

Real Estate Record and Builders Guide

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Advertising Index Page

A. B. See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	849
Acme Foundry	861
Adams & Co.	848
Adler, Ernest N.	849
American Bureau of R. E.	2d Cover
Amer. Realty Co.	846
American Enameled Brick & Tile Co.	855
Ames & Co.	847
Amy, A. V., & Co.	847
Anderson Brick & Supply	4th Cover
Anderson, James S., & Co.	847
Armstrong & Armstrong	849
Asbestos Mfg. Co.	861
Ashforth & Co.	847
Athens Brick, Lime & Cement Co.	4th Cover
Automatic Fire Alarm Co.	856
Bauer, Milbank & Molloy	847
Beaver Tile, Inc.	844
Bechman, A. G.	850
Bell, H. W., Co.	859
Benenson Realty Co.	2d Cover
Bonded Securities Corp.	861
Boyd, James	2d Cover
Boylan, John J.	847
Brener, Samuel	2d Cover
Brett & Wyckoff	Front Cover
Brooks & Momand	Front Cover
Brown, Frederick	2d Cover
Brown, J. Romaine Co.	Front Cover
Bulkley & Horton Co.	850
Busher, Eugene J., Co.	847
Butler & Baldwin	Front Cover
Cahn & Cahn	2d Cover
Cammann, Voorhees & Floyd	847
Carpenter, Leonard J.	847
Carroll, Cyril A.	848
Chauncey Real Estate	847
City Investing Co.	836
Classified Advertisements	846
Clayton Tile & Marble Co.	862
Coburn, Alfred P.	847
Crane, Wm. M., Co.	854
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank, Wm., Sons	Front Cover
Cudner, R. E., Co.	847
Cushman & Wakefield	847
Cutner, Harry B.	847
Davenport Real Estate Co.	850
Davis, G. Malvin	849
De Rosa, Chas. M., Co.	848
Davies, J. Clarence	846
Day, Joseph P.	847
Dike, O. D. & H. V.	847
Dodge, F. W., Co.	863
Dowd, James A.	849
Dubois, Chas. A.	848
Duffy, J. P., Co.	859
Dunlap & Lloyd	848
Duross Co.	847
Edwards, Chas. C.	846
Edwards, Charles G., Co.	847
Edwards, Dowdney & Richart	856
Elliman, Douglas L., & Co.	846
Ely, Horace S., & Co.	Front Cover

TABLE OF CONTENTS

Editorials	837
Real Estate Transactions in 1922	839
Relief for Traffic Congestion in Terminal Zone	841
Real Estate Review of the Week	843
Private Sales of the Week	843
Mortgage Loans	845
Statistical Table of the Week	850
New Construction Records Established	851
Residential Building Gains in Metropolis	853
Personal and Trade Notes	853
Trade and Technical Society Events	853
Building Material Market	854
Contemplated Construction	856
Contracts Awarded	857
Plans Filed for New Construction	858
Plans Filed for Alterations	859
Mechanics' Liens and Satisfied Liens	862

Advertising Index Page

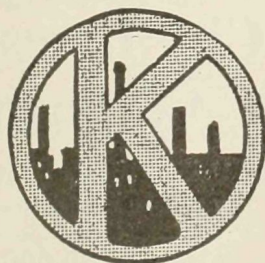
National Electric Laboratories	2d Cover
Natanson, Max N.	2d Cover
Neenan Elevators-American Machine & Foundry Co.	4th Cover
Nehring Bros.	847
New York Edison Co., The	857
New York Title & Mortgage Co.	836
New York Herald	844
Niewenhous, Henry S.	850
Noyes, Chas. F., Co.	Front Cover
Ogden & Clarkson Corp.	847
O'Hare, Geo. L.	836
Oppenheimer, Fred	849
O'Reilly, Thos. J.	846
O'Reilly & Dahn	847
Ottinger, Nathan L.	848
Payton, Philip A., Jr., Co.	2d Cover
Pease & Elliman	Front Cover
Pell, S. Osgood & Co.	858
Pflomm, F. & G.	Front Cover
Phelps, Albert D.	850
Pomeroy, S. H., Co., Inc.	858
Porter & Co.	Front Cover
Quell & Quell	850
Queensboro Corporation	2d Cover
Read, Geo. R., & Co.	Front Cover
Realty Co. of America	836
Rinaldo, Hiram	848
Rockaway White Sand Co.	4th Cover
Runk, Geo. S.	848
Ryan, Geo. J.	847
Saffir, Abraham	849
Schindler & Liebler	848
Schweibert, Henry	850
Seaman & Pendergast	849
Shaw, Rockwell & Sanford	847
Sherman & Kirschner	849
Slattery Gas Radiator Co.	860
Smith, Malcolm E., Inc.	847
Spear & Co.	848
Speyers, James B., Inc.	849
Spotts & Starr	847
Straus, S. W., & Co.	859
Talbot, Jacob J.	848
Tankoos, Smith & Co.	847
Title Guarantee & Trust Co.	836
Tyng, Stephen H., Jr., & Co.	836
United Electric Light & Power, U. S. Realty & Improvement Co.	2d Cover
Van Valen, Chas. B.	2d Cover
Vorndrans, Christian, Sons	858
Wacht, Samuel	2d Cover
Waddell & Martin	2d Cover
Walsh, J. Irving	847
Walden, James P.	848
Warsaw Elevator Co.	860
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	861
Wells, James N., & Sons	847
White, Wm. A., & Sons	Front Cover
Whiting, Wm. H., & Co.	Front Cover
Winter, Benjamin	2d Cover
Wood-Dolson Co.	Front Cover
Zittel, Fredk., & Sons	847

Advertising Index Page

Empire Brick & Supply	4th Cover
English, J. B.	847
Finch, Chas. H., & Co.	861
Finkelstein, Jacob & Co.	848
Fischer, J. Arthur	847
Fisher, James B.	850
Fox, Fredk., & Co.	847
Frey, Wm. J.	850
Gold, Louis & Co., Inc.	2d Cover
Hecla Iron Works	861
Hess, M. & L., Inc.	Front Cover
Hoeckh, John J.	848
Holmes Elec. Protective	859
Home Title Insurance Co.	836
Hubbard, C. Bertram	Front Cover
Hygrade Builders Supply Co.	4th Cover
J. & E. Realty Co.	849
Jackson, Daniel H.	2d Cover
Kane, John P., Co.	4th Cover
Keller, Charles G.	848
Kelley, T. H.	848
Kelly, Albert E.	848
Kempner & Son, Inc.	Front Cover
Kewanee Boiler Co., Inc.	Title Page
Kilpatrick, Wm. D.	836
Kissling, J. P. & L. A.	848
Kloes, F. J.	858

Advertising Index Page

Kohler, Chas. S.	836
Kopp, H. C., & Co.	847
Kraslow, Walter	2d Cover
Kurz, Wm. F. Co.	850
Lackman, Otto	850
Ladd & Nichols, Inc.	837
Lackman Otto	850
Lawrence, Blake & Jewell	836
Lawrence Cement Co.	4th Cover
Lawyers Mortgage Co.	856
Lawyers Title & Trust Co.	844
Leayeraft, J., & Co.	Front Cover
Leist, Henry G.	847
Levers, Robert	848
Losere, L. G.	850
Martin, Samuel H.	847
May, Lewis H., Co.	847
McMahon, Joseph T.	2d Cover
Merrall, Wm. B.	849
Milner, Joseph	Front Cover
Mississippi Wire Glass	4th Cover
Monell, F. Bronson	847
Moore, John Constable	849
Moors, J. K.	847
Morgan, Leonard, Co.	849
Murtha & Schmohl Co.	4th Cover
Nail & Parker	836
Nassoit & Lanning	847



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EDITORIAL

Some Bright Spots in the Dying Year

At hand is the time for looking back over another finished year, for reviewing its outstanding features and considering whether it has been a good year or a bad year. Keen observers are now engaged in retrospect, some viewing 1922 from one angle, some from another. After all of the observers have set down their conclusions, after the good and the bad features of the last twelve months have been analyzed, the Average Citizen will have an opportunity to consider the composite view and to decide for himself what characterization best fits the departing 1922. But, without waiting for these developments, it may be assumed that the Average Citizen already has formed a general opinion of the record made by the dying year, that he feels disappointment because no greater progress has been made toward real world peace, that the dissensions in Europe have not been more nearly adjusted, that great domestic problems still remain unsolved in Washington, and that taxes, which we have always with us, continue burdensome to a staggering degree. Those fortunate individuals whose business has prospered during the last twelve months no doubt will pronounce 1922 a good year, but those whose business has been held prostrate by railroad strikes and other untoward developments undoubtedly hold a different view.

Taken all in all, however, it is quite evident that those interested in real estate and building here in the metropolis can look back upon 1922 with reasonable satisfaction. THE RECORD AND GUIDE presents in this issue reviews of the year's developments in real estate and in building construction, in both of which fields various outstanding features are to be found. In realty transactions it is shown that 1922 has recorded greater activity than 1921, and that this activity has been widespread and diversified. Developments of prime importance have taken place in Manhattan, the Bronx, Brooklyn and the other boroughs. In Manhattan the year has witnessed new activities in Madison and Lexington Avenues, in Third Avenue, in Greenwich Village and on Washington Heights which foreshadow great future advantages for those sections. On the lower West Side and even far down town much reason for optimism is to be found in the year's developments.

Early predictions that 1922 would break all records for volume of construction activity in New York City have been justified. Although the final building totals for the year are not yet available, it is definitely known that the construction work placed under contract and started during the past twelve months has been approximately forty per cent. greater than that of 1921, heretofore the record year. The housing crisis has been met, and still there has come no let-down in the great volume of construction under way.

Thus it is apparent that in many respects 1922 has been a good year, especially in Father Knickerbocker's realm, and perhaps the brightest feature of all is seen

in the prospect that the realty and building activities of the year now ending will continue unretarded during 1923.

Playing Politics with the Subways

The Board of Estimate and Apportionment lost little time in rejecting the plan of the Transit Commission for a new trunk-line subway under Eighth and Amsterdam Avenues. Not only Mayor Hylan but every other member of the Board went on record at the first opportunity as being against this \$69,500,000 project, thereby heading for the scrap-heap one of the most important of the Transit Commission's suggestions for relieving the transportation crush in Manhattan.

It can hardly be assumed, of course, that the city authorities took this action after careful consideration of the new plan, for they had had neither the time nor the opportunity to give it real consideration. Rather must the Board's immediate rejection of the proposal be attributed to political motives. It does not necessarily follow, therefore, that the construction of the Eighth-Amsterdam subway will be delayed indefinitely by this action. Soon after Governor-elect Smith takes office and the new Legislature meets, it will be possible to get a line on what Albany proposes to allow New York City to do in the matter of new subways, and then the City Administration may be expected to get busy promptly on plans of its own.

The chances are that when authority to build new subways is revised to accord with the results of the last two elections here in the metropolis a new program will be launched without delay under new auspices. The city authorities doubtless will promulgate plans calculated to minimize the work of the Transit Commission appointed by Governor Miller, so that credit for future accomplishments may go to other quarters. It is to be doubted, however, if the new subway planners will get far in their work without adopting, at least in a general way, the most important of the proposals thus far submitted by the McAneny Commission. A little change here and a little change there must be expected, with a new name to be credited with authorship. But the chances are that the new plans will adhere pretty closely to what already has been proposed, not only for the West Side of Manhattan and for Brooklyn, but for other important sections of the city. Engineers are apt to be engineers first and politicians afterward, so election results may not make so much difference, after all, in the choosing of the most desirable routes for future subways. The problem which must be solved by Hylan engineers, like the problem which McAneny engineers have been trying to solve, is how best to afford proper transit facilities for the metropolis. Basically, it is a problem which has nothing to do with politics, and it is a problem with which politics should have as little to do as is possible in a community of the character of New York. Means of

rapid transit must be provided for the city's ever-growing population, and the average citizen cares much less about who builds the needed subways than he or she does about how promptly they are built.

One vital question of policy is involved in the matter, however—a question in which the entire city has grave concern. That is as to the plan under which the new

subways shall be operated. It will be a sad day for the metropolis if the new regime at Albany yields to Mayor Hylan's demand that the new subways be operated by the municipality. If such a condition should come to pass, not merely subway plans but the subways themselves would be thrown into politics, with resultant evils that might prove staggering.

Operations of Joseph P. Day Organization in 1922 Total \$30,000,000

By JOSEPH P. DAY.

WITH my auction sales of vacant land totaling 20,000 lots, 7,000 more than my best previous year, and my other real estate operations contributing to a grand volume of \$30,000,000, I cannot help but regard 1922 as a remarkable year. Ten million of that \$30,000,000 volume of 1922 business represents operations in industrial properties, waterfront and general manufacturing sites, as well as factories. My Out-of-Town auction sales in the big cities, from coast to coast, contributed another million of dollars to the grand volume; while my Special Sales Day auctions in the Vesey Street Salesrooms, of private dwellings, tenements, apartment houses, theatres, office and loft buildings, and unimproved parcels, accounted for \$4,000,000. Private sales of estates and dwellings, not to mention my sales of houses for the United States Shipping Board, and United States War Department warehouses, equipment and industrial sites, also contributed their share to my greatest year.

In selling 20,000 lots during the year 1922, I had to have my hand on the public buying pulse every minute. From this intimate knowledge, I have reached the conviction that the outstanding feature of the last year's lot market was the predominance of the small lot buyer.

This may not sound very startling to those who have not maintained a careful check on the character of the New York real estate buying public. I can remember the time when my buying audiences were made up, in the main, of the large investor and speculator. Even as late as last year the small lot buyer was in the minority. This year he was in the majority by a big margin. Of course, in saying this, I am disregarding some of my sales which were distinctly "Builders' Buys"—apartment house, business and high-class dwelling sites, such as the Montgomery Estate, Featherbed Lane sale and the Hoboken United States War Department industrial sites, which naturally attracted the large speculators and investors.

When I speak of the homesite seekers, I refer more particularly to their presence at my big sales in the Bronx, such as the Lorillard Spencer Estate, which I sold for the New York Public Library and the United States Trust Company of New York, Morris, Wissmann, Ebling, William Waldorf Astor, Ruhl, Ludlow, Henry R. Hoyt and Simpson Estates; Columbia Oval, which I liquidated for the Trustees of Columbia College, and the East Bay Land Company property, which I sold for London, Eng., interests. These auctions accounted for sales of over 8,000 lots. It wasn't so long ago that 3,000 lots represented all the vacant land that New York could absorb in a whole year.

The small lot buyer was also prominently represented at my sale of 3,136 Forest Hills West lots. This tremendous disposal was made in six days. This is a world's record for lot auction sales. The best previous mark was my Morris Park sale of 3,000 lots, made in two weeks' time. Other Long Island sales were those of the Jamaica Estates, Duell, Sturgis and Porter Estates; Sir Frederick Mirrieles and Peck Estates at Bayside; Baisley Park, Elmhurst, Astoria, Long Island City and other sales show the Queens County total to over 6,000 lots. Westchester County and Brooklyn also contributed their share of small lot buyers. I refrain from mentioning here my many New Jersey sales, as I wish to substantiate the statement about the dominance of the homesite seeker in what can be termed truly the metropolitan market.

The coming to the fore of the homesite seeker I regard as

the finest and soundest evidence of the healthy condition of the New York lot market. All the splendid education the newspapers have been giving the public on the advantages of "owning your own home," plus the irresistible force of my big advertising campaigns encouraging and selling the people the idea of putting their money in the soundest of all investments—land, all this constructive work bore rich fruit in 1922, and I believe the real bumper harvest will mature in 1923. For, as splendid as has been the aid extended by Emergency Tax Exemption law, New York's housing shortage is far from being relieved. In support of this contention, permit me to insert a portion of an able article by Charles W. Wood, quoting John J. Murphy, Secretary of the Tenement House Committee of Greater New York. This article was recently featured in a New York newspaper. Mr. Murphy's views on the housing situation follow:

"The most agonizing problem before the average New Yorker is the problem of where to find a suitable home—a place where the rent is reasonably within his income and which is still a fit place for a family to live in. Almost everybody is feeling deeply on this subject. Very few are thinking deeply upon it. That's the trouble. For in another year New York may again face a crisis which will require something more than intelligent planning on the part of those who have usually concerned themselves with this problem. It will require extraordinary statesmanship. It will require a lot of public education. It will require a degree of co-operation on the part of many conflicting elements in the community—such a degree of co-operation, in fact, as can hardly be looked for except in the event of a sudden social catastrophe."

I also quite agree with Mr. Murphy's vision on the best possible way out of a housing shortage situation that may well become desperate, i. e., community building co-operation. The unfortunate complications in the building trades situation will hardly make for a lowering of construction prices, which had been confidently hoped for. The only answer, then, is community building, the worth of which has had a fine exemplification in the Throgg's Neck district of the Bronx, where I have held seven big auction sales.

The builder of apartments in the city outskirts will have an easier time, I believe, securing loans for operations in 1923. Already there is a distinct easing in the mortgage money market, a sign of a returning faith in the land by moneyed interests.

There is a generous proportion of the 200,000 yearly increase in New York City's population that is able and eager to buy or rent homes—newly constructed dwellings or apartments. The building of his own home naturally created a fine satisfaction for the owner, and heightened the splendid co-operative community spirit which is the backbone of civic advancement and America's hope for the future.

The newness has irresistible appeal, together with the modern conveniences which accompany it. This demand will always maintain a market for the larger building investor and lot speculator, and I am quite confident that 1923 will see a sustained want on the part of the buyer of this type.

As a matter of fact, I look for a building boom in the Spring that will make similar events of other years look like flurries.

So, I should say that the outstanding feature of the 1922 season was the domination of the market by the small lot buyer, the homesite seeker. The small buyer overshadowed the big investor and speculator not so much because this type of buyer decreased, but because of the tremendous increase of the homesite seeker. There is every indication that this increased buying of the small lot buyer will be carried over into 1923 with even greater vigor, and this movement mirrors a substantial, sound economic expansion of the Greater City.

REAL ESTATE SECTION

Real Estate Transactions in 1922 Greater Than in 1921

During the Year Now Ending the Realty Market Also Has Been More Diversified and Its Activities More Widespread

THE year 1922 has witnessed a larger volume of real estate transactions than 1921, although during 1921 some larger individual sales were made, sales that ran well into the millions. The market in 1922, however, has been more diversified and its activities more widespread.

Every kind of property, from an old building in the Battery neighborhood to a large tract of land in extreme northerly Manhattan, has changed hands. Old cold-water tenement houses in the East and West sides of town share honors with the so-called new-law houses so far as the demand for real estate is concerned.

Operator and investor alike indulged in varied pickings. The smaller investors were more numerous than the year before. Fine private dwellings sold well this year. The demand for them was good, wherever situated. Many of these buildings have felt the influence of trade invasion in residential blocks and they were accordingly sold either to operators or investors who contemplate remodeling them into medium-sized business buildings. Others among them will retain their residential character. There was less remodeling of dwellings into small apartment houses with stores in the ground floor than during the preceding year. Why this is so is not clearly discernible, unless it be the fact that new apartments in the Bronx and in Brooklyn have attracted many tenants who heretofore looked for small suites in the premier borough. The rule this year was to make over residences that were passé into mercantile and office buildings. Especially is this evident in some of the residential blocks of the West Side and the Upper West Side, and even more noticeably still in the Fifth-Avenue section south of Fifty-ninth Street and in Lexington and Madison Avenues as well as in many of the numbered streets contiguous to those avenues. As a result their earning power has increased, with a consequent enhancement of their fee values.

The outstanding features of the market this year were great activity in the sale of all kinds of property on Lexington Avenue, where investors and operators alike have participated; the almost daily purchase of parcels on Third Avenue by operators primarily and by tenants of stores who wished to escape increasing rentals and be assured of continuity in their business locations by purchase of the property; the demand for apartment house and business building sites on Madison Avenue; the sale of numerous sites on Park Avenue for the best types of apartment houses; the sale of many large elevator apartment-houses and vacant plots on Washington Heights and the sale of many large vacant plots and walk-up apartment houses in the Bronx. The outlook now is that Lexington Avenue and Madison Avenue will, to a marked degree, become henceforth rivals of Park Avenue as apartment-house centers. They will, however, have this differentiation: they will have more apartment houses with stores in them than have the apartment houses on Park Avenue. Madison Avenue is becoming a center of small smart shops.

The year 1923 will see the beginning of extensive structural changes. Park Avenue itself will be the scene of more fine apartment-house building, numerous old buildings there having been bought within recent months to be replaced with the most modern kind of buildings. Especially is this true in the region of the Seventies and Eighties and in the fine old resi-

dential section of Park Avenue from Thirty-fourth to Fortieth Streets.

Third Avenue real estate, which is now so active, was for two generations held closely by old and conservatively-managed estates which would not take the initiative in arousing investment interest in their holdings. The operator has availed himself of the possibilities there, consequent on the close contact of new rapid transit routes, to arouse new investment interest. The operator usually bears the same relation to an old and densely-populated district or thoroughfare as the speculative builder does to the sparsely-settled and vacant-land sections. Second Avenue has felt the influence of activity in Third Avenue to an appreciable degree, but it lacks the element to move it quite as rapidly that Third Avenue possesses. Besides, Third Avenue is inherently a thoroughfare. It is destined to witness considerable structural improvement and betterment. Some of this may take place in 1923, now that new investment blood is coursing through it. The operators have gone through Third Avenue pretty well this year and have taken substantial profits. They may continue there for a while. Then will come the investor who will make of the avenue a new structural entity. Third Avenue is pulling strong and seems bound to win new glory.

The extensive sale of multi-family houses on Washington Heights this year reflects the northward trend of population. Rapid transit and the construction of the most modern kind of buildings have had much to do with it, as they also have had to do with the sale of multi-family houses in the Bronx. If the amount of vacant land bought on Washington Heights and in the Bronx during recent months is any criterion, then 1923 will be an era of more apartment house construction in those areas. Certain parts of the Bronx will be improved with two-family houses.

There was considerable buying of properties in Manhattan by tenants this year. While there also was a certain amount of purchasing of dwellings by their occupants, most of the sales to tenants were business properties. Never before probably, was there such extensive buying by tenants of large properties. Immense loft buildings, medium-sized business buildings and even vacant plots occupied as stone yards and rendering establishments were bought by those formerly leasing them. This all indicates a strong investment tone and is looked upon as a tonic to real estate values. This situation gives promise of lasting through the coming year as well.

Marking a distinctive movement of city property was the steady selling on the West Side during 1922. It reached from the Battery to Fifty-ninth Street. The Seventh-Avenue rapid-transit routes has had something to do with it. More controlling though is the beginning of the construction of the vehicular tunnel from Canal Street under the North River to Jersey City. The completion of this tunnel may cause a readjustment of commercial neighborhoods throughout the West Side. Especially is this true of the region north of Canal Street. Greenwich Street, Hudson Street, West Broadway, Seventh, Eighth, Ninth, Tenth and Eleventh Avenues and the extreme western parts of the Thirties and Forties are even now feeling the impulse. The purchases of large building sites by the New York Times, by the soap manufacturing firm known as the John T. Stanley Company, the Pictorial Review, the National Biscuit

Company and many other large concerns in the extreme West Side shows which way the real estate wind is blowing. It was not so long ago that a sale of any kind of property in this region was a rarity. The present movement means a structural remaking of this section of the city. The effect of the vehicular tunnel was first felt in the immediate neighborhood of it. A single parcel here and there was bought. As the advantage of the tunnel to receivers of shipping and to shippers became more apparent the real estate movement became stronger and assumed a wider scope.

The movement of the garment working industries to the middle West Side has had a far-reaching effect on property values there as well. The most notable seller of groups of property on the West Side this year was the William Waldorf Astor estate, which sold entire blocks of old tenement houses, many of which will make way for modern buildings of various kinds. Conservative estates often block extensive improvements without that being their purpose. The steady sale of Astor holdings throughout the city was a real estate event of the year.

The operation of the Seventh-Avenue rapid-transit line through the lower West Side also evidently has had much to do with James S. Coward, an old and prominent shoe merchant, remaining in Greenwich Street, between Warren and Murray Streets, in face of the northward movement of retail trade. Mr. Coward has bought the block front on Greenwich Street where his business is situated and he has even bought recently on Washington Street, the abutting thoroughfare. That this shoe merchant is not thinking of leaving his old stand, but is also adding to his holdings, is a commentary on the business strength of the section. The Syrian quarter, bounded by Rector and West Streets, the Battery and Trinity Place, showed little of the activity this year that characterized it in 1920 and 1921. It is believed, however, that there will yet be an even more extensive realty movement there.

The beneficial effect of the operation of the West-Side rapid-transit road also was apparent this year throughout Greenwich Village. Especially is it noticeable in the neighborhood adjacent to and immediately west of Jefferson Market Court and west of Seventh Avenue south of Fourteenth Street. Many old brick dwellings there which marked the growth of the city north of Canal Street, and which were passé, have found new owners, who have restored them to their original condition and are occupying them. Another circumstance that has helped the region is the sale by Trinity Church Corporation of many ancient parcels there.

Reflecting the general spread of business through Manhattan was the purchase by numerous banks and trust companies of properties in various parts of town for the purpose of establishing branches. The coming of a bank into a section is a tonic to real estate conditions. Behind such coming there is always a substantial cause.

The movement of many large firms and corporations from the lower reaches of the city to the Madison Avenue, Forty-second Street, Grand Central, Pennsylvania and Times Square zones was strong during the year. Practically all of the large Pershing Square Building, which occupies the site of the old Grand Union Hotel at Park Avenue and Forty-second Street, was leased on the plans to some of the largest concerns in the city. Extensive office and floor space in the large buildings on and contiguous to Madison Avenue and north of Forty-second Street was taken by business and professional firms previously downtown. The Columbus Circle region and the section of Broadway between it and Times Square benefitted greatly by the uptown movement during the year. As a result of the construction of the new building of Saks & Company on the east side of Fifth Avenue, from Forty-ninth to Fiftieth Streets, the neighborhood of St. Patrick's Cathedral is feeling a stronger commercial impulse. Less than two decades ago it was freely predicted that trade would not approach the Cathedral because churches, armories and parks were regarded as barriers. It looks now as if the great edifice will soon be as completely surrounded by trade, as is Old Trinity Church downtown.

For a private investor, William R. Hearst was an extensive

buyer of real estate this year. He bought loft buildings in Frankfort Street and Ferry Street, as well as adding to large plots he has assembled uptown. He also largely increased leased space. Col. Jacob Ruppert concentrated on one big investment by purchasing from Max N. Natanson the 16-story loft building at the northwest corner of Fourth Avenue and Twenty-ninth Street for about \$1,500,000. He paid for it largely in medium-sized holdings scattered throughout the East and West Sides. And the value of these was well demonstrated by Mr. Natanson soon reselling most of them at a profit. Incidentally, the increasing value of Col. Ruppert's new holding was illustrated by the Metropolitan Life Insurance Company increasing the mortgage on it from \$600,000 to \$725,000. The Ruppert purchase marked the second outstanding sale by Mr. Natanson during the year, he having previously sold the 14-story office and bank building at the northwest corner of Fifth Avenue and Thirty-fourth Street, to another investor, for about \$3,250,000. Another notable sale of the year was that of the 11-story mercantile building at the southwest corner of Fourth Avenue and Twenty-third Street, together with the Adams-O'Neil buildings on the west side of Sixth Avenue, from Twentieth to Twenty-first Streets. These aggregated \$4,250,000 in value. The Robert E. Dowling interests bought Astor Court apartment house, on the block bounded by Broadway, Amsterdam Avenue, Eighty-ninth and Ninetieth Streets, for about \$3,000,000. Fred T. Ley Company indulged in a large operation when it acquired from the Guaranty Trust Company and the Wendel estate the group of old office buildings at the northeast corner of Broadway and Liberty Street. It is understood that the buyer will reimprove the site with a large modern office building. The fee to the immediate corner—150 Broadway—is owned by the Wendel estate, the Ley Company having only a leasehold thereof.

An option of purchase has been given on the William K. Vanderbilt mansion at the northwest corner of Fifty-second Street and Fifth Avenue, with a possibility of the adjoining mansion of William K. Vanderbilt, Jr., also being sold. The southwest corner of Fifth Avenue and Fifty-ninth Street, whereon the Hotel Savoy stands, was recently sold for a figure well into the millions. For about \$3,500,000 the Alamac Hotel Company recently bought, on the plans, the new 19-story hotel at the southeast corner of Broadway and Seventy-first Street. It will be ready for use next summer. Another hotel that figured large in the dealing was the Esplanade, a 14-story structure, at the northwest corner of West End Avenue and Seventy-fourth Street. It brought more than \$2,000,000, and in November it was resold for about \$2,500,000. A climax of the big transactions of the year was the recent sale of the so-called Spanish flats, covering a block front on the east side of Seventh Avenue and running along Fifty-eighth and Fifty-ninth Streets. The price was about \$6,000,000. A lease of the properties was made on June 21 last for 21 years, at an aggregate rental of \$5,000,000, with option of purchase. The option being exercised, a modern hotel will be built on the site which, together with the land, will cost about \$20,000,000.

Considerable scattered buying of old single buildings in the section of the city east of William Street and south of Ann Street took place during 1922. These purchases were made mostly for investment by business firms who will or do occupy them. The same situation was extant in the region west of Broadway and south of Canal Street. Some of the extreme East Side avenues, such as Avenues A and B, witnessed a fair amount of dealing during the year.

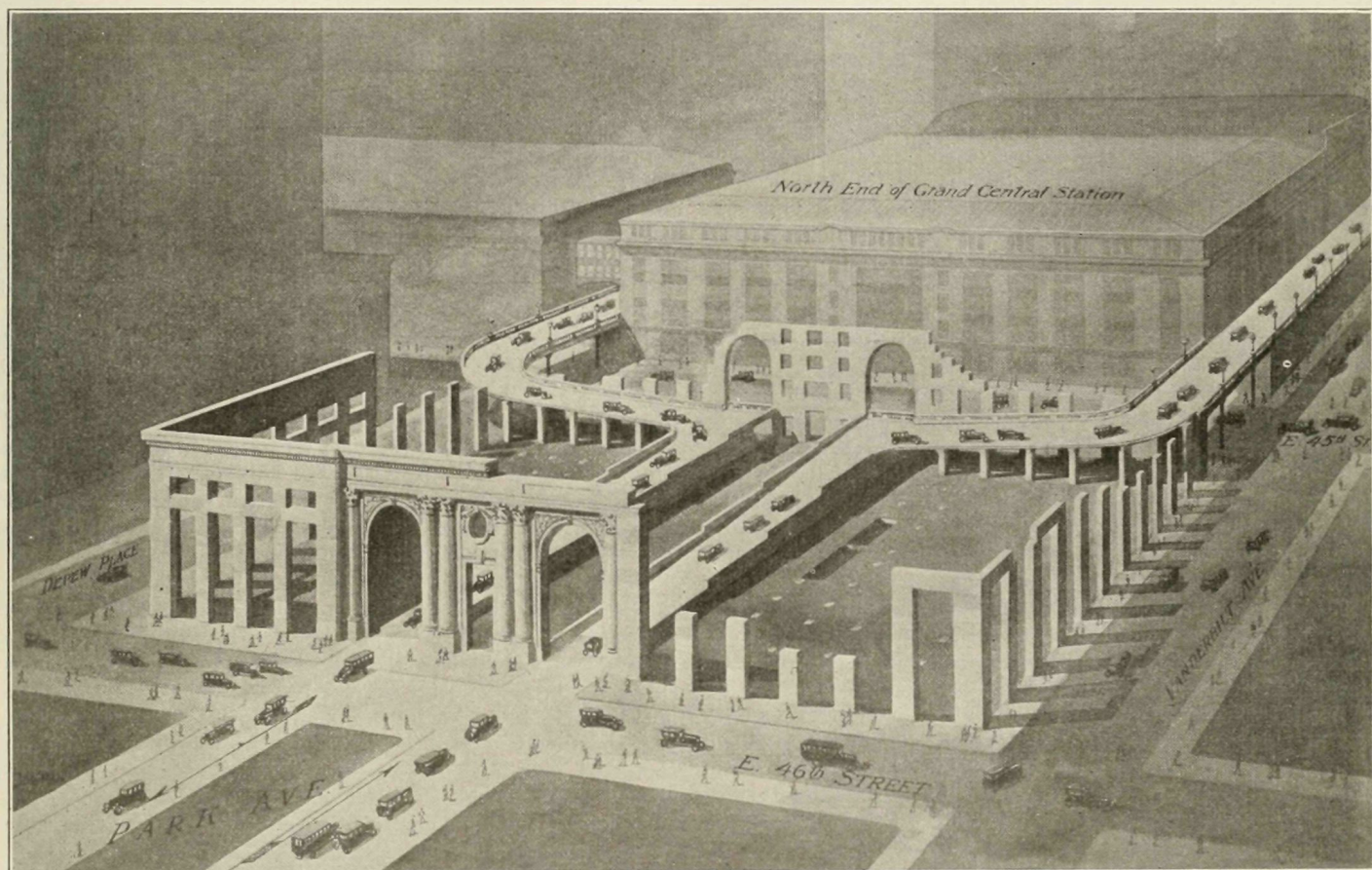
Fifth Avenue and the region adjacent contributed some big items to the year's business. The estate of Michael Dreicer sold 6-8 West Fifty-seventh Street, adjoining the Heckscher Building, for \$1,500,000. The Hotel Grosvenor, at Fifth Avenue and Tenth Street, changed hands. A parcel that was long a bone of contention and which was finally sold for \$1,010,000, was the home of the National Democratic Club, at 517 Fifth Avenue, which had barred the construction of the new Saks' building on the rest of the block front. Other notable sales in this section were two 6-story buildings, at the southwest corner

Relief Near for Traffic Congestion at Grand Central

Mayor Hylan Approves Borough President Miller's Plans on Depew Place Improvement at Public Hearing Where No Objections Are Raised

PLANS for relieving traffic congestion in the mid-town section were advanced by the reception given to Borough President Miller's proposal to build an additional driveway on the east side of Grand Central Station, at a public hearing before the Board of Estimate and Apportionment on Wednesday of last week, when Mayor Hylan voiced consent to the making of what is known as the Depew Place improvement. Representatives of the Fifth Avenue Association, the City Club, the Board of Trade and Transportation, the Chamber of Commerce

Depew Place, is to construct a new roadway, beginning at about Forty-third street, and rising on an up grade to the next level above Depew Place, and above Forty-fifth Street, after which it will turn to the west on the north side of Forty-fifth Street and down Park Avenue to connect with the existing grade at Forty-sixth Street. Similar treatment is contemplated for eliminating the grade crossing at Forty-fifth Street and Vanderbilt Avenue by also building a roadway on the present upper level of Vanderbilt Avenue, so as to cross Forty-fifth Street overhead, after which the roadway will turn to the east and then to the north in Park Avenue to the existing grade at Forty-sixth Street. Easements on railroad property on the north side of Forty-fifth Street, between Vanderbilt Avenue and Depew Place, must be acquired



Perspective View of Borough Engineer's Plan for Depew Place Improvement

of the State of New York and numerous other organizations appeared and approved the plans. There were no objections.

The Depew Place improvement is the first and most important of a number of suggestions made by Borough President Miller for maintaining the city's streets at their highest capacity and for opening up new traffic arteries. Now that the Mayor and other city officials have approved the general scheme for the Grand Central improvement, it is expected that the details will be worked out and the necessary work started without further delay. The other plans put forward by President Miller, he says, are tentative, requiring consideration on the part of the public and responsible city officials, and can only be accomplished by the expenditure of large sums of money which must be provided before the improvements can be made.

The Depew Place plans come before the Board of Estimate and Apportionment in the form of a memorandum from Borough President Miller, which recited the history of the negotiations with the New York Central Railroad leading up to the agreement now reached. The memorandum outlines the plan as follows:

"The plan which has been worked out to provide this additional roadway, without interfering with the present use of

for this purpose. By this plan the crosstown traffic will be separated entirely from the north and south bound traffic, both at Depew Place and at Vanderbilt Avenue and Forty-fifth Street."

In connection with these changes it is also proposed to open Vanderbilt Avenue, between Forty-fifth Street and Forty-sixth Street, to public traffic, so that southbound traffic on Park Avenue which is bound for points west of the Grand Central Station can leave Park Avenue at Forty-sixth Street and continue south on Vanderbilt Avenue. Borough President Miller continues:

"On the plan to close Park Avenue as suggested by the railroad company, the latter now offers to sell all the necessary easements to the city, including Vanderbilt Avenue from Forty-fifth Street to Forty-sixth Street, for \$1,207,928 and to buy from the city the remaining air rights in Park Avenue and additional store space on Vanderbilt Avenue south of Forty-fifth Street for \$1,288,928, leaving a credit to the city of \$81,000. The cost of construction is estimated at \$2,240,626. The whole improvement will therefore cost the city \$2,159,626.

"The value of the land and easements is based on the valuation placed upon it for purposes of taxation by the city, which has been assumed to be 80 per cent. of the fee value.

"The advantages accruing to the City as the result of the negotiations are the preservation of perpetual air rights over all the roadways north of Forty-sixth Street, a clear headroom of 80 feet over both roadways through Park Avenue, which is about the height of the arch through the Municipal Building on Chambers Street, the purchase of the easement for Vanderbilt

Avenue from Forty-fifth Street to Forty-sixth Street for \$1 and the construction of this portion of Vanderbilt Avenue at the expense of the company. This easement was originally estimated as worth \$414,000 and the cost of construction of \$392,000 or a total of \$806,000, all of which is now assumed by the company."

It is understood that if the plan outlined by President Miller is accepted by the City the New York Central Railroad Company will arrange to build a 16-story office building between Forty-fifth and Forty-sixth Streets bridging Park Avenue, having an area of approximately 400 x 200 feet, plans for which have not been made.

In urging the adoption of the plan, the City Club, in a communication from Nelson S. Spencer, the President, offered the following suggestions:

"There is a detail of the plan which, we understand, is not final and whose revision we strongly recommend. The roadways through the proposed building should be made at least twenty-seven feet wide, instead of twenty-five feet, so as to allow comfortably for three lines

of traffic. If possible also the twenty-foot width along a portion of Depew place should be increased to a like width. The most immediate and essential point, however, is greater width through the building, because the building will be final. It may well be that a width of twenty-five feet would accommodate all the traffic that can now pass over the viaduct south of Forty-second Street. The point is that some time in the future traffic conditions may be such as to warrant the complete reconstruction of the viaduct from Forty-second Street to Fortieth Street so as to secure increased capacity."

A survey made by the Fifth Avenue Association of traffic conditions on some of the most prominent thoroughfares in Manhattan revealed the fact that the greatest density of traffic was found on the viaduct. Figuring the density of traffic by presuming that the theoretical unit of one represents the use of the thoroughfare to its full theoretical capacity, the percentage of density on the viaduct was .95 while that of Fifth Avenue during the same period was .91, on Broadway .36, on Sixth Avenue .50 and on Seventh Avenue .33.

Real Estate Transactions in 1922 Greater Than in 1921

(Continued from page 840)

of Fifth Avenue and Fifty-third Street, by the Dreicer estate; the 6-story building, 25x100, at 605 Fifth Avenue, for about \$550,000, by the estate of Henry Phipps; the southeast corner of Fifth Avenue and Seventeenth Street, a 9-story building, 22.8x115, for about \$235,000; the 16-story loft building, 29-33 West Thirty-eighth Street, for about \$1,200,000; the Connick building, 244 Fifth Avenue, to an investor, for \$475,000; the purchase and re-sale by Frederick Brown of the old Fifth Avenue Baptist Church edifice on West Forty-sixth Street, adjoining the southwest corner of Fifth Avenue; the residence of Henry W. Taft, for business purposes, at 36 West Forty-eighth Street, on which Mr. Taft took a handsome profit; the purchase by Flint & Horner of the 12-story building, 20-26 West Thirty-sixth Street, for \$600,000; the sale by the Astors of the 6-story buildings at 22-30 Thirty-fourth Street, for about \$1,600,000; the disposal by Harold S. Vanderbilt and others of 647 Fifth Avenue, a 5-story dwelling, 37.6x100, to an operator; the purchase of the 13-story hotel at 12-14 East Sixtieth Street, for \$1,500,000; the re-sale of the Arena building at 38-40 West Thirty-second Street, for \$1,500,000; the sale of the 12-story loft building, 61-67 West Thirty-eighth Street, running through to West Thirty-ninth Street, for \$1,250,000; the fine dwelling at the north corner of Fifth Avenue and Sixty-first Street, bought by Mrs. Marcellus H. Dodge, daughter of William Rockefeller; the Amos R. Eno mansion, at the southwest corner of Fifth Avenue and Tenth Street, for \$500,000; the 12-story loft building at 53-57 West Thirty-sixth Street, for \$700,000; the leasing from the estate of Louisa M. Gerry, to Walter J. Salmon, of the Bristol and adjoining buildings at the northwest corner of Fifth Avenue and Forty-second Street at ten times the annual rental he paid under a previous long-term lease; and the sale of some large vacant plots on upper Fifth Avenue, opposite Central Park.

Among the large transactions in other parts of Manhattan were the sale of the Morris building at 68 Broad Street, for about \$1,000,000; the Merchants building, at the southwest corner of Broadway and Fourth Street, for \$1,000,000; the purchase by George F. Baker, for \$700,000, of the 26-acre tract fronting on Harlem Ship Canal, which he gave to Columbia University as a site for its new stadium; the site of the Church of the Blessed Sacrament, at the southeast corner of Broadway and Seventy-first Street; the Clark mansion, at the north corner of Riverside Drive and Eighty-ninth Street, for \$1,250,000; the Lexington Avenue Opera House, bought by Frederick Brown; the Forest Chambers apartment house, on upper Broadway, for \$2,000,000; the Studebaker building, at the northwest corner of Broadway and Seventieth Street, for about \$1,250,000; the Mills & Gibb building, at the northwest corner of Fourth Avenue and Twenty-second Street, for about \$1,000,000; many large apartment houses on West End Avenue, for sums ranging from \$750,000 to more than \$1,000,000; the sale of 34-38 Wall Street, adjoining the Assay Office; and numerous apartment houses on Broadway at prices ranging from a little less than \$1,000,000 to considerably more than \$1,000,000 each.

Numerous old church edifices in various parts of the city were sold to operators, their sites to be re-improved with either commercial or apartment buildings, according to their location. The estate of Mrs. Louisa M. Gerry, embracing her realty holdings, was incorporated for \$17,800,000. The buying in the Sutton Square Colony, on the East Side, was not extensive. The Masonic Order of the Mystic Shrine bought a large plot, for improvement with a Temple, in the Times Square section, and the Scottish Rite Masons bought the Manhattan Opera House, in West Thirty-fourth Street, to be remodeled and occupied as a Temple. The National Bible Institute bought the ten old dwellings at 330-348 West Fifty-fifth Street as the site for its new 17-story headquarters building. The lessees of the old Grand Hotel, at Broadway and Thirty-first Street, bought the property for more than \$1,000,000. Max N. Natanson re-sold two 12-story apartment houses at 509-515 West 110th Street, for \$1,350,000. The Young Men's Christian Association added considerably to its holdings in various parts of the city.

Marked activity in mercantile and office properties adjacent to the Brooklyn Borough Hall has prevailed during 1922. On Remsen, Montague, Court and Fulton Streets transactions have been closed which show that the busiest part of Brooklyn is enhancing in fee values. A large plot at Court and Schermerhorn Streets was leased for a long term of years, for re-improvement with a modern office building which will supplant some old four-story buildings. The year also witnessed important deals in the shipping centers along Newtown Creek and the Wallabout Canal, indicating that sites along those busy waterways are in strong demand.

Brooklyn aided in the relief of the housing problem this year by the construction of \$200,000,000 worth of new living quarters. The sale of the Hotel St. George, on Brooklyn heights, was the year's largest sale in Brooklyn. Another large sale was one at Fulton Street and Hanover Place, in the heart of the shopping center.

Queens loomed large in the real estate world this year, because of its many sales of industrial and manufacturing sites, as well as manufacturing buildings, mostly in the Long Island City section. The section along the Long Island Railroad has become one of the greatest industrial regions in the country, with modern concrete buildings, and fee values are steadily advancing because of the constant demand for sites. In the Jackson Heights section of Queens is taking place the most extensive co-operative apartment-house movement in the country. Jamaica is the center of one of the greatest general real estate markets in the city's history. The growth of values there and the structural improvements under way constitute a repetition of what took place in Harlem and on the Upper West Side a generation or more ago.

Richmond Borough experienced a good demand for private dwellings during the year. More apartment houses were built there than ever before in the borough's history. Essentially a private-house borough, the demand for homes in Richmond exceeds the supply.

Review of Real Estate Market for the Current Week

End of Year Dulled by the Holiday Season and Lack of Large Transactions, a Fifth Avenue Corner Redeeming the Situation

THE real estate market, following the Christmas holiday and the dull week end that preceded it, was of comparatively little account. Most of the dealing was in ordinary-sized apartment houses scattered through Washington Heights, Harlem and the Bronx. There was one sale of business property that added to the total considerably, while the strong feature of the week was the sale of the southeast corner of Fifth Avenue and Eleventh Street, an old mansion that stands on a 54-foot front plot of good depth. It will likely be reimproved with a fine apartment house. That Lexington Avenue real estate is still interesting the operator was revealed in the resale, for \$250,000, of the northeast corner of Lexington Avenue and Seventy-ninth Street. After owning the southwest corner of Broadway and One Hundred and Fifth Street for twenty years, the Sheaffer estate sold it for about \$300,000, the property being a 6-story apartment house. The Broad View apartment house, in West One Hundred and Sixteenth Street, and valued at more than \$500,000, passed into the hands of a well-known operator.

Giving slight variety to the dealing was the sale of a River-

side Drive dwelling and a vacant irregularly-shaped corner plot. An estate sold to an operator an elevator apartment house on a Central Park West corner, it being the first sale of the corner in thirteen years. The Raymond apartment house, on an Eighth Avenue corner in Harlem, brought about \$200,000. The activity that has for some time characterized the lower section of this avenue appears to be stirring the Harlem section of it. A parcel in West Twenty-third Street changed hands. Arrowhead Court, a modern elevator apartment house on Washington Heights, was bought by an operator. Mrs. Andrew Carnegie sold a vacant lot in East Ninetieth Street near her residence. A firm of operators resold part of the tract on Washington Heights that it recently bought from the J. Hood Wright estate.

That the boom in the Jamaica section of Queens borough has not subsided was evidenced by the sale of the VanSiclen farm, of 155 acres, at about \$3,000 an acre. The Far Rockaway section of Queens witnessed the sale of some choice large parcels situated not far from the ocean. Brooklyn contributed a variety of sales that reflect strong investment interest.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 37, as against 137 last week and 69 a year ago.

The number of sales south of 59th st was 27, as compared with 41 last week and 29 a year ago.

The number of sales north of 59th st was 70, as compared with 96 last week and 40 a year ago.

From the Bronx 36 sales at private contract were reported, as against 49 last week and 39 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 850.

Site Bought in Garment Center

Another 14-sty store and loft building is to be erected in the garment center by A. E. Lefcourt and Louis Haas on the vacant plot purchased by them at 148 to 154 West 37th st, 57x98.9, on the south side, 75 feet east of Seventh av. The entire operation will involve about \$800,000.

The sellers are the Matz Holding Co., who purchased the property from Frederick Brown a few months ago. This is the third resale of the property through the same broker, Harry B. Cutner. The plans for the loft are to be drawn by George and Edward Blum, architects.

A Good Downtown Sale

Harry Aronson, owner of the Potter Building and other downtown properties, has acquired through the Charles F. Noyes Co., and Brown, Wheelock-Harris, Vought & Co., with the right of possession on May 1, 1923, the buildings 79-81 Chambers st and 59-63 Reade st. The frontage on Reade st is 75 feet and on Chambers st 50 feet.

Mr. Aronson will resell the buildings separately or together or lease the various units to different tenants. The properties include one building, 25x75; one building, 25x150, from street to street, and one building, 50x75. The transaction represented about \$400,000. The brokers have arranged 5 per cent. mortgages for Mr. Aronson on the various parcels.

Manhattan-Westchester Trade

Frederick Brown, operator, exchanged the 12-sty apartment house at the southwest corner of West End av and 78th st for 24 modern suburban dwellings, 14 of which are in Corcoran Manor, Mount Vernon, and 10 in Pelham. The houses were owned by Herkimer, Inc., which in taking over the West End av property will convert it into a co-operative tenant owned house. The entire transaction involved about \$1,600,000. George Howe and George Levy, brokers, negotiated the transaction.

The Corcoran Manor houses are situated on Ellwood, Oakland and Lexington av's and Hawthorne Terrace. The Pelham houses are on the famous Iden estate and are located on Wolf's lane and the Esplanade.

Mr. Brown will offer the suburban properties for resale to buyers for occupancy or for

speculation. Some of the houses are occupied at present by monthly tenants.

The West End av building occupies a plot 100 feet on the avenue and 75 feet on the street and is rented for about \$100,000 a year. George Howe will co-operate with the new owners in selling the suites to the tenant owners. Bert S. Herkimer represented Herkimer, Inc., in the deal.

Heights Tract Resold

Ennis & Sinnott, operators, resold the last of the big tract of lots recently purchased by them from the J. Hood Wright estate. The latest deal involves 22 lots, including the block front on 12 lots on the east side of Fort Washington av, between 173d and 174th sts, and the adjoining 10 lots on the streets.

The buyer is the Star Investing Co., organized by Simon Shapiro. The purchasers announce that they have plans for the improvement of the property with four large apartment houses, of which two on Fort Washington av will have elevators. The other two will be walkups. Morris I. Strunsky is the broker. The lots were held at \$275,000.

Haddin Hall in New Hands

E. H. Schultz, of the Pierre & Golden Co., in conjunction with E. Francis Hillenbrand, sold for the G. & E. Realty Co., 1300 to 1306 Amsterdam av and 501 West 124th st, comprising the northwest corner, and fronting 100 feet on the avenue. It is a 6-sty apartment house known as Haddin Hall, and contains 7 stores. The buyer is William J. Oetjen.

Broadway Apartments Sold

Frederick Brown bought through Abraham Saffir from John Alden Realty Co. the two 7-sty elevator apartment houses known as the Tinturn and the Tevlot at 2465 to 2471 Broadway. The former occupies a site 50.5x154, and the latter is on a plot 50.8x100, the two houses returning an annual rental in excess of \$88,000. There are 6 stores in the property, and the apartments are laid out in suites of 3, 5 and 6 rooms.

Mrs. Carnegie Sells Lot

Mrs. Andrew Carnegie, wife of the late steel magnate, sold the vacant lot, 25.7x100.8, at 53 East 90th st. to L. H. Slawson, operator. The parcel is 113.4 feet east of Madison av, on the block to the east of the Carnegie mansion and grounds. The property, with adjoining land, was bought by Mr. Carnegie several years ago and he erected his private garage on the eastern portion of it. Weld & Suydam were the brokers.

Winter Buys the Kenmare

The Wood, Dolson Co., Inc., sold for the estate of J. Bookman to the Winter Realities, Inc., the 7-sty elevator apartment house known as the Kenmare, at 2 West 93d st, southwest corner of Central Park West, fronting 75.8 feet on the park and 125 feet on the street.

Operators in Several Deals

Meister Builders, Inc., purchased from M. Pressberger 520 West 175th st, southwest corner of Amsterdam av, a 6-sty elevator apart-

ment house known as the Rutherford, on a plot 180x100. It accommodates 60 families and has 5 stores. The rental approximates \$50,000 and it was held at \$300,000. A. Straus was the broker.

Meister Builders sold through A. Leichter, attorney, 358 East 121st st, a 6-sty tenement house, on a plot 37.6x100, through H. D. Baker and A. Robinson.

Meister Builders, Inc., sold to E. Donelan 2011 and 2013 First av, two 6-sty brick tenements with stores, on a plot 50x100, to a purchaser who will use the buildings for his own business. They were held at \$85,000. Edward A. Manning was the broker.

Operator Sells to Operator

Benjamin Winter resold to Maximilian Zipkes 606 West 116th st, a 12-sty apartment house, known as the Broad View, on a plot 75x100.11. W. H. Ebbitt Co. was the broker.

Banker Adds to Holdings

Theodore Revillon, banker, added to his holdings on Lexington av by purchasing from John Sloane of Newark the 5-sty apartment house with stores, at 1025, northeast corner of 73d st. The seller acquired the property last summer through John S. Woodward, who was the broker in the resale.

Mr. Revillon recently bought 1029 and 1031, adjoining on the north, and now owns a plot 136.2 feet on the avenue by 51 feet on the street.

Lexington Ave. Corner Resold

O'Reilly & Dahn resold for John Born to Oscar Rosenbaum the northeast corner of Lexington av and 79th st, valued at \$250,000. The sale is the third of the property by the same brokers in the last 5 months. It consists of a 6-sty apartment house and a 5-sty apartment house, the two occupying a combined site of 100 feet on the avenue and 51.3 feet on the street.

Sells Lower Fifth Ave. Corner

Frederick Brown purchased from Rachel L. Porter the 3-sty dwelling at the southeast corner of Fifth av and 11th st, known as 41 Fifth av and 10 East 11th st. The property has a frontage of 54 feet on the avenue and a depth of 141.10 feet on the street by irregular, containing in all approximately 9,300 square feet.

Estate Sells Broadway Corner

J. Romaine Brown Co. sold the 6-sty Flizabeth apartment house southwest corner of Broadway and 105th st for the Sheaffer estate. It is the first sale of the property in 20 years. It was held for \$300,000. Slawson & Hobbs were associate brokers.

Where Alexander Hamilton Lived

J. S. Maxwell sold for the Franwal Realty Co., Cassel Franklin, president, to an investing client 458-460 West 133d st, a 5-sty apartment house, 45x100, between Convent and Amsterdam av's. The building accommodates 20 families and is arranged in suites of 4 and 5

Real Estate Review Number

THE Annual Real Estate Review of The New York Herald will be published Sunday, January 7, 1923. The unusual 1922 realty market, city and suburban, with its constantly changing conditions; the building situation, the mortgage market, together with likely trends in 1923, will be covered in detail by specialists.

This Review will contain many advertisements of desirable properties — a guide, literally, to the most desirable Real Estate on the market.

THE NEW YORK HERALD
280 Broadway. Telephone Worth 10,000

rooms, carries a rent roll of \$16,000 and was held at \$95,000. Sol Strauss represented the sellers, and David E. Singer the purchaser. The building is on the site of the original 13 trees planted by Alexander Hamilton.

Buyers Continental Apartments

I. Portman, with David Kidansky, purchased from George P. Hurd through Fitz & Helfer the Continental, a 6-sty elevator apartment house at the northeast corner of Broadway and 177th st, on a plot fronting 91.2 feet on Broadway and 100.2 feet on 117th street, with a northerly line of 115 feet. The structure contains seven 4 and 5 room suites on a floor, and there is a large corner stove. It was held at \$250,000 and returns an annual rental of about \$38,000.

Towers Apartments Bought

The Towers, an 8-sty apartment house, north corner of Central Park West and 94th st, 65.3 x100, has been sold by Byrne & Bowman for the Higginson Holding Co., Julius H. Zieser, treasurer, to a client of Gilbert & Gilbert, attorneys. The property has two suites of 9 and 11 rooms and 3 baths on a floor, and was held at \$400,000.

Arrowhead Court in New Hands

Nehring Bros. sold for the Blitzler Realty Co. to the Evely Realty Corporation, David H. Van Damm president, the 6-sty elevator apartment house known as Arrowhead Court, at 2 Pinehurst av, northwest corner of 177th st, on a plot fronting 100 feet on the avenue and 125 feet on the street. It was held at \$265,000 and accommodates 36 families, with a reported rent roll of about \$44,000. The selling company bought it in June, 1921, from the Minfield Realty Co.

Bronx Society Buys Site

The Knights of Israel purchased a Bronx property for a clubhouse. It is at 1399-1401 Fulton av, southwest corner of 170th st, and consists of a 3-sty dwelling, on a plot 48x100. For the purpose of acquiring the property there has been formed the Knights of Israel Building Corporation, with J. Mirchin, S. Schoenbaum and I. Miller as directors.

Sale of Jamaica Acreage

T. F. Archer, the Jamaica auctioneer and real estate broker, sold to the Meacham Realty Corporation the Jamaica farm owned by the Van Sicken estate. The farm, which has been owned by the same family for longer than 100 years, consists of 155 acres, and has been held firmly for \$3,000 an acre.

Buyers Far Rockaway Hotel

Sunset Hall, at Far Rockaway, one of the largest hotel properties on the Rockaway coast has been purchased by Robert S. Smith of Far Rockaway. The hotel plot fronts 246 feet on Central av and has a depth of 515 feet. Mr. Smith, who is president of the Cedarhurst Inn Corporation, intends to make extensive improvements on the Far Rockaway property. He also purchased from Mrs. Susie Donovan two large residences on Jarvis la, Far Rockaway, on a plot 335x240.

Country Club Buys More Land

M. Morgenthau, Jr., Co., have sold more home sites in the so-called Country Club District, at Merrick rd and Central av, Jamaica, adjoining the St. Albans Golf and Country Club. The St. Albans Golf and Country Club recently announced the purchase of their golf links and Golf Club House from Edwin H. Brown. They have also purchased through M. Morgenthau, Jr., Co., the entire block front on the east side of 175th st, from 115th to 116th avs, which will bring their links right up to 175th st. Contract was made with Edwin H. Brown, who will resell this frontage, with the golf links property, to the club. Although title has not been closed, the Golf Club has already readjusted its grounds so as to make use of the additional property. As a result of this sale, all of the lots on the west side of 175th st, from 115th to 116th avs, will now face the golf links.

M. Morgenthau, Jr., Co. announce the sale of three plots in this tier of lots facing the Golf Club for immediate improvement. Three lots have been sold to Misses Mabel and Jessie Coles, proprietors of the Bonnie Brier Tea Room of Jamaica; 5 lots have been sold to Thomas M. Harvey, Jr., a manufacturer of Brooklyn; 3 lots have been purchased by Joseph Letbeisen, of New York.

New Real Estate Firms

The real estate firm of Edwards, Dowdney & Richart has been dissolved. Charles C. Edwards has formed the firm of Charles C. Edwards & Co., with offices at 156 Broadway. Telephone, Cortlandt 1571-2.

Leo I. Meinhard and Arthur Eckstein have incorporated under the name of Meinhard-Eckstein, Inc. They have been until recently, individually conducting a general real estate

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and insurance business in the Penn Terminal building, 370 Seventh av. The new corporation has taken larger quarters in this building, of which it is the renting agent.

The new concern will have a well organized insurance department, which will be conducted under the corporate name of Harry Hertz and Meinhard-Eckstein, Inc., and will be under the direction of Harry Hertz, formerly of 35 Maiden la, who has moved his entire organization to the offices of the new concern.

J. Vincent Ganly, Representative-elect from the Twenty-third Congressional district, has been elected president of the newly-organized realty corporation of Ganly, Taylor, Reynolds, Inc. They will open offices on January 1 in the Corn Exchange Bank building, Fordham rd and Webster av, Bronx.

The three members of the firm have been closely allied with the realty business for a number of years. Alfred J. Taylor, vice-president, has been section manager for Nehring Bros., 182d st and St Nicholas av, while John Reynolds has been prominent in the development of the Westchester section.

MORTGAGE LOANS

Charles C. Edwards & Co. placed the following building and permanent loans for the Max Horowitz Building Co.: \$106,000 on the premises on the east side of Morris av, 350 feet north of 169th st, on a plot 100x92.6; \$58,000 on premises on the east side of Morris av, 250 feet north of 169th st, on a plot 60x92.6; \$120,000 on premises west side of Crotona av, 100 feet south of Tremont av, on a plot 100x105.

Lawrence, Blake & Jewell placed for the Roach House Cleaning Co. a first mortgage of \$139,000, for a term of years, on 60 West 129th st, southeast corner of Lenox av, a 7-sty elevator apartment house, on a plot 99.11x 109.10, bringing in an annual rental of \$51,000.

James Boyd placed for the 40 West 40th Street Co., representing the Polish Government, a first mortgage of \$91,500, at 5 per cent. per annum, for 5 years, on the 5-sty building at the northeast corner of Third av and 57th st, occupied principally by the offices of the Consul General of Poland. Also \$30,000, at 5½ per cent., for 5 years, on the 5-sty apartment house 524 West 160th st, for the Cloister Realty Co.; \$28,000 at 5½ per cent., for 5 years, for I. Moritz on 1102 Simpson st.

Eugene J. Busher Co., Inc., placed the following first mortgage loans: \$14,500, at 5½ per cent., for 5 years, covering 802 East 180th st, for the Debb Corporation; \$32,000, at 5½ per cent., for 5 years, covering the four 2-family houses on the west side of Bainbridge av, 130 ft north of East 213th st, Bronx, for James C. Gaffney; \$8,000, at 6 per cent., for 5 years, covering the 3-family house 183 East 205th st, 278 ft east of Grand Boulevard and Concourse, for A. H. Rubin; \$5,750, at 6 per cent., for 5 years, covering the 2-family house on the west side of Montgomery av, 49 feet south of Tremont av, for Rose Asdorino.

Metropolitan Life Insurance Co. made a loan of \$1,400,000 to the Realty Managers, Inc., on the northeast corner of Fifth av and 36th st, 38.9x169x irregular. It is due in 1932.

The New York Title and Mortgage Co. has announced the issue of \$950,000 in 5¼ per cent. Guaranteed First Mortgage Certificates on the southwest corner of Park av and 87th st, where the firm of Julius Tishman & Sons is erecting a 14-sty apartment house which will be ready for occupancy next summer. The valuation of the property is \$1,600,000.

Charles F. Noyes Co. placed for Frederick Brown a loan of \$850,000 at 5½ per cent. for 10 years, on the Mills & Gibb building, northwest corner of Fourth av and 22d st, recently purchased by Mr. Brown through the Noyes Co.

Metropolitan Life Insurance Co. on December 21 authorized loans on bond and mortgage amounting to more than \$10,250,000. Of these \$6,668,000 were housing loans. They provide 770 dwellings and 21 apartment houses all to accommodate 1,359 families. About two-thirds of these were in New York City. The other one-third were scattered in Pennsylvania, Connecticut, Virginia, West Virginia, North Carolina, Georgia, Alabama, Florida, Tennessee, Kentucky, Ohio, Michigan, Minnesota, Iowa, Kansas, Oregon and Montana.

In addition to the housing loans \$1,700,000 was loaned on business buildings in New York City, Springfield, Mass., Wilkes-Barre, Pa., Atlanta, Ga., and a number of cities in Wisconsin and Michigan.

Farm loans authorized amounted to \$2,384,000 and were distributed in Iowa, Illinois, Missouri, South Dakota and other Southern and Western States.

It was announced that the Real Estate Committee of the directors would make no further authorizations of loans until the beginning of January, the record for the year being complete.

The loans made and authorized for housing from the beginning of January to and including December 21, 1922, as summarized by Comptroller Stabler, amounted to \$47,014,810. This amount was loaned on a total of 7,604 dwellings amounting to \$30,731,435, and on 512 apartment houses amounting to \$16,283,375. The dwellings will provide residence for 8,985 families and the apartment houses will provide for 5,883 families, a total of 14,868 families. In New York City new dwellings numbered 995 to house 1,790 families, on which loans amounted to \$7,057,000, and 180 apartments to house 2,554 families, the loans amounting to \$9,085,000. The out of town loans on 6,609 dwellings amounted to \$23,674,000, to house 7,195 families, and loans for 362 out of town apartments amounted to \$7,193,000, to house 3,229 families. The loans were made in practically every State in the Union.

Farm loans authorized or made during 1922 amounted to \$30,000,000. These were widely scattered in States generally speaking in the Middle West and South, with a few on the Pacific Coast.

Warranty Brokerage Corporation secured for Anna O'Farrell and Val O'Farrell mortgages aggregating \$11,000 on their residence

on the north side of Walnut st, 100 feet east of Riverside blvd, Long Beach, L. I.

Warranty Brokerage Corporation secured for the Annalena Realty Corporation, Benjamin W. Kapp, president, and Charles M. Gleicher, secretary, a second mortgage covering the apartment house 3459 De Kalb av, Bronx, recently erected by I. Friedman.

James Boyd placed three first mortgages aggregating \$97,500, for 5 years, for the Paradise Realty Co. on the three 5-sty apartment houses, 1424, 1428 & 1432 Crotona Park East. Also, \$50,000 for the Kinghaven Holding Corporation on the 6-sty loft building, 11 East 30th st, and \$54,000, at 5½ per cent per annum, for 5 years, for J. Silverman, on the 5-sty apartment house 474 West 150th st.

Warranty Brokerage Corporation obtained mortgages of \$56,000 for 5 years, on the 4-sty and basement mercantile building, 145-151 West 18th st, on a plot 56x84x irregular, for Berryman Real Estate Corporation, of which Thomas S. Belyea is president. The premises are occupied by Thomas S. Belyea Co., manufacturers of machinery and dynamos.

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J. Arthur Fischer leased for Lena Wesson the 4 lofts, in 606 Sixth av. to Vandenberg & Bassanetti, for a term of years. Also sublet the 2d loft for Vandenberg & Bassanetti to S. Weinberg, and leased the first loft at 603 Sixth av. to O. J. Lindenborn, for an employment agency, for a term of years.

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MANHATTAN SALES

South of 59th Street

BLEECKER ST.—E. H. Ludlow & Co. sold for Jennie Hart the 3-sty building 282 Bleecker st, 21x75, adjoining Seventh av extension. The purchasers are Giuseppe and Assunta Fiorentino, who will occupy for business.

DESBROSSES ST.—Cruikshank Co. sold for Mrs. Emily Morris Gallatin the 2-sty stable, 35 Desbrosses st, 23x37, to Henry Lichtenstein, who will occupy it.

FRANKFORT ST.—E. H. Ludlow & Co. sold for Oscar Scherer & Son, Inc., the 3-sty building, 33 Frankfort st, 24.4x106, to Sterling St. John, who will occupy it.

GRAND ST.—Wright Barclay, Inc., resold for Herman Ottenberg 522-526 Grand st, 3 and 4-sty tenement houses with stores, at the north east corner of Columbia st, 60x100, to Benjamin Silver and Leon Rosenfeld, who contemplate improving the property.

LISPENARD ST.—Myron Butler sold the 6-sty fireproof building, 14 and 16 Lispenard st, 50.2x94.4. The new owner plans to make extensive alterations, including the installation of new store fronts.

20TH ST.—Byrne & Bowman sold for the Shayfor Realty Corporation to a client of Stoddard & Mark 39 East 20th st, an 11-sty business building, 25x92.

30TH ST.—New York Central Railroad, which recently purchased 551 West 30th st in its freight terminal, has now bought from Charles H. Sibold the adjoining 4-sty building at 549, 16x31.6.

36TH ST.—Ames & Co. sold for F. Hartnetty and C. Fogerty the 4-sty brick buildings, 45x100, 243 and 245 East 36th st, to John J. McGirr, for investment.

45TH ST.—John P. Peel Co. resold for Nathan Wilson, operator, the following houses, purchased last month from the Astor estate: 326 West 45th st to R. J. Donovan and 328 West 45th st to Teresa Caporigli, both of whom will occupy.

53D ST.—Brett & Wyckoff sold to Robert W. Kelley, for occupancy, an apartment of 8 rooms and 3 baths, in the co-operative building under their management at 115 East 53d st.

ELEVENTH AV.—M. Morgenthau, Jr., Co., Everett M. Seixas Consolidated, resold for the West Eleventh Street Corporation, 582 Eleventh av, a 4-sty brick tenement house with store, on a lot 20x65. The purchaser is John Rudejak, who will occupy the store.

SECOND AV.—Ames & Co. sold for Harry Morlath the 4-sty building, 437 Second av, southwest corner 25th st, 20x60, to Benny Suskind, who will occupy for business.

SEVENTH AV.—James L. Van Sant purchased from the House of Calvary the triangular plot northeast corner of Seventh av and Perry st, 38.1x21.7x32.4. The property is part of the land formerly occupied by a building used by this society, part of which land was taken by the extension of Seventh av. The Duross Co. was the broker.

TENTH AV.—Max N. Natanson resold to Abraham Hymowitz 678 Tenth av, a 5-sty brick tenement house, on a lot 25.1 $\frac{1}{4}$ x100. The building rents for about \$3,900, was held at \$32,000, and was sold for cash.

THIRD AV.—Schindler & Liebler sold for Samuel A. Flatto the 5-sty tenement house with store, at 1295 Third av. The property has been in the seller's family for 38 years; the same brokers sold for Samuel Irvine, in conjunction with John Finck, the northeast corner of Third av and 88th st.

TWELFTH AV.—Brown, Wheelock-Harris, Vought & Co. sold for the Consolidated Gas Co. the northeast corner of Twelfth av and 44th st, a vacant plot, 127x217, to Ferdinand L. Smith, who will erect a concrete and steel 5-sty factory building for the manufacture of envelope machinery. Joseph P. Day represented the seller.

North of 59th Street

63D ST.—Pease & Elliman sold for Mrs. George E. Draper the 5-sty American basement dwelling, 164 East 63d st, on a lot 20x100, to Maurice Wertheim, its tenant.

69TH ST.—The fine 5-sty dwelling, on a plot 55x100.5, of Mrs. Patrick A. Valentine, at 8 and 10 East 69th st, in the rear of the residence of Harry Payne Whitney, at the southeast corner of Fifth av and 69th st, has been sold to a prominent New York family, which will occupy it. The property was held at \$450,000. William B. May & Co. were the brokers.

74TH ST.—Brown, Wheelock-Harris, Vought & Co., Inc., sold for the estate of A. S. Rosenbaum the garage, 119 East 74th st, on a plot 30x100, to a buyer, who will make alterations.

76TH ST.—Houghton Co. sold for Elizabeth C. Thomson to an investor the 5-sty altered house, 247 West 76th st, on a lot 19x102.2.

80TH ST.—Leroy Coventry sold for Frank Monsko, 104 West 80th st, a dwelling, on a lot 17.6x100.

84TH ST.—N. A. Berwin & Co. sold for I. Randolph Jacobs and Everett Jacobs four 4-sty dwellings, 18 to 24 West 84th st, on a plot 83.4x102.2, to Jacob Axelrod & Son, builders, who are having plans prepared for a 9-sty apartment house, to cost \$450,000, to be erected on the property.

87TH ST.—George B. Turrell sold to the Brothers Realty Corporation two 5-sty apartment houses, 16-18 East 87th st, on a plot 50.2x100.8.

92D ST.—Houghton Company sold for Samuel and Mary A. Sargeant the 3-sty and basement dwelling, 49 West 92d st, on a lot 20x100.8 $\frac{1}{2}$. The buyer will occupy.

94TH ST.—North River Building Corporation, Mose Goodman president, bought four 4-sty brownstone houses, 130 to 136 East 94th st, on a plot 80x100.8, from Louis Pelick and the Operating Realty Co., George H. Creasy president. The property is 20 feet east of the George Ehret residence on Park av and is to be improved by the buyers with a 9-sty apartment house, to cost about \$500,000. O'Reilly & Dahn and Emanuel Simon were the brokers.

96TH ST.—Frederick Brown purchased from Isidore S. Corn 167-175 East 96th st, five 5-sty apartment houses, each on a lot 25x100, through O'Reilly & Dahn.

112TH ST.—Joseph P. Day sold for \$36,000 164-166 East 112th st, a 5-sty tenement house having four families on a floor and 2 stores, renting for \$5,541 annually, to Richard W. Elliott.

114TH ST.—Sharp & Co. sold for the 628 West 114th Street Corporation the 6-sty elevator apartment house, Hudson Hall, 628 West 114th st, 75x100, to McMorro Bros. It was held for \$235,000.

122D ST.—James L. Van Sant resold to the Charlotte Realty Corporation, Charles Metzger, president, 227 West 122d st, a 3-sty dwelling, on a lot 13x100.

124TH ST.—Pierre & Golden Co. sold for Abraham Mell 333-337 East 124th st, a 6-sty apartment house with stores, to the Bernstein Realty Corporation.

125TH ST.—District No. 1 of I. O. Benai Berith sold the 4-sty and 1-sty buildings, 101 West 125th st, through to 106 Lawrence st, on a plot 25x200. The purchaser is the Larkin Lumber Co., which owns adjoining property.

128TH ST.—James L. Van Sant resold 20 West 128th st, a 3-sty dwelling, on a lot 17.6x100, to Joseph Handley. The brokers were Huggins & Gittens.

128TH ST.—Jacob Goodman sold to Lawrence Applewhite the 3-sty dwelling, 216 West 128th st, 16.8x99.11, through Fitz Howell.

139TH ST.—James H. Cruikshank resold to Clarence D. King 314 West 139th st, a 3-sty and basement dwelling, 18x100, through Harry Sugarman.

140TH ST.—The West 140th Street Corporation sold to the W. & L. Auto Garage, Inc., the 1-sty garage on the south side of 140th st, 145 feet west of Fifth av, 100x99.11.

141ST ST.—Byrne & Bowman sold for a client to Ennis & Sinnott 605-607 West 141st st, a 6-sty apartment house, on a plot 75x99.11, having two apartments of 6 rooms and two of

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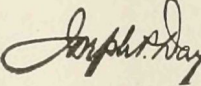
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seven rooms on a floor. The property rents for \$30,000 a year, and was held at \$160,000.

152D ST.—James H. Cruikshank purchased from Martin Ungrich, Inc., 304 West 152d st, a 5-sty apartment house, on a plot 34x125.

158TH ST.—Theresa Berinstein sold to Frederick Brown 504-512 West 158th st, three 5-sty apartment houses, each 42x100, through H. D. Baker and A. Robinson.

165TH ST.—A client of Morris & Samuel Meyers, attorneys, bought through the H. M. Braude Co. the two new 5-sty and basement apartment houses, 616 to 626 West 165th st. One occupies a site 75x140, and the other a plot 100x140.

213TH ST.—Nehring Bros. resold for the Cluett Building Corporation to N. Maxon, for investment, 500 West 213th st, southwest corner of Amsterdam av, a 5-sty, 25-family apartment house with 3 stores, on a plot 45x100. This completes the resale of two houses at this point purchased by the selling company through the same brokers recently.

AUDUBON AV.—Blackner & Goldner sold the 5-sty apartment house, on a plot 40x100, 46x irregular, at 225 Audubon av.

BRADHURST AV.—Meyer Isear sold to C. H. Richards the southeast corner of Bradhurst av and 147th st, a 6-sty apartment house 50x100, held at \$110,000. Louis George negotiated the deal.

BROADWAY.—Wellworth Holding Corporation sold to the Gerardi Realty Corporation the 6-sty apartment house, 3692 Broadway, on a plot 37.5x100.

CONVENT AV.—Leroy Coventry sold 315 Convent av, a dwelling, on a lot 20x100.

EDGEcombe AV.—James H. Cruikshank purchased from Agnes Reilly 193 Edgcombe av, a 3-sty dwelling, 16.8x100. The Hagerstrom-Callen Co. was the broker.

LENOX AV.—Alexander Henschel and Louie Wetzler sold for S. E. & M. E. Bernheimer, represented by Lauten & Meyer, the 6-sty elevator apartment house at the northwest corner of Lenox av and 126th st, on a plot 45.3x103. The house contains 3 stores and returns an annual rental of approximately \$25,000.

ST. NICHOLAS AV.—Fagin & Glaser sold 191 St. Nicholas av, a 5-sty apartment house, on a plot 31.8x88.6.

ST. NICHOLAS AV.—Ernest T. Bower sold to an investor for I. Ravich & Son the 50 foot taxpayer, 1264 to 1268 St. Nicholas av, adjoining the northeast corner of 173d st.

BRONX SALES

137TH ST.—Sherman & Kirschner resold for Louis Feinstein the four 4-sty and basement brick triple flats, on a plot 100x100, at 616-622 East 137th st, recently purchased from the Steindler Holding Corporation.

160TH ST.—Agnes A. Laumeister purchased 320 East 160th st, a 4-sty and basement brick flat, on a lot 25x99, from M. A. Gillespie.

165TH ST.—Edmund A. Funke sold to Mary Ackerman, for occupancy, 664 East 165th st, a 2-sty and basement frame dwelling, on a lot 25x120, adjoining the large semi-vacant plot at the southwest corner of 165th st and Trinity av. The buyer will occupy.

170TH ST.—Albert D. Phelps and H. J. Rogers resold for Joseph Sager to Aaron Miller a plot of lots, 200x95, south side of 170th st, 220 feet west of Grand Blvd and Concourse, for the site of two taxpayers of 100 feet each, having about 8 stores in each building.

180TH ST.—Harry Cahn, operator, sold through Philip Potash, 916 East 180th st, a 5-sty brick apartment house with stores, on a plot 47.5x81; and 2099 Daly av, southwest corner of 180th st, a 5-sty brick apartment house with stores, on a plot 31.2x98.9. There is a total of 10 stores. Joseph Gusy is the buyer.

BARKER AV.—G. Carlucci & Co., with Goebel & Kearns, sold to Ralph Di Scala the 2-sty frame dwelling, tax exempt, at 2423 Barker av.

BRYANT AV.—Thomas Stephens sold 1130 Bryant av, a 4-sty and basement brick apartment house, on a plot 33.3x100, adjoining the northeast corner of 167th st.

BRYANT AV.—Anna C. Stephens sold 1131 1138 Bryant av, two 4-sty and basement brick flats, each on a plot 33.3x100.

BROOK AV.—Isaac Lowenfeld bought from Louis Koerner 1372 Brook av, a 4-sty and basement brick flat, on a lot 24.4x100.

BROADWAY.—Alexander Selkin and David Mintz sold for Holober Bros. the vacant plot, 100x100, on the west side of Broadway, 425 feet north of 251st st, to a builder, who will improve with an apartment house.

CAULDWELL AV.—Arthur Weyl & Co. sold for Dr. Vincent E. Quin 889 Cauldwell av, a 3-sty and basement brick dwelling, on a lot 18x100, to a client for occupancy.

CLAREMONT PARKWAY.—William L. Jordan Co., Inc., sold for the Regas Realty Co., Joseph Sager, president, southwest corner of

Claremont Parkway and Fulton av, a 1-sty taxpayer containing 8 stores, to an investor.

CLINTON AV.—Murray Maras purchased the three 5-sty and basement brick apartment houses, 2149 to 2157 Clinton av, each on a plot 42.8x112.

CONCOURSE.—Concourse Improvement Co. sold to the A. & L. Building Corporation the southeast corner of Grand Blvd and Concourse and 169th st, a vacant plot, 105x101.6.

CONCOURSE.—Albert D. Phelps and H. J. Rogers sold for Aaron Miller to Charles Cohen five lots at the southeast corner of 203d st and Grand Blvd and Concourse, fronting 100 feet on the Concourse and 120 feet on 203d st. The builder will improve the plot with a 5-sty apartment house, having 10 families on a floor. The operation will involve about \$250,000.

CONCOURSE.—The plot, 69x125, at the north west corner of the Grand Boulevard and Concourse and Elliott pl, has been sold by J. Romaine Brown to Frank Begrish, builder. The property is one block south of 170th st and opposite the larger Rogers tract of 5 blocks recently acquired by the Maran-Golding syndicate and turned over to builders.

FRANKLIN AV.—Jacob Kolmohowitz sold to Anna Kogit the northeast corner of Franklin av and 168th st, a 5-sty brick apartment house with stores, on a plot 35.7x100.

JEROME AV.—Sharrott & Thom sold for the Jerburn Holding Corporation the vacant plot, 150x100, on the east side of Jerome av, 156 feet south of Burnside av. The buyer, Isidor H. Kempner, intends to resell or improve with stores and a motion picture theatre.

JESSUP AV.—Jessup Holding Corporation, Simon Levy, president, resold to an investing client of Isadore Apfel, attorney, the new 6-sty apartment house, northwest corner of Jessup and Boscobel avs, on a plot 16.8x122x irregular. The structure contains 37 suites and 7 stores and returns an annual rental of about \$35,000. The property was held at \$200,000, and was bought by the sellers a few weeks ago from the builders.

LAFAYETTE AV.—Dexter Realty Co. sold to Esther Primoff the southeast corner of Lafayette av and Manida st, a vacant plot 50.2x91.3x irregular.

MAPES AV.—J. Edgar Leaycraft & Co. sold for Melissa A. Hull 1970 Mapes av, adjoining the northeast corner of East Tremont av, a 5-sty and basement brick apartment house, on a plot 45x92.5, to Jacob Feinsod and Jacob Edelberg.

MAPES AV.—Kean Zucker Corporation sold to Samuel Felt the 5-sty brick apartment

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house, southeast corner Mapes av and 179th st, on a plot 48x95.2.

MORRIS AV.—F. W. Sohns sold to Louis Zucker 2442 Morris av for the Bensam Realty Co., which acquired it in a recent trade. It is a 5-sty and basement brick apartment house on a plot 50.2x125.8. The property is south of Fordham rd, adjoining the Colonial Bank Building. It is tax exempt and was held at \$125,000.

MOSHOLU PARKWAY.—Darrach Home for Crippled Children acquired from the Stanton Improvement Corporation the 2½-sty and basement frame detached dwelling, on a plot 119.8x150x irregular, at the northeast corner of Mosholu parkway and Decatur av. It is subject to a mortgage of \$15,000.

PARK AV.—Murray Maran resold the vacant plot, 50.5x150, on the east side of Park av, 130 feet north of 172d st, to a builder, who will erect a 1-sty garage.

PROSPECT AV.—Cahn & Cahn bought from Bennett Kanter 575 Prospect av, southwest corner of 150th st, a 3-sty brick apartment house with 7 stores, on a lot 25x100. Winfried M. Stern was the broker.

PROSPECT AV.—Alexander Selkin and David Mintz sold to an investor for Johnson Diesel Construction Co. the northeast corner of Prospect av and Crotona Park North, a new 38-family apartment house, 67x100, held at \$170,000.

SOUTHERN BOULEVARD.—Dworgold Realty Co. sold to Maris Perlman 1493 Southern boulevard, a 5-sty brick apartment house with stores, on a plot 50x100.

STEBBINS AV.—Stebbins Realty and Construction Co., Inc., purchased from Jacob and Madeline Erdenbrecher the plot, 125x100, on the south side of 145th st, 100 feet west of Third av, with a 2-sty stable and five 2-family houses. William F. Kurz and George Coster were the brokers.

TELLER AV.—Brensam Realty Corporation sold to the Canal Holding Corporation the 5-sty and basement brick apartment house, known as the Campbell, on a plot 45x100, at the northwest corner of Teller av and 163d st.

TIEBOUT AV.—Isaac Lowenfeld resold to a client of J. P. & L. A. Kissling 2085 Tiebout av, northwest corner of 180th st, a 5-sty and basement brick apartment house, on a lot 25x100, held at \$50,000. Samuel Pett was the broker.

TREMONT AV.—Vogberg Realty Corporation sold to Samuel Wunderman 807-809 East Tremont av, 92.7x190.4x irregular, comprising a 5-sty brick apartment house with stores, on a plot 42.7x100, and a vacant plot 50x100.

UNIVERSITY AV.—Benenson Realty Co. resold to a client of Nehring Bros. the 4-sty and basement brick apartment house, for 10 families, at 1620 University av, on a plot 42x122, held at \$50,000, which it bought recently from Isidor Berger.

UNIVERSITY AV.—S. J. Taylor sold for William F. and F. C. Krundieck the two vacant plots, 50x103, 56x50x105.35, on the west side of University av, 100 feet north of West 107th st, to D. Russo.

VYSE AV.—Louis Schwartz sold 1164 Vyse av, a 5-sty and basement brick apartment house containing 3 and 4 room suites, on a plot 50.2x100.6. The buyer is an investing cli-

ent of Goldner & Blackner. Morris Berkowitz, attorney, represented Mr. Schwartz.

WALTON AV.—Mandelbaum & Lewine sold to the Harmon Realty Co. the plot, 97x97.6, at the northwest corner of Walton av and 183d st.

WALTON AV.—S. J. Taylor sold for Mrs. Sarah A. Herrington the 2½-sty and basement frame 2-family house 2340 Walton av, on a lot 25x95, to Elizabeth Krause and Minnie Tritsch, who will occupy.

WALTON AV.—Albert D. Phelps and H. J. Rogers, who recently sold for Martin Silverman to Joseph Sager the southwest corner of 183d st and Walton av, 100x50, have resold the plot for Mr. Sager to Julian Kovacs, who will erect a 1-sty taxpayer containing 8 stores.

WALTON AV.—The new Walton Improvement Co., Inc., represented by Thomas & Friedman, attorneys, purchased from Julian Kovacs, through Albert D. Phelps and Harry J. Rogers, the southwest corner of 183d st and Walton av, 95 feet on 183d st and 43 feet on Walton av, within 100 feet of the 183d st station of the Lexington-Jerome av subway. The property will be improved with a 1-sty building containing 8 stores.

WALTON AV.—Charles Kimmelman resold the two 5-sty apartment houses, each 125 feet front on Walton av, between 176th and 177th sts, purchased recently from Finkelstein & Schwartz, to a Mr. Minzer. They have an annual rental of \$65,000 and were valued at \$400,000.

WASHINGTON AV.—Benenson Realty Co. bought from Joseph Smolensky 1479 and 1481 Washington av, a 5-sty and basement brick apartment house, on a plot 50x100.

WESTCHESTER AV.—Wians Realty Co. sold to Philip Rosenthal the 1-sty brick stores taxpayers, on the northwest side of Westchester av, 60 feet northeast of Tiffany st, 102.5x76.3, extending to the southeast corner of Tiffany and 165th st, 79x100x irregular.

WHITE PLAINS AV.—Natwill Construction Co. formed with N. Minskoff, W. Breslow and L. Lifschitz as directors, bought the vacant plot, 80x114, at the northeast corner of White Plains av and 233d st, for improvement with a taxpayer. Philip Wellins is the attorney for the new company.

WHITE PLAINS AV.—Anna Kingston sold through M. M. Kingston to John Rubbo the lot, 25x125, on the west side of White Plains av, 175 feet south of McGraw av.

WILKINS AV.—Ida Wendroff, a client of David D. Delman, bought 1462 Wilkins av, a 5-sty and basement brick apartment house, on a plot 37.5x100, from Herman Levine.

BROOKLYN SALES

CLINTON ST.—Hannah P. Butler sold to Gustave Girard 159 Clinton st, a 3-sty and basement brownstone dwelling.

MALBONE ST.—Realty Associates sold the vacant plot, 100x220, on the north side of Malbone st, 280 feet east of Bedford av, to the Fore Realty Corporation, who will immediately improve it with a 1-sty garage.

WALTON ST.—Realty Associates sold through Jacob Sachs to I. Grueber 69 Walton

st, a 5-sty and basement brick apartment house, on a plot 37.6x100. It contains 20 apartments and 2 stores.

43D ST.—Henry L. Nielsen Offices sold for a client 341 43d st, a 3-family house.

83D ST.—Frank A. Seaver & Co. sold the vacant plot, 60x100, on the south side of 83d st, 160 feet east of Colonial rd, Bay Ridge, for the estate of Gen. Hiram R. Duryea to a client, who will improve.

EAST 28TH ST.—Bulkeley & Horton Co. sold the vacant plot, 120x100, on the east side of East 28th st, between Foster av and Farragut rd, for Mrs. T. Herzberg to a builder.

BAY RIDGE AV.—Realty Associates sold through J. C. Fish to Thomas C. Johnstone the new 2-sty semi-detached stucco dwelling 536 Bay Ridge av.

CONEY ISLAND.—Realty Associates sold lots in Coney Island on the east side of West 15th st and fronting on Coney Island Creek to the following purchasers: R. Caserto, J. Barbara, C. Visone, C. Palma and N. Orlando.

OCEAN AV.—Herbert C. Comstock & Sou sold for Alice L. Larkin 570 Ocean av, a detached dwelling, northwest corner of Tennis Court, fronting 127 feet on Ocean av.

RIDGE BOULEVARD.—Bulkeley & Horton Co. sold for Charles W. Epp to a buyer, for occupancy, 8015 Ridge boulevard, a 2½-sty detached dwelling.

VANDERBILT AV.—Bulkeley & Horton Co. sold for Dr. F. P. Hopkins to a buyer, for occupancy, 489 Vanderbilt av, a 3-sty brick and store garage, on a plot 30x60.

QUEENS SALES

ASTORIA—A. Cantore sold for the Long Island City Building Corp. to J. Nichter 903 Eleventh av, Astoria, a brick 2-family house; for M. Lindahl to J. W. McKenna 468 First av, a frame 2-family house; for the W. S. W. Realty Corp. to Thomas Gode a new 3-sty brick flat on Broadway, 60 feet west of Fourth av; for H. M. Dietz to G. Grusse 109 Elm st, a brick 2-family house; for I. Fox to E. Taylor 305 Eighth av, a frame 2-family house; for J. Fertig to F. Kafka 79 Fourteenth av, a 3-sty brick double flat; for M. Kadien to J. Kubin 480 Eighteenth av, a brick 2-family house, and for A. Simone to H. E. McKenna 156-162 Fulton av, 3-sty brick and stucco houses, all in Astoria.

FAR ROCKAWAY.—The Lewis H. May Co. resold for Broad Oak Realty Co., D. Joslovitz, president, property fronting 250 feet on Broadway by 250 in depth, containing the McKenna Homestead. The purchaser, New McNeil Realty Corp., will improve with modern brick dwellings with garages.

JAMAICA.—The Jamaica home of the widow of Jacques Lebaudy has been sold to Marcus Miller and Max Deckinger, local real estate dealers. The house is at Hillside and Bergen avs. The property fronts 183 feet on Hillside av.

RICHMOND HILL.—Bulkeley & Horton Co. sold for the American Trust Co., trustee, the northeast corner of Metropolitan av and Cuthbert pl, Richmond Hill, a 3-sty building, on a plot 100x100.

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REAL ESTATE NOTES.

NEW YORK SORORITY, Catholic Daughters of America, is the buyer of the 4-sty dwelling 6 West 71st st, reported sold recently.

BUTLER WHITING is the buyer of the remodeled building at 559 Fifth av, adjoining the southeast corner of 46th st, the sale of which by the John H. Hall estate was recently announced. Mr. Whiting is said to have paid about \$550,000, at the rate of \$220 a square foot. The corner property was recently leased to Lieberman Bros.

ALFRED H. WAGG, vice-president of the M. Morgenthau, Jr., Co. is one of the organizers and directors of the newly-formed Florida Mortgage, Title & Bonding Co., a \$2,500,000 corporation with headquarters at Tampa and branches at Miami, St. Petersburg and West Palm Beach. Mr. Wagg will represent the new organization in West Palm Beach. M. Morgenthau, Jr., is in Florida, where he plans to make arrangements by which his corporation will represent the new Florida company in New York city.

RECENT LEASES.

Brisbane Leases with Purchase Option

Pease & Elliman leased for Mrs. Johanna Ripperger the 4-sty and basement building, on a lot 20x100.5, at 112 East 57th st. to Arthur Brisbane, to whom Pease & Elliman recently sold for Gates W. McGarrah, president of the Mechanics & Metals National Bank, the adjoining premises 108-110 East 57th st, similar parcels. The present lease of 112 contains the option of purchase, so that Mr. Brisbane now controls a plot 60x100.5 between Park and Lexington avs. Mr. Brisbane also controls the northeast corner of 57th st and Park av, with a frontage of 51 feet on 57th st and 80 feet on Park av.

Produce Firm Leases Corner

William A. White & Sons leased for the estate of John Castree to M. Mergentime, Inc., and Lee Mergentime the 5-sty building, 349-355 Washington st, northeast corner of Franklin st, for a term of 21 years, at a net rental of more than \$200,000. The lessees are wholesale produce dealers and have been in 203 Washington st for nearly half a century.

REAL ESTATE STATISTICS

CONVEYANCES

Table with columns for MANHATTAN, BRONX, and BROOKLYN, showing statistics for 1922 and 1921 (Dec. 20 to Dec. 26 and Dec. 21 to Dec. 27) and Jan. 1 to Dec. 26/27. Rows include Total No., Assessed Value, No. with consideration, and Consideration.

MORTGAGES

Table with columns for MANHATTAN, BRONX, and BROOKLYN, showing mortgage statistics for 1922 and 1921. Rows include Total No., Amount, and various interest rates.

MORTGAGE EXTENSIONS

Table with columns for MANHATTAN and BRONX, showing mortgage extension statistics for 1922 and 1921. Rows include Total No., Amount, and To Banks & Ins. Companies.

BUILDING PERMITS

Table with columns for MANHATTAN, BRONX, BROOKLYN, QUEENS, and RICHMOND, showing building permit statistics for 1922 and 1921. Rows include New Buildings, Cost, and Alterations.

Lease of East River Front Plot

Brown, Wheelock-Harris, Vought & Co. leased for De Forest Bros. to the Anderson Erick & Supply Co. the property at 130th st and the Harlem River. The property has a frontage of 150 feet on the river. The lease is for a term of 10 years, and the tenant will make improvements.

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BUILDING SECTION

Construction Industry Established New Records in 1922

Retrospect of Year Now Ending Shows Notable Progress in All Phases of Building Activity and Solution of Many Difficult Problems

NEW high records for national construction were established during 1922. The year now closing passes into history as the most active period known in the building industry, with a record of achievement likely to stand for some time to come. There is every indication that the final totals for this year will show a volume of new construction in excess of \$3,500,000,000 started in the United States, a figure truly amazing when it is realized that the previous year, with its grand total of commitments for national building and construction amounting to \$3,142,000,000, was looked upon as a record total which would stand indefinitely.

Twelve months ago architects, builders and others affiliated with construction were inclined to believe, because of the intense activity which prevailed in the industry throughout the year then closing, that 1922 would probably develop into a period of routine progress more nearly approaching the normal. There had been several phases of the building situation during 1921 that seemed unlikely of repetition, yet a retrospective view of the year now ending shows trends in the national and local fields which in many respects are remarkably similar to those of the previous year. The year 1921 was a historic period for residential development. Construction of this type was the predominating factor in every part of the country. During that year the critical national housing shortage was greatly relieved and it was generally thought that residential activity would materially decline or at least drop back to a rate only slightly above normal. This was not the case, however, as the history of the past months show. The year now ending, which upon analysis shows a wider variety as to type of projects conceived and finished, still stands out as a period in which the construction of housing accommodations for all classes of the population was the transcending objective of the industry.

The high record established by the building industry during 1922 is due entirely to the phenomenal amount of residential construction that has been undertaken not only in the metropolitan district but practically throughout the country. In Greater New York and vicinity the construction of high-class, multi-family houses has been an outstanding feature of the building situation during the past twelve months, and, according to the way new projects of this type are now being planned, there is every likelihood that the first quarter of the coming year will establish further new records.

Although there has been a fair amount of small-house construction during 1922, its volume was slightly less than that of a year ago. At the close of 1921 speculative builders found themselves confronted with a serious problem in disposing of the large number of small houses they had erected during the active season. The supply was apparently greater than the demand, and, as a consequence, these builders have been not so enthusiastic this year as they were during the housing crisis of 1921. One phase of the residential building situation in 1922, however, is worthy of special comment. It has been a number of years since there was as much activity on the part of private owners in the erection of high-class residences for their own occupancy. Although there was a decided slackening in demand for speculative-built homes, there was a decided improvement in the situation as it applied to the construction of residences for owners' occupancy. All through the year the outlying boroughs of New York City and the suburbs of Long

Island, Westchester and New Jersey have been exceptionally busy and hundreds of houses, costing from \$25,000 upward, have been constructed or are now in progress. The change noted is an extremely good indication of the favorable trend of general business throughout the country, as it is a matter of history that private dwellings of this type are only constructed in any real volume during a period in which general business conditions are showing a steady and consistent improvement.

The year 1922 closes with the housing problems of the Metropolitan District practically solved, excepting as to low-priced quarters. The vast amount of residential construction started and completed during the past twelve months, plus that work which is already assured for the coming year, leaves no room for complaint about a scarcity of adequate living accommodations of the most modern type and character. With the single exception of a large number of living accommodations at low, or at least very moderate, rentals, the city has now caught up to its housing demands. There has been a very distinct shift in population during the past year, with many families moving from old-fashioned apartments to the newer structures throughout the city, or to the garden apartments which have become so popular in certain suburbs, and there is now a sufficient number of these accommodations available for every reasonable demand.

This improvement in the housing situation has not been without its effect on rentals. It may now be said that rental values throughout the Metropolitan District are fairly well stabilized and there is every probability of their remaining so, at least for two or three years to come. Recent investigation of the rental situation shows a firmness in practically every type of residential building and it is only in certain cases, in districts where the supply was greater than the demand, that there is any evidence of a softening in rental values.

The revival of activity in commercial and industrial building also has been one of the notable characteristics of the past year in the construction field. Early in the year there was a very marked trend along commercial building lines, with the majority of this work centered in the mid-town section of Manhattan. The district bounded by Thirty-fourth Street, Madison Avenue, Forty-second Street and Eighth Avenue will undoubtedly go on record for the large amount of office, loft and miscellaneous construction undertaken during the past year. The construction of high-class loft and show-room buildings has been particularly active and numerous buildings have been erected which are destined to become landmarks for the mid-town section.

Another very important phase of the year's construction activity has been the exceedingly large amount of high-class bank construction undertaken in the Metropolitan District. Literally millions of dollars have been expended by savings banks, national banks and trust companies for new buildings or extensive alterations in New York City, and there is hardly a community of any size among the suburban towns contiguous to New York that has not had one or more fine bank building projects costing from \$25,000 to \$500,000.

Builders of all kinds have been exceptionally fortunate during 1922 in having at their command an almost inexhaustible supply of money for new construction. Mortgage money has not been so plentiful for many years as it was during the past

twelve months or is at present and the terms and rates are extremely favorable to the borrower. Interest rates on borrowed money for building or permanent loans have been generally reduced from 6% to 5½% and even lower in specific instances according to type of loans, and fiduciary institutions making a specialty of financing building projects have frequently during the past year had more money available than they were able to put out.

Early in the year it was thought possible that the continued high level of construction costs would be responsible for materially slowing down building activity in the Metropolitan District, but the record of the year shows that despite the continued high construction costs and the steadily upward trend of commodity price levels construction has actually increased rather than decreased. Building material prices have moved steadily upward since February, 1922, and there is every indication that the prevailing trend will continue at least throughout the first half of 1923.

In addition to steadily mounting material prices the construction industry this year has been forced to contend with continued high wages for both skilled and unskilled building labor, and during the height of the residential building movement last summer the cost of this work was greatly augmented by the bonus wages demanded and obtained in a large number of skilled trades. There was a decided scarcity in the ranks of bricklayers, plasterers, tile and marble setters and other trades and because of this situation considerable competition resulted among the speculative builders for mechanics to complete their jobs. This competition led to the payment of bonuses ranging from \$4 to \$9 per day above the union scale, and it was but natural that these exorbitant wages should have greatly increased building costs.

One of the most important events of the past building year was the success of the New York Building Congress in launching its program for the development of apprentices so urgently needed in the building industry. After six months of untiring labor the committee charged with the development of the apprenticeship training plan submitted a very favorable report. The building industry as a unit, including labor leaders, employers and affiliated interests, all went on record as thoroughly endorsing the idea, and the year closes with a large number of apprentices already enrolled and in training to become skilled carpenters, with plans completed for an immediate start in training young men as mechanics in other trades. Organizations, firms and individuals have rallied to the support of this important movement and have supplied not only the moral backing but money in sums sufficient to guarantee its ultimate success.

As a consequence of the enormous volume of new construction undertaken this year the markets for building materials and supplies have experienced a steadily increasing demand for construction essentials. In a number of instances this demand has strained the plant facilities of manufacturers almost to the breaking point and has caused some anxiety on the part of the industry as a whole as to the continuation of a steady flow from producers to points of consumption. Added to the intensity of the demand, those charged with the supply have had to contend with serious problems resulting from the coal strike and the freight-car shortage. Fortunately for the industry both manufacturers and dealers, by almost superhuman effort, have maintained a flow of materials to the jobs in quantities adequate to keep all projects active. There have been some instances where work was suspended for a limited time because of the failure of material supplies but, by careful allocation of materials coming into the Metropolitan District, almost all active construction was kept moving throughout the past season. As the year closes there is a decided shortage of fabricated steel and a developing scarcity in other lines, but the situation is not regarded as hopeless by either manufacturers, dealers or builders, and all interested in material supply are looking forward to improved conditions during the early months of next year.

Early in 1922, as soon as it became apparent that the intensity of local building activity was increasing rather than

decreasing, the construction industry expressed its fears that insufficient supplies of materials would greatly hamper the anticipated progress. Metropolitan builders, and some architects as well, were chiefly concerned about the supply of common brick. For several years past, in fact since pre-war times, the common brick industry had been slowing down production in the face of a declining demand and constantly increasing manufacturing costs. Manufacturers of this commodity, particularly those along the Hudson River, the district supplying the Metropolitan territory, had been confronted with serious problems of production and there was grave doubt throughout the local industry as to the certainty of sufficient brick for all requirements. The manufacturers of this commodity, however, started production earlier this year than usual and worked steadily throughout the season, with the result that the industry has been adequately supplied with brick, although it does not fully realize the effort it cost manufacturers in combating coal scarcity, labor shortage and inefficiency and mounting production costs.

The difficulties of the brickmakers also were the problems of practically every other manufacturer of building commodities. Lumbermen, steelmakers, and producers of finished articles, such as hardware, lighting fixtures and the hundreds of other items which go into the completed buildings, were hampered throughout the past year, first, by the restricted fuel supplies which later amounted to a famine and necessitated a suspension of production in some lines, notably steel, and later by the railway freight transportation problems resulting from the car shortage and embargoes in favor of coal shipments.

The delays in production and shipment and the consequent curtailment of plant efficiency naturally resulted in a steadily-mounting trend in building commodity prices. The gradual decline in building material prices which marked the closing months of 1921 early this year changed about and levels commenced to advance. The upward movement, however, was not a sharp advance, but a gradual increase of a point or two at a time in the various commodity lines and as such was insufficient to slow down building activity in any degree. In fact, the volume of new construction already under contract by the time the advancing trend first became noticeable made it impossible to halt building progress. At that time nothing short of a complete demoralization of the national financial situation or an utter failure of material and labor supply could have prevented 1922 from establishing new construction records, not only in the Metropolitan District but for the entire nation.

The building industry has been particularly fortunate during the past year in the fact that there has been remarkably little labor difficulty to contend with. During the previous twelve months building trade wages were slightly reduced from their war-time levels, and nationally the construction labor situation was practically stabilized. Although no reduction in wage rates had been established in New York City, there was a general readjustment in other large communities and mechanics as a rule accepted fair reductions in order to improve their own prospects for continued employment.

The outlook for building-labor peace in New York City is generally considered as favorable. While practically all of the skilled trades are continuing to work without definite agreements between the unions and the employers, there is every present indication that the coming year will develop into a period of harmony between workers and employers and that a satisfactory solution of the outstanding difficulties will be found. The local industry this year has been remarkably free from strikes or threats of trouble. Only one serious situation occurred, that only a few weeks ago when an inter-union problem threatened for a time to stop bricklaying on a number of jobs and, consequently, hinder general progress. This difficulty was promptly adjusted and the building industry of the Metropolitan District will look forward to the coming months with assurance of peace in labor circles but with some anxiety as to the supply of both skilled and unskilled mechanics to man the vast amount of work already contemplated or under contract for the coming year.

Residential Building Gains Throughout the Metropolis

Steady Increase in Construction Activity During Closing Days of the Year Indicated by Weekly Statistical Report of F. W. Dodge Company

CONTRARY to a recent popular opinion the closing days of this year are witnessing no important decline in the rate of construction activity in the Metropolitan District. The chief reason for the rapid progress noted in the construction field is the great volume of high class residential work that is coming out, and according to the reports from architects who specialize in projects of this character there is likely to be no recession in this form of building for some time to come.

Building statistics as tabulated by the F. W. Dodge Company for the fifty-first week of this year, covering the territory including all of New York State and New Jersey, north of Trenton, show a slight decline in the volume of new construction actually placed under contract, but the figures for the week indicate a decided improvement in the outlook for contemplated construction, the major part of which involves residential structures of one type or another.

According to the statistical totals for the week of December 16 to 22 inclusive, contracts were awarded in this territory for 329 operations at an estimated valuation of \$12,852,700. The newly projected building and engineering jobs numbered 571 and represent an outlay of about \$38,323,300.

Construction activity in Greater New York continues unabated. The past week has been an exceedingly active period and although there is also a slight decline in the volume of new work placed under contract there is an increase in projected construction. The record for the week involves 282 proposed jobs at a total cost of \$21,975,000 and 125 projects placed under contract at a cost of \$8,511,600.

The list of 282 contemplated operations for New York City included 32 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,040,000; 1 educational building, \$10,000; 1 hospital, \$800,000; 5 factories, \$335,000; 1 military structure, \$95,000; 1 public building, \$2,900; 9 public works and public utilities, \$2,967,200; 228 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$16,587,900, and 4 social and recreational buildings, \$137,000.

Among the 125 operations for which contracts were awarded during the fifty-first week of this year were 23 commercial projects of various types, \$1,123,500; 1 educational building, \$25,000; 4 factories and industrial plants, \$317,000; 3 public works and public utilities, \$17,400; 93 residential operations, \$6,948,700, and 1 recreational project, \$75,000.

PERSONAL AND TRADE NOTES.

Jas. McBride Flooring Co., following the fire which damaged their mill at 160 Lincoln avenue, early in October, have remodeled their plant at that location and have transferred their office to their warehouse at 291 East 134th street.

Gano Dunn, who has been president of the J. G. White Engineering Corporation since 1913, was recently appointed by the council of the Institution of Electrical Engineers, the British association, as local honorary secretary of that institution for the United States.

J. Rose & Co., prominent distributors of the nationally known A. B. Gas Range and Frostair Refrigerator lines, have discontinued their downtown branch and have moved their service branch to the same address as their general headquarters, 114 West 39th street, in which convenient location builders, real estate managers and owners will find in the spacious new show-rooms a complete display of the company's ranges and refrigerators.

John Mead Howells, a prominent New York architect, was awarded the \$50,000 prize for the best design for the new \$7,000,000 building for the Chicago Tribune to be erected on North Michigan Boulevard. Raymond I. Hund, also of New York City, was associated with Mr. Howells in developing the design for this monumental structure. The winning design is a Gothic structure with twenty stories in the lower 260 feet, the height permitted by the Chicago Building Code, and an added 140 feet of buttressed tower, bringing the total height to 400 feet. The tower, flanked by tall arched buttresses, culminates in an open parapet about a circular platform.

American Institute of Steel Construction

After a year of active organizing work since its formation in 1921, the National Steel Fabricators' Association, at its meeting in Pittsburgh, November 23, changed its name to American Institute of Steel Construction in order to give better expression to the range of activities which the organization proposes to take up. Its present membership is 113 fabricating shops. J. L. Kimbrough was elected president.

M. B. Lane, of the Census Bureau, requested the institute to co-operate with the Census Bureau in collecting data and

statistics relating to the structural steel fabricating industry.

The principal work to be undertaken by the institute during the next year is the formulation of standard working stresses for structural work and for tanks, and the preparation of design tables for all steel sections based on these stresses; agitation for the adoption of uniform building law provisions relating to steel; extension of the uses of steel, and the discussion of questions arising between steel users and fabricators, such as uniform calculation of contract weights of steel.

A total producing capacity of about 2,000,000 tons of steel per year is represented in the institute, with an average of nearly 16,000 tons per shop. Records gathered by the managing director indicate that despite a steady growth in the country's fabricating capacity there has been 50 per cent decrease in the use of structural steel in the nine years from 1912 to 1921. Much of this decrease is believed chargeable to restrictive conditions unrelated to efficient building, which the institute will aim to change.

Class in Electric Truck Maintenance.

So great has been the interest on the part of users of motor trucks in the proposed course of instruction in electric vehicle care and maintenance that the Electric Motor Truck Association has been obliged to schedule double courses and to limit the number of enrollments. The first lecture was given on December 8 at the Electric Garage, Central Park West and Sixty-second street, with E. L. Clark of the Commercial Truck Company explaining the principles of chassis design and construction. Three different types of electric vehicle construction were analyzed. There were forty students present and the lecture was repeated this week for the second section of the class.

When this course was first discussed it was hoped that forty enrollments could be secured. Within two weeks after the announcement, more than two hundred applications had been received, some firms asking to enroll twenty of their delivery force. By restricting the quotas, two classes of forty each were formed and each class will meet on alternate Friday evenings.

The course is given under the direction of F. C. Henderschott, manager of the Bureau of Education of the New York Edison Company, and Charles R. Skinner, Jr., chairman of the Electric Vehicle Bureau of the National Electric Light Association.

TRADE AND TECHNICAL SOCIETY EVENTS.

Common Brick Manufacturers' Association of America will hold its fifth annual convention at Cleveland during the week of February 5, 1923. A most interesting program is being prepared.

New Jersey State Association of Master Plumbers will hold its 1923 convention at Atlantic City on June 25, preceding the National convention which will be held at the same place from June 26 to 28, inclusive.

National Slate Association will hold its annual convention at the Hotel Commodore, New York City, January 26 and 27, 1923. The program will be announced later.

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.

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 monthly dinner meeting at the Advertising Club, 47 East 25th street, Tuesday evening, January 9, 1923. The name of the speaker will be announced later.

American Institute of Electrical Engineers will hold its mid-winter meeting at the Engineering Societies Building, 29 West 39th street, February 14 to 16, inclusive.

New York Building Superintendents' Association will hold its annual meeting and election of officers at the Hotel Martinique, on January 10, 1923. The following nominating committee will report on that date: G. A. Braisted, chairman; George Keiller, S. C. Wells, H. Overbagh and C. F. Hawkins.

CURRENT BUILDING OPERATIONS

THE final days of the year are normally a quiet period in the building industry, and the last week of 1922 has been no exception as far as the local situation is concerned. Although there has been considerable activity during the past few days in the award of contracts for new operations, the interruption of the Christmas holidays and the preparations for inventories has slowed down progress to some extent, and as a general thing the industry is making its preparations for welcoming the new year with a splendid schedule of proposed construction and an optimistic attitude toward the future.

Although it is still too early to predict what the coming year will bring to the industry, the outlook is generally regarded as favorable to a duplication of the satisfactory progress recorded during the past twelve months. Certainly there will be no dearth of opportunity if the existing schedule is carried out. It has been many years since a new year has started with such a large program of contemplated work in addition to the volume of construction already under contract, and while there is likely to be a recession of activity in some lines, notably residential building, there is a marked indication of increasing interest in the erection of commercial and industrial projects and a wide variety of recreational and community structures, that will give a better balance to the industry than was the case during the year now ending.

The demand for building materials remains fairly active and local dealers are quite well satisfied with the situation. Supplies, while not large, are generally adequate for all requirements, and although there is great delay in getting structural steel and other similar products, the situation is not as serious as it was several weeks ago. Prices are very firm and the advancing trend continues.

Common Brick—Despite the holiday interruption the New York wholesale market for common brick maintained an excellent rate of activity during the past week. The demand is strong and averages well with that of the three or four weeks previous. Arrivals of cargoes from up-river plants were quite heavy, but that was largely because manufacturers desired to get their product shipped before the river becomes closed to navigation. According to both manufacturers and dealers the demand for brick is likely to be more than usually active throughout

the coming winter, and already some inquiry has developed as to probable supplies for early next spring. Common brick prices advanced slightly again during the past week, and at the present writing the market is very firm at \$20 a thousand to dealers in cargo lots alongside dock and a strong likelihood of a further increase soon.

Summary—Transactions in the North River brick market for the week ending Thursday, December 28, 1922. Condition of market: Demand fairly active; prices, higher and with an advancing trend. Quo-

tations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 54; sales, 36. Distribution: Manhattan, 12; Bronx, 2; Brooklyn, 14; New Jersey points, 7; Astoria, 1. Remaining unsold in the New York wholesale market, 70.

Structural Steel—Although several tonnage orders of good size have been reported lately, there is an apparent tendency on the part of prospective buyers of fabricated steel to hold off until after the first of the new year. As a result of this condition the market exhibited a slight

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.

Hudson River best grades.....\$20.00
 Raritan to —
 Second-hand brick, per load
 of 3,000, delivered.....\$47.00 to —

Face Brick—Delivered on job in New York:

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

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

Domestic Portland cement, per bbl. \$3.20
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries\$2.75
 Bronx deliveries .. 2.75

Hollow Tile—

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

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

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$11.00 per 1,000

Lime—

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

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



"One Burner Does the Work of Two or More"

Double or triple the quantity of cooking with the same amount of gas! Think of the possible saving! Yet that is but one of the many improvements in this latest type of gas range.

VULCAN SMOOTHTOP
 COMPACT CABINET GAS RANGE

The smooth, enclosed top retain heat usually wasted, prevents tipping of pans, keeps grease from burners and makes cooking more comfortable and convenient. Though with greater cooking capacity less space is required. Gracefully designed. Finely finished. It's a beauty in every way and is just as good as it looks. But remember! You cannot get Smoothtop 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 vessels steaming with but one burner going.

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HAVE YOU SEEN THESE ADVERTISEMENTS

Now appearing in 55 leading New York City and nearby suburban newspapers?

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

Think what added selling or rental value your houses or apartments will have if you can

show kitchens equipped with this most desirable range!

Take advantage of Smoothtop's fast growing popularity. Read the ads in rotogravure sections of Times, Tribune, Herald or World. See the range at any gas office or at our display rooms. Write for booklet.

WM. M. CRANE CO.

16-20 WEST 32D STREET

NEW YORK CITY

MATERIALS AND SUPPLIES

dullness during the past week, but there is every probability that within a week or so this condition will change for the better, as there is a vast amount of prospective work in sight and commitments under general contracts have maintained at the average rate. A number of plans for large operations which will require important steel tonnages are now in preparation, and it is thought that the major portion of this work will be released for bids shortly after January 1. Structural steel prices are firm and practically unchanged.

Electrical Supplies—Trade conditions are generally satisfactory with a steady and consistent demand for wiring materials and a number of substantial orders for electrical equipment from large industrial concerns. The vast amount of construction now in progress and the splendid prospects for a continuation of busy times in the building field is a satisfactory evidence of continued good demand for electrical materials, and as a result both manufacturers and dealers are optimistically inclined. Prices are fairly steady and stocks, while not plentiful, are adequate

for all immediate requirements and steadily improving in volume.

Cast Iron Pipe—There has been an unusually active demand for this commodity, considering the lateness of the season, with private buyers the most important factors in the market at present. Some municipal business is stirring, but its volume is relatively small as compared with orders from private sources. Considerable new inquiry has come out within the past week or so, and as a result manufacturers are extremely optimistic about the prospects for the coming year. Deliveries are still somewhat behind because of the railroad freight congestion and the car shortage, but shipments are improving slightly and the mills are catching up with their orders. Prices are very firm and unchanged.

Reinforcing Bars—Demand for concrete reinforcing bars has dropped off to some extent during the past week, but several large projects are being planned and their early release will do much to tone up the market. The outlook for early spring business is generally considered favorable, as there is quite some important industrial construction scheduled for a start shortly after the beginning of the new year. Prices are firm, with a tendency toward higher levels.

Window Glass—There has been but little change in the local market for glass. Although demand has fallen off to some extent during the past week or so there is still considerable active business in sight and jobbers are complaining that their stocks are far from satisfactory. With the large volume of apartment house work in sight for the coming year there is likely to be some difficulty in the supply unless the factories can materially increase production next year. Prices are very firm but unchanged.

Linseed Oil—The local market tone has improved slightly. Demand is fair and an increasing number of inquiries indicates better business early next year. Current buying is in relatively small lots and carload orders are almost negligible. There is apparently a revival of interest on the part of manufacturing consumers, however, which should develop into tangible business within a short time. Prices are fairly steady.

Nails—A slight decline in demand characterized the market for nails during the past week, but despite this there is a continued shortage, which is limiting business to some extent. The car shortage is given as the outstanding factor in the difficulty of local jobbers to secure stocks adequate to the demand.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.....	\$0.34 each
32x36x¼ in.....	0.20 each
32x36x½ in.....	0.22 each
32x36x¾ in.....	0.28 each

Sand—

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

White Sand—

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

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.....	\$1.07
Kentucky limestone, per cu. ft.....	2.20
Briar Hill sandstone, per cu ft.....	1.60
Gray Canyon sandstone, per cu. ft....	1.45
Buff Wakeman, per cu. ft.....	1.90
Buff Mountian, per cu. ft.....	1.60
North River bluestone, per cu. ft....	1.50
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.....	2.00

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.....	71.00 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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 Enameled
 Fire

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As manufacturers of BRICK for thirty years, we have a record of repeat orders that affords you a 100% guarantee of satisfactory service. To the service given by our Face, Enameled and Fire BRICK, is added the service we render in shipment and delivery. Prompt shipments on any size contracts in any range of shade or texture, at fair prices and of first-class quality.

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

American Enameled Brick & Tile Company

52 VANDERBILT AVENUE, NEW YORK

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CONTEMPLATED BUILDING PROJECTS IN THE METROPOLITAN DISTRICT

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

GRAND AV.—Springstein & Goldhammer, 32 Union sq, have completed plans for a 5-sty brick apartment house, 100x110 ft, at the southeast corner of Grand av and 181st st for S. Minskoff, 1312 Clinton av, owner. Cost, \$400,000.

CATHEDRAL PARKWAY.—Robt. T. Lyons, 342 Madison av, has plans in progress for a 14-sty brick, steel, frame and limestone apartment, 175x70 ft, at 529-541 Cathedral parkway for Samuel Roseff & Son, Inc., 77 West 181st st, owner. Cost, \$1,000,000. Structural engineer, Robt. E. Moss, 96 Warren st.

EDGEComb AV.—Springstein & Goldhammer, 32 Union sq, have preliminary plans in progress for a 5-sty brick apartment at Edgecomb av and 159th st for Edward Brandt & Bros., 502 Bedford av, Brooklyn, owners and builders. Cost, \$250,000.

77TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 14-sty brick and limestone apartment, 97x93 ft, at the northwest corner of 77th st and Broadway for owner, care of architect. Cost, \$525,000.

5TH AV.—Schwartz & Gross, 347 5th av, have 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.

FACTORIES AND WAREHOUSES.

VAN DAM ST.—Maynicke & Frank, 25 East 26th st, have plans in progress for a 10-sty brick, limestone and terra cotta factory building, 100x100 ft, in Van Dam st, between Hudson and Greenwich sts, for Henry Heide, 313 Hudson st, owner. Architect will take bids on general contract about March 18.

HOTELS.

88TH ST.—Geo. F. Pelham, 200 West 72d st, has plans in progress for a 10-sty brick and steel apartment hotel, 70x100 ft, at 203-207 West 88th st for Lapidua Engineering Co., A. Lapidus, president, 200 West 72d st, owner. Structural engineer, Robt. E. Moss, 96 Warren st.

STABLES AND GARAGES.

170TH ST.—M. W. Del Gaudio, 158 West 45th st, has plans in progress for a 1-sty brick garage, 93x209 ft, at the southeast corner of 170th st and 3d av for Assets Funding Corp., Donato Picinlo, president, 507 5th av, owner. Cost, \$50,000. Owner will take bids on separate contracts about January 10.

STORES, OFFICES AND LOFTS.

37TH ST.—Geo. & Edw. Blum, 505 5th av, have been retained to prepare plans for a 14-sty brick loft building, 67x98 ft, at 148-154 West 37th st for Lefcourt & Haas Finance Corp., 152 West 42d st, owner and builder.

MISCELLANEOUS.

40TH ST.—Schwartz & Gross, 347 5th av, have plans in progress for a 12-sty brick and steel press building, approximately 100x100 ft, at 238-46 West 40th st for Harlem Construction Co., care McLaughlin & Stern, 15 William s., owner and builder.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

GRAND AV.—Chas. Kreyborg, 2534 Marion av, has completed plans for a 5-sty brick apartment house, 104x100 ft, on the east side of Grand av, 396 ft south of East 170th st, for W. Garman, 59 Davis st, owner. Cost, \$200,000.

GRAND CONCOURSE.—Chas. Kreyborg, 2534 Marion av, has completed plans for a 5-sty brick apartment house, 115x100 ft, on

Grand Concourse, 115 ft south of 170th st, for Krahn Bldg. Corp., I. Kraft, president, 135 Broadway, owner. Cost, \$200,000.

DWELLINGS.

UNDERCLIFFE AV.—Chas. S. Clark, 441 Tremont av, has completed plans for four 2½-sty brick dwellings, 25x60 ft, with garages, on the east side of Undercliffe av for Algo Rock Realty Corp.—Anthony La Rocca, president, 576 Exterior st, owner and builder. Cost, \$48,000.

ELDER AV.—Jacob S. Glaser, 620 Madison av, has completed plans for eleven 2-sty brick dwellings, 20x62 ft, on the west side of Elder av, 100 ft north of 172d st, for Glaser Bungalows, Inc., 620 Madison av, owner and builder. Cost, \$132,000.

STABLES AND GARAGES.

JEROME AV.—John J. Dunning, 394 East 150th st, has completed plans for a 1-sty brick garage, 125x100 ft, on the east side of Jerome av, 107 ft south of Tremont av, for Burnside Avenue Realty Corp., T. Irving Hadden, president, Hartsdale, owner and builder. Cost, \$30,000.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

BEVERLY RD.—Springstein & Goldhammer, 32 Union sq, Manhattan, have preliminary plans in progress for a 4-sty brick apartment house on the north side of Beverly rd, near Prospect st, for Aron Seigel, 45 West 110th st, Manhattan, owner and builder. Cost, \$250,000.

EASTERN PARKWAY.—Springstein & Goldhammer, 32 Union sq, Manhattan, have preliminary plans in progress for a 6-sty brick apartment on the north side of Eastern parkway, 625 ft east of Vanderbilt av, for Leon F. Kelner, 826 Franklin av, owner and builder. Cost, \$350,000.

OCEAN AV.—Shampan & Shampan, 188 Montague st, have plans in progress for a 6-sty brick and limestone apartment, 135x210 ft, on the east side of Ocean av, 213 ft south of Church av, for C. & H. Construction Co., Walter Kraslow, owner, care of architect. Cost, \$750,000.

RIVERDALE AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 3-sty brick and limestone apartment houses, 25x80 ft, at the southwest corner of Riverdale av and Amboy st for Stanrit Realty Corp., Max Pinkelstein, president, owner. Cost, approximately, \$60,000.

47TH ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for ten 2-sty brick and limestone apartment houses, 20x76 ft, in the south side of 47th st, 180 ft west of 10th av, for Barnett Rubin, owner. Cost, approximately, \$200,000.

SARATOGA AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for two 4-sty brick and limestone apartment houses, 60x89 ft, on the east side of Saratoga av, 200 ft north of Dumont av, for Abe Klein, owner. Cost, approximately, \$160,000.

BANKS.

FLATBUSH AV.—Ludlow & Peabody, 101 Park av, Manhattan, have plans in progress for a brick and stone bank building at the southeast corner of Flatbush and Church av for Peoples Trust Co., Flatbush Branch, 885 Flatbush av, owner.

DWELLINGS.

CARROLL ST.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for three 2-sty brick and limestone dwellings, 20x72 ft, with garages, in the south side of Carroll st, 68 ft east of Troy av, for Nathan Sabulsky, owner. Cost, approximately, \$60,000.

65TH ST.—M. W. Del Gaudio, 158 West 45th st, Manhattan, has plans in progress for eight

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2-sty brick and limestone dwellings, 20x52 ft, in the south side of 65th st, 100 ft west of 11th av, for Pasquale Seccia, 1180 75th st, owner. Cost, \$9,500 each.

STORES, OFFICES AND LOFTS.

BEVERLY RD.—Springstein & Goldhammer, 32 Union sq, have preliminary plans in progress for a group of 1-sty brick stores at the northwest corner of Beverly rd and Prospect st for Aron Seigel, 45 West 110th st, Manhattan, owner and builder. Cost, \$25,000.

MISCELLANEOUS.

18TH AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 2-sty brick, concrete and steel ice plant, 120x151 ft, on the east side of 18th av, 100 ft north of Cropsey av, for Rubel Coal & Ice Corp., owner. Cost, \$500,000.

LIBERTY AV.—Edward M. Adelson, 1778 Pitkin av, has plans in progress for a 3-sty brick and limestone store and loft building, 25x100 ft, on the north side of Liberty av, 50 ft west of Christopher av, for Benj. Epstein, owner. Cost, approximately, \$25,000.

Queens

DWELLINGS.

HILLSIDE, N. Y.—E. Jackson, Harriman av, Jamaica, has plans in progress for eight 2-sty frame dwellings, 16x38 ft, at the southeast corner of Willow st and Dunham av for Eastwood Construction Co., Louis Schwab, president, North 1st and Shelton av, Jamaica, owner and builder. Cost, \$40,000.

JAMAICA, N. Y.—Murray Klein, 37 Graham av, Brooklyn, has completed plans for two 2-sty frame dwellings, 22x40 ft, in the east side of 128th st, 375 ft south of Washington av, Jamaica, for M. Mortz, 166 Montague st, Brooklyn, owner and builder. Cost, \$20,000.

FOREST HILLS, N. Y.—Geo. Keister, 56 West 45th st, Manhattan, has completed plans for a 3-sty brick dwelling, 26x42 ft, on the north side of Goodwood rd, 57 ft east of Shorthill rd, Forest Hills, for John J. Kenney, 236 West 20th st, Manhattan, owner and builder. Cost, \$15,000.

STABLES AND GARAGES.

JAMAICA, N. Y.—Plans are being prepared privately for a 1-sty brick garage, 103x89 ft, on the west side of Kissman pl, 37 ft north of Archer pl, Jamaica, for Dickel Construction Co., 8402 88th st, Richmond Hill, owner and builder. Cost, \$20,000.

Richmond

THEATRES.

PORT RICHMOND, N. Y.—James Whitford, Staten Islander Bldg., St. George, has plans in progress for a 1-sty brick theatre, 120x168 ft, at Richmond av and Anderson av, Port Richmond, for Moses & Johnson, care Liberty Theatre, 70 Beach st, Stapleton, owner. Architect will take bids on separate contracts about December 30.

Westchester

CHURCHES.

RYE, N. Y.—Hobart B. Unjohn, 70 East 45th st, Manhattan, has preliminary plans in progress for a 2-sty and basement stone parish house, 60x100 ft, on Post rd, Rye, for Presbyterian Church, Jas. S. McCulloh, chairman committee, 15 Dey st, Manhattan, owner. Cost, \$125,000. Architect will take bids on general contract about March 1.

DWELLINGS.

NEW ROCHELLE, N. Y.—Salvatore S. Califatti, 502 Main st, New Rochelle, has plans in progress for a 2½-sty frame and stucco dwelling, 35x40 ft, with garage, on Webster

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av, New Rochelle, for Mrs. E. C. Campbell, 14 Fairview st, New Rochelle, owner. Cost, \$20,000.

NEW ROCHELLE, N. Y.—Shampan & Shampan, 188 Montague st, Brooklyn, have completed plans for nine dwellings at the southeast corner of Coligni and Webster avs, New Rochelle, for the Enrim Construction Co., Inc., owners. Cost, \$200,000.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—Townsend, Steinel & Haskell, 8 West 40th st, Manhattan, have plans in progress for an addition to the 3 and 6-sty brick, bluestone and limestone department store, 100x200 ft, at 276 Main st for Howard R. Ware, 276 Main st, New Rochelle, owner. Cost, \$200,000.

New Jersey

APARTMENTS, FLATS AND TENEMENTS.

ASBURY PARK, N. J.—D. S. Lang, 110 West 34th st, Manhattan, has plans nearing completion for a 3-sty stucco on hollow tile and frame apartment house, 75x100 ft, at the southwest corner of 2d av and Bergh st, Asbury Park, for The Home Construction Co., care Maurice M. Wyckoff, 56 West 45th st, Manhattan, owner. Cost, \$125,000. Owner will soon take bids on general contract and separate contracts.

EAST ORANGE, N. J.—Convery & Klemmt, 942 Broad st, Newark, have plans in progress for a 7-sty brick, limestone and terra cotta apartment, 112x141 ft, at the northeast corner of Prospect st and Park av, East Orange, for Criterion Construction Co., Wm. Lunskey, 43 Prospect st, East Orange, owner and builder. Cost, \$750,000.

JERSEY CITY, N. J.—Plans have been prepared privately for a 5-sty brick elevator apartment, 75x124 ft, at 54 Glenwood av, Jersey City, for Nicholas W. D'Elia, 574 Newark av, Jersey City, owner. Cost, \$200,000.

CHURCHES.

JERSEY CITY, N. J.—Lewis H. Broome, 222 Jewett av, Jersey City, has been retained to prepare plans for a 1-sty and basement brick parish house, 41x62 ft, in Whiton st, Jersey City, for Lafayette M. E. Church, Rev. M. Bliss, pastor, Whiton st, Jersey City, owner.

JERSEY CITY, N. J.—Carrere & Hastings and R. H. Shreve, 52 Vanderbilt av, Manhattan, have completed plans for a 2-sty stone and pressed brick church, 90x57 ft, at Ocean av and Forrest st, Jersey City, for Lafayette Presbyterian Church, Wm. A. Nyr, pastor, 764 Ocean av, Jersey City, owner. Cost, \$150,000.

DWELLINGS.

BELMAR, N. J.—Ernest A. Arend, Kinmouth Bldg., Asbury Park, and 105 West 40th st, Manhattan, has plans nearing completion for a 2½-sty frame dwelling, 24x70 ft, with garage, on Inlet terrace, Belmar, for Benj. E. Farrier, 44 Montgomery st, Jersey City, owner. Cost, \$50,000.

GLEN RIDGE, N. J.—H. Messinger Fisher, 460 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 24x36 ft, on Cambridge rd, Glen Ridge, for Thomas A. Curtis, 47 Forest st, Montclair, owner and builder. Cost, \$16,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, New Brunswick, has plans nearing completion for a 2-sty brick and limestone or terra cotta Sullivan Grade School of irregular dimensions in Gelivan st, north of Livingston st, New Brunswick, for Board of Education of the City of New Brunswick, Ernest H. Webb, chairman building committee, Board Rooms, Roosevelt, Jr., High School, Livingston av, Redmont and Welton sts, New Brunswick, owner. Cost, \$170,000. Architect will take bids about December 14.

ASBURY PARK, N. J.—E. A. Arend, 105 West 40th st, Manhattan, and Kinmouth Bldg., Asbury Park, has plans in progress for a high school at the Old Athletic Grounds, Asbury Park, for City of Asbury Park, Board of Education, H. C. Hurley, president, High School Bldg., Asbury Park, owner. Cost, \$600,000. Bids will be taken probably in February.

MAPLEWOOD, N. J.—Guilbert Betelle, Aldene Bldg., Newark, has preliminary plans in progress for a 2-story brick grade school in Harvard st, Maplewood, for School District of the Board of Education of South Orange, Robt. S. Sinclair, president, High School, South Orange, owner. Cost, \$150,000.

NEWARK, N. J.—Strombach & Mertins, 1091 Clinton av, Irvington, have completed plans for a 2-sty frame and clapboard dwelling, 22x48 ft, at Shaw av and Schley st, Newark, for Zurgard & Schweerer, 139 Schley st, Newark, owner and builder. Cost, \$9,000.

BERNARDSVILLE, N. J.—F. Livingston Pell, 151 East 53d st, Manhattan, has plans in progress for a brick dwelling at Bernardsville for Grafton H. Pyne, N. Y. Stock Exchange, Broad and Wall sts, Manhattan, owner.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—Day & Zimmerman, Philadelphia, have plans in progress for a 1, 2 and 3-sty reinforced concrete factory, 165x600 ft, at West Grand st and Bayway, Elizabeth, for American Type Founders Co., W. M.

Kelly, in charge, Communipaw av, Jersey City, owner. Bids will be taken in the spring.

HOTELS.

ASBURY PARK, N. J.—Romolo Botelli, 207 Market st, Newark, has plans in progress for a 4-sty brick apartment hotel, 75x95 ft, at First av and Kingsley st, Asbury Park, for P. Pellechia, 109 Parker st, Newark, and Theo. Bernstein, 270 Osborne terrace, Newark, owners and builders. Cost, \$150,000.

SCHOOLS AND COLLEGES.

WEST ORANGE, N. J.—Guilbert & Betelle, Aldene Bldg., Newark, have plans in progress for a 3-sty and basement brick high school on Northfield av, west of Rollinson st, West Orange, for Town of West Orange, Board of Education, S. D. Riddle, president, Northfield av, West Orange, owner. Cost, \$400,000. Ventilating engineer, Werner Nygren, 101 Park av, Manhattan.

STABLES AND GARAGES.

PATERSON, N. J.—H. B. Crosby, 125 Ellison st, Paterson, has completed plans for a 1-sty concrete garage, 60x85 ft, at 105-115 State st, Paterson, for Gulf Refining Co., 22 Oregon av, Paterson, owner. Cost, \$15,000. Bids will be taken shortly.

JERSEY CITY, N. J.—Kelly & Cowan, Trust Co. of New Jersey Bldg., Jersey City, have completed plans for a 1-sty and basement brick garage, 37x136 ft, on Waldo av, Jersey City, for Magnolia Construction Co., J. Stollman, 90 Waldo av, Jersey City, owner and builder. Cost, \$20,000.

THEATRES.

PASSAIC, N. J.—V. Preiskel, Playhouse Bldg., Passaic, has plans in progress for a

2-sty brick and limestone moving picture and vaudeville theatre of irregular dimensions, with stores and offices, on Main av, between Madison and Henry sts, Passaic, for Jacob Fabian, 150 Fair st, Paterson, and Harry Stein, 201 Lexington av, Passaic, owner. Cost, \$250,000. Architect will take bids on general contract.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Fredburn Construction Co., 31 Union sq, Manhattan, has the general contract for a 4-sty brick and limestone apartment, 180x125 ft, in East 22d st, north of Ditmas av, for Norway Realty Co., 31 Union sq, Manhattan, owner, from plans by Jos. Martine, 31 Union sq, Manhattan, architect. Cost, \$250,000.

DWELLINGS.

MONTCLAIR, N. J.—J. J. McNamara, 37 Walnut st, Montclair, has the general contract for a 2½-sty frame and Colonial siding dwelling at 233 North Mountain av, Montclair, for Harold C. Stoker, 87 Mountain av, Montclair, owner, from plans by W. Leslie Walker, 103 Park av, Manhattan, architect. Cost \$20,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Lustbader Construction Co., 423 Madison av, has the general contract for an 11-sty brick and architectural terra cotta

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Queens

DWELLINGS.

DOUGLASTON.—Prospect av, w s, 125 n Cherry, 2-sty fr dwg, 22x40, shingle rf, 1 family, elec, steam heat; \$9,000; (o) Rebecca A. Wedge, 32 43d, Corona; (a) A. S. Brems, 83 Corona av, Corona (14468).

FLUSHING.—Quince st, s s, 138 w Parsons av, 2½-sty fr dwg, 26x41, shingle rf, 2 families, gas, steam heat; \$9,500; (o) Edw. Flood, 899 Morris av, Bronx; (a) Chas. Stidolph, 15 Ivy, Elmhurst (14474).

FLUSHING.—20th st, e s, 525 n Bway, 3-2-sty fr dwgs, 26x28, shingle rf, 1 family, elec, steam heat; \$30,000; (o) James Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 754 Amity, Flushing (14463-4-5).

JAMAICA.—Sutphin blvd, e s, 40 n Pacific, 2-2-sty bk dwgs, 20x50, tar & gravel rf, 2 families, gas; steam heat; \$16,000; (o & a) L. Lwowski, Suwannee av, Jamaica (14443).

L. I. CITY.—12th av, e s, 175 s Wilson av, 2-2-sty fr dwgs, 21x50, slag rf, 2 families, gas, steam heat; \$20,000; (o) F. Balek, 230 Potter av, L. I. City; (a) F. Chmelik, L. I. City (14076-77).

L. I. CITY.—14th av, w s, 231 s Newtown av, 2-sty bk dwg, 21x50, slag rf, 2 families, gas; \$10,000; (o) Carmino Petello, c 7 av & Vanderverter av, L. I. City; (a) Frank Chmelik, 796 2 av, L. I. City (14289).

PLANS FILED

FOR ALTERATIONS

Manhattan

CARMINE ST. 50, new partitions, fixtures, &c; \$3,000; (o) Geo. Bruno, 57 Thompson, N. Y. C.; (a) Philip Bardes, 230 Grand, N. Y. City (3004).

CLEVELAND PL. 23-5 (rear), rearrange stairs & partitions in 3-sty bk apt; \$2,500; (o & a) D. Cairo, 23 Cleveland pl (2932).

COOPER SQ. 34-36, erect new steel support for sprinkler tank equip in 7-sty bk loft; \$3,500; (o) Barth & Sons, 34 Cooper sq; (a) R. J. Mansfield, 53 Park pl (2735).

CORTLANDT ST. 45, remove front wall, new str fronts, iron doors, new elevator shaft in 4-sty bk storage; \$10,000; (o) 111-113 W. 29th St. Co., 149 Bway; (a) W. C. Lauritzen, 158 W 35th (2934).

DIVISION ST. 261-63, erect new brick wall in 3-sty bk dwg & str; \$2,000; (o) F. Rubin, 233 Stanton; (a) Jacob Fisher, 25 Av A (2703).

PORSYTH ST. 198, form new room, new windows, new sinks in 5-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 (2676).

FULTON ST. 212, erect new partitions, new stairway in 4-sty bk str & dwg; \$2,500; (o) Edw. Camman, 84 William; (a) Chas. M. Bluestone, 335 Bway (2690).

GREENWICH ST. 765, build new rear shed for lumber storage on 3-sty bk storage bldg; \$2,500; (o) Clara L. Cummings, 947 St. Marks pl; (a) Lewis C. Patton, 597 5 av (2694).

GROVE ST. 4, remove bath room, 3 new bath rooms, new electric lights, steam gas radiators in all rooms, new roof in 3-sty bk & frame dwg; \$4,500; (o) Wm. H. Wood, 47 Barrow; (a) Harry Gill, 418 W 22 (2573).

HENRY ST. 22, remove rear walls, build new extension in 3-sty bk dwg & str; \$5,000; (o) Paul Prestigiaco, 22 Henry; (a) Michael A. Cordo, 61 Bible House (2686).

LEONARD ST. 17, new runway installed in 3-sty bk stable; \$1,000; (o) Frank Harrington, 17 Leonard; (a) Saml Rosenblum, 51 Chambers (2571).

LEWIS ST. 161-63, new flue & pent house in 1-sty laundry; \$1,500; (o) Demand Wet Wash Laundry, Inc., 161 Lewis; (a) Jacob Fisher, 25 Av A (2702).

LIBERTY ST. 106-8, rearrange partitions for str, new entrance in 5-sty bk office bldg; \$8,000; (o) Securities Acceptance Corp., 516 5 av; (a) J. Boese, 280 Bway (2949).

MADISON ST. 189, remove partitions in 5-sty apt; \$5,000; (o) Philip Weiner, 189 Madison; (a) C. B. Brun, 47 W 34th (2731).

PEARL ST. 536-40, enlarge bldg on 2 to 5th floors in 5-sty bk factory bldg; \$25,000; (o) Oberly & Newall Realty Co., 540 Pearl; (a) John B. Snook Sons, 52 Vesey (2628).

ROOSEVELT ST. 56, construct new bake oven in 5-sty bk apt; \$2,000; (o) B. Golden, 51 Chambers; (a) John H. Knubel, 305 W 43 (2738).

SOUTH ST. 296-297, new partitions, new steel sash frames, steel shutters in 9-sty bk warehouse; \$3,000; (o) D. & J. Reardon, 113 Prospect Park W; (a) B. W. Berger & Son, 121 Bible House (2721).

UNIVERSITY PL. 91-95, build new elevator shaft, new f. p. elevator doors, new hand power freight elevator in 11-sty bk mfg bldg; \$2,000; (o) Mildam Realty Co., 41-51 E 11th; (a) — (2939).

WASHINGTON PL. 23-29, new t. c. partitions in 10-sty store & school; \$10,000; (o) N. Y. University, 32 Waverly pl; Chancellor Elmer E. Brown, 32 Waverly pl; (a) Wm. S. Gregory, 1170 Bway (2693).

WEEHAWKEN ST. 9-11, raise elevator shaft, new beams, f. p. boiler room, new conc floors in 3-sty bk stable; \$12,000; (o) Thos. Lynch, 308 Courthand st, Hoboken, N. J.; (a) P. F. Brogan, 36 8 av (2732).

WHITE ST. 80-82, new elevator & machinery, new pent house on 6-sty bk loft; \$4,000; (o) E. Higgins, 50 Union sq; (a) Geo. A. Dugan, 200 5 av (2944).

WILLIAMS ST. 98-106, new fuel oil burner & equip in 12 & 15-sty office bldg; \$6,896; (o) Phelps Stokes Estate, Inc., 100 Williams; (a) Petroleum Heat & Power Co., 511 5 av (2677).

WOOSTER ST. 116-118, install new f. p. vault, new f. p. partitions in 6-sty bk mfg bldg; \$1,200; (o) United Brush Mfg., 116-118 Wooster; (a) Felix De Rose, 116 W 40th (2943).

10TH ST. 301 E, erect new stairs, new plaster partitions, erect new bathroom in 4-sty bk apt; \$4,000; (o) R. Glanz, 110 1st; (a) H. J. Murick, 44 Court, Bklyn (2948).

15TH ST. 113-15 E, install oil burner system in 3-sty bk training quarters; \$3,000; (o) M. J. Delahanty, 115 E 15th; (a) Fuel Oil Burner Corp., 52 W 46th (2946).

21ST ST. 130 W, 1-sty ext on 3-sty bk store; \$1,000; (o) C. Pastera, 130 W 21; (a) Morris Gika, 130 W 21 (2582).

23D ST. 25 W, install balcony, raise rf beams in 4-sty bk loft; \$2,500; (o) Est Ed. K. W. McLanathin, Lawrence, Mass; (a) Saml. A. Hertz, 15-17 W 38th (2723).

23D ST. 20 W, str & showrooms; \$1,500; (o) Chas. F. Hyer, 141 Milk st, Boston, Mass.; (l) B. Tomly, Inc., 9 E 47; (a) A. Holley & Kleiner, 1012 Gates av, Brooklyn, N. Y. (3007).

25TH ST. 453 W, remove iron roof, replace with steel girders, conc arches in 1-sty bk boiler house; \$1,000; (o) Clausen Flannigan Corp., 435 W 20; (a) John M. Baker, 9 Jackson av, L. I. City (2575).

25TH ST. 331 E, new stores in front bldg, new show windows in 4-sty bk apt; \$4,000; (o) Dora Diamond, 1959 84th, Bklyn; (a) Saml Cohen, 45 W 57 (2688).

28TH ST. 30 E, remove bk pier, build new ext in 4-sty bk str & factory; \$2,500; (o) Louis Burdette, 30 E 28th; (a) Louis A. Sheinart, 194 Bowery (2720).

29TH ST. 111-113 W, enlarge partitions, cut new door opening, add story to present bldg on 2-sty bk str & loft; \$4,000; (o) 111-113 W. 29th St. Co., Inc., 149 Bway; (a) W. C. Lauritzen, 158 W 35th (2938).

30TH ST. 445-51 W, instal fuel oil tank & equip in 10-sty bk factory; \$18,286; (o) Castle Realty Co., 451 W 30; (a) Petroleum Heat & Power Co., 511 5 av (2513).

35TH ST. 147 W, n s, 241 e 7 av, str & factory (alts), balcony for use as office; \$2,000; (o) Hartform Realty Co., 13 W 29; (a) Irving Kudroff, 118 E 28 (3001).

36TH ST. 60-62 W, store & apts, new stair, f. p. windows; \$1,500; (o) Est. of Phebe C. Lawrence, 153 E 40th; (a) Henry C. Swords, exr, 50 E 67, both care (a) James P. Wiseman, 153 E 40 (3005).

36TH ST. 67 W, str & apts, shed connection; \$1,500; (o) Est. of Steven Hayes, 67 W 36; (l) Julius Laitin, 67 W 36; (a) Geo. Nordham, 18 W 34 (3006).

42D ST. 138 W, new struc steel struc for sign on 2-sty bk moving picture; \$3,000; (o) Bush Terminal Sales Bldg. Co., 130 W 42d; (a) Engr. Iron Wks., 211 3 av, Bklyn (2729).

43D ST. 217-29 W, new ext, steel framing, conc arches in 11-sty bk loft; \$1,000; (o) N. Y. Times Bldg, 217-29 W 43d; (a) John G. Stumpf, 709 W 170th (2730).

43D ST. 422 W, erect new 1-sty ext in 3-sty bk apt; \$2,000; (o) M. Singer, 422 W 43; (a) A. A. Berube, 309 5 av (2664).

48TH ST. 58 W, ext bldg to bldg line in 5-sty bk dwg; \$12,000; (o) Harry Karger, 30 W 47; (a) Philip Bardes, 230 Grand (2699).

48TH ST. 132 W, extend bldg to front line, new store fronts, new stairs in 3-sty bk office & restaurant; \$4,000; (o) Chefs de Cuisine Ass'n, 132 W 48; (a) Harrison G Wiseman, 25 W 43 (2593).

49TH ST. 606-16 W, new conc floors, bk walls, conc loading platform, conc partitions, metal ceiling in 2 3-sty bk brewery; \$10,000; (o) The Lillie Dairy Co., 606 W 49; (a) Morris Whinston, 116 W 39 (2596).

50TH ST. 351 E, remove stairs, partitions & stoop, new entrance, stairs & partitions in 4-sty bk apt; \$2,500; (o) Emma Brand, 35 E 50; (a) Richard Shutkind, World Bldg., Room 501 (2698).

50TH ST. 334 E, new ext, new plbg installed in 4-sty bk factory; \$2,500; (o) L. Lubin, 334 E 50; (a) L. Hanauer, 338 E 51 (2992).

50TH ST. 410 E, remove stoop, new partitions, stairs, floor &c; \$5,000; (o) Marie Munsch, 410 Madison av, N. Y. City; (a) Wm. C. Lauritzen, 158 W 35, N. Y. City (2997).

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52D ST, 261-263 W, new plbg & partitions, &c; \$5,000; (o) Iceland, Inc., 225 5 av, N. Y. City, Jas. E. Fuller, pres.; (a) C. B. Comstock, 110 W 40, N. Y. City (3010).

53D ST, 35-7 E, alter partitions & stairs, ext 1 sty in 4-sty bk apt; \$25,000; (o) Arthur Brisbane, 238 William; (a) Mott B. Schmidt, 14 E. 46 (2615).

54TH ST, 101 W, store fronts altered, change partitions, new partitions, 2 new sinks in 4-sty bk apt; \$2,500; (o) 101 W 54th St. Co., 524 5 av; (a) Randolph H. Almiroty, 48 W 46th (2682).

56TH ST, 125 E, genl alt in 5-sty bk apt; \$2,800; (o) Chas. Kernow, 125 E 56; (a) Fuel Oil Burner Corp., 52 W 46 (2592).

57TH ST, 101-5 E, new partitions, felt roof, w i balconies, new wood & tile floors, copper store fronts in 5-sty bk dwg; \$65,000; (o) Arthur Brisbane, 238 William st; (a) Emery Roth, 119 W 40 (2591).

64TH ST, 154 E, alter floor to offices, new partitions in 4-sty bk dwg; \$1,000; (o) Lillie Cohen, Hotel Ashton; (a) Chas. Keller, 1628 Av A (2726).

74TH ST, 18 W, alter boiler to burn oil in place of coal in 5-sty bk dwg; \$1,850; (o) Dr. J. Lowe Young, 18 W 74th; (a) W. E. Flanagan Fuel Oil Burner Corp (2681).

67TH ST, 2 W, new mezzanine in 15-sty bk apt; \$3,000; (o) 2 W. 67th St., Inc., 2 W. 67; (a) Rich & Mathesius, 320 5 av (2618).

83D ST, 35 W, basement will be made into garage in 3-sty bk dwg; \$2,000; (o) A. W. Venino, 35 W 83; (a) H. F. Smith, 14 E 23 (2697).

92D ST, 54 E, remove stoop, stairs & partitions, new fireplaces, constructed in 3-sty bk dwg; \$10,000; (o) H. Harvey Pike, 14 E 46; (a) Mott B. Schmidt, 14 E 46 (2992).

95TH ST, 132 W, remove stoop, new plbg, fixtures, &c; \$5,000; (o) Chas. E. Burden, 130 W 95th, N. Y. City; (a) Jos. M. Cunningham, 219 W 100th (3012).

101ST ST, 106 E, install new bathroom, new partitions in 3-sty bk apt; \$3,000; (o) E. Newman, 122 E 101st; (a) Lee J. Eaton, 202 E 18th (2942).

104TH ST, 402 E, genl alts in 4-sty bk factory; \$4,000; (o) M. Schwartz, 28 Bay 23d; (a) H. Wolf, 30 E 23d (2888).

110TH ST, 130 E, fire retard ceiling & doors, new str front in 4-sty bk dwg; \$2,000; (o) Angelo Realty Co., 28 W 128th; (a) — (2941)

110TH ST, 113 W, divide floor into offices in 2-sty bk str & garage; \$10,000; (o) Stalwart Realty Corp., 52 Bway; (a) Frank Freeman, 213 Washington (2696).

112TH ST, 1 W, remove partitions, build new str, new floors & toilet in 5-sty bk apt; \$6,000; (o) Leo Ganborg, 1344 5 av; (a) J. L. Goldstone, 920 Av St. John (2724).

113TH ST, 131 E, build new 1-sty bk ext, new stairs, new conc floors in 2-sty bk bldg; (unoccupied); \$1,200; (o) Bessie M. Samkoff, 133 E 113; (a) E. A. La Violette, 241 W 108 (2990).

115TH ST, 16-20 W, remove partitions, close up openings, remove stairs in 5-sty bk garage; \$1,000; (o) 16-18 W. 115th St. Holding Co., 18 W 115; (a) Louisa Sheinart, 194 Bowery (2743).

120TH ST, 206 E, extend bldg in rear, new w. c. compartments in 1-sty bk factory; \$1,200; (o) L. Liemeyer, 305 E 55th; (a) De Rose & Cavalieri, 370 E 149th (2937).

121ST ST, n e c Madison av, remove organ, build new cloak & toilet rooms; \$5,000; (o) San Salvador Council K. of C., s e c 121st st & Madison av; (a) John P. Walther, 103 E 125th (2889).

127TH ST, 11-13 E, remove stoop, new entrance, front & rear walls stuccoed in 3-sty bk dwg; \$2,000; (o) Wm. R. Hill, 11 E 127; (a) James J. F. Gavigan, Grand Central Terminal, N. Y. (2425).

132D ST, 27-29 W, removing frt stoop, new stucco front, new f. p. stairs, iron stairs, new heating, elec lighting & plbg in 4-sty bk dwg; \$30,000; (o) Catholic Charities of the Archdioceses of N. Y., 480 Lexington av; (a) Ed. F. Fanning, 522 5 av (2389).

137TH ST, 201 W, build new store, new stairway, remove brick wall in 7-sty bk apt; \$9,000; (o) Roach House Cleaning Co, 2343 7 av; (a) H. C. Ingalls, 347 Madison av (2691).

141ST ST, 174 W, remove partitions, install new sinks in 5-sty bk apt; \$1,000; (o) John Schreiner, 2410 7 av; (a) J. M. Felson, 1133 Bway (2402).

148TH ST, 601 W, change 1st fr into stores in 7-sty bk apt; \$10,000; (o) Wynlow Realty Corp., 505 5 av; (a) Chas. T. E. Dieterlen, 15 W 38 (2583).

216TH ST, 416-20 W, add to ext of main bldg, t. c. walls on conc, slag rf, f. p. doors & sash in 2-sty bk bldg; \$3,000; (o) James Linden, 171 Amsterdam av; (a) Fred'k W. Moore, 154 Nassau (2598).

AV A, 201, remove show window, new show window, new girder in 4-sty bk tnt & str; \$2,000; (o) Adolph Greenfield, 201 Av A; (a) David S. Long, 110 W 34 (2408).

AMSTERDAM AV, n e c 112th, new partitions, bath room & dumbwaiter in 4-sty bk office & vestry; \$3,000; (o) Cathedral of St. John Divine, 112th & Ams av; (a) Roger H. Bullard, 4 E 53 (3048).

BROADWAY, 1506-12, instal fuel oil tank & equip in 15-sty bk hotel; \$9,505; (o) Hotel Claridge, 1510 Bway; (a) Petroleum Heat & Power Co., 511 5 av (2595).

BROADWAY, 1914-16, remove portion of front wall, new str fronts, remove partitions in 3-sty bk str & loft; \$5,000; (o) 159 W. 25th St. Corp., 159 W 25th; (a) M. Jos. Harrison, 110 E 31st (2722).

BROADWAY, 1591-97, new toilet & kitchen, new partitions in 4-sty bk apt, 94x89; \$6,000; (o) Est. Geo. Henry Warren, 16 W 47; (a) Richard Rohl, 75 Bible House (3047).

BROADWAY, 3905, remove front wall, partitions, new show windows in 6-sty bk bldg; \$1,000; (o) B. Stader, 366 Convent av; (a) Alfred C. Wein, 21 E 40th (2627).

BROADWAY, 380-2, genl repairs, new show windows, new toilet room in 5-sty bk offices; \$50,000; (o) Laura A. Delano, 80 Bway; (a) Jardine, Hill & Murdock, 50 E 42 (2662).

BROADWAY, 2720-24, install oil burner system in 17-sty bk apt; \$8,000; (o) Realty Securities, Inc., 2720 Bway; (a) Fuel Oil Burner Corp., 52 W 46th (2947).

BROADWAY, 546-48, erect two 7,500 gal pressure tanks on 5-sty bk lofts; \$1,900; (o) Everett Haney Co., Inc., 546 Bway; (a) Reliance Tower & Steel Const. Co., 94-96 Bway (2740).

COLUMBUS AV, 78-81, build new add on 5-sty bk museum; \$500,000; (o) City of N. Y., Dept. of Parks, Municipal Bldg; (a) Trowbridge & Livingston, 527 5 av (2429).

LEXINGTON AV, 970, remove stoop, new str fronts, partition, &c; \$3,000; (o) Frank Emil Luick, 970 Lexington av; (a) Richard Berger & Son, 305 Bway, N. Y. City (2994).

LEXINGTON AV, 46th & 47th sts, install 2 new elevators in 13-sty bk exhibition space; \$5,000; (o) N. Y. Central R. R. Co., Grand Central Terminal; (a) Warren & Wetmore, 16 E 47 (3043).

LEXINGTON, 46th & 47th, erect new add to steel marquise in 13-sty bk exhibition rooms; \$5,000; (o) N. Y. Central R. R. Co., Grand Central Terminal; (a) Warren & Wetmore, 16 E 47 (3042).

LEXINGTON AV, 310, install 2 new bath rooms in 3-sty bk dwg; (o) Phelps Stokes Estate, Inc., 100 William st; (a) H. G. Lamson, 154 Nassau (2978).

MADISON AV, 277, remove stairs & elev shaft, new f. p. stairs & elev shaft built, remove entrance, new entrance provided in 4-sty bk dwg; \$20,000; (o) N. Y. Trust Co., 100 Bway; (a) Walker & Gillette, 128 E 37 (2991).

MADISON AV, 135-41, new entrance hall, f. p. partitions, new passageway in 12-sty bk factory; \$1,200; (o) Associate Owners, 258 Bway; (a) Jno. B. Snook, 52 Vesey (2420).

MADISON AV, 2410, genl alts to int in 5-sty bk army; \$2,000; (o) City of N. Y., Armory Bld., Municipal Bldg; (a) John H. Knubel, 305 W 43 (2410).

MADISON AV, 657, remove stoops, lowering doorways & new stairs in 3-sty bk church; \$1,400; (o) Madison Ave. Methodist Episcopal Church, 657 Madison av; (a) Henry C. Pelton, 151 W 42d (2068).

MADISON AV, 780, remove stoop, steps to cellar, new coal hole cover, wall lights in 10-sty bk hotel; \$2,600; (o) The Sheldon, Inc., 49 Wall st; (a) Elwood Hughes, 342 W 42d (2080).

MADISON AV, 301, extend front & rear walls, new 5-sty ext in rear in 5-sty bk apt; \$30,000; (o) Edmond Coffin, 153 E 46; (a) L. F. Denslow, 44 W 18 (2579).

MADISON AV, 153-9, construct new elev shaft in 12-sty bk loft; \$1,000; (o) S. Levy, 285 5 av; (a) C. L. Calhoun, 16 E 33 (2979).

MADISON AV, 770, raise floor level, remove front wall, new stairs in 5-sty bk dwg; \$26,000; (o) E. T. Elder, 770 Madison av; (a) O. E. Kurth, 241 E 58 (2976).

MADISON AV, 327-31, new ext 6-sty, new elevator, change partitions in 14-sty bk office bldg; \$250,000; (o) The Prudence Co., 162 Remsen st; (a) Severance & Van Alen, 372 Lexington av (2577).

MADISON AV, 787, change dwg into str & apt in 4-sty bk dwg; \$5,000; (o) Davy Andree Realty Corp., 787 Madison av; (a) Jacob Gescheidt, 142 E 43 (2512).

MADISON AV, 516, alter from dwg into str in 5-sty bk dwg; \$35,000; (o) A. Brisbane, 515 Madison av; (a) Albert Malsin, 24 W 39 (2700).

MADISON AV, 413, divide present office, remove bathroom in 5-sty bk office & dwg; \$1,500; (o) M. M. Dreyfus, 131 W 35; (a) Gronenberg & Leuchtag, 450 4 av (2689).

MADISON AV, 1225, remove stoop, new entrance, new bathroom in 5-sty bk apt & str; \$6,000; (o) 1225 Madison Ave. Corp., 1225 Madison av; (a) Otto M. Beck, 112 Bay 35th (2657).

MANHATTAN AV, 193-201, add 7 add stories to top of existing 6-sty bldg, 100x92; \$385,000; (o) N. Y. Telephone Co., 15 Dey; (a) McKenzie, Voorhees & Gmelin, 342 Madison av (2406).

PARK AV, 1660, new stairs, partitions, etc; \$3,000; (o) Saml Pearl & Eli Boriss, 77 E 117; (a) Hy Z. Harrison, 45 W 116 (2998).

PARK AV, 1505, new rear extension on 2-sty bk stable; \$7,500; (o) Sarah Berlowitz, 1505 Park av; (a) Saml Cohen, 45 W 57 (2590).

RIVERSIDE DR, 464, new pent house in 10-sty bk apt; \$10,000; (o) Adoch Realty Corp., 345 Madison av; (a) Henry I. Oser, 1400 Bway (2085).

WEST END AV, 930, new fire escape in 6-sty bk apt; \$2,000; (o) E. Dwight, 120 William; (a) Butler & Rodman, 56 W 45 (2972).

2D AV, 1100-1102, new 1-sty ext, new girder, in 4-sty bk str & tnt; \$3,000; (o) Saml Gelb, 300 E 58; (a) Otto L. Spannhake, 116 Nassau (2414).

3D AV, 1580, remove entrance, new cellar, stairs, partitions, plumbing fixtures in 5-sty bk store & apt; \$14,000; (o) Lowenthal & Al-

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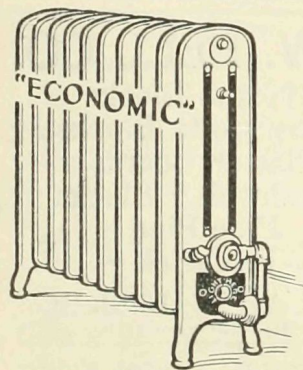
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part. 1580 \$ av; (a) Fredk Gerber, 101 E 87th (2409).

4TH AV, 59, e s, 25 n 9th, new 8 inch marble walls, kalamein doors & tile floors in office bldg; \$5,000; (o) James G. Timolat, 59 4th av, N. Y. City; (a) John M. Baker, Chas. A. Koester, 3 Jackson av, L. I. City (2999).

5TH AV, 724-6, w s, 50 n W 56th, install f. p. brick vault for storage of film; \$3,000; (o) Jessie Farquharson & Margaret Wheelock, 23 W 57; (l) J. M. Gidding & Co., 724 5 av; (a) Emil Rosenblum, 51 Chambers (3008).

5TH AV, 761-63, remove stairs, toilet, new partitions, new steel framing for stairs in ty bk hotel; \$2,000; (o) Gerry Estate, 258 5av; (a) John C. Westervelt, 36 W 34th (678).

5TH AV, n e c 112th, str & — alts; \$1,500; (o) Alex Farley, 12 E 115; (a) Adolph E. Nast, 56 W 43 (3002).

6TH AV, 57, new partitions, floors, new 1-sty rear ext on 4-sty bk store & apt; \$4,000; (o) A. J. Bailey, 149 Bway; (a) Louis A. Shekart, 194 Bowery (2588).

6TH AV, 455, new peg & str, &c; \$6,000; (o) Chas. Lane, 5 Beekman, N. Y. City; (l) 233 5th av, N. Y. City; (a) Samuel Brenner, 1924 Lexington av (3003).

6TH AV, 426-28, alter fire escapes, new s. c. l. p. windows in 3-sty bk factory; \$2,000; (o) 6th Ave. Development Co., 1181 Bway; (a) Herman Wolf, 30 E 23 (2695).

7TH AV, 461, new floors, iron girders, bk piers, iron stairs in 4-sty bk store & dwg; \$20,000; (o) Arthur Euston, 50 7 av; (a) F. E. Vitolo & C. A. Jackson, 243 W 36 (2589).

8TH AV, 250-52, 2 bldgs to be combined into one, new stairway, new partitions in 4-sty bk dwg; \$10,000; (o) Julius Nockin, 250-52 8 av; (a) Stepan N. Kara Steyanuff, 237 W 14 (2578).

8TH AV, 644-48, cut new openings in 5-sty bk office bldg; \$1,000; (o) Wm. Morris, Inc., Times Bldg.; (a) Thos. W. Lamb, 644 8 av (2741).

8TH AV, 261-71, new toilet room, install 2 new stairs in 5-sty bk stores & theatre; \$1,000; (o) 23d St. Realty Co., 1133 Bway; (a) Blum & Katz, 505 5 av (2574).

8TH AV, 897, new wood floors, genl alts in 4-sty bk apt; (o) Louis Jaffe, 797 8 av; (a) S. A. Melonis, 70 E 45 (2663).

Bronx

DITMAR ST, s s at L I Sound, new walls, new rd, new partitions to 2-sty frame bathing pavilion; \$25,000; (o) City Island Beach Co., 925 Bway; (a) John P. Boyland, 120 E Fordham rd (695).

CRONA PARK E, 1718, 2-sty bk ext, 10x26, new porch to 2-sty bk dwg; \$4,000; (o) Jas. Breslow on premises; (a) Robt. Gottlieb, 26 W 115 (694).

161ST ST, 799, 1-sty of fr built upon 1-sty fr ext of 2-sty fr str & dwg; \$2,500; (o) Martin Risch on prem; (a) Rene Risch, on prem (690).

INTERVALE AV, n w c 167th, 3-sty fr ext, 19x15, new plumbing & new partitions to 3-sty fr dwg; \$8,000; (o) Fannie Fried, 901 Irvine; (a) Arnold Cook, 103 Park av (688).

JEROME AV, w s, 212 s 177th, 1-sty bk ext, 25x10, to 1-sty bk str; \$6,750; (o) Efficient Bldg. Corp., Frank A. Shaw, Jerome & Tremont av, pres.; (a) Nathan Rotholz, 2186 Amsterdam av (687).

MICKLE AV, s s, 100 w Boston rd, 2-sty ext, 20x12 to 2-sty fr dwg; \$1,500; (o) Mrs. S. Hauser on prem; (a) Ralph J. Marx, 3525 Eastchester av (696).

PILGRIM AV, 1866, 2-sty fr ext, 20x15, new plbg & new partitions to 2-sty fr dwg; \$3,000; (o) Gasiano C. Piscana, 333 W 17; (a) V. Petrone 67 W 44 (686).

TREMONT AV, e s, 154.11 n Eastern blvd, two 1-sty fr ext, 18x6 & 20x24, new foundations to 1-sty fr str & dwg; \$2,500; (o) Henry Kupsa, 426 Westchester av; (a) Anton Perner, 2069 Westchester av (692).

WALTON AV, ws, 388 n 184th, 4-sty bk ext, 32.1x26 to 4-sty bk school; \$75,000; (o) City of New York; (a) C. B. J. Snyder, Flatbush av & Concord (697).

WESTCHESTER AV, 2162-64, new str frts to 3-sty fr str & tnt; \$2,000; (o) Est. of Lorenz Hefter, 2026 Gleason av; (a) Moore & Landsiedel, 3 av & 148th st (673).

3D AV, 2823, 1-sty bk ext, 13.1x22.1 to 2-sty bk str & offices; \$1,500; (o) Benj. H. Kaufman, Jr., 123 W 42; (a) Fredk. W. Ockert, 51 E 42 (674).

3D AV, s e c Fordham rd, 1-sty bk ext, 110 x25, to 2-sty fr str & offices; \$10,000; (o) Ordham Realty Co., 1451 Bway; (a) Samuel Lessler, 1451 Bway (685).

3D AV, e s, 109.1 s Spring pl, move 3-sty fr str & dwg; \$1,500; (o & a) Chas. Sussman, 3396 3 av (689).

3D AV, w s, 62 s 151st, new str fronts, new partitions to 1-sty fr str; \$2,000; (o) Anna R. Morris, 65 Wall; (a) H. L. C. Gall, 64 E 55 (694).

3D AV, e s, 109.1 s Spring pl, move 3-sty fr dwg; \$15,000; (o & a) Chas. Sussman, 3396 3 av (683).

Brooklyn

WEST 21ST ST, 2809-19, n e c Neptune av, ext alt to 1-sty fr tank house; \$3,000; (o) John Michel, Holland Station, L. I.; (a) Edw. Berrian, 163 Beach —, Rockaway Park, L. I. (—)

BAY 32D ST, 130-34, w s, 360 s Bergen av, ext alt, move bldg & int alt in 2-sty fr 2-fam dwgs; \$8,000; (o) Bath Beach Bottling Co., 1663 86th; (a) Isaac Keillick, 2105 86th (20867).

BATH AV, 1749-51, n e c Bay 17th, ext alt & garage, 3-sty bk str, garage & 2-fam dwg; \$10,000; (o) Benj. Margolies, premises; (a) Isaac Kallich, 2105 86th (20866).

BAY PARKWAY, 8646-60, w s, 200 n Benson av, porch, ext & int alt in 2-sty fr 2-fam dwg; \$2,500; (o) M. Cohn, premises; (a) Isaac Kallich, 2105 86th (20825).

Queens

ELMHURST.—Britton av, s w c Ithaca, 2-sty fr ext, 12x35, rear dwg, int alts to provide for additional family; \$3,000; (o) Jos. Cannon, prem; (a) Harry T. Morris, 504 13th, College Point (3780).

FAR ROCKAWAY.—New st, w s, 150 s Merrall rd, int alts to provide for additional family; \$3,000; (o) Samuel Singerman, 68 Clark av, Far Rockaway; (a) H. Ward, 2117 Mott av, Far Rockaway (3615).

FLUSHING.—Broadway, n s, 416 w Union, 2-sty bk ext, 20x12, front & rear dwg, int alts

to provide for str; \$6,000; (o & a) Edwin Rogo, prem (3671).

FLUSHING.—Broadway, n w c 20th, 1-sty fr ext, 20x30, side dwg, int alts; \$3,000; (o) Wm. Randell, East Orange, N. J.; (a) W. W. Knowles, Bridge Plaza, L. I. City (3705).

JAMAICA—Beaufort av, s s, 60 e Cresskill pl, 2-sty fr dwg, 10x11, rear dwg, shingle roof, int alt; \$3,000; (o) Sarah G. Martin, 70 Beaufort av, Jamaica (3888).

MASPETH.—Grand st, 57, 3-sty fr ext, 28x25, rear str & dwg, int alts; \$5,000; (o) Paul Kubilues, prem; (a) Laspia & Samenfeld, 535 Grand, Bklyn (3698).

QUEENS.—North Wertland av, e s, 40 n Wood av, 2-sty fr ext, 22x15, rear, glass enclose porches; \$5,000; (o) George Deuton, prem (3652).

RICHMOND HILL.—Jamaica av, n s, 100 e 114th, int alt store & dwg; \$9,800; (o & a) F. W. Woolworth Co., 233 Bway, N. Y. (3876).

RICHMOND HILL.—Jerome av, 4453 to 4450, 1-sty bk ext, 100x100, side, garage, int alt; \$25,000; (o) Louis Tufano, 4461 Jerome av, Richmond Hill; (a) John Dunningan, 394 E 150, N. Y. (3878).

ROCKAWAY BEACH.—Beach 66th st, s e c Boulevard, 1-sty bk ext, 6x76, front str; \$1,500; (o) Harry Basser, 337 4 av, Manhattan; (a) Geo. G. Miller, 1482 Bway, Manhattan (3685).

ROCKAWAY BEACH.—Boulevard, s e c Beach 87th, 2-sty fr ext, 10x63, side str & dwg, int alts; \$7,000; (o) Vision Realty Co., O'Kane Bldg., Far Rockaway; (a) W. T. Kennedy Co., Rockaway Beach (3769).

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MECHANICS' LIENS

Manhattan

118TH ST, 401 W; Samuel L Snyder
George Lickel; William Youngman
& F O Faber (117) 200.00
83D ST, 68 E; Everbuild Cut Stone
Co—Stella K Schwartz; Sims Con-
struction Co & Simon Weisenberg
(118) 150.00
80TH ST, 46 E; Atlas Iron Works,
Inc—Bessie H Hyman; Sims Constn
Co (119) 377.00
83D ST, 68 E; Atlas Iron Works, Inc
—Stella K Schwartz; Sims Constn
Co (120) 305.45
ST NICHOLAS AV, 680 to 684; Sagli-
naw Paint Co—Angelo S Poster;
Philip Steinhauer (121) 345.42
SAME PROP; Moe Silverman—same
(122) 178.17
83D ST, 68 E; Leslie & Tracy, Inc—
Dr Louis J & Stella K Schwartz;
Sims Constn Co (123) 1,165.00

DEC. 21.

WASHINGTON SQ N, 14-16; Materials
Delivery Corp—Rhineland Real
Estate Co & J Maurice & Co, Inc
(124) 711.00
LEXINGTON AV, 1254; Wm J Erbe—
Schoenfeld & Petzold & Fredk Straub
(125) 325.55
56TH ST, 112 E; Alex Weiskopf—
Edith S McVicker & James B Speyer
& Co (126) 655.00
NASSAU ST, 35; Chas F Pluemacher,
Jr—National Chemical Bank of N Y
& Valentine Lynch, Inc (127) 220.00
34TH ST, 122-28 E; Allied Sandblast
Cleaning Co—Frieda Hart & M M
Hart (128) 440.00
136TH ST, 128 W; Herman Ford—Al-
bertha G Turner & J W Turner (129) 76.50
14TH ST, 58 W; Solomon Weiner—
Frances Steel Co & Schiff & Wolf
(130) 332.71

DEC. 22.

HOUSTON ST, 130 E; Jos F Mellor—
Estate Jacob A Rauth (131) 50.00
72D ST, 225 E; Herman Scher et al—
Louis J Placek (132) 1,532.00
83D ST, 68 E; Saml Tucker et al—Stella
K Schwartz, Louis J Schwartz, Sims
Constn Co & Simon Weisenberg (133) 400.00
42D ST, 16 E; Wm Ruth—Len Roy
Hotel & Cafeteria & Chas T Seddon
(134) 44.00
42D ST, 56 E; Geo Henry—Len Roy
Hotel & Cafeteria & Chas I Seddon
(135) 80.30
83D ST, 68 E; Schwartz Electric Co—
Stella K Schwartz & Sims Constn Co
(136) 20.56

DEC. 23.

KENMARE ST, sec Mulberry, 118x100;
Marcus Contracting Co—Kenmare
Realty Co (137) 2,019.65
CLAREMONT AV, 180; Mores Goldfel-
ler—Monner Realty Co; Jennie Wax
(138) 822.05

DEC. 26.

34TH ST, 247 W; Berger Mfg Co—
Brenidan Realty Co, Inc, & Joseph E
Marx (139) 110.00
50TH ST, 42 W; Berger Mfg Co—Trus-
tees of Columbia College in City N
Y—Jos E Marx (140) 65.00
56TH ST, 331-7 W; also 57TH ST, 332-
36 W; Epstein Wrecking Co, Inc—
West Side Young Men's Christian
Assn & F & D Weintraub, Inc (141) 2,472.00
50TH ST, 42 W; Benj Weinerman—
Trustees of Columbia College, City
N Y, Brandon Realty Co, Inc, & Jos
E Marx (142) 1,800.00
54TH ST, 150 E; H F Electric Co—150
East 54th St Corp & Gertrude New-
ell (143) 765.00
SUTTON PL, 21; Robt Johnson, Inc—
Miriam F Scott (144) 3,715.50
5TH AV, 1314; John J Clark—1314
Fifth Ave Realty Co, Wm Goldberg
& Abe Kompfle (145) 165.00
80TH ST, 114 E; Amsterdam Bldg Co
—Viola Gutheridge (146) 242.74
114TH ST, 437 E; Solomon Weiner—
Isidor & Saml Isaacson, Morris &
Harry Kamen (147) 501.57

DEC. 27.

69TH ST, 305 W; Sophie Cohen—
Frieda Benjamin; David Freed
(148) 606.50
8TH ST, 19 W; Morris Levy—Isaac
Blum; Corrigan & Gillow (149) 800.00
27TH ST, 49 to 55 W; Norwalk Lock
Co—Earlington Realty Corp; Jo-
C Siegel; renewal (150) 392.16

51ST ST, 133 W; Louis Booky—Inter-
national Catering Workers Club,
Inc; William Regelman (151) 245.00
UNIVERSITY PL, 40 to 56; Joseph
Gelenter—Lebertan Corp 341.50

Bronx

DEC. 18.

228TH ST E, ss, 280 w Bronxwood av,
—x—; Julius Oehrlein—John Krohe
& Sam Moisa 74.40
230TH ST E, ns, 130 w Bronxwood av,
—x—; Julius Oehrlein—Henry Gall &
Sam Moisa 93.00

DEC. 19.

WHITLOCK AV, 952; Julius Miller—
Harris Funk & Carl Rieger 90.49
GRAND BLVD & CONCOURSE, sec
168th, 100x101.2; J Rose & Co, Inc—
Klarmon Constn Co, Inc 1,720.00
STEBUN AV, 2339; Michael Bufano—
Christiana Scott & Carl Cebisch (re-
newal) 350.00

DEC. 20.

BRONX PARK AV, nwc 179th, 25.1x
100.2; S Klein & Son—Bertha Rosner
KELLY ST, 1126; Church E Gates &
Co—Gold Gross Constn & Realty
Co 1,707.82
PAYNE ST, 2902; Francis J Lewis—
A & E Arbolino & J A Carlucci 363.01

DEC. 21.

MAYFLOWER AV, es, 50.6 s 196th, 25x
109.6; Andrew Herzog—Minnie Lical-
zi & Arvid Johnson 500.00
POST RD, es, 206.1 s 251st, 43.3x52.6;
Ahneman & Younkheere, Inc—Her-
bert & Melva Meyer & Atlas Bungal-
low Co 36.75
HOE AV, nec Jennings, 50x100; Can-
nava & Viviani—H M Anowitz, Isi-
dore Isaacson, Saml Isaacson & Saml
Isaacson 400.00
LOT 407, map lots 397; also LOT 579,
map prop Bradish Johnson Estate,
Inc; Jos Tessler—Michael & Annina
Laqualina, Peter Murphy & Bronx
Engineering Co 565.00
156TH st, 388 E; Jas A Coughlin—
Margt Tyrabasso & Vincent Forrillo 265.22

DEC. 22.

PROSPECT AV, es, 171.5 s 162d, 34x
144.5; Irving Margon et al—Gussie
Bild, Rosie Regent, Max Bild & Ar-
nold Regent 492.00
3D AV, 3216; Whitlock Coil Pipe Co—
C Siems & Albert R Poole 272.00
BATHGATE AV, 1998; Philip Littman
—Henry Degel 285.00
SEDGWICK AV, ws, 466 n Perot, 24.5
x80.1; Chas Massoth—Cath Morris &
J Harry Metzler 576.00
UNION AV, 888; David Malkin—902
Union Av Corp & Morris Quasha 160.00
UNION AV, 892; same—same 144.50

DEC. 23.

UNION AV, 984; Port Morris Roofing
Co—Isabel M Kelly, Emily M Le-
fevre & Alfred B Olsson; Isabel M
Kelly & Emily M Lefevre 315.50
SHAKESPEARE AV, 1262; Kamerman
& Co—Dante Vene; Jacob H Fried-
lander 150.00
PIERCE AV, sec Lurting av, 25x100;
Larkin Lumber Co—Eugene B &
Anna E Pagano; Felix Grecco 1,194.94
181ST ST E, ns, block front bet Val-
entine & Tiebout av, 112x120.1; Sam-
uel Tucker et al—Trevall Const Corp 17,064.20
ELSMERE PL, 799; Morris Negin—
Jacob Berg; Harry Water 200.00
MAYFLOWER AV, es, 50.6 s 196th, 25
x109.6; Ames Bldg Material Co—
Minnie Licalzi; Arvid Johnson 204.30

DEC. 26.

3D AV, 2776; Melrose Iron Works—
—Schrot & John A Carulli 200.00
LORING PL, ws, 117.4 s Burnside av,
105x150; Peter Barber—Burnside De-
velopment Corp 2,000.00
COSTER ST, 728-30; Henry M Weitz-
ner—Yettie Jawitz, Yettie & Samuel
Jawitz 7,532.16
220TH ST E, ns, 430 w White Plains
av, 50x100; John A Carlucci—Wm
Halperin 885.00

220TH ST E, ns, 380 w White Plains
av, 50x100; John A Carlucci—Philip
Friedman 710.00

SATISFIED MECHANICS' LIENS

Manhattan.

DEC. 21.

AUDUBON AV, 386; John J Comer—H
H Simkey et al; Nov8'22 39.44
95TH ST, 206 W; Otis Elevator Co—
Wm B Garrett et al; Oct13'22 200.83
GREENWICH ST, 713; Wm Lawrence
& Son—John F Evans et al; Nov
27'22 728.00
GREENWICH ST, 713; Robt D Mc-
Brien—Frantus Realty Corp et al;
Dec13'22 428.00
34TH ST, 227 E; Quality Brands Co—
Borden's Farm Products Co, Inc, et
al; Dec5'22 860.00

DEC. 22.

MADISON AV, es, whole front bet 56th
& 57th sts; Metal Goods Corp—
American Art Galleries et al; Dec12
'22 (by bond) 307.40
90TH ST W, ns, whole front bet Broad-
way & Amsterdam av; Louis J Loeff-
ler—Jinto Building Corp et al; Nov
27'22 2,630.50
BROADWAY, 1; Mulholland Machin-
ery Corp—International Mercantile
Marine Co et al; Nov1'21 20,233.88

DEC. 23.

49TH ST, 627-37 W; Morris Assenheim
—Estate of Bradish Johnson et al;
Mar1'22 3,051.80
SAME PROP; Maynicke Franke—
same; Mar15'22 4,031.64
SAME PROP; Joseph Rothbart—same
Feb9'22 1,900.00
SAME PROP; Phil Greenstein—same;
Feb18'22 2,225.00
SAME PROP; Joseph Schmideberg—
same; Feb9'22 500.00
SAME PROP; Artistic Steel Ceiling
Co—same; Feb9'22 2,600.00
161ST ST, 565 W; Pauline Califano—
Susan M Brown et al; Dec18'22 218.49

DEC. 26.

14TH ST, 105 W; Mulberry Roofing
Co, Inc—U S Trust Co of N Y et al;
Oct15'21 (canceled) 475.00
EAST BROADWAY, 145-47; Hyman
Abramovitz—Congregation School of
the Pride of Jerusalem et al; Sept22
'22 (by bond) 3,630.00
29TH ST, 43 W; Empire Kalamine Co,
Inc—Rose Werner et al; Feb25'20 185.00

Bronx

DEC. 19.

HUNTS POINT AV, ns, 85 w Payne,
26.7x232.6; Owen Martin—Augusta N
Pothemont et al; Jan5'22 494.00
BRIGGS AV, ws, 13.4 n Kingsbridge
rd, 26.9x43; John Nolan—Wm McLeod
et al; Apr21'22 2,275.00
SAME PROP; same—same; Apr25'22 642.25

DEC. 20.

261ST ST W, ss, 25.7 w Spencer av,
25.6x104.9; Ahneman & Younkheere,
Inc—Riverdale Constn Co et al; Jan
22'21 670.40
SAME PROP; same—A B Greenberg
et al; Jan7'22 670.40
MARION AV, 2534; E I Du Pont De
Nemours Co—Val-King Corp et al;
Nov2'22 373.00
SAME PROP—David Meyer et al—
same; Oct25'22 760.12
MARION AV, 2534; Barney Meyer—
Val-King Corp et al; Oct25'22 1,100.00
PURITAN AV, 1251; Hubbard Floyd
Co—Bernard Holdgreen et al; Nov
9'22 312.10

DEC. 21.

WILLIAMSBRIDGE RD, es, 125.5 s
Pierce av, 50.2x137.2; John Langer—
Mendel I Weisman et al; Aug15'22 1,175.00
WHITE PLAINS RD, 1405; Lambert J
Van Schouten—Wm A Leonard et
al; Sept18'22 1,124.00

DEC. 22.

CONTINENTAL AV, 2050; Jos Ga-
mache—Wm T Hejtmanek et al; Dec
8'22 1,736.50

DEC. 23.

261ST ST W, ss, 25 w Spencer av, —x
—; Riverdale Const Co—A Benton
Greenberg et al; Jan15'21 2,638.34
SAME PROP; Albert Salvatore—same
et al; Apr15'21 611.96

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