inst. of A. & S.....	8,106 00	11,537 00	8,256 00
President, Brooklyn..	3,981,095 60	5,121,982 86	4,804,264 70	Police Dept.....	29,370,753 49	34,323,705 00	32,786,416 05
President, Queens....	4,149,901 30	5,592,973 72	4,778,352 30	Fire Dept.....	16,884,298 20	18,835,471 91	17,958,667 03
President, Richmond..	1,325,892 84	2,795,343 43	1,491,534 62	Armory Board.....	355,542 75	396,281 00	396,281 00
Education Dept. of..	70,701,012 30	76,901,506 23	76,635,628 35	Standards and Appeals, Board of.....	42,092 00	78,827 70	53,687 00
College of City of New York.....	1,072,668 13	1,567,900 13	1,072,668 13	United States Volunteer Life Savings Corps	7,795 00	15,860 00	7,855 00
Hunter College.....	804,882 76	987,289 61	804,882 76				
Teachers' Retirement System .....	3,320,123 00	3,858,589 00	3,661,640 00				
Hunter College Retirement System.....	17,500 00	31,035 00	24,535 00				
New York Public Library .....	1,032,328 60	1,487,628 00	1,032,328 60				

(Tables continued on next page)



Department.	1922 Budget Allowance Total.	1923 Requested Total.	1923 Tentative Budget Total.
Health, Dept. of.....	5,396,679 00	6,334,215 50	5,488,804 00
Public Welfare, Dept. of .....	7,368,720 82	10,723,157 67	8,351,455 53
Industrial Aid Bureau .....		56,012 80	56,012 80
Child Welfare, Board of .....	3,634,609 00	5,221,164 45	5,136,859 00
Bellevue and Allied Hospitals .....	2,899,068 92	3,401,354 42	2,955,837 42
Ambulance Service, Board of .....	119,844 00	172,385 08	159,099 00
Tenement House Dept. .....	777,913 00	944,051 72	844,640 00
Water Supply, Gas and Electricity, Dept. of .....	8,379,164 35	10,497,827 55	9,713,059 15
Street Cleaning .....	15,372,855 48	18,353,351 33	17,361,356 54
Charitable Institutions, City Payment to .....	6,652,748 00	9,488,949 97	7,402,175 00
Commitment of Insane Persons .....	4,800 00	6,500 00	6,500 00
Correction, Dept. of..	2,258,461 00	2,481,269 13	2,325,622 00
Parole Commission..	112,714 00	117,687 00	111,728 00
Plant and Structures, Dept. of .....	5,503,475 40	7,953,668 80	7,296,875 71
Docks, Dept. of.....	926,285 53	1,536,505 04	1,322,818 20
Courts—			
City .....	339,239 00	352,417 00	339,189 00
Special Sessions — Adult .....	323,151 00	337,454 50	325,303 00
Special Sessions — Children's .....	334,584 00	416,668 00	346,881 00
City Magistrates..	1,401,167 00	1,894,456 75	1,450,611 00
Municipal .....	1,279,698 00	1,408,423 00	1,284,237 00
Chief Medical Examiner .....	126,218 00	133,360 00	128,123 00
City Record, Board of —City of New York .....	1,341,361 00	1,353,276 00	1,344,111 00
Purchase, Board of..	212,021 00	261,618 00	229,243 00
Advertising .....	115,000 00	115,000 00	115,000 00
Debt Service.....	104,406,257 35	84,785,641 83	84,785,641 83
Tax Deficiency.....	927,300 26	5,540,000 00	5,540,000 00
Rent .....	762,107 16	787,814 76	787,814 76
Miscellaneous—City..	487,792 49	430,505 86	425,235 46
<b>Total .....</b>	<b>\$326,182,874 14</b>	<b>\$355,593,913 38</b>	<b>\$336,242,173 68</b>

NEW YORK COUNTY.

County Clerk.....	\$201,334 00	\$253,840 50	\$202,564 50
District Attorney....	637,779 00	774,837 01	764,559 00
Register .....	300,555 00	325,146 37	321,170 00
Records, Commissioner of .....	99,688 00	100,000 00	98,846 00
Records, Commissioner of — Surrogate's Court .....	77,173 00	77,308 00	77,248 00
Jurors, Commissioner of .....	78,823 00	82,856 00	78,912 00
Public Administrator..	37,217 00	41,631 00	38,842 00
Sheriff .....	225,832 00	250,070 00	239,760 00
National Guard and Naval Militia.....	323,725 00	326,645 00	326,645 00
Charitable Institutions .....	91,690 00	81,660 00	78,800 00
Court—Supreme, First Dept. .....	1,226,269 60	1,251,771 59	1,227,609 98
Court—Supreme, First Dept., Maintenance of Appellate Division, Court House..	43,417 81	44,306 07	44,306 07
Court—General Sessions .....	482,367 61	637,261 08	627,791 08
Court—Surrogate's....	298,557 00	306,563 00	299,294 00
Fees, etc. ....	697,000 00	716,000 00	716,000 00
City Record, Board of .....	35,500 00	35,500 00	35,500 00
Miscellaneous .....	118,177 00	220,149 00	220,149 00
<b>Total .....</b>	<b>\$4,975,105 02</b>	<b>\$5,525,544 62</b>	<b>\$5,397,996 63</b>

BRONX COUNTY.

County Clerk .....	\$93,620 00	\$96,595 00	\$92,003 00
District Attorney....	136,609 00	178,652 00	143,359 00
Register .....	143,359 00	219,591 50	159,345 00
Jurors, Commissioner of .....	29,686 00	29,510 00	29,510 00
Public Administrator .....	\$4,800 00	\$12,805 50	\$4,815 00
Records, Commissioner of .....	34,443 00	35,039 00	34,433 00
Sheriff .....	178,338 00	189,336 16	182,298 00
National Guard and Naval Militia.....	85,410 00	85,775 00	85,775 00
Charitable Instns. ..	24,500 00	21,370 00	18,000 00
Court — Supreme, First Department..	173,381 23	188,074 36	183,435 97
Court — Supreme, First Department, Maintenance of Appellate Division, Court House .....	6,377 59	6,507 33	6,507 33
Law Library .....	4,423 00	4,862 25	4,440 00
Court—Surrogate's....	65,177 00	86,745 76	71,376 00
Court — County.....	71,081 00	89,875 00	73,042 00

Department.	1923 Budget Allowance Total.	1923 Requested Total.	1923 Tentative Budget Total.
Fees, etc. ....	86,700 00	86,000 00	86,000 00
City Record, Board of .....	12,500 00	12,500 00	12,000 00
Miscellaneous .....	49,643 50	58,468 50	58,468 50
<b>Total .....</b>	<b>\$1,200,048 32</b>	<b>\$1,401,707 36</b>	<b>\$1,244,807 80</b>

KINGS COUNTY.

County Clerk .....	\$142,641 00	\$149,770 00	\$142,569 00
District Attorney ...	263,850 16	277,433 16	251,727 16
Register .....	349,510 20	422,796 50	375,559 20
Records, Commissioner of .....	112,716 25	112,716 25	112,716 25
Jurors, Commissioner of .....	53,052 00	60,194 20	53,297 00
Public Administrator ..	17,021 00	22,013 76	17,177 00
Sheriff .....	121,920 00	123,540 00	122,340 00
National Guard and Naval Militia .....	232,505 00	240,900 00	240,900 00
Charitable Instns....	61,090 00	56,430 00	54,250 00
Court, Supreme, Second Department ..	460,840 00	463,900 00	455,900 00
Court, Supreme, Second Department, Appellate Division ..	122,328 07	118,566 25	105,262 50
Court, Supreme, Second Department Appellate Term ..	23,525 00	23,500 00	23,500 00
Court, Surrogate's ...	160,533 00	189,197 00	160,533 00
Court, County .....	315,933 00	396,033 00	316,903 00
Supreme Court Library .....	12,450 00	12,450 00	12,450 00
Fees, etc. ....	189,300 00	206,300 00	206,300 00
City Record, Board of .....	27,000 00	27,000 00	25,000 00
Miscellaneous .....	66,614 15	93,585 43	93,585 43
<b>Total .....</b>	<b>\$2,732,828 83</b>	<b>\$2,996,325 55</b>	<b>\$2,769,969 54</b>

QUEENS COUNTY.

County Clerk .....	\$270,424 00	\$426,902 62	\$298,550 00
District Attorney ...	115,384 00	123,944 00	118,719 00
Jurors, Commissioner of .....	19,052 00	22,940 85	19,037 00
Public Administrator ..	3,580 00	3,550 00	3,550 00
Sheriff .....	63,025 00	67,016 15	63,150 00
National Guard and Naval Militia.....	20,440 00	20,440 00	20,440 00
Charitable Instntns..	15,900 00	11,970 00	10,500 00
Court, Supreme .....	98,851 26	71,264 32	65,934 32
Court, Supreme, Second Department, Appellate Division..	33,913 96	66,291 89	66,291 89
Court, Surrogate's....	52,793 00	64,809 50	57,758 00
Court, County .....	56,207 00	64,825 00	58,825 00
Supreme Court Library .....	4,081 00	5,848 00	4,081 00
Fees, etc. ....	61,700 00	66,700 00	66,700 00
City Record, Board of .....	9,500 00	9,500 00	9,000 00
Miscellaneous .....	3,422 00	28,002 00	28,002 00
<b>Total .....</b>	<b>\$828,273 22</b>	<b>\$1,054,004 33</b>	<b>\$890,538 21</b>

RICHMOND COUNTY.

County Clerk .....	\$41,642 00	\$72,935 25	\$41,642 00
District Attorney....	27,530 00	28,847 92	27,630 00
Jurors, Commissioner of .....	7,330 00	7,330 00	7,315 00
Sheriff .....	56,358 00	72,291 00	59,408 00
National Guard and Naval Milita .....	14,965 00	17,885 00	17,885 00
Charitable Instns ...	5,300 00	5,100 00	4,200 00
Court, Supreme .....	28,241 83	22,723 56	22,723 46
Court, Supreme, Second Department, Appellate Division ..	6,015 47	11,655 48	11,655 48
Court, County and Surrogate's .....	37,004 00	42,317 00	37,059 00
Supreme Court, Library .....	7,114 00	9,300 00	8,864 00
Fees, etc. ....	15,200 00	15,000 00	15,000 00
City Record, Board of .....	3,300 00	3,300 00	3,300 00
Miscellaneous .....	1,927 00	6,527 00	6,527 00
<b>Total .....</b>	<b>\$251,927 30</b>	<b>\$315,212 21</b>	<b>\$263,208 94</b>
<b>Total for all Counties .....</b>	<b>\$9,988,182 69</b>	<b>\$11,292,794 07</b>	<b>\$10,566,521 12</b>
<b>Total for City..</b>	<b>326,182,874 14</b>	<b>355,593,913 38</b>	<b>336,242,173 68</b>

<b>Total City and Counties (except State Tax)</b>	<b>\$336,171,056 83</b>	<b>\$366,886,707 45</b>	<b>\$346,808,694 80</b>
Tax. State .....	14,430,513 24	12,595,623 67	12,595,623 67
<b>Grand Total ..</b>	<b>\$350,601,570 07</b>	<b>\$379,482,331 12</b>	<b>\$359,404,318 47</b>



# More Moving on October 1 This Year Than Ever Before

Robert E. Livingston of Consolidated Gas Company Gives Figures on Locking of Meters Which Accurately Gages Changes Tenants Make

**T**HAT the Manhattanite and the Bronxite, with their families, were pretty generally on the move during the last few days of September and the first three days of this month is shown by the phenomenally large number of gas meters that were requested to be locked and unlocked by the Consolidated Gas Company and its affiliated gas companies which supply the two boroughs—Manhattan and the Bronx. Many interesting details of this feature of "Moving Day" are given in a statement issued by Robert E. Livingston, of the Consolidated Gas Company.

During the last days of September and including the first three days of October, there were requests made by users of gas in Manhattan and the Bronx for the locking and unlocking of 46,725 gas meters. The ordinary number of meters locked and unlocked each month averages between 650 and 750. This enormous increase on the last "Moving Day," of approximately 46,000 gas meters, confirms the belief that there was an abnormal number of families changing its living quarters this year.

It required the day and night and Sunday services of 387 trained gas company men to read these 46,725 meters and lock and unlock them, as that figure was an increase of 15,483 over the "moving time" figure of 1921, when the gas meters read, locked and unlocked totalled 31,242.

The meters that had to be given attention during the "moving" period, it is estimated, involved the comfort of at least a quarter of a million individuals. During the moving days in the Fall of 1920 the total number of gas meters involved was only 23,951, or 22,774 less than required attention this Fall.

A further analysis of the gas companies' figures makes it possible to see in what parts of the city the greatest amount of "moving" agitation was felt. Between 110th street and the Harlem River, west of Fifth avenue, the Consolidated Gas Company's office at Amsterdam avenue and 154th street,

read, locked and unlocked no less than 6,941 gas meters, as against 3,267 meters a year ago. The next largest removal center was in the territory between 23d and 110th streets, west of Fifth avenue. The Consolidated Gas Company's office at No. 212 West 57th street, covering that territory, read, locked and unlocked 6,746 meters this year as against 4,563 last year.

Between 14th and 79th streets, on the east side of the Consolidated Gas Company's office in Irving Place, read, locked and unlocked 5,692 meters this year as compared with 3,096 last year. North of 79th street, east of Fifth avenue to the Harlem River, the gas office at 114th street and Third avenue read, locked and unlocked 5,283 gas meters as compared with 4,074 last Fall. The Consolidated Gas Company's office at No. 157 Hester street, covering the territory below 14th street to the Battery, handled 2,386 meters this year as compared with 1,837 in 1921.

In the Bronx (23d Ward) the Central Union Gas Company in that territory read, locked and unlocked 3,437 meters this season as against 2,585 a year ago, while the Northern Union Gas Company, which covers the remainder of the Borough of the Bronx, handled 7,249 meters this year as compared with 3,595 in 1921.

A further analysis of the figures would indicate that Manhattan and the Bronx lost none of their population to any of the suburbs, but that the families moving this year either shifted from one part to another of Manhattan or the Bronx or moved from one section to another in the two boroughs mentioned, or perhaps simply changed apartments in the building in which they had been living.

In 5,017 cases it was found unnecessary to either lock or unlock the gas meters as the new tenants had already moved in, so that it was only necessary for the gas company's representative to read the meter and have the new customer sign an application for gas supply and the new customer's account opened.

## Tentative Budget for 1923 Aggregates \$359,404,318

(Continued from page 487)

ing variations from the figures for similar expenditures in the budget for 1922. The most notable difference is in the debt service, which last year was \$104,406,257 and this year is only \$84,785,641, a reduction of \$19,620,616. This must not be construed as a measure of economic administration. Last year the debt service was unusually heavy.

Among the items in which there are large increases is that for public markets which, although it is not one of the big features of the budget, is practically doubled over last year, when the figures were \$176,811 in the final budget to \$391,505 in the tentative budget for 1923.

All of the Borough Presidents asked for big increases in their appropriations, Brooklyn and Queens being the leaders. While their requests were scaled down considerably these amounts are in excess of those made last year.

The various park departments all get larger appropriations in the tentative budget than in the final figures last year, but there is one notable exception. Last year \$120,000 was allotted to the Bronx Parkway Commission which this year gets nothing because of the practical completion of the project.

The Police and Fire Departments present interesting phases of the budget-making. Police Commissioner Enright asked for \$34,323,705, an increase of \$4,952,952 over last year's appropriation, for the purpose of enlarging the force. In the tentative budget the Police Department requests are reduced to \$32,786,416, about half way between the Commissioner's requests and the 1922 figures. There is likely to be further consideration of these figures with a view to cutting them down still further. In the Fire Department a somewhat similar

condition obtains. Fire Commissioner Brennan asked for \$18,835,471, an increase of \$1,951,173 over what he received last year. The tentative budget figures are \$17,958,667. The increased appropriations are desired for completing the motorization of the fire-fighting apparatus, which it is conceded must be done. But when the change from horse-drawn to motor vehicles was instituted one of the arguments advanced was that when the department was motorized each unit would be able to cover a greater area and that consequently some of the houses in the more settled portions of the city could be dispensed with and the men and apparatus transferred to the fast-growing outlying sections of Brooklyn and Queens. This has not been done and the question of whether it should be done in the interests of economy may come up during the public hearings.

All of the figures in the tentative budget for the Health Department, Public Welfare, Industrial Aid, Child Welfare, Hospitals and the Tenement House Department show considerable increases over last year's appropriations and are likely to come in for criticism at the hearings. Street cleaning, also, is going to be more expensive, although the motor is superseeding the horse in this department also. But the spread of the populated areas in Brooklyn and Queens is responsible for a large part of the increase of \$1,988,501 allowed in the tentative budget over the 1922 figures.

One of the largest increases is that for the Department of Plant and Structures, of which Grover Whalen is Commissioner. He asked for \$2,450,213 more than was allotted to him last year and is down for \$1,793,400 increase. There is an increase of \$4,613,000 in the item for tax deficiency.



# J. Romaine Brown at 89 an Optimist on New York Realty

## Oldest Broker Still in Business Has Watched Development of City from Early Days and Warns Against Pessimism on Future Values

**J.** ROMAINE BROWN, who probably more than any other living man has witnessed the amazing growth of New York real estate values for three generations and the shifting of centers of business in the Metropolis, reached his eighty-ninth birthday October 1. He is probably the oldest real estate broker in New York in point of years in the business and is affectionately referred to as the Dean of Brokers by many of his contemporaries.

Mr. Brown made little ado about his latest birthday. He is still actively engaged in business and goes to the offices of J. Romaine Brown Company, at 10 East Forty-third street, almost daily. His recent birthday he regarded as no excuse for staying away from his office, but in the evening there was a quiet family celebration at his home in Yonkers, his family and grandchildren dining with him. Mr. Brown removed to Yonkers some years ago, having previously resided in a stately old house with large grounds on Washington Heights, where he went to live when a comparatively young man. As the suburban environment of the northern part of the city began to vanish, and as fee values there grew largely, Mr. Brown went farther north and over the city line into the Caryl section of Yonkers. He still prides himself, however, on being a New Yorker, and was born at the corner of Hudson and Charles streets, when Greenwich Village was in its original residential condition and when the Ninth Ward of the old city held its first families. He harks back to the days when his father, Abraham Brown, owned the first stage line in New York and carried the mails on his stages. And yet he lives to ride on rapid transit routes that link nearly all the boroughs. His grandfather, James Brown, was secretary to Robert Fulton, who first successfully operated a steamboat and made it a commercial asset, and he has heard his forbear tell about it. Consequently there is probably no other man in this city who so closely links the past with the present and who is more a part of the present than is Mr. Brown.

When a representative of THE RECORD AND GUIDE called one day this week, he found Mr. Brown busily engaged in his office on matters pertaining to a real estate transaction. After being interviewed Mr. Brown attended a meeting of a board of directors of which he is a member. His figure is fairly erect and he has the bearing and manner of a man many years younger.

When a statement was requested about his career, Mr. Brown said: "Don't try to write an obituary about me, because I am still here on the job. I am feeling very well considering my years. In fact, I am a well and contented man, happy in my business and I think optimistic in my outlook on life and the world. I have never been ready to retire. What is the use? There is more fun going along and keeping in touch with all that is doing. This is a beautiful world if one will only look at it that way, and it is the right way.

"I think I started in the real estate business in 1854, when I opened an office in a small 3-story building at 1235 Broadway, adjoining the northwest corner of Thirtieth Street. I rented it from a Philadelphia family that owned it and I paid the munificent rent of \$30 a month for the entire building. Many persons at that time said that there was no future to Broadway and that it would continue to be a country road lined with old residences. I did not believe them. Somehow or other I was a bull on the future of this town. Every idea I then entertained about the future growth of this city I have seen more than realized. When I began business there were no real estate organizations of any kind. There was no cohesion among the real estate fraternity. It is wonderful what a change has come to pass in that regard alone.

"There was not even a horse car line in this city when I started in the real-estate business. We could not at that time brag about the quick transit facilities of New York. I myself

owned the old Red Bird Stage line that ran from Third Avenue and Thirty-fourth Street down Third Avenue to Fourteenth Street and through the East Side by a devious route to Grand Street Ferry. So you can see where traffic abounded at the time. When I sold the stage line I took payment half in cash and the rest in Manhattan real estate. Probably it would have been as well if I had taken payment all in real estate, for I have lived to see all that I took in real estate appreciate much in value. I own some of it yet, and I am well satisfied with it.

"In my early days there was an organization known as the Mechanics' and Traders' Exchange. Its meeting place was the rendezvous for everybody in the building material and real estate lines. There was no RECORD AND GUIDE then to give us building material quotations. We had to go to the Exchange to find out all we wanted to know. A weekly was finally started known as the Real Estate Journal. I have copies of it yet somewhere. But it did not pretend to give the news of the material and real estate markets as completely as THE RECORD AND GUIDE does now or has given it these many years. Come to think of it, the latter paper began its career by absorbing the Real Estate Journal. I knew quite intimately Mr. Clinton W. Sweet, who founded THE RECORD AND GUIDE. He was a man of vision and of courage.

"While I was a member of the Mechanics' and Traders' Exchange I met the late Peter A. Lehman, who was one of the most intelligent and able men I ever met. We went into the real estate business together under the firm name of Lehman & Brown, at Eighth Avenue and Twenty-eighth Street. We did wonderfully well. Then came a tragedy in Lehman's life. He went insane. He gradually improved, and later operated a farm up the State for ten years. After that he returned to New York, again embarked in the real estate business, made a great success and died sane and well off. I cannot fully express how much I admired the courage, the fortitude and the success of Mr. Lehman. His career is one of the rarest I know of.

"One of the best friends I had as a young man was the late Richard F. Carman, after whom the Carmansville section of Washington Heights was named. He was a close friend of Commodore Vanderbilt. Mr. Carman was a very keen man and one of strong individuality. For some reason or other he took a liking to me, probably because I did as he told me to do. My relations with him were always pleasant and satisfactory. He owned practically all the land on Washington Heights that bore his name. It covered what are now many square blocks. The station on the railroad was named Carmansville and the old gentleman was proud of it. Some of his own and numerous other tenants there were involved in a scheme to have the name of Carmansville changed to Audubon, in honor of the great naturalist who resided on Washington Heights. Mr. Carman was very wrathful about it and gave me orders to oust every tenant of his who had favored the change of name. He had seen the petition with their names on it and he copied them. Well, it was not a very pleasant job for me to tell them to vacate, but I had his orders to evict them all and I did. It was through Mr. Carman that I went to Washington Heights to reside and finally acquired property there. Through him, also, I met Madame Jumel, who many years before had married Aaron Burr and who forsook him because he sought to capture her fortune. She may have been charmed with Burr, but she had no good opinion of his business ability. Madame was a sharp, shrewd business woman and she needed no one to run her affairs for her. I often transacted real estate business for her and went to the old mansion, now owned by the city, to see her. She was the height of courtesy and caution. She was well along in the eighties when I first met her and I can see her in my mind's eye now with her plain white cot-

(Concluded on page 500)



# Review of Real Estate Market for the Current Week

## Large Sales on the West Side and a Sale in Battery Zone Emphasized an Investment Movement That Prevailed Throughout the City

**W**HILE the week was not distinguished for many large transactions it was nevertheless an interesting one. The diversity of the dealing was so marked that it indicated public interest in real estate. Both large and small investors took a hand and numerous operators turned quick profits on a variety of parcels. An investment that means much for the structural rehabilitation of the West side was the purchase by the New York Times of an Eleventh avenue block front for the purpose of improving it with a modern storage house and press room that will be an adjunct to its large building in West 43d street, just west of Broadway. The total investment of The Times on Eleventh avenue, including the new building, will be about \$2,000,000. Aside from marking an innovation in newspaperdom, it emphasizes the growing prestige of the West side since the vehicular tunnel at Canal street was begun and since the Seventh avenue rapid transit road was operated. The other conspicuous sale of the week was that of the 10-story office building at 68 Broad street to the Radio Corporation of America for about \$1,000,000. This property was long known as the Morris building and was built by the family of which Dave Hennen Morris is a member. The Morris family sold it some years ago. A 5-story building on Fifth avenue was sold as well as another Eleventh avenue block front.

A group of three old buildings on the Bowery was sold by an estate that had held them for seventy years. The sale accentuates the steadily improving structural and business conditions in the historic old thoroughfare, as the buyer is a prominent manufacturer and dealer in lighting fixtures who will reimprove the site with a modern 8-story mercantile building for his own use. A large vacant plot in East 32d street, close to the East river, was bought by a taxi cab company for

improvement with a fireproof garage; and there were other plots in the city sold for a similar purpose. This sale took place at about the same time that the Downtown League publicly urged a more extensive investment in garage buildings and a widespread construction of them. It appears that there is a shortage of garage space in the lower half of Manhattan. The demand for such space would seem to determine what to do with dilapidated tenement house sites in some of the lower sections of town. It is generally understood that modern garages accessible to wholesale districts are doing well.

Several large apartment houses on Washington Heights, a large apartment house in East 57th street owned by the Mc-Alpin estate and a group of eight apartment houses on Wales avenue, Bronx, changed hands, as did a number of miscellaneous large and small tenement houses in all parts of the city. A fine American basement dwelling on West 74th street, opposite the side of the Schwab mansion, found a new owner. Other good dwellings in other sections were also sold.

There were two deals in Queens borough acreage that are significant. One was a large tract in Glendale, to be improved for manufacturing purposes. The other was a big tract in old Queens village, to be improved with one and two-family houses. The dealing in the Bronx and in Brooklyn was varied and well distributed.

The leasing of a store, 10x20 feet in size, on Park Row, at the rate of \$45 a square foot a year, was an interesting feature of the week. Brooklyn contributed the lease of an entire vacant block front on upper Broadway, a strong business section, as the site for a modern retail business building. This is the longest business street in Brooklyn and is steadily growing in business prestige.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 68, as against 79 last week and 39 a year ago. The number of sales south of 59th st was 41, as compared with 25 last week and 12 a year ago. The number of sales north of 59th st was 27, as compared with 54 last week and 27 a year ago. From the Bronx 40 sales at private contract were reported, as against 35 last week and 25 a year ago. Statistical tables, including the number of recorded instruments, will be found on page 498.

### Year Book of Merchants' Association

The membership enrollment of the Merchants Association of New York was 6,174 on April 30 last, according to the Year Book for the year ending May 1, which has just been issued. The association was organized in

1897, and its membership has grown constantly during the quarter century.

A proper appreciation of the diversity of the new membership in the year can be gained from the fact that it is divided among forty different divisions of the forty-seven large divisions covering the classification of the complete enrollment.

As in the past, the preponderance of the new membership was drawn from the Borough of Manhattan. It is in large part firm or corporate support.

As in the early years of The Association's existence, the textile industry and banking still constitute the banner divisions in numbers. The membership is large and representative, in the following trades and industries: Food Products and Kindred Lines; Men's Apparel and Furnishings; Transportation and Shipping; Leather and Boots and Shoes; Paper and Paper Products; Insurance; Heavy Hardware, Machinery; Women's and Children's Wear; Drugs, Chemicals, Colors, Oils and Paints; Iron and Steel, Metals; Engineering, Building, Building Equipment; Jewelry; Stocks; and Realty.

Under the qualifications prescribed by the Board of Directors and the Membership

Committee, The Association's Membership Bureau has prepared an eligible list of nearly 14,000, the largest number since the creation of The Association. It is from this source that additional effective support for the activities of The Association will be drawn.

### Taxpayers Oppose Park Project

The contemplated plan of the city to take over the Berkeley Oval and Camp estate properties in the West Bronx, bounded by Sedgwick, Burnside, University and Tremont av's and 177th st, for park purposes, which came up before the Board of Estimate for hearing on October 6, was opposed by a taxpayers' organization of owners in that section. The matter was laid over until October 27.

The association, of which Herman A. Acker is secretary, has forwarded resolutions to the board in which it is held that there are enough playgrounds in the section; that the benefit derived would not be commensurate with the cost; that, owing to the fact that it has been partly improved, the cost would be great, and, lastly, that the city would lose much in taxes from not having it improved with apartment houses, for which it is adapted.

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## Business Property Guide

**T**HE guide contains a list of business properties to let and for sale, including office space, desk room, show rooms, lofts, stores, factory property, studios, basements, garages and buildings. Properties are grouped under their proper headings and classified according to location, and frequently their rental, for the convenient reference of buyers and renters. The guide is published *every Sunday, Tuesday and Thursday* in the Real Estate Pages.

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### Resale on Rockefeller Block

Emma H. Ellsworth resold to A. Fillmore Hyde, president of the Hyde Real Estate Corporation, 46 West 54th st., a 5-sty brick American basement dwelling, on a lot 22x100.5. The seller bought the parcel recently at the recorded price of \$47,500 plus a consideration for a quit claim deed from a party in interest.

On the same block are the town residences of John D. Rockefeller and Chauncey M. Depew. Numerous other dwellings on the block are owned by Mr. Rockefeller for the purpose of controlling the character of it. They are leased for fine dwelling purposes.

### Extra Building for New York Times

The New York Times has assembled under its ownership all of the parcels of real estate comprising the block front on the east side of Eleventh av., from 44th to 45th st., a plot with 201.2 feet frontage on the avenue. The parcels are nine old brick tenement houses known as 592-608 Eleventh av.

In addition The Times has bought, in order to square the plot, 545-559 West 44th st and 548-554 West 45th st., all old 4-sty brick tenement houses. The total frontage on 44th st is 225 feet and on 45th st 175 feet.

The names of the sellers on Eleventh av and the avenue number of the parcels follow:

592, sold by Mary Connor and others; 594, by the Rapp estate; 596, by Annie C. Mehrtens; 598, by Joseph Wolf; 600, by the Home and Rapp estates; 602-608, by John M. Lechich.

In West 45th st, 554 was sold by Charles Levy; 550-552, by John W. Knugel; and 548, by Joseph Mensing. In West 44th st, 559 was sold by Alice A. Farley; 557, by Andrew Whelan; 555, by William Henry Freund; 553, by D. H. McGinty; 551, by F. M. O'Rourke; and 549, by Mary Kiernan.

On the combined plot The Times will erect a large warehouse for the storage of printing material and paper and provide room for a larger printing plant.

The Times a year ago bought some old apartment houses on West 43d st., adjoining its home there on the west, as the site for a 100 foot front addition to it. Before the plans were completed it was estimated that a tremendous saving could be effected by providing facilities for the storage of paper and the garaging of trucks in the same building with the press rooms. With this in mind a search was made for available sites within convenient distance of the editorial quarters

which will remain in the "Times Annex" Building on 43d st., near Times sq.

The site on Eleventh av., just acquired, offered solution not only because of lower ground values but because of the railroad facilities afforded by the New York Central and Hudson River Railroad, which has tracks on Eleventh av. It will thus be possible to deliver paper to the new plant in carload lots. Another influence in the selection of the site was the nearness to the new dock improvements on Twelfth av.

### Metropolitan to Continue Lending

Seventy-five bankers who attended the American Bankers' Association convention, and who represent banks in 20 States which have been making housing loans for the Metropolitan Life Insurance Co., conferred on October 6 with the company's officers at 1 Madison av. on the housing program.

The continued need of mortgage money for residences was the topic of Frederick H. Ecker, vice-president of the company, and Walter Stabler, the comptroller, who said the company intended to continue making loans as long as there is a demand.

Mr. Stabler showed that since the housing operations of the Metropolitan were started at the beginning of 1920, commitments have been made for 9,750 dwellings which would accommodate 10,823 families, at a cost of \$37,308,932, and for 1,037 apartment houses to house 27,660 families, or counting five to a family, nearly 140,000 persons.

### Delafeld Buys at Auction

Richard Delafeld, president of the National Park Bank, bought the American basement 5-sty brick dwelling of Frederick Sterner, architect and builder, at 16 East 64th st., on a lot 20x100.5, which was sold at auction in the ballroom of the Hotel Plaza. Mr. Delafeld, through W. Gordon Crawford, a broker of Washington, D. C., obtained the property on a bid of \$115,000. Mr. Delafeld, whose country home is at Tuxedo, will occupy the residence.

The property faces the large residence of M. Orme Wilson. It was held at \$100,000, the price at which it is assessed by the city for taxation purposes. It was designed and built by Mr. Sterner.

### Radio Corporation Buys

White Oil Realty Co. sold to the Radio Corporation of America 64-68 Broad st., northwest corner of Beaver st., a 10-sty and basement brick and stone office building, on a plot 98.7x69.1x101.7x66. It was built by the Morris family and long bore the name of Morris building. The selling price was about \$1,000,000.

It is within two blocks of the principal cable and telegraph forwarding offices and is near the Postal Telegraph Co.'s headquarters. The name of the building will probably be changed to "Radio House."

### Fine West Side Dwelling Sold

Estate of William Bradley sold to Daniel L. and James S. Reardon of the United States Trucking Corporation 305 West 74th st., a 5-sty brick and stone American basement dwelling, on a lot 24x66. It is opposite the 74th st side of the Charles M. Schwab mansion.

The neighborhood is one of the finest on the upper west side.

### Taxi Company Buys Plot

Garage Realty Co., in conjunction with Joseph P. Day, sold for the Standard Gas Light Co. to the American Yellow Taxi Operators, Inc., the vacant plot, 136.9x98.9x116.9x irregular, known as 411 East 32d st., on the north side of the thoroughfare, 94 feet west of the East River. The new owner will erect a fire-proof garage on the plot.

### New Building on Bowery Site

Estate of John R. Dunning sold through the Lewis H. May Co. 251-255 Bowery, three 4-sty brick buildings, on a plot 64.8x235x irregular. The properties are assessed at \$110,000 and are free and clear. It is the first change of ownership in 70 years.

When the leases on the buildings expire the new owner, Louis Cohen, who has been in the store fixture business nearby for 40 years, will reimprove the site with an 8-sty building for the use of his business.

### Famous Estate Sold

S. Osgood Pell & Co. sold the famous Vermont estate of the late Theodore N. Vail, president of the American Telephone & Telegraph Co. Mr. Vail only completed the estate a short time before his death at a cost of more than \$2,000,000, making it the most costly country place in New England. The mansion house alone contains more than 100 rooms, many of them very spacious, for the entertainment of his friends and associates. It was here that Mr. Vail installed the pipe organ reputed to be one of the finest in the country. The mansion house was built in the center of the estate, about 6 miles north

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of St. Johnsbury and commands an extensive view of both the White and Green mountains.

The buyers are a group of New England business men, who plan to form a club and use it for this purpose. A private golf course is on the property, a garage which will house nearly 100 cars and a number of modern cottages make this estate wonderfully adapted for a large club.

**Operator Buys on Fifth Avenue**

The Emigrant Industrial Savings Bank sold the 5-sty office and store building, 206 Fifth av., extending through the block to 1126 Broadway, between 25th and 26th sts. The Brensman Realty Co., Samuel Brenner, president, is the new owner. The building covers a plot 28.2x 112.4x irregular and was for many years the home of the Lincoln Trust Co. It was held at \$450,000. Thomas J. O'Reilly was the broker.

The Emigrant Bank took it over about 6 years ago and modernized it at an estimated cost of \$100,000. Subsequently it was leased by the bank through the same broker to Menschel Bros. for a term of 21 years.

**Armours Sell Eleventh Avenue Block**

Armour & Co. sold the block front bounded by Tenth and Eleventh avs and 14th and 15th sts to the National Biscuit Co., which has recently been acquiring nearby property. The buyers now control three entire blocks and half of another at this point. The Armour property fronts 205 feet on Tenth av, 221 feet on Eleventh av, 74 feet on 14th st and 160 feet on 15th st.

The sellers acquired the property about 5 years ago from the Chanler estate for the purpose of erecting a large distributing plant to be served by the proposed elevated tracks of the New York Central Railroad on Eleventh avenue.

**Synagogue in Two Deals**

The Talmud Torah Rabbi Chaim Berlin Kahal Jeshurun of Harlem sold to Louis Schloss the 4-sty tenement house with stores, on a lot 25x100.11, at 220 East 102d st; and bought from David Mendelson and James Kelly, respectively, the two 4-sty brick tenement houses with stores at 215 and 217 East 101st st, on a plot 50x100.11. All of the sales are recorded.

**Building Site on Heights Sold**

McDowell & Byrne sold for the estate of Joseph Ducimetiere to Theodore Klein the northwest corner of Wadsworth av and 185th st, a vacant plot, 60x95. The new owner will improve the parcel with a 5-sty and basement apartment house.

**Studor Court North Sold**

Joseph Shenk sold through Cooper & Cohn the 6-sty elevator apartment house with stores, known as Studor Court North, at 598 West 177th st, southeast corner of St. Nicholas av, on a plot 99.11x100. The structure was held at \$350,000 and returns an annual rental of approximately \$52,000. David H. Van Dam is the buyer.

**Big Deal in Bronx Flats**

Herskovitz & Raynes resold to Morris Firestein the eight 6-sty brick apartment houses, mostly with stores, at 672 to 690 Wales av and 756 to 766 East 155th st, at the southeast corner of the two thoroughfares. The property contains accommodations for 240 families and returns an annual rental of about \$81,000. It fronts 279 feet on the avenue and 195.3 feet on the street. The houses were recently acquired by the sellers from Morris Garfunkel through Loeffler, Kaplan & Schreiber, brokers, who also arranged the resale.

**Columbia Oval Lots at Auction**

Recently, Columbia University, through the munificence of George F. Baker, acquired Baker's field (26 acres) at 218th st and Broadway, for use as a new athletic field. The trustees of the University of Columbia in the City of New York, have therefore decided to sell the former field, in the Bronx, known for many years as Columbia Oval. Joseph P. Day has been appointed the auctioneer and the sale will be held Thursday, October 26, at 12 o'clock noon, in the Real Estate Exchange Salesrooms, 14 Vesey st. The sale will be absolute and the lots will be sold, separately, for whatever they may bring.

The direction of the sale is in the hands of a committee appointed by the trustees at Columbia University, and consisting of Alfred E. Marling and Frederick A. Goetze, the latter being treasurer of Columbia University. John B. Pine is the attorney for the trustees.

Columbia Oval, which is located close to the Oval Reservoir, comprises about 225 lots in the Gun Hill rd, Bainbridge av and East 211th st section of the East Bronx. Gun Hill rd and Bainbridge av are business thoroughfares.

The property was acquired in 1896 by the trustees of Columbia University, which then was located on Madison av, at 49th st.

**Hudson Overlook in New Hands**

The Hudson Overlook at 804 West 180th st, southeast corner of Pinehurst av, a 6-sty brick elevator apartment house, 100x100.2, has been purchased by David H. Van Dam, an investor, through M. Cohn & Co. and Henry I. Cooper, brokers. The house is arranged in suites of 3 to 6 rooms and bath each and returns a rental of about \$41,000. It was held at \$250,000. Herman Heidenrach was the seller.

**Winners in Fall Golf Tournament**

About 100 members of the Real Estate Board of New York and their guests played in the Fall Tournament at the Sunningdale Country Club at Scarsdale, N. Y. The winners were as follows:

Class A.—Low gross, morning, won by D. G. Scott of the United States Realty Co.—85. Low net won by George F. Brown of Duff & Brown—82, handicap 12, net 70. Afternoon, low gross, won by J. Laroque Anderson of G. Richard Davis & Co.—83 gross. Net won by F. D. Richard of Edwards, Dowdney & Richard, gross 85, handicap 15, net 70.

Class B.—Low gross, morning, won by J. Clarence Davies—96. Low net won by W. S. Norton of the Metropolitan Life Insurance Co., gross 96, handicap 20, net 76. Afternoon, low gross won by Anton L. Trunk, gross 93. Low net won by Eugene Moses of Charles Griffith & Eugene Moses & Co., gross 95, handicap 19, net 76.

Class C.—Low gross, morning, won by Barney H. Weisker, gross 103. Low net won by Joseph L. Ennis of Ennis & Sinnott, gross 99, handicap 23, net 76. Afternoon, low gross, won by W. H. Quinlan of Quinlan & Leland, gross 105. Low net won by J. Irving Walsh, gross 107, handicap 27, net 80.

Guests Prize—Morning, best 18 holes net, won by Edward Slosson, guest of G. Richard Davis, gross 84, handicap 14, net 70. Afternoon, best 18 holes net, won by A. Clarke Bedford, guest of Frederick D. Kalley, gross 87, handicap 12, net 75.

New York Title & Mortgage Co. Cup, best 18 holes net, selected score, won by J. Laroque Anderson, gross 74, handicap 7, net 67. This is the second time Mr. Anderson won this cup and therefore wins it outright.

Harold C. Richard's Cup, Class B, best 36 holes net, won by Charles G. Moses, 156 net, whose name is inscribed upon the cup.

Edward D. MacMannus Memorial Cup, Class C, best 36 holes net, won by Joseph L. Ennis, 159 net, whose name is inscribed upon the cup.

President Charles G. Edwards' prize, best 36 holes net, all classes, won by F. B. Barrett, of G. Richard Davis & Co., 150 net.

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### McAlpin Estate Sells the Palermo

Frederick Brown, operator, purchased from the estate of Edward A. McAlpin the Palermo, the 8-sty and basement brick elevator apartment house, known as the Palermo, on a plot 75x100.5, at 125 to 129 East 57th st, through Brown, Wheelock-Harris, Vought & Co. The property had been in the hands of the sellers for many years.

### Builder Buys Queens Acreage

The Bulkley & Horton Co., through its Jamaica office, sold the Vandegaw farm, in Queens village. It comprises 28 acres and the purchaser intends immediate development of it. The buyer bought last year an adjoining farm on which he has erected several hundred houses.

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### Queens Acreage in Trade

Thoens & Flaunlacher, Inc., sold for the Winters Realty Co. a group of buildings containing about 180,000 square feet, and about 18 acres of land on Dry Harbor rd and Cooper av, Glendale, Queens, to the Hemmerdinger Estate Corporation, 503 Johnson av, Brooklyn, manufacturers of cotton waste, who will use a portion of the premises for their own business. The property was held at \$500,000. The property was acquired by the Winters Realty Co. from S. K. Jacobs in an exchange for the Cuyler building at 116-120 West 32nd st 119-23 West 31st st, Manhattan.

### Yale University Sells Tract

Cammann, Voorhees & Floyd sold for Yale University a tract of 50 lots at Floral Park, Nassau county, L. I.

### Amid the Wheatley Hills

Ladd & Nichols, Inc., sold for the estate of Harvey Murdock 55 acres at Mill Neck, Nassau County, known as the F. C. Jennings property. This piece of acreage is probably the best available site on Long Island, with water view. It used to be known as Sagamore Hill before the days when the name was borrowed by Theodore Roosevelt for his home in Cove Neck, the reason for the name being the Indians used to signal from this point to Greenwich, Conn., lighting their fires on the present homestead. The property was held at \$5,000 per acre and was purchased by Robert L. Dodge, for a client.

### Adjoining Owner Buys Brooklyn Plot

Stoddard & Mark, attorneys, purchased from Harold E. Wittemann, a builder, for the Baltic Holding Co., the parcel recently acquired by the seller on the west side of

Flatbush av extension and north of De Kalb av. This gives the buyers control of a frontage of 126 feet on Flatbush av north of the subway station, or a complete area of 7,000 square feet. The property was held at \$100,000. Charles A. O'Malley and the Charles F. Noyes Co. were the brokers. The seller recently acquired the property from the Church of our Lady of Mercy.

The plot directly adjoins the home of the Brooklyn Dime Savings Bank. Foundations are already installed for a high building.

### Brooklyn Landmark Sold

The large detached 2½-sty frame dwelling, on a plot 120x250, at the northwest corner of Ocean parkway and Cortelyou rd and extending back to East 5th st, Flatbush section of Brooklyn, has been sold by the estate of Peter H. McNulty to a builder for reimprovement with apartment houses with stores, all to face on Cortelyou rd, where the longest frontage is.

Long prominent in the affairs of Brooklyn, Mr. McNulty, at the time of his death, about 20 years ago, was one of its most prominent real estate operators. He had been a State Senator and a major of the Second Brigade, National Guard. He was head of the real estate firm of McNulty & Fitzgerald, the late Edward C. M. Fitzgerald being the junior partner. These two men were the pioneer operators in suburban Brooklyn acreage, now subdivided and improved. They also successfully operated in Queens, Nassau and Suffolk county acreage. Mr. Fitzgerald died less than a decade ago.

## MORTGAGE LOANS

A loan of \$675,000 has been made by the Donco Co. to Lyman Arms, Inc., for improvement to 47 to 51 East 61st st with a 9-sty elevator apartment house. Lawrence, Blake & Jewell negotiated the loan and recently sold the property.

William Vincent Astor obtained from the Bank for Savings a loan of \$225,000 on the 17-sty apartment house at the northwest corner of Park av and 79th st, 102.2x85, at 5 per cent per annum interest. The loan is an equal lien with a prior mortgage of \$525,000 on the property.

Frank L. Fisher Co. placed a first mortgage loan with the Lawyers Title & Trust Co. for \$35,000 on the 5-sty apartment house 519 West 134th st.

The Title Guarantee & Trust Co. loaned \$135,000 on a 5-sty apartment house, 98.7x125, on the east side of Grand Boulevard and Concourse, 250 feet north of 190th st, for a term of 5 years at 5½ per cent per annum. The same concern loaned \$115,000 and \$105,000 on the two 5-sty apartment houses with stores at the northwest corner of Boston rd and Charlotte st for a term of 5 years at 5½ per cent per annum.

William Henry Barnum & Co. made a loan, secured by a first mortgage of \$350,000, on the land and modern plant of the Aeromarine Plane & Motor Co. at Keyport, N. J. The loan was negotiated by Lawrence, Blake & Jewell, of New York. Situated 20 miles south of the Battery with 2½ miles of water front on the lower bay, this plant possesses one of the largest and most important flying fields and landing bases for both aeroplanes and seaplanes in and about New York, and is a valuable link in the chain of defenses in New York City from aeroplane or submarine attack. Here are built the flying boats of the Airways Corporation that provide service between Florida and Cuba, New York and Atlantic City and other commercial routes, and in addition to flying boats the plant also manufactures motors for both the army and navy. The property has been appraised at more than \$1,100,000.

S. W. Straus & Co. have underwritten a first mortgage 6 per cent bond issue of \$1,000,000 to cover construction of a 14-sty apartment house, on plot 100.8x107.8 at the northwest corner of Park av and 87th st. The building will contain 88 apartments. J. E. R. Carpenter, architect and builder, is the principal stockholder in 1060 Park Avenue Corporation, which owns it. Pease & Elliman sold the site to the builders and will manage the house. The loan was negotiated by Hughes & Hammond.

## MANHATTAN SALES

### South of 59th Street

DOWNING ST.—Pepe & Bro. sold for Joseph W. Moyer 23 Downing st, a 4-sty brick single flat with store, on a lot 15.9x70.

MacDOUGAL ST.—Pepe & Bros. sold for Antonio Veniero 120 MacDougal st, a 7-sty brick cold water tenement house with stores, on a lot 25x100.

# Classified Advertisements

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

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

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

## PROPOSAL

NOTICE TO CONTRACTORS.—Sealed proposals for 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 Tunnels 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 1058, 25 Broadway, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon 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. M. FARRINGTON, Secretary, State Hospital Commission, Dated: September 21, 1922.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 5, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., Oct. 31, 1922, for counters in room 423 and laboratory in the United States Treasury Building, Washington, D. C. Drawings and specification may be obtained at this office. Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 4, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., October 26, 1922, for the construction of an extension to

the workroom and driveway at the United States Post Office at Adrian, Mich. Drawings and specifications may be obtained from the Custodian at Adrian, Mich., or at this office, in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 7, 1922.—SEALED PROPOSALS will be opened in this office at 3 p. m., and in the office of the Superintendent of Construction, Palo Alto, Cal., at 12 M., Oct. 30, 1922, for furnishing and installing window and door grilles for the United States Veterans Hospital at Palo Alto, Cal. Drawings and specifications may be obtained from the Superintendent of Construction at Palo Alto, Cal., or at this office in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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STANTON ST.—J. & L. Ostroff bought 319-321 Stanton st, southwest corner of Goerck st, a 6-sty brick tenement house with 6 stores, on a plot 50x75, having an annual rental of more than \$9,700.

10TH ST.—Cammann, Voorhees & Floyd sold for the Williams-Dexter Co. 219 West 10th st, a 3-sty and basement brick and frame dwelling, on a lot 21.3x51.

28TH ST.—Shaw, Rockwell & Sanford sold for Rev. Arthur J. Kenny 309 West 28th st, a 4-sty and basement stone dwelling, on a lot 20x98.9. It is the first sale of the property in more than 25 years.

35TH ST.—John Finck sold for Sophia Schmitt 241 West 35th st, a 5-sty tenement house with store, on a lot 25x98.9.

THIRD AV.—Herman Arns Co. sold for the estate of Simon Rosenblatt 266 to 270 Third av, three 3-sty brick tenement houses with stores, on a plot 38.4x75, to Sol Freidus and Morris Steinberg.

#### North of 59th Street

68TH ST.—Henry Sillcocks, of the law firm of Sillcocks, Gedley & Holmes, sold 19 West 68th st, a 5-sty brick American basement dwelling, on a lot 16x100.5.

70TH ST.—M. H. Gaillard & Co. sold for Everett Jacobs the two 3-sty and basement brick dwellings 305 and 307 West 70th st, on a plot 42x100.5. The purchasers will occupy both houses after alterations. Sidney Nordlinger represented the seller and the Title Guarantee and Trust Co. the purchasers. The property was held at \$50,000.

76TH ST.—William Ward Jones sold for the Adelia B. Althaus estate the 4-sty brownstone tenement house, on a lot 25x102.2, at 217 East 76th st to Jacob Breene.

77TH ST.—B. Beal sold through John Finck 241 East 77th st, a 3-sty and basement brick dwelling, on a lot 13.10x102.2.

82D ST.—M. H. Gaillard & Co. sold for I. Randolph Jacobs and Everett Jacobs 64 West 82d st, a 4-sty and basement stone dwelling, on a lot 19x102.2.

92D ST.—John J. & Theodore A. Kavanagh sold for Mrs. Minnie B. Bridge, for occupancy, 68 East 92d st, a 4-sty and basement stone dwelling, on a lot 15.11x100.8½.

95TH ST.—J. Lemle sold for Mrs. T. Flatto to Henry Gottschalk 170 East 95th st, a 3-sty and basement stone dwelling, on a lot 18.9x100.8½. It is the first sale of the parcel since 1894. The buyer will remodel the structure and occupy.

115TH ST.—Bernard A. Ottenberg sold to Ella Kelsch 272 West 115th st, a 4-sty and basement brownstone double flat, on a lot 25x100.11. J. Horn was the broker.

127TH ST.—Rosaling Realty Co. sold to J. L. Moysse for J. Holtzberg & Sons the 7-sty elevator apartment house, on a plot 50x99.11, at 126A West 127th st. The holding price was \$125,000.

130TH ST.—James H. Cruikshank resold to Abraham Woodley 6 West 130th st, a 4-sty brick American basement dwelling, on a lot 16.8x99.11. Clarence E. Hutchinson was the broker.

138TH ST.—J. Clarence Davies, Inc., sold for A. Schwoorer, Jr., to Louise E. Banks the vacant lot, 25x112, on the north side of 138th st, 495 feet east of Lenox av, upon which the purchaser will erect a 1-sty taxpayer.

143D ST.—Moses A. Kuh purchased from the 400 Manhattan Avenue Corporation 521 and 523 West 143d st, a 6-sty elevator apartment house, known as the Opelika, on a plot 70.10x99.11, consisting of 4 apartments on a floor of 6 rooms each, held at \$145,000. J. C. Hough & Co. were the brokers.

AUDUBON AV.—Charles A. Du Bois sold for Dr. Charles B. Petrie the 3-sty frame dwelling 91 Audubon av, on a lot 16.4x95. This completes the resale by the broker of the three frame houses recently sold by A. Zauderer, Inc., to Dr. Petrie.

COLUMBUS AV.—Estate of Thomas F. Martin sold through John Finck 952-954 Columbus av, southwest corner of 107th st, two 5-sty brick apartment houses with stores, on a plot 50.5½x100. It is the first sale of the properties in 35 years.

EIGHTH AV.—Harding Realty Corporation, Joseph A. Polsky, president, purchased from Fannie Miller the 2-sty brick business building, 73x100, southeast corner of Eighth av and 111th st. Isaac Levine was the broker.

EIGHTH AV.—Ernest T. Bower sold for Thomas Scholes 2554 Eighth av, a 5-sty brick tenement house with stores, on a lot 25x88, adjoining the northeast corner of 136th st.

HAVEN AV.—William Schwartz sold through the Harris Exchange 98 Haven av, a 5-sty and basement brick apartment house, containing 25 apartments, on a plot 50x103.

ST. NICHOLAS AV.—Elkhorn Realty Co. sold through David Stewart and the Cruikshank Co. to the Agreeable Realty Co., Bernard London, president, the northeast corner of St. Nicholas and Fort George avs, a vacant plot, 637x147.6x611.

SECOND AV.—Bernard A. Ottenberg sold to L. Lutrin 1402 Second av, southeast corner of 73d st, a 5-sty brownstone and brick tenement house with stores, on a lot 27.2x75.

THIRD AV.—Cruikshank Co. sold for the Gerry Estates, Inc., to Henry Bleber 1120 Third av, a 4-sty brick tenement house with store, on a lot 20x65.

WEST END AV.—M. H. Gaillard & Co. sold for the Moore estate 387 West End av, a 3-sty brick dwelling, on a lot 16.4x83.2. The purchaser will occupy it.

### BRONX SALES

MT. HOPE PL.—Mary Lawson sold to Wendelin Knoch 208 Mt. Hope pl, a 3-sty and basement brick 2-family house, on a lot 18.5x75.

153D ST.—Julius Trattner sold for Joseph Starr 320 East 153d st, a 5-sty and basement brick apartment house, on a lot 25x100.

156TH ST.—Louis Wetzler sold for the Alfred Blumenthal estate the 5-sty and basement apartment house 763 East 156th st, on a plot 45x100. The new owner is J. Kaplan.

160TH ST.—J. Clarence Davies, Inc., sold from plans for Niewenhouse Co., Inc., to George Schmitt & Co. the 2-sty fireproof garage, to front 194 feet on the north side of 160th st the block front between Park and

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Courtlandt avs. The depth of the plot is 51 feet. Old frame houses are now on the site.

162D ST.—Schwerthoffer estate sold 860 East 162d st, a 4-sty and basement brick 2-family house, on a lot 25x69.4, adjoining the southeast corner of 162d st.

165TH ST.—Ida Brantman sold 864 East 165th st, a 3-sty and basement frame 3-family house, on a lot 18.3x91, adjoining the southwest corner of Stebbins av.

179TH ST.—Hudson P. Rose Co. bought through J. Klein, 714 East 179th st, a 2-sty and basement frame dwelling, on a lot 16.8x95.

186TH ST.—Nehring Bros. sold for William H. Barnes and others 454-456 East 186th st, two 4-sty and basement brick flats, on a plot 40x100.

ANTHONY AV.—Armstrong Bros. sold for R. Weld to B. Derrenbacher 2015 Anthony av, a 2½-sty and basement frame 2-family house, on a lot 19.4x92.2x irregular. It adjoins the northwest corner of Bush st.

BEDFORD PARK BOULEVARD.—M. Chiropany sold to Anna Curley, 245 Bedford Park boulevard, a 3-sty brick semi-detached 3-family house, on a lot 25x100.

BOSTON RD.—J. S. M. Realty Co. resold to Samuel Schachter the two 5-sty and basement brick apartment houses 1670 to 1674 Boston rd, on a plot 84.10x100. The property was held at \$120,000.

BRIGGS AV.—M. Morgenthau, Jr., Co., Everett M. Seixas, consolidated, sold for M. Bruno, of the Adriatic Realty Corp., to J. H. Miles, of the Thorobill Corporation, the vacant plot, 57.4x101.3, on the north side of Briggs av, 100.4 feet west of 199th st.

BROADWAY.—George Howe sold the plot corner of Broadway and 262d st to Antoinette Auerbach, of Brooklyn. The property is opposite Van Cortlandt Park and will be held for improvement with stores and apartments. It was held at \$17,000. The same broker also sold to Edward Fenclon, of Yonkers, a part of the Rodgers estate on Tyndall av, comprising 3 lots.

BRYANT AV.—Alexander Selkin, Carl Jaffe and Samuel Rockstein sold for Dr. Grausman to an investor 1685 Bryant av, a 6-sty brick apartment house, on a plot 75x100.

CLAREMONT PARKWAY.—Abadiah A. Ramsey resold to Rosa Schwartz the 6-sty and basement brick apartment house with stores, on a plot 50x104.8x irregular, at 546 Claremont Parkway, adjoining the southwest corner of Fulton av.

COLLEGE AV.—J. Lemle sold for a client 965 College av, southwest corner of 64th st, a 4-sty and basement brick apartment house, on a lot 25x99.

CONCOURSE.—William J. Gabel sold for the estate of Michael Murtagh the vacant lot, 25x45x irregular, on the west side of Grand Boulevard and Concourse, 75 feet north of 164th st. It is the first sale of the parcel in 30 years.

FRANKLIN AV.—Estate of De Witt C. Weeks sold 1244-1250 Franklin av, three 2-sty and basement frame detached dwellings, all

on a plot 93.3x185.7. The buyer will reimprove the plot with modern buildings.

FULTON AV.—Mary Lepler sold to Michael Lichtenstein the 6-sty and basement brick apartment house known as Marvelle Court, 92.4x100, at the southwest corner of Fulton av and 175th st. The building contains 5 stores.

JACKSON AV.—Magdalene Crossman and others sold to Tillie Kopstein 937 Jackson av, northwest corner of 163d st, a 4-sty brick apartment house with stores, on a lot 25x56.3.

JEROME AV.—Hudson P. Rose Co. bought 3122-3126 Jerome av, three 3-sty frame 3-family houses, on a plot 50x100.

KINGSBRIDGE RD.—William Schoonmaker sold to a builder 271 East Kingsbridge rd, a 2½-sty and basement frame detached dwelling, on a plot 50.5x97.5x irregular and running through to Briggs av. The new owner will reimprove the entire plot with stores.

LIEBIG AV.—S. Soraci bought from M. S. Construction Corporation 6143 Liebig av, Riverdale, a 2-sty frame dwelling.

MAPES AV.—Laumeister & Herrmann sold for a client 2140 Mapes av, a 2½-sty and basement frame dwelling, on a lot 25x145, with garage.

RYER AV.—Armstrong Bros. sold for Cecile Brett to Albert E. Massimino, operator, 2085 Ryer av, a 2½-sty and basement frame 2-family house, on a lot 25x95.

ST. ANNS AV.—Laumeister & Herrmann sold for a client 344 St. Anns av a 4-sty and basement brick flat, on a lot 25x90.

SOUTHERN BLVD.—Pierce & Golden Co. sold for J. Schwartz 1531 Southern blvd, a 5-sty brick apartment house, on a plot 50x100. It contains 25 apartments.

THIRD AV.—William F. Kurz, in conjunction with Williamson & Bryon, sold for the estate of Thomas Lehnac to the Stebbins Realty Co. 2766-2770 Third av, northeast corner of 146th st, three 3-sty brick and frame flats with stores, on a plot 83.6x93.4x irregular.

VERIO AV.—Frederick Sauter sold for Abraham Haft to Mrs. Helen Menke 4270 Verio av, northeast corner of East 235th st, a 2-sty brick flat with store, on a lot 22x94.8.

WASHINGTON AV.—Cherokee Court, a 6-sty brick apartment house with stores at 2020-2022 Washington av, northeast corner of 179th st, has been purchased by the newly-formed Lewmac Realty Co. from Hyman Kassel. The property has a frontage of 60.4 feet on Washington av and 94 feet on East 179th

st. The new company includes Max and Louis Zaretsky. J. Greenhill, attorney, represented the buying interests.

WILKINS AV.—Ruland & Benjamin, Inc., sold for the Rye Lake Realty Co. to Henry Graff, 1567 Wilkins av, southeast corner of Crotona Park East, a 5-sty apartment house, known as the San Remo, on a plot 39.8x100.5.

WILLIS AV.—William F. Kurz sold for the Stebbins Realty Co. the 1 and 2-sty brick and frame buildings, on a plot 75x107.7, on the west side of Willis av, 50 feet south of 146th st.

**BROOKLYN SALES**

76TH ST.—Bulkley & Horton Co. sold for the Kingshaven Realty Co. to a buyer, for occupancy, 76 76th st, Bay Ridge, a semi-detached dwelling, between Colonial rd and Narrows av.

83D ST.—Estate of Gen. Hiram R. Duryea sold the vacant plot, 37x100, on the south side of 83d st, 320 feet east of Colonial rd, Bay Ridge.

EAST 39TH ST.—Knox Realty Co. sold for Arthur Fagerlund 987 East 39th st, a detached frame dwelling.

RIVERDALE AV.—The new I. C. Realty Corporation, with A. Sumner, E. Bacola and R. Levy as directors, bought a plot, 200x200, at the corner of Riverdale av and Douglass st, in the Brownsville section, from Hyman Harding, who held it at \$25,000. D. T. Rosen, attorney, represents the company.

SEVENTH AV.—David Mayer sold the northeast corner of Seventh av and 2d st, a 5-sty building consisting of 9 apartments and corner store. The property was held by the seller for more than 20 years and was sold to an investor.

**QUEENS SALES**

FLUSHING.—Flushing is to have another housing project in the Broadway section. James Callan, builder, has purchased 30 lots, 20x100 each, on the east side of 20th st, between Broadway and State st, from the Hildreth estate through the Halleran Agency. The buyer will improve the sites with 10 dwellings to contain 6 and 7 rooms each and 2 baths and there will be garages. Mr. Callan has erected 110 dwellings in Flushing and 500 in Corona.

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**REAL ESTATE NOTES.**

A. C. DURANT, INC., is a new real estate firm that has opened offices in 501 Fifth av. Telephone, Murray Hill 2283.

MISS KATHARINE HENNESSEY, milliner, is the buyer of the 5-sty building 33 West 57th st, sold recently.

HERBERT HECHT CO., real estate brokers, have removed their offices from 25 East 48th st to 425 Madison av, corner of 49th st.

JOSEPH PITMAN is the purchaser of the 5-sty warehouse 13-17 Front st, recently sold. The building will be extensively altered for use as a garage.

WHITNEY-FOSTER CORPORATION has removed its offices from 150 West 72nd st to 356 West 145th st, corner of St. Nicholas av. Telephone, Audubon 0900.

FRANK J. DOUGLAS, who was long with the New York Title & Mortgage Co., is now identified with the real estate and mortgage loan business of Alvan W. Perry at 11 East 43d st.

FRIEDMAN & DALLEN, of 64 East Fordham rd, who have been conducting a real estate and insurance business at the above address, have dissolved partnership and in the future Samuel S. Friedman will conduct the business at the same address.

LACK OF GARAGE facilities in lower Manhattan, below Canal st, has prompted the Downtown League to compile data on suitable locations for improvements of this character. The league suggests this form of investment to those seeking opportunities in the real estate market, stating that no better investment is available at present than the construction and operation of garages in lower Manhattan.

ENNIS & SINNOTT were the sellers of the 8 lots on 151st st and 152d st, 225 feet west of Broadway, reported purchased last week by Harry H. Uhlfelder, Inc., for apartments. Ennis & Sinnott took the lots in part payment from John W. Comey for the 3 apartment houses 408 to 412 West 115th st, reported sold recently through Hall J. How & Co. On the 151st and 152d st lots stands the one time home of J. Romaine Brown, known as the dean of the real estate world.

**REAL ESTATE STATISTICS**

**CONVEYANCES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 2 to Oct. 5	1921 Oct. 4 to Oct. 8
Total No.....	202	145	198	222	768	619
Assessed Value.....	\$14,500,800	\$22,934,700	.....	.....	.....	.....
No. with consideration	14	16	12	35	23	30
Consideration .....	\$1,525,550	\$2,158,750	\$160,575	\$178,705	\$278,742	\$200,691
Assessed Value.....	\$1,812,200	\$1,307,500	.....	.....	.....	.....
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 5	Jan. 1 to Oct. 8
Total No.....	9,030	8,404	9,994	7,987	32,454	30,805
Assessed Value.....	\$630,428,150	\$473,422,949	.....	.....	.....	.....
No. with consideration	853	902	1,316	707	1,226	1,654
Consideration .....	\$59,404,823	\$49,297,347	\$8,351,182	\$5,406,404	\$17,445,872	\$18,205,136
Assessed Value.....	\$58,314,750	\$43,209,000	.....	.....	.....	.....

**MORTGAGES**

	MANHATTAN		BRONX		BROOKLYN	
	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 2 to Oct. 5	1921 Oct. 4 to Oct. 8
Total No.....	220	107	171	130	955	547
Amount .....	\$6,115,110	\$3,365,346	\$2,053,442	\$901,352	\$4,938,077	\$2,372,101
To Banks & Ins. Co.	43	10	17	6	164	64
Amount .....	\$2,988,793	\$1,966,000	\$700,400	\$153,500	\$1,165,500	\$410,775
No. at 6% .....	168	91	146	114	920	527
Amount .....	\$3,947,585	\$1,454,882	\$1,533,992	\$834,349	\$4,753,727	\$2,293,401
No. at 5 1/2% .....	16	1	1	2	17	17
Amount .....	\$192,000	\$40,000	\$30,000	\$11,500	\$96,750	\$69,150
No. at 5% .....	3	2	1	2	4	.....
Amount .....	\$234,775	\$40,000	\$45,000	\$12,500	\$7,200	.....
No. at 4 1/2% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
No. at 4% .....	2	.....	.....	.....	.....	.....
Amount .....	\$35,000	.....	.....	.....	.....	.....
Unusual Rates.....	3	1	1	.....	2	1
Amount .....	\$305,500	\$1,655,000	\$1,300	.....	\$3,050	\$250
Interest not given	28	12	16	12	12	2
Amount .....	\$1,400,750	\$175,464	\$443,150	\$43,003	\$77,350	\$9,300
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 5	Jan. 1 to Oct. 8
Total No.....	7,680	6,558	8,336	7,123	35,056	26,008
Amount .....	\$256,692,238	\$193,003,747	\$87,844,359	\$46,276,843	\$194,549,674	\$136,685,532
To Banks & Ins. Co.	1,187	1,035	993	286	7,080	3,642
Amount .....	\$88,012,635	\$79,456,427	\$17,363,860	\$5,706,235	\$57,053,861	\$32,923,526

**MORTGAGE EXTENSIONS**

	MANHATTAN		BRONX	
	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10
Total No.....	36	25	9	13
Amount .....	\$2,287,500	\$763,900	\$355,500	\$276,100
To Banks & Ins. Companies...	23	16	6	7
Amount .....	\$1,992,300	\$632,650	\$295,000	\$165,500
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
Total No.....	2,089	1,719	726	572
Amount .....	\$152,082,498	\$135,352,223	\$21,009,077	\$13,290,616
To Banks & Ins. Companies...	1,440	1,083	409	291
Amount .....	\$115,562,285	\$114,942,504	\$13,855,357	\$8,128,375

**BUILDING PERMITS**

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10	1922 Oct. 4 to Oct. 9	1921 Oct. 5 to Oct. 10
New Buildings...	12	8	79	57	332	111	363	265	59	67
Cost .....	\$1,264,540	\$13,856,460	\$1,059,100	\$970,600	\$2,446,225	\$1,321,755	\$2,367,744	\$1,303,170	\$146,865	\$232,655
Alterations .....	\$164,975	\$554,835	\$24,600	\$168,100	\$139,140	\$98,600	\$90,490	.....	.....	\$4,275
	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New Buildings...	667	566	3,250	2,296	9,249	6,563	15,825	10,182	1,644	2,208
Cost .....	\$107,940,297	\$109,155,158	\$73,426,908	\$46,153,065	\$93,384,626	\$72,038,745	\$96,583,472	\$57,856,775	\$5,360,263	\$6,763,210
Alterations .....	\$21,940,611	\$20,484,387	\$2,619,865	\$2,063,304	\$7,422,757	\$5,956,255	\$2,922,791	\$2,661,730	\$247,764	\$368,853

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# BUILDING SECTION

## No Dearth of Work in Sight for Local Building Industry

Prominent New York City Builders Have Obtained Many Large Contracts Since September 1, With More in Prospect

**A**LTHOUGH construction activity in the local field has apparently dropped off to some extent during the past week or so there is little real necessity for a pessimistic attitude regarding the immediate future of the industry. According to authentic records and reports there is a large amount of high class construction now actually under contract, practically all of which is scheduled for an early start.

The outlook for the future of the building industry in the Metropolitan District has not been as favorable for several years past as it is at present. It is extremely doubtful if in any year since the outbreak of the World War there have been as many large building operations under contract at this period of the year as at this time. The local contracting interests, while now apparently in the doldrums because the purely speculative construction is practically at an end for this year and the large program of commercial and industrial work only starting, need only to study the accompanying table to realize that the industry has in hand a very substantial volume of high class projects, sufficiently varied as to type so that all lines may share profitably.

This table, although only indicating a relatively small percentage of the work now in prospect, shows conclusively, however, that the remainder of this year is assured as far as opportunities for the building industry in the Metropolitan district is concerned. The list of projects shown, with names of contractors, represents operations which have been placed under contract subsequent to September 1 and does not include any of the work which was awarded prior to that date. Furthermore, it only includes the representative operations which have been let during the past month. It is, however, a very satisfactory and assuring reply to those in the industry who have been complaining of a lack of opportunity.

An analysis of the table shows considerable activity in the high-class apartment house construction field. In addition to the projects of this type enumerated there are many more which will be erected by their owners without the employment of a general contractor. The activity of this character is more pronounced at present than for a long time past and although there recently has been a recession in the volume of apartment house construction in the Bronx and Brooklyn, there is every likelihood that builders will proceed with large fireproof apartment buildings in Manhattan for some time to come. This is certainly true if the plans now being prepared by prominent architects for additional operations of this type are any criterion of the future activity in this line.

For some time past there have been predictions of a decided improvement in the outlook for commercial and industrial building in this territory and, according to the number of important projects of these types which have recently been placed under contract, there is every promise that the predictions will prove well founded. In addition to the projects shown in the table the recently-awarded commercial work involves a large number of jobs for which the individual expenditures will not exceed \$100,000, but they represent a total expenditure that will amount to many millions of dollars. There is also considerable alteration work now under contract.

The construction of new schools and other educational buildings must not be overlooked in a study of the immediate future of the local building industry. While a considerable percentage of the newly reported contracts for educational projects repre-

sents the working out of New York City's elaborate plans for providing additional facilities for its growing population of school age, there are a number of private and parochial schools, libraries and other projects of an educational character.

Another interesting and significant fact in connection with the new construction recently placed under contract is the relatively large amount of high-class residential work that is

Project	Location	Contractor	Cost
Apartment	290 Park av.	Geo. A. Fuller Co.	\$2,500,000
Apartment	Lexington av., 69th st.	Hegeman-Harris Co.	1,500,000
Apartment	East 90th st.	John T. Brady Co.	500,000
Apartment	108 East 87th st.	Hegeman-Harris Co.	250,000
Apartment	New Rochelle, N. Y.	Thos. J. Steen	450,000
Apartment	Bklyn., 4th av., 47th st.	Fredburn Const. Co.	250,000
Church	Jamaica, L. I.	Wills-Egeloff Co.	200,000
Church	140 West 140th st.	Levine & Kurinchick	200,000
Church	S. Ozone Park, L. I.	F. M. Walsh	100,000
Clubhouse	Plainfield, N. J.	Lithgow Co.	130,000
Dwelling	Noroton, Conn.	Geo. A. Shedden Co.	500,000
Factory	Elmhurst, L. I.	Barney-Ahlers Co.	100,000
Factory	Long Island City	Amer. Concrete St. Co.	200,000
Factory	Brooklyn, Classon av.	Turner Const. Co.	100,000
Garage	Park av. and 168th st.	Canton Const. Co.	150,000
Hotel	Kingston, N. Y.	Geo. A. Fuller Co.	500,000
Hospital	Brooklyn, Prospect pl.	J. H. Taylor Co.	300,000
Nurses' Home	New Dorp, S. I.	Geo. A. Shedden Co.	150,000
Offices	Bklyn., Willoughby st.	James Stewart Co.	1,250,000
Offices	5-7 Maiden Lane	Thompson-Starrett Co.	150,000
Offices	49 East 33d st.	Empire Constr. Co.	150,000
Offices	16 Wall st.	Valentine Lynch Co.	100,000
Offices	33-37 West 44th st.	Thompson-Starrett Co.	250,000
School	Second av., 68th st.	Frymier & Hanna	1,800,000
School	Brooklyn, Wilson st.	Chas. Mead Co.	200,000
School	Brooklyn, 6th av.	P. J. Carlin	250,000
School	New Brighton, S. I.	Thomas Dwyer	300,000
School	Brooklyn, 7th av.	Peter Cleary	300,000
School	Bklyn., Av T, E. 19th	J. P. Hoey	115,000
School	Oyster Bay, L. I.	J. P. Hoey	300,000
School	29 Mott st.	Wm. Kennedy Co.	100,000
School	Brooklyn, 18th av.	George F. Driscoll	300,000
Sub-station	10-12 Stone st.	Chas. K. Hedden Co.	150,000
Warehouse	Brooklyn, Gates av.	Commonw'lth Engr. Corp.	150,000
Warehouse	45th st. and Marginal	White Const. Co.	250,000
Warehouse	Long Island City, L. I.	Dwight P. Robinson Co.	350,000

scheduled for the coming winter and early spring. During the past week or ten days there have been many announcements of contracts placed for handsome suburban residences, ranging in cost from \$25,000 to \$100,000. Not in several years, at least not since the period of inflation following the close of the war, has there been so much fine residential construction in prospect at one time. Past history of the building industry shows that increased progress in the erection of costly dwellings has almost invariably been accompanied by a noteworthy improvement in the volume of active commercial and industrial building and indicates a satisfactory economic status throughout the district in which this work is located. A large percentage of the new residential construction is scheduled for suburban and semi-rural location in the vicinity of New York City, but there is also a reassuring number of good city jobs which include several costly alteration projects.

It is very doubtful if at any previous time during the past year there has been as much new construction in the hands of contractors for estimate as at present. For several weeks the estimating forces of the large contractors' offices have been exceptionally busy preparing bids on new buildings. While there is still some hesitancy on the part of prospective builders about placing contracts as long as building material costs remain at their prevailing levels, a sufficient part of the work now out for bids will undoubtedly be awarded within a short time to assure local building contractors, material dealers and manufacturers of structural essentials an active and profitable market throughout the remainder of the current year and until the usual 1923 spring revival starts.



# Citizens' Savings Bank to Have Handsome New Building

Clarence W. Brazer Designed Florentine Renaissance Structure Now Being Erected on the Bowery, Opposite Manhattan Bridge Plaza

**C**ONTRACTORS are now setting the structural steel for the handsome new structure, at the corner of the Bowery and Canal street, for the Citizens' Savings Bank. The new building, designed in the Florentine Renaissance style of architecture, is being erected upon the site occupied by this institution for more than sixty years. It will become a distinctive landmark on the Bowery, opposite the Manhattan Bridge Plaza.

The new home of the Citizens' Savings Bank has been designed by Clarence Wilson Brazer, A. I. A., and Gunvald Aus is the structural engineer. The building is being erected under a general contract awarded to the Wm. L. Crow Construction Company. The cost of the building, exclusive of the value of the land, is placed at more than \$500,000.

This bank will occupy a plot with frontages of 75 and 85 feet respectively at 54 to 58 Bowery and 150 Canal street. The facades will be constructed of light colored Barre granite and the interior executed in Travertine stone. The main feature of the large banking room will be the surmounting dome which will be approximately one hundred feet in height. The assets of the Citizens' Savings Bank now exceed \$32,000,000, and the bank enjoys the services of an exceedingly strong board of trustees. Henry Saylor is president; Charles H. Smith, vice-president; James Rowland, vice-president; Edwin A. Lahm, secretary, and Carl A. Richter, assistant secretary.

Commenting upon the new banking building a recent statement issued by the trustees declares:

"This handsome structure will be dedicated to the depositors as a permanent monument and a concrete example to the



Wm. L. Crow Construction Co., Builders.

C. W. Brazer, Architect.

## NEW STRUCTURE FOR THE CITIZENS' SAVINGS BANK

power of money when accumulated. As brick upon brick and stone upon stone the temple of our dreams assumes definite form and gives hope and joy to our hearts as well as to our ambitions, so with the savings habit. Dime upon dime and dollar upon dollar will some day afford the opportunity for the investment of these savings for a definite object and purpose."

## J. Romaine Brown at 89 an Optimist on New York Realty

(Continued from page 490)

ton gloves and her simple and unaffected apparel. She wore large eyeglasses that somewhat exaggerated the size of her eyes. Nothing pertaining to her large real estate interests on the Heights or elsewhere escaped those eyes.

"During the panicky years of the middle 70's, when real estate in this city, like everything else, was hit hard, it was predicted by many that real estate especially had no come back. Think of it, New York real estate forever dead and useless as an investment! Well, it did come back splendidly, and it stayed put. This borough of Manhattan has been the impelling force to values in all other boroughs. They have all grown in power and in population because this borough, bounded by water,

grew in prestige and in power by the logic of its situation. I can remember selling one of the lots on which the Metropolitan Opera House stands, at Broadway, Thirty-ninth and Fortieth Streets, for \$12,000. Do you think that the price of it will ever drop back to that, panic or no panic? It would take me too long and the space required would be too much for me to recite the marvelous rises in fee values I have witnessed. I have filed away many diagrams of parcels I have sold in various parts of the city, with the figures that I sold them for many years ago. Sometimes, when I look at them and compare them with present-day values of the same parcels, I am almost mentally stunned. Let nobody belittle the power of growth of New York realty values, for he will prove a stupid prophet."



# Large Number of New Building Projects on Fall Schedule

## Statistical Report of F. W. Dodge Company Indicates Little Reason for Pessimism Over Construction Outlook for Metropolis

**D**ESPITE the fact that there has been a decided falling off in local building activity during the past week or so the outlook for the future is excellent. There is a vast amount of new construction already under contract and architects and engineers report considerable new work in prospect. The contract commitments for building and engineering projects, scheduled for New York City, which were reported during the month of September, show conclusively that the building industry of the Metropolitan district needs a serious decline in the volume of active building operations. Figures for the month, tabulated by the F. W. Dodge Company, show that contracts were awarded last month for 534 new structural projects at a total estimated cost of \$34,117,300.

The list of new projects placed under contract during September includes 82 business buildings such as stores, offices, lofts, commercial garages, etc., \$6,825,100; 14 educational buildings including schools, colleges, libraries, etc., \$3,129,500; 5 hospitals and institutions, \$176,000; 16 factories and industrial buildings, \$781,500; 3 public buildings, \$224,000; 23 public works

and public utilities, \$1,327,300; 9 religious and memorial projects, \$709,400; 378 residential operations including apartments, flats and tenements and one and two-family dwellings, \$20,369,100, and 4 social and recreational projects, \$575,400.

The outlook for this territory is generally optimistic. Figures for the week of September 30 to October 6 inclusive show that in the district including New York State and New Jersey, north of Trenton, architects reported plans in progress for 669 new structural operations at an estimated total valuation of \$25,322,700. In this territory 476 contracts were reported at a value of more than \$17,212,900.

New projects placed under contract during the period of October 1 to 6 inclusive comprised 21 business buildings of various types, \$1,141,000; 3 educational projects, \$690,000; 2 hospitals and institutions, 1 factory building, \$15,000; 1 public building, \$70,000; 3 public works and public utilities, \$417,500; 1 religious edifice, \$85,000; 95 residential operations including multi-family dwellings and one and two-family houses, \$4,526,500, and 1 recreational project, \$100,000.

### PERSONAL AND TRADE NOTES.

**The Power Specialty Company**, 111 Broadway, announces the appointment of Pell W. Foster, Jr., as New England district sales manager, with offices at 50 Congress street, Boston. Mr. Foster was formerly in the New York sales office.

**New York Roof Repairing Co.**, 100 William street, reports steadily increasing business in its line. This firm, which was established in 1899, specializes in the repair of roofs of all kinds and gives a guarantee of entire satisfaction. The firm also contracts for new roofing work and is prepared to undertake contracts of this character within a radius of seventy-five miles of New York City.

**Geo. H. Storm & Co.**, retail lumber dealers and specialists in hardwood flooring, with plant and warehouses at the foot of East 72d street, have recently concluded negotiations which will give them one of the finest and best equipped hardwood flooring warehouses in the country. They have leased from George Ehret, with privilege to buy, the plot between 58th and 59th streets, from Avenue A to Exterior street, approximately 100 x 500 feet, upon which several new structures will be erected. The new plant will consist of a hardwood flooring mill, planing mill, steam heated warehouse, stable, garage, office building and extensive storage sheds. The plans for these buildings are being prepared by William H. Gompert who estimates the cost to be approximately \$100,000.

### Prominent New York Architect Dead

Dudley McGrath, a widely known member of the architectural and engineering fraternity of New York, died suddenly of ptomaine poisoning at his home, 47 East 58th street, Sunday, October 1. Mr. McGrath was a member of the firm of Davis, McGrath & Kiessling, with offices at 220 Fifth avenue. Mr. McGrath was born in Brooklyn in 1872, and after receiving his preliminary education in the public schools entered Columbia University, from which he was graduated in 1893. For the next six years he was structural engineer for the firm of J. B. Smith & Sons, architects, and in 1899 became associated with the Herbert E. Davis Company. In 1902 Mr. McGrath was admitted to membership in the firm and the name of the concern was changed to Davis, McGrath & Kiessling.

During his career as an architect and engineer Mr. McGrath designed the structural iron work for many of the

leading churches in New York City as well as for large apartment house projects. Some years ago Mr. McGrath served as a member of the City Building Code Revision Committee. He was a member of the American Institute of Architects, the Columbia Society of Architects, the Manhattan Club and the New York Whist Club.

### Electrical Show a Big Success

**T**HE fifteenth annual electrical show which has been in progress during the past week at the Grand Central Palace started with an attendance of more than twenty thousand, a record for similar opening days. The large number of visitors at the show all through the week is attributed to the fact that the show this year includes not only modern electrical appliances, but also the Museum of Edison, comprising all the devices used by Thomas A. Edison forty years ago when he invented his central station lighting system.

At the 1922 exposition domestic and industrial exhibits played a prominent part in the multitude of electrical appliances displayed on the three floors in booths that were especially decorated in honor of the fortieth anniversary of the Edison invention. The use of new electrical devices for housekeeping was demonstrated under everyday conditions.

The industrial exhibits which were located principally on the second floor demonstrated the use of electricity in printing, candy making, soap manufacture, cigar manufacturing, the preparation of dairy products, etc. Throughout the show there was considerable interest in the exhibit of commercial telephone equipment. Many visitors have taken advantage of the demonstration by the New York Telephone Company for the purpose of showing telephone users intimate details of office and central station operations. A section of a switchboard, one of those used in a central station, was demonstrated by two operators who conveyed to the onlookers a clear idea of all the manipulation necessary to handle telephone calls. The exhibition of the Consolidated Telegraph & Electrical Subway Company, showing a cross-section of a typical street in Manhattan, required fifty men working four days to install. Here was seen the method of underground work in New York City, how electric light and power cables are carried and the manner of distributing current.

### Cement Production Increased

August production of Portland cement in the United States reached 11,664,000 barrels, compared with 11,557,000 barrels

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

**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.

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

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

**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 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.

**"Own-Your-Home" Exposition**—The fifth annual "Own-Your-Home" Exposition will be held in the Sixty-ninth Regiment Armory, April 21 to 28, 1923, and will be conducted by the real estate boards of the Metropolitan district, according to Robert H. Sexton, managing director, The Administration Committee, which will be in charge of the plans for this exposition, is as follows: Charles G. Edwards and William C. Demorest, Real Estate Board of New York; James B. Fisher and William H. Cary, Brooklyn Board of Real Estate Brokers; Stephen Yates and Granville H. Rome, Long Island Real Estate Board; Stephen L. Angell and Edward R. Fiske, Westchester County Realty Board; Theodore Van Winkle, Northern New Jersey Realtors; Arthur S. Hughes, Passaic Board of Realtors. Charles G. Edwards is the chairman of this committee.

in July and 10,244,000 in August last year, the Geological Survey reports. Shipments in August totaled 14,361,000 barrels, against 13,850,000 in July and 12,340,000 in August, 1921. Stocks at the end of August amounted to 5,737,000 barrels, a sharp decrease from the 8,433,000 on hand at the end of July and 6,953,000 at the close of August, 1921.



# CURRENT BUILDING OPERATIONS

LOCAL building activity has slowed down to some extent during the past week or ten days. At present there is less intensity in the local field than there has been for many months past. The condition is largely due to the fact that the major part of the speculative work, originated during the early part of the year, is now completed, and the predicted revival of commercial and industrial building, while sure to come, has naturally been retarded by the coal and railroad strikes which have limited material production and seriously delayed deliveries.

One of the most significant factors in the current building situation is the growing volume of high class residential construction reported either planning or contracted for. The past week or so has witnessed the award of contracts for a large number of private dwellings, ranging in cost from \$25,000 upward, mainly for suburban locations. It has been several years since there has been such a large amount of this kind of work in prospect and it usually is the forerunner of a general increase in active construction throughout the local territory.

Although the building material markets are fairly active dealers report that they could handle more business if offered. The high prices prevailing are the most potent factor in withholding new construction from an immediate start and just as soon as there is a price reaction so that levels return to where they were last spring there will be a decided improvement in the building outlook.

**Common Brick**—The New York wholesale market for Hudson River common brick has been rather quiet during the past week. Demand is light and new inquiry is negligible. The market seems to be practically at a standstill between the period of active apartment house construction and the revival of industrial and commercial building which, while gaining momentum, will not reach its peak for some time yet to come. There is a fair amount of new construction in prospect, but many owners are holding their contemplated improvements in abeyance in the hope of a general downward revision of material prices. Because of the lack of demand common brick prices are not strong. The ruling quotations range from \$14 to \$16 a thousand, with only brick of the best grades bringing the top figure. During the past week the arrivals of brick from manufacturing points have been considerably in excess of the reported sales, and as a result the market has a relatively large amount of brick on

hand. Dealers are only making purchases for the fulfillment of contracts and are not starting to buy for their winter requirements as yet.

**Summary**—Transactions in the North River brick market for the week ending Wednesday, October 11, 1922. Condition of market: Demand lighter; prices, easy but unchanged. Quotations: Hudson Rivers, \$14 to \$16 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 37; sales, 26. Distribution: Manhattan, 7; Bronx, 1; Brooklyn, 14; New Jersey points, 2; Astoria, 2. Re-

maining unsold in the New York wholesale market, Tuesday, October 10, 26.

**Lumber**—Business has been brisk in both wholesale and retail departments of the local lumber market and, although arrivals from production points are slow dealers have been able to fill all orders up to the present time. There is some shortage on specific items and, as a result, prices are stiff and slight increases have been reported. The increases have not been sufficient to reflect themselves upon the general market situation, however. The car shortage is the principal difficulty

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades. \$14.00 to \$16.00  
Raritan ..... to —  
Second-hand brick, per load  
of 3,000, delivered.....\$47.00 to —

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

Rough Red .....\$42.00 to —  
Smooth Red ..... 42.00 to —  
Rough Buff ..... 45.00 to —  
Smooth Buff ..... 45.00 to —  
Rough Gray ..... 50.00 to —  
Smooth Gray ..... 50.00 to —  
Colonials ..... 47.00 to —

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

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

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

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

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

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

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

**Hollow Tile**—

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

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

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

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

**Lath**—

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

**Lime**—

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

Finishing Lime (Standard in 300-lb. barrel) .....\$4.50 per bbl.

Common Lime (Standard 300-lb. barrel) ..... 3.75 per bbl.

Finishing Lime (Standard in Hydrate Finishing, in paper bags ..... 24.00 per ton

Hydrate Common, in paper bags .....\$19.50 per ton

**Plaster**—

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

Neat Wall Cement, in cloth bags .....\$21.00 per ton

Brown Mortar, in cloth bags. 18.00 per ton

Lath Mortar, in cloth bags... 18.00 per ton

Finishing Plaster, in cloth bags ..... 24.50 per ton

Rebate for returned bags. 15c. per bag

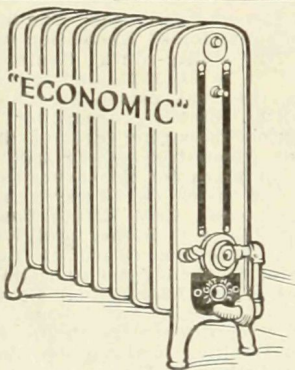
Finishing Plaster (250-lb. barrel) .....\$4.00 per bbl.

Finishing Plaster (320-lb. barrel) ..... 5.35 per bbl.

**Plaster Blocks**—

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

3-in. (hollow) per sq. ft. ... 0.10½ to 0.12



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# MATERIALS AND SUPPLIES

of the lumber dealers, and just as soon as the transportation problems are eliminated the local lumber interests will feel much safer, as there is every indication of a continued heavy demand throughout the next three or four months.

**Structural Steel**—New bookings for fabricated material to be used in the Metropolitan district have been relatively light during the past week and although there is a large volume of new construction in sight, there is a decided tendency to hold off commitments in the hope of obtaining a price advantage by waiting a while.

Only a few sizable orders have been booked within the past week and inquiry is lighter than it has been for some time. The structural shape market continues to hold at 2.00c to 2.10c, Pittsburgh, with premiums offered on early deliveries. As a general rule the deliveries now being offered by the fabricating mills range from ten to twelve weeks.

**Reinforcing Bars**—The market for concrete reinforcing bars is not particularly active at the present time, largely because of the disposition on the part of a number of prospective builders to withhold their

operations until material prices are somewhat lower. There is considerable new work in prospect, much of it already planned, and there is a strong likelihood that the major portion of it will be under contract and started within the next week or so, as there is now a decided softening of material prices all along the line. Current prices on concrete reinforcing bars continue to range from 2.00c to 2.25c, base Pittsburgh, depending upon time of delivery.

**Cast Iron Pipe**—Although municipal purchases are extremely light at present and in all probability will not be an important factor in this market again until next spring, private buying still continues at an active rate and manufacturers anticipate several busy months ahead. There is a developing scarcity of 6 in. pipe and the smaller sizes also are greatly in demand, so that producers expect to continue in full operation for the remainder of the year at least. Prices are steady and unchanged, with New York quotations as follows: 6 in. and larger, \$54.50 per net ton, in carload lots, f.o.b.; 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

**Nails**—Demand for nails continues very active and, as a result of the recent manufacturing difficulties and the railroad freight transportation problems, local stocks are somewhat depleted and there is a scarcity in certain sizes. Wire nails are particularly hard to obtain from the mills at present and as a result prices are very firm and subject to advances at any time. New York quotations generally range from \$3.35 to \$3.75 base per keg on wire nails and cut nails are offered at \$4.10 base per keg.

**Window Glass**—Market conditions have not changed to any extent during the past week. The demand for both plate and window glass is excellent, with the cheaper grades of window glass particularly active. There is no indication of a drop in buying activity, although some sizes are broken and new supplies are difficult to get. Prices are very firm and subject to early increase.

**Roofing Papers**—Despite the approach of the autumn there has been no decline in buying activity, and from all accounts this line will be in excellent demand for some time to come. Stocks are plentiful and prices are very firm.

**Builders' Hardware**—Activity in this line is very marked with practically all jobbers moving stocks rapidly and the retail demand steady and consistent. Prices are firm.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.	
7x48x½ in.	\$0.34 each
8x36x¼ in.	0.20 each
8x36x½ in.	0.22 each
8x36x¾ in.	0.28 each

### Sand—

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

### White Sand—

Delivered in Manhattan... \$4.50 per cu. yd.

### Broken Stone—

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

### Building Stone—

Indiana limestone, per cu. ft.	\$1.62
Kentucky limestone, per cu. ft.	2.27
Briar Hill sandstone, per cu. ft.	1.68
Gray Canyon sandstone, per cu. ft.	1.65
Buff Wakeman, per cu. ft.	1.90
Buff Mountain, per cu. ft.	1.80
North River bluestone, per cu. ft.	1.85
Seam face granite, per sq. ft.	1.20
South Dover marble (promiscuous mill block), per cu. ft.	2.35
White Vermont marble (sawed) New York, per cu. ft.	2.00

### Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.	2.00c. to 2.10c.
Beams and channels over 14 in.	2.00c. to 2.10c.
Angles, 3x2 to 6x3	2.00c. to 2.10c.
Zees and tees	2.00c. to 2.10c.

### Lumber—

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

3x4 to 14x14, 10 to 20 ft.	\$46.00 to \$58.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	37.50 to —
Hemlock, W. Va., base price, per M.	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)	28.50 to —
Wide cargoes	31.50 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in.	\$105.00 to —
Cypress shingles, 6x13, No. 1 Hearts	15.00 to —
Cypress shingles, 6x13, No. 1 Prime	13.00 to —
Quartered Oak	163.50 to —
Plain Oak	129.00 to —

### Flooring:

White oak, quart'd sel.	\$102.50 to —
Red oak, quart'd select.	97.50 to —
Maple No. 1	80.00 to —
Yellow pine No. 1 common flat	61.00 to —
N. C. pine flooring Norfolks	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	86%
Grades A and B, larger than the first three brackets, single thick	86%
Double strength, A quality	85%
Double strength, B quality	88%

### Linseed Oil—

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

### Turpentine—

Turpentines	\$1.28 to \$1.30
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## CONTEMPLATED CONSTRUCTION IN THE METROPOLITAN DISTRICT

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

11TH ST.—J. M. Felson, 1133 Broadway, has completed plans for a 9-sty brick, steel and limestone apartment house, 80x100 ft, at 13 to 19 West 11th st, for Wacht Construction Company—Jacob Wacht, president—805 Fairmount pl, owner and builder. Cost, \$600,000.

UNIVERSITY PL.—Helmle & Corbett, 132 West 42d st, have completed plans for an 11-sty brick, steel and limestone apartment, 70x120 ft, at 41-43 University pl, for Sailors Snug Harbor—I. T. Bush, president—202 Greene st, owner. Cost, \$200,000.

141ST ST.—David S. Lang, 110 West 34th st, has completed plans for a 6-sty brick and limestone apartment house, 100x100 ft, on the south side of West 141st st, 225 ft east of Riverside dr, for Glick-Rose Holding Corp.—S. Rosenberg, president—605 West 170th st, owner and builder. Cost, \$200,000.

140TH ST.—David S. Lang, 110 West 34th st, has plans in progress for a 6-sty brick and limestone apartment, 100x100 ft, in the north side of West 140th st, 225 ft east of Riverside dr, for Glick-Rose Holding Corp.—S. Rosenberg, president—605 West 170th st, owner and builder. Cost, \$220,000.

PARK AV.—Rosario Candela, 200 West 72d st, has been retained to prepare plans for a 14-sty brick and stone apartment house, 100x135 ft, at the northeast corner of Park av and 89th st, for Michael E. Paterno, 200 West 72d st, owner and builder.

#### DWELLINGS

GROSVENOR AV.—W. Stanwood Phillips, 137 East 43d st, has been retained to prepare plans for a 3-sty, probably brick and stucco dwelling at the northeast corner of Grosvenor av and 246th st, for Y. S. Woody, 729 7th av, owner. Cost, \$35,000. Owner will take bids on general contract about May 1st.

#### STABLES AND GARAGES.

BROADWAY.—Chas. B. Meyers, 30 Union sq, has completed plans for a 2-sty brick garage, 80x100 ft, at 3327-31 Broadway, for Mrs. Albert Wood, c/o M. Schemplain, 316 West 42d st, owner. Cost, \$50,000.

### Bronx

#### DWELLINGS.

DAVIDSON AV.—Wm. Giesen, 2403 Creston av, has plans in progress for a 2-sty brick and limestone dwelling, 25x46 ft, on the west side of Davidson av, 350 ft south of 192d st, for Bernard Geller, owner, care of architect. Cost, \$18,000.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

NEWPORT AV.—Edward M. Adelson, 1778 Pitkin av, is preparing plans for two 2-sty brick and limestone flats, 20x75 ft, on the north side of Newport av, 50 ft east of Bristol st, for Samuel Bloom, owner. Cost, approximately \$30,000.

DEAN ST.—Edward M. Adelson, 1778 Pitkin av, is preparing plans for two 4-sty brick

and limestone apartments, 57x93 ft, in the south side of Dean st, 250 ft east of Howard av, for Fink Building Corp., Aren Finkelstein, president-owner. Cost, approximately \$140,000.

#### DWELLINGS.

7TH AV.—Edward M. Adelson, 1778 Pitkin av, is preparing plans for a 2-sty brick and limestone dwelling, 21x60 ft, with stores, on the north side of 7th av, about 64 ft north of 82nd st, for Worthmore Construction Co.—Louis Worth, president-owner. Cost, approximately \$24,000.

BRISTOL ST.—Edward M. Adelson, 1778 Pitkin av, is preparing plans for a 2-sty brick and limestone dwelling, 30x100 ft, with shop in the east side of Bristol st, about 113 ft south of East New York av, for Max Karmin, owner. Cost, approximately \$30,000.

WASHINGTON AV.—Slee & Bryson, 154 Montague st, has plans in progress for four 3-sty brick dwellings, 18x45 ft, on east side of Washington av, 148 ft north of Gates av, for Greenman Maguire Inc., 350 Fulton st, owner. Cost, \$72,000.

13TH ST.—Fred'k J. Dassau, 26 Court st, has completed plans for a 2-sty frame dwelling, 20x68 ft, in the west side of East 13th st, 240 ft south of Av I, for Almere Construction Co.—Harold L. Rockmore—884 East 12th st, owner and builder. Cost, \$12,000.

#### HOSPITALS

ST. JOHN'S PL.—Timmis & Chapman, 315 5th av, Manhattan, have completed plans for a 4- or 5-sty brick, limestone and terra cotta hospital, about 110x80 ft, on the north side of St. John's pl, 100 ft west of Buffalo av, for Sterling Private Hospital, owner, care of architect. Cost, \$20,000.

#### STABLES AND GARAGES

NEW YORK AV.—Cohen Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 52x112 ft, on the south side of East New York av, 26 ft west of Sackman st, for Louis Holland, 133 Powell st, owner. Cost, \$14,000.

MESEROLE ST.—Salvati & Le Quornik, 369 Fulton st, have plans in progress for a 1-sty brick garage, 125x100 ft, at the southeast corner of Meserole st and Dobbin st, for Realty Supply Corp.—Jos. Commandello—1138 Fulton st, owner. Cost \$25,000.

NEW LOTS RD.—Kaufman & Levine, 469 7th av, Manhattan, have plans in progress for a 1-sty brick garage, 100x120 ft, at the southwest corner of New Lots rd and Christopher av, for Walzer Broz. Corp., 44 Court st, owner and builder. Cost, \$30,000.

#### MISCELLANEOUS

THATFORD AV.—Murray Klein, 37 Graham av, has completed plans for a 1-sty brick market, 30x90 ft, on the east side of Thatford av, 200 ft south of Newport av, for Anna Mendelowitz, 404 Osborne st, owner. Cost, \$15,000.

QUEENS BLVD.—Edward M. Adelson, 1778 Pitkin av, is preparing plans for a 2-sty, fireproof, brick, concrete and steel ice plant,

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150x150 ft, on the north side of Queens Blvd, 400 ft east of 1st av, for Rubel Coal & Ice Corp., owner. Cost, approximately \$500,000.

### Queens

#### DWELLINGS

DOUGLAS MANOR, N. Y.—H. W. Billard, 9508 116th st, Richmond Hill, has completed plans for a 2-sty frame dwelling, 28x28 ft, on the south side of Beverly rd, 200 ft east of East dr, Douglas Manor, for Henry M. Meloney, 131 West 92nd st, Manhattan, owner. Cost, \$85,000.

GREAT NECK, L. I.—Frank G. Lippert, 47 West 34th st, Manhattan, has plans nearing completion for a 2½-sty brick, frame and stucco dwelling, 54x30 ft, with garage, on Gateway dr, Great Neck, for E. N. Fickinger, Esq., Cedar Drive, Great Neck, owner.

QUEENS, L. I.—Chas. Infanger, 2634 Atlantic av, Brooklyn, has plans in progress for twenty-six 2½-sty frame dwellings, 20x26 ft, on the east side of Queens rd, 100 ft south of Hillside av, Queens, to Fred Eiermann, 99 William st, Jamaica, owner and builder. Cost, \$6,000 each.

JAMAICA, L. I.—L. Danancher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 20x30 ft, on the south side of Arlington terrace, 100 ft west of Liverpool st, Jamaica, for Patzy Rocco, 19 Liberty av, Jamaica, owner and builder. Cost, \$7,000.

JAMAICA, L. I.—W. Halliday, Union Hall st, Jamaica, has completed plans for two 2-sty frame dwellings, 16x36 ft, on the north side of Nostrand pl, 246 ft west of Vine st, Jamaica, for James I. Elliott, 29 Flushing av, Jamaica, owner and builder. Cost, \$6,000 each.

HOLLIS, L. I.—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for three 2-sty frame dwellings, 16x36 ft, on the south side of Columbus av, near Fulton st, Hollis, for Isador Strum and Nathan Raisen, 490 Fulton st, Jamaica, owners and builders. Cost, \$6,000 each.

RICHMOND, N. Y.—D. Levinson, 386 Fulton st, Jamaica, has completed plans for two frame dwellings, 15x40 ft, in the west side of 115th st, 390 ft north of Metropolitan av, Richmond, for Chas. Linn, 1733 Prospect pl, Brooklyn, owner and builder. Cost, \$7,000 each. Owner will take bids on separate contracts.

#### FACTORIES AND WAREHOUSES

LONG ISLAND CITY, L. I.—Arthur B. Miller, 140 Cedar st, Manhattan, has completed plans for a 3-sty concrete factory, 75x40 ft, on Radde Stand Hunter av, L. I. City, for C. M. Sorensen, 177 East 87th st, Manhattan, owner. Cost, \$60,000. Owner will take bids on general contract.

#### HOTELS.

JAMAICA, N. Y.—McKim, Meade & White, 101 Park av, Manhattan, have completed preliminary plans for a 5-sty hotel of irregular dimensions, with country club, in Hillcrest st, Jamaica, for The Hillcrest Hotel Corp.—Wm. A. McCusker, president—1st National Bank, Jamaica, owner. Cost, \$1,500,000.

#### STABLES AND GARAGES

QUEENS BLVD.—Edw. M. Adelson, 1778 Pitkin av, Brooklyn, has plans in progress for a 1-sty brick and limestone garage, 100x130 ft, with show room, at the southeast corner of Queens Blvd and Fisk av, Jamaica, for Harry Fein, owner. Cost approximately \$50,000.

#### MISCELLANEOUS

OZONE PARK, L. I.—Edw. M. Adelson, 1778 Pitkin av, has plans in progress for a

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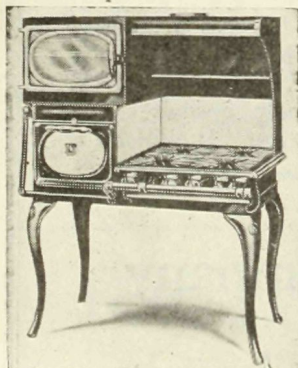
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2-sty fireproof, brick, concrete and steel ice plant, 100x115 ft, on the east side of Ocean av and Jerome av, Ozone Park, for Rubel Coal & Ice Corp., owner. Cost approximately \$500,000.

**BOROUGH OF QUEENS, N. Y.**—Jos. P. Powers, Rockaway Beach, has completed plans for a 2-sty brick incinerator, 100x72 ft, at the foot of 80th st and Jamaica Bay, Rockaway Beach, for City of New York, Boro of Queens—Bureau Street Cleaning—Daniel Euholtz, superintendent, Queens Subway Bldg., Hunt-erspoint, L. I. City, owner. Cost, \$200,000. Owner will advertise for bids about Nov. 15.

**Nassau**

**SCHOOLS AND COLLEGES.**

**MERRICK, N. Y.**—Ernest Flagg, 111 East 40th st, Manhattan, has plans in progress for a fireproof brick and steel school at Merrick, for Board of Education of Merrick, Frank Wolf, president, Merrick, owner. Cost, \$175,000.

**STABLES AND GARAGES.**

**ROSLYN, N. Y.**—D. M. Dusenberry, Main st, Huntington, has plans in progress for a 1 and 2-sty brick garage, 119x58 ft, with showrooms, on Bryant av, Roslyn, for Roslyn Sales & Service Co.—Mrs. R. Trew, secretary—Roslyn, owner. Cost, \$30,000.

**Suffolk.**

**DWELLINGS.**

**SOUTHAMPTON, N. Y.**—E. T. Mellon, 360 Madison av, Manhattan, has completed plans for a 2 1-2-sty stucco on frame dwelling, with garage, at Southampton, for Duncan Ellsworth, owner, care of architect. Cost, \$80,000.

**BABYLON, N. Y.**—Frank J. Forster, 33 West 42nd st, Manhattan, has plans nearing completion for alterations to a 2 1-2-sty frame dwelling at Babylon for Chester Kerr, National City Bank Building, 17 West 42nd st, Manhattan, owner. Cost, \$25,000.

**EAST SETAUKET, N. Y.**—Philip Goodwin, 4 East 53rd st, Manhattan, has plans in progress for a 2 1-2-sty frame and stucco dwelling, 170x32 ft, at East Setauket, for E. W. L. Tuiker, owner, care of architect.

**SCHOOLS AND COLLEGES.**

**BRENTWOOD, N. Y.**—Gustave E. Steinback, 157 West 74th st, Manhattan, has completed plans for a 1 1-2-sty hollow tile and stucco parochial school, 75x120 ft, at Brentwood, for St. Ann's R. C. Church—Rev. T. Murry, pastor—care of St. Joseph's Convent, James st, Brentwood, owner. Cost, \$50,000.

**PATCHOGUE, N. Y.**—Tooker & Marsh, 101 Park av, Manhattan, have completed plans for a 3-sty and basement, brick high school of irregular dimensions on South Ocean av, District No. 27, Patchogue, for Board of Education of Patchogue—A. L. Wicks, clerk—care of Argus, Patchogue, owner. Cost, \$464,500.

**BELLPORT, N. Y.**—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 1-sty frame school, 31x97 ft, at Bellport, for Town of Bellport Board of Education—Geo. Kremer, president—Bellport, owner. Cost, \$15,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN**—Hegeman & Harris, 1185 Madison av, have the general contract for two 11-sty and basement, brick steel and marble or limestone apartment houses, 73x179 ft, at the northeast corner of Lexington av and 69th st, for Joint Ownership Construction Co.—Fred'k Culver, president—342 Madison av, owner, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, \$1,500,000.

**BANKS.**

**JACKSON HEIGHTS, N. Y.**—Mariello Mezzullo, 128 Pearl st, Portchester, has the general contract for a bank at Jackson Heights, for Corn Exchange Bank, 13 William st, Manhattan, owner, from plans by Alfred Fellheimer & Steward Wagner, 7 East 42nd st, Manhattan, architects.

**DWELLINGS.**

**BAYSHORE, N. Y.**—H. H. Smith Bldg. Co., Main st, Bayshore, has the general contract for a 2-sty frame dwelling, 26x49 ft, with garage, at Bayshore for J. E. Bale, 44 Maple av, Bayshore, owner, from plans by Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, \$20,000.

**BRONXVILLE, N. Y.**—M. E. Sullivan, 312 So. 3rd av, Mt. Vernon, has the general contract for a 2½-sty hollow tile and stucco dwelling, 35x170 ft, with garage, at the corner of Kimball av and Glen Washington rd, Bronxville, for Scott Stewart, 52 Vanderbilt av, Manhattan, owner, from plans by Harrie

T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, \$60,000.

**NEW ROCHELLE, N. Y.**—Geo. Watson, 256 Huguenot st, New Rochelle, has the general contract for a 2½-sty brick dwelling, 41x32 ft, on Pine pl, New Rochelle, for M. H. Curtis, Beechmont Park, New Rochelle, owner, from plans prepared privately. Cost, \$20,000.

**NEW ROCHELLE, N. Y.**—G. A. Berryman, 18 Franklin av, New Rochelle, has the general contract for a 2-sty frame & brick veneer dwelling, 32x32 ft, on Colton terrace, New Rochelle, for Mrs. Abby M. Walradt, 11 Locust av, New Rochelle, owner, from plans by L. L. Barnard, 46 Lawton st, New Rochelle, architect. Cost, \$15,000.

**NEW ROCHELLE, N. Y.**—George Watson, 256 Huguenot st, New Rochelle, has the general contract for a 2½-sty brick dwelling, 57 x34 ft, at 254 Beechmont dr, New Rochelle, for E. R. Packer, 254 Beechmont dr, New Rochelle, owner, from plans prepared privately.

**WEST ORANGE, N. J.**—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2½-sty brick and stucco dwelling, of irregular dimensions, with garages, at West Orange, for Jos. H. Gay, Esq., 112 So. Munn av, East Orange, owner, from plans by Chas. C. May, 15 East 40th st, Manhattan, architect. Heating—Lewis Butterfield & Co., 35 N. Day st, Orange.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—The Turner Construction Co., 244 Madison av, has the general contract for a 1-sty and basement reinforced concrete warehouse, 77x165 ft, near East 145th st and

Harlem River, for the United Plumbers Supply Co., owner, from plans by Howard Chapman, 315 5th av, architect.

**BROOKLYN.**—The Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty and basement building, 80x131 ft, with a 1-sty addition, 16x30 ft, for the United Last Co., Brooklyn, owner, from plans by William Higginson, 15 Park Row, Manhattan, architect.

**BROOKLYN.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty steel reinforced concrete and brick factory, 80x30 ft, at the southwest corner of Classon av and Chifton pl for, The United Last Co., E. P. Brown, president, 191 Worth st, Manhattan, owner, from plans by Wm. Higginson, 15 Park Row, Manhattan, architect. Cost, \$100,000.

**WHITE PLAINS, N. Y.**—John O'Rourke & Sons, Southview av, White Plains, have the general contract for a 3-sty brick & reinforced concrete storage warehouse, 45x135 ft, in Brookfield st, White Plains, for Wm. H. Carpenter, 29 Brookfield st, White Plains, owner, from plans by Frank Horton Brown, 6 Grand st, White Plains, architect. Cost, \$60,000.

**HOMES AND ASYLUMS.**

**NEW DORP, N. Y.**—Geo. R. Shedden Co., 62 West 45th st, Manhattan, has the general contract for a 3-sty hollow tile and stucco nurses home, 80x160 ft, at New Dorp, for Seaside Hospital, St. Johns Guild, 103 Park av, Manhattan, owner, from plans by York and Sawyer, 50 East 41st st, Manhattan, architect. Cost, \$150,000.

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## SCHOOLS AND COLLEGES.

**MANHATTAN**—Wm. Kennedy Construction Co., 215 Mantague st, Brooklyn, has the general contract for a 4-sty and 2-basement parochial school, 50x66 ft, at 29 Mott st, at Park st, for R. C. Church of the Transfiguration—Most Rev. Patrick Hayes, president—29 Mott st, owner, from plans by Fred'k J. Schwartz, 233 Broadway, architect. Cost, \$90,000.

**BOROUGH OF BROOKLYN**—Geo F. Driscoll, 550 Union st, has the general contract for a 5-sty brick, steel, terra cotta and limestone public school No. 192, at 18th av and 47th st, for City of New York Board of Education—Geo. J. Ryan, president—Park av and 59th st, Manhattan, owner, from plans by C. B. J. Snyder, southeast corner of Flatbush av and Concord st, architect. Cost, \$300,000.

**CALDWELL**, N. J.—Equity Construction Co., 400 St. Nicholas av, Manhattan, has the general contract for a public school on Bloomfield av, near Fairfield av, Caldwell, for Boro of Caldwell, Board of Education—A. P. White, president—Hollywood terrace, Caldwell, owner, from plans by Rasmussen & Wayland & F. Y. Parsons, 252 West 46th st, Manhattan, architects. Cost, \$75,000.

**EASTHAMPTON**, N. Y.—E. M. Gay, Easthampton, has the general contract for a 2-sty brick and limestone grade school, 175x212 ft, on Newton lane, Easthampton, for Town of Easthampton Board of Education—Dr. David Edward, president—Easthampton, owner, from plans by A. F. Gilbert, 80 Maiden lane, Manhattan, architect. Cost, \$200,000.

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## Manhattan.

### APARTMENTS, FLATS AND TENEMENTS.

141ST ST, 626 W, 6-sty bk apt, 100x86, plastic slate roof; \$225,000; (o) Glick-Rose Holding Corp., 605 W 170; (a) David S. Lang, 110 W 34 (526).

172D ST, 559-67 W, 5-sty bk apt, 125x81, plastic slate rf; \$175,000; (o) Brandteco Building Co., 502 Bedford av, Bklyn; (a) Springsteen & Goldhammer, 32 Union sq (533).

### STABLES AND GARAGES.

DRYDOCK ST, 15-17, 1-sty bk garage & stable, slag roof, 46x84; \$12,000; (o) Louis Herman, 1685 Metropolitan av, Bklyn; (a) Jacob Fisher, 25 Av A (524).

STAFF ST, 1, 1-sty metal garage, 14x16, steel roof; \$390; (o) Chas. M. Rolelle, 1 Staff st; (a) Maurice Silverstein, 145 W 41 (527).

BROADWAY, 4766, 3-1-sty galv iron garages, 27x18, galv iron rf; \$650; (o) Walter J. M. Donovan, 80 Bway; (a) C. L. Sefert, 206 W 70 (532).

### STORES, OFFICES AND LOFTS.

116TH ST, nec Bway, 6-sty bk office & class rooms, 92x205, copper roof; \$600,000; (o) Columbia University, Bway & 116th; (a) McKim, Mead & White, 101 Park av (528).

CENTRAL PARK W, 395, 1-sty bk office bldg, 55x125; \$320,000; (o) Reconstruction Hospital, Inc., 395 Central Park W; (a) York & Sawyer, 50 E 41st (531).

11TH AV, 80-90, 2-sty bk store & office, 141x25; \$30,000; (o) Ambro Stores & Garage Corp., 512 5th av; (a) Randolph Ludwig, Grand Central Terminal (525).

### MISCELLANEOUS.

WILLIAM ST, 266-604, 8-sty bk printers' bldg, 31x80, slag roof; \$100,000; (o) Eugene P. Mahoney, 473 W 153; (a) Geo. A. Bagge & Sons, 299 Madison av (529).

141ST ST, 54-56 W, 1-sty galv iron blacksmith shop, 5x75x100, galv sheet metal rf; \$4,000; (o) Edw. D. Stewart, 57 W 141st; (a) A. I. Davis, 258 E 138th (530).

## Bronx

### APARTMENTS, FLATS AND TENEMENTS.

WALTON AV, e s, 70.2 n 184th, 5-sty bk tnt 111x81.2, slag rf; \$175,000; (o) Morrill Bldg. Corp., Wm. Baskin, 1062 Faile, pres; (a) Goldner & Goldner, 47 W 42 (2621).

### DWELLINGS.

BARRETTO ST, w s, 250 n Oak Point av, two 2-sty t c dwgs, 16½x33, tin rf; \$9,000; (o) Samuel Gallagher, 444 St. Nicholas av; (a) E. A. Lynde, 3431 E. Tremont av (2169).

LOWIRRE PL, n w c 229, 2-sty fr dwg, 22x48, asphalt shingle rf; \$7,000; (o) Antonio Carrella, 2910 Carpenter av; (a) A. D. Bartholomew, 725 E 223 (2618).

206TH ST, n e c Bainbridge av, 1-sty str & dwg, 25.1x90; plastic slate rf; \$40,000; (o) The Debb Corp., Leo Livinson, 3210 3 av, pres; (a) Chas. Schaefer, Jr., 394 E 150 (2629).

227TH ST, s s, 355 e White Plains av, 2½-sty fr dwg, 20.1x50, asphalt shingle rf; \$10,000 (o) Pasquale De Perro, 850 E 219; (a) Geo. P. Crosier, 689 E 223 (2598).

229TH ST, s s, 175 w Bronxwood av, 2-sty bk dwg, 21x50, plastic slate rf; \$10,000; (o) Carmela Tambuno, 2159 Belmont av; (a) Lucian Pisciotta, 3011 Barnes av (2614).

BUSSING AV, n w c Seaton av, 2-sty fr dwg 22.6x50, shingle rf; \$9,000; (o) Donato Lorusso, 10 No. Bond st, Mt. Vernon; (a) C. J. J. Wolf, 17 So. 3 av, Mt. Vernon (2608).

CROSBY AV, e s, 225 n Roberts av, 2-sty fr dwg, 18x40, asphalt shingle rf; \$5,000; (o) M. E. O'Connell, 470 Jackson av; (a) E. O'Connell 666 E 164 (597).

EDISON AV, n s, 400 e Philip av, 2-sty fr dwg, 18x34, asphalt shingle rf; \$5,000; (o) Alex Martinson, 165 E 128 (a) Julius Kilman, 631 E 237 (2622).

ELY AVE, w s, 220.16 s Nereid av, 1-sty fr dwg, 24x33, shingle rf; \$4,500; (o) Ford Foundation, Thos T. Uren, 704 S 5 av, Mt. Vernon, pres; (a) Bassett, 4030 Dyre av (2624).

ELY AV, w s, 100 s Nereid av, 2-2-sty fr dwgs, 16x34.6; shingle rf; \$9,000; (o) Ford Foundation, Inc., Thos. T. Uren, 704 S 5 av, Mt. Vernon, pres.; (a) L. A. Bassett, 4030 Dyre av (2626).

HARPER AV, n w c Light st, 2-sty fr dwg, 23x33, asphalt shingle rf; \$6,000; (o) Ford Foundation, Thos. Uren, 704 S 5 av, Mt. Vernon, pres; (a) L. A. Bassett, 4030 Dyre av (2625).

HERING AV, e s, 25 n Pierce av, 2-sty fr dwg, 18x40, asphalt shingle rf; \$6,000; (o & a) M. E. MacLeod, 1600 Hering av (2615).

LAFONTAINE AV, e s, 84 n 179 st, 3-sty br dwg & factory, 25x85; slag rf; \$12,000; (o) A. M. Osterheld, 2001 Arthur av (a) Chas. S. Clark, 441 E Tremont av (2628).

MACE AV, n s, 50 e Barnes av, 2-sty bk dwg & garage, 21x52 plastic slate rf; \$10,000; (o) Pasquale Moscale, 2527 Matthews av; (a) Lucian Pisciotta, 3011 Barnes av (2613).

TIERNAN AV, e s, 137 1st, s Arnow av, 2-sty fr dwg 22x44.1; flexatile rf; \$10,000; (o) Aug. Williams, 1959 Madison av; (a) Franz Wolfgang, 335 E Tremont av (2627).

### FACTORIES AND WAREHOUSES.

BEACH AV, w s, 300.4 n 172d, 1-sty concrete factory, 22x42, slag rf; \$3,500; (o) John Furante, 218 E 103; (a) Jacob Fisher, 25 Av A (2590).

### STABLES AND GARAGES.

INTERVALE AV, w s, 186.4 s 167th, 1-sty bk garage, 81.6x77.4, slag rf; \$16,000; (o) A. & P. Arcaro, 1 E Fordham rd; (a) The Pelham Co., 1 E Fordham rd (2587).

WEBSTER AV, n e c Depot Sq S, 1-sty bk garage, 150x136.52, slag rf; \$75,000; (o) Willis F. Harding, 2564 Creston av; (a) Jos. P. Whiskeman, 153 E 40 (2575).

### STORES AND DWELLINGS.

TREMONT AV, n s, 101 e Randall av, 1-sty bk str & dwg, 50x71.6, plastic slate rf; \$8,000; (o) Pietro Rossi, 2420 Hughes av; (a) Frank J. Ross, 1137 E 224 (2557).

### STORES, OFFICES AND LOFTS.

149TH ST, n s, 325 w Courtlandt av, 2-sty bk str, 25x72, tar & gravel rf; \$15,000; (o) G. D. Gregory, 128 Bway; (a) Eric Kibbon, 522 5 av (2583).

FOREST AV, n e c 160th, 1-sty bk str, 100 x50, Barretts rf; \$20,000; (o) Garman Bros. Co., David Garman, 53 Davis st, L. I. C., pres.; (a) Sommerfeld & Steckler, 31 Union Sq (2558).

TREMONT AV, n s, 19.12 w Hughes av, 1-sty bk str, 174.1x60, plastic slate rf; \$75,000; (o) Marmil Holding Corp., Ely Maran, 135 Bway, pres.; (a) Springstein & Goldhammer, 32 Union Sq (2550).

### STORES AND TENEMENTS.

162D ST, s w c Melrose av, 6-sty bk str & tnt, 50.1x90, slag rf; \$125,000; (o) G G B Realty Co., Julius Gersman, 2681 Briggs av, pres.; (a) Moore & Landsiedel, 3 av & 148th (2588).

### MISCELLANEOUS.

EDGEWATER ROAD, s s, 150 e Drake st, 2 1-sty fr sheds, 50x50; plastic slate rf; \$3,000; (o) Maria V. Skiffington, 1445 Boone av; (a) Chas. Schaefer, Jr., 394 E 150 st (2630).

## Queens

### DWELLINGS.

ASTORIA—6th av, w s, 430 n Ditmars av, four 2-sty bk dwgs, 20x52, slag rf, 2-fam, elec, steam heat; \$40,000; (o) David Bender, 44 Court st, Bklyn; (a) Seelig, Finkelstein & Wolfinger, 44 Court st, Bklyn (5139-40).

ASTORIA—4th av, w s, 160 n Grand av, eight 2-sty bk dwgs, 20x54, tar and gravel rf, 2-fam, elec, steam heat; \$68,000; (o) John Holland, 427 Dean st, Bklyn (5151).

BELLE HARBOR.—Beach 137th st, e s, 100 s Bayside dr, 2-sty fr dwg, 20x47, shingle rf, 1-fam, gas, steam heat, elec; \$9,000; (o) Anne Julia Jupp, 82 Nassau st, N Y C; (a) Donald MacDonald, 8651 106th st, Richmond Hill (5206).

BELLE HARBOR.—Beach 140th st, e s, 440 s Newport av, 2½-sty fr dwg, 27x30, shingle rf, 1-fam, gas, hot air heat; \$10,000; (o) Mand. Houston, 18 Virginia pl, Bklyn; (a) Wm. Hogan, 1269 Bway (4972).

EDGEEMERE.—Beach 54th st, e s, 60 s Rockaway blvd, six 1-sty fr dwgs, 14x25, shingle rf, 1-fam, gas; \$18,000; (o & a) Frank Krayer, Edgemere (5207 to 5212).

ELMHURST.—Manheim st, s e c, Seabury st, 2-sty fr dwg, 30x35, slag rf, 2-fam, gas; \$8,000; (o) Theo. Postus, Seabury st, Elmhurst; (a) Albert H. Stines, 300 Grand st, Maspeth (4927).

ELMHURST HEIGHTS.—16th st, w s, 125 n Woodside av, 2½-sty fr dwg, 22x46, shingle rf, 2-fam, gas, hot water heat; \$11,000; (o) Mrs. Loos Stehlick, 35 Forest st, Winfield; (a) A. B. Larsen, Homestead av, Port Richmond, Staten Island (5069).

FAR ROCKAWAY.—Seneca st, w s, 200 n State st, 2-sty fr dwg, 28x46, shingle rf, 1-fam, gas, steam heat; \$8,000; (o) Louise Vaughn, Far Rockaway; (a) A. J. Bogart, Far Rockaway (5117).

FAR ROCKAWAY.—Dix pl, n s, 80 e Pinson pl, 2-sty fr dwg, 24x26, shingle rf, 1-fam, gas, steam heat; \$8,000; (o) Better Built Ready Cut Co., 47 W 34th st, N Y C (5163).



**FOREST HILLS.**—Livingston st, s s, 100 w Colonial av, 2½-sty fr dwg, 35x24, shingle rf, 1-fam, gas, elec, steam heat; \$8,000; (o) Cord Meyer Development Co., Forest Hills; (a) John Megirian, 1123 Bway, N Y C (5070).

**GLENDALE.**—Delia st, e s, 100 s Cooper av, ten 1-sty fr dwgs, 16x46, shingle rf, 1-fam, gas, hot air heat; \$30,000; (o) Chas. J. Hettensheimer, 309 Wyckoff av, Bklyn; (a) John C. F. Burmeister, 9429 85th rd, Woodhaven (4919 to 4924).

**GLENDALE.**—Cooper av, s e c, Wyckoff av, 2-sty fr store and dwg, 26x55, slag rf, 2-fam, gas; \$9,000; (o) John Sekora, Cooper av, Glendale; (a) Al. H. Stines, 300 Grand st, Maspeth (4926).

**HOLLIS.**—191st st, s w c, Hillside ave and s e c cor 190th st and Hillside av, six 2-sty fr dwgs, 18x37, shingle rf, 1-fam, gas; \$28,000; (o & a) Rite Homes Bldg. Co., 8943 91st st, Woodhaven (3288-89-90-91-92-93).

**HOWARD BEACH.**—Flynn av, n w c Channel st, 2-sty fr dwg, 34x30, shingle rf, 1-fam, gas, hot air heat; \$8,000; (o) Mrs. Mary Sander, 693 Park pl, Bklyn; (a) O. E. Liebig, 227 Wilson av, Bklyn (4961).

**JAMAICA.**—Foster Meadow rd, w s, 100 n Rockaway Turnpike, Hook Creek, five 1-sty fr dwgs, 16x30, shingle rf, 1-fam, gas; \$12,500; (o) G. M. Johannesson, Hook Creek, Jamaica; (a) A. H. Knoll, 214 Beach 97th st, Rockaway Beach (5079 to 5083).

**JAMAICA.**—Jeffrey av, w s, 75 s Mitchell st, 2-sty fr dwg, 18x55, tar and gravel rf, 2-fam, gas, steam heat; \$10,000; (o) William Brinner, 62 Sutton st, Bklyn; (a) Christian Bauer, Jr., 788 Manhattan av, Bklyn (5004).

**JAMAICA.**—Orchard st, n w c, No 1 st, eight 2-sty fr dwgs, 18x55, slag rf, steam heat; \$60,000; (o) Moss Const. Co., on prem; (a) Louis Dannacher, 328 Fulton st, Jamaica (5023-24-25-26).

**JAMAICA.**—Degraw av, s s, 324 w Flushing av, 2-sty brk dwg, 24x45, shingle rf, 1-fam, gas, steam heat; \$8,000; (o & a) H. Kroger, on prem (3938).

**JAMAICA.**—Terrace av, s s, 226 n Flushing av, 2½-sty fr dwg, 36x26, shingle rf, 1-fam, gas; \$14,000; (o & a) W. P. Stanton, Jamaica (4606).

**MASPETH.**—Mt. Olivet av, n s, 140 e Collins av and Collins av, n e c Hemlock pl, six 2-sty fr dwgs, 15x36, shingle rf, 1-fam, gas, six bldgs; \$45,000; (o & a) Ridgewood T. H. Co., 447 Kosuth pl, Glendale (3724 to 3729).

**MIDDLE VILLAGE.**—Hinman st, e s, 45 s Steuben st, 2-sty fr dwg, 24x65, shingle rf, 2-fam, gas, steam heat; \$10,000; (o) Rose Harkow, 128 Steuben st, Middle Village; (a) Morris Perlstein, 49 Fulton st, Middle Village (4957).

**MIDDLE VILLAGE.**—Hinman st, e s, 90 s Steuben st, 2½-sty fr dwg, 22x65, shingle rf, 2-fam, gas, steam heat; \$10,000; (o & a) Morris Perlstein, 49 Fulton av, Middle Village (5106).

**QUEENS.**—4th av, e s, 234 s Seymour st, two 2-sty fr dwg, 22x24, shingle rf, 1-fam, gas, steam heat; \$11,000; (o) Arthur T. Peltey, 15 2d av, Bellaire; (a) Leonard C. Smith, 59 Woolsey st, L. I. City (5001-2).

**QUEENS.**—Wertland av, w s, 387 n Hempstead rd, two 2-sty fr dwgs, 16x49, shingle rf, 2-fam, gas, hot air heat; \$8,000; (o) Ruth Runge, 1047 Tiffany st, N Y C; (a) Clifford Schubert, 366 5th av, N Y C (5108).

**QUEENS.**—Grant av, s e c, Preston av, two 2-sty fr dwgs, 18x34, shingle rf, 1-fam, gas, steam heat; \$9,000; (o) Jacob Freis, 2823 Sedgwick av, N Y; (a) Louis Dannacher, 328 Fulton st, Jamaica (5027-28).

**RICHMOND HILL.**—Wicks st, w s, 751 n Metropolitan av, 2-sty fr dwg, 16x38, shingle rf, 1-fam, gas, steam heat; \$4,500; (o) R. Bongiorno, 382 Wicks st, Richmond Hill; (a) J. Ginochio, 17 Greenwick av, N Y C (4989).

**RICHMOND HILL.**—112th st, w s, 100 s 101st av, 2-sty fr dwg, 18x50, tar and slag rf, 2-fam, gas, steam heat; \$8,000; (o) H. S. Home Co., Inc., 10708 111th st, Richmond Hill; (a) Geo. Crane, 8711 114th st, Richmond Hill (4960).

**RICHMOND HILL.**—121st st, w s, 90 n Beaufort av, two 2-sty fr dwgs, 20x43, shingle rf, 1-fam, gas, steam heat; \$10,000; (o) Peter Reibling, Atlantic and Lefferts av, Richmond Hill; (a) D. Stage, Glen Morris (5155-6).

**RICHMOND HILL.**—130th st, e s, 550 s 101st av, 2½-sty fr dwg, 34x42, shingle rf, 1-fam, gas, steam heat; \$10,000; (o) Edward Shaughnessy, 72 Poplar st, Bklyn; (a) Louis Dannacher, 328 Fulton st, Jamaica (5031).

**Richmond.**

**DWELLINGS.**

**ANNADALE.**—Jefferson blvd, n s, 267 w Journey av, 2-sty fr dwg, 25x33; \$6,500; (o) Thos. J. Brady, 693 Franklin av, Bklyn, N. Y.; (a) Wm. A. Parfitt, 26 Court st, Bklyn, N. Y. (191).

**ANNADALE.**—Arden av, s w s Ralph av, 1-sty fr dwg, 24x25, shingle rf; \$3,000; (o) Alex Piltilla, 1773 Washington av, Manhattan; (a) Oscar Halmimen, 793 Arden av, Annadale (218).

**ARROCHAR.**—Oscar av, e s, 875 w Old Town rd, 2-sty bk dwg, 20x47, rubberoid rf; \$8,000; (o) Vincenzo Scadute, 1677 53d, Bklyn; (a & b) S. Chisari, 1677 53d, Bklyn (211).

**BRIGHTON HEIGHTS,** cor Woodstock and Oxford pl, 2½-sty br dwg, 24x36, asbestos shg rf; \$8,000; (o) Emanuella De Stefano, Glen av, New Brighton; (a) Henry G. Jefferson, 89 Scribner av; (mason & carpenter) Nicholas De Stefano, Glen av, New Brighton, S. I. (421).

**BRIGHTON HEIGHTS,** Stanley av, n s, n e cor Brighton av, 2½-sty fr dwg, 22x26, shingle rf; \$3,500; (o) Karlsson Bros., Brighton Heights; (a) P. P. (388).

**COLES LANE.**—Bay ter, e s, 246 s Amboy av, 2-sty bk dwg, rubberoid shingle rf, 22x30; \$5,000; (o) Wm. J. Steele, 122 Beach, New Dorp, S. I.; (a) Chas. B. Hewker, Tompkinsville, S. I. (2620).

**CONCORD.**—Richmond rd, e s cor Rome av, 1-sty fr dwg, 15x56, rubberoid rf; \$3,500; (o) E. Cristauro, Concord, S. I.; (a) Chas. B. Hewker, Tompkinsville, S. I. (460).

**CONCORD.**—Oder av, n w s, 359 s w Clove av, 1-sty fr dwg, 18x38, rubberoid rf; \$4,000; (o) Anna Lockwood, 27 Pleasant Valley av; (a) E. J. Lockwood, 27 Pleasant Valley av (267).

**DONGAN HILLS.**—Delaware av, n s, n w c Wilson pl, 1½-sty fr dwg, 26x30, slag rf; \$3,000; (o) P. F. Traynor, 118 Seaview av, Dongan Hills; (a) P. P. (232).

**DONGAN HILLS.**—Atlantic av, e s, 50 s Henry pl, 2-sty br dwg, 24x33, shingle rf; \$4,500; (o) Antonio Facciola, Raritan av, Dongan Hills; (a) Chas. A. Duncker, Dongan Hills (410).

**DONGAN HILLS.**—Garretson av, w s, 130 s Richmond st, 2-sty fr dwg, 26x47, shingle rf; \$6,000; (o) John A. Hoppenhauer, 26 Garretson av, Dongan Hills; (a) Chas. Duncker, Dongan Hills, S. I. (408).

**ELTINGVILLE.**—Wilson av, n s, 83 w Eltingville blvd, 1½-sty fr dwg, 24x25, composition rf; \$4,000; (o) E. A. Nelson, 3785 Richmond av, Eltingville, S. I.; (a) P. P. (449).

**ELTINGVILLE.**—Wilson av, s s, 171 w Richmond av, 1-sty fr dwg, 42x34, shingle rf; \$5,000; (o) Wm. Elting, Sr., 2511 Amboy rd, New Dorp; (a) Bryan C. Treuman, Rockland av, New Dorp, S. I. (74).

**ELTINGVILLE.**—Sylvia st, s s, 250 w Richmond av, 1-sty fr dwg, 42x40, shingle rf; \$5,000; M. George Elting, 512 Graham av, L. I. City; (a) Byron C. Pneuman, Rockland av, New Dorp (175).

**ELTINGVILLE.**—Richmond av, e s, 160 n Wilson av, 1½-sty fr dwg, 26x30, composition rf; \$4,000; (o & a) Ernest A. Nilson, 3785 Richmond av, Eltingville (235).

**ELTINGVILLE.**—Ridgewood av, e s, 500 n Lainoka av, 1½-sty fr dwg, 20x24, composition rf; \$3,000; (o & a) John Nygren, Katherine st, Port Richmond (252).

**FT. WADSWORTH.**—Bay st, w s, 75 n School, 2-sty fr dwg, 21x26, rubberoid rf; \$4,000; (o & b) Wm. J. Kelley, Rosebank (222).

**GRANT CITY.**—Colfax av, s s, 175 w Lisbon, 2-sty fr dwg, 24x32, slag rf; \$4,200; (o & a) Fred Cebella, Grant City (255).

**GRANT MANOR.**—Bancroft av, n s, 40 e Edison, 2-sty fr dwg, 24x24, shingle rf; \$4,000; (o) F. Galt, Grant Manor; (a) Charles A. Duncker, 130 Seaview av (285).

**GREAT KILLS.**—Robinson av, s w c, 208 s e Southfield blvd, 1½-sty fr dwg, 20x33, shingle rf; \$2,500; (a) Harry W. Felcher, Port Richmond (290).

**GREAT KILLS.**—Oakdale st, s s, 55 w Holby av, 2-sty fr dwg, 22x24, shingle rf; \$4,000; (o) Miss K. Kane, Manhattan; (a) M. J. Mallin, 140 Nelson av, Eltingville (228).

**GREAT KILLS.**—Bennett st, w s, 300 s Wiman av, 2-sty fr dwg, 24x30, shingle rf; \$2,700; (o) Lulu Manheim, 83 Bennett; (a) P. P. (171).

**GREAT KILLS.**—David & Wiman av, e s, 1-sty fr dwg, 24x36, shingle rf; \$4,500; (o) R. W. De Haven, Great Kills, S. I.; (a) A. H. McGeehan, Prince Bay, S. I. (454).

**GREAT KILLS.**—Hilcrest st, 100 w Werman av, 1-sty fr dwg, 24x36, asphalt shingle rf; \$3,500; (o) John Johnson, Richmond Valley, S. I.; (a) Arthur Buhlman, Great Kills, S. I. (453).

**GREAT KILLS.**—Oakdale st, s s, 130 w Cross st, 1-sty fr dwg, 22x25, shingle rf; \$4,000; (o) Etta Walty, 145 Wiman av, Great Kills, S. I.; (a) A. F. Gerkin, 282 Nelson av, Great Kills, S. I.; (carpenter) A. F. Gerkin, 282 Nelson av, Great Kills, S. I. (428).

**GREAT KILLS.**—Gibson av, e s, corner n e Simpson av, two 2-sty fr dwgs, 24x28, shingle rf; \$7,280; (o) Ludwig Wm. Scilipoti, 124 Gifford lane, Great Kills, S. I.; (a) P. P. Scilipoti; (c) Geo. Olsen, 274 Harrison av, Great Kills, S. I. (160).

**HUGUENOT PK.**—Amboy rd, s s, 200 ft e Huguenot av, 1½-sty fr dwg, 25x36, shingle rf; \$3,800; (o) Peter E. MacDonald, Huguenot Pk, S. I.; (a) Harris Bros., Chicago, Ill.; (mason) Chas. Wohlschagel, Great Kills, S. I. (458).

**LYSEN MANOR.**—Otis av, s s, 146 w Railroad av, 2-sty fr dwg, 22x27, shingle rf; \$3,500; (o) Herman F. Treeg, Otis av; (a) C. B. Heweker, Tompkinsville (246).

**MARINERS HARBOR.**—Franklin av, w s, 600 s Washington av, 2-sty fr dwg, 22x24, shingle rf; \$5,000; (o) John Sindholm, 332 59th, Bklyn; (a) John Soderman, Massapequa, L. I. (236).

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**MARINERS HARBOR.**—Earistina pl, n s, 200 e De Hart av, 1½-sty fr dwg, 22x26, shingle rf; \$2,800; (o) William Prince, 77 Van Pelt av, Mariners Harbor; (a) F. W. Forsberg, 41 Union av, Mariners Harbor (204).

**MARINERS HARBOR.**—Holland av, e s, 170 s Richmond ter, two 2-sty br dwg, 25x30, rubberoid rf; \$5,000; (o) John Locus, Richmond ter; (a) P. P. (389).

**MARINERS HARBOR.**—Simonson av, e s, 700 n Washington av, 1½-sty fr dwg, 18x28, shingle rf; \$3,000; (o) M. Surko, 260 Lake av, Mariners Harbor, S. I.; (a) A. M. Alkeviche, 305 5th av, Mariners Harbor, S. I. (441).

**MARINERS HARBOR.**—De Hart av, e s, 400 n Railroad st, 2½-sty br dwg, 24x32, shingle rf; \$4,500; (o) James Layat, Mariners Harbor, S. I.; (a) P. P. (438).

**MIDLAND.**—N e cor Graham Beach blvd and Commance st, 1½-sty fr dwg, 25x48; \$2,900; (o) Louis G. Brost, 667 Melrose av, N Y C; (a) Wm. H. Schmidt, South Beach (430).

**MIDLAND BEACH.**—3d st, e s, 250 s Barnes av, 2-sty fr dwg, shingle rf, 20x25; \$3,200; (o) Paul Bjilke, Midland av, Grant City, S. I.; (a) same (64).

**MIDLAND BEACH.**—12th st, w s, 100 s Lincoln av, 2-sty fr dwg, shingle rf, 20x27; \$3,200; (o & a) Paul Bjilke, Midland av, Grant City, S. I. (65).

**MIDLAND BEACH.**—Barnes av, n s, 120 9th, 2-sty fr dwg, 24x28, shingle rf; \$4,000; (o) Mrs. R. Cunningham, 306 W 13th, Manhattan; (a) C. A. Duncker, Dongan Hills; Capt. John Potterfield, 266 4th, Midland Beach (219).

**NEW DORP.**—Bishop st, w s, 600 n Amboy rd, 2-sty fr dwg, 24x28, shingle rf; \$4,000; (o) Wm. J. Tuttle, Fort Wadsworth, S. I.; (a) Wm. J. Tuttle, Fort Wadsworth, S. I. (296).

## PLANS FILED FOR ALTERATIONS

### Manhattan.

**BEEKMAN PL, 6,** remove stoop & entrance, new entrance, window, brownstone stoop, stairs, plaster partitions in 4-sty bk dwg; \$1,000; (o) Chas. F. Wirth, 4 Beekman pl; (a) Fredk W. Ockert, 254 W 104th (2137).

**BEEKMAN ST, 69,** new story on extension in 5-sty bk factory; \$2,000; (a) Fredk S. Hirschfeld, 69 Beekman st; (a) John H. Knubel, 305 W 43d (2140).

**CENTER ST, 240,** remove T C partitions, new T. C. partitions in 5-sty bk police hdqts; \$5,000; (o) City of N. Y. Police Dept., 240 Center st; (a) Thos. E. O'Brien, 240 Center st (1954).

**CHAMBERS ST, 39-41,** remove present roof tier & provide new roof tier in 4-sty bk office bldg; \$75,000; (o) M. B. Brown Corp., 39-41 Chambers st; (a) Chas. B. Meyers, 31 Union Sq W (2171).

**CHRISTOPHER ST, 5,** remove rear wall, new ext, remove front wall, new store fronts, steel beams, bath room, partitions in 3-sty bk storage; \$3,000; (o) Marie Gallo, 5 Christopher st; (a) De Rose & Cavalieri, 370 E 149th (2147).

**FULTON ST, 122,** new front elevation, fireproof enclosed stairs, passenger elevator, toilet rooms in 6-sty bk mfg & restaurant; \$20,000; (o) 122 Fulton St. Corp., 122 Fulton st; (a) John G. Stasse, 175 5 av (2141).

**HESTER ST, 99,** relocate door, remove two columns in 5-sty bk store; \$2,000; (o) Louis

Schaum, 62 Forsythe st; (a) Phillip Bardes, 230 Grand st (2168).

**HUDSON ST, 387-403,** new T C partitions, toilets in 10-sty bk factory; \$6,000; (o) 395 Hudson St. Corp., 195 Bway; (a) Clarence R. Cole, 395 Hudson st (1965).

**LAIGHT ST, 13-15,** install stairs in 6-sty bk factory; \$8,000; (o) Paul Viene, Rye, N. Y.; (a) Sidney Daub, 5 Beekman st (2170).

**MACDOUGAL ST, 142,** remove fire escape, new plumbing in 4-sty bk apt; \$1,500; (o) A. M. Pepe, 133 W 3d; (a) N. J. Podesta, 129 W 11th (2142).

**MULBERRY ST, 119,** new toilets, sink, windows, in 4-sty bk stores & tint; \$1,500; (o) Frank Pittelli, 119 Mulberry st; (a) Philip Bardes, 230 Grand st (1969).

**NORFOLK ST, 178,** remove stoop & stairs at front, new entrance, new stairs enclosed in f p partitions, fireproof partitions in 6-sty bk apt; \$4,000; (o) Tina Goldstein, 148 Norfolk st; (a) Chas. M. Straub, 147 4 av (2172).

**PERRY ST, 25,** change partitions, two new bathrooms, new stairs, new heating system (steam), new entrance, in 3-sty bk apt; \$3,000; (o) Church of St. John the Evangelist, 224 Waverly st; (a) John L. Bull, 57 Poplar st, New Rochelle, N. Y. (1952).

**PERRY ST, 23,** change partitions, new toilets, smoke stack in 3-sty bk apt; \$4,000; (o) Church of St. John the Evangelist, 224 Waverly pl; (a) John L. Bull, 57 Poplar pl, New Rochelle, N. Y. (2136).

**WORTH ST, 58-60,** new elevator shaft in 6-sty bk office bldg; \$1,500; (o) N. Y. R. E. Assn., 309 Bway; (a) Frank M. Gabler, 308 W 133d (2138).

**21ST ST, 147-149,** e, remove partition, windows, new windows, pier, door; \$15,000; (o) Grace Girls' Club, 147 E 21 st; (a) Jas. J. Frawley, 180 E 95 st (1961).

**25TH ST, 27 W,** remove steps, entrance, new steps in 5-sty bk dwg; \$2,000; (o) Corp of Trinity Church, 187 Fulton st; (a) Thos. Nash, 15 E 40th (1963).

**26TH ST, 20 W,** remove area, rail, steps, new stone steps in 5-sty bk clergy house; \$2,000; (o) Corp of Trinity Church, 187 Fulton st; (a) Thos. Nash, 15 E 40th (1962).

**30TH ST, 22 e,** remove front stoop & area, partitions, enlarge rooms, in 4-sty bk res; \$8,000; (o) I. N. Phelps Stokes, 109 E 21st; (a) I. N. Phelps Stokes, 100 William st (1950).

**37TH ST, 265 W,** remove brick pier, 1-sty loft stair enclosure, enlarge store fronts, new flooring, metal ceiling, window openings, plumbing, drainage toilets, cement floor, marble base in 3-sty bk garage and dwg; \$2,500; (o) Walter J. M. Donovan, 276 Riverside Dr; (a) Chas. Sheres, 56 W. 45th (1964).

**57TH ST, 442-8,** remove partitions, bays, stoop, areas and rails, floor beams, new floors, doors, plumbing in 2-sty bk, 18x17x40; \$35,000; (o) William A. Lerner, 2 E 62; (a) Cross & Cross, 681 5 av (1955).

**61ST ST, 26-8 E,** remove front wall, new front F. P. stairs, hall, elevator shaft in 4-sty bk store and dwg; \$50,000; (o) Estate of Abram Banduine, 45 Wall; (a) Adolph E. Nast, 56 W 45th (1974).

**68TH ST, 208 W,** rear new ext, 1-sty floor to be blocked with yellow pine joist & steel girders, new brk partitions, yellow pine floors in 2-sty bk garage; \$5,000; (o) James Butler, 2030 Bway; (a) Buchman & Kahn, 56 W 45th (2130).

**75TH ST, 113 W,** new fronts, new extension in 3-sty bk res; \$2,500; (o) Dr. D. C. Denkmedji, 34 W. 39; (a) Geo. & Edw. Blum & Walter Katz, 505 5th av (1973).

**76TH ST, 312 W,** remove front stoop, new partitions in 4½-sty res; \$12,000; (o) Simon Smith (Dr.), 312 W 76th; (a) Harry Allen Jacobs, 64 E 55th (1970).

**86TH ST, 320 W,** remodel 8th floor into two apts in 12-sty bk apt; \$5,000; (o) 320 W. 86th St. Co., Inc., 320 W 86th; (a) Chas. T. F. Dieterlen, 150 W 38th (2165).

**92D ST, 46 E,** new pent house, 2-sty ext in 3-sty bk dwg; \$10,000; (o) L. Y. Calvoceressi, New Canaan, Conn; (a) Harry Leslie Walker, 144 E 54th (2179).

**107TH ST, 241 W,** remove elevator and shaft, new brick walls, new skylight, doors (F.P.) in 2-sty bk public garage; \$2,000; (o) James R. Roosevelt, Jr, Jacksonville, Fla; (a) Richard Lukowsky, 49 Stevens st, L. I. C. (1971).

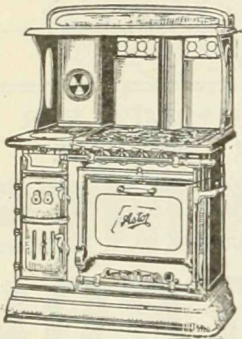
**139TH ST, 201 W,** remove partitions, staircase, plumbing & entire tier of beams in both bldgs, bldg 2-sty ext on cor bldg, new rear ext, new fire retarding partitions, wooden staircase, stone fronts, galv iron skylight, tin roof in 4-sty bk dwg; \$15,000; (o) Mt. Calvary Methodist Church, 201 W 139th; (a) Geo. W. Foster, 15 W 38th (2132).

**AV A, 41,** remove present stairs, partitions, provide new show windows, wood stairs in 4-sty bk apt; \$8,000; (o) Wm. Vincent Astor, 23 W 26th; (a) Chas. B. Meyers, 31 Union Sq W (2173).

**AVENUE A, 111,** remove wall, new columns, beams, store fronts in 5-sty bk store & apt; \$3,500; (o) B. & S. Greenspan, 111 Ave A; (a) Jacob Fisher, 25 Av A (1960).

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BROADWAY, 1886-88, new tanks and structure in 6-sty bk garage & salesroom; \$4,000; (o) Hulett Motor Car Co., 1886 Bway; (a) The Rusing Co., 26 Cortland st (1956).

BROADWAY, 772-86, oil tank & equipment on 6-sty bk dept store; \$12,000; (o) John Wanamaker, 772 Bway; (a) Petroleum Heat & Power Co (2178).

EAST BROADWAY, 256, rearrange partitions, remove brick wall in 3-sty bk dwg; \$1,000; (o) Isaac Eskowski, 256 E Bway; (a) Phillip Bardus, 230 Grand st (2169).

LEXINGTON AV, 421, alter first floor for restaurant, new plumbing, kitchen, offices, in 4-sty bk restaurant; \$2,500; (o) Mrs. M. Currier, 124 134 st; (a) Wm. F. Thompson, 342 Madison av (1958).

LEXINGTON AVE, 1254, lower first floor, new store fronts, partitions in 4-sty bk bldg; \$6,000; (o) Fredk Y. Feuerbach, 207 E 84th; (a) Fred Gerber, 101 E 87th (1966).

MADISON AV, 771, remove sidewalk encroachments, new columns, beams, girders in vault under sidewalk in 8-sty bk apt; \$4,000; (o) Jackson Realty Co., 7 E 37th; (a) Alfred L. Kehoe Co., 150 Nassau st (2134).

PARK AV, 93, raise first & second sty, remove dumbwaiter, rearrange door & windows, new extension, stairs, dumbwaiter & elevator, pass, floors, in 5-sty bk res; \$30,000; (o) Dr. B. S. Price, 17 E 38 st; (a) W. S. Bessell, 58 W 49 st (1927).

2D AV, 103, remove all partitions, stairs, apts to be rearranged, new plumbing, f p staircase, rebuild fire escapes, store to be built in 5-sty bk apt; \$35,000; (o) Harry L. Harmatz, 107 2 av; (a) Saml Livingston, 522 7 av (2175).

3D AV, 3, remove steps, build steps, extend bldg in 5-sty bk bank & offices; \$4,000; (o) Metropolitan Savings Bank, 3 Third av; (a) James S. Hunter, 624 Madison av (2146).

5TH AV, 391-93, reframe steel beams, new skylights, windows, in 7-sty bk store & loft; \$3,500; (o) Tiffany & Co., 395 5 av; (a) Henry S. Lion, 342 Madison av (1959).

5TH AV, 753-55, alter stairs, remove windows, new landing, kal, doors, in 5-sty bk stores & apt; \$3,500; (o) Trustees of will of Mary M. Jones, W. K. Post, H. W. Hayden, 68 William st; (a) Duncan Chandler, 753 5 av, N. Y. C. (1949).

5TH AV, bet 83 & 84 st, remove wall, add 2 sty on 1-sty ext, on 2-sty bk museum; \$35,000; (o) City N. Y., Dept. of Parks, Municipal Bldg.; (a) G. Atterbury, 139 E 53 st (1926).

7TH AV, 362-78, enw fireproof mezzanine, new store fronts in 16-sty bk office and mfg; \$5,000; (o) Blockton Realty Co., 33 W 42d; (a) Sommerfeld & Steckler (1975).

8TH AV, 661, lowering portion of 1st sty floor beams, new store fronts, partitions, iron columns, beams in 4-sty bk hotel; \$8,000; (o) Wm. Volk, 661 8 av; (a) Schulte Realty Corp., 386 Bway (2166).

8TH AV, 845, remove & erect non-bearing partitions in 4-sty bk str & loft; \$1,500; (o) Max Shanks, 845 8 av; (a) Chas. Bluestone, 335 Bway (2131).

10TH AV, 666, new ext in rear of kitchen & store, remove partitions 5-sty bk bldg; \$2,200; (o) Oscar Fehrman, 666 10 av; (a) Charles Schaefer, Jr., 394 E 150th (2144).

**Bronx**

156TH ST, 338 E, 1-sty bk ext, 22x38, to 2-sty fr dwg; \$2,500; (o) Saverio Terabasso, 747 Melrose av; (a) Della Penna & Erickson, 259 E 149 (523).

165TH ST, s e c Findlay av, new toilet, new stairs, new partitions in 1-sty bk str; \$2,000; (o) Wians Realty Co., 1429 5 av; (a) Margon & Glaser, 2804 3 av (528).

167TH ST, 893 E, 1-sty bk ext, 26x42.1 to 3-sty fr str & dwg; \$10,000; (o) Fleishman & Linder, 1014 Intervale av; (a) Julius Bleich, 989 Intervale av (521).

176TH ST, 709 E, 2-sty fr ext, 20x15, to 2-sty fr dwg; \$2,000; (o) Morris Minn, on prem; (a) Alex H. Tischler, 1024 Simpson (535).

187TH ST, 517, 3-sty bk ext, 13x18, to 3-sty bk bldg; \$2,000; (o) Filomena Biamonte, on prem; (a) Ignatius Pisciotta, 200 W 72 (533).

BEAUMONT AV, 2339, 1-sty fr ext, 8.2x12.2, to 2-sty fr dwg; \$1,200; (o) Louis Gallo, on prem; (a) Meisner & Uffner, 501 E Tremont av (532).

BELMONT AV, 2217, 2-sty fr ext, 18x24, to 2-sty fr dwg; \$3,500; (o) Mrs. Thos. Madden, on prem; (a) Tremont Eng. Co., 240 E Tremont av (519).

COURTLANDT AV, 616, new plbg, new partitions to 3-sty fr bldg; \$3,000; (o) Martin Newman, 771 Jackson av; (a) John A. Rossi, 563 E Tremont av (529).

INDEPENDENCE AV, e s, 322.8 n 254th, 1-sty fr ext, 22.6x28.5, to 2-sty stn dwg; \$3,000; (o) B. Steiner, on prem; (a) Dwight J. Baum, 244th st & Waldron av (531).

KINGSBRIDGE RD, 100 W, new enclosed bridge bet wings & new t c partitions to 4-sty bk house; \$5,000; (o) Home for Hebrew Infants, L. Norman, 630 Park av, pres.; (a) Necarsuhner & Lehlbach, 507 5 av (541).

LONGWOOD AV, 911, 1-sty bk ext, 18.1x22.1, & new str fronts to 5-sty bk str & bldg; \$13,000; (o) Bernstein & Edelsack, 636 Wales av; (a) Jos. P. McParlan, 213 St Anns av (545).

MORRIS AV, 2676, new oak girder, stairs & new partitions to 5-sty bk str & bldg; \$10,000; (o) St. James Hall Realty Co., 160 Pearl; (a) M. W. Del Gaudio, 158 W 45 (537).

MORRIS AV, 2797, new bins & t c partitions to 2 1/2-sty fr dwg & garage; \$1,000; (o) Geo. C. Smith, on prem; (a) Fredk. P. Sutton, 2973 Briggs av (526).

PROSPECT AV, 724, 1-sty bk ext, 21x5, new plbg, new partitions to 3-sty fr str & bldg; \$3,500; (o) Milles & Friedman, on prem; (a) Carl J. Itzel, 1281 Union av (527).

PUGSLEY AV, 1115, 2-sty fr ext, 22x14, & new plbg to 2-sty fr dwg; \$1,500; (o) Gennaro Moffia, on prem; (a) Chas. Kreymborg, 2534 Marion av (540).

SOUTH OAK DR, 757, 1-sty fr ext, 23x16, new plbg, new partitions to 2 1/2-sty fr dwg; \$3,000; (o) Jos. Spinelli, on prem; (a) Jos. Ziccardi, 912 Burke av (543).

TINTON AV, 989, 1-sty of bk built upon 2-sty bk dwg & garage; \$7,000; (o) Frank Del Balso & Son, on prem; (a) Chas. Kreymborg, 2534 Marion av (520).

UNIONPORT RD, 1653, 2-sty bk ext, 19x21, new plbg, new partitions to 1-sty & attic fr str & dwg; \$4,500; (o) Frank Negri, on prem; (a) M. W. Del Gaudio, 158 W 45 (536).

WOOD AV, 1867, 2-sty fr ext, 15.3x6.1, new plbg & new partitions to 2-sty fr dwg; \$1,000; (o) Anna Diehl, 1400 Leland av; (a) Anton Pirner, 2069 Westchester av (534).

**Brooklyn**

BALTIC ST, 491, n s, 56.8 w Nevins, exterior & int alts in 2-sty fr str & 1 fam dwg; \$3,000; (o) Antonio Cassa, prem; (a) Laspia & Samenfeld, 525 Grand (15599).

BLEECKER ST, 371, n e c Wyckoff av, exterior & int alts & plumbing in 3-sty bk str, garage & 2 fam dwg; \$2,500; (o) Sophia Eich, prem; (a) The Fred Vollweil Co., 1612 Bway (15598).

HALSEY ST, 688, s e c Patchen av, str fronts, int alts & plumbing in 4-sty bk str & 6 fam dwg; \$6,000; (o) Margt. L. Tilguy, 2083 New York av; (a) Louis M. Feldman, 28 Van Buren (15559).

W 15TH ST, w s, 124.11 s e Hart pl, porch, windows & raise bldg in 2-sty fr 2 fam dwg; \$2,000; (o) Michael Dawbrosi, prem; (a) Cannava & Viviani, 145 W 41st, Manhattan (15571).

BAY 46TH ST, 193, e s, 115.10 n Mill rd, exterior & ints, etc, in 1-sty fr 2 fam dwg; \$2,000; (o) Costanti Sparacio, 195 Bay 46th; (a) Laspia & Samenfeld, 525 Grand (15600).

ESSEX ST, 11, e s, 84.8 1/2 s Jamaica av, ext on 2-sty fr 2 fam dwg; \$2,000; (o) John F. Doyle, prem; (a) A. Rose, 72 Highland blvd (15694).

NORTH HENRY ST, 35, n w c Herbert, exterior & int alts in 2-sty fr str & 2 fam dwg; \$3,500; (o) Sebastian Serio, 63 Herbert; (a) Louis F. Wailland, 394 Graham av (15658).

DE KALB AV, 782, s s, 182 e Tompkins av, int alts, plumbing, ext in 3-sty fr str, office & 2 fam dwg; \$4,000; (o) Harry Miller, 854 Bway; (a) Glucroft & Glucroft, 729 Flushing av (15635).

EASTERN PKWAY, 786-8, s w c Kingston av, exterior & int alts in 4-sty bk str & 8 fam dwg; \$5,000; (o) Michael F. Gleason, 772 St. John pl; (a) Geo. Alexander, Jr., 3402 Av K (15691).

MONTAUK AV, 170, w s, 180 s Glenmore av, ext on 2-sty fr 2 fam dwg; \$2,000; (o) Abraham Glauberman, prem; (a) E. M. Adelson, 1778 Pitkin av (15641).

**Queens**

CORONA.—Martense & Waldron sts, n w c, 2-sty bk ext, 14x14, rear, to str & dwg, int & exterior alts & repairs; \$2,000; (o) Frank Cutrona, 104 Waldron, Corona (1816).

CORONA.—Roosevelt av, s s, 200 e 51st, 2-sty fr ext, 25x25, rear dwg, int alt to provide for additional family; \$4,500; (o) Giovanni Sarraachi, 115 Roosevelt av, Corona; (a) A. Schoeller, Way av, Corona (2621).

COLLEGE POINT.—N 15th st, w s, 100 n 4 av, 2 1/2-sty fr dwg, 20x18, rear dwg, int alts to provide for additional family; \$3,800; (o) Stefano Chekelz, 309 N 15th, College Point; (a) Peter Schreiner, College Point (2536).

FLUSHING.—Broadway, s s, 100 w Union, int alts on Masonic temple; \$5,000; (o) Cornucopia Lodge No. 563 F. & A. M., prem; (a) W. W. Knowles, Bridge Plaza, L. I. City (2484).

FLUSHING.—Myrtle av & Farrington st, int alts in boiler house; \$4,000; (o) N. Y. & Queens Gas Co., prem (2490).

JAMAICA.—N 1st st, s s, 195 e Bergen av, 2 1/2-sty fr dwg, 18x15, rear dwg, tin rf, int alts; \$2,000; (o) Mrs. M. T. Marshall, 166-40 88 av (Jamaica); (a) W. H. Spaulding, Jamaica (2602).

JAMAICA.—Willet av, n w c Sutphin rd, 2-sty fr dwg ext, 17x21, to provide for additional

rooms in alt to dwg; \$4,000; (o) Florence Baker, 1639 Broadway, N Y City (1839).

JAMAICA.—Fulton st, n e c Herriman av, new office fronts, int & exterior alts, new foundation, plumbing to offices; \$10,000; (o) The Lawyers Mortgage Co., 4 Herriman av, Jamaica; (a) Reinick, Aspinwall & Tucker, 8 W 40th, Manhattan (1822).

L. I. CITY.—17th av, e s, 566 n Wilson av, 2-sty bk ext, 22x15, rear, tar & slag rf, to provide for additional family, int alts & repairs; \$2,500; (o) P. Labert, 496 17 av, L. I. City; (a) Frank Chmelik, 796 2 av, L. I. City (1815).

RICHMOND HILL.—114th st, w s, 225 s 89 av, plumbing in dwg; \$100; (o) Geo. Miller, 8751 114th, Richmond Hill (1506).

RIDGEWOOD.—Myrtle av, s e c Weirfield st, 1-sty bk ext, 20x24, rear, tar and slag roof; \$2,000; Geo. Millard, 8504 108th st, Rich. Hill (2065).

ROCKAWAY BEACH.—Boulevard, 105-34, n s, 175 e Beach 105th, metal elec sign on str & dwg; \$250; (o) Jos. Sabella, prem (1523).

ROCKAWAY BEACH.—Rockaway Blvd, n s, 108 e Beach 85th, raise rf 1-sty dwg; \$500; (o) Henry Hohausser, prem (1575).

ROCKAWAY BEACH.—Rockaway Beach blvd, s s, 100 w Beach 36th, elec sign on restaurant; \$200; (o) Fred Halfeld, prem (1487).

ROCKAWAY BEACH.—Beach 97th st, w s, 40 e Boulevard, repairs to scenic railway; \$100,000; (o) & a) L. A. Thompson Scenic Railway Co., 220 W 42d, N. Y. (2638).

ROCKAWAY BEACH.—Beach 148th st, 22b, 1-sty fr ext, 35x15, rear dwg, int alts; \$4,000; (o) Mrs. Vasilike, Maravelas, prem (2531).

ROCKAWAY BEACH.—Beach 88th st, e s, 120 n Rockaway blvd, new foundation and plumbing to dwg; \$300; (o) Henry Hohausser, prem (1533).

ROCKAWAY BEACH.—Boulevard, 8317, s e c 84th, metal elec sign on str & dwg; \$200; (o) Solomon, prem (1451).

ROCKAWAY PARK.—Rockaway Beach blvd, s e c Beach 69th, int & exterior alts to dwg; \$500; (o) Samuel Hohausser, Rockaway Park (1482).

UNION COURSE.—Downing st, 1, 7811 87th rd, n s, 100 e Snediker av, plumbing in dwg; \$100; (o) August Ripperger, prem (1520).

WOODHAVEN.—80th st, 9132, 2-sty fr ext, 12x9, rear dwg, tin rf, int alts; \$1,000; (o) Louis Starek, prem; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (2578).

**Richmond**

ELTINGVILLE.—Ridgewood av, w s, 98 n Wilson av, 1-sty frame addition & front porch to 1-sty frame bldg, 20x30; \$1,200; (o) D. Dubonsky, Ridgewood av, Eltingville, S. I.; (b) Ernst A. Nilson, 3785 Richmond av, Eltingville, S. I. (471).

FOUR CORNERS.—Fillmore st, e s, 600 s Willow Brook rd, 1-sty fr add to present 1-sty fr dwg, 20x20; \$1,500; (o) Pasquale Sangone, Fillmore st, Port Richmond, S. I.; (a) R. Sangere, 207 Chestnut av, Rosebank, S. I. (522).

GRANT CITY.—Franklin av, 110, 2 room add on each floor to present 2-sty fr dwg, 20x39; \$1,000; (o) Antonio Ricca, 110 Franklin av, Grant City, S. I.; (b) Vincenzo Giacci, 213 5th st, New Dorp, S. I. (519).

GREAT KILLS.—Wimace av, s s, 100 w David st, new formation, lath & plaster entire house; \$2,900; (o) Margarethe Bock, 4850 Southfield blvd., Great Kills, S. I.; (b) A. G. Learn, Lindenwood rd, Great Kills, S. I. (474).

GREAT KILLS.—Hillside ter, 500 s Amboy rd, rear add to church, 14x36; \$4,500; (o) Moravian Church, New Dorp, S. I.; (b) Arthur Buhlmann, 204 Nelson av, Great Kills, S. I. (459).

GREAT KILLS.—Amboy rd, 4215, 600 e Wilson av, add summer kitchen to rear & 1-sty porch, extend present kitchen at front, extend 2d sty over sun porch, new partitions, conc foundations & footings to 2 1/2-sty frame dwelling, 43x24 1/2; \$2,000; (o) Arthur G. Percher, 4215 Amboy rd, Great Kills, S. I.; (b) Adam Marks, Jr., 33 Greeley av, Tysen Manor, S. I.

NEW BRIGHTON.—Richmond ter, 476, s s, 150 ft e Jersey st, removal & replacing of store fronts, new roof to 1-sty fr str, 50x150; \$1,500; (o) New Brighton Garage Co., 476 Richmond ter, New Brighton, S. I.; (b) Geo. H. Robertson, 17 St. Marks pl, New Brighton, S. I. (454).

NEW DORP MANOR.—Richmond rd, n s, 70 e Central av, 2-sty rear add to present 2-sty fr dwg, 30x28; \$2,700; (o) C. Schwark, 449 Richmond rd, New Dorp, S. I.; (a) Geo. Wort, 455 Richmond rd, New Dorp, S. I. (515).

PORT RICHMOND.—Richmond av, 524, 1 str & 1 room bk add to str & 1 room, 18x30; \$1,000; (o) John Dinino, 520 Richmond av, Port Richmond, S. I.; (b) Sonnengren Bros., 118 Decker av, Port Richmond, S. I. (516).

PORT RICHMOND.—Richmond av, e s, 50 n Post av, raise present bldg 8 ft, 1-sty str add, new stairways, new plbg to 2-sty frame dwg; \$3,500; (o) Samuel K. Applebaum, 231 Park av, Port Richmond, S. I.; (b) Richard Dunne, 211 Dongan st, West Brighton, S. I. (473).



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**MECHANICS' AND SATISFIED LIENS  
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**MECHANICS' LIENS  
Manhattan.**

**OCT. 5.**  
WADSWORTH TER, es, 100 n 190th, 102x84; Lippe Fireproofing Co—Doclin Realty Corpn (12) ..... 319.50  
BOWERY, 295; Morris Brin et al—Brooklyn Jobbing House, Inc; Maxis Engineering & Constn Co (13)..... 3,913.00

**OCT. 6.**  
10TH ST, 503 E; Hyman Cohen—Rebecca Frank (14) ..... 204.25  
50TH ST, 200 W; Fells, Lent & Cantor, Inc—Lee Shubert, Wm Klein & Arlin Constn Co (15) ..... 800.00  
PLEASANT AV, 420; Jas M Firoleto—Louis & Elizabeth Patada (16)..... 255.00  
ST NICHOLAS AV, 200; John Alexowitz—Yale Corpn, Geo H Olney Co & M Glasel (17) ..... 1,100.00  
WAVERLY PL, 117; Aetna Constn Co—Geo H Francoeur (18) ..... 950.00  
MONROE ST, 207; Aaron Cooper—Philip Greenberg (19) ..... 325.00  
RIVERSIDE DR, 240; Otis Elevator Co—240 Riverside Drive Corp (20)..... 75.00  
FT WASHINGTON PL, nwc 183d, 170.4x150; Tecumseh Tile Co & Paragon Constn Co (21) ..... 1,020.40  
MADISON AV, 689; Garant Mosaic & Tile Co—Susan Wolfsbruck & Henry F Deane (22) ..... 849.00  
30TH ST, 433 W; Levine Plumbing Co—Jasper Hawkins (23) ..... 565.50  
WADSWORTH AV, 46-52; Southern Hardwood Flooring Co—Doclin Realty Corpn (24) ..... 1,901.20  
BOWERY, 295; Maxis Engineering & Constn Co—Brooklyn Jobbing House, Inc (25) ..... 8,675.30

**OCT. 7.**  
9TH AV, nwc 219th, 100x100; P Ventimiglia & Sons—Samuel Kilpatrick (26) ..... 500.00  
PELHAM ST, 5; Morris Halperin—Sophie Holzberg; Eastern Fire-proof Sash & Door Co (27) ..... 225.00  
97TH ST, 52-58 E; Van Nest Lumber & Trim Corpn—Phelps Stokes Fund; Louis Weidman (28) ..... 1,720.92  
36TH ST, 416-26 E; Van Nest Lumber & Trim Corpn—Chas Di Sapio; Colonial Cement Finishing Co (29)..... 191.11  
FULTON ST, 114-116; Otis Elevator Co—One One Six Corpn; Henry W Thoenen, Saul Horowitz & John P Lux; renewal ..... 695.85

**OCT. 9.**  
60TH ST, 162-164 E; Fells, Lent & Cantor, Inc—Arcade Realty Co, Inc, & E M Strass & Co (31)..... 303.00  
82D ST, 9 W; Edward Thold—Albert Freis & Anton Strand (32)..... 256.00  
16TH ST, 132 E; Empire Fire Proof or Malamein Co—American Irish Historical Soc & David J Martin (33) ..... 153.00  
5TH AV, es, 25.2 n 111th, 25.3x100; also 111TH ST E, ns, 100 e 5 av, 50x97.6x irreg; Pinkus Klahr—Aristocratic Holding Corpn (34) ..... 575.00

**OCT. 10.**  
34TH ST, 142 W; Siegel Elkin Construction Co—Metco Furnace Co; Jack Glaser (35) ..... 25,163.65  
50TH ST, 57 W; Sam Greenberg—Trustees of Columbia College; Chas Cohen (36) ..... 1,185.00  
3D AV, 1945; Fells, Lent, Cantor, Inc—B & H Photoplay Corpn; S Bergoffen (37) ..... 135.00

**Bronx**

**OCT. 4.**  
MORTON PL, 153; Nelson Bros—Martha E Bridgewater ..... 310.50  
PAINE ST, 2952; Michele Cappiello—Michael Moramarco ..... 1,200.00

**OCT. 5.**  
FORDHAM RD, swc Washington av, 100x100; Anthony Siracusa—Ordham Realty Corpn ..... 2,500.00  
INTERVALE AV, 839-61; Louis Michel—Davis Park Realty Co & David Perlman; Harold Constn Co..... 1,813.00  
CONTINENTAL AV, es, 174.3 s Pelham Parkway, 21x40; Felix Greco—Antonio E Vella; Michl Cappiello & Son ..... 600.00  
197TH ST E, ss, 322.1 e Mayflower, 22 x44; Felix Greco—Michael Ryan; Michael Cappiello & Son ..... 450.00  
KELLY ST, sec 156th, 25x100; Ignazio F Cavalluzzo—Samuel Greenstein; Sawyers & Bartocchini, Inc ..... 3,719.00  
ECHO PL, nwc Echo Park, 47x200.2; Kalt Lumber Co—Echo Park Bldg

Corp; Fleischman Parquet Flooring Co ..... 962.60

**OCT. 6.**  
CHARLOTTE ST, swc Crotona Park E, 104.8x127; New Jersey Terra Cotta Co—A & M Brand Realty Co..... 400.00  
JESSUP AV, sec 172d, 25x100; J C Kraus Cast Stone Works, Inc—D Broadwin & H C Zinn..... 125.00  
COSTER ST, 632; Hersch Frachtman—Morris Spitalnick & Steinberg ..... 249.00  
INTERVALE AV, 839-61; also FOX ST, 840-6; Joseph Eschini—Davis Park Realty Co, David Perlman & Harold Constn Co ..... 310.32  
BRONXDALE AV, 1869; John A Carlucci—Frank Di Niscia & Catherine Di Niscia ..... 1,080.00  
HUGHES AV, ws, 157.7 n 179th, 25x 103; Saml Bernstein—Vincenzo Appuzo & Louis Brooks ..... 3,860.60  
TREMONT AV, 3553 E; August Heebermann—Thos F Fagen ..... 2,500.00  
SOUND VIEW AV, ss, 25 n Bolton av, 50x100; A M Oesterheld & Son, Inc—Frank & Fanny Malzone & Francis Marion ..... 805.57  
233D ST, 758 E; Angelo Mambrino—Frank Marrino ..... 390.00  
KELLY ST, sec 156th, 25x100; Ignazio F Cavalluzzo—Saml Greenstein, Sawyers & Bartocchini, Inc..... 3,710.00  
HARRISON AV, 1861; Geo J Phelan—Minnie Tetelman (renewal) ..... 455.12  
LELAND AV, es, 412.6 n Archer st, 90.1x412.6; Builders Brick & Supply Co—Mainboro Realities, Inc; Guiri & Lagonia ..... 1,765.95

**OCT. 7.**  
EDISON AV, 838-40; Baker & Resnikoff—Owen Brennar ..... 304.00  
GRAND CONCOURSE, es, inter of ws St Georges Crescent, 70.3x91.8; Crane & Clark & Anna Morocco; Henry C Zinn Inc ..... 980.18  
JESSUP AV, es, 475.2 Featherbed la, 50x100; Crane & Clark—I L Broadwin; Henry C Zinn, Inc..... 1,120.26  
FRANKLIN AV, 1415; Philip Samuels—Brown & Sirefman; Mr Teg ..... 60.00  
SOUND VIEW AV, ss, 25 e Bolton av, 50x100; Cornelius Quinn—Frank & Fannie Malzone; F Marion ..... 67.68  
FOX ST, sec Intervale av, —x—; John S Wood—David Perlman; Louis Weiner ..... 307.00  
LOTS 148, 149, map 170 lots Siems Est; Edw Schwartz—Angela Valente William Byers ..... 250.00

**OCT. 9.**  
EDISON AV, 838-840; Jonas Wieser—Owen Brennar ..... 500.00  
INTERVALE AV, ws, 310.4 n Southern blvd, 53.2x117.4; Goldberg & Mechanic—M V & S Realty Corpn ..... 765.00  
FENTON AV, 1390; Michael J Crowley—Hilda M Lehti ..... 1,750.00

JESSUP AV, 1564-66; Garant Mosaic & Tile Co, Inc—David Broadwin & Henry C Zinn ..... 505.00

**SATISFIED MECHANICS' LIENS**

**Manhattan.**

**OCT. 5.**  
BROADWAY, 2480; Albert A Volk—Lucania Realty Corpn et al; Sept12'22; by bond ..... 12,761.62  
PARK AV, 485; Nassor Michaels Electrical Supply Co—485 Park Ave, Inc, et al; June28'22; canceled ..... 172.89

**OCT. 6.**  
122D ST, 521-3 W; Wm Weinreb—Street Realty Co et al; Jan25'21 ..... 260.00  
MADISON AV, 787; Hughes & Hughes—Laura E Bulkley et al; Sept9'22... 650.00

**OCT. 7.**  
63D ST, 103-105 E; Marcus & Barkin, Inc—J E Watson, Inc, et al; Aug31'22 (by bond) ..... 16,200.00

**OCT. 9.**  
56TH ST, 45 W; Schwartz Electric Co—Francis L Kenckendo et al; Apr 20'22 ..... 279.85  
39TH ST, 149 E; Anthony F A Schmitt—Lida D Klotz; Aug10'22 ..... 300.00  
ST MARKS PL, 49; Frank Wittek—Alex P Kaplan et al; May31'22 ..... 1,324.50

**OCT. 10.**  
45TH ST, 237 W; Samuel Simon—237 West 45th St et al; Jan13'22 ..... 460.35

**Bronx**

**OCT. 4.**  
BRYANT AV, nec Jennings st, 45x100; Lenox Sand & Gravel Co—Jennings Constn Co et al; Sept28'22 ..... 395.25

**OCT. 5.**  
HOLLYWOOD AV, es, 321 n Coddington av, 50x100; Larkin Lumber Co—Frederick A Werner et al; Aug4'22... 651.38  
HOLLYWOOD AV, es, 321 n Coddington av, —x—; also HOLLYWOOD AV, es, 346.8 n Coddington av, —x—; George W Strauss et al—F Werner et al; July18'22 ..... 126.25  
GRAND BLVD & CONCOURSE, nwc Burnside av, 116.6x138.5; Waldo Bros & Bond Co—Maurice Deutsch Bldg Corpn et al; Sept9'22 ..... 2,312.91

**OCT. 6.**  
DECATUR AV, 3256; F Pirk & Son—Lazzaro Pelezzaro et al; Aug28'22... 429.00  
TREMONT AV, sec Morris av, 120.6x 161.6; Max Bernstein—Tremorr Bldg Corpn et al; Aug3'22 ..... 1,312.56  
WILDER AV, es, 312.6 s Edenwald av, 50x100; John G Johnson—E Nelson et al; Dec10'21 ..... 900.00

**OCT. 7.**  
196TH ST E, swc Marion av, 50x100; Robert Tosti—S & P Bldg Co et al; Aug19'22 ..... 1,504.35

**OCT. 9.**  
MORRIS AV, ws, 102 s 181st, 100x 140; Lanigan Bros, Inc—Martwin Bldg Co, Inc, et al; Aug29'22 ..... 396.00  
SAME PROP; same—same; Aug29'22... 50.00  
JENNINGS ST, nwc Bryant av, 45x 100; Lenox Sand & Gravel Co—Jennings Constn Co et al; Sept28'22... 359.25  
SAME PROP; North Side Hoisting Co—same; Sept26'22 ..... 405.08  
SAME PROP; G & H Constn Co—same; Sept29'22 ..... 2,963.77

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