

# Real Estate Record and Builders Guide

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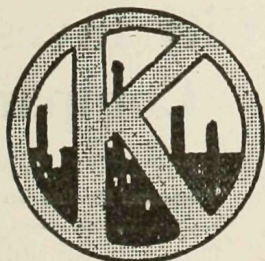
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# E D I T O R I A L

## Truce in Building Controversy

Success was substantially assured to the winter building program in New York City when the disagreement between the bricklayers and the mason builders was practically settled early this week. Following an extended session before the Lockwood Committee, at which union leaders and employers had opportunity to record their grievances, Walter V. Price, spokesman for the unions, agreed to call off the strike of the bricklayers, and the employers signified their willingness to rescind the lockout order, pending a final settlement of the dispute in conference.

A serious building labor deadlock would have been most unfortunate to the industry at this time. During the past year the local construction field has been remarkably free from dissension and disputes between employers and labor interests. The several instances on record have not been sufficiently serious to retard building progress. Although the employers and their respective trade unions have been working together for the past year or more without definite trade agreements, harmony had been maintained until this inter-union dispute arose to becloud the horizon.

The action just taken by the union leaders and the employers' representatives is deserving of high commendation. The prompt agreement of both parties involved in this dispute has undoubtedly saved the local building industry from a severe loss of both time and money at a critical period of the year. What is of even greater importance, the industry will be able to proceed in harmony with its schedule of winter construction, which up to the time of the strike of the bricklayers on several important jobs seemed certain to be of larger proportions than ever before known in local building history.

A final solution of the matters in dispute is now planned at a conference to be called at an early date. The Lockwood Committee has assumed an important position in the plans for settlement and will be represented on the mediation committee which will hear arguments on both sides.

One of the most important outgrowths of the bricklayers' strike is the order from the Lockwood Committee that both unions of bricklayers' helpers appear before it with their books and records. Undoubtedly this will afford an opportunity to get at the inside workings of these unions, and there is every likelihood that the forthcoming investigation will prove of great benefit to the building industry.

The prime reason for the conference soon to be called is to attempt to weld the two local warring unions of bricklayers' laborers into a solid faction that will in future work in harmony with the employers. It is proposed that this new organization shall become affiliated with the national organization in order that its best interests can be served, and the employers are quite willing to accept such reorganization, feel-

ing that through it the industry will materially gain.

While the Lockwood Committee is to a great extent assuming the burden of settling this dispute, the employers express their willingness to assist in every possible manner in solving the difficulties between the unions and their own organization. The plan now agreed upon is one that promises success, and at once makes it possible for active construction in this city to proceed without hindrance by strike or lockout. As such it will have the support of everyone interested in the welfare of the industry and the speedy completion of the program of work now under way.

## A Million-a-Week Increase

It is well understood that the great increase in the city budget during the last few years has been due largely to the constantly-growing items for Personal Service—items covering the salaries of city officials and their subordinates and the wages of the thousands of minor employees in the various departments.

Despite this fact, however, it is rather startling to note the Personal Service charges provided for in the 1923 budget, as set forth by the *Evening World*. That newspaper recently carried an interesting article in which the totals of items for salaries and wages were separated from the other expenses which enter into the annual cost of conducting our municipal government. It was a timely article, because the city budget is a complicated affair, more often calculated to conceal facts from the taxpayers than to throw light on the cost of administration.

From the budget figures marshalled by the *Evening World* it appears that the taxpayers of New York City must provide \$2,000,000 a week more than was required in 1917 to meet the city pay rolls. A total of about \$206,000,000 of the \$353,000,000 provided for in the 1923 budget is to be used for Personal Service charges. This represents an increase of approximately \$105,000,000 over the total for the same purpose in 1917. Appropriations for salaries and wages of city employees have more than doubled in that short period. Every taxpayer is familiar with the official explanation that these staggering increases have been due to mandatory legislation, but an analysis shows that this claim is barely a half truth. Mandatory legislation has been responsible for an increase of approximately \$40,000,000 a year in the appropriations for school teachers, \$6,000,000 a year more for the police and \$4,000,000 a year more for the firemen. So, too, mandatory legislation is responsible for an increase of about \$700,000 in salaries in the courts and county offices. It is apparent, however, that less than half of the increases for Personal Service which have been put into effect since 1917 are chargeable to mandatory legislation. The other increases have been made by the city officials themselves, and upon them rests the responsibility. The fact cannot be escaped that an increase of

more than \$1,000,000 a week for salaries and wages has been provided in the budget by the city officials themselves and without this enormous increase the total of the city budget would not now reach figures so high as to fairly stagger the taxpayers of the metropolis.

It is entirely futile to expect lower costs in municipal administration until such time as officials come into power who will make it their business to abolish useless positions and adopt the policy of striking names from the city payrolls, instead of constantly adding new names. If the charges for Personal Service which New York taxpayers have to meet each year were cut as they should be the city budget could be reduced to a reasonable total.

### Realty as One of the Professions

Many real estate leaders in New York are watching with keen interest the effort to produce trained realty men through the regular course in real estate which recently has been established at New York University. For many years it has been recognized that while proper training facilities for doctors, lawyers, architects and other professional men have been available, no similar facilities have been provided for the training of men who were planning to make activity in real estate their life work. It is significant that the New York University authorities had twice as many applicants for this new course as they could take care of

during the present year.

A great deal of interest has been shown in the course of real estate lectures provided in recent years by the West Side Young Men's Christian Association. The course given last winter especially attracted wide interest and served to emphasize the broad character which this line of activity has come to assume as a profession. It will be recalled that Mr. Robert E. Simon, one of the best-informed speakers in the Y. M. C. A. course last winter, lamented the fact that none of the important American universities had established a course specially aimed to prepare young men for successful endeavor in the real estate field. Mr. Simon declared at that time that in his judgment no more important addition could be made to the scope of university activities, and his sentiments were widely endorsed.

Now that the authorities of New York University have taken the initiative in the matter, it will be interesting to note the progress of this year's real estate class. If the experiment proves as successful as it is important, other institutions of higher learning, especially here in the metropolis, will find it advantageous to establish similar courses.

The buying and selling and management of real estate unquestionably is on a higher plane today than ever before, and every effort to better equip those who are engaged in these activities should be earnestly encouraged.

### Optimism Characterizes Mortgage Market for Coming Year

By HAROLD WATSON

Manager Mortgage Department of Duross Company

WE are all familiar with the expression "property poor" as applied to persons overburdened with realty of unbalanced or doubtful value, and when you pause to consider the fact that these United States have corraled the greater part of the world's working capital, in hard cash, during the past ten years, you may even wonder that we are not "money poor," if that be possible.

It is now a matter of history how two gentlemen named Lenine and Trotsky, filled to the brim with underdone philosophy, sallied forth a few years ago with the avowed intention of making capital worthless, by destroying its earning and purchasing power, and in which they seem to have succeeded to a marked degree insofar as their own country is concerned, therefore, it is fair to assume that an over-plus of wealth might have a similar effect in that it would go begging for investment, but we are only too well aware that the past few years of financial activity utterly disproves the latter theory, maintaining as we have the highest rates of interest on investments in our history.

Conservative first mortgage loans on improved real estate have invariably proved the most satisfactory form of investment, and during the construction and reconstruction period of the past four or five years we know that money has been in great demand at rates varying from six per cent. and more per annum, while in some of our states an 8 per cent. rate is considered reasonable.

There is every indication that the interest rate of six per cent. which has held up for several years in Greater New York, has more or less settled down to a five and a half per cent. basis in Manhattan, while some good-sized loans of a conservative nature have also been placed on Bronx properties at that rate. While there was a recent flurry of five per cent. money for Manhattan mortgages, it cannot be taken as an indication of cheaper money available in quantity at the present time, as the few loans made were based on a low percentage of the property values.

In the Borough of Queens millions of dollars have been absorbed

in the construction of new one- and two-family dwellings and apartment houses, and it is noteworthy that the Metropolitan Life Insurance Company has been the prime factor in providing large amounts of capital at reasonable costs for that purpose, thereby assuring homes for thousands of families. It has also recently been stated

It is difficult to reconcile the mortgage loan market of today with the business of fifteen, or even ten years ago, as narrow ideas, under the guise of conservatism, harbored by many of our lenders in former years, have been dissipated by the influx of competitive investors from other states, who have loaned vast sums of money on a liberal basis, secured by mortgages against which bonds were issued bearing attractive rates of interest and which in turn were sold to investors here and in various parts of the country in large or small amounts as desired, while some of these investments might be considered full loans, their future risk is partly minimized by serial maturities.

A few years ago a mortgage loan of \$500,000 covering one piece of property was a much-talked-about transaction, but today we find many of these financing companies making individual loans of several millions of dollars, and it is said that in one instance the lenders made a net profit of over \$1,000,000 in selling an entire bond issue covering one parcel of real estate, and this inside of six weeks. Existing conditions serve to show that we are conducting business on a much larger and more liberal scale than in pre-war days.

The outlook for the mortgage market in the coming year is one of optimism, as coupled with the vast amount of capital that our many institutions and mortgage companies are able to invest it is noticeable that former private lenders, tired of the uncertain trend of the bond and stock markets, are steadily returning to the real state field, many of them having sold their foreign holdings and other wavering securities and offering very substantial sums for investment on mortgages at the prevailing rate of interest, all of which will no doubt have the effect of bringing out considerable capital for investment at the five per cent. rate in the near future.

# REAL ESTATE SECTION

## Upper Fifth Avenue Values Jump After Long Depression

Investors in Lots Between 96th and 110th Streets Fronting Central Park at Last Realize Profits on Purchases Made Long Ago

**P**ROBABLY no part of the city is enhancing more in its real estate values than that part of Fifth Avenue from Ninety-sixth Street to One Hundred and Tenth Street and the blocks immediately adjoining. Attention is called to the growing strength of the section by the purchase by Hugh A. Murray, through Pease & Elliman, from Mrs. Lawrence Lewis, of the northeast corner of Fifth Avenue and Ninety-sixth Street, a vacant plot 100.11 x 100. The new owner will erect thereon a 14-story apartment house, plans for which are being prepared by J. E. R. Carpenter. It will be completed within twelve months.

Mr. Murray is president of the Lion Brewery and most of his investments in the past have been in various parts of the East Side. He has studied the Fifth Avenue neighborhood which figures in this transaction, and as a result has decided to make his investment entirely a cash one. The circumstance in itself is the best comment on the growing strength of realty there. The plot is part of a block front that was sold in 1913 by the Phipps estate, through Pease & Elliman, to the late Mrs. John H. Flagler, who shortly before her death married Judge Bingham, of Louisville, Ky. Mrs. Flagler's original purchase embraced the entire Fifth Avenue block front, from Ninety-sixth to Ninety-seventh Street, which she intended to improve with a mansion after plans by John Russell Pope. Due to the war her plans were delayed and Mrs. Flagler died before actual construction was started. Her principal heir was her niece, Mrs. Lawrence Lewis, who has just sold to Mr. Murray. The architect, Mr. Pope, owned the adjoining 50-foot vacant frontage in Ninety-sixth Street, which he has sold also to Mr. Murray.

The history during recent years of the part of town alluded to reads like a page from a dream book, and the climax of it is that New York real estate may be at times extremely dormant, but is never down and out. Until two years ago property there was often referred to during the previous twenty years as "the real-estate morgue." Numerous prominent investors thought there was a good future for it and that profits would be fairly imminent. Among the buyers there in the "dead era" were August Heckscher, Benjamin Stern, Henry Clews, the late William G. Park, Judge Francis K. Pendleton and the operating firm of Bing & Bing. Some years ago Lawrence B. Elliman tried to negotiate the sale of the area bounded by Fifth and Madison Avenues, Ninety-sixth and One Hundred and Tenth Streets, to a syndicate composed of August Heckscher, Arthur Brisbane and several others, for \$10,000,000. The war came along and killed the negotiations. The men comprising the syndicate could not see the utility of the proposition in the light of war conditions. Mr. Heckscher finally became so discouraged over the prospects of recuperation that instead of trying to sell the vacant block front on Fifth Avenue, from One Hundred and Fourth Street to One Hundred and Fifth Streets, which he had long owned, he gave it to the hospital organization which he founded, the Heckscher Foundation. Since the time when these men bought in Upper Fifth Avenue taxes on vacant plots had increased so that there was no advantage in holding the properties. The taxes have gradually increased, year on year, until now they are four per cent. of the six per cent. interest on the money invested. During the dull era the section of Fifth Avenue north of Ninety-sixth Street was not worth any more a front foot than is good tenement-house property on the East Side.

Two years ago, while no one was expecting any material change in the situation, a boom started as a result of the Fifth Avenue Hospital buying the block front on Fifth Avenue, from One Hundred and Fifth to One Hundred and Sixth Streets. Then followed

the Heckscher Foundation, which is associated with the Society for the Prevention of Cruelty to Children, whose fine new building, donated by Mr. Heckscher, will occupy the block from One Hundred and Fourth to One Hundred and Fifth Streets which he gave in conjunction with it. Mount Sinai Hospital, which has long occupied the block fronts on the avenue from Ninety-Ninth to One Hundred and First Streets, has during recent months acquired the southeast corner of the avenue and Ninety-ninth Street, a vacant plot 100.11 x 125, as the site for a new annex to its buildings across the street. Just as interesting a sale was that of 2 East Ninety-Fifth Street, adjoining the southeast corner of Fifth Avenue, a vacant plot 99.11 x 100.8½, which will be immediately improved with a fine apartment house. Not long ago the Frederick F. French Company improved the north corner of Fifth Avenue and Ninety-seventh Street with a choice 6-story elevator apartment house, covering a plot 100.11 x 200 and which, as regards height, conforms with the new zoning law pertaining to the avenue. J. E. R. Carpenter is now improving the south corner of Ninety-sixth Street and the avenue with a 14-story and basement apartment house, on a plot 100.8½ x 150, which will be ready for occupancy by the early summer of 1923. The F. French Company not long ago completed a fine 14-story and basement apartment house on a plot 70.6¾ x 100, at the north corner of the avenue and Ninety-fifth Street.

It is timely to recall that this upper region of Fifth Avenue was long held back by the varied and diversified character of the blocks between it and Madison Avenue. That was why Mr. Elliman sought to effect the sale of the area bounded by Fifth and Madison Avenues, Ninety-sixth and One Hundred and Tenth Streets. At the same time there were no prospects of fine apartment houses and buildings of a semi-public character being erected there, fine mansions being then more popular with the wealthy instead of costly apartments. The movement shows how the initiative of one or two persons starts a course of property betterment. All of the remaining vacant parcels in this part of Fifth Avenue are large ones, and the reduction of the number of them so materially during the last two years has caused an upward trend in the value of the remaining ones. North of Ninety-sixth Street vacant land in Fifth Avenue is worth approximately \$2,500 a front foot, which is nearly 200 per cent. more than it was worth a few years ago. As most of the plots are half-block fronts there is no particular additional value to immediate corner pieces. They will be sold only as half block fronts or more, as the case may be. The largest vacant plot remaining is the north corner of Fifth Avenue and One Hundred and Second Street, which fronts 100.11 feet on the avenue and runs 300 feet along One Hundred and Second Street to within 120 feet of Madison Avenue. There is no other such frontage on a side street in that part of the city.

The most recent large sale previous to the Flagler or Lewis sale was that of a few weeks ago, through Pease & Elliman, involving the south corner of Fifth Avenue and One Hundred and Third Street, a vacant plot 100.11 x 75, which was bought by a syndicate of wealthy men as the site for the New Medical Hospital for treatment for men of large means from all over the United States.

The vacant plots now on Fifth Avenue north of Ninety-sixth Street may be counted on the fingers. Mrs. Lewis still owns the south corner of Ninety-seventh Street, about 100 x 100, which adjoins the half block front she just sold to Mr. Murray. The south corner of Ninety-eighth Street, 100.11 x 100, is still awaiting a buyer, as is the north corner of Ninety-eighth Street, 100.11 x 125,

(Continued from page 712)

# Will Award Medals for Sculpture and Mural Paintings

New York Society of Architects Provides Annual Prizes of Gold, Silver and Bronze for Best Examples of Work

THE regular monthly meeting of the New York Society of Architects was held at the Hotel Astor, Tuesday evening, November 21. The meeting was preceded by a dinner attended by more than fifty members and guests of the organization.

Following the dinner, the Society was addressed by Clinton H. Blake, attorney and well known as the author of works which are used as textbooks in the architectural courses in several universities. Mr. Blake spoke on the subject of "The Legal Pitfalls Met With by Architects in the Practice of Their Profession." The speaker took the ground that architecture is essentially a Fine Art, but with a business side, the two being quite compatible, but under ordinary circumstances the client treats his architect first as a man of business.

After routine business was disposed of, Henry B. Herts, Chairman of the Committee on Sculpture, suggested that three medals, gold, silver and bronze, be awarded annually by the Society for the best examples of architectural sculpture produced during the calendar year. This suggestion was supplemented by H. Devoe that three similar medals be awarded for the best examples of mural painting in public and semi-public buildings. The details of each award to be determined by a special committee. Resolutions were passed favoring these proposals.

Mr. Herts referred at length to the Committee appointed by the State Labor Commission on the formulation of a State Building

Code, enacted by the 1922 Legislature, and turning over to the State Labor Department the matter of safety in theatres and other public buildings. The Committee has done considerable work in the way of investigation throughout the State, and is actively engaged in formulating plans to bring about a State Building Code. Mr. Wiseman, who was also a member of this Committee, explained that the present theatre code of the City of New York is obsolete in many important respects and altogether too limited in its scope. Many improvements will be made to remedy these defects in a new State Building Code. Among the outstanding remedial measures are proper exits to these structures and greater attention to favorable sites before construction is commenced. Without laying down a hard and fast rule in this regard, or lowering the bars unduly, the idea is to give a greater leeway to the architect.

Vice-President Loth urged upon the members of the Society present the duty in their own personal interest and also toward the profession of exercising a more active scrutiny over the measures presented to the Legislature affecting the interests of the architectural profession.

The New York Society of Architects have planned an extensive program of constructive work for the current season. The organization has gained rapidly in membership during the past year and according to its officials is in a flourishing condition. The season's program includes activities that will greatly increase its scope and influence.

## Harper Brothers Move Uptown After 105 Years in Franklin Square

MORE than ordinary interest is attached to the announcement that Harper & Brothers, publishers, after being located in Franklin Square for 105 years, have concluded negotiations that will shortly bring this firm into the heart of the mid-town shopping and hotel district. This well-known firm of publishers has closed a contract with Douglas Gibbons & Co. for a long term lease on a new structure to be erected on a plot in East Thirty-third street, adjoining the Vanderbilt Hotel.

This building is to be located at 49 to 51½ East Thirty-third street, on a plot 50 x 100 feet, owned by the East Thirty-third Street Realty Company of which Walton H. Marshall, manager of the Hotel Vanderbilt, is president. Harper & Brothers will have exclusive use of the proposed structure for twenty-six years at an aggregate rental of approximately \$1,000,000.

The plans for the building, upon which work will be begun immediately, as the publishers expect to move in early next year, have been prepared by Warren & Wetmore. The building will be of Harvard brick, with a Georgian facade to date back to the establishment of Harper's. The medallion trademark designed by St. Gaudens will be used in the facade, and the woodwork of the directors' room, with its mural decorations by Edwin A. Abbey and other artists, will be in the new building just as it is arranged now.

"The move uptown," said Clinton T. Brainard, president of Harper's, "is one we have been contemplating for some time, and now that the manufacturing of Harper books and 'Harper's

Magazine' has been transferred from our old building to the new plant of the Haddon Press which was built for this purpose at Camden, N. J., there is no further reason for delay."

The recent announcement made by Harper's that they would move from Franklin Square, in Pearl Street, where the firm had been situated 105 years, created speculation in publishing circles as to the famous publishing house's new location.

Harper & Brothers was established in 1817 by James and John Harper. Both partners were practical printers. Their shop was a little room in Dover Street, in a building long since torn down. Their first book was Seneca's "Morals," and this was followed by Locke's "Essay Upon the Human Understanding."

In 1823 James and John were joined by their younger brothers, Wesley and Fletcher, and Harper & Brothers was organized. The brothers were among the earliest to bring out Walter Scott's "Waverly" novels.

In 1840 the printing, binding and publishing establishment of Harper & Brothers occupied several buildings on both sides of Cliff Street. In 1850 a large structure was erected for the firm on Franklin Square, in Pearl Street, running back to the Cliff Street buildings. The Harpers had scarcely moved in when the fire of December, 1853, destroyed the entire establishment, involving a loss of \$1,000,000.

The brothers at once set about rebuilding the establishment on a larger scale, and upon the same site—the present one. This building was the first fireproof structure in New York.

## Upper Fifth Avenue Values Jump After Long Depression

(Continued from page 711)

which includes two small brick buildings on the immediate corner. Another is the vacant block front, 201.10 x 120, from One Hundred and Eighth to One Hundred and Ninth Streets. The north corner of One Hundred and Ninth Street, 100.11 x 100, is yet vacant. So is the north corner of One Hundred and Seventh Street, 100.11 x 110.

The Flagler-Lewis plot brought nearly \$500,000. The south corner of One Hundred and Third Street, 100 x 175, sold for about \$250,000, while about \$200,000 was paid for the south corner of Ninety-ninth Street, a plot 100 x 125.

The 9-story apartment house to be built by Mr. Carpenter, 2 East

Ninety-first Street, will set back seven feet in its two upper stories, in conformity with the requirements of the new zoning law. That fact will not impair the rental power of these upper apartments, however, as the setback is offset by the superior light and air and lack of noise caused by height.

It is the general belief that the remaining vacant parcels in Fifth Avenue between Ninety-sixth and One Hundred and Tenth Streets will not long remain unimproved. The fee values have become too great and the trend of large improvements is in that direction. Mr. Murray will hold his new apartment house as a permanent investment.

# Unique Hotel-Hospital Planned For Upper West Side

Twenty-Two Story Structure, Including Numerous Special Features, Designed by Sugarman, Hess & Berger, at Cost of \$3,000,000

PLANS are matured for a new building project in this city which will embody a number of exceedingly interesting features. This operation involves the construction of a modern hospital with the splendor, arrangement and comfort of a first-class hotel at a cost exceeding \$3,000,000. The location selected for this unique skyscraper "Hotel Hospital" is the northwest corner of Seventy-second street and West End avenue, a plot 80x115, which was formerly the home site of F. Huyler, president of the Huyler Candy Company. The project will be the only one of its kind in the Metropolis and in fact, in the world.

The underlying idea of this project originated in the mind of a noted surgeon. After discussing it from all angles with other well-known men in the medical profession they all became so imbued with the possibilities and need of a building of this character that they formed a corporation for carrying out this new idea in hospitalization.

This structure, which the syndicate has in mind, will be twenty-two stories in height, and will overlook Riverside Drive and the Hudson River. The majority of its four hundred rooms will face the south and east.

The property was bought through Frederick Zittell & Sons by the Physi-Surge-Rhue, Inc., a newly organized firm with offices at 119 Nassau street. The corporation is represented by M. Carl Levine, well known in building and realty fields and in corporate law. The hotel-hospital is being designed by Sugarman, Hess & Berger, architects and engineers, who are designing a series of new hotels in New York City and several hospitals in other towns. It is expected to break ground early in December, and the contract for construction has already been given to the National Constructors and Engineers, Inc., of this

The plans show a building which will be unique not only because of its height and new elements of hospitalization, but also because of the interweaving in this project of the home and apartment house idea. There pervades throughout the whole scheme, the idea of the private apartment, as it is the intention to make all those entering the building feel that they will be treated and recuperate in their own apartment. It is the intention to try and keep away from the elements of institutionalism and leave the impression that one is simply ill in their own home. This feature together with a complete equipment of practically every branch of surgical and medical profession, the provisions made for the accommodation of the patients of the many well known physicians and surgeons of the city will make this a model undertaking.

There are a multiplicity of elements entering into this building both for hotel and hospital purposes. The plans show ten operating rooms complete in all respects, with arrangements for at least two to be used for lecture purposes, hydrotherapeutic baths, laboratories, diet kitchens, examining rooms, nurses' rooms and other modern units incorporated in hospital work. The upper stories are provided with a solarium, promenades, porches and other outdoor elements. There are some very interesting arrangements made for quick service, for constant attention, for privacy, for noiselessness and for cheerfulness.

There will be a lobby two stories high, and a public dining



Sugarman, Hess & Berger, Architects.

## PROJECTED HOTEL-HOSPITAL FOR UPTOWN SITE

room on street floor. Two of the ten operating rooms will be extra large and will provide accommodations for visiting physicians.

There will be entrances to the building, one on each street front.

Although this project will go on record as the first hotel-hospital to be erected in this city plans are being matured for another building designed along somewhat similar lines. This project will be located at the south corner of Fifth avenue and One Hundred and Third street. The plot, 75x100 feet, was bought through Pease & Elliman by a syndicate of wealthy men as the site for the new Medical Hospital. This building will also include a number of unique features in design, plan and operation, and will be for the treatment of people of large means from all parts of the country.

# Review of Real Estate Market for the Current Week

## Some Fair-Sized Sales in Given Sections Marked a Week That Felt a Cessation of Activity Consequent on the Holiday Season

HERE were no striking features to the real estate market, this week. It appears that the relaxation from big doings may be due to the Thanksgiving holiday. Notable among the transactions was the sale of the west side group of apartment houses, known as the Spanish flats, covering the east side of Seventh Avenue, from Fifty-eighth to Fifty-ninth Streets and running down each of the streets. Built by De Navarro, father-in-law of Mary Anderson, one time famous actress, these buildings were during the middle eighties and early nineties among the premier apartment houses of America. Shifting of neighborhoods and more modern structural improvements, however, made them comparatively obsolete. The result is that they will soon make way for a large hotel. Seventh Avenue has felt the compelling influence of the Pennsylvania Station, Times Square and the rapid transit route beneath the avenue, with the result that its prestige has become enhanced and a large, modern hotel is in order.

Washington Heights continued to be this week, as it was last week, the mecca of many investors and operators. Some of the most modern apartment houses in the city situated there changed hands, as did also a few good sized vacant plots for improvement. Some choice corner parcels there changed hands, too. Harlem contributed the sale of the Alpha apartment house at the corner of

St. Nicholas Avenue and One Hundred and Twenty-fifth Street, along with a variety of other properties scattered throughout its area. There was a good sale on the fringe of Harlem, an 8-story elevator apartment house, corner of Madison Avenue and Seventy-seventh Street. The Bronx continued to show the activity that has characterized it for many weeks last past. There is investment in some of the northern borough's new multi-family houses. Some good store and apartment properties on important thoroughfares of the Bronx also found new owners, as did a few large vacant plots.

Third Avenue, which has during the last year been a zone for operators and investors, was the scene of a big transaction this week, when Yale University sold to a well known operator nearly an entire block front of the avenue, excepting the building on each corner. The purchase embraces a group of old tenement houses with stores. In the light of the activity there, these Third Avenue parcels will undoubtedly soon be resold at a substantial profit. There were some other and smaller sales of Third Avenue properties. Here and there, throughout the city, a small business building was sold and there were also a few sales to tenants of certain properties. A Broadway corner was bought by the tenant. It looks as if there is to be a slight cessation of activity generally during the holiday season that has now set in.

### PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 90, as against 109 last week and 62 a year ago.

The number of sales south of 59th st was 23, as compared with 43 last week and 36 a year ago.

The number of sales north of 59th st was 67, as compared with 66 last week and 54 a year ago.

From the Bronx 36 sales at private contract were reported, as against 44 last week and 59 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 722.

#### Heights Apartment Site Bought

The plot, 164.4x100x77.10x119.6, at the northwest corner of St. Nicholas pl and 153d st, has been purchased by Simon Levy, represented by Joseph Levy, attorney, for Alice Blauvelt. Slawson & Hobbs were the brokers.

The property was owned by the selling family for many years and was valued at \$100,000. The new owner will erect on the site a large elevator apartment house to cost about \$400,000. A 3-sty and basement detached mansion is now on the site.

#### Alpha Apartments Sold

Joseph G. Bassman, of the S. H. Raphael Co., Inc., sold the northwest corner of 125th st and St. Nicholas av, a 6-sty brick elevator apartment house, known as the Alpha, containing 34 suites and 7 stores, held at \$350,000. It occupies a plot 99.11x100. The brokers will manage the property.

#### Operators in a Corner Deal

Norman Riesenfeld and Joseph F. A. O'Donnell, operators, purchased the southwest corner of Lexington av and East 89th st, 100x93, from the estate of Heilner & Wolf and Fred M. Marks, who held the property at \$225,000. It consists of the six 3-sty and basement stone dwellings 1328-1338 Lexington av, on a plot 100.8½x60.9, and a 5-sty stone apartment house, on a plot 32x80.8½, at 129 East 89th st. The property will be offered for resale for improvement, possession of the entire plot being had immediately.

#### Spanish Flats Give Way to Hotel

Negotiations for the sale of the east side of Seventh av, from 58th to 59th st, to interests which plan to erect there a lofty hotel to cost \$20,000,000 are under way. The property is being sold by the Central Park South Corporation (Samuel Augenblick, Louis B. Brodsky and Benjamin Menschel), which obtained in June, 1921, a lease of the premises for 21 years for a total rental of more than \$5,000,000. The corporation had an option to buy the holding, which was exercised, and is

selling it, according to report, for approximately \$6,500,000.

The land, which extends for 210 feet along the avenue and for 412 feet on each street, is occupied by the "Spanish flats," erected by the late Juan de Navarro, father-in-law of Mary Anderson.

The name of intending purchaser has not been disclosed, but it is understood that the proposed building will be as tall as permissible under the zoning law. Its construction will not be started, however, until present leases of the property expire in October, 1924.

The flats are eight in number and are known as the Lisbon, the Madrid, the Barcelona, the Cordova, the Tolosa, the Valencia, the Granada and the Salamanca, and all of them occupy plots more than 100x100 feet.

#### Best Buildings Committee Chosen

The Downtown League announces through David Robinson, its president, that the committee appointed to select the best buildings erected and the best buildings remodeled in the downtown district for the year 1922 consists of J. Louis Schaefer, Louis V. Bright and Charles F. Noyes. Various buildings will be inspected by the committee and the awards made about the end of the year.

#### Large Apartment Site Bought

Lapidus Engineering Co., A. Lapidus, president, purchased through Slawson & Hobbs, 203-207 West 88th st, three 5-sty brick apartment houses, on a plot 70x100.8½. They will erect a 15-sty apartment hotel on the site to contain apartments of from 2 to 4 rooms and kitchenettes. There will also be a restaurant on the first floor. The structure is to be completed by October, 1923.

The site, which comprises a plot 70x100, was purchased from Jacob Axelrod & Son, who had just purchased it from Daniel B. Freedman through the same brokers. It is on the north side of the street, between Amsterdam av and Broadway.

#### Activity on Eleventh Ave.

The Eleventh Avenue Realty Corporation, with W. Lehman, I. Gorman and E. Torsion as directors, bought from Jean F. Fleury 582 Eleventh av, a 4-sty brick tenement house with store, on a lot 20x65; also from Frank J. Mensing the similar house at 588 Eleventh av, southwest corner of 44th st; and from the Loewer Realty Co. the northeast corner of Eleventh av and 49th st, a 4-sty brick tenement house, on a lot 25x60.

#### Admaston Apartments in New Hands

The Admaston apartment house, northwest corner of Broadway and 89th st, has been sold by Winter & Wilkes, Inc., Benjamin Winter, president, to the J. H. M. Realty Corporation, J. H. Michaels, president. Byrne & Bowman were the brokers. The house occupies a plot 100x150, contains 7 stores on the ground floor and 68 suites of from 5 to 8 rooms. It is rented for close to \$200,000 a year and was held at \$1,500,000.

Mr. Winter bought the Admaston, together

with the Evanston, a similar property at the southeast corner of West End av and 90th st, last May from the Morewood Realty Holding Co. Both structures were erected about 9 years ago by the Johnson-Kahn Co. on sites purchased from Robert E. Dowling, who acquired them from the Thomas W. Evans estate. Mr. Winter recently sold the Evanston on West End av to J. G. & M. G. Mayer, who resold it to Edgar Ellinger, owner of the adjoining apartment house at the northeast corner of West End av and 89th st.

#### Resells Haggin Residence

The Enjay Holding Co., which recently purchased the Louis T. Haggin residence at 441 Madison av, a 5-sty brick mansion, on a plot 45x52.2, has resold the property, through George Neiman, to Alexander J. and Felix Gross.

The purchasers, who are investors, contemplate an immediate improvement of the property into a store and office building. The contract for the improvement has been let to the James M. Simpson Co. The property was held at \$300,000.

#### Brooklyn in Home Show

Believing that Brooklyn should take an active part in the management of the Buy Your Own Home Exposition, to be held at Brooklyn Ice Palace, Bedford and Atlantic avs, from March 24 to April 1, 1923, inclusive, E. J. Grant, president of the Brooklyn Real Estate Board, has just appointed a special committee to serve with S. Rogers, managing director of the show.

The committee consists of William H. Cary, chairman; James B. Fisher, ex-officio, and Joseph W. Catherine. The chairman is a member of the firm of Cary, Harmon & Co. Mr. Fisher is a well known Brooklyn real estate broker and operator and a former president of the Brooklyn Real Estate Board. The third member is treasurer of the board and secretary of the Chauncey Real Estate Co.

#### Tenant Buys Broadway Corner

Dietz estate sold to the Regal Shoe Co. 1629 Broadway, southwest corner of 50th st, a 3-sty brick mercantile and store building, on a plot 50.5½x77.10½, together with 210-212 West 50th st, adjoining, a 3-sty brick mercantile and store building, on a plot 50x100.5.

The Regal Shoe Co. is exercising an option of purchase which it obtained through a lease of the property in 1917. The brokers in the lease and in the pending purchase are the Brown, Wheelock-Harris, Vought & Co., Inc. The buyer occupies the corner store, and the southern store of the Broadway frontage is occupied by the St. Regis restaurant. The combined sites comprise about 9,000 square feet.

#### Acquires Madison Ave. Corner

The 8-sty and basement apartment house, known as the Lenox Hill, at the southeast corner of Madison av and 77th st, on plot 45x102.2, has been sold by Jacob Lippmann to Max Raymond for about \$285,000.



### Assembles West Side Apartment Site

The 3-sty and basement dwellings, 34 to 38 West 84th st, adjoining, on the west, St. Matthew's Episcopal Church and rectory, have been purchased by Frederick Brown, who will resell the plot, 59.6x102.2, for improvement with a 9-sty apartment house.

The sellers of the three properties were Essie May Colley, Dr. Annunziata Briganti and Mandelbaum & Lewine, respectively.

### Greylene Apartments Resold

Charles S. Kohler, Inc., resold for Ennis & Sinnot, Inc., the Greylene, 610 West 152nd st, 6-sty and basement elevator apartment house, 75x99.11, containing suites of 5 to 7 rooms and renting for about \$25,000. It is assessed at \$150,000. The buyer, the Erda Realty Co., Inc., Gustav A. Kerker, president, gave in part payment 558 West 184th st, a 5-sty brick walk-up apartment house, 37.6x75, containing suites of 6 rooms and bath and assessed at \$140,000. Otterbourg, Steindler & Houston, attorneys, represented the buyers.

### Algonac Court Sold

Nehring Bros. sold for the Algo Realty Corporation to the Cluett Building Corporation the northeast corner of Audubon av and 173d st, a 6-sty elevator apartment house, on a plot 100x95. It contains 42 apartments and was held at \$235,000.

### Buy Lexington Ave. Taxpayer

Bailey Bros. sold for the Car-Bro Realty Co. the 2-sty brick taxpayer recently completed and containing 8 stores and 8 apartments at the northwest corner of Lexington av and 127th st, on a plot 31.8x99.11. The property was sold at \$65,000.

### Gift to Choir School

Charles Steele, of the firm of J. P. Morgan & Co., is the buyer of the two dwellings, 121 and 123 West 55th st, recently sold through William B. May & Co and John Constable Moore, brokers. The house at 123 is occupied by St. Thomas's Church choir school, and it is understood that Mr. Steele will make a gift of both properties to the school. They occupy a plot 36.6x100, and adjoin the garage of John D. Rockefeller.

### Sells After Seven Years

Nehring Bros. and Byrne & Bowman sold for the Foro Realty Corporation to Lewis Kramer the two 6-sty elevator apartment houses covering block front on the east side of Audubon av, from 172d to 173d st. The houses accommodate 96 families and were held at \$500,000. They were acquired by the sellers 7 years ago. The plot is 194.6x95 and the buildings are known as the Morrison and the Dawson.

### Yale Sells Third Ave. Holdings

Yale University sold to the Friejack Realty Corporation, Samuel Brener, president, 544 to 556 Third av, seven 4-sty brick tenement houses with stores, 154.9x80x irregular, on the west side of the avenue, between 36th and 37th sts. It is all of the block except the corners.

### Buys Co-operative Apartment

Joint-Ownership Construction Co., Frederic Culver, president, sold a duplex apartment in the 100 per cent. Joint-Ownership building at 955 Lexington av to Prentice Sanger, of 139 East 71st st. Douglas Gibbons & Co. were the brokers.

### Operators Move to Grand Central Zone

Cahn & Cahn, real estate operators, who years ago started in the real estate business in the Bronx, removed their offices to the Liget building, 41 East 42d st, in order to enlarge their field of operating. In their new quarters they will continue their activities in Bronx real estate, as well as dealing in desirable Manhattan properties. Their successful career in the Bronx and wide experience in the real estate market are advantages which will at once firmly establish them in their new sphere of activities.

### Johnson Estate Sells in Bronx

George F. Johnson estate sold the 6-sty 100-foot apartment house, just completed, on the west side of Southern boulevard, 100 feet south of 156th st; a plot of 5 lots on the east side of Fox st, north of Leggett av; a plot 100x100, on the west side of Southern Boulevard, 175 feet north of Longwood av; and a plot 100x100, on the west side of Southern Boulevard, 250 feet south of Tiffany st. The last 3 plots will be improved at once with 6-sty walk-up apartment houses.

### New Bronx Taxpayer Sold

A realty company organized by Charles H. Bellows, attorney, purchased from the Stebbins Realty and Construction Co., Inc., the 1-sty brick taxpayer, at the northeast corner of Southern Boulevard and Barretto st, 100x100, containing 12 stores and occupied entirely as automobile salesrooms.

### Big Operation in Queens

Simon and Harry Bernstein, builders, are planning to build 62 frame houses in Broadway-Flushing, where they have purchased from the Rickert-Brown Realty Co. 135 lots on 27th, 28th, 29th and 30th sts, between Broadway-Flushing and Queens av. The houses, which will have plots of from 40 to 60 feet frontage, will contain 6 rooms and will be offered for sale for \$9,500 to \$12,000.

The Rickert-Brown Realty Co., which laid out Broadway-Flushing about 15 years ago, and which owns approximately 1,000 lots, state that the sale is the beginning of an active campaign along the lines of that in Arleigh and Norwood, Astoria, which has resulted in the building of 557 houses and 47 stores since January 1, at a cost of more than \$5,000,000.

### Jamaica Landmark Sold

The old 3-sty frame homestead at the north-east corner of Fulton and Grand sts, Jamaica, for many years one of Jamaica's oldest landmarks and the home of the late Special Sessions Judge John Fleming, has just been sold by the heirs to a syndicate at a reported price of \$100,000. The deal was consummated in behalf of the Fleming heirs by Holt & Edwards. Plans for the utilization of the corner have not been divulged.

### Heavy Dealing in Canarsie

Realty Associates sold twenty 2-sty frame detached dwellings, just completed, on East 87th st between Av. "L" and "M" in the Canarsie section of Brooklyn to the following: Joseph A. Goeski, Bessie Schles, Joseph P. Ceritto, Joseph Chiarelli, John F. Sullivan, Arthur R. Desmond, George Debolt, Archibald MacAllister, William Kelly, Bertha Douel, Charles Sagarese, Frank Law, Hyman Waiament, Charles V. Marz, William A. Moore, Aaron Keval, William Lorenz, Joseph Visone, Gerald S. Morris and George Baker.

### Sell Suffolk County Estate

Orville B. Ackerly, in conjunction with Edwin N. Rowley, sold for the estate of Robert H. Handley the 165-acre country seat at Hauppauge, Suffolk county, Long Island, that was for many years the summer home of Mr. Handley. It was held at \$50,000 and includes a spacious house, lodge and numerous out-buildings and a frontage on Nissequogue river. The buyer is a well-known Queens county lawyer, who will occupy the property.

### United Real Estate Appointments

The United Real Estate Owners' Association has made the following appointments: David Milton Jones, 15 years with the Tenement

## United Electric Service

is supplied to



690 to 694 Lexington Avenue, a new and ultra modern Allerton Hotel of four hundred and seventy rooms for bachelor girls, recently erected in what is virtually the heart of New York.

The owners and Builders are the Allerton 57th Street Corporation; the Architect, A. L. Harmon, and the Electrical Contractor, John Hooley.

When in need of Electric Light or Power Service call Stuyvesant 4980. Your requirements, whether large or small, will receive the prompt attention of our Commercial Department representatives.

## The United Electric Light & Power Company

130 East 15th Street

89th Street and Broadway

146th Street and Broadway

House Department, as executive secretary; Charles E. Clarke, 11 years as assistant in the Corporation Counsel's office, as resident counsel; F. X. A. Purcell, 19 years in the city's service as engineer in the Finance Department and Board of Water Supply and as Director of Purchases in the City's Central Purchasing Bureau, as director of supplies and repairs.

## MORTGAGE LOANS

Spotts & Starr arranged a mortgage of \$380,000 for 10 years on the Ellerslie Court apartments, 600 West 141st st. For the first 3 years the interest is 5½ per cent. per annum, and for the remaining 7 years it is 5 per

cent. per annum. The same brokers placed a loan of \$115,000 at 5½ per cent. on 306 Broadway, northeast corner of Duane st, and \$11,000 on the residence 316 East 79th st.

Jacob & Emil Leitner, Inc., placed a building loan of \$180,000 for the George F. Johnson estate on building northwest corner Dawson st and Rogers pl, Bronx. Also four building and permanent loans of \$9,000 each on 2-sty buildings on the west side of Boston rd, 148 feet north of 167th st.

Lawrence, Blake & Jewell placed for the Alberti Building Corporation a first mortgage of \$330,000 for a term of 5 years on 50-52 Pine st, a 12-sty office building, on a plot 40x97x irregular. The property is directly opposite the Kuinn, Loeb Building.

Shaw, Rockwell & Sanford placed a second mortgage of \$80,000 at 6 per cent a year, for 3 years, on the southeast corner of Burnside and Creston avs; and a first mortgage of \$18,000 at 6 per cent. per annum for 5 years, on the 1-sty taxpayer on the south side of Burnside av, 154 feet east of Anthony av.

S. W. Straus & Co. purchased an issue of \$2,000,000 first mortgage, serial coupon bonds, maturing from 2 to 17 years, of the Ice Service Co., Inc., of New York. The authorized issue is \$4,000,000, of which \$3,000,000 will be offered at this time.

The Ice Service Co., Inc., is one of the largest ice manufacturing and distributing organizations of New York, being a consolidation of five ice companies which have been operating from 20 to 30 years. It controls 128 retail routes and does an extensive wholesale business among dealers. After giving effect to this financing the total tangible assets will amount to \$8,033,375 and liabilities other than this bond issue, \$784,566. Since the consolidation of the five companies, comprising the Ice Service Co., Inc., the net profits available for interest, depreciation and taxes have been as follows: 1920, \$501,379; 1921, \$645,554; eight months, 1922, \$555,174; average per year, \$638,290.

The properties securing this bond issue will be 30 in number, including plants in greater New York, which manufacture 2,400 tons of ice daily, natural ice plants on the Hudson river and its tributaries, and warehouses with a capacity of 500,000 tons. The company owns extensive equipment in the way of barges, docks, bridges and trucks.

These bonds are secured by all the buildings owned and to be acquired by the company, through this financing, in New York city and state, and they are the direct obligation of the Ice Service Co., Inc.

William F. Fuerst, Inc., placed a mortgage of \$42,000, at 5½ per cent. for 5 years, on the 7-sty apartment house with stores at 26 West 27th st.

Lawrence, Blake & Jewell placed a first mortgage of \$54,900, at 6 per cent per annum for 5 years, and a second mortgage of \$5,100 at 6 per cent for 3 years on the northwest corner of 144th st and Concord av, Bronx, a 3-sty and basement business building, on a plot 100x100.

C. Bertram Hubbard, Inc., obtained for the Broadway Audubon Co. first mortgages of \$25,500 on a 145-147 Edgecombe av; \$24,000 on 149-51 Edgecombe av; \$25,000 on 153-155 Edgecombe av; and \$25,000 on 157-179 Edgecombe av, all bearing interest at 5½ per cent per annum.

Waddell & Martin placed for Foro Realty Corporation two loans aggregating \$234,000 at 5½ per cent per annum, for one year, and at 5 per cent for 4 years, on the two 6-sty elevator apartment houses covering the block front on Audubon av, easterly side, from 172d to 173d st.

James Boyd obtained a first mortgage of \$153,000, at 5 per cent per annum, for Perry Sperling, on the 6-sty elevator apartment house at the southeast corner of Broadway and 163d st; also, \$86,000, at 5½ per cent, for 5 years, for the Rosenberg Holding Co., on the 7-sty loft building 120-122 West 31st st.

Lawrence, Blake & Jewell and George Neiman placed for the Rudolph Realty Co. a first mortgage of \$240,000, for 5 years, on 103-107 East 84th st, a 9-sty apartment house, on a plot 76x100.

Quinlan & Leland placed the following first mortgage loans: \$100,000 on 2643-5 Broadway, a 7-sty apartment house, on plot 55x100; and \$70,000 on 225-9 West 69th st, a 6-sty apartment house, on plot 80x100.5.

## MANHATTAN SALES

### South of 59th Street

SPRING ST.—John A. Schoen sold for Mary R. McMurray the 6-sty brick stable, on a lot 22.8x120.4x irregular, at 25 Spring st, adjoining the northeast corner of Mott st, to Sam Soffer and Hyman Notowitz.

WARREN ST.—Edward J. Brady, in the plumbing business at 79 Warren st, purchased that property from St. George's Church of Flushing. It is a 3-sty and basement brick building, 25x75, between Greenwich st and West Broadway. The sale is recorded.

WATER ST.—Charles E. Pellery sold for an estate to Joseph G. Haft, operator, 653-655 Water st, two 5-sty brick tenement houses, on a plot 50x70.

31ST ST.—William Goldstone and Simon Myers purchased from Ellen A. Murphy and others the double flat with stores and the single flat, 45x90, at 428 and 430 West 31st st. The property adjoins a 12-sty loft building and has not changed hands before in 40 years. Pocher & Co. were the brokers.

38TH ST.—William F. Fuerst, Inc., sold for James Loeb to an investor represented by R. M. Bush and Charles F. Noyes Co., 37 East 38th st, a 4-sty and basement stone dwelling, on a lot 25x98.9.

54TH ST.—Henry Beck sold the 5-sty brick 20-family tenement house, on a lot 25x100, at 408 East 54th st for Henry Young to an investor represented by Harold S. Budner, attorney.

55TH ST.—George R. Read & Co., with William B. May & Co., sold for the estate of Sybil F. Hubbard the 3-sty brick building 138 West 55th st, on a lot 25x100.5.

55TH ST.—Charles C. Marshall, who owns and occupies the 4-sty and basement brick dwelling, 117 West 55th st, on a lot 20x100.5, has purchased from Louis E. and Emily F. Schwab their 4-sty and basement brick residence, at 119, adjoining, on a lot 17.6x100.5, one of a row erected by the late Charles T. Barney. Charles M. Baldwin was the broker. Mr. Marshall acquired the Schwab property to protect his own home, which is a 20 foot structure. The sellers will continue to occupy their former home under a term lease given by Mr. Marshall.

EIGHTH AV.—Albert B. Ashforth, Inc., sold for Benjamin C. Faulkner and others the 5-sty brick building, 25x100, at 767 Eighth av, southwest corner of 47th st, to John F. Hill, optician, of 757 Eighth av. Mr. Hill has also purchased the lease from the tenant and will occupy. The property was held at \$150,000.

EIGHTH AV.—Max N. Natanson bought from Lufon Corporation 781 Eighth av, a 3-sty brick business building, on a lot 19.3x100. It was immediately resold to I. Weisenberger, who will occupy it for business. The parcel adjoins 783 Eighth av, a 3-sty brick building, 25x100, which Mr. Natanson bought from the same sellers a few weeks ago. James Boyd negotiated the sales.

FIRST AV.—William Rosenzweig sold for a client 174 First av, a 3-sty brick tenement house, with store, on a lot 17.9x94.

FIRST AV.—Manning Bernhard Realty and Construction Co. sold to a client of Ira Maher, attorney, 369, 371 and 373 First av, the first two being 5-sty brick tenement houses with stores, and the third a 3-sty brick tenement house with stores, all on a plot 73x100, adjoining the southwest corner of 22d st. The property was held at \$45,000 and was sold through James Meighan.

THIRD AV.—Sol Freidus & Morris Steinberg resold 269 and 271 Third av, a 6-sty brick tenement house with stores, on a plot 54.9x75, to the Minan Co. It was recently purchased from the Grand Investing Co.

### North of 59th Street

MACOMBS PL.—Block & Co. sold for Sarah A. Clark 30 Macombs pl, a 6-sty brick walk-up apartment house, on a plot 44.3¾x106.1.

MOYLAN PL.—Pierre & Golden Co. sold for Kathryn Galvay 28-32 Moylan pl, two 6-sty brick walk-up apartment houses with stores, on a plot 58.9x99.11.

ST. NICHOLAS PL.—A. H. Levy, with Joseph Keenan, of Charles Berlin & Co., sold

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for the Parbrook Realty Corporation (Samuel Glass and Benjamin Weiss) the new 6-sty walk-up brick apartment house 79 and 81 St. Nicholas pl, on a plot 60x104. The new owners are clients of I. Witkind, attorney. The structure was held at \$175,000 and returns an annual rental of \$30,000.

66TH ST.—Pease & Elliman sold for Benedict Erstein 51 East 66th st, a 4-sty and basement stone dwelling, on a lot 20x100.5, to Mrs. La Brun Cooper, who owns the adjoining houses at 53 and 55, and now controls a holding, 60x100, near Park av.

71ST ST.—Charles K. Clisby & Co., Inc., sold for Walter S. Mack 312 West 71st st, a 3-sty and basement stone dwelling, on a lot 18x100.5. The buyer paid all cash above the mortgage. The property was held at \$28,000.

74TH ST.—J. Lemle sold to Edward Beresheim 212 and 214 East 74th st, a 4-sty brick tenement house with store, on a lot 25x102.2.

74TH ST.—Schindler & Liebler sold for Helen Sweeney, to a buyer, for occupancy, 238 East 74th st, a 4-sty and basement brownstone dwelling, on a lot 16.8x102.2.

86TH ST.—Foot & Martin sold to a client of J. Lemle the 4-sty stone apartment house 123 East 86th st, on a plot 30x100.8½. It was held at \$60,000.

87TH ST.—Charles W. Wynne and Louis H. Low resold 70 West 87th st, a 4-sty and basement brick dwelling, adjoining the southeast corner of Columbus av, on a lot 20x100.8½, to an investing client of Earl & Calhoun, who will occupy.

93D ST.—Lillian Ryer sold 321 East 93d st, a 5-sty brick tenement house, on a lot 25x100.8½.

95TH ST.—J. Lemle sold for Mary Connor 225 East 95th st, a 5-sty brick tenement house, on a lot 25x100.8½.

101ST ST.—The Native Corporation sold to Nettie B. Keenan the 5-sty brick flat 3 West 101st st, adjoining the northwest corner of Central Park West, on a plot 38x100.11.

103D ST.—Frederick Zittel & Sons sold for Maud H. Bogart to Israel Liebowitz 245 West 103d st, a 3-sty and basement stone dwelling, on a lot 17x100.11.

105TH ST.—John R. Davidson sold for Joseph Murphy, Jr., 210 West 105th st, a 5-sty brick tenement house, on a lot 25x100.11.

107TH ST.—Abraham Zauderer, Inc., bought the 9-sty elevator apartment house, known as White Court, at 203 West 107th st, on plot 50x100.11. It was held at \$230,000.

114TH ST.—Florence Rittwagon sold to Louis Voller 308 West 114th st, a 5-sty and basement brick tenement house, on a lot 26x100.11.

115TH ST.—Porter & Co. sold for Mark Aaron to Louis Haimovitz 223 West 115th st, a 5-sty brick single flat, on a lot 18.9x100.11.

116TH ST.—R. Telfair Smith sold for Adolph W. Kempner 71 East 116th st, a 5-sty brick tenement house with stores, on a plot 30x100.11. The Berlin Realty Co. was associate broker.

119TH ST.—William S. Denison & Co. sold for Mrs. Abigail R. Rigney the 3-sty and basement stone dwelling 8 East 119th st, on a lot 15.8x100.11, to Hudson P. Rose Co.

124TH ST.—Edward A. Arnold sold for H. Gruberger 412 West 124th st, a 5-sty brick triple apartment house, on a lot 25x100.11.

128TH ST.—Jacob Goodman resold to Mrs. Moses Holder the 3-sty and basement stone dwelling, on a lot 18x99.11, at 233 West 128th st. Charles Taylor was the broker.

133D ST.—P. M. Clear & Co. sold for George Pfaff to E. Meckert 514 West 133d st, a 5-sty and basement brick apartment house, on a lot 25x99.11.

140TH ST.—Arthur Eckstein and Leo I. Meinhard sold for Mrs. Agnes Marx the 3-sty and basement brick dwelling 308 West 140th st, on a lot 15x99.11, to the Ethell Holding Corporation.

144TH ST.—Rosemont Realty Co. sold to the Twenty-eighth Street Building Co. the six 4-sty brick flats 248-258 West 144th st, 72x99.11.

155TH ST.—Samuel Lippman, builder, sold the new 6-sty and basement elevator apartment house 509 to 517 West 155th st, on a plot 140x99.11. The structure was held at \$450,000 and was sold to the newly formed Rhodessa Realty Corporation, with F. Raab, F. Demovitch and H. A. Shapiro as directors. The building, which has annual rentals of approximately \$76,000, was finished this year by Mr. Lippman.

160TH ST.—Louis Block & Co. sold for a client of Abraham Leichter, attorney, 560 West 160th st, a 5-sty and basement walk-up apartment house, on a plot 50x99.11. The buyer is a client of newly elected Senator Michael Reburn.

167TH ST.—Benenson Realty Co. bought the vacant plot, 75x81.7, on the north side of 167th st, 100 feet west of Amsterdam av, and the plot 50x85, on the south side of the street, 125 feet west of Amsterdam av. The 5 lots were held at \$35,000 and were acquired through Richard Wolf, broker.

184TH ST.—Erda Realty Co., Inc., sold the 5-sty brick apartment house, 558 West 184th st, on a plot 37.6x74.11, held at \$50,000. Charles S. Kohler & Co., Inc., were the brokers.

AV. A.—Godfrey M. Lahm sold through Frederick W. Kroehle, Jr., the southwest corner of Av. A and 85th st, a 5-sty brick tenement house with store, on a lot 25.2x75.

AMSTERDAM AV.—Edgar F. Gibbons resold for Joseph Blau to Claus Oetjen the southwest corner of Amsterdam av and 95th st, a 5-sty brick quadruple apartment house with stores, known as the San Souci, on a plot 40.8x100, containing 3 stores.

BRADHURST AV.—James L. Van Sant bought from the estate of John M. Tienken and John H. Wolthman 112 Bradhurst av, a 5-sty brick apartment house, on a lot 25x75. Alfred P. Coburn was the broker.

BROADWAY.—Samuel Brenner sold to the Foody Realty Co. Manor Hall, a 5-sty and basement brick apartment house with stores, 125x100, at the southwest corner of 207th st and Broadway. In part payment Mr. Brenner took 2444 Morris av, a 5-sty and basement apartment house adjoining the southeast corner of Fordham rd, 50x125. T. W. Wood was the broker.

BROADWAY.—Williams & Niemyer sold for Isidore Deitelbaum to Henry F. Schunterman 6029 Broadway, a 3-sty frame hotel known as the "View," opposite Van Cortlandt Park and north of 242d st, 75x150, through to West 246th st.

EIGHTH AV.—Byrne & Bowman resold for Breams Realty Corporation, Samuel Brenner, president, to Samuel and Isidor Wollheim for investment, 2153 to 2159 Eighth av, northwest corner of 116th st, improved with four 5-sty brick tenement houses with stores, on a plot 80.11x90, held at \$160,000.

EIGHTH AV.—Jennie Kaufman sold to Isadore Wollheim the 5-sty brick tenement house with stores 2703 Eighth av, 25x100.

LEXINGTON AV.—J. Lemle sold for Henry Rothman 1555 Lexington av, a 5-sty brick tenement house with stores, on a lot 25x99.

LEXINGTON AV.—Sherman & Kirschner sold for J. Woldar the 5-sty brick apartment house with 7 stores, northeast corner of 112th st and Lexington av, on a plot 41.8x100.11.

MANHATTAN AV.—Sherman & Kirschner sold for Maude F. Snellenberg 389 Manhattan av, a 3-sty brick dwelling, on a lot 18x50.

SECOND AV.—Estate of Edwin O. Brinckhoff sold 2456 Second av, a 5-sty stone tenement house with stores, on a lot 26.6x100, adjoining the southeast corner of 126th st. Ward Belknap & Son were the brokers.

## BRONX SALES

PARKSIDE PL.—Armstrong Bros. sold for Henry Knorr to Mary Curtis 3255 Parkside pl, a 2-sty and basement brick 2-family house, on a lot 25x90.

TIFFANY ST.—Abraham Rabinowitz sold to Nathan Haber the 4-sty and basement brick apartment house 920 Tiffany st, on a plot 35x110.

135TH ST.—J. Lemle sold for Marie Durrenberg 526 East 135th st, a 4-sty and basement brick apartment house, on a lot 25x100. Also, sold for Mrs. E. Beher 606 East 135th st, a similar property.

136TH ST.—Charles A. Weber sold for Thomas T. Uren 598 East 136th st, a 4-sty and basement brick double flat, on a lot 25x100, to G. Miller, an investor.

138TH ST.—Harry Cahn, builder, sold through William Blutman to Abraham Haft 624 East 138th st, a 4-sty and basement brick apartment house, on a lot 25x100.

147TH ST.—Julius Trattner sold to Theodore Braak the 5-sty and basement brick apartment house 537 East 147th st, on a lot 25x99.9.

169TH ST.—Wood, Dolson Co., Inc., sold for the J. & E. Improvement Co., Louis Epstein, president, the 2-sty taxpayer, containing 8 stores and 13 apartments, at 773-781 East 169th st. The property was purchased by Samuel Horwitz, operator, and was held at \$120,000.

179TH ST.—Jacob Glass sold to Isaac Cohen the two 5-sty and basement brick apartment houses 748 to 752 East 179th st, on a plot 72x95.

187TH ST.—Benenson Realty Co. bought from a client of Herbert Lubetkin 667 East



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### WANTS AND OFFERS

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187th st, northwest corner of Cambreleng av, a 5-sty brick apartment house with stores, on plot 34x100, renting for about \$13,500 and held at \$80,000. It contains 20 apartments and 5 stores.

229TH ST.—Charles Edelson sold from plans for Anthony Carella the 2-sty dwelling northeast corner of East 229th st and Lowerre pl. It abuts the 39th Precinct Police Station.

BOSTON RD.—Edward N. Crosby & Co. sold for the Amer. Realty Co., J. S. Mautner, president, to Charles Jonas 1382 Boston rd, a 5-sty brick apartment house with store, on a plot 40x133.

BROOK AV.—Tillie Lichter sold to Ezriel Horowitz 1498 Brook av, a 4-sty and basement brick apartment house with stores, on a lot 25x100.7.

BROOKS AV.—Michael Bonn sold for the B. Teitz Realty Co. to M. Greenstein the southwest corner of Brook av and 157th st, a 6-sty brick apartment house with store, on a plot 48x96.9.

COLLEGE AV.—Schwab & Co. sold for Patrick O'Neil 1216 College av, a 5-sty and basement brick apartment house, on a plot 35x100. It was a cash sale.

CONCOURSE—"Dave" Shade, contender for welterweight honors in the prize ring, purchased for occupancy and investment the 2-sty and 2-family house on the east side of Grand Boulevard and Concourse, 215.6 feet north of 198th st, on a lot 25x72. The seller was the Ciampi Realty Building Co., which erected it. The adjoining similar house to the south has been purchased from the same sellers by Leo T. Flynn, fight manager. Each property carries a mortgage of \$14,000.

CRESTON AV.—Schwab & Co. sold for Oscar Rosenbaum 2860 Creston av, southwest corner of Minerva pl, a 5-sty and basement brick apartment house, on a plot 40x93.4. It was a cash transaction.

CROMWELL AV.—J. L. & R. W. Davis sold for Harriet A. Verplanck and others to the Stebbins Realty & Construction Co., the southeast corner of Cromwell av and 169th st, a vacant plot 100x100.

DECATUR AV.—W. D. Morgan sold for Benson Bros. the 1-sty taxpayer containing four stores, on the east side of Decatur av, 100 feet south of 195th st, on a plot 44x100.

FORDHAM RD.—Nicholas E. Betjeman, a lawyer, purchased from James J. McCabe, Jr., the vacant plot, 115x100x167, on the south side of West Fordham rd, between Andrews and University avs, opposite Devoe Park. The purchaser will improve the plot with a 5-sty brick apartment house.

GOODRIDGE AV.—Leah I. Miller sold the vacant plot, 100x142.1x irregular, on the east side of Goodridge av, 135 feet north of 250th st, Riverdale, to Edna H. Musa.

GRAND AV.—Armstrong Bros. resold for Samuel Barkin to the Phelan-Billingsley Corporation 2443 Grand av, adjoining the northwest corner of Fordham rd, a 2½-sty frame detached dwelling, on a plot 50x111.8. The site will be reimproved with stores.

INTERVALE AV.—Anna Levine sold to Anna Goldsmith the 2-sty garage on the southeast side of Intervale av, 151.1 feet southwest of Tiffany st, on a plot 50x83.6x irregular.

JEROME AV.—J. L. S. Realty Co., Joseph Silverson, president, sold the northeast corner of Jerome and Mount Eden avs, a vacant plot 100x100. The buyer, a client of Max Monfried, attorney, will improve it with a business building.

LOCUST AV.—Hudson P. Rose Co. purchased from Elizabeth Hart the 2-sty and basement frame 2-family house, on a lot 16.7x100, at 315 Locust av.

PARK AV.—George E. Cohn sold for Karolina Reis to Maurice Rosen 2910 Park av, northeast corner of 151st st, a 5-sty apartment house with 5 stores, 63x83x irregular. It accommodates 25 families and was held at \$50,000. J. J. O'Hara, attorney, represented the seller.

SHERMAN AV.—Frederick Frieden purchased the block front on the east side of Sherman av, between 161st and 162d sts, a plot of 22,000 square feet, for improvement with a 5-sty business structure to contain automobile showrooms on the ground floor. The operation will involve an outlay of approximately \$350,000. The structure will be of concrete from designs by Parker & Shaefer, and the construction will be done by the Candor Construction Co. Last July the site was reported sold by the Astor estate to Max Just for a garage and service station.

SOUTHERN BOULEVARD — Greenwich Trust Co. sold to Josephine J. Schurmacher the southwest corner of Southern Boulevard and 137th st, a vacant plot 169.8x85x146.9x irregular.

UNIVERSITY AV.—Herman A. Acker sold for Michael Salt 2366 University av, adjoining the southeast corner of Fordham rd, a 1-sty brick taxpayer, on a lot 27x87.

UNIVERSITY AV.—The Joe-Hen Realty Corporation, Joseph Goldfein, president, bought from Berlin & Posner the new 5-sty and basement brick apartment house 2460 to

2470 University ave, on a plot 155x100. The structure was held at \$360,000 and returns an annual rental of approximately \$58,000.

UNIVERSITY AV.—Colleagues Realty Corporation, representing clients of Feldstein, Devries & Schoenzeit, attorneys, bought from the H. S. & Z. Realty Corporation 2552 University av, a 6-sty and basement brick apartment house, on a plot 125x100.

WALTON AV.—Abraham Zauderer bought from Finkelstein & Schwartz the two 5-sty brick apartment houses 1881 to 1895 Walton av, comprising the block front between 177th st and Mount Hope pl, on plot 225x65. They were held at \$400,000.

## BROOKLYN SALES

SOUTH ELLIOTT PL.—Bulkeley & Horton Co. sold for the estate of Frances A. Brooks to a buyer, for occupancy, 48 South Elliott pl, a 3-sty and basement frame dwelling, on a lot 20x100.

STERLING PL.—Leverich Realty Corporation purchased the Seminole Apartments, 327 Sterling pl, at a price in the neighborhood of \$100,000, which is one of the finest apartment houses in Brooklyn. Westbrook L. Johnson was the broker.

STERLING PL.—James Plunkett sold to a buyer, for occupancy, 392 Sterling pl, a 3-sty and basement stone dwelling.

STODDARD PL.—Realty Associates sold the new brick dwelling at 21 Stoddard pl, between Sullivan and Montgomery sts, to Mary A. Gavin; also semi-detached brick 2-family house, with driveway and garage, at 25 Stoddard pl, to Paul Mayer.

CARROLL ST.—Carroll Holding Corporation, with M. J., M. and S. M. Goldstein as directors, purchased for \$225,000 the 4-sty apartment house 1365 Carroll st, southeast corner of Kingston av, on a plot 100x100.

NORTH OXFORD ST.—M. Breckwoldt sold through the Bulkeley & Horton Co. to a buyer, for occupancy, 115 North Oxford st, a 3-sty and basement frame dwelling, on a lot 20x100.

PACIFIC ST.—Bulkeley & Horton Co. sold for Mrs. C. Moorehouse to a buyer, for occupancy, 1500 Pacific st, a 2-sty and basement brownstone 2-family house, on a lot 20x100.

ROSS ST.—Meister Builders, Inc., resold through A. Ruvolo to the Home Affair Realty Co. 51 Ross st, a 3-sty and basement brick dwelling; and through Philip Pisani to D. Francisco 55 Ross st, a similar dwelling. Each is on a lot 16.8x100.

SACKETT ST.—Mrs. Candida Volpe sold to Thomas W. Edgerton 709 Sackett st, a 2-sty garage.

SOUTH OXFORD ST.—Graves A. Knight sold through the Bulkeley & Horton Co. to a buyer, for occupancy, 14 South Oxford st, a 3-sty and basement stone dwelling, on a lot 20x100.

85TH ST.—Bulkeley & Horton Co. sold for William Kugler to a buyer, for occupancy, 360 85th st, Bay Ridge, a 2-family house, on a lot 20x100, between Third and Fourth avs.

EAST 7TH ST.—A. Mishkin sold for the Do Ro Building Corporation, to a client, a new 2-family house of 13 rooms, two baths, double garage, on a plot 37.6x120, at 705 East 7th st.

EAST 13TH ST.—Henry L. Nielsen bought from Sidney A. Clarkson 1566 East 13th st, a 2½-sty detached dwelling, on a plot 40x100.

CONY ISLAND AV.—J. Lacov sold for William Schwartz the northeast corner of Cony Island av and Av. K, a vacant plot, 100x100, held at \$25,000. The buyer will erect five brick apartment houses with stores, each 20x75.

CONY ISLAND.—Amer Realty Co., Inc., J. E. Mautner, president, bought 2714 West 15th st, Cony Island, a 3-sty tenement house, on a lot 20x118.

FIFTH AV.—Edward C. Cerny sold for Patrick Igoe 7407 Fifth av, a 4-sty brick double apartment house with stores.

FARRAGUT RD.—Knox Realty Co. sold for the Bellam Realty & Construction Co. 3416 Farragut rd, a detached frame and stucco dwelling.

KINGS HIGHWAY.—William Liss, Inc., sold for the Parkway Gardens Corporation to a speculator the last 26 lots on the south side of Kings Highway, including block fronts, from East 8th to East 7th st, from East 7th to Ocean Parkway, and 6 lots on Ocean Parkway.

MANHATTAN BEACH.—John R. and Oscar L. Foley sold for D. Loughran Daly 75 Colebridge st, Manhattan Beach, a 3-story dwelling, containing 11 rooms and 3 baths, on a plot 60x100. The purchaser will occupy.

SIXTH AV.—Realty Associates sold to E. D. Seelman the new 2-sty semi-detached dwelling, with garage, at 6738 Sixth av, Bay Ridge section.

SIXTH AV.—Realty Associates sold the northwest corner of 63d st and Sixth av, a vacant plot 175x100, to Charles Modica, who

will immediately improve with a 1-sty public garage.

WASHINGTON AV.—I. Gudmundson sold 798 Washington av, a 4-sty brick and stone double apartment house. The ground floor will be altered into stores.

## QUEENS SALES

ASTORIA—Louis Gold & Co. resold to the Rablo Construction Co. the northeast and northwest corners of Sixth and Flushing avs, Astoria, consisting of ten lots. It is part of the tract they purchased from the receivers of the American Real Estate Co. The purchasers will immediately commence the erection of ten 3-sty store and apartment buildings.

ASTORIA—Cross & Brown Co., in conjunction with Max G. Kemp, sold 100 feet front on the East side of Lawrence st, between Potter and Ditmars av, Astoria, Queens.

FLUSHING—The Williams homestead, consisting of 20 lots and a 22-room house at southwest corner of Sanford and Jamaica avs, Flushing, has been purchased by Wahl & Harris, builders, who will erect on the site either an apartment house or an English home colony. The sale was negotiated by J. Albert Johntra of Flushing.

GLENDALE—David Vogel sold for the estate of Ambrose T. McCafferty a plot with factory buildings, 265x255, at Glendale, having a railroad siding adjoining the property. The buyers will occupy.

L. I. CITY—Roman-Callman Co. sold for a client a plot of ground on Crescent st, near Henry st, one block from the Bridge Plaza, Long Island City, to the Maxwell Construction Co., which is now having plans drawn to improve the property with a 2-sty manufacturing building.

LONG ISLAND CITY—Charles G. Keller, in conjunction with the Roman-Callman Co., sold for the Sag Harbor Savings Bank to R. A. Bachia & Co., cigar manufacturers, the southeast corner of Wilbur av and Radde st, Long Island City, a plot 50x100, which is to be improved with a 2-sty reinforced concrete factory building.

WHITESTONE—Adolph Lewisohn sold the triangular plot northwest corner of 8th st and Eleventh av, Whitestone, fronting about 380 feet on Eleventh av, to Fred Holderer, florist, who owns adjoining property.

## RECENT LEASES.

### Some Madison Ave. Leases

Herbert Jacques Morris and Alfred Somborn leased for the Rochelle Realty Corporation the store and basement at 169-171 Madison av, northeast corner of 33d st, 50x100, to the Wechsler-Barber Silk Co., Inc., for a term of years. An unusual feature of the transaction is that the tenant does not get possession of the premises until February 1, 1924.

The same brokers subleased for the Robert Graves Co. the 2d and 3d floors of 169-171 Madison av to the Wechsler-Barber Silk Co., Inc., for the preceding year. The rental for the term aggregates \$250,000.

Pease & Elliman leased for a long term of years for the 210 West 56th Street Corporation the 4-sty and basement dwelling, on a lot 17x100, at 747 Madison av, to M. M. Wyckoff, Inc., builders, who will alter the present house into a business building, for which Pease & Elliman will be agents.

Pease & Elliman leased for the 219 West 56th Street Corporation the 4-sty and basement dwelling, 17x100, at 747 Madison av to M. M. Wyckoff, Inc., builders, who will alter it for business.

Brown, Wheelock-Harris, Vought & Co. leased for Mrs. Fairman R. Dick and Miss Jean S. Roosevelt the 4-sty and basement residence with elevator, 818 Madison av, for a term of 21 years, to Harry Silverman and Jacob J. Kramer. The lessees will alter the property to stores and apartments.

The new Madison 76th Street Corporation, represented by Joseph G. Abramson, attorney, is leasing from Park & Tilford their 3-sty building at the southwest corner of Madison av and 76th st, on a lot fronting 102.2 feet on the avenue and 20 feet on the street. The lease is for a term of 21 years and calls for an annual payment of about \$35,000. It is planned to remodel the ground floor into stores and the upper portion of the building into doctors' quarters. Henry Shapiro & Co. were the brokers.

### Long Lease of John St. Store

William A. White & Sons, in conjunction with Charles F. Noyes Co., leased for the Exchange Buffet Corporation the westerly store at 23 John st, for 10 years, to Mears & Co.

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**Leases of Entire Buildings**

M. Morgenthau, Jr., Co., Everett M. Seixas Co., Consolidated, in conjunction with Arthur Lensen, leased for a client the 4-sty brick building 921 Third av to the La Contento Cigar Co., Inc., for a term of 5 years.

Walter F. Sherwood leased for the Barclay estate 268 Washington st, corner of Warren, two 5-sty buildings, 53x59½x irregular. Jill Bros., the tenants, are the new lessees, and the rental is net at \$15,000 per annum for a long term.

J. Arthur Fischer leased for Cammann, Voorhees & Floyd to the Misses Grace M. Smith, L. Willits and Laura Hopkins the entire building 212 Fulton st for a term of 10 years and 6 months. The grade floor will be used for a cafeteria, to be conducted by lessees.

Haggstrom-Callen Co. leased the 4-sty building 113 West 63d st, for a term of 3 years, to T. & E. O'Donnell.

J. Arthur Fischer leased for the Maresi estate to S. L. Snyder the new 7-sty reinforced concrete building, now being erected at 260-262 West 41st st, 50x98.9, for a long term of years. Mr. Snyder was a tenant in the old structure before the construction of the new building.

Thomas Rubin, dealer in dresses, leased from Alfred Nelson the Eccles building, a 7-sty structure, on a lot 25x98.9, at 9 West 31st st. The lease is for 21 years, having begun Nov. 1, at an aggregate rental of \$231,000.

Chr. Volzing & Son, Inc., leased for a term of 10 years the two 4-sty dwellings 113-115 East 80th st for Mrs. Jennie Brady to Minnie T. White.

Charles F. Noyes Co. leased for a client to William H. Brown & Sons Co. (Matthew W. Ryan), for a term of years, at an aggregate rental of \$77,000, 28 White st, a 6-sty building together with additional space on the ground floor of their present building, adjoining, at 30 White st.

Pease & Elliman leased for William P. Pritchard the 4-sty and basement dwelling, 143 West 72d st, 18.6x102.2, for a term of 21 years, with two renewal privileges for similar terms. The lessee will alter the property for stores and apartments. The same

brokers recently sold 145, adjoining, which has been altered.

The Broadway-John Street Corporation (E. A. Cohen) leased from Edward C. Maynard the 5-sty building, 228 Washington st, 22.3x 55.6. The lease is for 21 years from next January at an annual rental of \$1,800, with two 21-year renewals on a 6 per cent reappraisal basis. The lease also carries an option to purchase within a year for \$30,000. Mr. Maynard recently bought the property for \$15,000.

The 4-sty building, 25x100, at 301 Madison av, adjoining the northeast corner of 41st st, has been leased by the United Cigar Stores Co. for a term of 21 years with two renewals. The aggregate rental for the first term is \$350,000. The lessees will demolish the present structure and erect a new one on the site. They already have a long lease on the 10-sty corner structure at No. 299.

Joseph Meltzer leased to Harry Silverman 132-134 East 58th st, two 3-sty and basement stone dwellings, on a plot 37.6x100.5x irregular, for a term of 21 years, at an aggregate rental of \$150,000. The lessees will remodel the structures into stores and apartments.

Frederick Zittell & Sons leased 353 to 359 West 118th st, two 7-sty elevator apartment houses, on plot 100x100, to a client of Joseph M. Nimhauser, for 5 years, for a total of \$135,000.

Houghton Co. leased for Gertrude B. Le Boutillier the 4-sty and basement dwelling, 38 West 85th st, for a period of 5 years, to George Tirone.

M. & L. Hess leased for the estate of Aaron Buchsbaum the 7-sty building, 697 to 701 Greenwich st, to the Basket Importing Co. (Julius Ohnhaus, president), which will use the property as a warehouse. The aggregate rental is about \$175,000.

The Colar Product Co., ice cream makers, leased the 3-sty building, 605-609 West 48th st, from the 550 West 44th Street Co., through M. & L. Hess, Inc. The aggregate rental is \$200,000. The tenants will alter after expiration of the present lease late in 1923.

S. Osgood Pell & Co. leased for Charles Muller 143 East 57th st, for 21 years, to Arthur Chegnay, who contemplates extensive

alterations. It is a 3-sty and basement brownstone dwelling, on a lot 17x80.5.

Daniel Birdsall & Co., Inc., leased for Oswald J. C. Rose the entire 4-sty brick building, 25x103.3, at 14 West 14th st, from May 1, 1926, for a term of 21 years, from the date of expiration of the present lease, to Bedell Co., at an aggregate rental of \$340,000. The new tenant will use the building as an added link in its chain of women's wear stores operated in Manhattan.

Charles F. Noyes Co. leased for E. Rosenwald & Bro. the 5-sty building, 149 Water st, to Durlach Bros.; the 6-sty brick building, 379 Pearl st, for L. A. Lehmaire to the Robert Wilson Paper Co. These leases are on a net rental basis for terms of years. The Noyes Co. also leased the store 113 John st to Joseph Sanzani, and a floor in 332 Broadway for James N. Jarvie to Pierre Astier.

Leon S. Altmayer leased for the Beers Realty Corporation to the New York Edison Co. the entire 5-sty building 865 Broadway, for a term of 15 years.

Mr. Altmayer was also the broker in the sale of the lease for Samuel Cohen on this building to the New York Edison Co. The building has been leased at a net rental aggregating about \$153,000.

J. Goldberg & Co. leased the building 234 West 26th st for Joseph Rimoldi to Jaffe & Diamond, for a term of 42 years. The lessees will remodel the same into a store and loft building. Will be ready for occupancy about May 1, 1923.

**On and Near Fifth Avenue**

M. Morgenthau, Jr., Co. and Everett M. Seixas Co., Consolidated, leased store in southwest corner of Fifth av and 14th st, now occupied by the Louis K. Liggett Co., to M. Ohrback Co., Inc., for 10 years from September 1, 1923.

Henry Shapiro & Co. leased for the Fifth Avenue & 32nd Street Corporation the first loft in 316 Fifth av, southwest corner of 32nd st, to Miller Bros., importers of novelty jewelry.

Henry Shapiro & Co. leased in 316 Fifth av, southwest corner 32d st, space to the Berkeley Shops, Inc., and Miller-Singer, Inc.

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Tier, Fallon & Kyle Co. leased for J. Ro-maine Brown, agents, store in 4 West 43d st, to the Van Noy Interstate Co.

The Democratic State Committee, whose present offices are in the Democratic Club at 617 Fifth av, have leased a suite of offices, for a term of years, in the 11-17 East Forty-fifth Street Building. Douglas L. Elliman & Co., Inc., were the brokers.

Adams & Co. leased for the estate of Louis Stern the 7th and 8th floors of 11-19 West 19th st, running through to 10-16 West 20th st, containing more than 40,000 square feet to Frank P. Heid & Co., of New York and Philadelphia, for a term of years, at an aggregate rental of \$150,000.

Ames & Co. leased for the Terminal Realty Co. the store in 26 West 31st st to Samuel Siegel; also, for C. Frederick Richards, a loft in 13 East 31st st to A. Bonito & D. Marinaccio; and for Clara B. McGinnis a loft in 52 West 27th st to Hyman Gitelson.

### Long Leases of Big Garages

Garage Realty Co. leased for the Leindorf Motor Sales Corporation to the Fay Taxi Cabs, Inc., a 1-sty fireproof garage, 200x100, extending through from 136th st to 137th st, between Madison and Fifth av, for a term of 15 years at an aggregate rental of approximately \$200,000.

Harris Exchange leased the Royal Garage, 102 West 107th st, for the Atchinson Garage Corporation to the K and K Garage Corporation for a term of 20 years at an aggregate rental of \$600,000. The same brokers leased the garage to the Atchinson Garage Corporation in 1921.

George S. Runk leased, for a term of 15 years, for the Ninety-fourth Street Garage Corporation 304-306 East 94th st, a 2-sty and basement garage building, covering a plot 50x100.8½.

G. Montague Mabie leased for the Joan Garage interest to the Hudson Motor Car Co., for its Inwood Service Station, one-half, or 4,500 square feet, of the garage at 207th st and Ninth av, for a term of years, at a rental of \$4,000 per annum.

Donald S. Walker and another, trustees, leased to the Avenue B Garage, Inc., the property, about 92x170, at the southeast corner of Av B and 19th st for a term of 21 years at a total rental of \$178,500, being \$8,500 per annum.

John Constable Moore leased to H. A. & A. I. Piercy Contracting Co. all of the 4th floor and part of the ground floor in the modern garage building lately completed by the owners, The Chelsea-Moore Corporation, on the plot 200x100, at 23rd st and Thirteenth av, at a rental of \$22,000 per annum. This completes the renting of this building, except

for a space on the 3d floor of about 10,000 square ft. The Piercy Co. for the last 21 years have occupied the entire building 422 to 430 West 15th st.

Silverman's Exchange leased the garage under construction, on Southern Blvd, between 141st and 142d st, Bronx, to Witkin & Levine, from the 307 Southern Boulevard Corporation, for a period of 15 years, at an aggregate rental of \$135,000.

### Theatre Leased on Plans

For a net rental approximating \$1,250,000 the 3-sty theater and store building being erected at the northwest corner of Macdougall and Houston sts has been leased for 21 years from December 1 by Humbert J. Fugazy and Antonio Rosetti to the newly formed Deentraus Corporation. The lease also carries an option of purchasing the property before December 1, 1923, for \$650,000.

The property fronts 119.9 feet on Macdougall st and 100 feet on Houston st and was acquired by Messrs. Fugazy and Rosetti in May, 1921. The theater is from plans by Reilly & Hall, who estimated the cost at \$150,000. It will have a seating capacity of 1,790 and is to be devoted to vaudeville and motion pictures.

### New Lease of 14th Street Theatre

Richard L. Lee negotiated for the Rosenberg Amusement Co. renewal option which this company held on the Fourteenth Street Theatre from the Marshall O. Robert's estate and the United States Trust Co. The Rosenberg Amusement Co. has occupied the theatre for the last 5 years and has secured a renewal for a term of years at an annual rental of \$13,500.

### New Lease of Theatre on Plans

A new lease has been recorded of the 3-sty theatre and store building being erected at the northwest corner of Macdougall and Houston sts, 119x100, by Humbert J. Fugazy and Antonio Rosetti. The lessee is the Macdougall Amusement Co., formed at Albany, with L. Prince, S. May and D. T. Rosen as directors, the last named being the attorney for the company. The lease is for 21 years from December 1 at an annual net rental of from \$55,000 to \$60,000. A lease was recently recorded of the property to the Deentraus Corporation for a similar term with an option to purchase at \$650,000.

### Long Lease of Broadway Corners

J. Clarence Davies leased to the Pure Oil Co. the property at the northeast corner of Broadway and 216th st. The lease is for a term of 10 years from May, 1923, at a net annual rental of from \$18,000 to \$21,000.

Duross Co. leased for the estate of William Farrell to Orlando F. Battalia Gasoline Co. the northwest corner of Broadway and 129th st, a plot 100x100, for a term of 21 years, at an aggregate rental of \$300,000. The leasing

company will erect a 2-sty garage, covering the entire plot, with a gasoline station on the roof of same, which is on the Broadway level.

It is the intention of the Battalia Co. to lease several other corners in Greater New York for gasoline stations.

J. B. English and W. H. Coon leased to the Bathold Realty Corporation store floor and basement in 1531 Broadway, northwest corner of 45th st.

The Chain Stores Department of Joseph P. Day, Inc., leased store in 171 Broadway to the Fanny Farmers Candy Shops, Inc., which is now operating 46 stores throughout the United States and Canada. The Day organization is exclusive agent for the lessees.

### Large Industrial Spaces Leased

Roman-Callman Co. completed the rental of the loft building, containing 80,000 square feet, just finished by the Long Island Loft Corporation, on Van Alst av, near the Queensboro Bridge Plaza, Long Island City.

This building is of distinctive construction, having a frontage of 245 feet and a depth of 50 feet, and is literally flooded with daylight; is of reinforced concrete construction, 6 stories in height, and contains 13,500 square feet on a floor.

Space has been leased in this building to the Dragon Paper Co., Criterion Paper Co., Lube Toy Corp., Utility Can Co., A. B. Means, Inc., ladies, shoe makers; Simon Ackerman, clothing manufacturers; Duffy-Kaufman Co., upholstery trimmings.

Harding, Tilton & Co., textile commission firm, whose office for many years has been in the downtown dry goods district, leased through Cross & Brown Co. large space for executive offices and showrooms on the 7th floor of the Guardian Life Insurance Co. Building, 50 Union Square.

Adams & Co., in conjunction with Roman-Callman Co., leased for the Wilbur Avenue Realty Corp., 45,000 square feet in its new building at Wilbur and Van Alst avs, Long Island City, to Pinkelhor Bros, clothing manufacturers, for a long term of years.

Roman-Callman Co. leased for the Wilbur Avenue Realty Corporation, Harris S. Karp, president, to Pinkelhor Bros., represented by Adams & Co., 3 floors in the new 7-sty fireproof building now being constructed, on a plot 100x175, on the northwest corner of Ely and Wilbur avs, Long Island City. This makes the second tenant who leased from the plans. Cocheo Bros., manufacturers of furniture, taking the first 3 floors.

### Lease Newtown Creek Water Front

Cross & Brown Co. leased for C. H. Reynolds & Sons to the Pioneer Lumber Co., Inc., 209,000 feet of waterfront property on Newtown Creek and Varick av, Brooklyn, at an aggregate rental close to \$100,000.

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REAL ESTATE NOTES.

NORTH AMERICAN MORTGAGE AND BUILDING CORPORATION, Louis Jacobson, president, purchased the assets and business of the Lepler Realty Corporation.

JAMES W. ELLSWORTH of 12 East 69th st is reported to be the buyer of the Thomas A. Howell residence at the northeast corner of Park av and 64th st, the sale of which was reported recently.

FRED F. FRENCH CO. is the buyer of the plot 59-63 East 54th st, sold recently. The French Co. will improve the site with a 9-story apartment house having suites of 4 and 5 rooms. It is expected that the house will be ready for occupancy by October, 1923.

MOTON REALTY CORPORATION is the lessee of the 4-sty dwelling, 143 West 72d st, recently leased for 63 years by Pease & Elliman for William P. Pritchard. The two lower floors are to be converted into stores and the upper ones into small suites. The rental for the term will approximate \$395,000.

S. H. GOLDING, lawyer and real estate operator, is the buyer of the five blocks bounded by 169th and 170th sts and Grand

Boulevard and Concourse and Morris av, sold recently by Col. Archibald Rogers through the J. Romaine Brown Co. It is understood that a number of plots measuring about 100x100 have been disposed of by the buying syndicate to builders.

THE ROCKEFELLERS are understood to be interested in the purchase of the two houses at 121 and 123 West 55th st, 36.6x100, reported sold by William B. May & Co., as brokers. The parcels adjoin the 75-foot stable and garage of John D. Rockefeller and are understood to have been secured for development for school purposes in connection with his church interests.

WILLIAM J. SLOANE and Richard Moller, of Sloane & Moller, carpenters, have invested in two modern business properties adjacent to Fifth av. They have become the owners of the 10-sty store and office building at 15 and 17 West 46th st, and the 12-sty structure at 6 and 8 West 48th st. Both properties were reported sold recently by Frederick Fox & Co. for the Larimore Co. and the Collegiate Building Co., respectively.

RECORD AND GUIDE announces that its telephone number has been changed from Bryant 4800 to Pennsylvania 1500.

**Floor in New Bank Building Leased**  
Ruland & Benjamin, Inc., leased for the Bowery Savings Bank, represented by Brown, Wheelock Co., the entire 14th floor in the new Bowery Savings Bank building at 110 East 42d st, for a term of years. On completion of the building the premises will be occupied as executive and general offices by the United States Industrial Alcohol Co. and its subsidiaries.

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REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 21 to Nov. 25	1921 Nov. 20 to Nov. 28
Total No.....	185	195	181	237	720	774
Assessed Value.....	\$6,529,500	\$7,725,200	.....	.....	.....	.....
No. with consideration	19	20	23	29	45	37
Consideration.....	\$454,800	\$518,300	\$238,085	\$210,415	\$668,501	\$443,552
Assessed Value.....	\$457,500	\$519,000	.....	.....	.....	.....
	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 25	Jan. 1 to Nov. 28
Total No.....	10,536	9,730	12,202	9,895	38,897	36,617
Assessed Value.....	\$707,648,350	\$547,950,349	.....	.....	.....	.....
No. with consideration	986	1,017	1,496	1,097	1,469	1,937
Consideration.....	\$64,430,698	\$61,858,792	\$9,956,225	\$6,619,013	\$20,498,197	\$20,618,624
Assessed Value.....	\$62,738,050	\$47,498,600	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 21 to Nov. 25	1921 Nov. 20 to Nov. 28
Total No.....	140	170	165	152	793	800
Amount.....	\$2,313,864	\$3,959,566	\$2,594,721	\$1,529,998	\$6,513,655	\$3,973,650
To Banks & Ins. Co.	30	27	27	13	100	156
Amount.....	\$479,100	\$1,572,000	\$1,510,000	\$502,500	\$725,250	\$988,359
No. at 6%.....	107	146	149	127	726	784
Amount.....	\$1,711,364	\$2,509,730	\$2,376,521	\$1,340,214	\$6,032,731	\$3,882,930
No. at 5½%.....	10	1	4	2	22	14
Amount.....	\$272,600	\$10,000	\$19,000	\$10,175	\$129,550	\$88,520
No. at 5%.....	5	.....	1	4	18	2
Amount.....	\$98,500	.....	\$1,500	\$14,470	\$104,755	\$2,200
No. at 4½%.....	.....	\$13,000	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	.....	.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	\$21,964	\$123,000	.....
Interest not given.....	18	22	11	16	23	.....
Amount.....	\$232,400	\$1,426,836	\$197,700	\$143,175	\$123,619	.....
	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 25	Jan. 1 to Nov. 28
Total No.....	9,042	7,583	10,315	8,424	41,789	31,594
Amount.....	\$285,935,128	\$219,097,871	\$106,247,962	\$55,933,662	\$232,904,620	\$165,777,126
To Banks & Ins. Co.	1,408	1,193	1,177	401	8,134	4,504
Amount.....	\$98,687,935	\$91,670,177	\$22,276,210	\$7,740,695	\$64,608,361	\$40,140,370

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29
Total No.....	56	31	13	7
Amount.....	\$2,697,140	\$4,261,250	\$789,400	\$233,500
To Banks & Ins. Companies...	35	23	8	5
Amount.....	\$2,024,500	\$4,130,000	\$725,500	\$223,000
	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29
Total No.....	2,568	1,974	857	664
Amount.....	\$178,062,916	\$152,705,248	\$25,685,537	\$15,724,716
To Banks & Ins. Companies...	1,748	1,261	491	348
Amount.....	\$136,668,078	\$130,706,429	\$17,331,937	\$10,102,325

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29	1922 Nov. 22 to Nov. 27	1921 Nov. 22 to Nov. 29
New Buildings...	15	98	79	166	412	248	569	406	78	64
Cost.....	\$2,030,500	\$2,740,150	\$1,836,446	\$3,861,208	\$3,747,250	\$2,523,650	\$2,528,510	\$1,911,025	\$236,795	\$172,040
Alterations.....	\$914,790	\$394,698	\$30,700	\$71,900	\$178,375	\$117,835	.....	\$130,490	\$19,480	\$14,300
	Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29	Jan. 1 to Nov. 27	Jan. 1 to Nov. 29
New Buildings...	1,009	757	3,882	2,930	11,820	7,554	19,246	7,266	2,080	2,573
Cost.....	\$124,564,966	\$120,626,741	\$88,038,754	\$62,159,148	\$116,443,486	\$57,820,023	\$117,130,432	\$37,253,286	\$6,836,888	\$7,786,580
Alterations.....	\$24,585,703	\$22,898,105	\$2,915,365	\$2,321,504	\$9,585,572	\$12,670,827	\$3,127,531	\$644,960	\$378,644	\$417,003



# BUILDING SECTION

## Employers and Unions Negotiating Permanent Peace

Truce Until December 31, Pending Arbitration Before Lockwood Committee, Averts Complete Tie-Up of Local Construction Program

**B**UILDERS, architects, material manufacturers and dealers, and all others interested in the construction industry in the Metropolitan district were greatly pleased by the announcement that the likelihood of a long drawn out conflict between the unions and the employers had been removed.

The bricklayers' union and the Mason Builders' Association agreed Tuesday to a temporary truce until December 31, whereupon the bricklayers returned to work at once, and the employers rescinded the lockout order which was to have gone into effect Tuesday afternoon. The order would have thrown between 8,000 and 9,000 bricklayers out of work in the city and severely hampered building operations.

The agreement was reached at an executive meeting in the City Hall on Tuesday morning attended by representatives of the unions involved and the employers and by members of the Lockwood Committee.

Later, at a session of the Lockwood Committee, Samuel Untermyer, chief counsel to the committee, called the leaders of the various factions to the witness stand and they agreed to abide by the truce.

An arbitration board consisting of representatives of the unions, the employers, and with Senator Charles C. Lockwood and Mr. Untermyer as umpires, was appointed to formulate a permanent peace. Mr. Untermyer announced that the board would meet at his office, 120 Broadway, within the next few days to start work.

The controversy is waged about the Independent Laborers' Union, which, it was charged, is an organization promoted by the employers association with a view to breaking up the old-established unions.

A crisis in the situation was reached when the masons' unions decided to resist firmly the demand of the Mason Builders' Association for union bricklayers to go back to work on certain jobs where non-union hod-carriers were employed. Cessation of all brick work on jobs for members of the Employers' Association was ordered if the ultimatum of the mason builders was not complied with.

The trouble was precipitated, according to C. G. Norman, chairman of the employers, when 200 bricklayers were called off eight construction jobs because employers refused to displace non-union hod-carriers with union men. Resolutions were adopted at a meeting of the employers last Friday in which it was charged that the bricklayers called strikes in violation of an agreement, with the object of forcing the employers into a break with the "independent" hod-carriers.

Walter V. Price, spokesman for the unions, said an attempt by contractors to force the building laborers to desert the American Federation of Labor for the Independent Union was directly responsible for the controversy.

The masons' unions last week decided to refuse to give in to the ultimatum of the Mason Builders' Association that bricklayers go back Monday to jobs they quit because non-union hod-carriers had been employed.

The Building Trades Employers' Association voted to support the mason builders in their fight against the employees.

When told that unless the bricklayers returned to work Monday the employers threatened to institute a lockout, Walter V. Price, speaking for the unions, said:

"We'll go through with it and go through with it alone un-

less we have to call on the other trades sometime later."

Union leaders were firm in the declaration that they would fight to force the employers to discharge all hod-carriers not possessing cards in the new union chartered by the American Federation of Labor. Paul A. Vacarrelli heads the new union, which, the bricklayers say, has been recognized by their international union. The international organization has authorized the bricklayers to refuse to work with other than Vacarrelli hod-carriers, it was stated. On the other hand, the employers said that they had entered into contracts, which they could not break, with the independent hod-carriers.

In the last week several sporadic strikes have taken place on account of the refusal of the bricklayers to work on jobs with the so-called independents.

Christian G. Norman, chairman of the Board of Governors of the Building Trades Employers' Association, of which the mason builders' organization is a member, estimated that the lockout order, if it had gone into effect, would have tied up building operations approximating \$40,000,000 and would eventually mount up to \$100,000,000.

Frank E. Conover, president of the Mason Builders' Association, after the Lockwood hearing on Tuesday sent telegrams to the 128 members of his organization rescinding the lockout order that was to have gone into effect at 5 o'clock, when the employers planned to pay off the bricklayers. Representatives of the various unions were also called to the witness stand and agreed to observe the truce.

Mr. Untermyer refused to speculate as to the probable terms of the eventual agreement.

The arbitration board consists of the following members: Walter V. Price, head of the New York Executive Committee of the international bricklayers; Matthew Sullivan, organizer of the international hod-carriers; A. Postilioni, of the independent hod-carriers; Louis J. Horowitz, of the Thompson-Starrett Company, representing the mason builders; Frederick T. Young, chairman of the Arbitration Board of the mason builders, and James J. Fogarty, of the New York Executive Committee of the bricklayers.

Brief hearing was given to the rival leaders of hod-carriers: F. Paul A. Vacarrelli, organizer of the International Hod-carriers, Building and Common Laborers, affiliated with the A. F. of L. and Giovanni B. Dioguardi, president of the Independent Bricklayers' Helpers and Building Laborers' Union of America.

Mr. Dioguardi gave his membership as "sometimes 12,000, sometimes 7,000," many of whom were also members of the other union. Once initiation fees were paid, he said, members were never counted delinquent for failure to pay dues. He had no bank account, he added, kept his funds in his office safe at 230 East Fifty-eighth street, had dispensed with a treasurer in 1920 and was assisted in his duties by a woman employee.

Paul Vacarrelli offered to resign and let Mr. Dioguardi become head of both unions if he could show a bona fide membership of 2,000.

Injunction proceedings brought by the Dioguardi union in Brooklyn are to be withdrawn as a result of the truce, it is understood.

The Lockwood Committee adjourned until December 12 at 10 a. m. at the City Hall.

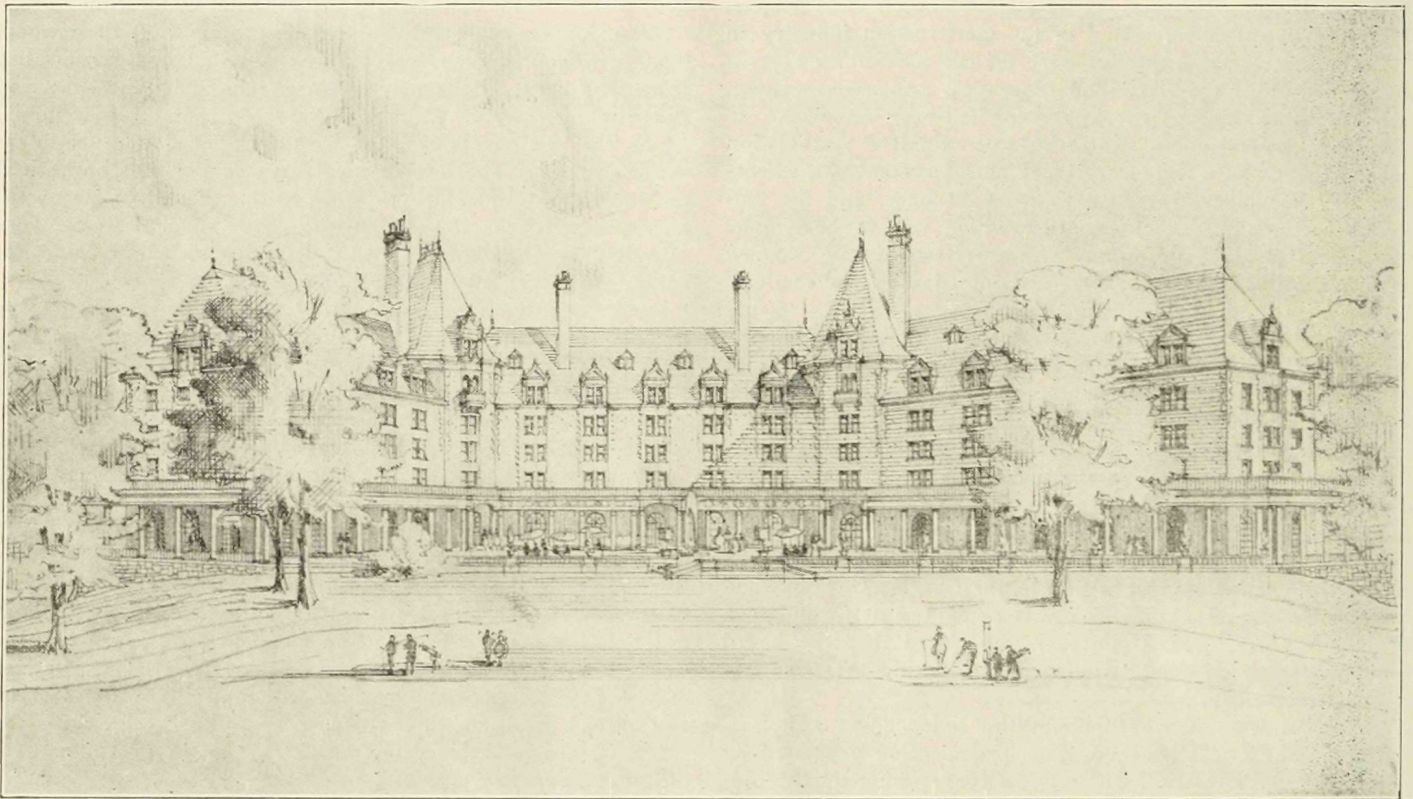
# Palatial Country Hotel and Club Planned for Jamaica

McKim, Mead & White Retained to Design Modern Structure on Large Tract for Hillcrest Hotel Corporation at Cost of \$1,500,000

THE Hillcrest section of Jamaica, L. I., has been selected as the site of another palatial hotel and country club which will patterned on the general style of the Westchester-Biltmore, Gedney Farms and other projects of this character which have proved so successful from a social and financial standpoint. The new project, which will include the construction of a large modern fire-proof hotel and clubhouse, locker building, stable, garage, etc., is to be located on a

is the president, has taken over this property and will soon start operations on the new buildings. Associated with Mr. McCusker are William Boardman of the First National Bank of Jamaica, and Donald W. Waddell, of the banking firm of Brandon, Gordon & Waddell.

McKim, Mead & White, architects, have been retained by the owners to prepare the plans for the projected hotel and auxiliary buildings. Their preliminary sketches call for a fireproof



McKim, Mead & White, Architects.

## PROJECTED BUILDING FOR HILLCREST CLUB AT JAMAICA, L. I.

tract containing 105 acres situated in the picturesque hill section of Jamaica. The property was formerly owned by the Hillcrest Golf and Country Club.

There is an eighteen-hole course on the property, designed several years ago by Devereaux Emmett, which will be greatly improved and possibly another course will be added later, if found to be desirable.

The Hillcrest Hotel Corporation, of which William A. McCusker, formerly of the Waldorf-Astoria Hotel management,

structure, designed in the French Renaissance style of the period of Francis the First. The cost of construction of the hotel and other buildings is estimated at approximately \$1,500,000.

The hotel building will be five stories in height, with basement, and will contain about two hundred and fifty rooms each with private bath, in addition to large dining rooms, grill, billiard room, lounge, swimming pool, etc. The construction of this building will be commenced in the near future.

## Construction Industry Will Need 650,000,000 Pounds of Copper and Brass Next Year

A SURVEY of the building industry which has just been completed by the Copper and Brass Research Association places the total expenditures in this country during 1922 for all classes of building at \$5,000,000,000. Approximately one-third of this amount will be expended for dwelling construction, according to statistics furnished by the Copper and Brass Research Association.

Industrial buildings follow, with a total of \$655,000,000, after which come office buildings with \$645,000,000; hotels, \$640,000,000, and schools, \$610,000,000. Public buildings, hospitals and churches follow in the order named.

The total consumption of copper in the building industry this year is estimated at 150,000,000 pounds, comprising copper, brass and bronze in the form of sheets, piping, hardware, lighting fixtures, wire, etc

This is an increase of 100,000,000 pounds as compared with 1921, of 96,000,000 pounds as compared with 1920, and of 73,000,000 pounds as compared with 1919, in which years the amount of copper used in the building industry varied between 4 and 6 per cent of the total copper consumption of the United States.

It is estimated that 118,000,000 pounds of copper will be used this year in roofing and sheet-metal work, 17,000,000 pounds in plumbing, 11,000,000 pounds for lighting fixtures, etc., and 4,000,000 pounds in hardware.

It is stated in the survey:

"The potential market for copper and brass in the building industry on the basis of this year's construction is estimated at 650,000,000 pounds to be used in a schedule of projects involving every type of operation.

# Revival of Residential Building in Metropolitan District

## Weekly Statistical Report of F. W. Dodge Company Shows Renewed Activity Among Speculative Interests in Construction of Apartment Houses

**T**HE approach of winter brings little evidence of a decline in the volume of new construction being planned. For the past several weeks, reports from offices of architects and contractors in this territory show a very healthy situation as applied to newly projected operations and the records of contracts awarded recently are indicative of a continuation of unusual activity in the construction field for some months to come.

Building activity in New York State and New Jersey, north of Trenton, as indicated by the weekly statistics of the F. W. Dodge Company, is regarded as unusually promising. The totals for the forty-seventh week of this year average well with those of previous weeks and although there are evidences of a slight seasonal decline the drop is not nearly as serious as was anticipated only a short time ago. The new building and engineering operations reported in the early planning stages during the forty-seventh week of 1922 involved 782 separate projects at a total estimated value of approximately \$30,470,600. During the same period there were contracts awarded for 450 structural operations at an estimated cost of \$18,333,200.

In New York City there is a continuation of structural activity at a rate far in excess of recent anticipations and unless the im-

pending labor disturbances curtail progress the city will experience a winter building season of unusual intensity. Recorded construction in the five boroughs of New York City for the forty-seventh week involves 292 new structural projects of various types at a total value of \$18,805,900 and 133 contract commitments which will require a total outlay of about \$10,024,000.

The 292 operations reported as planning include 19 business buildings such as stores, offices, lofts, commercial garages, etc., \$436,500; 3 educational projects, \$245,000; 1 hospital, \$3,000,000; 6 factories and industrial buildings, \$113,000; 3 public works and public utilities, \$43,800; 4 religious and memorial buildings, \$81,000; 253 residential operations including apartments, flats and tenements, and one- and two-family dwellings, \$14,301,600 and 3 social and recreational projects, \$585,000.

Included in the list of 133 operations for which contracts were awarded in New York City during the forty-seventh week of 1922, were 11 business buildings of various types, \$665,000; 3 schools and other educational structures, \$30,000; 1 hospital, \$3,000,000; 4 industrial projects, \$140,000; 2 military structures, \$72,000; 1 public works project, \$50,000; 110 residential operations including multi-family dwellings and one- and two-family dwellings, \$6,032,000 and 1 recreational building, \$35,000.

### PERSONAL AND TRADE NOTES.

**Record and Guide** announces that its telephone number has been changed from Bryant 4800 to Pennsylvania 1500.

**J. P. Tuplin**, structural engineer, who has been connected with the Foundation Co., 120 Liberty street, for the past six years, has joined the staff of Geo. B. Post & Sons, architects, 101 Park avenue.

**Carl H. Gilman** has joined the engineering staff of the J. G. White Engineering Corp., general contractors. He was formerly resident engineer for the Maine Highway Commission.

**Lord Electric Co.**, New York and Boston, announces that it has secured the services of Boyd Thistle as a member of its engineering staff.

**Atlas Elevator Devices Corporation**, formerly associated with the Atlas Devices Co., Inc., 270 Wyckoff street, Brooklyn, announces the removal of its offices to 260 West 34th street, New York City.

**The Underwriters' Laboratories** announce the removal of their New York offices from 25 City Hall place to new quarters in the Underwriters' Laboratories Building at 109 Leonard street. They will occupy the entire two upper floors, and additional space has been provided for still further expansion. The removal of this organization was made necessary by the rapidly increasing demands for the Laboratories' service, and also by the fact that casualty and burglary protection devices have recently been added to the list taken care of at the New York branch, until a short time ago occupied solely with matters electrical. At this new location will be continued the work of electrical testing laboratories and the conducting of inspections at factories and label service in the Metropolitan District, which includes New York, New Jersey and southern Connecticut. The New York office is under the direction of Dana Pierce, vice-president.

### October Cement Shipments.

Cement production figures for the entire country, as compiled by the Geological Survey, totaled 12,287,000 bbls. during October. This is an increase of nearly 17 per cent. over the 10,506,000-bbls. total for October, 1921. Shipments, however, reached 12,854,000 bbls. as against 12,-

114,000 bbls. for the corresponding period last year, which is of particular interest when considered in connection with the current car shortage. Mill stocks amounted to 4,157,000 bbls., on hand Nov. 1 as compared with 5,348,000 bbls., available at the same time last year.

Department of Commerce statistics show that cement imports, from Sept. 1 to 21 inclusive, amounted to 42,641,000 bbls., valued at \$88,724. Shipments were received mainly from Canada, Denmark, Belgium, Japan, Mexico and Norway. Cement exports totaled 78,615 bbls., valued at \$219,898.

### Lumber Firm Expands Plant.

Louis Brook, Inc., manufacturer of window frames, sash and doors, and wholesale and retail dealer in lumber, with main office and factory at 148 to 152 India street, Brooklyn, announces the purchase of the entire block of vacant land at Woodward and Flushing avenues, adjoining the tracks of the Long Island Railroad, for necessary expansion of its plant. The firm has also negotiated an agreement with the Long Island Railroad to install all required sidings and switches which will effect a considerable saving in trucking annually.

The additional space recently acquired will enable the firm in future to carry a complete line of rough lumber in addition to its window frame department. Orders have already been placed with the Weyerhaeuser Timber Company for a million feet of fir timbers and with other concerns for yellow pine and North Carolina pine lumber aggregating another million feet. This will make an excellent assortment for a new yard.

The new yard of Louis Brook, Inc., is located in a district ideal for rapid delivery of orders to any part of Greater New York. Arrivals of lumber will be facilitated by sidings into the yard and water shipments will be unloaded within five hundred feet of the plant.

Discussing the purchase of this property and the plans for its development, Mr. Brook said:

"We are anticipating at least three years more of very active building conditions in this territory, and our firm is making a determined effort to speed up production so as to take care of our rapidly growing business. On January 1, 1923, we intend to increase our capital to \$100,000 paid in stock and we will be in a position to expand our working facilities and assure unusually prompt deliveries on all orders."

### TRADE AND TECHNICAL SOCIETY EVENTS.

**American Society of Refrigerating Engineers** will hold its annual convention at New York City, December 4 to 6, inclusive.

**American Society of Mechanical Engineers** will hold its forty-third annual meeting in New York City December 4 to 7 inclusive.

**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.

**New York State Association of Builders** will hold its twenty-seventh annual convention at Elmira, January 30 to 31, 1923, inclusive. The program for this meeting will be announced later.

**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.

**National Crushed Stone Association** will hold its annual convention in Chicago, January 15 to 17 inclusive, at which time the convention of the American Road Builders' Association and the Good Roads Show will be in session. Although the details of the program have not been announced as yet, the topics of quarry operation and management will be covered by contributed papers and discussion from the floor.

**Building Managers and Owners Association of New York** will hold its regular inner meeting at the Advertising Club, 7 East 25th street, Tuesday evening, December 12. This will be the annual meeting and the chairmen of the standing committees will present written reports covering the work of their committees for the past year. The annual election of officers and executive committeemen will take place at this time.

**National Exposition of Power and Mechanical Engineering** will open at 1 P. M. on Thursday, December 7, at the Grand Central Palace. This exposition will immediately follow the annual meetings of the American Society of Mechanical Engineers and the American Society of Refrigerating Engineers and will remain open until December 13.

# CURRENT BUILDING OPERATIONS

**B**UILDING conditions in the Metropolis have been upset to some extent during the past week by the strike of the bricklayers on several jobs and the threats of the employers to institute a lockout unless the strikers return to their jobs without further delay. Although the prevailing difficulty in labor circles is basically an inter-union proposition, the employers have been drawn into it, and unless speedily settled is likely to cause considerable trouble for the industry as a whole just at a time the greatest injury is possible.

Prior to the disagreement in labor circles the outlook for the winter building season in and around New York City was excellent. There is already a large amount of construction under contract and scheduled to proceed during the next few months, and reports of new projects being planned by architects are announced daily. It has been a number of years since the prospects for winter building activity were as favorable as they are at present, and the construction industry is hopeful that the dispute may be settled without hindrance to local progress.

One of the most interesting aspects of the local building situation at the present time is the steadily increasing volume of apartment house construction that is being released for an immediate start. Several months ago it was freely predicted that the residential building movement was about concluded, at least for the current year. During the latter part of the summer there seemed to be a greater number of residential buildings under way than the demand for living accommodations warranted. However, the renting records of the past few months show a lively demand still for modern small-unit apartments, and speculative builders in the Bronx and Brooklyn are going ahead with their plans for a large number of projects of this type.

Local markets for building materials and supplies have been exceedingly active during the past week. The favorable weather conditions this autumn have been responsible for the start of a large number of new projects and the revival of apartment house construction is augmenting the demand for structural commodities. Dealers in masons' materials, lumber merchants, and manufacturers and sellers of other items used in construction work all are well satisfied with current business conditions, and as there has been a slight improvement in the railroad freight situation, with shipments com-

ing more promptly from production centers, the market outlook is generally optimistic. Prices are very firm and there is a decided trend toward higher building material price levels as the winter season matures.

**Common Brick**—The strike of the bricklayers on several important building projects in New York City so far has not decreased orders for this material. Buying activity in the New York wholesale market for Hudson River common brick was somewhat above normal for this time of the year, with Brooklyn standing out

prominently as the most important consumer at this time. This is largely due to the fact that a number of large apartment house projects have recently been matured and their builders are making their material commitments so as to be assured of ample supplies as they are required. A number of speculative builders are starting their operations immediately in order to take advantage of the exemption from taxation, and in order to do this their jobs must be substantially under way before next spring. The common brick demand has been very strong from all sec-

## 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..\$15.00 to \$16.00  
Raritan .....

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; quotas 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 300-lb. barrel) ..... 3.75 per bbl

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

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

**Plaster**—

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

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

Brown Mortar, in cloth bags. 18.00 per ton

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

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

Rebate for returned bags. 15c. per bag

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

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

**Plaster Blocks**—

2-in. (solid) per sq. ft.....\$0.10¼ to \$0.12

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

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Entire Metropolitan market reached weekly—2,500,000 families—thoroughly selling the Smoothtop idea.

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is just as good as it looks. But remember! You cannot get Smoothtop results 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 tops steaming with but one burner going.

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# MATERIALS AND SUPPLIES

tions of the Metropolitan District this week, and unless the bricklayers' strike spreads or the threatened lockout by the employers materializes there is likely to be a good market for this commodity for some time to come. Common brick prices are very firm at levels somewhat higher than they were a week ago. The ruling prices are \$15 to \$16 a thousand to dealers in cargo lots alongside, and the majority of sales are said to be made at \$15.50 a thousand or above.

**Summary**—Transactions in the North River common brick market for the week

ending Wednesday, November 28, 1922. Condition of market: Demand excellent; prices, higher and firm at the new level. Quotations: Hudson Rivers, \$15 to \$16 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 36; sales, 32. Distribution: Manhattan, 5; Bronx, 1; Brooklyn, 18; New Jersey points, 5; Astoria, 2; Yonkers, 1. Remaining unsold in the New York wholesale market on November 28, 14.

**Structural Steel**—Despite the fact that reports from the offices of architects and engineers in this district indicate the early

release of a substantial number of important structural projects the local market for fabricated steel is quiet. Fabricators report that relatively few jobs of any real size have been released for bids during the past week or so, but they are well satisfied with the outlook. At present there is sufficient business pending to give the market an unusually active aspect for the season. Operations in the fabricating shops are being maintained at an excellent rate and in a number of instances are only limited by the continued difficulty in getting shipments through from the mills. Prices are steady for both shapes and fabricated material.

**Cast Iron Pipe**—Although new orders are not coming in as rapidly as they did a few weeks ago manufacturers of cast iron pipe are generally well satisfied with the business outlook. Municipal business is relatively light, as it is usually at this period of the year, but private buyers are fairly active, and from all accounts demand is likely to hold its present rate of intensity for some time to come. Pipe manufacturers are said to be encountering considerable difficulty in obtaining permits for shipments on account of the car shortage. Prices are firm and unchanged with New York quotations as follows: 6 in. and larger, \$54.50 per net ton in carload lots f.o.b., 4 in. and 5 in., \$59, and 3 in., \$64.80, with Class A and gas pipe \$4 extra per ton.

**Reinforcing Bars**—Concrete reinforcement bookings were lighter during the past week than they have been, but there is a satisfactory number of inquiries which denote excellent business in the near future. Plans are being prepared for a number of large industrial and commercial projects in the Metropolitan District which will involve a substantial total tonnage of reinforcing material. Prices are steady and firm.

**Electrical Supplies**—Trade conditions in the electrical supply market have not changed to any extent during the past week. As a general thing demand is good and dealers are favorably impressed with the prospects for business during the next three or four months. The demand for wiring materials has dropped to some extent, but there is considerable amount of active construction that should be responsible for substantial orders in the near future. Prices for electrical materials and supplies are firm and no changes of consequence have been reported to the trade.

**Window Glass**—The situation in the local market for both plate and window glass remains practically unchanged.

## 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.

### 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. . . . . \$1.67  
 Kentucky limestone, per cu. ft. . . . . 2.20  
 Briar Hill sandstone, per cu. ft. . . . . 1.60  
 Gray Canyon sandstone, per cu. ft. . . . . 1.65  
 Buff Wakeman, per cu. ft. . . . . 1.90  
 Buff Mountain, per cu. ft. . . . . 1.60  
 North River bluestone, per cu. ft. . . . . 1.80  
 Longmeadow Brown Stone . . . . . 2.11  
 seam face granite, per sq. ft. . . . . 1.20  
 South Dover marble (promiscuous mill block), per cu. ft. . . . . 2.25  
 White Vermont marble (sawed) New York, per cu. ft. . . . . 3.00

### Structural Steel—

Plain material at tidewater; cents per pound:  
 Beams and channels up to 14 in. . . . . 2.34c. to —  
 Beams and channels over 14 in. . . . . 2.34c. to —  
 Angles, 3x2 to 6x3 . . . . . 2.34c. to —  
 Zees and tees . . . . . 2.34c. to —

### 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 38.00  
 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 —  
 Cypress shingles, 6x13, No. 1 Hearts . . . . . 15.00 to —  
 Cypress shingles, 6x13, No. 1 Prime . . . . . 13.00 to —  
 Quartered Oak . . . . . 163.50 to —  
 Plain Oak . . . . . 129.00 to —

### Flooring:

White oak, quart'd sel. . . \$102.50 to —  
 Red oak, quart'd select. . . 97.50 to —  
 Maple No. 1 . . . . . 87.00 to —  
 Yellow pine No. 1 common flat . . . . . 61.00 to —  
 N. C. pine flooring Norfolks . . . . . 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—

Turpentines . . . . . \$1.35 to —



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## CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

### Manhattan

#### APARTMENTS, FLATS AND TENEMENTS.

**GRAND CONCOURSE.**—Goldner & Goldner, 47 West 42d st. have plans in progress for a 6-sty brick and stone apartment house, 116x131 ft. irregular, on the west side of Grand Concourse, 154 ft south of East 182d st. for Jonat Realty Co., Inc., 299 Broadway, owner. Cost, \$300,000.

**152D ST.**—Geo. F. Pelham, 200 West 72d st. has plans in progress for a 5-sty brick apartment house, 75x100 ft. at 500 West 152d st for Benax Construction Corp., Benj. Axelrod, president, 674 West 163d st. owner. Cost, \$150,000.

**151ST ST.**—Geo. F. Pelham, 200 West 72d st. has plans in progress for a 5-sty brick apartment house, 75x100 ft. at 511 West 151st st for Sedgwick Construction Co., Jas. Davis, president, 414 West 120th st. owner. Cost, \$150,000.

**ANDREWS AV.**—Maurice Courland, 47 West 34th st. has completed plans for a 6-sty brick and limestone apartment, 140x105 ft. irregular, at the southwest corner of Andrews av and West 176th st for Maber Realty Corp., Max Lasberg, president, 103 Park av, owner and builder. Cost, \$240,000.

**5TH AV.**—Schwartz & Gross, 347 5th av. has preliminary plans in progress for a 14-sty brick and limestone apartment house, 93x152 ft. at the southwest corner of 5th av and 10th st for Fifth Avenue & Tenth Street Corp., H. A. Hyman, president, 503 5th av, owner. Cost, \$2,000,000.

**AUDUBON AV.**—Victor C. Farrar, 4 East 39th st. has plans in progress for a 5-sty and basement brick and limestone apartment house, 125x95 ft. at the southeast corner of Audubon av and 171st st for The 171st Street & Audubon Avenue Corp., care of John T. Brady Co., 103 Park av, owner and builder. Cost, \$150,000. Owner will take bids on separate contracts about December 23.

**SHERMAN AV.**—Geo. F. Pelham, 200 West 72d st. has plans in progress for two 6-sty brick apartments, 100x145 ft and 100x105 ft. at the southeast corner of Sherman av & Elwood st. for Sherman Elwood Bldg. Corp.—Sonn Bros. in charge—149 Church st. owner and builder. Owner will take bids on separate contracts about December 4th.

#### DWELLINGS.

**92D ST.**—Lawrence F. Peck, 101 Park av. has been retained to prepare plans for alterations to the 4-sty brick dwellings, 15x100 ft each, at 62-64 East 92d st for Mansfield Ferry, 20 Exchange pl, owner.

#### HOSPITALS.

**LAFAYETTE AV.**—Block & Hesse, 18 East 41st st. have plans nearing completion for a 4-sty brick and limestone maternity hospital, on plot 125x100 ft. irregular, at the northeast corner of Lafayette av and Manida st for a syndicate headed by J. M. Levine, 30 East 42d st. owner and builder.

#### SCHOOLS AND COLLEGES.

**AMSTERDAM AV.**—C. B. J. Snyder, southeast corner Flatbush av ext and Concord st. Brooklyn, has completed plans for the 4-sty fireproof George Washington High School, 300x295 ft. at Amsterdam av and 183d st. Ft. George, for City of New York. Board of Education, Anning S. Prall, president, 500 Park av, owner. Cost, \$1,900,000.

#### STABLES AND GARAGES.

**BROADWAY.**—Missac Thompson, 189 Montague st. Brooklyn, has plans in progress for a 2-sty brick garage, 100x100 ft. with service station, at the northwest corner of Broadway and 129th st. for Orlando F. Battalia, 111 Broadway, owner. Cost, \$35,000.

### STORES, OFFICES AND LOFTS.

**BOSTON RD.**—Springstein & Goldhammer, 32 Union sq. have completed plans for a group of 1-sty brick stores, 51x125 ft. at the southeast corner of Boston rd and 172d st for Isidor Fein, 300 West 56th st. owner and builder. Cost, \$30,000.

**40TH ST.**—Schwartz & Gross, 347 5th av. have plans in progress for a 9-sty brick loft building, 69x98 ft. at 226-32 West 40th st for Frank & Frank Contracting Co., 246 West 42d st. owner and builder. Cost, \$400,000.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

**RYER AV.**—Moore & Landsiedel, 148th st and 3d av. have plans in progress for a 5-sty brick apartment house, 50x85 ft. on the west side of Ryer av, 120 ft north of Burnside av. for Wilwara Holding Corp., L. Phelan, president, 1879 Harrison av, owner. Cost, \$85,000.

**HORNADAY PL.**—Chas. Schaefer, Jr., 394 East 150th st. has completed plans for a 5-sty brick apartment, 50x80 ft. on the north side of Hornaday pl. 100 ft east of Mohegan av. for Hornaday Construction Co., L. Severino, president, 290 Broadway, owner and builder. Cost, \$90,000.

**197TH ST.**—Chas. Kreymsborg, 2534 Marion av. has plans in progress for a 5-sty brick apartment house, 100x70 ft. in the south side of East 197th st. 100 ft west of Marion av. for A. Stillman, 2765 Webster av, owner. Cost, \$200,000. Owner will take bids on separate contracts about December 4.

#### DWELLINGS.

**ANDREWS AV.**—Henry J. Nurick, 44 Coum. st. Brooklyn, has completed plans for six 2-sty brick dwellings, 21x75 ft. on the east side of Andrews av, 116 ft south of Burnside av. for Debros Realty Corp., Saml. Rosenberg, president, 293 East 35th st. owner. Cost, \$84,000.

**KINGS AV.**—John P. Boyland, 120 East Fordham rd. has plans in progress for six 1-sty frame clapboard and shingle dwellings, 20x30 ft. at Kings av and Sound View for P. J. Dwyer Co., 4925 Broadway, owner. Cost, \$25,000.

**SCRIBNER AV.**—Wm. Husson, 135 Westchester sq. has completed plans for a 2-sty frame clapboard & shingle dwelling, 22x49 ft. on the west side of Scribner av, 96 ft east of Balcom av. for O. Thompson, 504 East 140th st. owner. Cost, \$8,000.

#### STABLES AND GARAGES.

**PARK AV.**—J. J. Dunnigan, 394 East 150th st. has completed plans for a 1-sty brick and limestone garage, 100x140 ft. on the south side of Park av, 225 ft north of 173d st. for Clare Park Corp., owner, care of architect.

#### MISCELLANEOUS.

**ANDREWS AV.**—John P. Boyland, 120 East Fordham rd. has plans in progress for a 1-sty brick recreation building, 53x100 ft. on the east side of Andrews av, 150 ft south of Fordham rd. for Church of St. Nicholas Tolentine, Rev. Father Weiser, pastor, 2342 Andrews av, owner. Cost, \$20,000.

### Brooklyn

#### APARTMENTS, FLATS AND TENEMENTS.

**OCEAN AV.**—Plans are being prepared privately for a 6-sty brick and steel apartment, 150x100 ft. at the northeast corner of Ocean av and Regents pl for J. Wm. Mengel, 81 Fulton st. Manhattan, owner. Cost, \$250,000.

**68TH ST.**—Shampan & Shampan, 188 Montague st. have plans in progress for an apartment house, on plot 146x128 ft. at the southwest corner of 68th st and Ridge blvd for O. Falk, owner. Cost, \$350,000.

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**CHURCH AV.**—Shampan & Shampan, 188 Montague st. have plans in progress for an apartment house, on plot 75x133 ft. at the northwest corner of Church av & East 21st st. for Kraslow Building Co., owner. Cost, \$180,000.

**AV I.**—Jas. A. McCarroll, 852 Monroe st. has completed plans for a 4-sty brick apartment, 120x99 ft. at the northwest corner of Av I and Ocean av for Ivanhoe Realty Co., Seth H. Cutting, 1602 Av J, owner and builder. Cost, \$200,000.

#### BANKS.

**ATLANTIC AV.**—Holmes & Winslow, 134 East 44th st. Manhattan. have plans in progress for a 2-sty stone or brick fireproof bank building, 55x120 ft. at Atlantic & Pennsylvania avs. for East New York Savings Bank—E. A. Richards, president—Atlantic av, owner. Cost, \$450,000. Architect will take bids late in December.

#### DWELLINGS.

**AV J.**—Wm. A. Lacerenza, 16 Court st. has completed plans for a 2-sty frame and stucco dwelling, 22x60 ft. at the northeast corner of Av J and East 22d st for Isidore Pollack, 544 Sheffield av, owner and builder. Cost, \$22,000.

**SHORE RD.**—Thos. Bennett, 7826 5th av. has completed plans for a 2½-sty frame dwelling, 22x45 ft. on the east side of Shore rd, 60 ft north of 87th st. for John Boyle, 145 Bay 33d st. owner and builder. Cost, \$12,000.

**76TH ST.**—Samuel L. Malkind, 16 Court st. has completed plans for eight 2-sty brick dwellings, 18x57 ft. in the south side of 76th st. 100 ft from 19th av. for Lupo Engineering & Concrete Co., Inc. 1730 76th st. owner and builder. Cost, \$80,000.

**NEW YORK AV.**—Bly & Hamann, 551 Nosstrand av. have completed plans for six 2-sty frame dwellings, 17x40 ft. on the west side of New York av, 117 ft north of Linden av. for Jas. Church, 221 Schaeffer st. owner and builder. Cost, \$36,000.

### Queens

#### APARTMENTS, FLATS AND TENEMENTS.

**JAMAICA, N. Y.**—A. Levinson, 386 Fulton st. Jamaica, has plans in progress for four 4-sty brick and limestone apartments, 34x82 ft. on the east side of Sutphin blvd. near Fulton st. Jamaica, for H. Sirkin, 30 Kaplan av. Jamaica, owner and builder. Cost, \$60,000 each.

#### DWELLINGS.

**WOODHAVEN, L. I.**—Short & Riggs, 370 Macon st. Brooklyn, have plans in progress for a 2½-sty frame dwelling, 33x49 ft. in the west side of 87th st, 1,150 ft north of Jamaica av. Woodhaven, for Chas. Mincaric, Woodhaven, owner. Cost, \$15,000.

**FLUSHING, N. Y.**—Louis Danancher, 328 Fulton st. Jamaica, has been retained to prepare plans for sixty-two dwellings on Broadway and 27th, 28th, 29th and 31st sts. between Broadway, Flushing and Queens avs, Flushing, for Simon and Harry Bernstein, owners and builders, care of architect. Owner will take bids on separate contracts about March 1.

#### HALLS AND CLUBS.

**FLUSHING, L. I.**—Lowinson & Schubert, 366 5th av. Manhattan, have plans in progress for a 1-sty frame and stucco club house, 60x125 ft. on Black Stump rd. Flushing, for Fresh Meadow Country Club, Flushing, owner. Architect will take bids on general contract about December 3.

### Nassau

#### SCHOOLS AND COLLEGES.

**NORTH MERRICK, N. Y.**—I. B. Baylis, 55 Main st. Hempstead, has completed plans for

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a 2-sty and basement fireproof grade school, 61x132 ft., at North Merrick, for Board of Education of Common School District No. 29 of Merrick, Bert Hope, president, Hempstead, owner. Cost, \$140,000.

### Suffolk.

#### SCHOOLS AND COLLEGES.

AMITYVILLE, N. Y.—Louis Inglee, Broadway, Amityville, has completed plans for a 3-sty fireproof limestone & terra cotta high & elementary school, 168x60 ft., on Broadway, Amityville, for Joint Union Free School District No. 6, Town of Babylon, owner, care of architect. Cost, \$200,000.

### Westchester

#### APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—Sibley & Featherston, 101 Park av, Manhattan, have completed plans for a 4-sty brick & steel apartment, 300x200 ft., irregular, at Gramatan & West Lincoln av, Mt. Vernon, for Frank Starkman, 262 Primrose av, Mt. Vernon, owner and builder. Cost, \$400,000.

YONKERS, N. Y.—H. L. Quick, 18 So. Broadway, Yonkers, has completed plans for a 5-sty brick & limestone apartment house, 100x100 ft., at 76 Caryl av, Yonkers, for Oliver Scott, 18 So. Broadway, Yonkers, owner.

#### DWELLINGS.

NEW ROCHELLE, N. Y.—Lawrence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2½-sty frame & stucco dwelling, 25x50 ft., at Premium Point Park, New Rochelle, for Wm. Featherston, Norwalk, Conn., owner. Cost, \$18,000.

NEW ROCHELLE, N. Y.—Lawrence M. Loeb, 57 Lawton st, New Rochelle, has plans in progress for a 2½-sty brick veneer dwelling, 25x32 ft., at Highland Park, New Rochelle, for Dominick Smith, 5th av, Pelham, owner. Cost, \$14,000.

RYE, N. Y.—Nelson Breed, care of J. W. O'Connor, 162 East 37th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 50x20 ft., with garage, on Grandview av, Rye, for John P. Bassett, Oakwood av, Rye, owner. Cost, \$20,000.

SCARSDALE, N. Y.—Coy & Rice, 299 Madison av, Manhattan, has completed plans for a 2½-sty frame dwelling on Walworth av, Scarsdale, for Herbert P. Spooner, owner, care of architect. Cost, \$18,000.

PELHAM HEIGHTS, N. Y.—Geo. L. Miller, 3 So. 3rd av, Mt. Vernon, has plans in progress for two 2½-sty frame and clapboard dwellings, 21x30 ft., with garages, on Marguand pl, Pelham Heights, for Oscar Johnson, 432 Dunham av, Mt. Vernon, owner and builder. Cost, \$14,000 each.

#### SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Chamberlain & Fairbrooke, 18 So. Broadway, Yonkers, have plans in progress for a junior high school at 192-194 No. Broadway, Yonkers, for City of Yonkers, Board of Education, Benj. W. Stillwell, Yonkers, owner. Structural engineer, Gunvald Aus, 244 Madison av, Manhattan.

NEW ROCHELLE, N. Y.—R. J. Reiley, 477 5th av, Manhattan, has plans in progress for a 3-sty rubble stone parochial school, 35x101x51 ft., at Washington av and Division st, New Rochelle, for St. Gabriel's R. C. Church, Rev. Michael Larkin, 120 Division st, New Rochelle, owner.

#### STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—D. A. Summo, 280 Huguenot st, New Rochelle, has plans in progress for a 1-sty reinforced concrete & brick garage, 65x25 ft., on Washington av, New Rochelle, for D. A. Trotta, owner, care of architect. Cost, \$20,000. Architect will take bids on general contract soon.

#### STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—Benj. H. & C. N. Whinston, 2 Columbus Circle, Manhattan, has plans in progress for a 2-sty brick & stone store & office building, 60x80 ft., at corner of Main & Court sts, White Plains, for Central Bank of Westchester County, 183 Main st, White Plains, owner. Cost, \$40,000. Architect will take bids on separate contracts about December 15th.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—Jos. G. Siegel, 343 Madison av, has the general contract for an 11-sty brick, steel & limestone apartment, 70x120 ft., at 41-43 University pl, for Sailors Snug Harbor—I. T. Bush, president—202 Green st, owner, from plans by Helmle & Corbett, 132 West 42nd st, architect. Cost, \$200,000. Consulting engineer—C. J. Jepperson, Inc., 56 West 45th st.

#### BANKS.

BROOKLYN—Rufus H. Brown, 356 Pearl st, has the general contract for a bank at the

southwest corner of Court st & Atlantic av, for South Brooklyn Savings Institute—Wm. J. Coombs, president—160 Atlantic av, owner, from plans by McKenzie, Voorhees & Gmelin, 43 Madison av, Manhattan, architects. Cost, \$500,000.

#### DWELLINGS.

WOODMERE, N. Y.—Eugene E. Cornell, Cedar Lane, Woodmere, has the general contract for a 2½-sty frame & brick veneer dwelling, 38x34 ft., at Woodmere, for E. G. Moller, Hewlett, owner, from plans by S. E. Gage, 120 East 5th st, Manhattan, architect. Cost, \$20,000.

LARCHMONT, N. Y.—M. Bartnett & Son, Kings Highway, New Rochelle, have the general contract for a 2½-sty frame & stucco dwelling, 37x26 ft., on Boston Post Road, Larchmont, for Wm. R. Collins, Mt. Tom Road, New Rochelle, owner, from plans by Lorillard Wise, 5th av, New Rochelle, architect. Cost, \$13,000.

MT. VERNON, N. Y.—Michael Perri, 507 S. 7th av, Mt. Vernon, has the general contract for a 2-sty brick dwelling, 30x58 ft., at the northeast corner of 6th av & 7th st, Mt. Vernon, for Elvira Perri, 607 S. 5th av, Mt. Vernon, owner, from plans by J. Garfield Beman, 517 S. 7th av, Mt. Vernon, architect. Cost, \$21,000.

SYOSSET, N. Y.—W. S. Fitzrandolph, Inc., 1325 Broadway, Manhattan, has the general contract for a 2-sty frame dwelling, 64x140 ft., with garage, at Syosset, for R. W. Babcock, owner, care of architect, from plans by Delano & Aldrich, 126 East 38th st, Manhattan, architects. Cost, \$75,000.

FOREST HILLS, N. Y.—A. Samson, at site, has the general contract for a 2½-sty brick & hollow tile dwelling, 28x24 ft., in Nome st, Forest Hills, for Louis G. Behr, Chatham & Phoenix National Bank, 86th st & Lexington av, owner, from plans by E. Jackson, 8 Herri-man av, Jamaica, architect. Cost, \$15,000.

WHITE PLAINS, N. Y.—Carpenter & Schnell, White Plains, have the general contract for a 2½-sty brick, frame & stucco dwelling, 42x26 ft., with garage, at Mamaron-neck rd & Dayer st, White Plains, for Clement F. Kingman, 35 Grand st, White Plains, owner, from plans by E. Randell Henderson, Depot Sq, White Plains, architect. Cost, \$20,000.

PLEASANTVILLE, N. Y.—Willett J. Nodine, Ossining rd, Pleasantville, has the general contract for a 2½-sty stone & frame dwelling, 30x100 ft., at Pleasantville, for Willis D. Parker, Roger Babson Co., 165 Broadway, Manhattan, owner, from plans by Oscar Vatet, 565 Fifth av, Manhattan, architect.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Atlantic Structural Co., 1328 Broadway, Manhattan, has the general contract for a 1 & 2-sty brick & hollow tile factory, 100x100 ft., on the east side of 7th av, 332 ft north of Webster av, L. I. City, for L. Blaw & Sons, 154 Avenue C, Manhattan, owner, from plans by George J. Hardy, 22 East 33rd st, Manhattan, architect. Cost, \$40,000.

#### HOTELS.

MANHATTAN—J. G. Siegel, 343 Madison av, has the general contract for a 13-sty brick

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floors, partitions, metal ceiling; \$8,000; (o) Wm. Koenig, 20 Lawrence; (a) John Brandt, 271 W 125 (2430).

READE ST, 132, remove stairs, elevator, glass & wood fronts, new elevator, iron stairs, chimney in 6-sty bk storage & loft; \$50,000; (o) C. F. Hunter, 482 Park av; (a) M. Courtland, 47 W 34th (2086).

WASHINGTON SQ S, 40, new stairs, new light shaft, remove partitions in 4-sty bk apt & offices; \$6,000; (o) Vincent C. Pepe, 40 Washington sq; (a) Simeon Benj Eisendrath, 18 E 41 (2400).

WEST ST, n e c Warren st, erect new steel awning in 4-sty bk hotel; \$1,500; (o) Susan Vivian, England, G B; (a) Pfeifer Bros, Inc, 473 Greenwich st (2363).

3D ST, 79 W, new iron stairs, iron fence, new sheet metal shed, elevator in 3-sty bk health center; \$7,000; (o) N. Y. C. Baptist Missions Society, 276 5 av; (a) Raymond M. Hovel, 7 W 42 (2366).

5TH ST, 244 E, reset partitions, new plumbing work, f p windows, skylight in 2-sty bk apt; \$1,500; (o) Isadore Dicker, 244 E 5th; (a) David S. Lang, 100 W 34th (2088).

13TH ST, 208 W, rearrange partitions, install plumb fix, reset wardrobes in 3-sty bk school; \$2,000; (o) City of N. Y. Bd. of Educ., 500 Park av; (a) C. B. J. Snyder, Flatbush av ext & Concord st, Bklyn (2656).

14TH ST, 446 W, remove & install new steel beams, erect new interior partition in 3-sty bk store & dwg; \$2,000; (o) Hugh King, 15 William st; (a) Lass & Cohen, 446 W 14th (2654).

16TH ST, 13 E, new 3,500 gal. gravity tank on 8-sty bk factory; \$2,500; (o) Dresdner Building Corpn, 25 W 43; (a) Jos Fern, 50 W 140 (2381).

16TH ST, 410-16 W, new steel awning on 6-sty bk warehouse; \$1,500; (o) National Biscuit Co., 9 av, N. Y. City; (a) Jas. R. Torrance, — (2436).

19TH ST, 320 W, new electric lighting & heating plant, plumbing, 3 bathrooms, kitchen in 3-sty bk hotel; \$3,000; (o) Inwood House, 228 W 15th; (a) Albert Parn, 126 E 88th (2083).

21ST ST, 301 E, new 10,000 gal gravity tank & steel beams on 5-sty bk factory; \$3,200; (o) Louis N. Hartog, 214 E 22; (a) Rushing Co., 26 Courtlandt (2394).

23D ST, 69 W, new fire escapes, vestibules on each floor in 4-sty bk str & shops; \$2,000; (o) B. Schaffel, 1068 Teller av; (a) P. Bardes, 230 Grand (2401).

26TH ST, 109-115 W, alter wall for widening st in 12-sty f p stores & lofts; \$350; (o) Abe Epstein, 251 W 89; (a) A. H. Zacharius, 138 7 av (2380).

30TH ST, 224-30 W, remove brick front, new store fronts, fire retard hall partitions, new toilets, stairs, partitions in five 7-sty bk mfg bld; \$12,000; (o) Carracel Realty Corp., 374 7th av; (a) Sam'l Carner, 118 S 28th (2111).

34TH ST, 343 W, remove front stoop in 4-sty bk dwg; \$500; (o) Henry G. Ward, 1018 Madi-

son av; (a) Larremore V. V. Sweesy, 55 Bible House (2398).

35TH ST, 27 E, alter partitions, new bathroom, skylight in 4-sty bk apt; \$3,000; (o) George B. Torry, 27 E 35th; (a) Bernard E. Yamme, 100 Williams st (2081).

36TH ST, 527-33 W, install fuel oil tank & equip in 6-sty bk packing house; \$3,000; (o) Kohe & Brother, 527 W 36; (a) Petroleum Heat & Power Co, 511 5 av (2372).

47TH ST, 135 E, rearrange partitions & bath room, add in 3-sty bk dwg; \$4,500; (o) Michael Marolino, 800 2 av; (a) James O'Connor, 102 E 37 (2404).

48TH ST, 68-70 W, new baths, 2-sty extension in 4-sty bk dwg; \$15,000; (o) Iredag Co., 70 W 48th; (a) Sommerfeld & Streckler, 31 Union sq (2114).

52D ST, 151 W, erect new pent house on 10-sty bk storage warehouse; \$3,000; (o) Manhattan Storage & Warehouse Co, 801 7 av; (a) Louis E Ordwein, 2078 Vyse av (2369).

53D ST, 435 W, replace frame wall with brick wall, new tile flr in 2-sty bk dyeing; \$2,300; (o) Virgil Thurkaufs, 435 W 53; (a) Chas. J. Jordan, 413 W 51 (2405).

54TH ST, 161-63 E, cut new opening in floor, new stairs in 4-sty bk factory; \$1,000; (o) H. Beitz, 163 E 54; (a) Saml Cohn, 45 W 57 (2303).

54TH ST, 12 E, new interior stairs in 4-sty bk office bld; \$500; (o) C. E. Smith & Neva Van Smith McGrath, 12 E 54; (a) Ed I. Shire, 373 4 av (2379).

56TH ST, 137 W, new brick extension, new stairs, iron exit stairs, new dumbwaiter shaft, remove wood extension & stairs in 2-sty bk garage; \$2,000; (o) J. Stewart Barney, 140 W 57th (a) Michael Bernstein, 236 W 55th (2113).

57TH ST, 362 W, remove steps, remove front wall, new brick ext, change partitions in 4½-sty bk dwg; \$5,000; (o) Franklin Conger Smith, Yankton, So. Dakota; (a) Sherwood H. Webber, 101 W 41 (2661).

57TH ST, 13 W, alt to curb & vault in 8-sty bk str & factory; \$1,000; (o) Tiffany Studios, Inc., 361 Madison av; (a) Adolph E. Nash, 56 W 45 (2383).

59TH ST, 123 E, enlarge kitchen, ext on 4-sty bk rest; \$730; (o) G. McGinley, 214 Riverside dr; (a) Kolb Bldg. Co., Inc., 250 W 57 (2385).

61ST ST, 232 E, remove stoop & area, new entrance, level of floors changed, front of bldg veneered in 4-sty bk dwg; \$10,000; (o) Paul Plunkett, 232 E 61; (a) John W. Turnbridge, 51 Clark st (2657).

64TH ST, 345 E, new marquisse on 1-sty bk theatre; \$2,500; (o) Nester B. Cohen, 234 E 87; (a) Engr. Iron Works, Inc., 470 Jerome av, Bklyn (2392).

67TH ST, 1 W, construct new mezzanine in 9-sty bk apt; \$2,400; (o) 1 W. 67th St., Inc., 1 W 67; (a) Terchau & Vaught, 702 E 30 (2435).

72D ST, 446 E, new iron stairway in rear of 4-sty bk dwg; \$200; (o) Saml Goldberg, 446 E 72; (a) Henry J. Nurick, 44 Court, Bklyn (2384).

75TH ST, 186 E, remove shafts, fill up openings, alter partitions in 4-sty bk apt; \$500; (o) Isaac & K. Teschner, 186 E 75; (a) Chas. M. Straub, 147 4 av (2378).

76TH ST, 306 W, rearrange partitions, install new bath room, extend bldg in 5-sty bk dwg; \$13,000; (o) F. B. Arnstein, 306 W 76; (a) Saml Cohen, 45 W 57 (2660).

80TH ST, 536-40 E, new f p stairway, new brick arch opening in 3-sty bk office & laboratory; \$600; (o) N. Y. Edison Co., Irving pl & 15th; (o) Chas. R. Ross & Son, 12 Cedar st (2362).

85TH ST, 26-28 W, replace frame front by brick front, new bath rooms in 3-sty bk apt; \$20,000; (o) Neek Realty Corpn, 7 W 45; (a) Walter Haefeli, Grand Central Terminal (2374).

87TH ST, 109-11 E, new galv iron skylight, remove stairs, cut window & provide f p frame sash, wire glass; \$3,000; (o) 1095 Park Ave. Corpn., 230 Grand st; (a) Chas. B. Meyers, 31 Union sq (2361).

93D ST, 155 W, remove windows, new stone lentel, new door in 3-sty bk dwg; \$150; (o) E. L. Moore, 155 W 93 (2368).

103D ST, 243 E, remove front & rear walls, new front & rear walls, raise floor & roof beams, new 1-sty bk extension, new partitions, in 3-sty bk school; \$15,000; (o) Morris Markowitz, 126 E 103d; (a) Henry J. Nurick, 44 Court st, Bklyn (2078).

116TH ST, 355 E, remove bath room, new bath room in 4-sty bk apt; \$200; (o) A. A. Pinto, Purdys, N Y S; (a) De Rose & Cavaleri, 370 E 149 (2373).

119TH ST, 91 W, new entrance, new ext in 3-sty bk dwg; \$1,500; (o) Henry Hauer, 91 W 119; (a) M. Jos. Harrison, 110 E 31 (2434).

120TH ST, 347 E, cut opening in wall, remove stairs, new toilet & stairs in 3-sty bk storage bld; \$2,500; (o) 347 E 120th St. Realty Corp., 252 E 125; (a) Nathan Langer, 81 E 125 (2387).

120TH ST, 208-10 E, new stairs to roof in 3-sty bk factory; \$1,500; (o) R. & W. Webber, 25 W 33; (a) Bart. John P. Walther, 103 E 125 (2391).

BOWERY, 118-22, remove walls, floors & partitions, rebuild entire bldg in 5-sty bk bank & apt; \$100,000; (o) C. P. H. Realty Co., 149 Bway; (a) Chas. L. Calhoun, 16 E 33 (2376).

BROADWAY, 481, new elev shaft, new partitions, remove fire escape in 4-sty bk store & show rooms; \$4,000; (o) A. Josephson & Chas. Lichman, 70 Eldridge st; (a) Louis A. Sheinart, 194 Bowery (2371).

BROADWAY, 380-82, genl repairs, new snow windows, toilet rooms, enclose stairs in f p in 5-sty bk offices & show rooms; \$50,000; (o) Estate of Laura A. Delano, 80 Bway; (a) Hil & Murdock, 50 E 42 (2662).

MADISON AV, 516, new front & rear 2-sty ext on 5-sty bk store & apt; \$25,000; (o) Arthur Brisbane, 120 William st; (a) Albert Malsin, 24 W 39 (2365).

MADISON AV, 950, alter 1st floor into 6 floors, remove piers, steel girders in 5-sty bk bank & apt; \$15,000; (o) Sagamore Land Corp., 11 Nassau st; (a) Henry Otis Chapman, 334 5 av (2382).

MADISON AV, 1677, raise 1st & 2d floor beams, 2 new store fronts, remove partitions in 4-sty bk dwg & stores; \$2,500; (o) Jennie Shapiro, 104 W 115; (o) Jos. MacParlan, 212 St Anns av (2367).

PARK AV, 1161, remove partitions, enlarge toilet, cut new door, new bath room in 3-sty bk dwg; \$1,250; (o) Dr. Frank Fortunato, swc 112th st & 1st av; (a) De Rose & Cavaleri, 370 E 149 (2397).

4TH AV, 323, remove front walls, build new brick wall, remove stairs, fire escape, new partitions in 3-sty bk office & str bldg; \$15,000; (o) 323 4th Ave. Corp., 2 W 33; (a) Gronenberg & Leuchtag, 450 4 av (2390).

4TH AV, 500, new fuel oil plant installed in 21-sty bk hotel; \$5,000; (o) est Alfred A. Vanderbilt, Grand Central Term; (a) James McVickar, 142 Pearl (2611).

5TH AV, 728-34, new t. c. part, new iron stairs, cement treads, new entrance door & show windows in 25-sty bk office & loft bldg; \$1,500; (o) Anahoma Realty Corp., 50 E 42; (a) Warren & Wetmore, 16 E 47 (2610).

5TH AV, 59, new brick wall, roof beams, bedroom in 4-sty bk apt & store; \$500; (o) Est. Wm. Gebhard, 35 Nassau st; (a) Chas. B. Fuller, 59 5 av (2375).

6TH AV, 57, new partitions, lower floor beams, cut new door openings, new ext in 4-sty bk str & apts; \$4,000; (o) Alfred T. Bailey, 149 Bway; (a) Louis A. Sheinart, 194 Bowery (2586).

7TH AV, 560-62, replace stairs, new t c partitions, cut new opening in wall in 5-sty bk office & show room; \$1,000; (o) Wendel Estates, 175 Bway; (a) John B. Snook Sons, 52 Vesey st (2659).

8TH AV, 647, divide 1 store into store in 4-sty bk str; \$3,500; (o) Mary E. T. Frazee, 427 Bloomfield av, Montclair, N. J.; (a) Jules Du Bois, 643 8 av (2395).

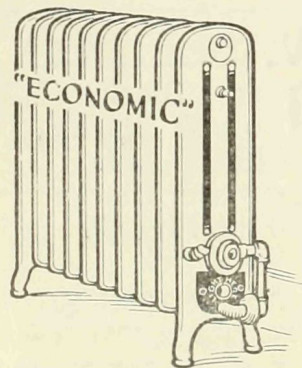
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7TH & 8TH AVS, 31ST TO 33D STS, enclose space on L I concourse to be used as barber shop, shop to be 1-sty plaster block; \$15,000; (o) Pennsylvania Railroad Co, 7th av & 33d; (a) Gibbs & Hill, Penn. Station, 7th av & 33d (2509).

8TH AV, 131, install bath room, remove stair, in 5-sty bk int & str; \$1,500; (o) Jacob Segal, 131 S av; (a) Eli Benedict, 355 E 149 (2483).

10TH AV, 48-50, 2d floor to be insulated & arranged for cold storage plant in 3-sty bk meat house; \$4,500; (o) Ludlow Estates, 16 S av; (a) Lionel M. Levine, 530 Manhattan av (2484).

Brooklyn

ALBEMARLE RD, 2175-2205, n s, 100 e Flatbush av, ext & f e 3-sty bk telephone exchange; \$650,000; (o) N. Y. Telephone Co., 15 Dey st, N. Y.; (a) McKenzie, Voorhies & Gmelin, 342 Madison av, N. Y. (19199).

BARREY ST, 318, w s, 150 s Liberty av, roof & plbg in 2½-sty fr 2 fam dwg; \$3,000; (o) Frank Giambalvo, premises; (a) Wm. A. Lacerenza, 16 Court st (19041).

DOOLEY ST, 56, w s, 438.6 n Emmons av, exterior & int alts & plumbing to 2½-sty fr 2 fam dwg; \$2,000; (o) Mrs. Vincinzino Buglisi, prem; (a) Lester Smith, 2640 E 27th (19995).

HALSEY ST, 686, s w c Patchen av, ext 4-sty bk stores & 3 fam dwg; \$2,500; (o) Martin Brunges, premises; (a) Voss & Lauritzen, 65 De Kalb av (18222).

HENDRIX ST, 851-5, e s, 165 s Lorraine av, raise bldg, ext & int 2-sty fr store & 2 fam dwg; \$2,500; (o) Gittele Hirschan, 281 New Lots av; (a) Jack J. Feinberg, 3904 Clarendon rd (19238).

JAY ST, 357, e s, 225 s Myrtle av, ext 3-sty bk store & shop; \$10,000; (o) Wm. H. Kuebler, 28 Willoughby st; (a) E. Madelsohn, 1778 Pitkin av (19392).

JEFFERSON ST, 359-67, n s, 270 e Irving av, ext 1-sty bk warehouse; \$96,000; (o) Sidney F. Musselwhite, 1299 Sterling pl; (o) Adolph Goldberg, 164 Montague st (19169).

LAKELAND PL, 3206-8, s w c Orange, ext & int 2-sty fr 2-fam dwg; \$3,000; (o) Deila J. Tracey, prem; (a) Henry A. Dumper, 62 Greene av, Amityville, L. I. (18435).

LEONARD ST, 156, s e c Stagg st, ext & int 4-sty bk store, garage & 6 fam dwg; \$2,500; (o) Anthony Miobara, premises; (a) Albert C. Kunzi, 779 Manhattan av (19233).

PRINCE ST, 214, w s, 154.3 n Fleet, str frt & int alt 3-sty fr str & 2 fam dwg; \$1,600; (o) Antonio Curamanco, 285 Nevins; (a) C. E. Murray, 142 Livingston.

ROSS ST, 185, n s, 75 e Lee av, ext & int 3-sty bk 2 fam dwg; \$3,000; (o) C. I. M. Reaity Co., Inc., 134 Bway; (o) Saml Sass, 366 5 av, N. Y. (19265).

SPENCER ST, 116-18, w s, 107.9 n Myrtle av, str ft, int ext & plbg 3-sty fr store & 2 fam dwg; \$3,000; (o) Pietro Pizzillo, premises; (a) Salvati & Le Inornik, 369 Fulton st (19164).

2D ST, 631, n s, 122.10 w Prospect Park W., ext on 3-sty bk 1 fam dwg; \$2,000; (o) Danl. J. McCoy, premises; (a) Geo. Dykes, 112 E 19th, Manhattan (18144).

N 9TH ST, 175-7, e s, 150 s Bedford av, ext & int 2-sty bk factory; \$6,500; (o) American Star Cork Co., premises; (a) Fred B. McDuffee, 65 Clifton pl (19195).

WEST 15TH ST, 2874, w s, 140 n Mermaid av, rebuild walls & roof 3-sty fr lodging house \$3,500; (o) Arthur R. Marston, premises; (a) Philip Freshman, 350 Fulton (18384).

213TH ST, 165, n s, 75 e Bedford av, change occupancy 1-sty bk storage garage; \$3,000; (o) Geo. Frey, Jamaica, L. I.; (a) Abraham I. Kanos, 667 Driggs av (18404).

ATLANTIC AV, 1284-6, s s, 80 w Nostrand av, raise walls & roof 1-sty br factory; \$5,000; (o) Metropolitan Eng. Co., 1250 Atlantic av; (a) Ernest M. Van Norden, 130 E 15, N. Y. City (17630).

ATLANTIC AV, 293, n e c Smith st, str fts, int & pl 3-sty bk store & 2 fam dwg; \$5,000; (o) Hy. C. Kieselbach, 140 Maple st; (a) Magnuson & Kleimert, 52 Vanderbilt av, N. Y. (19400).

BLAKE AV, 918, s s, 40 e Warwick, ext to 2-sty bk str & 2 fam dwg; \$2,000; (o) Barnett Pomerantz, 595 Cleveland; (a) E. M. Adelsohn, 1778 Pitkin av (19953).

BROADWAY, 780-82, s s, 50 e Sumner av, str fronts, exterior & int alts to 2-3-sty fr bank & offices; \$7,000; (o) Mfrs. Trust Co., 774 Bway; (a) Edw. A. Klein, 112 E 19th, Manhattan (18943).

EASTERN PKWAY, 451, n w c Rogers av, str fronts, int alts & plumbing to 3-sty bk str & 2 fam dwg; \$2,000; (o) Andora Realty Corp., 42 Water, Manhattan; (a) Salvati & Le Quornik, 369 Fulton (19930).

ECKFORD ST, 309, w s, 350 n Calyer, ext 2-sty fr 2 fam dwg; \$3,000; (o) Wm. Koepfen, 190 Greenpoint av; (a) J. Bernard Pfeiffer, 184 & 89 av, Hollis (17712).

FULTON ST, 1241-55, n s, 360 e Bedford av, int 1-sty bk str; \$5,000; (o) Robt. O. E. Lodge,

551 Nostrand av; (a) F. W. Woolworth Co., 233 Bway, N. Y. (15511).

FLATBUSH AV, 806-14, n w c Caton av, ext, int & plbg 4-sty bk stores & 13 fam dwg; \$15,000; (o) Arthur J. Waldron, 1153 Bedford av; (a) R. Thos. Short, 370 Macon st (19213).

GOTHIC ALLEY, n s, 82.9 e Adams, ext to 2-sty bk shop, storage; \$10,000; (o) N. Y. & Brooklyn Towel Supply Co., 218 Pearl; (a) Wm. Higginson, 15 Park Row, Manhattan (20124).

GREENE AV, 38, s s, 62.8 e Carlton av, int alts & plbg to 3-sty 2 fam dwg; \$4,000; (o) Miss Mary V. Marsten, 4819 10 av; (a) R. Thos. Short, 370 Macon (19939).

JOHNSON AV, 774, s s, 100 e Graham av, ext, str fts & int 3-sty fr store & 4 fam dwg; \$5,000; (o) Antonino Centonze, 200 Johnson av; (a) Frank Adams, 59 Montrose av (19128).

LEONARD ST, 351-3, n w c Jackson, ext, str front & int alts in 2-sty fr str & 1 family dwg; \$4,000; (o) Tom Caliendo, prem; (a) Laspia & Samenfeld, 625 Grand (18174).

MACON ST, 117-19, n w c Marcy av, ext int & plbg 6-sty bk sanitarium; \$40,000; (o) Central Sanitarium, premises; (a) Louis Berger & Co., 1696 Myrtle av (15512).

MANHATTAN AV, 206, es, 25 n Ten Eyck st, str ft & int 3-sty fr store & 2 fam dwg; \$6,000; (o) Jacob Sachs, 179 Stockton st; (a) Harry A. Yorish, 29 Graham av (19072).

MYRTLE AV, 440-42, s w c Waverly av, ext, int & pl 4-sty bk stores, lodge rooms & 1 fam dwg; \$2,000; (o) Frank A. Bottonig, premises; (a) Henry Holder, 242 Franklin av (19095).

NEW LOTS RD, 712-14, s w c Warwick st, ext & int 1-sty bk market; \$2,000; (o) Regina Hasenfratz, 738 New Lots rd; (a) Wm. C. Winters, 106 Van Sicklen av (19065).

PITKIN AV, 2238-44, s s, 25 w Hendrix st, add 2-sty & ext 3-sty bk store, office & storage; \$8,000; (o) Elias Gusman, 2236 Pitkin av; (a) E. Madelsohn, 1778 Pitkin av (19407).

PUTNAM AV, 39, n e c Downing, rf, int alts & plumbing to 4-sty bk 1 fam dwg; \$5,500; (o) Alexina Lambert, prem; (a) Geo. M. Miller, 381 Putnam av (19994).

SURF AV, 1201-13, n w c W 12th, walls, balcony & int alts to 2-2-sty bk m. p. str & hotel; \$15,000; (o) Peter Menekakis, prem; (a) Jacob Fisher, 25 Av. Manhattan (20049).

SUTTER AV, 835, n s, 25 e Schenck av, exterior & int alts & plumbing to 2-sty fr str

& 1 fam dwg; \$4,000; (o) Israel Milstein, prem; (a) Jack J. Feinberg, 3904 Clarendon rd (20143).

SUTTER AV, 40-62, s s, bet Barrett & Grafton, increase play yard 4-sty bk school; \$20,000; (o) City of New York, City Hall, N. Y.; (a) A. W. Ross, 131 Livingston st (19129).

THROOP AV, 601-19, s e c McDonough st, add 2 stys & int 5-sty bk telephone exchange; \$125,000; (o) N. Y. Telephone Co., 15 Dey st, N. Y.; (a) McKenzie, Voorhies & Gmelin, 342 Madison av, N. Y. (19428).

VAN SICKLEN AV, 247-57, s e c Glenmore av, int & plbg 2-sty fr storage & 1 fam dwg; \$3,000; (o) Philip Cohen, 706 Blake av; (o) Abr Farber, 1746 Pitkin av (19395).

VOORHIES AV, 2216, s s, 108.2 e Elmore pl, raise bldg 3-sty bk stores & 1 fam dwg; \$3,000; (o) D. Santoro, 2226 Voorhies av; (a) Salvati & Le Inornik, 369 Fulton (19133).

WAVERLY AV, 514-22, w s, 191.3 s Fulton, int alts to 5-1-sty bk storage; \$2,500; (o) Reid Ice Cream Co., 524 Waverly av; (a) Voss & Lauritzen, 65 DeKalb av (19954).

WILLOUGHBY AV, 947-59, w s, 75 n Charles pl, oil tank in 3-sty bk labor lyceum; \$5,310; (o) Brooklyn Labor Lyceum, prem; (a) Petroleum Heat & Power Co., 511 5 av, Manhattan (18319).

WYCKOFF AV, 224-6, w s, 20 s Menahan, ext on 3-sty fr str & 2 fam dwg; \$4,000; (o) Island Holding Corp., 323 Wyckoff av; (a) Louis Berger & Co., 1696 Myrtle av (18341).

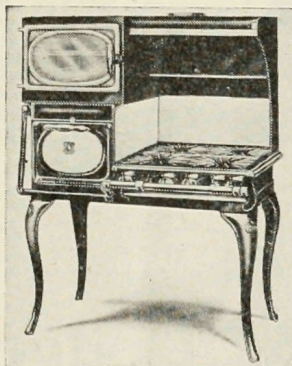
23D AV, 8722-6, w s, 300 s Benson av, ext & int 3-sty fr 2 fam dwg; \$4,000; (o) Thos. A. McLaughlin, 8732 23 av; (a) Jacob Lubroth, 44 Court st (19183).

Richmond

FOUR CORNERS.—N w c Westcott & Coale avs, 2-sty side & rear add to 2-sty fr barn alter to dwg, 18x40, spruce sheathed rf; \$7,500; (o) Wm. M. Herlihy, 116 Mountain View av, Four Corners; (a) G. & E. Blum, 505 5 av, Manhattan (61S).

MARINERS HARBOR.—Simanson av, 144, 1-sty rear ext, 22x32, to present 1-sty sewing room, 22x50; \$1,200; (o) Richmond Knee Pants Co., 144 Simanseen av, Mariners Harbor; (a) P. P. (630).

WEST BRIGHTON.—Richmond st, s s, w of Union, 2-sty rear add, 9x14, to 2-sty fr dwg, 18x40; \$1,700; (o) John Petrone, Richmond & Union sts, West Brighton; (a) James Fish, 302 Broad, Stapleton (629).



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**MECHANICS' LIENS**

**Manhattan**

**NOV. 23.**

76TH ST, 12 W; Pierre Warny—Elizabeth A Viau (88)..... 44.00  
1ST AV, 1503; Active Metal Ceiling Co—Frank J Bulda; Joseph Dlouhy & Frank Cuomo; Joseph Martin (89)..... 110.00

**NOV. 24.**

LEXINGTON AV, 1861; Chas Greenberg—Deroldine Realty Co & Nora Contracting Co (90)..... 235.00  
AMSTERDAM AV, 731; Peerless Roofing & Constn Co—Martha B H Christie & Frank W Christie (91)..... 105.00  
118TH ST, 77 E; University Plumbing & Heating Co—Anna E Keck & Carl Sebach (92)..... 197.68  
125TH ST, 79-81 E; Morris Goldman Decorative Glass Co—Alicia Realty Co & Arkay Co et al (93)..... 232.00

**NOV. 25.**

MADISON AV, 743; Peyton M Hughes—Isabella D A Davis & Dr John E L Davis (94)..... 995.00  
44TH ST, 110 W; Peyton M Hughes—Teresa Risetto & Lucca Restaurant Co (95)..... 6,785.00  
114TH ST, 437 E; Philip Samuels—Saml Isaacson & Isidor Isaacson (96) 125.00  
6TH AV, 643; Benj Bronstein—Wm Birns, Inc, & Wm Birns (97)..... 1,140.00  
37TH ST, 101 W; Benj Bronstein—Wm Birns, Inc, & Wm Birns (98)..... 700.00

**NOV. 27.**

40TH ST, 70 W; Frank Tassini—Mayday Realty Corpn & Continental Woodwork Co (99)..... 250.00  
BROADWAY, nec 90th, 100.8x325 to Amsterdam av; Louis J Loeffler—Ninto Bldg Corpn & Saml W Hurowitz (100)..... 2,686.50  
ST NICHOLAS AV, nwc 162d, 125x160; Max Novie—Wm J Diamond (101)..... 5,000.00  
GREENWICH ST, 713; Wm H Lawrence et al—Frantis Realty Corpn & John F Evans (102)..... 728.00  
114TH ST, 18 W; John A Philbrick & Bro—Congregation Adas Yankoff Aheche Slabodke of Harlem & M Reichbach & Son (103)..... 33.00  
BROADWAY, 1603; Hannegan Plumbing Co—Saml Spector (104)..... 404.86

**NOV. 28.**

FT WASHINGTON AV, 56 to 64; Wiegand & Lassman—Banit Realty Co, Inc (105)..... 1,141.45  
66TH ST, 49 E; P Aguado Co—Bainbridge Colby; renewal (106)..... 260.00  
AV A, 11; Samuel Sideroff—Pauline Harris & Elias Harris (107)..... 5,000.00

**Bronx**

**NOV. 22.**

PURITAN AV, ws, 100 s Waterbury av, 50.1x90; Fred Lattari et al—Anna Holdgreen; Edward J White CROSS ST, ss, 50 e Minford av, 25x100; Henry G Silleck, Jr—Louis G Lemke & John Doe; Harvey Doan (108)..... 424.69

**NOV. 23.**

HUGHES AV, 2243; Joseph Spatola—Mary A MacNulty; Thomas & Antonia Canariato..... 200.00  
NELSON AV, 1116; Max Shatz—Andrew F Kuhn; Catherine Kuhn... 120.00  
180TH ST W, nec Grand av, 90x100; Grossman Bros & Rosenbaum, Inc—Val Constn Co; Kingsbridge Iron Works..... 650.00  
180TH ST W, nwc Davidson av, 90x100; same—same; same..... 650.00  
LEGGETT AV, nec Kelly, 75.9x117; Grossman Bros & Rosenbaum, Inc—Honora Bldg Corpn; Kingsbridge Iron Works, Inc..... 725.00  
LELAND AV, 1536-44; Israel Hutt—Park Versailles Realty Co; Mainboro Realities, Inc..... 1,200.00  
TREMONT AV E, nwc Bryant av, 100 x108.7; Grossman Bros & Rosenbaum, Inc—Alcas Realty Corpn; Kingsbridge Iron Works, Inc..... 696.67  
HOE AV, 1015; Grossman Bros & Rosenbaum, Inc—Tampa Bldg Co; Kingsbridge Iron Works..... 650.00  
BRYANT AV, ws, 105.1 s 178th, 105 x110; Grossman Bros & Rosenbaum Inc—Alcas Realty Corpn; Kingsbridge Iron Works, Inc..... 696.67  
BRYANT AV, swe 178th, 105.1x111.3; Grossman Bros & Rosenbaum, Inc—Alcas Realty Corpn; Kingsbridge Iron Works, Inc..... 696.67  
JESSUP AV, es, 275.2 s Featherbed la, 25x100; E Segal & Son, Inc—Swidler Const Co..... 200.00

MATTHEWS AV, ws, 225 n Brady av, 50x100; Matteo Capobianco—Bertha M Guenther & Bertha Cooper; John Tedeschi & Bros..... 1,947.70

**NOV. 24.**

228TH ST, 850 E; James Bell—John Kohe & Sam Moisa..... 145.00  
SAME PROP; Nicola De Palo—same... 35.00  
SAME PROP; Jos Garbarini—same... 124.00  
SAME PROP; John Barberi—same... 125.00  
SAME PROP; Oreste Sestegionni—same..... 125.00  
SAME PROP; John Burke—same... 92.00  
235TH ST, 362 E; S Klein & Son—Elizabeth L Fletcher..... 39.00  
MATHEWS AV, 2061-3; John Tedeschi—Bertha M Gunther..... 7,500.00  
HOFMAN ST, 2472-80; Frank Pisciotta—Jennie Coggiano & John Coggiano..... 300.00  
3D AV, es, 56.1 s 147th, 28.1x80.5; Frank Pisciotta—John A Carlucci... 1,425.00  
CROSS ST, 176; Bernard Gall—Fredk Lemke & Harvey Doane..... 325.00

**NOV. 25.**

230TH ST E, ns, 150 w Bronxwood av, 25x114; Thos J Wynne et al—Henry Gall & Sam Moisa..... 146.00  
181ST ST E, swe Southern blvd, 150x157; Salvatore Luckes—Leware Realty Corpn..... 795.75

**NOV. 27.**

POWLER AV, sec Van Nest av, 75x100; Morris Kramer—Kingsbridge Iron Works, Inc..... 4,500.00  
161ST ST, 725 E; Mark Nash—Anna Olinka..... 1,000.00

**SATISFIED MECHANICS' LIENS**

**Manhattan**

**NOV. 23.**

5TH AV, 2141-3; Jennings & Welstead Corpn—King's Chapel Assembly of the Apostolic Faith, Ins, et al; Nov 15'22..... 810.00  
63D ST, 125 E; National Fire Proofing Co—Peter Guthy, Inc, et al; Nov17'22..... 3,950.20  
HOUSTON ST, 346 E; Morris Goldstein—Fannie Reider et al; June13 '22 (cancelled)..... 301.00  
1ST AV, 540; Petersen & Neuberger—Kaufman Bros et al; Oct13'22 (by bond)..... 690.00

**NOV. 24.**

**NOV. 25.**  
48TH ST, 249 E; T V O'Connell, Inc—Eliz N Cushing et al; July12'22..... 398.00  
SAME PROP; Louis Casale—same; July31'22..... 730.52  
45TH ST, 133 W; Kramer Contracting Co—Isidore H Kramer et al; Aug27'21 (cancelled)..... 228.00

**NOV. 28.**

FT CHARLES PL, 26-28; Morris Susserman—Alexander Bldg Corpn et al; Sept27'22..... 1,400.00  
98TH ST, 14 to 34 W; Abe Fieber—Capitol Holding Co, Inc, et al; Nov 8'22..... 300.00  
178TH ST, 501 W; Samuel Samolin—Morrisania Realty Corpn et al; Nov 20'22..... 782.50

**Bronx**

**NOV. 22.**

GRAND CONCOURSE, es, 35 — St George Crescent, 36.4x91.8; Crane & Clark—Anna Monaco et al; Oct7'22 980.18  
I.O.G.A.N AV, nwc Barkley av, —x—; Julius Kaplan—Louis C Holl et al; Nov6'22..... 595.00  
RYER AV, ws, 161.4 s 181st, 103.4x122.2; Samuel Yucker—Valhalla Corp et al; Oct16'22..... 1,050.00  
239TH ST, 648 E; Anthony Lo Monte—Paul Recke et al; Aug8'22..... 270.00  
239TH ST E, ss, 50 e Matilda av, 50x100; James A Coughlin—Paul Mecke et al; July29'22..... 1,338.27

**NOV. 23.**

MURDOCK AV, ws, 425.8 s Nereid av, 50x100; Henry J Hein—Helith Builders, Inc, et al; Sept2'22..... 1,300.00  
GOODRICH AV, 5020; Max Golember—Clyde K Miller et al; July28'22... 811.29

**NOV. 24.**

FARADAY AV, ns, 325 w Newton av, 25x100; Thos J Cunningham—Patk Keefe et al; Nov14'22..... 535.00  
WALTON AV, 1176; M O'Neil Supply Co—Mavis Realty Co et al; Nov8 '22..... 1,658.78

**NOV. 25.**

HOFFMAN ST, 2458-60; Morris German—Petra Ruocco et al; Oct19'22. 98.00

**NOV. 27.**

COLONIAL AV, 2047; Stephen Heitman—Edw E Brown et al; Oct26'22. 255.00  
BAINBRIDGE AV, 3041; Francis J Lewis—Henry Sievers et al; Apr26 '22..... 1,752.72  
WEBB AV, ws, 200 n 195th, 50x120; Larkin Lumber Co—Arthur Dern et al; Aug16'22..... 717.67  
SAME PROP; Anthony Castaldi & Co—same; June15'22..... 2,500.00  
SAME PROP; G B Raymond & Co—same; June24'22..... 806.15

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