

# Real Estate Record and Builders Guide

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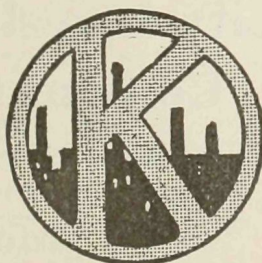
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# EDITORIAL

## A Stumbling Block in Charter Revision

After many months of quiet work, unheralded by press agents, the commission appointed by Governor Miller to revise the City Charter made public this week a report of its progress. The Governor's Commission has prepared a document for the future direction of municipal activities which is described by its proponents as a Home Rule Charter, but which immediately drew the fire of Comptroller Craig. This does not necessarily signify, of course, that the commission's charter is no good, but the prompt attack made upon it by so important an official of the City Administration does signify that the path for early revision of the existing charter is not yet cleared. The absence of two members of the commission from Tuesday's meeting, and the request of another member to be excused from voting on a division called for by Comptroller Craig, seem to demonstrate the fact that vital differences of opinion exist in the minds of the charter revisionists. This development is bound to prove disappointing to all who had hoped that a new charter, workable and satisfactory in its main aspects, would be adopted with practical unanimity and be ready for presentation to the new Legislature which will meet in Albany in January.

The results of the recent election probably are reflected in the week's developments. The shadow of politics seems cast over the situation. It is only fair to believe that the men who have been working for nine months on the problem feel they have been laboring for genuine Home Rule in the new charter, and quite as earnestly as those who express dissatisfaction with the result. The trouble probably lies in the fact that Home Rule is a difficult principle to define,—what one group regards as Home Rule does not square with the view of another group. Then, too, Home Rule has come to be regarded by many politicians as a useful smoke screen with which to obscure the purposes they are striving to accomplish.

Enough has come out, following Tuesday's meeting of the charter revisionists, to indicate that the traction problem is playing a very important part in the deliberations of the commission. In a way this is unfortunate, because there are many important points aside from the city's traction policy which must be considered in the work of charter revision. If the commission could agree on plans for the scrapping of useless city departments and bureaus, abolition of duplicated county offices, and increased efficiency and reduced expenditures through various consolidations of offices and the firing of many unnecessary employes, a great step toward charter reform would be taken. This done, all hands could then concentrate on the difficult task of finding the proper solution of the traction problem. But, as long as the traction problem continues to hold first place in the minds of charter revisionists the prospects for genuine charter reform continue discouraging.

Upon Governor-elect Smith now rests the chief responsibility, not only as to solving the traction muddle, but also as to the ultimate fate of charter revision. Fortunately, he knows New York and he knows the city government from the inside out, so that when the new Legislature meets he will be expected to point the way which Father Knickerbocker may safely follow in seeking relief from the existing perplexities.

## Common Sense Solving the Coal Crisis

Clamorous advocates of municipal, state and federal ownership and operation or control of public utilities, railroads, the meat industry and crops, and those who would like to have Congress pass a bill providing each family in the land with a sewing machine and a radio outfit at public expense might do well to consider what has been accomplished by co-operation between governmental agents and representatives of business organizations in effectively solving the menacing situation due to the almost total suspension of coal mining for five months this Summer. The Chamber of Commerce of the United States, which has adequate machinery for obtaining accurate information on matters affecting the industrial welfare of the community at large, is authority for the statement that the coal crisis has passed and that the solution of the very difficult problems resulting from the strikes of miners and railroad shopmen was found in the participation of officials and businessmen in a campaign for quickening the natural processes of trade, production and distribution, the balancing of demand to supply by self-restraint, and by the dissemination of accurate information which guarded against undue apprehension on the part of the public. The Chamber of Commerce calls attention to the fact that "these natural processes, if they can be set in motion, can be relied upon as remedies far more effective than rigid legislation and regulation, and therein lies the great value of this effort and of the large scale demonstration in this case."

Although clothed with autocratic powers, the Federal and State Fuel Administrations have not resorted to force except in a few individual cases in bringing about an orderly and speedy adjustment of prices at mines and retail depots, and of distribution. That they had power to enforce their program no doubt made it effective with the comparatively few recalcitrants who would have liked to profit at the expense of the public. But they prevailed generally by the use of moral force in securing stability of prices, efficient handling of the distribution of coal by the railroads and equitable deliveries to such widely-diverse consumers as are represented by the people in the regions served by shipping on the Great Lakes, who must fill their bins before ice closes navigation, and the bucket buyers on the East Side of New York City, who have no bins to fill nor money to buy by the ton.

It is, of course, still necessary to be economical in

the firing of steam boilers and small-house furnaces. Reserve stocks are being accumulated slowly and are still far below normal for this time of the year. Substitutes for coal must be used whenever and wherever possible, especially as the production of anthracite cannot possibly amount to more than 60 per cent. of the usual annual output. Soft coal, coke and wood to the extent of twenty-five per cent. should be mixed in with anthracite if suffering is to be avoided when cold weather sets in.

These precautions are the physical reminders of a fight that was waged to supersede the law of supply and demand by the dictates of minorities not well informed and certainly not backed up by public opinion generally.

The admirable way in which the various public officials and the business men who have co-operated with them have worked to get the country out of the threatening position into which the strikes had brought it should indicate to those who would make over the government into a gigantic community work-shop that common sense, tried business methods and public

opinion formed by widespread publicity still can be relied on to function properly, even in emergencies so critical as that which was brought about by the strikes of last summer. Exercising common sense and business methods, wise public officials and men in commercial life have pulled the country out of the hole into which greedy labor leaders and uncompromising coal operators thrust it.

Politics was not allowed to enter into the working out of a sane and highly satisfactory plan for getting coal distributed before severe weather made the task doubly hard. A disagreeable and dangerous situation has been overcome by the exercise of the commonest kind of business sense, and it ought to be possible for these same officials and merchants, having the further aid of the information now being collected by the President's Fact Finding Commission, to draw up and put into operation a plan for the mining and distribution of coal which will not only avert the strike already threatened for next Spring, but which will assure the country permanent relief from this annual attack on its pocketbook, its good nature and its well-being.

## State Collects \$124,000,000 Taxes Other Than Real Estate

By WALTER W. LAW, JR.

President, New York State Tax Commission

**F**OR fifty years the main problem in taxation has been to distribute an equitable share of the burden to intangible personal property and thus relieve the disproportionate share borne by real estate. Perhaps more progress has been made in this direction in the State of New York than in any other state of the Union.

No taxes are welcome for their own sakes. But when it is realized that more than \$50,000,000 is collected from corporations, \$30,000,000 from personal incomes, \$15,000,000 from inheritances, \$15,000,000 from automobiles and \$14,000,000 from mortgages and transfers of stock, and that all these sums would otherwise have to be raised as an additional burden upon real estate, it becomes obvious that we have made some progress toward equalizing the burden.

Equity means equality. Equality in taxation means an equal proportionate burden. The constant effort of wise statesmanship is to distribute the burden of taxation fairly and proportionately upon the various forms of wealth and the holders thereof excepting only in the case of exemptions allowed by law based on well-considered reasons.

The two things that are of fundamental importance in taxation are (first) the amount of money raised by the taxing authority, and (second) the distribution of the tax burden among the various taxpayers, because even though the tax levied may be a very moderate one if it is unequally distributed the burden may fall upon the persons of the community who are least able to bear it and thus become more onerous and cause more suffering than even a larger levy which is distributed according to the ability of the taxpayers to respond.

As to the first point, it must be remembered that government orders its finances differently from individuals. Mr. Householder first determines the amount of his income and then fixes his rent and other living expenses to come within the amount that he can spare. Government does very largely the opposite. It first determines the amount of its expenditures and then looks around for sources of income and fixes the rate of tax levied sufficiently high to pay its anticipated expenditures. Consequently the control of the income is exercised when the amount of expenditures is fixed.

In 1910 the taxes paid in the State of New York amounted to an average payment of \$35 per capita. By 1920 the tax per capita had grown to nearly \$95. The total increase amounted to 170 per cent.

Where waste and extravagance have occurred there is, of course, no excuse that should be accepted. One fruitful source of high taxes in some localities is the heritage from an overfree use of municipal credit, that is, of issuing long term bonds to pay for improvements and services which will not outlast the life of the bonds. Some mayors have been allured by the idea of having the credit of constructing municipal improvements during their terms of office, the cost of which will be borne by subsequent administrations, and it has been calculated that for every dollar realized from the sale of long term municipal bonds it will ultimately cost the taxpayers in principal and interest about \$3.

Any city that will keep as closely as it can to the pay-as-you-go policy will ultimately be in better circumstances than the city that too freely resorts to the use of her credit even though the former has to wait longer to secure the desired improvements.

It should be borne in mind that the money levied by taxation is taken from the citizens by sovereign authority and is withdrawn from the channels of business, when probably if it was left with the individual it would find its way into investment in railroads, factories or other industrial use, by which it would give employment to labor and increase the total wealth of the community.

We are all taxpayers, whether we realize it or not. Some of us pay taxes directly to the tax gatherer and some do not, but those who do are very alert and astute in passing on their taxes to the ultimate consumer. The landlord can do this by including it in the rent he charges the tenant; the factory owner can recoup himself for his taxes by adding a little to the selling price of his merchandise. Indeed, no small part of the high cost of living today is explained in the rise of the per capita tax from \$35 to \$94 in the brief interval that has elapsed between 1910 and 1920. The cost of living affects labor, the cost of labor necessarily rises as a result of the high cost of living and the high cost of labor in turn increases still more the cost of living.

# REAL ESTATE SECTION

## Tentative Charter Presented to Revision Commission

Draft Prepared by F. W. M. Cutcheon Will be Considered Together with "Birch Bark" Proposals of Comptroller Craig

F. W. M. CUTCHEON, counsel to the New York City Charter Commission, appointed by Governor Miller a year ago, submitted a tentative draft of a charter to the Commission at a meeting held in Comptroller Craig's office last Tuesday. The report was discussed but not adopted, the discussion giving rise to consideration, also, of the "birch bark" charter drawn up last Summer by Comptroller Craig. Both documents will be considered at other meetings of the Commission and possibly will form the basis for a new draft embodying features taken from each of them. The Commission members at the meeting were Henry De Forest Baldwin, Chairman; Comptroller Craig, Howard Lee McBain, Secretary; John J. Kellar, Lewis L. Delafield, Joseph M. Levine, Frank L. Polk, Herman A. Metz, Borough President Riegelmann of Brooklyn; George Cromwell and H. Pushae Williams. Two other members were not present. Acting Mayor Murray Hulbert represented Mayor Hylan.

Mr. Cutcheon explained that his draft was incomplete in some details, but represented four months' labor. Some of Mr. Craig's suggestions were included, he said, but he criticized the Craig plan as "simply amending the existing charter." No one but a skilled lawyer, he thought, could interpret it. He said that his proposed charter retains the present form of bi-camera government, with a Board of Estimate and a Board of Aldermen acting independently on some matters and concurrently on others. It gives the city powers which Mr. Cutcheon thought so broad that "some of the members must have been shocked and disturbed."

"The city can own and operate any public utility which concerns anything for which franchises have been granted or for common necessities such as milk, coal, ice, etc. Such powers are not limited, but provisions are made so that some check can be exercised," said Mr. Cutcheon.

"Probably some direct reference should be made at this point to the checks imposed upon the exercise of the power to commit the city to great business undertakings and upon the power of the Board of Estimate to authorize the issue of obligations. It seems reasonable considering the difficulties under which a municipality labors, practically, in the operation of public utilities and the opportunity for political abuse which is inherent in any such undertaking, that, before the city shall have the right to enter upon any such enterprise upon a very large scale, the consequences shall be ascertained as far as practicable and with a fair degree of impartiality; that there shall be ground for believing that they will not be disastrous; and that the citizens, who, after all, are the ones to gain or lose by the adoption of any such proposal, shall have an opportunity to confirm or veto the decision of the public authorities.

"For these reasons, the accompanying draft of the charter provides that before any business enterprise involving an investment of more than \$50,000,000 for a single purpose, or estimated to require a gross annual expense of more than \$10,000,000, shall be entered upon, a disinterested and non-political commission shall determine, after investigation, that the proposed enterprise probably will be self-supporting, taking its entire life into consideration; that both the Board of Estimate and the Board of Aldermen shall determine that the proposal is wise, and that their action shall be approved by a majority of such part of the electorate as may be sufficiently interested to cast their votes for or against the proposition.

"With respect to enterprises of less magnitude, it is provided that the ability of enterprises undertaken by the city shall be determined by engineers of, or appointed by, the Board of Estimate and that the project shall be authorized by concurrent action of that board and the Board of Aldermen. An attempt, also, to assure the financial soundness of enterprises undertaken by the city, after they come into operation, will be found in Section 2 of Article X, which directs the Board of Estimate to adjust rates and prices in such manner as (if possible) to avoid deficits, requires the establishment of a reserve fund in each case, and gives taxpayers and creditors the right to enforce the performance of its duties by the board.

"Aside from the wisdom of proceeding cautiously in matters of such moment, it is well to remember that the operation in a city like New York of great public utilities (other than a water system) would be a rather pronounced departure from any practice thus far satisfactorily demonstrated by experience to be justified, and that it can hardly be supposed that a charter provision conferring power to embark on such enterprise will prove readily acceptable either to the Legislature or to the taxpayers of the city unless so safeguarded as fairly to assure the city against abuse or mistake in its exercise."

Other features of the charter are:—

"It is provided that the proposed charter shall become operative generally on Jan. 1, 1926. No emergency seems to exist which necessitates interference with the existing City Administration, and, if proportional representation is to be resorted to, it is doubtful whether the system can be established, free from danger of attack, before an even later date. The proposed modified tax system is not to come into force until after the completion of the tax levy in March, 1926, and is not to affect matters arising in connection with that levy or assessments preliminary thereto.

"The city is empowered to engage (under the safeguards provided) not only in the operation of public utilities but in the production or distribution, or both, of articles of common necessity, e. g., ice, milk, etc.

"The City Treasury is erected into a separate department, with the Chamberlain as its head, but the Comptroller is given exclusive power to prescribe rules which must be observed in the administration of its affairs.

"The Mayor's consent to the erection and consolidation of or changes in the functions of departments is required.

"The Board of Water Supply is not abolished, but the Board of Estimate is empowered (a) to leave it in existence, (b) to consolidate it with the department charged with the control of water distribution in the city, or (c) to convert it into a department of the city government.

"The powers of the Board of Estimate as to zoning are defined and limited in general terms, but the specific details of procedure, other than by the board itself, are left to its determination.

"No provision is made for the removal of any city officer, except the Police Commissioner, by any State authority.

"Provision is made for an interim organization of departments not specifically established in the proposed charter through the medium of action by the present Board of Estimate but no provision is made for any interim action by the Board of Aldermen with respect to matters over which that board will possess jurisdiction after Jan. 1, 1926."

The question of the city's educational system has not yet been taken up by the charter makers.

Comptroller Craig declared that the proposed charter did not enlarge the city's powers but "only restricts, restrains, fetters and handcuffs" them. He argued that no matter how sound the convictions of the members of the committee of three may be, their convictions can be laid aside and made abortive. He pointed out that the presiding justice of the Appellate Division would represent only two boroughs, while all three would have the power to hold up the work which the regularly elected city officials are supposed to perform "for whatever reason that may seem important to them."

Mr. Delafield moved that the tentative charter be adopted as a basis for the Commission to work on. Mr. Craig moved

(Concluded on page 648)

# Rentals Higher, Collections Easier, Under Prohibition

Realty Expert Says Retail Stores Taking Place of Saloons Now Get Prosperous  
Tenement Dwellers' Money Formerly Passed Over Bars

By WILLIAM D. KILPATRICK

Active Associate Member of the Real Estate Board of New York

**A** PROPHECT is not without honor, save in his own country." The few realty prophets (and they were exceedingly few) who predicted the beneficial effects of Prohibition on real estate were certainly without honor in their own country. Their forecasts, based on experience and not on theory, met with scorn, derision and, to put it mildly, vigorously expressed doubt. The never-ceasing propaganda, since shown to be absolutely false, predicting the most dire results of the cessation of the sale of "booze," illustrated by the alleged loss of taxes, the 10,000 vacant, unrentable stores in the city and other fearsome consequences predicted to follow in the wake of Prohibition had its effect on the minds of owners, brokers and mortgagees, and they honestly, but thoughtlessly, believed this "booze" evangel.

The immense material benefits flowing out of the results of State or local Prohibition elsewhere in the United States, which advantages undoubtedly helped to bring about National Prohibition, were seemingly unknown in New York, and the big, outstanding results of the closing of the New York saloons on Sundays only, by Theodore Roosevelt, of revered memory, as Police Commissioner, were apparently forgotten.

The obvious is frequently overlooked and certainly nothing was more obvious than the fact that if the sale of liquor were stopped, a goodly portion of the \$700,000,000 spent annually in New York for liquid refreshments would find its way into other and more useful channels. To realty men this should have been more manifest, perhaps, than to other people, for they knew full well the immense loss of rent due to the rent money going to the saloonkeeper instead of to the seller of housing space. Collections were often half cash and half hard-luck stories. They also knew that the daily receipts of the 25-foot saloon were five times and upward as great as those of other 25-foot stores occupied by other lines of business. Facts as prominent as these were entirely disregarded, and large gobs of dense realty gloom surrounded the advent of Prohibition. Even such an ordinarily astute, far-seeing body as the Real Estate Board of New York virtually joined in the Lamentations of Dire Disaster.

Perhaps it is as well that the realty prophecies anent the effects of Prohibition were painted in such sombre, funereal tints, for the actual, tangible results of Prohibition have been so startlingly salutary and profitable to real estate that the inspired character of the Anti-Prohibition realty prediction has been clearly revealed.

Prohibition is here, and although it is anything but honestly enforced, its benefits to realty have been enormous. In the increased rents of retail stores in every part of the city it is worth untold millions to property owners. The money which formerly found its way into the saloon cash register is now devoted to the buying of wearing apparel, shoes, hats, furniture, food and other necessities of life, as well as luxuries. Former saloons renting for \$1,800 are now renting for \$4,800 for other lines and \$40 stores are producing \$125. Despite these higher rents, retail dealers are at last making profits which put them in the realty purchasing class. They are buying on all the avenues for occupancy, and likewise for investment.

The big depression following the wild days of 1919 and 1920 was certainly not reflected in the retail store situation. The benefits of Prohibition to the wholesale merchant, jobber and manufacturer were reflected in the rentability of lofts, warehouses and factories. Other lines of business, professions and trades, transportation, etc., were likewise indirectly benefited. The change in the collection of tenement rents, in spite of the Rent Laws, (the vicious effects of which latter will be felt in the community for years to come) is most marked, rents being

paid, as a rule, very promptly. Instead of the old, worn-out excuses and subterfuges, the collector gets real coin. Little Jimmie is no longer sent by his mother to the corner saloon on Saturday night to tell his father that "the agent's waiting for the rent." Nor does he run back from the saloon with the insolent message, "Pop says tell the agent to go to Hell." The wife and mother now has the money to pay the rent and she has the money to clothe and feed her family and thereby heavily increase the business of the retailer so that he in turn can readily pay a very much higher rent. By the same token the wife and mother can now save money and, since Prohibition came, the deposits in savings banks have most heavily increased, which deposits were placed in mortgage loans at the time when they were most sorely needed. To what extent Prohibition is responsible for these increased deposits and consequent mortgage money cannot be determined, but certainly it was a most important factor.

One fault to be found with the beneficent effects of Prohibition on real estate is the fact that it has upset former calculations of value. In the matter of income, which determines values, the so-called "poor sections" are equalling and even outstripping the more pretentious locations. When two 25-foot Second Avenue corners, located in the poorest part of that thoroughfare, produce gross annual rentals of \$11,000 and \$12,000 respectively, and First Avenue corner stores rent for \$5,000, and inside half stores rent for \$150 each or \$3,600 for twenty-five feet, it becomes a difficult task to reconcile the extreme difference in values between the "poor" and "good" neighborhoods.

Any change in the Prohibition Law, except more drastic enforcement, would be a body blow to the prosperity of New York real estate and to the assessed valuation. When New York can go through a serious business depression following a period of wild inflation without a host of vacant retail stores and, in addition, the rental values of which were greatly enhanced, such abnormal but excellent condition speaks in thunder tones of the marvelous value of that most unjustly maligned national life saver, National Prohibition.

Realty men should be foremost in the field to uphold the Eighteenth Amendment from purely selfish motives, and they will be supported by the great body of the people as it begins to be realized more and more that the staggeringly big sums uselessly and harmfully handed over to the saloon keepers to enrich a chosen few are now distributed among the people at large, so that millions benefit not only financially but in every possible good and useful manner.

The abolition of slavery has heretofore been the shining star of the United States of America, but that star now has a rival in the lustre and glowing radiance of the star of National Prohibition.

## Revision Commission Gets Tentative Charter

(Continued from page 647)

to amend the motion to have the charter "received and made part of the record." He demanded a roll call on this motion, which was lost by a vote of 7 yeas to 6 noes, one being absent and one not voting. The Comptroller pointed out that it was necessary for haste in order to get the charter in the hands of the Governor for consideration before Jan. 1. He then made a motion that his own charter be taken up for consideration, page by page.

"I know the Legislature expects to receive a new charter," said the Comptroller, "and if this one is not acceptable I will have to go direct with my own charter." It was finally agreed to hold another meeting to consider both charters.

# Fifth Avenue Association Awards Medals For Buildings

Architects of New and Altered Prize Structures in Mid-Town Zone Also Given Certificates for Meritorious Work

**T**HE Fifth Avenue Association's annual medal award for the best new and altered business buildings in the Fifth Avenue section during the year 1922, was made at the Fifteenth Anniversary Dinner of the Association, which was held at the Waldorf-Astoria on Tuesday, November 14.

Hon. Will H. Hays, President of the Motion Picture Producers and Distributors of America, presented the Association's medals to the owners of the buildings, which were erected or altered in the year 1922, and which in the opinion of the Board of Directors, upon the recommendation of its Committee on Architectural Harmony, deserved the same. The awarding of these medals was quite a hard task as there was considerable building activity in the Fifth Avenue section during the year.

The Committee on Architectural Harmony of the Association, under the chairmanship of Douglas L. Elliman, consists of Mr. Elliman, F. B. Conover and John Sloane as the lay members and Robert D. Kohn, Eliot Cross and Harry C. Ingalls, representing the New York Chapter of the American Institute of Architects, as the professional members.

The Committee inspected every building which could possibly be considered in this connection, the lay members and the professional members making their inspections separately, after which they held a joint meeting and agreed to recommend to the Board of Directors the awarding of the medals to the following:

**New Buildings**—First prize: Gold medal and diploma to the United States Mortgage and Trust Company for its building at 940 Madison Avenue; second prize, silver medal and diploma



Architect—Henry O. Chapman.

FIRST PRIZE, NEW BUILDING, 940 MADISON AVENUE

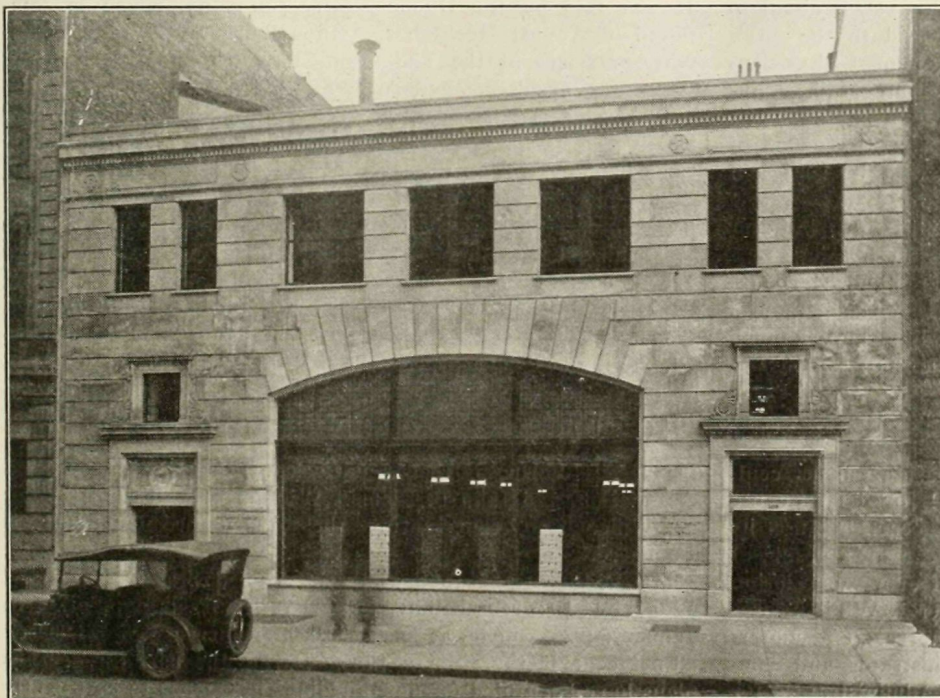
to the Ret Realty Company for its building known as the Thibaut Building, at 269-71 Madison Avenue.

**Altered Buildings**—First prize: Gold medal and diploma to Franklin Simon & Co. for their altered building, at 414-20 Fifth Avenue; second prize, silver medal and diploma to Gustavus T. Kirby for his building known as the American Art Association and Gallery, at 571-91 Madison Avenue.

The Architectural Harmony Committee in making the recommendations for the altered buildings, attached considerable importance to the locality in which the building had been altered with the view of determining the effect on the locality.

Following the usual custom, a certificate of merit was issued to the following architects for the artistic qualities produced by them in the buildings for which the awards were made: Henry O. Chapman, as architect of the United States Mortgage & Trust Company Building; Trowbridge & Livingston, as architect of the Thibaut Building; Nocrsulmer & Lehlbach, architect of the Franklin Simon Building; Joseph D. Leland & Co, architect of the American Art Association and Gallery Building.

While the announcement of the awards was one of the principal events of the Fifth Avenue Association's dinner, Police Commissioner Enright, in analyzing the traffic problem, declared that the estimated increase in automobile traffic this year over last year is between 30 and 33 per cent. "We are at the end of our rope under present conditions," the Commissioner said. "We have cut down sidewalks, made one-way streets and formulated drastic street regulations, but the situation is getting intolerably worse. Something must be done at once.



Architect—Trowbridge & Livingston.

SECOND PRIZE, NEW BUILDING, 269-71 MADISON AVENUE

(Continued on page 650)



Architect—Joseph D. Loland &amp; Co.

## SECOND PRIZE, ALTERED BUILDING, 571-91 MADISON AVENUE

"Among the suggestions which have been made is that the Sixth Avenue elevated be torn down and put underground. This would open up a thoroughfare, now impeded by elevated posts, which would take part of the overload of Broadway and Fifth Avenue. It would result in the opening up again of a territory along Sixth Avenue which has gone to seed.

"Second Avenue is the natural outlet of the Bronx and if the elevated on that thoroughfare was removed it would facilitate the movement of traffic.

"The situation along West Street and environs is intolerable.

Trucks wait in line for hours and their expense constitutes a part of the overhead which is added to the cost of commodities. It has been suggested that a viaduct eighty feet wide be constructed from the Battery to Fifty-ninth Street. The whole expense of this should not be borne by the city now, but by a bond issue extending over a period of years.

"Why not have a board empowered to take up city planning, giving attention, for example, to Queens? Paris has such a board, and the results of its work justify its existence."

Martin W. Littleton was the other speaker.

### New Palatial Hospital Designed for Fifth Avenue

**F**IFTH AVENUE, always a center of interest, is about to add another premier building of its kind to the city's structural attractions. A group of prominent physicians and surgeons have incorporated under the name of the Physicians' Medical Hotel Company and will erect what might be characterized as a hospital de luxe at the south corner of Fifth Avenue and 103d Street. The total cost of land and building will be about \$1,500,000.

It is planned to make the hospital an eight-story building that will embody the newest improvements in hospital construction and equipment. There will be four hundred rooms. No architect has yet been chosen. The site is opposite Central Park and the situation will insure permanent light and as much quietude as is obtainable in the city. The plot is 100x175.

It was sold by the Duone Realty Company, which is composed of August Heckscher, Arthur Brisbane, Louis J. Horowitz, president of the Thompson-Starrett Company; J. E. R. Carpenter, architect; and A. J. Smith.

Discussing the project, Lawrence B. Elliman, of the real estate firm of Pease & Elliman, who negotiated the sale, said: "The building will be the largest private hospital in the United States and the only one of its kind in the world. The physicians interested have banded with a group of wealthy men and philanthropists to make the project successful. There are to be no free patients. Persons from other parts of the country who, coming to this city for medical attention and who otherwise would stay at the best hotels, will be able to get the most advanced medical aid."

### Queens Demands More Coal for Increased Population

**Q**UEENS Borough should receive at least a ten per cent. greater allotment of anthracite coal for domestic use this Winter than it received last year, because its population has increased that much this year as a result of the enormous construction of new homes of every description in every section of the Borough," said Walter I. Willis, Secretary of the Queensboro Chamber of Commerce, at a conference with A. J. Learoyd, District Fuel Administrator, and Samuel Drummond, Assistant District Fuel Administrator for Brooklyn and Queens, attended by many of the coal dealers

in Queens Borough, representatives of the Flushing United Association, and John B. Reimer, William T. Yale, and George H. Wilcockson, representing the Queensboro Chamber of Commerce.

Mr. Willis stated that while the United States' Census of 1920 showed Queens to have 469,000 residents, its population in January, 1923, will be at least 600,000, an increase of 131,000 or 28 per cent. in three years' time. During the past three years plans have been filed for new buildings in Queens to cost nearly a quarter of a billion dollars.



# Review of Real Estate Market for the Current Week

## Large Vacant and Improved Parcels on Washington Heights and in Bronx, Together with Varied General Dealing, Made Bulk of Business

**T**HERE was good volume to the dealing in real estate this week, although there were no spectacular transactions.

Numerous good sized deals were effected and the general trend of the market showed a strong undertone. The selling and reselling of large vacant tracts, among them corner plots, in both Washington Heights and in the Bronx, continues to be a striking feature of the situation. Most of these purchases are for the purpose of improvement with apartment houses. A large new elevator apartment house on the upper West side was sold to an investor, while an old time builder bought a large site for a new apartment house in the same region.

A good sized building on a single lot and near Fifth Avenue found a new owner as did some choice dwellings near the same avenue, one dwelling bringing about \$150,000. It develops that Marshall Field is not the buyer of the dwellings near his new home site that were recently reported sold. Among the out-

standing sales were those of the Palermo apartment house in East 57th Street, numerous six-story apartment houses on Washington Heights, Bretton Court apartments in West Harlem, and some especially good sales in upper and lower Park avenue. There was good dealing in old tenement houses throughout the city. A few small business buildings figured in the general dealing. A theatre and store building in the heart of the Bronx changed hands. There were also some strong purchases of new apartment houses there as well as the sale of several good taxpayers containing stores.

Eugene Higgins closed a 95-year lease of eleven buildings in West Harlem, at a graduated rental, over a term divided into six parts. Mr. Higgins is famous for long term leases of numerous choice parcels of real estate he owns in this town. Numerous entire buildings in divers parts of the city were leased for long terms also.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded in Manhattan this week, was 91, as against 93 last week and 49 a year ago.

The number of sales south of 59th st was 29, as compared with 22 last week and 17 a year ago.

The number of sales north of 59th st was 62, as compared with 71 last week and 31 a year ago.

From the Bronx 53 sales at private contract were reported, as against 35 last week and 29 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 658.

### Special Meeting of New York Title

At a special meeting of the board of directors of the New York Title & Mortgage Co., held on November 8, it was recommended to increase the capital stock of the company from \$4,000,000 to \$5,000,000. The increase will take the form of a stock dividend of \$500,000, with rights to purchase \$500,000 newly issued stock at par. The stockholders will hold a special meeting, at noon, on December 7, at the company's main office, 135 Broadway, to vote on the recommendation. The satisfactory financial position and current earnings of the company, along with the continued expansion of its operations, including the growth of the American Trust Co., make opportunities for the profitable use of more working capital. The increase would provide for some appropriate special distribution to stockholders on account of the company's accumulated undivided profits.

The transfer books will be closed on December 5, at 3 o'clock p. m. and reopened on Friday, December 8, at 10 o'clock a. m. The shares offered for subscription to stockholders will be issued or paid for on or before January 2, 1923, at the office of the company, 135 Broadway.

Such of the stockholders as cannot personally attend the stockholders' meeting will send their proxies to the secretary, appointing George Zabriskie and Morgan J. O'Brien, Jr., or either of them, their attorneys for the purpose of voting upon the stock held by them, at the meeting. Harry A. Kahler is president of the New York Title & Mortgage Co.

### Old Builder Buys on West Side

Abraham Ruth, old time Heights builder and operator, bought 166-174 West 86th st, five 4-sty and basement brick and stone dwellings, on a plot 100x102.2, adjoining the southeast corner of Amsterdam av. On the site the new owner will build a large apartment house.

The properties were acquired from Hennie D. Fuld, Henry L. Liebmann, the Bulwark Realty Corporation and Josephine A. Thibaut.

### Notable Sale on Park Avenue

Another tall apartment house is to be built on lower Park av. The Joint Ownership Construction Co. (Frederic Culver, president) has purchased as a site for the operation the three old dwellings at 69, 71 and 73, on the east side, between 38th and 39th sts, from Walter P. Bliss and Joseph E. Stevens. The site fronts 65 feet on the avenue and has a depth of 115 feet. W. Albert Pease was the broker.

Plans for the apartment house are being prepared by Walker & Gillette, architects. The suites will be of various sizes, from 3 to 16 rooms, and will include both duplex and those with the rooms all on one floor. The entire project, including land and buildings, will involve an outlay of about \$1,000,000. The house will be sold on the 100 per cent. joint ownership plan. Suites to the value of \$150,000 have already been subscribed.

### Tenant Buys Third Avenue Parcel

Henry Hof sold for a client of Irving Katz, attorney, 574 Third av, a 4-sty brick flat with store, on a lot 20x73, to James J. Tighe, tenant of the store in the building. It adjoins the southwest corner of 38th st.

### More Cooperative Apartments

Joint Ownership Construction Co. (Frederic Culver, president) will erect another "100 per cent. joint ownership" apartment house on the upper East Side. For the site of the proposed structure the company has bought from James E. McGuire & Co. 168-172 East 74th st, a plot of 90.2x102.2 feet between Lexington and Third avs through Douglas Gibbons & Co.

The plans for the new building are being prepared by Walker & Gillette, architects, and call for a structure of 9 stories containing four apartments to a floor, two of 5 rooms and 2 baths and two of 6 rooms and 3 baths. There will be also some duplex apartments, but the number of them has not been decided. The house will be ready for tenants, according to present indications, on December 1, 1923.

### Brown Resells the Palermo

Frederick Brown has resold the 9-sty Palermo apartment house, 125-129 East 57th st, to Marcus Daly and Paul I. Kiernan through the Brown, Wheelock-Harris, Vought & Co., Inc. The seller purchased the property about a month ago through the same brokers.

In searching the title an interesting history of the site was revealed. In 1801 the Mayor of New York conveyed to John Wheeler 23 1/3 acres of land in the vicinity, and the site of the property just sold was a part of the conveyance. The cost of the acreage was \$560, which reduced to city lots through the Palermo site down to a valuation of about \$5. In 1885 Anthony La Porte sold the property to the late Benjamin McAlpin for \$250,000. The present sale shows an increase of about \$100,000 over that figure.

### Company Buys in Nassau St.

There has been formed the 118 Nassau Street Corporation with J. Drucker, J. B. and A. Engel as directors. The property is a 5-sty building with stores, 19x79.2, between Ann and Beekman sts.

### Bronx Hospital to Enlarge

The Bronx Hospital, which for 2 1/2 years had been at the southwest corner of Fulton av and 169th st, has purchased an additional plot, 170.79x145.9, on the east side of Fulton av, about 151 feet south of 169th st. This gives the hospital a frontage of about 211 feet at this point as a site for a main building which it is planned to erect. The holdings on the west side of the avenue will be utilized as a site for a maternity hospital, a nurses' training school and dormitories to be designed by Louis L. Abramson, architect.

The latest purchase was made from the

John Eichler Brewing Co. The plot was sold by six Indians in 1684 to Col. Morris, who held it until 1848, when he conveyed it to a James Herold, from whom the Eichler Brewing Co. acquired it more than 50 years ago.

### R. E. Board Dinner

The first monthly dinner, of the winter season, of the Real Estate Board of New York will take place on Wednesday evening, November 22, at Delmonico's, Fifth av and 44th st, at 6:30 o'clock p. m.

The main topic will be the "Licensing of Real Estate Brokers and Salesmen," by the license commissioners of New York and New Jersey.

### Buy Palmetto Apartments

Gettner, Simon & Ascher, attorneys, representing a client, bought from the Louman Realty Company the 6-sty brick elevator apartment house, known as Palmetto Court, at the northwest corner of Morningside Drive and 120th st, on a site fronting 101.10 1/4 feet on the drive and 138.4 3/4 feet on 120th st. The house was held at \$425,000. It is arranged for 6 families on a floor and returns an annual rental of about \$80,000. I. B. Wakeman was the broker.

### Bretton Court in New Hands

Max N. Natanson sold to Chalmers Realty Corporation (J. B. Benaim, president) 306-310 West 100th st, known as Bretton Court, an 8-sty and basement elevator apartment house, on a plot 75x100.11. It was held at \$360,000. The broker was S. Ginsberg.

### Sells New Apartment House

Manport Realty Co. (I. Portman, president) purchased from Jacob Axelrod the newly completed 9-sty and basement elevator apartment house, on a plot 42x100.5, at 24 West 69th st. The house contains two suites of 4 and 6 rooms on a floor and is fully tenanted under 4 and 5-year leases. It returns an annual rental of \$46,000. William S. Baker and H. J. Kantrowitz were the brokers.

### Brown Buys Lenox Theatre

Frederick Brown purchased from the Atlantic Mortgage Corporation the Lenox Theatre, southeast corner of Lenox av and 111th st, on a lot 71.10x100. The theatre has a seating capacity of 900 and was built by the Kramer Construction Co. in 1911. It is under lease until August, 1925, to the Yiddish Players, a stock company producing plays exclusively in Yiddish.

### Another Real Estate Course at West Side Y. M. C. A.

W. H. Wyckoff, who has been appointed director of the Real Estate Training Courses for the West Side Y. M. C. A., announces that another Real Estate Course is now being planned to start about January 10, 1923.

This season there are to be 16 lectures, taking up the subject of real estate management, appraisals, mortgages, office management, rentals, sales, insurance, advertising, and three lectures on real estate law. Each one of these lectures is to be given by a man who has made a specialty of the branch of the business on which he is to speak. It is expected that the list will be completed very soon, at which time the Y. M. C. A. will start enrollment for the course.

### Slawson Buys Apartment House

Loton H. Slawson purchased for investment the 9-sty and basement elevator brick apartment house, 140 to 146 West 58th st., on a plot 72x100.5. The structure was sold by the 140 West Fifty-eighth Street Co. (Edgar A. Levy, president), which erected the house about 4 years ago. It contains two 4-room and two 5-room suites on a floor, all occu-

ped, and has an annual rental of \$103,000.

The property was held at \$600,000 and was sold for Mr. Levy by Joseph B. Armstrong, of the Loton H. Slawson Co., as broker. The house abuts Calvary Baptist Church.

### Large Heights Corners Sold

Joseph Schwartz, Julius Vogel and Jacob Schultz bought from the Clark estate the southwest corner of Broadway and 176th st., fronting 100 feet on Broadway and 250 feet on the street. They will improve the plot immediately with two elevator apartment houses. M. I. Strunsky and Brown, Wheelock-Harris, Vought & Co. were the brokers.

Julius Nehring sold for Louis Haberstroh the southeast corner of 188th st and St. Nicholas av., a plot of about 5 1/4 lots, fronting 115 feet on the avenue. Mr. Haberstroh purchased the lots about 30 years ago and erected a residence and stable. The property is to be improved with an apartment house.

### Lebanon Hospital to Move

Lebanon Hospital, which since 1889 has been located at Westchester and Cauldwell avs., will move further north. Negotiations are being conducted with Louis Gold & Co. to obtain options on a block of lots in the former Watson tract in the neighborhood of Elder av and 172d and 173d sts.

The trustees of the institution have long felt the need for a larger plant, and the proximity of the present hospital to the noisy elevated railroad on Westchester av has also influenced the trustees in their determination to seek a better neighborhood. The institution was founded in 1889 by the late Jonas Weil, of Weil & Meyer, who was its first president. The hospital plans to erect fine modern buildings when it decides on a site.

### Resale of Bronx Tract

The Pujo Realty Co. (G. T. Brady, president) purchased about 24 lots, being part of the five blocks recently purchased by S. H. Golding and associates from Col. Archibald Rogers and lying between the Grand Concourse and Morris av., 169th and 170th sts. The site just sold is on the west side of Grant av., 100 feet north of 169th st., and extending to within 100 feet of 170th st. This involves a frontage of approximately 600 feet.

The buyers plan to improve half of the property with apartment houses and will dispose of the remainder in 100-foot plots to builders.

### Sell Large Bronx Corner

Samuel Kronsky, with Jacob & Emil Leitner, Inc., resold for the New York Protestant Episcopal Public School the 6-sty walk-up apartment house, 157x100, at the northwest corner of University av and 179th st. The structure was held at \$400,000 and returns an annual rental of approximately \$70,000.

The new owner is the Spear Construction Corporation (Louis E. Kleban, president), who was represented by Philip Shapiro, attorney. The school, which was represented in the deal by Taylor, Jackson, Brophy & Nash, attorneys, purchased the property last July from the Weewin Construction Co.

### Buys Bronx Theatre Building

Louis Gold & Co. bought from Alfred E. Marling and Walter C. Noyes, as receivers for the American Real Estate Co., the Bronx Theatre building, southwest corner of Melrose av and 150th st., a 3-sty building, containing 4 stores, 15 large offices and a theatre having a seating capacity of 1,800 persons. It has a frontage of 100 feet on Melrose av and 175 feet in 150th st. This building was erected in 1912, in connection with the adjoining Arco building, by the American Real Estate Co. The theatre is now occupied by Miners Burlesque, whose lease expires in

1924. Jacob and Emil Leitner were the brokers.

### Bronx Corners in a Trade

Max N. Natanson sold through M. Lefkowitz to the Koenig Improvement Co., Inc., for immediate improvement, the taxpayer site comprising the block front on the north side of Tremont av., between Crotona Parkway and Honeywell av., fronting 110 feet on the former and 100 feet on the latter, with a frontage of 124 feet on Tremont av. It was held at \$67,500. In part payment Mr. Natanson took the 1-sty taxpayer, nearing completion, at the northwest corner of 149th st and Tinton av., with a frontage of 95 feet on the street and 50 feet on the avenue. It contains 9 stores and was held at \$60,000.

### Take Profit on Broadway Corner

Samuel Brener sold the northeast corner of Broadway and Duane st to Samuel Goldstein. The property is a 5-sty stone and brick business building, 25x100. Mr. Brener acquired it together with the building at 327 Broadway about a month ago from the Barclay estate. The property was held at \$250,000. Spotts & Starr were the brokers.

### Bronx Builder Buys and Sells

Samuel Shapiro, Bronx builder and operator, bought from the Gracel Building Corporation the block front on the north side of 169th st., between Morris and Grant avs., 200x100, on which he will erect two 5-sty apartment houses containing 90 apartments having stores.

From the same interests he bought the plot, 50x100, at the northeast corner of Crotona av and 183d st for improvement with a 1-sty taxpayer containing 9 stores.

From the Witlyn Operating Co. Mr. Shapiro bought the southeast corner of Teller av and 165th st, 50x102; and the southwest corner of Findlay av and 166th st, 51x100. He will improve these parcels, each with a taxpayer to contain 9 stores.

Mr. Shapiro sold the northeast corner of Third av and Lorillard pl, a 1-sty taxpayer with 8 stores, 123x53, held at \$35,000 and renting for \$6,000, to J. Horowitz through Grudin & Sawditch. It was purchased by the seller last April and remodeled.

He also sold the northeast corner of Home st and Bryant av, a 1-sty taxpayer, 25x90, with 6 stores, recently completed by him and held at \$30,000.

Mr. Shapiro recently sold to a Mr. Vidor the 1-sty market on the east side of Tinton av, 100 feet north of 151st st, 45x100, which he erected and held at \$33,000. Anko-witz & Cohen were the brokers. All of the foregoing parcels are in the Bronx.

The same operator bought the southeast corner of Convent av and 128th st, Manhattan, a taxpayer on a plot 112.6x85x irregular and containing 11 stores.

### Buys Fine Apartment Plot

A syndicate headed by J. E. R. Carpenter purchased the plot, 100x100.5, at 2-8 East 95th st, on which it will erect a 9-sty apartment house containing 4 suites on a floor, two containing 7 rooms and two with 6 rooms. The seller of the site was the Ninety-Fifth Street Corporation, Albert S. Ridley president. Pease & Elliman were the brokers.

This will be one of the first buildings erected under the amended zoning act which restricted the height of the buildings in the block between Fifth and Madison avs., south of 96th st. Compliance with this law will necessitate a setback of the two upper floors. This will give roof gardens to the occupants of these floors. The house will be ready for occupancy September 1, 1923. The brokers have been appointed renting agents.

### Fine Park Avenue Corner Sold

Thomas A. Howell, sugar merchant, sold his residence at the northeast corner of Park av and 64th st, held at about \$300,000. It is a 5-sty American basement dwelling, 21x100. Douglas Gibbons & Co. were the brokers. The buyer will occupy.

Mr. Howell bought the property 5 years ago from Rufus L. Patterson, vice-president of the American Tobacco Co., and rebuilt the house. It is opposite the new home of the Fifth Avenue Baptist Church.

### Large Heights Apartments Bought

Primrose Realty Co., Joseph Lesser president, resold to Rebecca Moskowitz the two 6-sty elevator apartment houses 715-725 West 172d st., on a plot 240x97.4 feet. The structures accommodate 84 families and were acquired by the selling interests last February from the Joe-Hen Realty Co., which was the third owner of the property within 3 months time. The houses were held at \$550,000 and were said to return an annual rental of about \$90,000.

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**Buys Fine West Side House**

Pease & Elliman sold for Elizaebth A. Biau 12 West 76th st, a 5-sty stone American basement dwelling, on a lot 25x102.2. The property was held at \$90,000. The purchaser, a New York business man, will occupy.

**Sells Elevator Apartment Houses**

Pease & Elliman, in conjunction with Sharp & Co. sold for the Humes Building Co. to Milton M. Dryfoos 138-148 East 36th st, two 9-sty and basement brick elevator apartment houses, each on a plot 62.6x98.9, adjoining the southeast corner of Lexington av.

**Close Out 24 Dwellings**

During construction and immediately after completion, Realty Associates disposed of 24 new brick dwellings built on two private courts at 30th st and Fifth av, Brooklyn. These homes each contain 6 rooms and bath, steam heat, electric light and the usual modern improvements and were sold on easy terms to Frederick M. Forrest, Henry Perge, Leon P. Salvayon, Ellen T. Horan, James A. O'Brien, Thomas Bow, Joseph Grossman, Isaac Isaacson, Alice Louise Keen, David Berend, Harold F. Gieser, Engvald Gunderson, Delia Gilstorf, Anna Hirschberg, Matthew Sadlier, John Alcora, Peter F. Coates and Isabelle Ramirez, Albert E. Cabot, Merjian D. Hazirjian, John Tarpinian, Frederick C. Cabot, Mabel Smillie, Nicholas Peterson, Harold F. Gieser.

**RECENT LEASES.****Higgins Makes 95-Year Lease**

A 95-year lease has been made by Eugene Higgins of the property at 149 to 169 West 130th st, on which there are eleven 3 and 4-sty dwellings, 20 feet east of the northeast corner of Seventh av. Nathan Goldman is the lessee.

The lease is divided into six parts, the final term being from 1997 to 2017. The net rental for the first term is \$6,000 annually, and for the remaining terms the figures will be by valuation arranged by arbitration, but not to fall below the first term rental.

**Loew Leases a Bronx Theatre**

Marcus Loew has added another theatre to his large chain of modern photoplay houses by leasing the theatre now being erected at the northeast corner of Burnside av and Walton av, Bronx, from the Occidental Holding Corporation (Nathan Wilson, president). It will have a seating capacity of 3,000 and will be one of the highest type theatres showing pictures in the Bronx. The rental involved is over \$600,000.

**Sell Lease of Madison Chambers**

Jerome C. and Mortimer G. Mayer sold to the Case Realty Co. the 33-year leasehold on Madison Chambers, at 601-603 Madison av, a 5-sty building with stores, doctors' offices and apartments. The reported selling price was \$125,000.

The property was leased by Dr. Joseph A. Blake to the Madison Chambers Co., from which the present sellers purchased it about April 1, 1922. Herbert Hecht & Co. were the brokers.

**Large Lease on Sixth Ave.**

Spear & Co. leased the 2d floor of 357-63 Sixth av, containing 35,900 square feet, to Salvador Bonan, manufacturer of underwear. This lease is for a term of years, at an aggregate rental of \$250,000. Also leased the 6th floor at 133-41 West 21st st, to Ladin Bro., for the manufacture and sale of bindings, and the 4th floor at 400 Lafayette st to Samuel Kosminsky, for the manufacture and sale of braids and trimmings.

**MORTGAGE LOANS**

Charles F. Noyes Co. secured for the Broadway-Maiden Lane Corporation a loan of \$1,800,000, at 5 per cent. per annum, on the property 170 Broadway, southeast corner of Maiden la. The loan runs for a long term of years. George N. Whittlesey, of Caborn, Fleming & Whittlesey, represented the owning company, and Geller, Rolston & Blanc were the attorneys for the lenders. This is the third large 5 per cent. loan made by the Noyes Co. during the last few weeks. The Noyes Co. also obtained for Edward Maurer from Joseph F. Cullman a \$60,000 loan covering 20 Fulton st, corner of Front st.

James Boyd placed a first mortgage of \$155,000, at 5½ per cent. per year, for Charles Flaum on the 6-sty elevator apartment house on Fort Washington av, northeast corner of 160th st; also, \$35,000, at 5½ per cent. per annum, for 5 years, on 853 Southern Boulevard, for Abraham Davis; and \$26,000 for

Nathan Newman on 793-795 Southern Boulevard, Bronx.

The Prudential Insurance Company of America reports 1,628 mortgage loans totaling \$8,268,287.73 allowed in September and October. The loans were made all over the country and will provide new accommodations for 2,843 families. The report shows that 1,523 of the loans, aggregating \$5,938,987.73, are on dwellings to accommodate 1,734 families and 105 loans, amounting to \$2,329,300, on apartment houses to house 1,109 families. The company's mortgage loan record since January 1 shows such loans of \$38,383,046.95 to provide living accommodations for 12,948 families. Of that total, 7,125 loans were on dwellings valued at \$26,785,846.95 to accommodate 8,077 families and 428 loans on apartments valued at \$11,597,200 to accommodate 4,871 families.

Eugene J. Busher Co. placed for Abraham Lechmann a mortgage loan of \$8,500, for a term of 5 years, at 6 per cent. per annum, on 429-433 Austin pl; for Amelia Perrucci \$7,500, for a term of 5 years, at 6 per cent., on the premises northeast corner of 183d st. and Belmont av; and for the owner of the premises on the north side of Mosholu parkway, 150 feet east of Kossuth av, \$15,000

thereon, for a term of 5 years at 6 per cent. per annum. All in the Bronx.

Waddell & Martin placed for the Victorian Realty Corporation (Maison Camas, dress importers), a first mortgage loan of \$125,000 on 681-683 Madison av, two 4-sty and basement dwellings, now being reconstructed for occupancy by the owners on the first floor, with apartments in the upper stories.

James Boyd placed for the Mortiz Realty Co. a first mortgage of \$110,000 on the 5-sty and basement apartment house, 100x100, recently completed, on the north side of 206th st, 114 feet west of Perry av, Bronx; also, \$38,000, at 5½ per cent. per annum, for 10 years, for P. Margulies on the remodeled building recently completed at 125 East 59th st, Manhattan; also, \$29,000, at 5½ per cent. per annum, for 5 years, on 1016 Simpson st, Bronx, for E. L. Davis.

Eugene J. Busher Co., Inc., placed the following mortgage loans: For the Odell Street Realty Co., \$4,000, for 5 years, at 6 per cent. per annum, on 1643 Zerega av; for Jennie E. Byrne, \$6,000, for 3 years, at 6 per cent. per annum, on 2268 Creston av; and for Antonio Giordano, \$4,000, for 5 years, at 6 per cent. per annum, on the southeast corner of Park av and 152d st, Bronx.

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Lawyers Mortgage Co. made a building loan of \$200,000 to Homeric Construction Co. for the erection of two 5-sty apartment houses, 85x90 and 90x90, on the east side of Walton av, 341 feet south of Fordham rd, Bronx.

Frank Hillman loaned \$120,000 to Harris Friedman for the erection of a 5-sty apartment house, 100x100, on the north side of 191st st, 100 feet west of Eleventh av.

Lawrence, Blake & Jewell and Douglas L. Elliman & Co. placed for the 640 Park Avenue Corporation a first mortgage of \$180,000 at 5½ per cent. per annum, for 5 years, on 646 Park av, an 8-sty apartment house undergoing extensive alterations.

Lawyers Mortgage Co. loaned \$145,000 on the 1-sty building, 77.2x125, at the northwest corner of Prospect av and 160th st, Bronx.

Title Guarantee & Trust Co. loaned, on first mortgage, to 955 Lexington Avenue, Inc., \$300,000 on the 11-sty apartment house to be built on the east side of Lexington av, 21.8 feet south of 70th st, on a plot 78.11x80.6. Also loaned to 943 Lexington Avenue, Inc., \$450,000 for the erection of an 11-sty apartment house, 72.6x100.5, at the northeast corner of Lexington av and 69th st.

Eugene J. Busher & Co. placed a mortgage loan of \$19,000, for 5 years, at 6 per cent. per annum, on 1838-1840 Crotona av, for the Debb Realty Corporation; and placed \$7,000, for 5 years, at 6 per cent. per annum, for Michael Martire, on 118 Clarke pl, Bronx.

Loans on bond and mortgage amounting to \$5,353,000 has been authorized by the Metropolitan Life Insurance Co. A little more than \$2,500,000 of these were housing loans. These included 432 dwellings to house 489 families and 10 apartment houses to house 140 families, a total of 629 families for \$1,999,650 in cities outside of New York. In New York City loans were authorized for 48 houses for \$558,000, all told providing on 16 business buildings for a total of \$1,598,000. These building loans were in West Vir-

ginia, North Carolina, Georgia, Alabama, Tennessee, Michigan, Indiana, Illinois, Minnesota, Iowa, Utah, Oregon, California, Wisconsin, New Jersey, Virginia, Florida and Montana. The total loans included \$1,200,000 in farm loans in states principally in the south and middle west. The interest rate was that prevailing in the locality.

Lawyers Title & Trust Co. made a loan of \$410,000 to 17 West Seventy-first Street, Inc., for the erection of a 12-sty apartment house at 15 to 23 West 71st st.

Edwards, Dowdney & Richart placed the following first mortgages: \$130,000 on premises south side of Tudor pl, 120 feet west of Grand Boulevard and Concourse, for Philip Aginsky; \$21,000 on premises east side of Davidson av, 175 feet north of Featherbed la, for C. Silvestro; \$21,000 on 145 West 75th st for Lane H. Morris; and \$18,000 on 159 East 82d st, for R. Godfrey Freeman, Jr.

### Take Over Garage Leases

Mitchell & Weber purchased through James J. Crowe the lease of the Montauk Garage at 906 Union st, Brooklyn. The rental involved for the term aggregates \$135,000 plus a bonus of \$26,000. The same broker also sold the lease of the Aberdeen Garage at 177th st and Jerome av, Bronx, to Harry Furman. The rental involved in this transaction aggregates \$200,000. The purchaser also paid \$24,000 covering good will and security.

## MANHATTAN SALES

### South of 59th Street

BLEECKER ST.—Frederick Brown purchased from Eustace Company 405 to 409 Bleecker st, three 4-sty brick flats with stores, on a plot 62.7x50 between Bank and West 11th sts. The buildings show an annual rental of over \$10,000. Brown Wheelock, Harris, Vought & Co. were the brokers.

BROOME ST.—The O'Reilly estate sold to I. Montefiore Levy, attorney, the 5-sty brick

tenement house with two stores, at 223 Broome st, on a lot 25.1½x74.10. The building was erected 30 years ago by Mr. O'Reilly, who was born in a little house on the land. The property has been in the family for 60 years, and this is its first sale. The price is reported as slightly over \$25,000.

FORSYTH ST.—A. H. Levy sold for the Wolf Nadler estate the three 5-sty brick tenement houses with stores at 142-146 Forsyth st, on plot 73.3x100.5, to Hyman Weisner. The buildings were held at \$105,000, and have a rental of about \$19,000. This is the first sale of the property in 14 years.

HENRY ST.—The Pottebaum estate sold the 6-sty brick tenement house with stores, on a lot 25.3½x100, at 35 Henry st to Dr. John B. Corsiglia. Morris Koerner was the broker.

5TH ST.—Solomon Independent Ice Co., Abraham Solomon, president, purchased the property, 150x100, with bulkhead, at the south corner of East 5th st and East River. A plant is to be erected that will turn out 500 tons of ice daily.

11TH ST.—William Goldstone and Simon Myers resold to a client of H. J. Gucker 114 to 120 East 11th st, four 5-sty and basement brick triple apartment houses with stores, on a plot 100.2x95.

16TH ST.—Hudson P. Rose Co. bought from D. and H. Lippmann the 5-sty brick tenement house, on a lot 25x40.9½, at 324 West 16th st.

19TH ST.—Bronger & Co. and Ryan & Co. sold the 3-sty and basement brick remodeled dwelling 336 East 19th st, on a lot 20x92, for Leonard Weill to Maud Gilbert.

26TH ST.—Bronger & Co. and Ryan & Co. sold 145 East 26th st, a 5-sty brick flat, on a lot 25x98.9, to Leonard Weill.

32D ST.—Matilda de Dorticis sold 7 East 32d st, a 7-sty brick apartment house, on a lot 25x98.9, adjoining the northeast corner of Fifth av.

35TH ST.—Merit Realty Corporation (Marcus L. Osk) purchased the two 3-sty and basement brick dwellings 370-372 West 35th st, on a plot 39.6x98.9, from Malcolm McNaughton. John Finck was the broker.

48TH ST.—Harry Cahn, operator and builder, purchased from Edward J. Schaeffler the vacant plot, 125x100.5, on the south side of 48th st, 150 ft east of First av. Plans are being prepared for the erection of a fireproof garage building. George H. Janss was the broker. The plot was long used by the Department of Street Cleaning.

51ST ST.—Robert E. Ely sold to James Fitzpatrick, for occupancy, 328 East 51st st, a 2-sty and basement brick dwelling, on a lot 18.9x100.5.

55TH ST.—William B. May & Co. sold the 4-sty and basement brick dwelling, 16.6x100.5, at 123 West 55th st, for the Barney Estate Corporation to a client for occupancy. It was held at \$15,000. The same brokers, with John Constable Moore, sold the adjoining similar house, 20x100.7, at No. 121, for James R. Hayden and others. The purchasers will alter and occupy.

ELEVENTH AV.—M. Morgenthau, Jr., Co., Everett M. Seixas Co. Consolidated, sold for a client 648 Eleventh av, northeast corner of 49th st, a 4-sty brick tenement house with store, on a lot 25x60.

THIRD AV.—Frederick Brown bought from Rebecca Herbsmann 747 Third av, a 4-sty brick flat with store, on a lot 25x95. Stanley Wolfson was the broker.

### North of 59th Street

64TH ST.—Haggstrom-Callen Co. sold for Henry Deutsch, Sr., the 5-sty double apartment, 146 West 64th st, 33x100, which the buyer will alter into small suites.

69TH ST.—William B. May & Co. sold for Moritz Wormser to a buyer, who will remodel and occupy, 11 East 69th st, a 4-sty and basement brick dwelling, on a plot 82x100.5. It was held at \$175,000.

74TH ST.—J. Lemle, in conjunction with L. A. Mitchell & Co. sold for a client 212-214 East 74th st, two 4-sty brick flats, each on a lot 25x102.2. No. 212 contains stores.

83D ST.—Byrne & Bowman and Arthur F. Du Cret & Co. sold for the estate of J. J. Bowes to Frank Keenan 122 and 124 West 83d st, two 5-sty brick flats, on a plot 50x102.2. In part payment 516-518 West 151st st, a 7-sty and basement elevator apartment house, on a plot 50x99.11 was given.

86TH ST.—The Bricken Construction and Improvement Corporation (Abraham Bricken, Isidor Freidman and Leo Schloss) purchased 343 to 347 West 86th st, on plot 72x100.8. The company will erect a 15-sty apartment house, with suites of 3 to 5 rooms, to be ready next October. J. Irving Walsh was the broker.

87TH ST.—J. M. Kelly Co. sold for the Anna Fellman estate to M. B. and F. J. Condon 19 West 87th st, a 4-sty and basement stone dwelling, on a lot 20x100.8½.

94TH ST.—Leopold Friedheim sold for the United States Trust Co., as trustee, 16 and 18 West 94th st, two 4-sty and basement stone dwellings, on a plot 37.6x100.8½.



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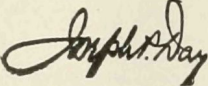
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96TH ST.—Manning-Bernhard Realty & Construction Co., Inc., sold through Carstein & Linnekin 225-227 East 96th st, two 5-sty brick tenement houses, each on a plot 27.1x100.11. Each building contains 10 apartments.

97TH ST.—Meister Builders, Inc., purchased from Ravitch Bros. 61-65 East 97th st, three 6-sty walk-up apartment houses, each on a plot 45.10x100.11. These houses accommodate 72 families and have a rental of \$46,000. They were built by the sellers 8 years ago and were held at \$275,000. H. D. Baker & Robinson were the brokers.

97TH ST.—Meister Builders, Inc., resold through M. Frank to the Artisan Realty Co. 61-65 East 97th st, two 6-sty brick tenement houses, each on a plot 45.10x100.11. They contain a total of 72 apartments.

101ST ST.—Benenson Realty Co. bought the four 6-sty and basement brick apartment house 173 to 179 East 101st st, each arranged for 30 families and each on a plot 40x100.11. The structures are located near Lexington av and were held at \$240,000. They have a total rental of approximately \$35,000.

107TH ST.—Ralph Russo sold for Giuseppe Volloni to Antonio Argila 217 East 107th st, a 4-sty and basement brick tenement house, on a lot 25x100.11.

108TH ST.—Meister Builders, Inc., bought through Herbst & Co. from Fannie Nashatz and Ida Ginsberg 112 East 108th st, a 6-sty brick tenement house with stores, on a lot 25.6x100.11.

109TH ST.—Charles W. Wynne and Louis H. Low, operators, resold the 5-sty brick apartment house, on a plot 40x100.11, known as the De Leon, at 212 West 109th st.

111TH ST.—Leopold Friedheim sold for the United States Trust Co. 304 East 111th st, a 5-sty and basement brick tenement house with stores, on a lot 25x100.11.

114TH ST.—Isaac Lowenfeld purchased from Henry Laubheimer 117 West 114th st, a 5-sty and basement brick apartment house, on a plot 26.3x100.11, housing 10 families, with a rental of \$6,000 and held at \$36,000. Morris Moore's Sons, Inc., were the brokers.

117TH ST.—Mulvihill & Co. sold for Joseph York the 5-sty and basement brick tenement

house, on a plot 25x100.11 at 433 East 117th st, to the Sedgwick Avenue Garage, who gave in part payment 4½ lots on Virginia rd, Douglaston Park, Queens borough.

125TH ST.—Sheffield Farms Co. bought from the McDermott Realty Corporation the McDermott dairy property, a 3-sty brick building at 527-535 West 125th st, formerly known as 91-97 Manhattan st, on a plot 101.7½x100. It carries a mortgage for \$45,000.

126TH ST.—Johanna Metzger resold to Charles Wilford 28 East 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

129TH ST.—John H. Pierce resold for Leonard Weill 212 West 129th st, a 3-sty and basement stone dwelling, on a lot 17x99.11, to William P. Jones.

132D ST.—Jerome H. Frank sold to Lena Moser, for occupancy, 232 West 132d st, a 3-sty and basement stone dwelling, on a lot 15x99.11.

134TH ST.—Sol Friedman sold 510 West 134th st, a 5-sty brick 15-family house, on a plot 40x99.11.

151ST ST.—Byrne & Bowman resold for the Brensam Realty Corporation (Samuel Brenner, president) the 7-sty and basement elevator apartment house, 516-518 West 151st st, 50x99.11. The new owner is Maude B. Mitchell. Mr. Brenner recently acquired the property in an exchange with Thomas J. Bannon for the apartment house at the northwest corner of Sherman av and 207th st, through the same brokers.

179TH ST.—Cusack Co. sold for Jacob Kornblau 706 West 179th st, a 5-sty and basement brick apartment house, on a plot 50x92.6. It was held at \$83,000.

213TH ST.—Nehring Bros. resold to Mary A. Dempsey 502 West 213th st, a 5-sty brick apartment house, on a plot 45x99.11. The seller acquired recently the parcel and the adjoining property through the same brokers.

AMSTERDAM AV.—Roxford Holding Co. (Reuben Fleig, president) bought from William Sommers 831-833 Amsterdam av, two 5-sty brick apartment houses with stores, each on a lot 25x75.

COLUMBUS AV.—Frederick Brown pur-

chased from Helen A. Titus the 4-sty stone and brick taxpayer with 6 stores at the southwest corner of Columbus av and 79th st, fronting 18.6 feet on the street and 76.8 feet on the avenue.

EDGEcombe AV.—Arnold Investing Co., Inc., operators (M. Rosenthal, president) purchased from Rose Goldberger the 6-sty and basement elevator apartment house, known as the Edgecombe, at 180 to 186 Edgecombe av and 1 to 7 Bradhurst av, at the junction of the two thoroughfares at 142d st, on a plot 188.9x72.3½x190.4x21x irregular. The property was held at \$200,000. Bailey Bros. and Osorio were the brokers.

FIRST AV.—David Lion resold 2131 and 2133 First av, adjoining the southwest corner of 110th st, two 4-sty brick tenement houses with stores, on a plot 50x75, to Joseph Borello through R. Prezzano.

LEXINGTON AV.—J. Lemle resold for Leopold Loeb 1476 Lexington av, northwest corner of 95th st, a 5-sty and basement brick apartment house, on a plot fronting 27.6 feet in the street and 100.8½ on the avenue. The buyer will remodel the floors into small suites.

MANHATTAN AV.—George Kean purchased 340 to 344 Manhattan av, adjoining the northeast corner of 114th st, three 5-sty and basement brick flats, each on a lot 25x95. They were held at \$100,000.

PARK AV.—May V. Hamilton sold to Foot & Martin, operators, 631 Park av, a 4-sty stone flat with store, on a lot 22.8½x80, adjoining the southeast corner of 66th st.

PARK AV.—K. Berkowitz & Son bought the 5-sty brick apartment house with stores at the southwest corner of Park av and 96th st, on a plot 50.4½x100, which had not changed hands in 22 years. The L. and P. Real Estate Co. negotiated the sale.

POST AV.—O'Reilly & Dahn, in conjunction with Frederick J. Feuerbach, sold for Irene Goelz 125-127 Post av, two 5-sty and basement brick apartment houses, on a plot 50x100.

SEVENTH AV.—Edward A. Arnold sold for Laura Silvestra 1973 Seventh av, southeast corner of 119th st, a 5-sty brick apart-

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ment house with stores, known as the Regina, on a plot 27.11x100.

**TENTH AV.**—Samuel Brener resold to A. Simonson for investment the 2-sty brick business building at the northeast corner of Tenth av and 207th st, 50x100, at the foot of the 207th st subway station. Maurice Kas-triner was the broker.

**THIRD AV.**—Brett & Wyckoff sold for James A. Renwick and Meta R. Sedgwick 2037 Third av, adjoining the southeast corner of 112th st, a 5-sty brick tenement house with store, on a lot 25x95.

## BRONX SALES

**BERKELEY OVAL**—To erect 2-family houses, each with 2 car garages, Jacob Friedman purchased from the Occidental Holding Co. (Nathan Wilson, president) a tract of 24 lots fronting on Osborne pl and Burnside av, on the old Berkley Oval property.

**ELLIOTT PL.**—Gaines & Roberts, old time builders, purchased from Col. Archibald Rogers all the vacant land on the south side of Elliott pl, beginning 100 feet east of Jerome av and extending to within 126 feet of the Grand Boulevard and Concourse; also all the property on the north side of Elliott pl from Walton av to within 108 feet of Jerome av. The tract involves about 40 lots.

**144TH ST.**—J. Clarence Davies, Inc., sold for Henry C. Bridekoff to Mary Barrett 442 East 144th st, a 2-sty and basement brick dwelling, on a lot 16.8x100.

**154TH ST.**—Arthur Eckstein, in conjunction with Leo I. Meinhard, resold for Henrietta Rosenberger and Mary F. Cauley 328-330 East 154th st, two 4-sty and basement brick flats, on a plot 49.5x100. Louis G. Blume recently purchased the properties at auction at the Bronx Exchange Salesroom. Mr. Eckstein represented him at this sale and subsequently sold the properties for Mr. Blume to Henrietta Rosenberger and Mary F. Cauley, the present sellers. Irving Zimmerman, in conjunction with Mr. Eckstein, secured a mortgage loan of \$17,000, at 6 per cent for 5 years, from the Commonwealth Savings Bank on these holdings.

**156TH ST.**—Ancowitz & Cohen sold for Gruenstein & Meyer to Mr. Reich 834 East 156th st, a 6-sty brick apartment house with stores, on a plot 50x100, adjoining the southeast corner of Union av.

**166TH ST.**—Murray Maran bought 564 East 166th st, a 5-sty and basement brick apartment house, on a plot 37.5x100.2, adjoining the southeast corner of Franklin av.

**170TH ST.**—Hazel E. Reynolds sold to Max Brass the plot 200 feet front on the south side of 170th st, 235 feet west of the Concourse and extending to within 120 feet of Walton av.

**BROOK AV.**—B. Abramson sold to the D. & G. Realty Corporation 1500 Brook av, a 4-sty brick apartment house with stores, on

a lot 25x100.7; and for S. Held to the Bronx-town Realty Corporation 1415 Brook av, a 1-sty frame market building, on a lot 25x90.

**BRYANT AV.**—Alcas Realty Corporation sold to the Noho Realty Co. the 6-sty brick apartment house at the southwest corner of Bryant av and 178th st, 105.2x111.4x irregular.

**BURNSIDE AV.**—The Blade Estate, Inc., and I. H. Kempner purchased from the Dyckman Heights Realty Corporation the 1-sty brick taxpayer at the northwest corner of Burnside and Valentine avs, containing 9 stores, now in the course of construction. Ephraim Buchwald was the broker. The plot is 61.10x62.9.

**CLAREMONT PARKWAY.**—M. L. and C. Ernst sold to Jacob Edelberg 457 and 459 Claremont Parkway, a 6-sty brick apartment house, containing stores, on a plot 40.2x99.8. Alexander Selkin and David Mintz negotiated the sale.

**CONCOURSE.**—The 198th Street Concourse Co. sold to Gustav Halpern the southeast corner of Grand Boulevard and Concourse and 198th st, a vacant plot 127.6x164.7x irregular.

**CRESTON AV.**—Alexander Selkin and David Mintz sold for the S. & L. Building Co. (Sam Minskoff) the 6-sty elevator apartment house 2608 Creston av, on plot 124x112. The building rents for \$65,000 and was held at \$425,000. The purchasers are the 2600 Creston Avenue Corporation, to whom the same brokers sold the adjoining house.

**DECATUR AV.**—The Hillpin Building Corporation, with F. B. Hill, N. Halpern and H. J. Saltzman as directors, bought the block front of 171.8 feet on the west side of Decatur av, between Mosholu Parkway and 201st st. M. Gollubier, attorney, represented the company.

**ELDER AV.**—Louis Gold & Co. resold on the Watson tract 45 lots, comprising both sides of Elder av, between Westchester av and 172d st, to Goldsmith & Parker, builders, who will erect 2-family houses. The Duross Co. was the broker.

**ELTON AV.**—Arthur Weyl & Co. sold for William Greenberg to M. Herz the southwest corner Elton av and 161st st, a 1-sty taxpayer containing 9 stores, 150x65x irregular. This property was held at \$65,000.

**INTERVALE AV.**—J. C. Hough & Co. sold to the Socol Realty Co. (Nathan Socol, president) 910 and 912 Intervale av, a 5-sty brick apartment house, known as the Nourmahal, on a plot 50x100.

**FORDHAM RD.**—Century Ventilating Company sold to August W. Pathe 617 and 619 East Fordham rd, a 5-sty brick apartment house with stores, on a plot 38x100.

**HARRISON AV.**—Ennis & Sinnott sold the plot 95x173, on the west side of Harrison av, 125 feet south of 180th st, through to Old Croton Aqueduct. Julius Wolff and Harry Freed, the buyers, will erect an apartment house. H. A. Keiber was the broker.

**LEGGETT AV.**—Arnold Investing Co., Inc. (M. Rosenthal, president) sold to Frank E. Silverman the northeast corner of Leggett av

and Beck st, a vacant plot 100x98.7x irregular. The new owner will build thereon a brick taxpayer containing 11 stores. Bailey Bros. & Osorio were the brokers.

**MELROSE AV.**—Samuel Brener resold to V. Isaacs the southeast corner of Melrose av and 163d st, a 4-sty brick flat with store, on a lot 20x75.5.

**RYER AV.**—D. & M. Realty Co. bought the northwest corner of 181st st and Ryer av, to be improved with four 5-sty apartment houses. The plot is 126x100.

**SHERIDAN AV.**—Samuel Rudnick sold to Mini Distelheim the 6-sty brick apartment house 1210 Sheridan av, southeast corner of 167th st, on a plot 72x100x irregular.

**SOUTHERN BOULEVARD.**—Charles A. Weber sold for Mrs. J. Flohr 171 Southern Boulevard, a 5-sty and basement brick apartment house with stores, on a plot 47.7x70.5x irregular, to John Rehm.

**THIRD AV.**—Eva Cohen sold to the M. F. Realty Corporation 3750 Third av, a 5-sty brick apartment house with stores, on a plot 40x100.

**TREMONT AV.**—Tremont Monterey Corporation (Clement H. Smith, president) sold through Phelps & Damiane, a plot 150 feet front on the north side of Tremont av, 108 feet west of Bryant av, 300 feet in depth, through to 178th st and fronting 150 feet on the south side of 178th st.

**WHITLOCK AV.**—Kleiner & Kleiner purchased for the Fusion Realty and Construction Corporation (Joseph Kleiner, president) a block front for apartment houses, with stores. The property, which was sold by the Simpson estate, fronts 220 feet on the north side of Whitlock av, 275.8 feet on Hoe av and 159.3 feet on Faile st.

## BROOKLYN SALES

**STERLING PL.**—Bulkeley & Horton Co. sold 1042 and 1042A Sterling pl, a 4-sty duplex brick dwelling, on a lot 20x123, for Carl A. Krause.

**FULTON ST.**—John Baris sold through Pierrepoint Davenport 722 Fulton st, a 4-sty apartment house with store.

**REMSEN ST.**—Arthur H. Waterman bought the Prentice property on Remsen st, adjoining Grace Court, for \$125,000 from the West Eleventh Street Corporation. It has a frontage of 86 feet on Remsen st, 180 feet on Furman st and 222 feet on Grace Court. The buyer plans to erect 2-family houses, each with a garage, a large community yard, flower beds and playgrounds.

**EAST 37TH ST.**—Bulkeley & Horton Co. sold 977 East 37th st, a new semi-detached dwelling, for Kingsboro Land Corporation.

**CLARENDON RD.**—Davenport Real Estate Co., Inc., sold the 3-sty apartment house, northwest corner of Clarendon rd and East 23d st, on a lot 20x80, for Mrs. Helen A. Rollins.

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REAL ESTATE NOTES.

JOSEPH G. HAFT, operator and builder, has opened offices at 38 Park Row, to transact a general real estate business.

PHILLIP C. CAULFIELD, formerly connected with Spear & Co. has joined the brokerage staff of Thoens & Flaunlacher, Inc.

JACOB FINKELSTEIN & SON were the brokers in the recent sale of 557 Water st, a 5-story brick loft building, for I. Randolph Jacobs and Everett Jacobs.

M. MORGENTHAU, JR., CO., Everett M. Seixas Co., Consolidated, have removed their Queens office from 419 Fulton st, Jamaica, to 444 Fulton st, Jamaica, which office will be in charge of A. E. Brunswick.

MORRIS FLOREA and Nathan W. Herbst, doing business as Florea & Herbst, Inc., announce that they have dissolved partnership. Mr. Florea continues business at 149 East 121st st, and Mr. Herbst has opened offices in the Potter building, 38 Park Row.

FOLSOM BROS., INC., were the brokers

in the leasing of the plot southeast corner Lexington av and 34th st, reported recently. It was leased to Solomon Silk for a term of 21 years, at an aggregate rental of \$273,000 with one renewal.

FRANK J. PARSONS, vice-president of the United States Mortgage & Trust Company of New York, has been appointed chairman of the Committee on Community Trusts, Trust Company Division, American Bankers Association.

JOHN D. ROCKEFELLER, JR., is reported to be the purchaser of the block front on the west side of Av A, from 45th to 48th sts, across from the Rockefeller Institute for Medical Research. The deal for the block was closed by William A. White & Sons and The Firm of L. J. Cargier.

G. MONTAGUE MABLE, active member of the Real Estate Board of New York, for many years connected with S. Osgood Pell & Co. and for some years engaged in the general real estate and insurance business, now located at 1819 Broadway, has formed a corporation under the name of Mable & Scholl, Inc., to continue the business at the same address.

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CONVEYANCES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods (Nov. 8 to Nov. 14, Nov. 9 to Nov. 15, Jan. 1 to Nov. 14, Jan. 1 to Nov. 15).

MORTGAGES

Table with columns for MANHATTAN, BRONX, BROOKLYN and rows for 1922 and 1921 with sub-periods (Nov. 8 to Nov. 14, Nov. 9 to Nov. 15, Jan. 1 to Nov. 14, Jan. 1 to Nov. 15).

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN, BRONX and rows for 1922 and 1921 with sub-periods (Nov. 8 to Nov. 14, Nov. 9 to Nov. 15, Jan. 1 to Nov. 14, Jan. 1 to Nov. 15).

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, RICHMOND and rows for 1922 and 1921 with sub-periods (Nov. 8 to Nov. 14, Nov. 9 to Nov. 15, Jan. 1 to Nov. 14, Jan. 1 to Nov. 15).



# BUILDING SECTION

## See No Tendency to Reduction in Mortgage Money Rate

Leaders in Loan Business Say That While a Few Big Recent Transactions Were at 5 Per Cent. the Prevailing Figure Is 5½ to 6 Per Cent.

**T**HE appearance during the last three months of a limited amount of five per cent. mortgage money in New York City has aroused the belief and hope in the minds of many property owners and borrowers on mortgage that this rate of interest would soon be the prevailing one. It seems, however, that this will not be the case. A few lending institutions a while ago loaned large sums, on long terms, at five per cent. per annum, the attendant features being unusually attractive to them. There has been no general slump in the rate. Inquiry by THE RECORD AND GUIDE in various quarters shows that the tendency is for the rate to go no lower than five and one-half per cent. In some instances six per cent. per annum still obtains.

A survey of the situation by some of the leading men and institutions in the mortgage loan business follows:

**JOHN J. PULLEYN**, President of The Emigrant Industrial Savings Bank: "I see no prospects, immediate or remote, of a general prevalence of five per cent. mortgage money. A while ago, some of our distinguished contemporaries in the savings bank business cut the rate to five per cent. per annum on some unusually large loans for long terms. They could well afford to do so on such conditions. They have not, however, tempted the general borrowers on mortgage with any such rate. In fact, these same institutions have practically withdrawn from the mortgage market lately. The test of the mortgage rate, it strikes me, is in the prevalence of it; and there certainly is not a prevailing five per cent. rate. The Metropolitan and the Prudential life insurance companies are getting six per cent. per annum for some of their loans and five and one-half per cent. for others. So are other lending institutions. So far as this bank is concerned it is doing business at the prevailing rate of five and one-half per cent."

**WILLIAM A. WHITE & SONS**: "The five per cent. mortgage market has come and gone. Its life was brief and its activity was confined to a few large loans running from the hundreds of thousands of dollars to a million. With money generally in such good demand there is no necessity for a general trend to five per cent. mortgages. The economic situation has made the five and one-half per cent. mortgage the prevailing one. There has been a drop, it is true, to a degree, from six per cent. for the same reasons that there has been a recession from higher prices of other commodities. The level is now five and one-half per cent. That is the whole story."

**CHARLES F. NOYES COMPANY**: "There is considerable five per cent. money in the market, to apply to properties where the fee values are greater than the mortgage sought. How long it will remain I do not care to predict. Any real estate man who in this stage of the world's affairs calculates more than from sixty to ninety days ahead is rash. A five per cent. loan, just now, must be on premier parcels for long terms. The money market is uncertain generally. With German marks and French francs liable to depreciate who will say what adjustment of the money situation here will occur?"

**RANDALL SALISBURY**, head of the Mortgage Department of the Title Guarantee & Trust Company: "The prevailing rate for mortgage money now is five and one-half per cent. per annum. This is no higher, in proportion, than four and one-half and five per cent. that obtained before the World War.

Owners are getting much higher rentals and far better returns on their investments than they did in the pre-war period. Five and one-half per cent. is a liberal rate in the circumstances. Six per cent. per annum is still obtained by some of the life insurance companies and borrowers are glad to get money even at that rate.

"The five and one-half and six per cent. rate of interest has resulted in a lot of overbuilding of all kinds throughout the city. There is no such over-production as characterized the market after the first rapid transit route was opened. Builders generally are not offering free rent for several months as an inducement to rent apartments. They are drawing high rents right from the beginning and they are tax exempt to a degree. Neither they nor buyers should complain of five and one-half per cent. money."

**DOUGLAS L. ELLIMAN**: "There is no marked tendency for mortgage interest rates to go lower, although there is some five per cent. money, here and there, in small amounts. So far as building loans are concerned there must be a marked reduction in building costs if there is to be any profitable building done in this city. I think five and one-half per cent. per annum will be the standard interest rate for some time to come, although I am not assuming the role of a prophet. The mortgage market is subjected to varied influences, but five and one-half per cent. looks as though it had come to stay, so far as Manhattan is concerned."

**CHARLES E. COVERT**, President of the U. S. Title Guaranty Company: "Speaking for Brooklyn and Long Island generally, I would say that there is no five and one-half per cent. money, let alone five per cent. money, in sight. Six per cent. per annum for mortgage loans still obtains on the East side of the East River. There were a few large loans in Brooklyn, a while ago, at five and five and one-half per cent., but they were exceptional. Money is apt to hold tight for the rest of the year, with the result that the interest rate will harden rather than soften."

**LAWRENCE B. ELLIMAN**, of Pease & Elliman: "There is not now and there is no immediate probability of five per cent. mortgage money as a steady thing. True, there were a few large five per cent. loans made during the last few months; but, they were made for long terms and the rate was satisfactory considering the amounts loaned and the terms. The few banks that made five per cent. loans this year have ceased doing so. Five and one-half per cent. is the prevailing rate in Manhattan. It is on occasion six per cent. in other boroughs. I do not look for any further lowering of the mortgage rate in Manhattan."

**EDWARDS, DOWDNEY & RICHART**: "It looks, at best, as if five and one-half per cent. will be the mortgage rate on Manhattan properties until next Spring. We do not care to venture an opinion as to what will happen after that time. There is some five per cent. mortgage money around now, but it is not abundant; and the property that it is loaned on must be particularly attractive. Even most choice parcels are paying five and one-half per cent. In the Bronx there is both five and one-half and six per cent. mortgage money. It is about fifty-fifty as between these rates, in that borough. Brooklyn has nothing but six per cent. money, unless there be an exceptionally choice offering."

*Men and women who buy houses are now, more than ever, demanding features that will make them real homes*



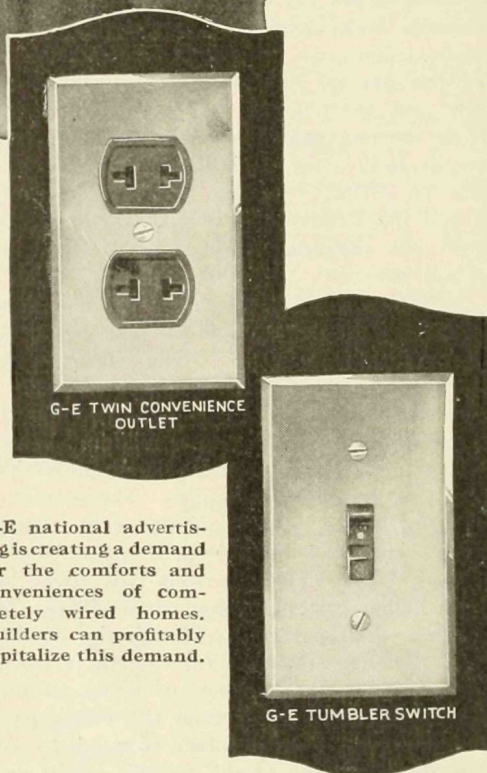
## Their home must be wired for easy house work

**H**OME buyers know what they want these days. The husband looks around for the convenience outlet that is going to light his reading-chair and cool his evenings with a whirling fan.

And as for the wife—the house is sold if she can picture, in her mind's eye, just where she is going to put the washing machine; and just where the iron, the percolator, the vacuum cleaner, and toaster can be connected.

Both look for complete switch control all over the house.

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# Continued Activity in Construction of New Buildings

Weekly Statistical Report of F. W. Dodge Company Shows Only Slight Falling Off in Number of New Plans Reported and Contracts Let

**N**OTWITHSTANDING some indications of attempts to embroil the building trades in a labor war and in spite of the congestion on transportation lines which interferes with prompt shipments of building materials the volume of business in the construction field continues to be of large volume. Undoubtedly the continuance of mild weather is an incentive to the further extension of the building program which has been in progress for so many months.

Statistics of construction work in the territory included in New York State and New Jersey, north of Trenton, compiled by the F. W. Dodge Company, reveal that in 357 projects aggregating \$14,503,400 contracts have been awarded while 523 new buildings to cost \$24,791,700 are planned for this territory.

In the immediate New York City boroughs the number of contracts awarded and of plans for new structures during the week was somewhat below the highest figures for similar

periods earlier in the season but are large enough to assure builders and material dealers of activity in this field for some time to come. During the week there were reported 225 projects for which plans were being made, with a total estimated expenditure of \$16,174,700. The number of contracts awarded was 84 in this district to cost \$7,348,500.

Among the buildings for which plans are announced are 25 business structures to cost \$3,236,000, this classification including stores, lofts, offices, commercial garages, etc; 4 hospital and other institutional structures at \$99,200; 7 factories and industrial buildings at \$661,400; 1 public building figured at \$10,000; 4 churches aggregating \$90,500; 1 recreational building costing \$30,000 and 183 residential structures, \$12,047,600.

Among the contracts awarded during the week were 15 business structures for different uses to cost \$890,600; 1 hospital, \$2,000,000; 3 industrial buildings, \$310,000; 2 public works at \$110,000; 1 church at \$54,000; 1 recreational building at \$16,000 and 61 residential buildings to cost \$3,967,900.

## PERSONAL AND TRADE NOTES.

**Emilio Levy**, architect, announces the removal of his offices from 331 Madison avenue to 17 East 49th street.

**George F. Root, 3d**, announces that he has established offices for the general practice of architecture, at 280 Madison avenue, corner of 40th street.

**George I. Oakley**, formerly field superintendent for the Guaranty Construction Company, has joined the staff of the J. G. White Engineering Corporation.

**Scheid Engineering Corporation**, 90 West street, has been appointed metropolitan and export representative for the Franklin Moore Company, Winsted, Conn., manufacturers of material handling machinery for industrial plants.

**William Le Compte**, a member of the sales organization of Jenkins Bros., manufacturers of valves, steam packing, etc., 80 White street, has recently been appointed sales manager in charge of the New York territory. Mr. Le Compte has been with this firm for more than twenty-five years.

**Alfred C. Bossom**, architect, while on his recent visit to Scotland, was for a part of his time the guest of the Forty-second Highlanders, at the headquarters in Perth. He presented the regiment with a record of the work of his restoration of Fort Ticonderoga, where the Royal Highlanders covered themselves with glory in 1758.

**Wm. M. Jones and W H Beardslee**, architects and engineers, have established offices in the Osborn Building, Washington street, Bergenfield, N. J., for the general practice of architecture, under the firm name of Jones & Beardslee. The new firm desires samples, catalogues and price lists of building material and specialties.

**Judge Elbert H. Gary** was awarded the Louis Livingston Seaman Medal by the Safety Institute of America at a luncheon recently given at the Bankers' Club by Arthur Williams, president of the Institute. The medal was awarded in recognition of conspicuous achievement in the conservation of human life in his capacity as leader of the recent New York Safety Week campaign.

**Frank M. Williams**, who is completing his fifth year as State Engineer of New York, has joined the Technical Advisory Corporation, a consulting engineering firm of New York City. His active connection with the corporation will begin January 1, 1923. Mr. Williams will be one of the corporation's active principals,

specializing in advice on matters pertaining to water power development, canal construction, highway and pavement building, public utility valuation, and railway and marine terminal development. The Technical Advisory Corporation was organized in 1920 and is composed of a number of prominent consulting engineers.

### Andrew J. Robinson Dead

Andrew J. Robinson, president of the building firm of Andrew J. Robinson Company, at 15-17 West street, and for more than fifty years one of the most prominent builders in New York, died last week at the home of his daughter, Mrs. George J. Kennedy, of Prospect Park, White Plains. He was born seventy-nine years ago at Bloomfield, N. J.

Mr. Robinson came to New York when he was seventeen years old, and learned the mason's trade under his uncle, John M. Dodd. His work included many of the important buildings of the city, among them the St. Paul Building, Broadway and Ann street. He also erected the New York Historical Society Building, the Memorial Hospital the Peddie Institute at Hightstown, N. J., the New York Hospital, St. Luke's Hospital, the School of Mines at Columbia University, the residences of Stuyvesant Fish, Elihu Root and Henry P. Havemeyer and many other important structures.

He devoted much time to the advancement of the Mason Builders' Association, of which he had been a member since its organization. He was trustee and treasurer of the board of trustees of the Southern New York Baptist Mission Society and other Baptist organizations. He was a member of the Chamber of Commerce of the State of New York, a life member of the Historical Society, a member of the Metropolitan Museum, the New York Botanical Society, the Transportation Club and the General Society of Mechanics and Tradesmen.

In 1870 Mr. Robinson married Harriet Elizabeth King, of New York, who died in 1911. He leaves a son, Drew King Robinson, associated in business with him, and a daughter, Mrs. Kennedy.

### Awards at Summer School.

The Summer Course of Architecture, in the College of Fine Arts at Carnegie Institute of Technology, under the supervision of Prof. H. Sternfeld, was very successful. A letter received from the Beaux Arts, New York, shows that Carnegie Tech headed the list of awards for work done by the students at Summer School.

The Class "A" problem was "An Art Museum in South America," while the Class "B" was "An Aquarium," which was

## TRADE AND TECHNICAL SOCIETY EVENTS.

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

**American Association of Engineers** will hold its annual convention at Norfolk, Va., May 7 to 9, 1923. Details of this meeting will not be decided for some time.

**American Face Brick Association** will hold its annual convention at the West Baden Springs Hotel, West Baden, Ind., December 5 to 7 inclusive. The program has not been announced, but extremely interesting sessions are promised by the committee in charge.

**American Society of Mechanical Engineers** will hold its forty-third annual meeting in New York City December 4 to 7 inclusive. The tentative program lists twenty sessions. The outstanding feature will be the session to be held Wednesday evening, December 6, with a program presented jointly by the American Economic Association and the management division of the American Society of Mechanical Engineers. Joint sessions will be held also with the American Society of Refrigerating Engineers, the American Society of Safety Engineers and the Stoker Manufacturers' Association.

**The Sixth Annual Industrial Conference of the State of New York** will be held at Buffalo, November 21, 22 and 23, at the Lafayette Hotel. The central theme for the conference is to be "Elimination of Waste in Industry," a most important subject which has attracted the attention of the country and calls for serious consideration in order that waste may be prevented and greater industrial progress achieved. The speakers at the various sessions of this conference are all men of prominence in administration and industry.

to be built on a "Private Estate." The Jury of Awards gave Carol B. Marks a first medal publication, and A. D. Reid a first mention placed publication, these being the highest awards that the Jury can give. The remaining awards were a second medal to F. C. Disque, Carnegie Tech graduate and present Professor of Architecture at Penn State; Messrs. J. B. Blair, L. L. Broida and E. M. Gearhart first mention, and E. O. Anderson a mention.

Luther Lashmit, graduate of Carnegie Tech, is an instructor in Architectural Design. He is the first Tech graduate to teach in the school from which he graduated.

# CURRENT BUILDING OPERATIONS

**L**OCAL building conditions have not changed very greatly during the past week. There is a large amount of active work going on and some good-sized jobs are being planned, and in all likelihood will be released for estimates before the close of the year. The prospects for the coming months are considered good, and the entire industry is optimistic about the outlook for next year's operations.

The new season may not witness so much residential construction as there was during the past year, but it is almost certain that the industry will be offered as much new construction of business building as it can possibly absorb. According to those in close touch with the situation, the volume of building during 1923 will only be limited by the number of men and material stocks available for the work.

Building material dealers in the Metropolitan District all report extremely active business with orders of good size and a considerable number of new inquiries. There is some scarcity developing but not sufficient to warrant any anxiety on the part of prospective builders. Prices are very firm, and the local market is exhibiting a marked tendency toward stiffer price levels.

**Common Brick**—Demand for Hudson River common brick was more active this week than it has been for some time. The sales of the week numbered 44 and, as a fair amount of new inquiry has developed, the brick producers are more hopeful than they have been. Prices are somewhat stronger than they were, however, with a range from \$14 to \$15 a thousand to dealers for top grades. The manufacturing season is now near the end although some of the open yards are still in operation, but they will undoubtedly suspend production for the current year in a few days at most. Coal remains difficult to obtain, and a large amount of green brick is being held over for burning during the winter months.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, November 16, 1922: Condition of market: Demand much stronger; prices steady. Quotations: Hudson Rivers, \$14 to \$15 per thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 36; sales, 44. Distribution: Manhattan, 5; Bronx, 6; Brooklyn 26; Jersey, 5; Astoria, 2. Remaining unsold in the New York wholesale market, 11.

**Lumber**—Production of lumber, which has increased recently, is not so great as to enable the mills to stock up in excess of the demand. Only lumber ordered by firms outside of local territory is entered in sales compilations, consequently as the demand in the territory contiguous to saw mills has been and remains very keen, a very appreciable part of the cut is consumed locally. This explains slowness in the accumulation of some grades. The car supply remains inadequate and prices are firm.

**Structural Steel**—With general expecta-

tions that production will hold at the present level for some time the prediction is made that prices will remain at figures recently quoted unless particularly large and favorable offerings are made which may induce a temporary break. Sales at the market level are not especially numerous, because structural projects are seasonably few and fabricating shops are getting fairly liberal shipments against old orders carrying lower prices. Since bids against structural jobs, to be successful, must be below 2c. for plain material, there is not much incentive for

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.  
Hudson River best grades. \$14.00 to \$15.00  
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. \$3.20  
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 .....\$11.00 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 200-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.....\$0.10¼ to \$0.12

3-in. (hollow) per sq. ft... 0.10¼ to 0.12



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**VULCAN SMOOTHTOP COMPACT CABINET GAS RANGE**

The smooth, enclosed top retains heat usually wasted, prevents tipping of pans, keeps grease from burners and makes cooking more comfortable and convenient. Though with greater cooking capacity less space is required. Gracefully designed. Finely finished. It's a beauty in every way and is just as good as it looks. But remember! You cannot get Smoothtop ranges by placing a solid top on your range. There is only one Smoothtop, and that is scientifically constructed for this purpose. It's the **VULCAN**. See the interesting Smoothtop demonstration of three vessels steaming with but one burner going.

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NEW YORK CITY

# MATERIALS AND SUPPLIES

fabricating interests to stock up heavily at today's prices.

**Builders' Hardware**—Several of the manufacturers of builders' hardware have their output sold up to January 1. The demand is the heaviest that it has been in years. There continues to be a shortage of butts, glass knob sets and store door handles.

**Cast Iron Pipe**—The seasonal buying continues good and with a declining market on pig iron and coke and the prospect of a reduction of prices on cast iron pipe as a result, some municipal

tenders that might otherwise appear in December may be delayed. Quotations, f.o.b. New York, in carload lots, are as follows: 6-in. and larger, \$54.50; 4-in. and 5-in., \$59; 3-in., \$64.80, with \$4 additional for Class A and gas pipe. The soil pipe market continues active and discounts from list are unchanged, although the quotations of Southern makers have developed weakness. Poor shipments caused by railroad embargoes have interfered with profitable purchasing by Northern buyers at these lower prices. Quotations, delivered in New York, discounts of both

Southern and Northern makers, follows: 2 to 6-in. standard, 25 to 30 per cent. off list; heavy, 34 and 35 per cent. off list.

**Nails**—The shortage in keg nails continues, and with the demand exceeding the supply the market was strong. Jobbers were inclined to predict little improvement in the situation for some time, as stocks were light and assortments badly broken. Firm prices were in evidence and the signs of speculation in this line of material continued to come to the surface. The quotations for New York City on wire nails base per keg ranged from \$3.75 to \$3.90 and for cut nails \$4.10 to \$4.20 base per keg.

**Window Glass**—Prices for window glass are firmer and interest fair, with stocks rather light. These conditions have made the market rather more active than for some time, although sales were not up to record figures.

**Electrical Supplies**—Conditions in the electrical industry continue to improve. Jobbers and manufacturers announce better business than for some weeks past and are satisfied with the outlook for future orders. Central-station business shows improvement. Fixtures for commercial use are selling better, and there is less effort shown in placing outside business. Conduit stocks are spotty, but jobbers are finding it less difficult to fill reasonably large orders. Heater sales are better along the Pacific Coast owing to colder weather.

**Face Brick**—Demand for face brick is very strong and dealers are being offered more business than they are able to handle. The shortage of cars for the transportation of this material is the principal difficulty at present and several jobs have been held up on account of the delays. Prices are very firm.

**Reinforcing Bars**—Concrete bars are in fairly active demand, and although the orders are not quite as heavy as predicted the market has a good tone and there is every indication of steadily increasing business. There is considerable new work coming out in which reinforced concrete will be used extensively, and with the early award of pending contracts the market will take on a far more lively aspect. Prices are steady.

**Linseed Oil**—The market for this commodity has not been very active during the past week. Buying is negligible and inquiries are frequent. Although prices are practically unchanged, there is a downward tendency and there is every indication of a lower level in the near future. Local stocks are ample for the current light demand.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

### Sand—

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

### White Sand—

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

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

### Building Stone—

Indiana limestone, per cu. ft.....	\$1.07
Kentucky limestone, per cu. ft.....	2.20
Briar Hill sandstone, per cu. ft.....	1.00
Gray Canyon sandstone, per cu. ft.....	1.05
Buff Wakeman, per cu. ft.....	1.00
Buff Mountain, per cu. ft.....	1.00
North River bluestone, per cu. ft.....	1.80
Longmeadow Brown Stone.....	2.11
Seam face granite, per sq. ft.....	1.30
South Dover marble (promiscuous mill block), per cu. ft.....	2.35
White Vermont marble (sawed) New York, per cu. ft.....	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	2.00c. 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....	\$47.00 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 car goes, narrow (delivered)	30.00 to 32.00
Wide cargoes.....	32.00 to 35.00
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 —
1 Hearts.....	15.00 to —
Cypress shingles, 6x13, No. 1 Prime.....	13.00 to —
Quartered Oak.....	163.50 to —
Plain Oak.....	

### Flooring:

White oak, quart'd sel....	\$102.50 to —
Red oak, quart'd select..	97.50 to —
Maple No. 1.....	87.00 to —
Yellow pine No. 1 common flat.....	61.00 to —
N. C. pine flooring Norfolk.....	70.00 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 \$0.95
Less than 5 bbls.....	0.95 to 0.98

### Turpentine—

Turpentine.....	\$1.28 to \$1.30
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## CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

**WALTON AV.**—Chas. Kreyborg, 2534 Marion av, has plans in progress for a 5-sty brick apartment house, 90x85 ft, on the east side of Walton av, 420 ft south of Fordham rd, for Hemic Construction Co. (S. Stein, president), 270 East 149th st, owner.

**WADSWORTH AV.**—Springsteen & Goldhammer, 32 Union sq, have preliminary plans in progress for a 5-sty brick apartment house, 100x150 ft, at the northeast corner of Wadsworth av and 187th st, for Hudson Builders, Inc., 355 East 149th st, owner and builder.

**MADISON AV.**—James E. Casale, 126 East 59th st, has plans in progress for alterations to the dwelling at 818 Madison av, which is to be converted into a 4-sty brick apartment, 24 x87 ft, with stores, for Harry Silverman and Jacob J. Kramer, 1440 Broadway, owners. Cost \$15,000. Architect will take bids on general contract about November 18.

**UNIVERSITY AV.**—George G. Mitler, 1482 Broadway, has plans in progress for a 5-sty brick and stone apartment house, 140x58 ft, on the west side of University av, 105 ft north of 190th st, for owner and builder, to be announced later. Cost, \$220,000.

#### CHURCHES.

**HAVEN.**—Joseph Unger, 28 West 19th st, Whitestone, has plans nearing completion for a synagogue at 40-54 Haven av, for Free Synagogue of Washington Heights, Rabbi J. Wise, chairman building committee, 16 West 32d st, owner. Cost, \$40,000. Details will be announced later.

#### FACTORIES AND WAREHOUSES.

**PEARL ST.**—John B. Snook, 52 Vesey st, has preliminary plans in progress for alterations to the 5-sty brick factory, 74x90 ft, at 538-40 Pearl st, for Oberly & Newell Realty Co. (A. W. Clapp, president), 540 Pearl st, owner. Cost, \$25,000.

#### HALLS AND CLUBS.

**58TH ST.**—James E. Casale, 126 East 59th st, has plans in progress for interior alterations to the 4-sty club, 38x100 ft, at 128 East 58th st, for owner, care of architect. Cost, \$10,000. Architect will take bids on general contract about November 18.

#### STORES, OFFICES AND LOFTS.

**BROADWAY**—Cross & Cross, 681 Fifth av, have been retained to prepare plans for a contemplated 23-sty brick & steel office building, 95x135 ft, at the corner of Broadway & Liberty st, for Guaranty Trust Co. (M. Roberts, in charge), 140 Broadway, owner. Cost, approximately \$2,000,000.

#### MISCELLANEOUS.

**HORATIO ST.**—Plans have been prepared privately for a 1 and 2-sty brick housing station, 85x114 ft, at 27-29-31 Horatio st, for City of New York, Dept. of Plant and Structures, Grover A. Whalen, commissioner, 18th floor, Municipal Bldg., owner. Cost, \$100,000.

**40TH ST.**—Schwartz & Gross, 347 Madison av, have plans in progress for a 9-sty brick printing plant, 69x98 ft, at 228-232 West 40th st, for Frank & Frank Contracting Co., 246 West 42nd st, owner and builder. Cost, \$400,000. Owner will take bids on separate contracts about December 1st.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

**GRANT AV.**—Chas. Kreyborg, 2534 Marion av, has plans in progress for a 5-sty brick apartment house, 100x100 ft, on the east side of Grant av, 85 ft south of 180th st, for Finckelstein & Schwartz, 135 Broadway, owner.

**BATHGATE AV.**—John P. Boyland, 120 East Fordham rd, has plans in progress for a 5-sty brick apartment house, 83x79 ft, on the east side of Bathgate av, 133 ft north of East Fordham rd, has plans in progress for Sealy, (president), 405 Lexington av, owner. Cost, \$90,000.

**CONCOURSE**—Margon & Glaser, 2800 Third av, have plans in progress for a 5-sty brick & limestone apartment house, 100x100 ft, at the southeast corner of Concourse & 180th st, for owner, to be announced later. Cost, \$180,000.

**180TH ST.**—Chas. Kreyborg, 2534 Marion av, has plans in progress for a 5-sty brick apartment house, 80x90 ft, at the southwest corner of West 180th st and Davidson av, for A. Blumenthal, 299 Broadway, owner.

**169TH ST.**—Chas. Kreyborg, 2534 Marion av, has completed plans for a 5-sty brick apartment house, 100x90 ft, at the southeast corner of 169th st and Grand Concourse, for Aginsky & Lansky, 1985 Creston av, owner.

**LAFAYETTE AV.**—Chas. Kreyborg, 2534 Marion av, has completed plans for a 5-sty brick apartment house, 100x100 ft, at the northwest corner of Lafayette av and Hunts Point rd, for S. Summers, owner on premises.

#### STABLES AND GARAGES.

**JEROME AV.**—Preston B. Siaman, 42 East 28th st, has completed plans for a 1-sty brick garage, 150x160 ft, on the west side of Jerome av, 236 ft south of 192d st, for Garage Realty Co. (Walter Loeb, president), 1457 Broadway, owner. Cost, \$75,000. Owner will take bids on general contract about December 1st.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

**BELMONT AV.**—Irving Kirshenblitt, 2243 Pitkin av, has completed plans for four 2-sty brick apartments, 25x72 ft, at the southwest corner of Belmont av & Shepherd av, for G. H. G. Bldg. Corp., 942 Sutter av, Manhattan, owner and builder. Cost, \$58,000.

#### CHURCHES.

**RIDGE BLVD.**—Albert E. Parfitt, 19 Liberty st, Manhattan, has plans in progress for an addition to the 1-sty brick church, 80x120 ft, at Ridge blvd & 80th st, for Union Presbyterian Church of Bay Ridge (Rev. H. H. Leavitt, Jr., pastor), 179 82nd st, owner. Cost, \$70,000.

#### DWELLINGS.

**SYLVAN ST.**—L. Berger & Co., 1696 Myrtle av, Ridgewood, have plans in progress for eight 2-sty frame dwellings, 16x38 ft, in the east side of Sylvan st, south of Millwood av, for G. Berkhart & Son, 420 Sylvan st, owner and builder. Cost, \$5,000 each.

**LOGAN ST.**—D. Levinson, 386 Fulton st, Jamaica, has completed plans for five 2-sty frame dwellings, 16x38 ft, in the west side of Logan st, south of Blake av, for Aaron Shifman, 501 Livonia av, owner and builder. Cost, \$6,000 each.

**15TH ST.**—Slee & Bryson, 154 Montague st, have plans in progress for four 2-sty frame and stucco dwellings, 20x65 ft, in the west side of East 15th st, 125 ft south of Av R, for Meade Construction Co., Inc., Morris Goodman, president, 50 Court st, owner. Cost, \$40,000.

**8TH ST.**—Martyn N. Weinstein, 26 Court st, has completed plans for a 2½-sty frame dwelling, 49x30 ft, at the southeast corner of East 8th st and Av K for Milton Realty Corp., S. A. Steinberg, president, 50 Court st, owner and builder. Cost, \$18,000.

**46TH ST.**—Jacob Lubroth, 44 Court st, has completed plans for sixteen 3-sty brick dwellings, 20x60 ft, in the north and south side of

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46th st, 100 ft east of 10th av, for Fove Realty Corp., I. M. Kalt, 44 Court st, owner and builder. Cost, \$240,000.

#### STABLES AND GARAGES.

**MONTGOMERY ST.**—Adolph Goldberg, 164 Montague st, has plans in progress for a 1-sty brick garage, 140x100 ft, in the north side of Montgomery st, 100 ft west of Franklin av, for Hygrade Homes, Jos. J. Aaron, 1 Parade pl, owner and builder. Cost, \$75,000.

### Queens

#### APARTMENTS, FLATS AND TENEMENTS.

**WOODSIDE, N. Y.**—Andrew J. Thomas, 15 East 42d st, Manhattan, has been retained to prepare plans for ten 5-sty brick apartments on Rowan av and Hicks pl and Polk av and Broadway, Woodside, for Metropolitan Life Insurance Co., Haley Fiske, president, 1 Madison av, Manhattan, owner. Cost, \$800,000.

**RICHMOND HILL, N. Y.**—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for a 3-sty brick and limestone apartment house, 41x75 ft, at Richmond Hill for Ruben Realty Co., 10333 116th st, Richmond Hill, owner and builder. Cost, \$40,000. Exact location will be announced later.

**JAMAICA, N. Y.**—D. Levinson, 386 Fulton st, Jamaica, has plans in progress for a 4-sty brick and limestone apartment, 39x92 ft, at the southwest corner of Grove st and Alsop st, Jamaica, for Harry Sirkin, 31 Kaplan av, Jamaica, owner and builder. Cost, \$70,000.

#### DWELLINGS.

**LONG ISLAND, N. Y.**—Plans have been prepared privately for sixty-two 2-sty brick dwellings in the Astoria section of Long Island, near Ditmars av subway terminal, for Shaffer & Norman Bros., 1274 45th st, Brooklyn, owner and builder.

**RIDGEWOOD, N. Y.**—L. Berger & Co., 1696 Myrtle av, Ridgewood, have completed plans for a 2-sty frame and stucco dwelling, 10x55 ft, at the southeast corner of Himrod st and Grandview av, Ridgewood, for Barney Schwab, 457 Grandview av, Ridgewood, owner and builder. Cost, \$6,000.

**HOLLIS, N. Y.**—D. Levinson, 386 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 23x28 ft, in the south side of Beauford st, 60 ft east of Rondout st, Hollis, for owner and builder, care of architect. Cost, \$6,000.

**HOLLIS, N. Y.**—D. Levinson, 386 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 23x28 ft, in the east side of Rondout st, 100 ft south of Beauford st, Hollis, for owner and builder, care of architect. Cost, \$6,000.

#### STABLES AND GARAGES.

**RIDGEWOOD, N. Y.**—Tobias Goldstone, 50 Graham av, Brooklyn, has completed plans for a 1-sty brick garage, 100x100 ft, at the northwest corner of Decatur st and Wyckoff av, Ridgewood, for Mariano Galtabiano, 35 Melrose st, Brooklyn, owner and builder. Cost, \$40,000.

#### STORES, OFFICES AND LOFTS.

**RIDGEWOOD, N. Y.**—H. Brucker, 2549 Myrtle av, Ridgewood, has plans in progress for a 1-sty brick and stucco office building, 20x50 ft, on the west side of Prospect av, 25 ft south of Linden st, Ridgewood, for Miller Paper Goods Co., Inc., E. A. Miller, treasurer, 2350 Linden st, Ridgewood, owner and builder. Cost, \$7,000.

### Westchester

#### APARTMENTS, FLATS AND TENEMENTS.

**MT. VERNON, N. Y.**—M. M. Polansky, 208 South 10th av, Mt. Vernon, has completed plans for a 2-sty brick flat, 25x65 ft, with stores, in

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West 3d st, 100 ft west of So. 10th av, Mt. Vernon, for J. Benedetto, 157 So. 10th av, Mt. Vernon, owner. Cost, \$12,000.

#### DWELLINGS.

**BRONXVILLE, N. Y.**—Rogers & Smith, 101 Park av, Manhattan, have completed plans for a 2½-sty stucco and frame dwelling, 31x52 ft, at Crow's Nest Woods, Bronxville, for Herbert C. Durand, Tanglewild av, Bronxville, owner. Cost, \$20,000.

**SCARSDALE, N. Y.**—F. M. Wright, 2 Claremont av, Mt. Vernon, has plans in progress for a brick dwelling at Scarsdale for A. Dunnnett, Scarsdale, owner. Cost, \$12,000. Architect will take bids on separate contracts about November 23.

**WHITE PLAINS, N. Y.**—Plans have been prepared privately for eighteen contemplated dwellings, on plot of 4½ acres, at White Plains for P. A. Smith Construction Co., Inc., 51 East 42d st, Manhattan, owner. Cost, \$100,000.

**YONKERS, N. Y.**—E. G. Worden, 63 West 91st st, Manhattan, has plans in progress for a 2-sty terra cotta and stucco dwelling at 28 Hart av, Yonkers, for Mrs. Etta Edwards, 126 West 128th st, Manhattan, owner.

**NEW ROCHELLE, N. Y.**—Plans have been prepared privately for a 2½-sty frame dwelling, 30x26 ft, with garage, in the west side of Fern st, 400 ft from Eastchester rd, New Rochelle, for Albert Johnson, 56 Lawton st, New Rochelle, owner and builder. Cost, \$8,000.

**YONKERS, N. Y.**—Wm. F. Snyder, Flagg Bldg., Yonkers, has completed plans for a 2½-sty frame and brick dwelling, 32x33 ft, at 124 Glenwood av, Yonkers, for Max Abrahams, 111 Morningside av, Yonkers, owner and builder. Cost, \$5,000.

#### FACTORIES AND WAREHOUSES.

**MT. VERNON, N. Y.**—Dietrich Wortman, 116 Lexington av, Manhattan, has completed plans for a 7-sty brick and steel storage warehouse, 100x105 ft, at 31-33 South 6th av, Mt. Vernon, for Chelsea Fireproof Storage Warehouse, Inc., Louis Schram, president, 426 West 26th st, Manhattan, owner. Cost, \$200,000.

#### New Jersey

#### APARTMENTS, FLATS AND TENEMENTS.

**JERSEY CITY, N. J.**—Nathan Welitoff, 249 Washington st, Jersey City, has completed plans for a 5-sty brick apartment, 80x100 ft, on Bergen av, between Orient and Claremont avs, Jersey City, for Charles Levine, owner and builder, care of architect. Cost, \$150,000.

**WEST ORANGE, N. J.**—Nicholas Norelli, 207 Market st, Newark, has plans in progress for a 3-sty, hollow tile, brick and limestone apartment, 87x77x108 ft x irregular, with stores, at Llewellyn and Eagle Rock avs, West Orange, for Chas. Danzi, 47 Washington st, West Orange, owner. Cost, \$100,000.

#### BANKS.

**RUTHERFORD, N. J.**—Thos. M. James Co., 342 Madison av, Manhattan, has plans nearing completion for a 1-sty brick and limestone bank building, 48x50 ft, at the southwest corner of Park av and Ames av, Rutherford, for Rutherford National Bank, E. J. Turner, president, 35 Park av, Rutherford, owner. Cost, \$175,000.

#### CHURCHES.

**GLEN ROCK, N. J.**—Harold E. Paddon, Herald Bldg., 35th st and Broadway, Manhattan, has plans in progress for a 2-sty, hollow tile and limestone church, 59x94 ft, at Glen Rock, for Glen Rock Community Church, Glen Rock, owner. Cost, \$60,000.

**WEST NEW YORK, N. J.**—Frederick H. Klie, 52 Vanderbilt av, Manhattan, has plans in progress for a 1-sty and basement brick church, 40x90 ft, with Sunday School, at Palisade av and 14th st, West New York, for Swedish Lutheran Church, owner, on premises. Cost, \$45,000. Architect will take bids from selected list of bidders about April.

#### DWELLINGS.

**BELLEVILLE, N. J.**—Warren C. Pattison, Lawyers Bldg., Passaic, has plans in progress for a 2½-sty, hollow tile, brick, frame and shingle dwelling, 34x44 ft, at Belleville, for Dr. Roock, 330 Washington av, Belleville, owner. Architect will take bids.

**NEWARK, N. J.**—J. B. Acocella, Union Bldg. Newark, has plans in progress for a 2½-sty frame, clapboard and shingle dwelling, 22x49 ft, at 146 Alexander st, Newark, for Joseph Jussich, 97 Wallace st, Newark, owner and builder. Cost, \$10,000.

**HILTON, N. J.**—A. M. Kleeman, 987 Springfield av, Irvington, has completed plans for a 2½-sty brick dwelling, 22x34 ft, on Meadowbrook rd, Hilton, for Fred Ulicsnick, 67 Alpine st, Irvington, owner and builder. Cost, \$9,000.

#### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—Hyman Rosensohn, 188 Market st, Newark, has completed plans for a 2-sty brick factory, 80x250 ft, on Avenue D, Newark, for Frank M. Edwards, owner, care of National Box & Lumber Co., 354 South st, Newark.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

**PLAINFIELD, N. J.**—W. D. Bird, 624 Sachar pl, Plainfield, has the general contract for a 3-sty frame apartment house, 25x60 ft, at 711 Kensington av, Plainfield, for Business Realty Co., Cranford, owner, from plans by K. Heinrich, Cranford, architect. Cost, \$18,250.

#### DWELLINGS.

**BRONX, N. Y.**—M. Brescia, 315 East 154th st, has the general contract for a 3-sty brick dwelling, 22x52 ft, on the north side of Barnes av, 66 ft south of 213th st, for Frank Accurso, 634 Morris av, owner, from plans by Jos. Ziccardi, 912 Burke av, architect. Cost, \$10,000.

**RIDGEWOOD, N. Y.**—Henry Schnabel, Elmhurst, has the general contract for a 2-sty stucco and frame dwelling, 22x55 ft, on the west side of Wilton av, 220 ft south of Glaser st, Ridgewood, for Henry Schneider, 118 Foxhall st, Ridgewood, owner, from plans by H. Brucker, 2549 Myrtle av, Ridgewood, architect. Cost, \$10,000.

**MAPLEWOOD, N. J.**—L. H. Cortelyou, 51 Riggs pl, West Orange, has the general contract for a 2½-sty clapboard, frame and shingle dwelling on Summit av, Maplewood, for Roy C. Squire, owner, care of general contractor, from plans by Norman W. McBurney, Smithtown Branch, architect. Cost, \$11,000.

**MANHATTAN.**—Lever Construction Co., 132 West 43d st, has the general contract for alterations to the 3-sty brick dwelling, 18½x52 ft at 114 East 61st st, for Abe L. Wolbarst, 792 Lexington av, owner, from plans by Eisen-drath & Horwitz, 18 East 41st st, architect. Cost, \$15,000.

**MANHATTAN.**—Allman Construction Co., 45 West 57th st, has the general contract for alterations to the 5-sty brick dwelling at 306 West 76th st, for Fannie Brice Arnstein, 306 West 76th st, owner, from plans by Samuel Cohen, 45 West 57th st, architect. Cost, \$15,000.

**BRONX.**—H. Wales Lines Co., Hanover st, Meriden, Conn., has the general contract for eleven 2-sty brick dwellings, with garages, on Stilwell, Astor, Genther and Wickham avs, for Edwin Gould, Auson F. Robinson, in charge, 83 Maiden lane, owner, from plans by Electus D. Litchfield & Rogers, 477 5th av, architects.

**NEW ROCHELLE, N. Y.**—Larchmont Builders, Inc., Larchmont, has the general contract for a 2-sty frame dwelling, 23x31 ft, on the east side of Clove rd, 200 ft north of Eastchester rd, New Rochelle, for Lake Forrest Realty Co., John F. Healy, president, Webster av, New Rochelle, owner, from plans by Henri Valet, 237 Huguenot st, New Rochelle, architect. Cost, \$8,000.

**NEW ROCHELLE, N. Y.**—Frank Bombase, 11 Lincoln av, New Rochelle, has the general contract for a 2½-sty frame and brick veneer dwelling, 38x32 ft, on the Boulevard, New Rochelle, for L. V. Ensinger, Rochelle Heights, New Rochelle, owner, from plans by Chas.

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Lupprian, 458 Main st, New Rochelle, architect. Cost, \$26,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—Cauldwell-Wingate Co., 381 4th av, has the general contract for an extension to the 3-sty brick factory, 66x89 ft, with garage, at 387-401 Brook av, for Silk Finishing Co. of America, 493 East 143d st, owner, from plans by Philip H. Gabel, 381 4th av, architect. Cost, \$50,000.

**BROOKLYN.**—Commonwealth Engineering Corp., 103 Park av, Manhattan, has the general contract for a 5-sty reinforced concrete warehouse, 100x100 ft, at 21-29 Belvidere st, for Julius Cohen, owner, care of general contractor, from plans prepared privately.

**HOSPITALS.**

**BROOKLYN.**—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for a 6-sty brick and limestone hospital, 154 x41 ft, at 7th av and 6th st, for Methodist Episcopal Hospital, A. J. Sloan, president, 6th st and 7th av, owner, from plans by Crow, Lewis & Wick, 200 5th av, Manhattan, architects. Cost, \$500,000.

**MISCELLANEOUS.**

**NEWARK, N. J.**—Walter Kidde & Co., 140 Cedar st, Manhattan, has the general contract for a 1-sty brick and concrete manufacturing and storage building, 165x200 ft, at 796-508 Frelinghuysen av, Newark, for Cyclone Fence Co., James Slomer, vice-president, in charge, owner, on premises, from plans prepared privately.

**MANHATTAN.**—Tropp & Heller, 118 East 28th st, have the general contract for alterations to the dwelling at 398 Hudson st, which is to be converted into a 4-sty brick restaurant 25x50 ft, with offices, for Lauritz Rasmussen, 476 Canal st, owner, from plans by Samuel Garner, 118 East 28th st, architect. Cost, \$15,000. Lessee, Max Finger, 104 Grand st.

**JERSEY CITY, N. J.**—Edward Corning Co., 145 East 45th st, Manhattan, has the general contract for a 6-sty and basement, concrete, brick and steel Y. M. C. A. building, at 652-660 Bergen av, Jersey City, for Y. M. C. A., S. M. Lipscomb, general secretary, 76 Montgomery st, Jersey City, owner, from plans by John F. Jackson, 137 East 45th st, Manhattan, architect. Cost, \$500,000.

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**APARTMENTS, FLATS AND TENEMENTS.**

95TH ST, 214-18 W, 9-sty bk apt, 62x100; \$275,000; (o) Bway-94th St. Realty Co., Inc., 2520 Bway; (a) Schwartz & Gross, 347 5 av (589).

192D ST, 608-12 W, 5-sty bk apt, 75x88; \$110,000; (o) Minlieb Const. Co., 1312 Clinton av; (a) I. Margon, 2804-6 3 av (588).

AUDUBON AV, 468-74, 5-sty bk apt, 100x90, plastic slate rf; \$250,000; (o) Glick Fein Bldg. Corp., Audubon av, s w c 189th; (a) David S. Lang, 110 W 34th (592).

PARK AV, 51-55, 14-sty bk apt, 48x59, tile rf; \$350,000; (o) 55 Park Ave. Inc., 350 Madison av; (a) Fred F. French Co., 350 Madison av (596).

**ASYLUMS AND HOSPITALS.**

5TH AV, s e c 103d, 9-sty bk hospital, 165x90, tile rf; \$800,000; (o) Physicians Medical Hotel, Inc., 1540 Bway; (o) Wiseman & Tausig, 25 W 43d (594).

**HOTELS.**

LEXINGTON AV, 473, 27-sty bk hotel, 100x150, t. c. tile rf; \$2,400,000; (o) Mandel-Ehrich Corp., 565 5 av; (a) John Sloan, 565 5 av (593).

**STABLES AND GARAGES.**

127TH ST, 302 W, 1-sty bk garage, 26x40, plastic slate rf; \$8,000; (o) Provident Loan Society of N. Y., 346 4 av; (a) Geo. H. Griebel, 81 E 125 (595).

129TH ST, 55-59 W, 2-sty bk garage & strs, 38x99; \$80,000; (o) C. Massas, 380 Lenox av; (a) A. H. Fritz, 320 W 121 (591).

NAGEL AV, 330, 1-sty bk garage, 350x476; \$125,000; (o) Carnival Palace, Inc., 2 Columbus av; (a) Fredk. Neister, 534 W 56th (587).

**STORES, OFFICES AND LOFTS.**

CONVENT AV, 44-46, 1-sty bk strs, 54x125; \$30,000; (o) Claremont Palace Garden Co., 507 5 av; (a) W. W. Del Gaudio, 158 W 45th (583).

**MISCELLANEOUS.**

MADISON AV, 2101, 1-sty fr auto sheeter, 18 x18; \$400; (o) M. J. Polk, 486 Lenox av; (a) Geo. W. Dallery, 340 Mott av, Bx (590).

**Bronx**

**APARTMENTS, FLATS AND TENEMENTS.**

165TH ST, s w c Clay av, 6-sty bk tnt, 50x112, slag rf; \$100,000; (o) Ciko Bldg. Corp., Fred Friedman, 4485 3 av, Pres; (a) J. M. Felson, 1133 Bway (2856).

MORRIS AV, w s, 298.1 n 184th, 5-sty bk tnt, 129.10x75.4%, slag rf; \$150,000; (o) Evander Realty Corp., Samuel Glass, 542 Brook av; (a) J. M. Felson, 1133 Bway (2873).

**CLUBS.**

ALBANY CRESCENT, w s, 330.11 n 231st, 2-sty bk club house, 60x84, tile rf; \$60,000; (o) Knights of Columbus Bldg. Assoc. of Kingsbridge, Inc., Dr. H. J. Barrow, 3044 Albany Crescent, Pres; (a) John A. Rossi, 563 E Tremont av (2853).

**DWELLINGS.**

HICKS ST, s s, 45 e Corsa av, 2-sty & attic fr dwg, 19x32, asphalt slate rf; \$4,650; (o & a) Ralph Marx, 3525 Eastchester rd (2872).

195TH ST, s w c Claffin av, 2-sty stn dwg, 26x58, tile rf; \$13,000; (o) J. H. Winchester, 2847 8 av; (a) E. G. Worden, 63 W 91st (2860).

220TH ST, s s, 155 w White Plains av, 2-sty fr dwg, 20x46, tin rf; \$8,000; (o) Josephine Curcio, 3643 Olinville av; (a) Geo. H. Olphert, 657 E 222 (2883).

BARNES AV, w s, 66.1 s 213th, 3-sty bk dwg, 22.1x52, tar & felt rf; \$10,000; (o) Frank Accurso, 634 Morris av; (a) Jos. Ziccardi, 912 Burke av (2868).

BEACH AV, w s, 125.2 n 172d, 3-sty bk str & dwg, 21x47, plastic slate rf; \$12,000; (o) Francisco Graidnia, 230 E 25; (a) Fredk. Salvani, 108 E 125 (2879).

BRONXWOOD AV, w s, 125 s Bartholdi, 2-sty conc dwg, 20x39, asbestos shingle rf; \$5,000; (o) Frank Cariglia, 3242 Burke av; (a) Alfred Wilden, 3243 Burke av (2869).

BRONX BLVD, w s, 230.3 n 236th, two 2-sty bk dwgs & garages, 20.6x50, rubberoid rf; \$24,000; (o) Albert Gerferdt, 364 E 136; (a) Albert E. Davis, 258 E 138 (2886).

DAVIDSON AV, w s, 275.8 s 176th, 3-sty bk dwg & garage, 22x67, tar & felt rf; \$10,000; (o) Plump Realty Co., V. Pezzietello, 721 Tilden, pres.; (a) Jos. Ziccardi, 912 Burke av (2881).

ELLSWORTH AV, w s, 397.11 n Shore dr, 2-sty fr dwg, 19x25.1, asphalt shingle rf; \$5,500; (o) Anton Teska, 90 East End av; (a) Edw. W. Schleier, Winfield, L. I. (2854).

MONTICELLO AV, e s, 175 s Edenwald av, 2 1/2-sty fr dwg, 21x50, shingle rf; \$8,000; (o) Jennie Sabini, 4076 Monticello av; (a) W. Sabini, 4076 Monticello av (2859).

MOSHOLU PARKWAY S, w s, 106.8 n 204th, 2-sty h. t. dwg & garage, 21x38, shingle rf; \$9,000; (o) Aug. W. Glatzmayer, 65 E Tremont av; (a) A. Schweigard, 807 St. Anns av (2858).

OTIS AV, n s, 154 w Hollywood av, 2-sty fr dwg, 22x46, asphalt rf; \$9,000; (o) Fredrica Zenker, 89 E 116; (a) Eric Carlstrom, 1022 Logan av (2874).

QUINCY AV, e s, 200 n Sampson av, 2-sty bk dwg, 25x40, plastic slate rf; \$10,000; (o) Nicolo Checco, 415 E 118; (a) De Rose & Vavallieri, 370 E 149 (2880).

QUINCY AV, e s, 170 s Lafayette, 1 1/2-sty fr dwg, 22x22, rubberoid rf; \$3,000; (o) Demtry Azerenoh, 555 So Boulevard; (a) E. R. Kane, 761 Home (2870).

QUINCY AV, e s, 100 n Sampson, 2 1/2-sty fr dwg, 20x35, compo shingle rf; \$4,000; (o) Eliz. Keenan, 1332 Leland av; (a) S. J. Sheridan, 5646 Newton av (2866).

SOUTH OAK DR, n s, 141.6 w Bronxwood av, 2 1/2-sty bk dwg, 16.8x38, asphalt shingle rf; \$7,000; (o) Lawrence Fettinati, 3644 Olinville av; (a) Jos. Ziccardi, 912 Burke av (2882).

ST. OUENS AV, s s, 340 e Barnes av, 2-sty fr dwg, 22x30, asphalt shingle rf; \$5,000; (o) Lillian M. Campbell, 89 Vista pl, Mt. Vernon; (a) T. G. Ewaldt, 233d & White Plains av (2852).

TINTON AV, e s, 250 n Waring av, 2-sty bk dwg, 18x32, rubberoid rf; \$7,000; (o) Patrick Grant, 534 E 134th; (a) F. R. Nicosia, 423 E 114th (2855).

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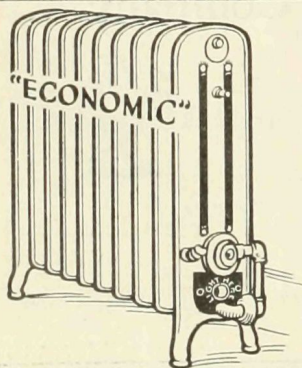
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**GRAND CONCOURSE**, 2431, new openings, new show windows & new partitions, to 2-sty br str & garage; \$5,000; (o) Clarard Realty Corp., 565 Fifth av; (a) Chas. E. Birge, 29 W 34th st (636).

**HILL AV**, w s, 100 n Bissel av, three 2½-sty fr dwgs, 18x26, shingle rf; \$16,500; (o) Ideal Homes Const. Corp.—D. J. Rosen, 1767 Bway, pres.—Frank L. Glew, 729 E Gun Hill Road (2862).

**HUGHES AV**, 2495, 1-sty fr ext, 13x13.1 to 2-sty fr dwg; \$400; (o) Vincenzo Creparo, on prem; (a) De Rose & Cavalieri, 370 E 149 st (583).

**JACKSON AV**, 487, 2-sty br ext, 25x18, to 2-sty br str & dwg; \$6,000; (o) Alex Szakal, 553 E 132d st; (a) Geo. M. Landsman, 105 W 40th st (584).

**JACKSON AV**, 937, new iron cols, bins & partitions to 4-sty str & int; \$1,500; (o) Tillie Kopstein, 2239 81st st, Bklyn; (a) Chas. M. Straub, 147 Fourth av (641).

**MAYFLOWER AV**, 1931, 2-sty fr ext 3x45 to 2-sty fr dwg; \$1,500; (o) Luigi Bruno, prem; (a) Scholoss & Orlando, 105 W 40 (607).

**MOTT AV**, 480, two 2-sty br extensions, 2x18 & 18x60, new plumbing & new partition, to 3-sty br factory, office & dwg; \$8,000; (o) Florence H. Dunn, on prem; (a) Moore & Landsiedel, Third av & 148th st (637).

**ST LAWRENCE AV**, 1483-85, 1-sty br ext 30x18 to 1-sty br garage; \$2,000; (o) Michael J. Carey, on prem; (a) John J. Dunnigan, 394 E 150 (608).

**ST LAWRENCE AV**, 1241, 1-sty bk ext, 21x 10, to 2-sty fr dwg & garage; \$200; (o) Anna Johnson, on prem; (a) M. W. Del Gaudio, 158 W 45th st (580).

**TELLER AV**, 1315, new d w shaft partitions to 2-sty fr d g; \$100; (o) Reginald Wunderman, on prem; (a) Edw. Sexton, 1330 Teller av (579).

**WEBSTER AV**, 1984, 2 1-sty bk ext, 25 6x50 & 30, to 2-sty br str & dwg; \$1,000; (o) Marie Brooks, 2829 3 av; (a) H. Nordheim, 565 E Tremont av (577).

**Brooklyn**

**BRIDGE ST**, 53-61, s e c Water, roof sign, 8-sty bk factory; \$4,500; (o) Kirkman & Sons, 52 Bridge; (a) The O. J. Gude Co., 550 W 37, N. Y. (18658).

**COLUMBIA ST**, 24-38, s w c Pacific st, wall in warehouse; \$2,500; (o) N. Y. Dock Co., 44 Whitehall, N. Y.; (o) Robt. Happen, Jr., Nyack, N. Y. (15485).

**SMITH ST**, 125, e s, 60.4 n Dean, str frts & int 3-sty bk str & 2-fam dwg; \$2,000; (o) Max Rabinowitz, 158 Smith; (a) Max Hirsch, 26 Court (15537).

**STOCKTON ST**, 206, s s, 200 w Throop av, roof & int 3-sty fr 3-fam dwg; \$2,000; (o) Lena Stein, 208 Stockton; (a) Paul Lubroth, 736 Greene av (15481).

**WASHINGTON AV**, 548-52, w s, 178 s Fulton, int alts & plumbing in 3-sty fr sanitarium; \$3,000; (a) Jacob Carlinger, 104 2 av, Manhattan; (a) Hy. J. Nurick, 44 Court (18322).

**59TH ST**, 1326-28, s s, 200 e 13 av, move bldg, 2-sty fr 1-fam dwg; \$2,000; (o) Carmine Domico, 1329 59th; (a) McManus & Roeger, 2121 65th (18647).

**81ST ST**, 1838-44, s s, 251 w 19 av, exterior, int & pl 2½-sty fr 2 fam dwg; \$1,500; (o) David Appelbaum, premises; (a) Morris Perlstein, 49 Fulton av, Middle Village (18236).

**86TH ST**, 2219-21, n s, 140 e Bay Pkwy, bake oven in 3-sty fr stores & 2 fam dwg; \$2,000; (o) Schlum & Deutch, premises; (a) Jacob Lubroth, 44 Court st (18259).

**HOPKINSON AV**, 214-28, n w c Atlantic av, ext int & plbg 3-sty bk baking plant; \$55,000; (o) The Great A. & P. Tea Co., Jersey City, N. J.; (a) L. S. Beardsley, 116 W 39, N. Y. (15532).

**HUDSON AV**, 457-61, n e c De Kalb av, ext to store & 2 fam dwg; \$1,500; (o) Conrad Osterman, premises; (a) Jas. M. Magrath, 367 Fulton st (18234).

**MARCY AV**, 600, w s, 27.8½ n Willoughby av, ext 2-sty fr 2-fam dwg; \$3,000; (o) G. Chianciano, premises; (a) Chas. H. Pfaff, 524 Grant av (15474).

**UNION AV**, 44, n e c Meserole, ext, str fronts on 4-sty bk str & 6 fam dwg; \$3,000; (o) Abraham Goldinger, 816 Bway; (a) Max Hirsch, 26 Court (17853).

**WYTHE AV**, 573, n s, 80 w Taylor, ext str frt & int 2-sty bk shop & 2-fam dwg; \$5,000; (o) Benj. Asen, 522 Bedford av; (a) Levy & Berger, 153 Montague (18704).

**4TH AV**, 603, e s, 40.2 s 17th, raise bldg, int, etc, 3-sty fr str & 2-fam dwg; \$2,500; (o) John Tartagtioun, 634 4 av; (a) Philip Freshman, 300 Fulton (15478).

**Queens**

**LONG ISLAND CITY**—2d av, 504, 3-sty bk ext, 25x17, front store & dwg, int alt; \$4,000; (o) Anna H. Reges, 505 1st av, L. I. City; (a) F. Chmelik, 796 2 av, L. I. City (3447).

**L. I. CITY**—Ditmars av, n s, 25 w 11 av,

2-sty fr ext, 19x10, rear dwg, tin rf, int alts to provide for additional family; \$1,700; (o) Chas. Sold, 421 Ditmars av, L. I. City (3313).

**MASPETH**—Maspeth av, n s, 175 w Willow, 1-sty fr ext, 6x15, side str & dwg, slag rf, int alts; \$1,200; (o) H. S. Schopp, Maspeth av, Maspeth; (a) A. H. Stines, Jr., 300 Grand, Maspeth (3237).

**RICHMOND HILL**—Jamaica av, s s, 28 w 102d st, 1-sty con, blk ext, 16x97, rear shop, int alt to provide for blacksmith shop; \$2,000; (o) Grochola & Kuskowski, premises; (a) Henry C. Eidt, 8411 101st st, Richmond Hill (3442).

**ROCKAWAY BEACH**—Beach 88th st, w s, 115 n Boulevard, int alts to blacksmith shop to provide for garage; \$5,000; (o & a) Wm. A. Rogers, Rockaway Beach (3252).

**ROCKAWAY BEACH**—Beh 82d st, e s, 465 n Boulevard, 2-sty con blk ext, 27x66, side, shop, int alt; \$2,500; (o & a) August Bellan, premises (3465).

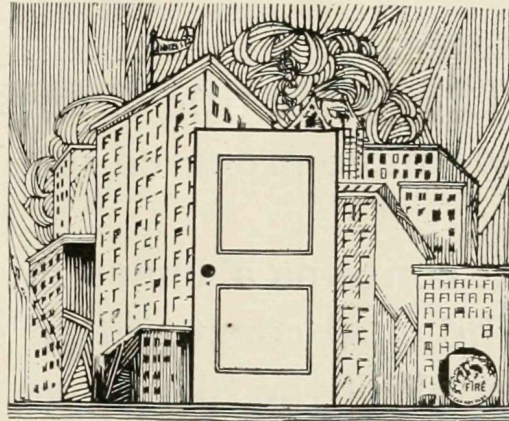
**ROCKAWAY BEACH**—Beh 101st st, w s, 50 n Jamaica Bay, 1-sty fr ext, 20x20, front dwg, int alt; \$2,500; (o) Harry Knoth, premises; (a) Harry Dukie, Beh 101st st, Rockaway Beach (3464).

**WINFIELD**—Worthington st, w s, 132 n Woodside av, new bk foundation & int alt & repairs to dwg; \$2,500; (o & a) Frank Pesik, 34 Worthington st, Winfield (3437).

**Richmond**

**NEW BRIGHTON**—Cebia av, 6, front ext, 15 6x23, to 2-sty fr dwg, 23x50; \$1,000; (o) N. Simon, 6 Cebia av, New Brighton; (b) Johnsen & Larsen, 230 Benziger av, New Brighton, N. Y. (614).

**TOMPKINSVILLE**—Austin pl, s s, 319 w Richmond tpke, 2-sty bk side, add 56.9x65.4, flat slag roof; \$50,000; (o) Lady of Good Council School, Rev. E. G. Dohon, rector, Austin pl, Tompkinsville, N. Y.; (a) Francis J. Murphy, 407 E 101st, N. Y. (611).



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MECHANICS' AND SATISFIED LIENS
RECORDED IN MANHATTAN AND BRONX

MECHANICS' LIENS

Manhattan

NOV. 9.

3D AV, 1945; Joseph Warm—John Berghoffer (30) 200.00
34TH ST, 142 W; Siegel Elkin Constn Co—Metco Furnace Co & Jack Glaser (31) 20,431.40
LISPENARD ST, 44; Henry Glasser—Valentine A Whitla & Carl E Miller (32) 72.75

NOV. 10.

34TH ST, 142 W; Krider Building Material Co—Morris Glaser, Metco Furnace Co & Siegel Elkin Constn Co (33) 1,500.00
MADISON AV, 345; S O S Welding Corp—Schmitt Realty Corp & Geo F Willis (34) 390.26
121ST ST, 411 E; Hyman Bender—Lewis B Austin & 121st St Live Poultry Market, Inc; renewal (35)... 525.00
82D ST, 9 W; Isidore Strand—Carrie Fries & Antin Strain (36) 70.00
BROADWAY, swc 77th, 105.5x119.10; Murrell Engineering Corp—Morewood Realty Holding Co & Manhattan Island Hotel Corp (37) 14,703.35
3D AV, 1580; Julius Matthews—Jacob Alpert, Harry Lowenthal & Max Ehrlich (38) 150.00
AMSTERDAM AV, sec 98th, 25.11x74; Thos A Williams, Inc, & Blechman Realty Corp (39) 380.00
5TH AV, 1316-8; Joseph Kratman et al—Aristocratic Holding Corp & E H Gold (40) 115.00
SHERIFF ST, 64; Jack Stegman—Moses Solomon & Fulton Leasing Co (41) 200.00
116TH ST, 24 W; Jack Stegman—Moses Solomon & Fulton Leasing Co (42) 50.00
116TH ST, 26 W; same—same (43) 50.00

NOV. 13.

156TH ST, 556-8 W; Bronx Roofing & Waterproofing Co—Ahlsin Realty Co & John Levy (44) 200.00
24TH ST, 624-8 W; Jacob Abramowitz—Casimir de R Moore & Thomas A O'Brien (45) 141.75
148TH ST, 614 W; American Molding Co—Joseph Kramer & H & H Constn Co (46) 270.00
34TH ST, 142 W; Zashinsky Lumber Co—Motco Furnace Co & Siegel Elkin Constn Co (47) 1,743.41
2D AV, 76; Joseph Brown—Netty Hechter & Solomon Hechter (48) 40.22
54TH ST, 41 W; Garret S Wright—Anna M De Malt & Bennico L Levenhaidt (49) 314.80

NOV. 14.

BROADWAY, 2780-4; Daniel M Rader—Broadway-Manhattan Corp, Isaac Aronin, Max Bloom & Harry Sarter (50) 150.00
49TH ST, 353 W; Century Ornamental Iron Works—452 West 40th St Corp & Henry C Zinn (51) 125.00
86TH ST, 162 W; Max Wohlgenuth—Israel O Palefski & Felix Constn Co (52) 794.00
LUDLOW ST, 36; David Siegel—Meyer Wallach, Max November & David Kurlansk (53) 700.00
3D AV, 1945; Jacob Alpern—Samuel Bergoffer (54) 252.00
5TH AV, 2141-5; Jennings & Welstead Corp—King's Chapel Assembly of the Apostolic Faith, Inc (55) 810.00
34TH ST, 142 W; Otis Elevator Co—Metco Furnace Co & Siegel Elkin Constn Co (56) 3,750.00

NOV. 15.

MADISON AV, ws, whole front between 85th & 86th sts, 200x150; Frank Seery—I Flugelman; Indelli & Conforti Co & Fredk T Lyon Co (57) 171.50
45TH ST, 133 W; Louis Peisner—Isidor H Kramer; Julius Schwartz & Joseph Fink (58) 236.00
18TH ST, 11 & 13 W; Chas I Psaty—Eleven West 18th St Corp; Saml Roth & Roth-Johnson Corp (59) 919.00

Bronx

NOV. 8.

TUDOR PL, nec Walton av, 100x125; M O'Neill Supply Co—Mavis Realty Co; Efficiency Heating Co 1,658.78
BATHGATE AV, 1761; Neal Conroy—N Y Cash Register Co 38.00
INTERVALE AV, 837-61; Louis Heller—Davis Park Realty Co; Benjamin Weiner 220.00

WESTCHESTER AV, 632-40; Church E Gates & Co—Ebling Realty Co; Square Constn Corp 513.03

NOV. 9.

PURITAN AV, 1251; Hubbard Floyd Co—Bernard & Anna Holdgreen & Jas Haines, Inc 312.10
167TH ST, 362-6 E; J & D Marks—Bear Realty Co & Louis Weiner 185.00
WASHINGTON AV, 1040; also 165TH ST, 475 E; York Bldg Co—Morris Regelson 15,285.00

NOV. 10.

GILES PL, es, 285 n Ft Independence st, 37.5x100; Frank A Albrecht—J Fletcher Ruark & H A Stephen 163.29
3D AV, es, 561 s 147th, 25.1x80.5; Frank Pisciotta—Gustav Schrat & John A Carlucci 420.00
NEEDHAM AV, nwc Eastchester rd, 25x114; Salvatore Di Perro—Luigi Cerullo 175.00

NOV. 11.

SEDGWICK AV, nec Kingsbridge rd, 50x130; Joseph Amorose—173d Street Realty Co & Wacht Constn Corp 1,000.00
GRAND BLVD & CONCOURSE, swc 172d, —x—; Smith Alford & Co—Billingsley Holding Corp 4,742.41

NOV. 13.

GRAND BLVD & CONCOURSE, es, 163.8 s St Georges Crescent, 25x72; Vermont Marble Co—Anna Monaco & Henry C Zinn, Inc 160.00

NOV. 14.

133D ST E, ss, 115 w Southern Blvd, 95x100; Fritiz & Co—Josephine J Schnumacher, Marjus & Josephine J Schnumacher 600.00
CRUGER AV, 1989; Rahty & Schmitzer, Inc—James & Carrie Holland & Happy Homes Bldg Co 200.00
3D AV, 4228-46; Jonas Wilser—Jay Bloch Realty Corp & Abr Schilder 1,376.50
AMUNDSON AV, ws, 137.6 s Strang av, 37.6x95; Alfonso Vacchiano—Fredk & Anna Wessberg & Themar Bldg Corp 1,990.00
FARADAY AV, ns, 325 w Newton av, 25x100; Thos J Cunningham—Patk Keefe 535.00
INTERVALE AV, 839-61; also FOX ST, 840-6; Miscione & Ehrlich—David Perlman, Davis Park Realty Co, Harold Constn Co & Louis Werner 1,246.00
3D AV, 2776; Tremont Woodworking Co—Gustav Schrot & John A Carlucci 525.00
WOODYCREST AV, 1119; Louis Neuberger et al—Bagot Realty Co & Rowan Maliphant Plumbing Co 1,520.00
181ST ST, 77 W; Louis Neuberger et al—Saml Roseph & Sons & Rowan Maliphant Plumbing Co 11,891.00
LAYTON AV, ws, 25 s Fairfax av, 25x50; Felice R Giccone—Gennaro Palermo 200.00
OLINVILLE AV, 3628; Pierce, Butler & Pierce Mfg Corp—Alfred Walden & Onofrio Di Benedetto (renewal) 227.92

SATISFIED MECHANICS' LIENS

Manhattan

NOV. 9.

29TH ST, 308-10 E; Manhattan Roofing Co—Rachele Bonanno et al; Oct20'22 200.00
5TH AV, 564; Benj W Levitan—Hovhannis G Favshanjian et al; Aug14'22 1,750.00

NOV. 10.

4TH AV, 450-4; William Henderson—Goelet Estate et al; Jan14'13 53,487.61
SAME PROP; Thompson Starrett Co—same; Oct16'12 2,300.66
SAME PROP; Otis Elevator Co—same; Dec6'12 315.00
HOUSTON ST, 80 W; Naughton Constn Co—Auguste Supot et al; July26'22 4,686.00

NOV. 11.

BROADWAY, sec 91st; Julius Weyman—Van Renssealer Estates, Inc, et al; Nov6'22 (by deposit) 200.00

NOV. 13.

116TH ST, 145 E; Garant Mosaic & Tile Co—Jacob Kurtz et al; July28 '22 153.50
1ST AV, 1359; Jacob Isseks—Frances Gluck et al; Apr3'22 850.00
184TH ST, 511 W; Max Greenberg—Israel Feinberg et al; June27'22 362.00
LENOX AV, 640-4; Henry E Baker—Findell Amusement Corp et al; Mar 14'22 340.50

NOV. 14.

59TH ST, 30 E; Melnick & Levin, Inc—Crimmins Operating Co et al; Dec 9'21 308.69
RIVERSIDE DR, 355; Brackett & Colt, Inc—355 Riverside Drive Corp et al; Oct14'22 (by bond) 4,850.00

NOV. 15.

BOWERY, 295; Maxis Engineering & Constn Co—Brooklyn Jobbing House Inc, et al; Nov4'22 8,035.00

Bronx

NOV. 8.

181ST ST, 986 E; Wm Huenerberg—Max Weiss et al; Nov1'22 135.00
RYER AV, ws, 100 s 181st, 100x100; Continental Varnish Co—Valhalla Corp et al; June22'22 237.30
VYSE AV, ws, 186.7 n Boston rd, 80.5x144.9; Wm Huenerberg—David Bronstein et al; Nov1'22 50.00
231ST ST, 840 E; Srvld Johnson—Wilhelmina Schulte et al; Sept1'22 1,200.00
180TH ST W, nwc Davidson av, —x—; David Meyer et al—Val Constn Co et al; Oct25'22 430.72
SAME PROP; John L Armitage & Co—same et al; Oct28'22 318.80

NOV. 11.

FOX ST, sec Intervale av, 100x100; Anderson Brick & Supply Co—D Perlman et al; July28'22 929.25
SAME PROP; Oriental Fire roof Sash & Door Co—same; Aug2'22 800.00
SAME PROP; D Pizzutiell—same; Aug 7'22 330.00
SAME PROP; Louis Michel—same; Oct5'22 1,813.00
SAME PROP; Harry Herr—same; July24'22 799.00
SAME PROP; United Steel Metal Works—same; Aug2'22 730.00
SAME PROP; John Carboy—same; July21'22 319.38
SAME PROP; Henry G Silleck, Jr—same; Aug4'22 816.50
SAME PROP; Eastern Glass Co—same; Aug15'22 2,500.00
SAME PROP; Roof Maintenance Co—same; July28'22 575.00
SAME PROP; Peter Fusco—same; July10'22 275.00
FOX ST, sec Intervale av, 100x100; Joseph Eschini—D Perlman et al; Oct6'22 310.92
SAME PROP; Miscione & Ehrlich—same; Oct6'22 1,246.00
SAME PROP Washington Painting & Decorating Co—same; Sept18'22 1,100.00
SAME PROP; Washington Woodworking Co—same; Oct13'22 1,400.00
SAME PROP; Morris Latino—same; Aug19'22 404.00
CHATTERTON AV, 2046; John Tercesi—Ehidio Berchiello et al; Oct10'22 550.00
TREMONT AV, 3705 E; Lordi & De Respino—Sabina Vigorito et al; Oct 31'22 1,150.00

NOV. 13.

GREYSTONE AV, ws, 50 n 236th, —x—; Simon P Saxe—Florence B Maurice et al; Feb17'22 305.00
UNIVERSITY AV, 2772; Ervin A Lewis—Jacob Stolwen et al; Nov2'21 960.00
180TH ST W, nwc Davidson av, —x—; E I Dupont de Nemours Co—Val Constn Co et al; Nov2'22 373.60

NOV. 14.

FOX ST, sec Intervale av, —x—; John S Wood—David Perlman et al; Oct 7'22 307.00
HOE AV, nec Jennings st, 50x100; Indelli & Conforti Co—Jennings Bldg Corp et al; June26'22 1,440.00
INTERVALE AV, 837-61; also FOX ST, 840-8; Louis Heller—David Perlman et al; Nov8'22 220.00
SEDGWICK AV, 2270-2; Stanley & Patterson, Inc—Frank Wheat et al; Oct10'22 187.99
SAME PROP; Michael Conforti—same et al; July25'22 430.75
206TH ST E, ns, 114.8 w Perry av, 100x100; Sam Minskoff—Isaac Moritz et al; Nov2'22 7,300.00

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