

Real Estate Record and Builders Guide

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

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E D I T O R I A L

Lockwood Week at Albany

This has been a right-lively sort of week in Albany, and the scenes at the State Capital were still shifting from hour to hour as this edition of the RECORD AND GUIDE went to press. The majesty of the Governor has been temporarily obscured and the dignity and authority of the Legislature temporarily brushed aside to give the Lockwood Committee a sort of field tournament all its own.

The opening event of Lockwood Week at Albany was the presentation on Monday evening (after it had been printed in all the newspapers) of what was described as the "Intermediate Report" of the Joint Legislative Committee on Housing. At the same time the news flashed over the wires that Mr. Samuel Untermyer, Chief Counsel to the committee, was hastening up from Florida to take his place in the week's picture. There followed reports that the Lockwood Committee had not, as had been stated, emasculated the report and bills prepared by Mr. Untermyer in Florida. Mr. Untermyer hastened from New York to Albany on Tuesday, his progress toward the State Capital being boomed with statements as to what course the powers at Albany would be demanded to pursue in the matter of the Lockwood bills. After the committee's Chief Counsel had arrived at Albany reports leaked out that unless the Legislature and the Governor gave the committee the laws they demanded Mr. Untermyer might resign as Chief Counsel, and Senator Lockwood and some of his associates might refuse to do any more investigating. Then came the hearings before legislative committees on the twenty-three bills offered by Senator Lockwood to make a home spring up for every family now without one, and to get matters so arranged that no married man need, because of circumstances, live under the same roof with his mother-in-law.

Senator Lockwood and Mr. Untermyer made it plain to all at Albany that they had not been investigating the housing shortage all this time for nothing. They intimated quite clearly that they knew the existing situation and what should be done to remedy it. What made this such a right-lively week at Albany was that some members of the Legislature, and even Governor Miller himself, presumed to be so bold as to question the efficacy or the desirability of some of the remedies upon which Senator Lockwood and Chief Counsel Untermyer were insisting.

It must be admitted, even by the Lockwood Committee and those associated with it, that the Legislature and the Governor are entitled to have something to say about what laws shall be enacted in this state, either affecting the housing shortage or bearing on any other matter in which the people of the state have a vital interest. The Lockwood Committee is an important body, and it has accomplished some very good things, but under the provisions of the State Constitution the Senate and Assembly, and not the Lockwood Committee, is clothed with authority to make laws and is made responsible for such laws as are sent to the Governor. So also under the Constitution the Governor alone has the power to approve or reject such laws.

Under the circumstances, it is but natural and proper that the Legislature and the Governor should insist on holding their own views as to the best methods of dealing with the housing shortage. In fact, it should be borne in mind by Senator Lockwood and his associates that even if the Governor should resign and all of the Legislature resign, excepting members of the Housing Committee, the Lockwoodites still would be without authority to force their laws on the people of the state without first getting the Constitution amended so as to clothe them with complete and final power in the premises. And everybody who knows anything about the State Constitution knows that it requires at least two years to get that important instrument amended. Many competent observers believe that whatever remains of the housing shortage will have disappeared within two years, especially if the compulsory use of Lockwood remedies is checked in time.

Big Year for National Construction

With reports of increased commitments for building coming from practically every section in the country there remains but little doubt that the current year will stand out prominently in construction annals as a period of real progress and prosperity. At present there are very marked indications that 1922 will break all existing records for the number of new building operations, both projected and started, as well as for the total value of this work.

Statistics for February, as tabulated by the F. W. Dodge Company, show that commitments for building and engineering construction in the twenty-seven Northeastern States totalled \$177,365,000. The February total is seven per cent. greater than that of the preceding month and represents an increase of approximately seventy-three per cent. when compared with the total for the corresponding period of 1921.

The building totals for both January and February are a most significant indication of the approach of a building revival that is destined to become epochal in the history of the industry. The combined totals for the first two months of this year are about sixty per cent. greater than the total for the same months of last year. This in itself shows conclusively that the predictions of a national building boom in 1922 are in all likelihood to be fulfilled, and when it is realized that the total of the newly-projected building and engineering construction amounted to more than \$800,000,000 during January and February, 1922, or more than double the value of the work actually placed under contract in the same period, the last doubt as to the availability of profitable business for contractors, sub-contractors and material manufacturers and dealers must be dispelled.

Construction totals for the local territory, which includes all of New York State and New Jersey, north of Trenton, make a showing even more favorable by comparison with preceding years than do those for the entire territory covered by the F. W. Dodge Company service. Commitments for Greater New York show a marked improvement in the outlook for building activity during the coming season.

Local building interests are well satisfied as to the amount of new work scheduled, and their only remaining doubt as to the opportunities of the coming season is whether or not the supply of labor and materials will be adequate to the actual requirements.

The supply of labor and materials is the most serious

problem now confronting the local building industry. Already there exists a shortage of materials, notably common brick, and just as soon as weather conditions permit a start on the vast amount of scheduled construction there will be a call for both men and materials that will strain the facilities of the industry to the utmost.

Board of Aldermen Fix Uniform Tax Rate of \$2.74 per \$100

A UNIFORM tax rate of \$2.74 per \$100 for all five boroughs of the city was adopted by the Board of Aldermen at its meeting on March 3. The amount added for local improvements in each borough brings the rate up to \$2.75 in Manhattan and the Bronx; \$2.76 in Brooklyn; \$2.78 in Richmond and \$2.79 in Queens. These figures are all lower than the corresponding ones for last year, but much higher than for any previous year. Below are given the rates since 1916, which includes the last three years of Mayor Mitchel's administration:

	1916	1917	1918	1919	1920	1921	1922
Manhattan	2.04	2.02	2.36	2.32	2.48	2.77	2.75
Bronx	2.09	2.08	2.40	2.37	2.44	2.84	2.75
Brooklyn	2.08	2.07	2.40	2.36	2.43	2.80	2.76
Queens	2.06	2.12	2.41	2.37	2.41	2.85	2.79
Richmond	2.13	2.12	2.46	2.41	2.52	2.83	2.78

The tentative real estate valuations on which the assessments are based given out last October 1, were \$9,947,323,092. The apparent increase in these valuations since then is due to the inclusion in the present figures of the special State franchise taxes amounting to \$426,500,910. Deducting this item from the total the final real estate assessments show a drop from the tentative figures of \$123,832,167. The loss on personal property assessments from the tentative figures is \$456,872,905.

The Department of Taxes and Assessments contends that there has been no such loss—\$123,832,167—on the real estate

assessments, as the figures in the comptroller's office show. Members of the Tax Department pointed out that this apparent loss includes property exempt from taxes under the tax ordinance, which could not be wholly determined at the time the tentative figures were made up, and other items.

The Board of Aldermen adopted Comptroller Craig's certification that the 1922 budget was \$350,601,570.07. For necessary city expenses more than \$261,500,000 is required, while more than \$9,988,000 is needed for county purposes, the balance being allotted to the payment of the State tax and for redemption of bonds. The total assessed valuation of personal and real estate for 1922, on which the tax rate is computed according to the report of the Department of Taxes and Assessments, amounts to \$10,460,599,880, divided as follows:

	Real Estate	Personal Estate
Manhattan	\$6,058,643,144	\$145,473,800
The Bronx.....	864,008,890	17,175,650
Brooklyn	2,447,036,937	38,908,850
Queens	748,609,486	7,758,000
Richmond	131,693,378	1,201,745
Total	\$10,249,991,835	\$210,608,045

The real estate assessment valuation included the special franchise tax, amounting to \$426,500,910.

The assessed valuation of real estate in the five boroughs since 1916 is as follows:

	ASSESSED VALUATION OF REAL ESTATE—1916-1922						
	1916	1917	1918	1919	1920	1921	1922
Manhattan	\$5,129,830,629	\$5,088,344,403	\$5,094,605,238	\$5,115,811,621	\$5,186,771,887	\$5,878,847,633	\$6,058,643,144
Bronx	698,896,196	714,226,994	726,129,198	731,808,972	753,308,264	852,447,403	864,008,890
Brooklyn	1,752,360,970	1,790,901,437	1,826,813,885	1,865,123,952	1,937,811,205	2,395,486,473	2,447,036,937
Queens	539,394,614	569,865,007	591,599,075	604,827,476	636,409,159	718,818,139	748,609,486
Richmond	87,366,952	91,211,159	100,495,455	110,750,732	111,821,192	127,385,456	131,693,378
Total	\$8,207,822,361	\$8,254,549,000	\$8,339,642,851	\$8,428,322,753	\$8,626,121,707	\$9,972,985,104	\$10,249,991,835

Queensboro Chamber of Commerce Elects Officers

WILLIAM H. JOHNS, President of the George Batten Co., Inc., has been renominated for President of the Queensboro Chamber of Commerce for the ensuing year. The eleventh annual meeting for the election of officers and directors will be held Friday, April 14. Both Ray Palmer, President of the New York & Queens Electric Light & Power Co. and Edward Roche of Far Rockaway have been renominated as Vice-Presidents. P. A. Rowley, Vice-President of the Bank of Manhattan Company, has been renominated for Treasurer.

The following members of the Chamber have been nominated for a three-year term on the Board of Directors:—

Edward A. MacDougall, President, Queensboro Corporation, Jackson Heights; W. M. Nones, President, Norma Company of America, Long Island City; Charles G. Meyer, Cord Meyer Development Company, Forest Hills; John H. Penchoen, Manager, Title Guarantee & Trust Co., Long Island City; Jarvis H. Hicks, Secretary, Long Island City Savings Bank, Long Island City; Clinton T. Roe, attorney, Whitestone. Both Jarvis S. Hicks and Clinton T. Roe are new members of the Board of Directors, all the others having been renominated.

Frank F. Adel, attorney, of Ridgewood, has been elected a member of the Board of Directors to fill the vacancy created by the death of John Adikes, of Jamaica.

Proper Method of Mixing Concrete

COL. H. C. BOYDEN, at a recent meeting of the Building Managers and Owners Association, discussed the question of the proper mixing of concrete. He said:

"Concrete must never be put in dry nor as soup but as a workable plastic mixture, one single pint of water per sack of cement more than enough mixes the concrete and you might just as well have taken out 2 or 3 lbs. of cement and thrown it away. Concrete must be clean, for one-thousandth part of organic impurities in terms of the weight of the sand will reduce the strength of your concrete over 25 per cent.

"Remember that the hardening, or setting, so-called, of con-

crete is not a dry-out process, but it is a chemical action which takes place between the cement and the mixing water. It requires exactly the right amount of water, no more nor no less, but that right amount having been put in, it must be kept there until the chemical action has taken place. Consequently, if you will cover your floors, driveways, sidewalks, roads and pavements or any concrete with water, damp sand, wet earth, and keep them wet for 21 days after laying, you will more than double the compressive strength and more than double the ability to withstand depreciation. So remember finally, use less water in the mixing and more water in the curing than is commonly being used today."

REAL ESTATE SECTION

Senate Committee Gives Hearings on Lockwood Bills

Five Measures Extending Provisions of Emergency Rent Laws Will Be Passed by Legislature, But Fate of Other Proposals Is in Doubt

(Special to the RECORD AND GUIDE)

Albany, March 9.

ALTHOUGH the final days of the session have been reached, the legislative leaders arranged for extended hearings yesterday and today on the various bills which constitute the Lockwood Committee's program to solve the housing situation. Samuel Untermyer, Chief Counsel to the Committee, came to Albany on Tuesday and has been the main advocate of the committee's bills in the subsequent developments. A good deal of opposition to some of the Lockwood Committee's measures has developed at these hearings.

Prior to the arrival of Mr. Untermyer in Albany, the Cities Committee of the Senate had reported favorably five of the Lockwood measures bearing directly on the housing situation. These five measures, all of which undoubtedly will be passed by the Legislature and signed by Governor Miller, are:

- 1—Extending the provisions of the Emergency Rent Laws to February 15, 1924;
- 2—Extending the Tax Exemption Law to dwellings the construction of which begins before April 1, 1923;
- 3—Protecting home buyers against foreclosure proceedings up to February 15, 1924;
- 4—Fixing the assessed valuation of apartments and dwelling houses as the basis for determining reasonable rent;
- 5—Clearing up ambiguous provisions of the Emergency Rent Laws.

Mr. Untermyer made a strong defense of and a vigorous plea for the legislative program framed by the committee, at a hearing before the Senate Cities Committee opening yesterday. Before the hearing he was closeted with Governor Miller for several hours and it is reported he overcame executive opposition to several of the more important bills, including the measure which would authorize the Metropolitan Life Insurance Company to invest \$100,000,000 in real estate enterprises and the proposals to compel insurance companies to invest 40 per cent. of their assets in real estate.

The hearing at which the legislative proposals of the Lockwood Committee were discussed was called late Tuesday in an effort to ascertain just what sentiment existed with respect to the findings and recommendations of the Lockwood Committee. It will continue today until all the bills have been discussed.

Advancing the merits of the bill providing for a State Trade Commission, Mr. Untermyer declared at yesterday's hearing that both the state and federal courts have broken down in their efforts to curb the operations of illegal combinations "which infest both this state and country."

"I regard this bill as the most important part of our program," he declared. "It will operate to suppress illegal combinations which openly challenge the law, combinations which cannot be curbed by the regular machinery of justice."

No opposition was expressed to the State Trade Commission proposal, a development which elicited some surprise, before the hearing this measure was regarded as one of the most controversial recommendations made by the Lockwood Committee. The time allotted to the discussion of the measure was given over entirely to Mr. Untermyer.

The bill to compel insurance companies to invest 40 per cent. of their assets in real estate was openly opposed by State Superintendent of Insurance Francis R. Stoddard, former

Superintendent of Insurance William H. Hotchkiss, James H. Doyle, representing the National Board of Fire Underwriters, Stewart Browne, President of the United Real Estate Owners' Association and others.

Speaking in favor of this bill, Mr. Untermyer declared: "Our companies in this State have been decreasing their real estate investment, yielding to the lures of Wall Street. We are not advocating this bill on a basis of the housing scarcity. We are placing it on the firmer and more permanent basis that realty investments are 25 per cent. better for the policy holders and the losses fewer than those resulting from present investments.

"We are trying to get the fire insurance companies to invest in the same sort of securities that life insurance companies and savings banks have found so safe and satisfactory."

Superintendent Stoddard declared the measure would open the way for other mandatory legislation with respect to the disposition and administration of the finances of insurance companies, and, that while in the present emergency such a measure might operate to relieve the situation, a dangerous precedent would be established by its enactment.

Henry W. Killeen, of Buffalo, who said he appeared "merely as an attorney" opposed the bill requiring the courts to impose a minimum jail sentence of three months for violation of the Donnelly Anti-Trust Law. He characterized the proposal as "a mere gesture of disappointment." "It is a criticism of the courts for not having done what some people think ought to have been done, and you might better leave this discretion with the courts," he added.

Mr. Untermyer resented this suggestion on behalf of the committee. "It is a fact," he declared, "that the courts have enforced the anti-trust laws with reluctance, and if the option of a fine continues the law will continue to be a dead letter."

Alexander C. McNulty and Edward P. Doyle, representing the New York Real Estate Board, attended the hearing. They will advise with the committee throughout the discussions of the bills.

The fate of the Lockwood bills, aside from the five already reported, is problematical. Neither Senator Lockwood nor Senator Lusk, Majority Leader of the Senate, was willing this week to venture a prediction as to the ultimate success or failure of the other bills which represent part of the committee's program to solve the housing situation. Nor would Speaker Machold offer anything that would indicate the chances the housing legislative program had of passing the Assembly. Governor Miller would not disclose his attitude with respect to the Lockwood bills this week. He was reluctant to discuss any of the bills, another factor contributing to the uncertainty of the situation.

When the report of the Lockwood Committee was presented to the Legislature, a week after the bills framed by the committee had been introduced, it was received with the same measure of interest as would attend the introduction of an amendment of the town or village law. It provoked no more discussion than an up-state bit of legislation would. The indifference of the Legislature following the submission of this report is largely responsible for the feeling of uncertainty about the passage of the bills still pending before committees.

Reliable and Proper Methods for Appraising Real Estate

Wm. L. De Bost, in Address at West Side Y. M. C. A., Describes Various Phases of This Profession and Lays Stress on Its Ethical Features

IN spite of the storm on Tuesday evening there was a large attendance of the Real Estate Class of the West Side Branch of the Y. M. C. A. to hear William L. De Bost, Vice-President of the Cruikshank Company, lecture on "The Appraising of Real Estate." The speaker, who was introduced by Bryan L. Kennelly, has made some of the most notable appraisals in the city during recent years. In opening, Mr. De Bost said:

"While you may feel that you are not absorbing as much as you should from the addresses of this lecture course, I am sure that during your whole real estate career (should you make this your profession) items which you have remembered from listening to the men who have spoken here will always prove to be a considerable asset.

"The appraising of real estate is one of the most important branches of the real estate business, for on it depends much of the activity of the other branches of the business. A large percentage of the sales, nearly all of the mortgages and many of the leases which are made depend first on an intelligent valuation of the real estate involved. It can, therefore, readily be seen of what great importance it is to be not only well trained in the profession of appraising, but to be most honest, skilled and up-to-date in this branch of the work, as an appraiser who is depended upon by his clients can do more harm than good if he is not expert and conscientious in his work.

"It would seem at first glance that anyone engaged in the real estate business, with a fair amount of experience and knowledge, could probably appraise real estate, but I do not believe that this is the case. Unless one is clearly fitted for this particular work he would do well to adopt some other branch of the business, as appraising requires an especial aptitude and training.

"While I will not say that a man cannot become a good appraiser by constant hard study, I do believe that the best appraiser is one who has had extensive training in all the departments of a large real estate office, and I do not believe that a man who has had simply the ordinary training sufficient to negotiate a lease or a sale is any more fitted to make appraisals than a graduate from college is fitted to adopt immediately after graduation some particular specialty in the practice of law or medicine. It takes a lawyer or doctor years in general practice before he can become a specialist and I believe it is so with appraising.

"An appraiser who can do his clients full justice starts out with a great deal in his favor. He must have absorbed selling or market values and rental values, he must study constantly locations, cost of operation and construction and all other elements pertaining to the management, rental, sale and mortgaging of real estate, and to have tucked this knowledge carefully away in his memory so that it can be referred to at any time on short notice; and, what is still more important, he must keep on absorbing, as conditions in no other city in the world change as rapidly as they do in this great city of ours.

"A fine, systematic, up-to-date record plant which is constantly attended to, and the different map books which are correct to the minute, for immediate reference, are essential to the appraiser. He must keep more or less familiar with the many laws which affect valuations and be constantly in touch, as far as it is possible for him to do so, with cost of building, cost of operation, sales and rentals, for, after all, these are vital elements in considering the fair valuation of real estate."

Continuing, Mr. De Bost said:—

"Possibly it would be instructive and interesting to you if I should tell you the routine in the making of an appraisal, from the time it is ordered until it is sent out completed.

"First, of course, the order is received—sometimes by mail with the

simple request to make the valuation without any further instructions and to send it as quickly as possible, together with a bill. But, more often, an interested party calls personally with all sorts of data and reasons why a certain figure should be arrived at. The appraiser must listen very patiently to all these arguments, but, in most cases, unless he wishes to do his client or the owner an injustice, he must forget just as quickly and so start out absolutely fresh. As an illustration, I am reminded of a man who called on me one day to order an appraisal for the renewal of a mortgage, which I found out later was held by one of my clients. He gave me all the information about the property and other particulars and his views of its value and future possibilities, and asked me what my charge for the appraisal would be. I told him \$15. He said this would be entirely satisfactory and he would like me to get the appraisal out as quickly as possible and send it to him. In about an hour my telephone rang and this same man wished to speak to me. He said that since leaving my office he had been thinking over the question of my fee for appraising his property and he thought it was entirely too low; that what he wanted was a real, full appraisal and that he would be glad to honor any bill that I might send him, no matter how large it was, provided I should make the appraisal to fit the case. This is the sort of influence which I have referred to. However, I am glad to say that in all my experience I have had very few such cases.

"There is a rather unusual condition about appraising and that is, that, in a great many instances, the party who is paying for the appraisal and who orders it is not your client, but he is obtaining it because your client has asked him to do so. You can see, therefore, how particular you must be to send out your own opinion of value and not be influenced by original information which may be furnished you.

"A correct diagram must first be made, showing the size and location of the plot, size and kind of building, square feet in the plot, cubic feet in the building and zoning regulations under the zoning law, and with this a memorandum giving all office data in the immediate district, such as sales, leases, mortgages, elevated and subway stations and all other information which may in any way have a present or future effect on the property in question.

"Then comes really the most important part of the work, that is, the physical inspection of the property, for it is just as wrong for an appraisal to be sent out without a careful inspection not only of the district, but of the building from roof to cellar, as it would be for a doctor to prescribe for a very sick patient over the telephone. If you have been furnished with a list of the rentals, these must be carefully checked up to see that they are correct and fair. If, as in many cases, no list of rentals can be given you, and you cannot obtain the information on the premises, you must estimate the fair gross rental value of the property. This cannot be done in a haphazard way, but must be done with absolute knowledge of renting conditions in that district. This is also true of operating expenses of the building, for, after all, never forget that the income which the property produces, if adequately improved, is undoubtedly the most important element in arriving at its fair and reasonable value.

"In considering adjoining property sales, which, of course, must be done, remember that it is not always safe to take the published record, giving the considerations, or as figured by the revenue stamps. Although sales are a very important element in the valuation of real estate, yet they are not always the best indication of value. I can show you sales at prices either far above or below real values, and were these taken as full indication of fair value of adjacent property they would make an appraisal absurd.

"Now, after having done all this, then comes your consideration of the fair value of the property—in other words, your diagnosis of the case. This must be done where you can be quiet and undisturbed so that you can fully concentrate on the work before you. And, after you have given consideration to all these elements of value and have finally arrived at your conclusion, you must be absolutely convinced in your opinion and not be swayed by any influence which may be brought to bear to change this opinion, unless some distinct error in your calculations can be shown or unless some other elements of value can be presented to you which were not before you when you were giving consideration to the case. In other words, be perfectly honest and do not be moved from the straight and narrow path, always remembering when an appraisal has once been signed by you and sent out to do its mission in the world, if you are an appraiser of any note and reputation, this appraisal, to a certain extent, becomes a real part of that property."

"If you have an extensive appraising business," Mr. De Bost also explained, "you will find that very often after making an appraisal you will receive a re-order, but because you have appraised the property at a recent date do not take a chance of re-issuing your appraisal at a later date, without a new inspection, as it might so happen that a fire or some other unforeseen damage to the building had occurred over night.

"I was spoken to some years ago by a gentlemen who had a new scheme which he was most enthusiastic over. He thought that he could commercialize appraising so that all anyone would have to do would be to subscribe to an issue to be published at regular intervals, which would give unit values on each block. In other words, similar to the unit value map which is published by the Tax Department. He was going to sell this service at a large price to trust companies, savings banks and others, and he asked me if I would be willing to undertake the fixing of these units in a certain large section of the city. I told him that I would be very glad to do so, but, of course, there were some conditions about it. He said that he would meet any ordinary conditions, and I told him he would

(Continued on page 299)

Lockwood Committee Submits "Intermediate Report"

Legislature Gets Exhaustive Review of Its Activities During Past Three Years, Along with Twenty-three bills Urged for Immediate Passage

(Special to RECORD AND GUIDE)

Albany, March 9.

SENATOR CHARLES C. LOCKWOOD, Chairman of the Joint Legislative Committee on Housing, submitted an Intermediate Report to the Legislature last Monday, summarizing its activities up to the present time and making a large number of recommendations for legislation. After reciting the circumstances leading up to the appointment of the committee, on April 18, 1919, the report declares that "the housing famine continues to be a peril to the life, health, safety and morals of the community" and sums up the situation as follows:

"In the City of New York alone there is now a shortage of approximately 80,000 low-priced homes to house 400,000 human beings as compared with the normal conditions of pre-war times. This has, of course, meant abnormally high rents, whilst high rents have in turn involved doubling up and indecent, insanitary overcrowding."

The problem, the report declares, will not solve itself by the operation of economic laws "because the type of housing most needed cannot be produced as a paying investment for rentals that the average wage-earners can afford to pay at the present costs of construction and materials, nor at the prevailing prices of labor except in large units on a non-speculative plan."

After stating that there "are many evidences of unconscionable profiteering by landlords" the report declares "it would be most unjust to indict the entire landlord class or any substantial part thereof as responsible for the present situation."

In support of its contention that the "housing crisis" still exists, the report says:—

The population in Greater New York as of July 1st, 1921, is estimated at 5,734,613 and there were then only 982,771 apartments available or an increase of only 923 apartments to meet an increase of 342,696 in population. As against an increase of 157,249 apartments in 9 years before the war, we have an increase of 923 apartments for the last 3 1-2 years. There have, of course, been more than 923 apartments constructed during that period but the demolitions due to fire, old age and conversion to business purposes had brought the net increase of available dwelling space in 3 1-2 years to less than 1,000.

From 1910 to 1917 inclusive there were net actual gains in available dwelling space of 16,570 apartments per year.

As against this it appears from the following table of the net increases and decreases of construction in apartments for the years 1918 to July, 1921, inclusive, that there have been actual losses from 1920 to the present time:

Year	Number of Apartments
1918.....	a gain of 5,451
1919.....	a gain of 1,297
1920.....	a loss of 1,616
Jan. 1, 1921.....	a loss of 219
July 1, 1921.....	a loss of 209

The sum total of these figures shows that construction fell behind 69,797 apartments from 1917 to July 1st, 1921.

From 1910 to 1917 an average of 24,922 new apartments were built each year. From 1918 to July 1st, 1921, the following construction in dwellings took place.

Year	Number of Apartments
1918.....	5,706
1919.....	1,624
1920.....	4,882
July 1, 1921.....	1,183

This shows an average of 3,642 new apartments constructed in the post-war period, so that the gross construction fell behind 73,832 apartments. The gross construction in 3 1/2 years fell behind 4,034 more than the net construction which, as above stated, fell behind 69,797. All these calculations are based on official figures showing a shortage of nearly 70,000 houses on July 1st, 1921.

While building decreased the price of materials increased, the report points out, although the prices of all other commodities fell:—

"In April, 1920, building materials reached a maximum of 341 while general commodities, notwithstanding the extent to which they, too, have been exploited in every direction, were at their highest point at 272. In December, 1920, building materials fell to 266 while general commodities fell to 189. In February, 1921, while general commodities were at 177 building materials were still at 222."

Taking up the urgent necessity for the enactment of rent laws the report says that on January 1, 1922, there were 68,000 cases pending in the municipal courts and suggests a number of reforms in the conduct of this class of litigation, one of the chief recommendations being that in "reasonable rent" cases the law be amended to provide that the assessed value shall be presumed to be the value of the investment. An interesting fact disclosed by the report gives the number of summary proceedings instituted in the courts in 1920 and 1921, as follows:

	1920	1921
Manhattan	52,119	83,311
Bronx	20,728	9,069
Brooklyn	40,067	25,832
Queens	4,811	6,743
Richmond	515	901
Total	118,240	125,850

Nearly one hundred pages of the report are taken up with a resume of the testimony taken by the committee relative to Brindellism, the operations of Hettrick, "unfair practices and requirements of labor unions"; the investigation into combinations of manufacturers to fix prices and restrict competition; the relationship between the Building Trades Employers' Association and the Building Trades Council and open price and other associations in restraint of trade. After giving the number of indictments and convictions resulting from its investigations the committee reports that

"It finds the legal machinery for the enforcement of the conspiracy laws against illegal combinations to be inadequate in both the State and Federal courts, but in making this statement no reflection is intended upon the public officials having in charge the execution of these laws.

"We have had upon the statute books of the State of New York the statute against conspiracies in restraint of trade, being section 580 of the Penal Code, and the so-called Donnelly Anti-Trust Act, chapter 25, section 340, of the Laws of 1909. Notwithstanding the fact that the City of New York has been for upward of twenty years the headquarters for most of the illegal combinations in the building industry and in fact of international combinations from which the people of this country have been and are suffering, no successful effort has been made to suppress or punish these conspiracies. These laws have been generally regarded as a 'dead letter.'

"One of the reasons that has for years been most persistently urged against the enforcement of the Federal Anti-Trust Laws as criminal statutes was the supposed unwillingness of juries to convict in such cases. The experiences of the committee have demonstrated no basis for this assertion.

"The judges, both in the state and Federal courts, have almost consistently treated this class of offenders with tender consideration. In one case in the state court in which the manufacturers of brick and dealers in building materials were proven guilty of the most overt acts, constituting willful frauds upon the public, the court allowed all the defendants to escape with fines."

Taking up the subject of financing building the report goes extensively into the investments of life and fire insurance companies and savings banks. The conclusions reached by the committee follow:—

The ratio of income earned on mortgage loans by all classes of both insurance companies and banking institutions has been greater by approximately one per cent, and more constant almost invariably than has been the rate of income earned on bonds and stocks.

Notwithstanding the greater earning power, stability and safety of mortgage loans as investments, the insurance companies and the banking institutions, with the exception of the savings banks, have invested, generally, the greater portion of their resources in bonds and stocks. There has been a general tendency on the part of both the life insurance companies and the banking institutions, in the years from 1915 to 1919 to decrease the proportion of their resources invested in mortgage loans and to correspondingly increase their investments in bonds and stocks.

The increase in the ratio of investments of insurance companies in United States bonds during the period of the war, when these investments were necessary, were apparently made largely at the expense of their investments in mortgage loans, but in exceptional instances there was simultaneously a decrease in the investments in other bonds and stocks.

The insurance companies of other states of all classes, have invested, on the average, a far greater portion of their available resources in mortgage loans than have the companies of New York State.

The life insurance companies of New York State have invested proportionately more in mortgage loans in other states, in relation to the insurance that they have outstanding in those states than the insurance companies of other states have invested in mortgage loans in New York State in relation to the insurance that the latter have outstanding in the State of New York.

Some insurance companies have invested in mortgage loans a smaller proportion of their resources than the average shown by all of the

companies combined; the investments of some of the fire and marine and the casualty companies in particular, being considerably less than the average.

Several life insurance companies have invested a greater ratio of their available resources in stocks than the average shown by the life insurance companies as a group.

The exceptionally low rate of income earned by some of the fire and marine insurance companies on their investments in bonds and stocks, is partly due to extraordinary losses, particularly in the year 1919, that were incurred in the disposition through sale or otherwise of railroad, public utility and other securities of an apparently unstable or doubtful investment value.

The fire, marine and casualty insurance companies, particularly the latter have invested as a rule a mere fraction of their resources in mortgage loans as compared with the life insurance companies and savings banks.

The ratio of the total resources of the savings banks invested in mortgage loans has on the whole been most satisfactory and fairly constant; it increased slightly during the nine years from 1906 to 1914; but, since then, the tendency has been to decrease the ratio of these investments, the decrease being more than offset, however, by the increased ratio of investments in United States securities which has not been at the expense of mortgage loans as with some of the life insurance companies.

The committee finds:—

The construction of buildings continues to be further discouraged by the difficulties encountered by prospective builders in securing loans or other financial assistance. Life insurance companies, savings banks, and other lenders of money have imposed unusual conditions.

Although these transactions cannot be said to be in contravention of the letter of the law, they were without ethical justification. These transactions were accomplished by three different methods:

1. By the exaction of large bonuses for making the loan.
2. By compelling the borrower to accept as part of the loan real property generally unmarketable at high values or United States Government Bonds at par when they were selling far below par and could have been duplicated by the lender at the then market price.
3. By requiring the borrower to transfer his property to a corporation in order to avoid the Usury Law since corporations are not permitted to plead usury.

The report goes exhaustively into the question of insurance and the bearing it has on the cost of building. Lack of competition and the fixing of rates is charged. The following table is given in the report to show the premiums and losses in the territory covered by the New York Insurance Exchange in a period of years:—

Year	Net Premiums Collected	Losses-Incurred	
1912.....	\$24,806,166	\$12,019,486	Less than 50 per cent.
1913.....	23,754,992	7,763,716	Less than 32 per cent.
1914.....	23,082,632	10,347,243	Less than 45 per cent.
1915.....	21,668,301	7,668,702	About 34 per cent.
1916.....	24,382,681	9,153,258	About 40 per cent.
1917.....	27,907,086	14,000,000	About 50 per cent.
1918.....	35,569,363	12,639,962	About 34 per cent.
1919.....	37,798,314	13,698,109	About 37 per cent.
1920.....	47,727,874	22,183,916	About 46 per cent.

The attitude of the stock companies towards the mutual companies is described and it is claimed the former discriminate against the latter. It is also declared that private companies writing workmen's compensation insurance have employed various methods to prevent the successful functioning of the State Fund created to provide cheap insurance of this character.

The committee sums up its unfinished work as follows:—

Objectionable provisions contained in the various constitutions, by-laws, rules and regulations that are known to exist among labor unions in cities of the state, and agreements between the unions and associations connected with the building industries in cities not yet investigated. Unless these objectionable provisions and practices are abrogated they should be inquired into and corrected.

The comprehensive reforms in the labor unions that the committee has been promised would be inaugurated should be closely followed and the officials of the unions should be required to make proof of the manner and extent to which the promised reforms have been made.

Other employers' associations have not yet been examined. There are believed to be combinations existing among the constituent members of such associations.

The investigation into the New York Building Trades Employers' Association and its constituent associations should be continued until all the activities of the parent association and its constituent members have been made known and their illegal activities suppressed.

Of the illegal combinations in the building industries operating in Greater New York, some of them local associations and others extending throughout the state and nation, many of them against whom violations of the state or national anti-trust laws have been established have not yet been presented for prosecution. In their presentation, your committee can render material aid.

The committee suspended the examination of witnesses upon the promise of officials of these associations of competitors to in good faith disband their price-fixing organizations and resume competition. The committee should recall the officials of these associations for the purpose of determining to what extent they have been dissolved.

Local combinations in the building industries in other cities of the state are still to be inquired into.

The examination into the investments of the life, fire, casualty, fidelity and surety companies is not fully complete. The committee has examined officers of only two life insurance companies.

The manner in which owners of tenement and apartment properties have evaded the Emergency Rent Laws and the frauds practiced by them upon tenants is still to be established by sworn testimony. The committee has thus far been able to call only a few of the many men engaged in these practices to the witness stand. There are others whose operations should be exposed for the better protection of tenants and as a basis for further legislation.

The committee submitted the following recommendations for legislation:—

1. A bill extending the Emergency Rent Laws until Feb. 15th, 1924.
2. A bill extending the tax exemption law so as to extend the time to commence construction in order to secure exemption from taxation until April 1st, 1923. It is not contemplated, however, that the period of exemption shall be extended.
3. A bill providing that for the purpose of determining reasonableness of rent the assessed valuation of premises be presumptive evidence of the actual value.
4. A bill providing for the return of jury fees that have been paid by tenants whose cases are not separately tried.
5. A bill providing for the dismissal of an action with costs in favor of the defendant in cases brought in the wrong district.
6. A bill providing that the defendant shall be entitled to costs in an action if the plaintiff does not succeed in recovering more than the amount previously paid by the defendant.
7. A bill clarifying the present provision of the law as to the payment of three monthly instalments of rent.
8. A bill clarifying the present law in relation to the deposit of rent in court and the payment of the same to the landlord.
9. A bill requiring the landlord to give thirty days' notice of an increase of rent.
10. A bill providing that after foreclosure of a mortgage tenants may not be dispossessed except in cases where summary proceedings are maintainable.
11. A bill providing for the creation of either a new court district or the appointment of additional justices in the seventh district of Manhattan.
12. A bill amending the State Anti-Trust Law known as the Donnelly Act.
13. A bill having for its purposes the creation of a State Trade Board and of prohibiting corporations or Joint Stock Associations from becoming members of or connected with any Trade Association, Society, Club, Library, Institute or other form of organization of competitors under whatever name or pretext or from becoming parties to any trade agreement with competitors, without having first received the previous approval of such Trade Board.
14. A bill requiring insurance companies (without, however, compelling them to dispose of their present securities) to invest at least 40 per cent. of their future investable funds in mortgage loans on improved unencumbered real property to an amount not to exceed 66 2-3 per cent. of the appraised value of such property until the total amount of such mortgage loans shall from year to year equal 30 per cent. of the total assets of such companies.
(Senator Lockwood and Assemblyman Caulfield dissent.)
15. A bill amending section one hundred of the insurance law, so as to strike out the provision giving to the superintendent of insurance the right to extend beyond nineteen hundred and twenty-six the period within which such companies are required to dispose of their stock investments.
16. A bill amending Section 141 of the insurance law so as to provide for state supervision over all rates and rate-making bureaus and organizations, and limiting the activities of these bureaus and subjecting them and their practices to state control.
17. A bill granting to all mutual insurance companies that provide safeguards to policy holders equal to those provided by the stock companies, the same right to transact all kinds of insurance as are now possessed by stock companies organized under the laws of this state and of foreign states and countries.
18. A bill permitting mutual employers liability corporations to divide their directors into groups whose terms may expire in different years, in the same manner in which stock corporations are now so permitted.
19. A bill prohibiting the conversion of mutual companies into stock insurance companies.
20. A bill requiring all insurance (except life companies) companies to sell and dispose within five years from the passage of this act of all their investments in common or preferred stocks of corporations and of all securities held by them other than securities in which savings banks and life insurance companies are now permitted by law to invest.
21. A bill requiring the savings banks in the State of New York to invest and keep invested from and out of all future investable funds not less than 40 per cent. of their deposits in mortgage loans on improved unencumbered real property.
22. A bill permitting the people to appeal to the Appellate Division of the Supreme Court and to the Court of Appeals at any time within six months after the making of an order, ruling or decision by any courts dismissing an indictment, other than at the trial and on the merits.
23. A bill amending the charter of the City of New York so that the city may at its election avail itself of contracts of sub-contractors where the principal contractor fails to complete his contract.

The committee recommends a joint resolution to be passed by the Legislature memorializing Congress to amend the Federal Anti-Trust Laws so as to take from the courts the discretion of imposing fines upon individuals convicted of violation of those laws and to compel the imposition of prison sentences, as has been recommended with respect to the amendment of the state laws and to enlarge the powers of the Federal Trade Commission so that it shall be vested with the same powers with respect to interstate corporations and associations as are proposed for the State Trade Board with respect to state associations.

ONE of the most important activities of Building Managers and Owners Association is the regular monthly meeting and yet it is habitually neglected by some of the members and seldom attended by others.

The dinner meeting of March 14th, 1922, will be of interest to all Building Managers. Charles Brady, Superintendent of Buildings, Borough of Manhattan, will be the speaker of the evening and after the regular business Frank G. Bryer, head of the Research Department of the New Jersey Zinc Company, will deliver a lecture on the subject of "A Painter's Judgment and the Building Manager's Specifications."

Declares Lockwood Report "Unfair and Misleading"

Chairman Norman, of Board of Governors, Says Committee Has Failed to Show Building Trades Employers' Association Guilty of Any Illegal or Unmoral Act

DISCUSSING the report submitted to the Legislature on Monday by the Lockwood Committee, and referring to the statement that the committee would shortly resume the investigation into the affairs of the Building Trades Employers' Association, C. G. Norman, Chairman of the Board of Governors, said:

"The Lockwood Committee has had the books of the Building Trades Employers' Association in its possession for eighteen months. It has failed to show that the association has been guilty of an unlawful act or even an unmoral or an unsocial act, or that it has at any time made or approved of an illegal or improper agreement with any labor organization.

"The Committee inadvertently pays us one compliment. It stated that it has been unable to discover a single instance in which a member of the association has paid graft. It, however, failed to state that those who paid graft (not members of the association) also paid more than the agreed rates of wages, received special consideration from the business agents, were supplied with an adequate force of men and rushed their work through to completion while the jobs of the members of the Building Trades Employers' Association were insufficiently manned. The report is manifestly unfair and misleading.

"The figures given by it as a basis for its conclusions are

worthless as statistics and mean nothing. They consist of a jumble of guesses written for the obvious purpose of justifying a foolish statement. They are evidently based upon opinions of the Tenement House Department and contain no references to the thousands of one and two-family houses erected in the Boroughs of Richmond, Queens, Brooklyn and the Bronx during the past three years.

"In New York City, all boroughs, in the year 1919 contracts were awarded for 14,131 residential buildings, in 1920 for 7,087 residential buildings and in 1921 for 11,763 residential buildings. The survey conducted by the Building Trades Employers' Association showed that there was completed in the year 1921, after the enactment of the Tax Exemption Law, accommodations for 9,889 families and that there was under construction on December 31, 1921, to be completed in 1922, accommodations for 26,760 families.

"If Senator Lockwood will devote one hour to an examination of the unfurnished apartment, advertising columns, of the New York papers and three hours to a personal investigation of the conditions in Brooklyn he will be convinced of his folly. The report of the Long Island Railroad Company shows that in the county represented by Assemblyman McWhinney there was erected in 1921, without the benefit of the exemption, 3,248 dwellings."

Reliable and Proper Methods for Appraising Real Estate

(Continued from page 296)

have to pay me a salary which would be as much per year as I ever hoped to make in the ordinary course of my business and that he would have to engage me for life and that it would probably take me nearly all my life before I could make my original report as every single lot in the City of New York would have to be appraised separately and that no definite unit value could prevail.

"You will often be pressed to issue an appraisal in a great hurry and will be obliged to do so in many cases, but I urge you never to be hurried to such an extent that you send out an appraisal until you are fully convinced that it is right, for you must never overlook the fact that after an appraisal is once signed and sent out it becomes history and it is practically impossible to withdraw it, and that on the strength of this appraisal money may be loaned by trustees representing widows and infants, or by trust companies or savings banks, not only for their own investment but for estates. So I say no matter how much you are pressed, unless you are fully convinced that you are right, at all costs, even at the hazard of losing your client, hold up the appraisal until you are ready to issue it.

"As to structural value of buildings, due to war conditions and the necessary high cost of materials and labor, this side of appraising has become most difficult. No matter what a building may have cost, unless it is an adequate improvement and well planned, it does not add its cost value to the land. The inducement for erecting buildings during the past few years, at the prevailing high costs, has been largely that owners could obtain high rentals for the space offered and in this way write off during a certain number of years the difference between abnormal and normal costs. After all, a building is only worth what it will make the land produce and I find in my appraising work that in very few instances can I give a land valuation and a cost valuation, add the two together and say that that is the fair and reasonable value of the property. You will recall that in taxing real estate, the Tax Department values the land and the land and building together. That is: they value the land and add to the land what in their estimation the building adds to it. This is just as true in appraising as in assessing."

Discussing the future prospects of those who take up appraising as a profession, Mr. De Bost said:

"There must be no question about appraising. If there is to be, then you should not be an appraiser, and if you do become a good appraiser there is a big and interesting field for your activities and much use for you in the community, for much of the future soundness of the city depends upon your work.

"Besides appraising for ordinary mortgages, sales or leases, as you become older in the business you will probably be called on to act in an advisory capacity, that is, giving advice to clients who are purchasing or selling real estate; advice to those who are mortgaging or borrowing; and, also, you will be called on to act as an arbitrator or umpire in leasehold or other negotiations. You must not forget that your past work will be reflected in this important branch.

"You will also be called on to make valuations of property subject to long leases, valuations subject to easements and valuations subject to restrictions. Also, you will be asked to testify as an expert in various proceedings such as infancy proceedings and condemnation cases.

"Let me remind you that fixing the fair and reasonable value of real estate does not necessarily mean that the property could always be marketed quickly at the appraised value, for while every commodity in the world has a fair and reasonable value, it is not always readily salable at such value, and you can see at a glance that it would retard development and building and do a great injustice to the owner, lender and the community if mortgages were only made on the immediate salable or liquidation value of real estate. However, an appraisal must necessarily be at a figure which in ordinary times, with a reasonable period in which to negotiate a sale, a willing buyer could be found."

In conclusion, Mr. De Bost said: "The subject of appraising is such a big one that I know I have only been able to touch, in the time allowed me, on the high spots. Before closing I would like to add one further word. While I know that no one is infallible—for if any of us should never make mistakes we would go to heaven too quickly—should any or all of you gentlemen ever become appraisers of real estate, I am sure that the very best advice I can give you is to be most honest with yourself, do not be swayed by any pressure or influence brought to bear, do not be afraid of losing a customer because you will not make a valuation to suit him, and be most careful that the other branches of the business in which you may be engaged do not so affect your opinion of values that you cannot give an honest opinion."

Column tests for the purpose of determining the effect of density, and defects such as knots, checks, crossgrain, etc., on the strength of structural columns of Southern pine and Douglas fir have just been started at the Forest Products Laboratory, Madison, Wis., under the direction of J. H. Newlin of the laboratory and D. F. Holtman of the National Lumber Manufacturers' Association. The experiments will cover a period of four years, and the data will be used as a basis for recommending safe working stresses for structural columns.

New Jackson Heights Apartments Will Cost \$5,000,000

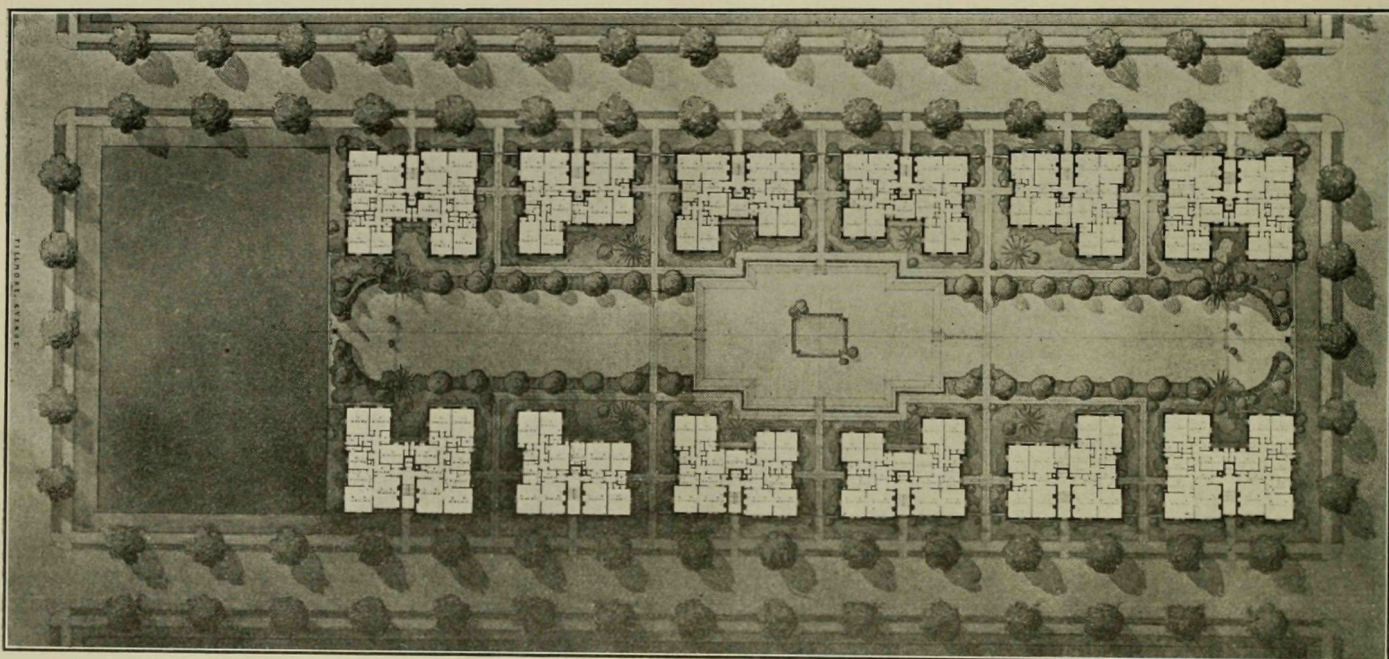
J. G. White-Queensboro Corporation Operation, Planned By Andrew J. Thomas, Provides Many Original Features in Design and Equipment

CONTRACTORS have commenced work on a new type of multi-family house in the Jackson Heights section of Long Island City, where new garden apartments are now being erected at a total cost of more than \$5,000,000. Of this amount of active construction now in progress approximately \$2,000,000 represents the cost of a block of attractive garden type of apartments being erected on the block bounded by Hayes and Fillmore Avenues, Twenty-third and Twenty-fourth Streets, by the Queensboro Corporation and the J. G. White Engineering Corporation, the latter firm a new entry into the housing field. Just recently also, Dwight P. Robinson & Co., Inc., began the construction of a block of elevator apartments, comprising twenty-six buildings providing for the accommodation of 284 families, on the block bounded by Polk and Roosevelt Avenues, Twenty-second and Twenty-third Streets.

The new J. G. White-Queensboro Corporation elevator apart-

"The officers of the Queensboro Corporation feel that a most important sign of progress in the plan of this new group is the locating of the bedrooms on the rear overlooking the garden. Hitherto the custom has been to place the bedrooms on the street and people have come to accept it without considering the reason which led to the choice of the street front for bedrooms. The reason was that in older types of plan the only other locations possible were a very narrow side yard pocketed at one end, or else, a narrow rear court, at best not more than 24 feet wide, between buildings.

"Sunshine hardly ever got down to the majority of these rear rooms and they had almost no circulation of air in summer. Now the public is beginning to realize that the street bedrooms are a great disadvantage because of noise. New York City streets are becoming noisier each year, especially since the advent of the auto truck, and particularly disturbing



PLOT PLAN OF NEW GARDEN APARTMENTS AT JACKSON HEIGHTS

Andrew J. Thomas, Architect.

ments are being erected from plans and specifications by Andrew J. Thomas. The style of the new apartments is reminiscent of the architecture of Henry IV of France. The best of materials will be used to produce an exterior of striking interest, in which the effect will be gained by artistry in design rather than by over-elaboration or by unnecessary decoration.

The brickwork will yield an unusually beautiful wall surface. This result will be obtained by means of a blend of selected brick, carefully laid with joints proportioned to the brick, thus affording a reddish surface of rich and interesting texture.

The roof slopes are slate, enlivened by hues of green and blue in a harmonious tapestry effect. The bold skyline, broken here and there by gables and towers each crowned with copper finials, weather vanes, or lanterns, and medieval in spirit, will be one of the features of the group.

The entrances have an enframement of limestone, surmounted by balconies of wrought iron, of hand-hammered surface and texture. The doors themselves are oak, hand adzed, stained as if weathered by time, and decorated with hand-finished, wrought iron hardware.

It goes without saying that the garden is the essence of the garden apartment idea, the culmination of the whole block.

E. A. MacDougall, President of the Queensboro Corporation, in describing this operation, said:

in the early morning. In fact, this condition is a positive detriment to health.

"The difficulty has been solved in this new group by giving the bedrooms a splendid location in the rear where most of them have two exposures and a splendid view over a great garden 550 feet long and approximately 80 feet wide at its narrowest point. This is 30 feet wider than the average city street between building lines. By this arrangement the sleeping rooms are cool in summer and free from noise and dust.

"Another feature is the division of the group into isolated buildings with a clear space of 19 feet six inches between, running from street to rear garden. These open spaces occur about every 80 feet on the street front, thus creating together with the garden, a splendid system of cross ventilation through the whole block. This scheme vastly improves the architectural appearance of the group by doing away with the long monotonous institution-like effect of the usual solidly built up city block.

"The effect instead is of isolated buildings, each with a distinct individuality of its own, yielding charm and privacy. Here again is a feature in which the designer has given the apartment the advantage of an individual home and which would also, if generally adopted, wonderfully improve the attractiveness of New York City streets."

Review of Real Estate Market for the Current Week

An Abundance of Large Sales and Buying by Tenants and Investors Gave Strength to a Market That Was Widespread

THIS was a week of varied and important real estate sales and leases. Previous weeks of this year have shown larger single transactions and a larger total number of sales; but, none have shown a larger total number of important sales. The western section of West 34th Street contributed the premier sale of the week when title to the Manhattan Opera House passed to the New York Consistory, Scottish Rite Masons, who will use it as a temple after a few structural changes. Covering a plot 125x197.6, running through to West 35th Street, 175 feet west of Eighth Avenue, this notable structure built by the late Oscar Hammerstein has, since his death, been a subject of litigation between his widow and daughters. Mortgaged for sums making a large total, the building will, ere long, be relieved of all mortgage and other indebtedness by the new owners. The actual sellers of this West Side landmark were Mr. Hammerstein's daughters, who came into possession of the property last June.

Other sales that gave zest to the market were the sale by the R. T. Wilson estate of a large Broadway loft building; some large elevator apartment houses on Washington Heights as well as some vacant plots there, for improvement; the south corner of Union Square East and 16th Street to the ground floor tenant, The Corn Exchange Bank; a West End Avenue corner dwelling, for private school purposes; numerous fine dwellings on both sides of Central Park; a vacant Lex-

ington Avenue corner for improvement with a large apartment house; the Roxborough apartment house, at Broadway and 92d Street, at about \$1,500,000; and numerous medium sized mercantile buildings downtown.

It was the most distinctive week in a long time so far as the sale of business properties to tenants and to other investors is concerned. One investor, alone, bought three Pearl Street buildings, while other good parcels on the lower East Side of the city changed hands as well, for occupancy by the buyers. An investor bought a parcel in lower Dey Street. In fact, dealing generally, downtown, kept pace pretty well with dealing north of 59th Street, this week, which is somewhat unusual. There appears to be a keen market appetite across the lower part of town. Some sales were for cash. A fine upper Park Avenue dwelling also found a new owner, while a club purchased a fine residence, east of Fifth Avenue, for club house use.

In Brooklyn Remsen Street, a part of the borough's financial and insurance center, is witnessing an activity in selling that it has not had for a long time. All kinds of property in the borough is in strong demand. In the Bronx the sale of good sized apartment houses formed the bulk of the dealing.

Large leases throughout Manhattan, for long terms, was a pronounced feature of the market. The diversity of character of the properties leased would seem to presage much more dealing of the kind.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 65 as against 68 last week and 88 a year ago.

The number of sales south of 59th st was 28, as compared with 32 last week and 21 a year ago.

The number of sales north of 59th st was 37 as compared with 35 last week and 67 a year ago.

From the Bronx 26 sales at private contract were reported, as against 36 last week and 24 a year ago.

Statistical tables, including the number of recorded instruments, will be found on page 308.

Death of Albert V. Smith

Albert V. Smith, popularly known to the real estate fraternity as "Bert" Smith, and in charge of the real estate salesroom on Vesey street since 1900, died on Tuesday at his residence, 621A McDonough st, Brooklyn, after an illness of several months. He was born in Jamaica, Queens, 56 years ago, and is survived by a widow, Elizabeth C. Smith, and a daughter, Eugenie V. Smith.

Mr. Smith had always been identified with the real estate business, being connected at various times with *The Sun*, the *New York American* as a writer, and the advertising firm of W. W. Sharpe & Co. Funeral services were held at his home on Friday and interment took place today at Greenwood.

Masons Buy Manhattan Opera House

The Manhattan Opera House on the north side of West 34th st, 175 feet west of Eighth av, which was built in 1906 by the late Oscar Hammerstein, has become the property of the New York Consistory, Scottish Rite Masons, which will use the structure as a temple. The price paid was said to be in excess of \$600,000. Title to the property was transferred in the offices of the Title Guarantee and Trust Co. on Tuesday.

Few if any changes will be made in the opera house in the immediate future by the new owners. The consistory, which has been renting quarters in the Grand Lodge Masonic Temple, at Sixth av and 23d st, will take possession at once. The auditorium is adapted in its present condition for Scottish Rite ceremonial usage.

Walter W. Griffith, commander in chief of the Scottish Rite, stated that a new marble front will be installed later and that the New York consistory, which has 35,000 members in the State and 9,500 members in the city, will not be obliged to issue bonds to pay for the structural changes. Mr. Griffith also said that the house will not be rented for outside pur-

poses unless it may be for the presentation of symphony concerts or educational lectures.

Last June the opera house was sold to Mrs. Charles Pope and Mrs. Rose Tostevin, daughters of Mr. Hammerstein by his first wife, to satisfy a lien which they had obtained on the property against Mrs. Emma Swift Hammerstein, the impresario's second wife. The daughters paid \$145,000 for the property.

When the property was sold the Metropolitan Life Insurance Co. held a mortgage for \$250,000. Fortune Gallo and Samuel Jacobs held one for \$150,000 and the Mutual State Bank held another for \$50,000. After title was closed on Tuesday the consistory had satisfied all the mortgages except those held by the Metropolitan Life and the Mutual Bank. The Title Guarantee and Trust Co. insured the consistory against these mortgages as well as against about 5,000 separate mechanics' liens which have been filed on the property since it was built.

Moses Altman and Stoddard & Mark, attorneys, represented the consistory. Jerome A. Strauss, trustee for the owners of the equity, represented the Hammerstein daughters.

Operator Buys Church Property

The Collegiate Reformed Church has obtained from Supreme Court Justice Nathan Bijur permission to sell the property at the northeast corner of Seventh av and 54th st, occupied by the building of the old Grace Reformed Church, to the Fitz Roy Realty Corporation for \$300,000.

A cash payment of \$15,000 will be made upon the signing of the contract and \$285,000 upon passage of title.

The site has a frontage of 100 feet on 54th st and 75 feet on Seventh av. It will be improved with new buildings.

Wilson Estate Sells on Broadway

Tankos, Smith & Co., in conjunction with Pease & Elliman and the Charles F. Noyes Co., sold for the estate of Richard T. Wilson to the Schulte Cigar Stores Co. 384-386 Broadway, adjoining the northeast corner of White st, a 6-sty brick loft and store building, on a plot 40.9x175.11, running through to Cortland alley. The buyer has been renting it for use as its executive offices.

Chateau Thierry In Deal

Harry Goodstein purchased and immediately resold the Chateau Thierry apartments at the south corner of Riverside dr and 85th st, held at \$300,000. The seller of the property, which is a 6-sty structure occupying a plot 27.5x96.4x irregular, was Joseph S. Ward, the coal merchant, who bought the parcel last year from Gustave Sandblow, to whom he sold the house 3 years before. After taking the property over from Mr. Ward, Mr. Goodstein disposed of it to Stewart Forshay of Ferguson, Forshay & Co., old-time builders.

In part payment for the Chateau Thierry, Mr. Goodstein turned over to Mr. Ward the 2-sty building known as the Hargood at the southwest corner of Amsterdam av and 125th st, extending through to Moylan pl, formerly West 126th st. This property was purchased by Mr. Goodstein 2 years ago and was extensively altered. It formerly housed the Seventh District Municipal Court and the Mechanics and Metals National Bank now occupies the corner store. It occupies a plot 173.8 feet on 125th st and 193.9 feet on Moylan pl, with a rear line of 39.5 feet. Byrne & Bowman were the brokers. The entire deal is said to have involved \$500,000.

Operators Buy Turin Apartments

Nassoit & Lanning sold for the 331 Central Park West Corporation, representing Joseph W. Doolittle and associates, to Isidor Zimmer and Samuel Reznick the north corner of Central Park West and 94th st, a 12-sty elevator apartment house, known as the Turin, on a plot 125x197. It was held at \$1,300,000.

The Turin was erected 12 years ago by the Sturtevant Realty Co. on a site acquired from Louis M. and Thomas W. Jones, who later took over the apartment house. It figured in subsequent sales. The house was financed by the Metropolitan Life Insurance Co. It contains 72 apartments of from 6 to 9 rooms each.

Sells Grand Central Zone Corner

William A. White & Sons sold for Hoggson Bros. to Max Natanson the southwest corner of Lexington av and 40th st, a vacant plot, 39.6x85. The buyer, a well known operator and investor, will improve the site with an 11-sty fireproof apartment house, to contain small suites. The first floor will contain physicians' offices. The site is two blocks from Grand Central Terminal. It was held at \$150,000.

Another similar improvement in this district is the 14-sty apartment house, now nearing completion, at the northeast corner of 38th st and Park av.

Resale of Big Broadway Corner

Nassoit & Lanning resold for Isidor Zimmer and Samuel Reznick to J. A. Mollenhauer the northwest corner of Broadway and 92d st, a 12-sty brick and stone apartment house with 7 stores, known as the Roxborough, on a plot 107.4½x125. It was held at \$1,500,000.

Ben Nevis Apartments Sold

Robertson & Gamie, builders, sold through Nehring Bros. 370-380 Wadsworth av, opposite the northeast corner of 192d st, a 6-sty elevator apartment house, known as the Ben Nevis, on a plot 113.2x98x130. It is on the bend of the avenue. It has 42 apartments and was held at \$275,000. It commands an unobstructed view of the Pallsades and Dyckman Valley.

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Big Deal in Harlem Flats

Meister Builders, Inc., bought from the Hurtra Realty Corporation 201-203 West 117th st, 144-148 St. Nicholas av and 1940-1946 Seventh av, comprising the 117th st block front between the two avenues, two 7-sty elevator apartment houses with stores, and known as the Hamptons, on a plot fronting 99.9 feet on the street, 118.5 feet on St. Nicholas av and 100.11 feet on Seventh av, with a rear width of 161.8½ feet. The structures contain a total of 42 apartments and 10 stores. They were held at \$500,000. M. Aronson and B. Harris were the brokers.

Theatre Buys Leasehold

From Mary A. Cassidy the Selwyn Realty Corporation has acquired the fee to the land which it has held under lease at the 42d st entrance to the Selwyn Theatre. The site just acquired is assessed by the city at \$230,000. The structure which occupies the site is a continuation of the main theatre, a 3-sty building, at 240 to 248 West 43d st, on a plot 96.8x100.

In a deal closed about 5 years ago the Selwyns secured through purchase and lease the plot on 43d st as well as the holdings at 215 to 231 West 42d st. On the combined site they built the Selwyn, Apollo and Times Square theatres, which were completed last fall. The 42d st side of the plot adjoins the Lyric and Republic theatres.

A loan of \$500,000 has also been obtained by the Selwyn interests from the New York Title and Mortgage Co. on the Selwyn Theatre. The loan runs for 5 years and bears interest at the rate of 6 per cent.

Estate Sells West Broadway Corner

William A. White & Sons sold for the estate of Margaret J. P. Graves to Joseph L. Cohen, of the Standard Supply Co., 158 to 166 West Broadway, southwest corner of Worth st, two 5-sty brick tenement houses and one 4-sty brick tenement house, all with stores, on a plot 80x51. A modern building will be erected on the plot by the new owner.

J. G. Blaine Club Buys Home

The James G. Blaine Republican Club purchased the 4-sty building, 23.10x73.8, at 236 East Broadway, which it has occupied for more than 20 years. The property was owned by the Broad Division Realities Co., H. J. Underhill, president. Charles R. Faruolo was the broker.

Fine House Sold for Occupancy

Mrs. Gladys B. Thayer sold to George Moffett her new 5-sty American basement residence, 22x100.5, at 132 East 71st st, which was recently built for her from plans by Frederick Sterner. The buyer is a well known New Yorker, who will occupy the property. The house has an electric elevator, several enclosed sleeping porches and there is a formal garden in the rear. It was held at \$135,000. Douglas L. Elliman & Co. were the brokers. This is the third house sold in this block between Park and Lexington avs. The others were 130 and 128.

Fine Park Avenue House Bought

Douglas L. Elliman & Co. sold for Mrs. Linley R. Williams, of Paris, France, her former residence here, at 882-884 Park av, a 5-sty American basement dwelling, on a plot 29.2x75, between 78th and 79th sts.

This house, which is a combination of two small houses made by the former owner, Mrs. Edith Wharton, the novelist, was held at \$90,000. It has been purchased for occupancy by Charles E. Curtis, a New York banker.

Bank Buys Union Square Corner

The Corn Exchange Bank purchased the 6-sty building at the south corner of Union Square East and 16th st, from Edward C. Parish. The property, which occupies a plot 26x125, is partially occupied by the bank. Geo. R. Read & Co. were the brokers. The bank had previously leased the property for its Union Square branch.

Former Ambassador Sells House

Joseph E. Willard, formerly Ambassador to Spain, sold through Ruland & Benjamin and Harris, Vought & Co. 151 East 74th st, adjoining the northeast corner of Lexington av, a 4-sty and basement stone dwelling, on a lot 18.6x102.2. The buyer will remodel the structure.

Mr. Willard has bought a home in the new Sutton pl social colony on the upper East Side.

School Buys West End Avenue Corner

F. Arthur Clawson, headmaster and owner of the Columbia Preparatory School, purchased the 5-sty dwelling, on a lot 23x80, at the southwest corner of West End av and 89th st, formerly occupied by the Hamilton Institute for Boys, from Mrs. C. F. Smith. Bryan L. Kennelly was to have sold the property at auction on March 1. It will be remodeled for the new owner, and in addition the school will continue to use its present building at the northwest corner of West End av and 88th st as a girls' dormitory.

Sell Big Heights Apartments

The Rockcliffe and Highmount apartments at the southeast corner of Broadway and 141st st have been purchased by Charles Galewski from the Charles Development Corporation, which valued them at \$425,000. They are 6 and 7 stories in height, with elevators, and the plot measures 10 feet on Broadway and 120 feet on 141st st. The properties yield an annual rental of \$60,000. The brokers in the deal were Edward Crosby & Co. and Joseph Reiss.

Buys Tiemann Hall Apartments

Morris Suslow sold for a client to John Kapzman 61-69 Tiemann pl, a 6-sty and basement brick and stone elevator apartment house, known as Tiemann Hall, on a plot 100x152.8x irregular, adjoining the northeast corner of Riverside dr. The property was formerly known as 619-625 West 127th st. It was held at \$400,000. The building is named for Daniel F. Tiemann, an early mayor of New York, who had his country seat on the site.

Closing of a Notable Sale

Deeds were recorded in the County Register's office on March 7 which put the finishing touches on a transaction through which the Fox Film Realty Corporation assumes full ownership of the block front on the east side of Tenth av, between 55th and 56th sts, on which stands the building housing the executive offices and the studios of the Fox Film Corporation. The transfer also includes the building itself, which the realty company has leased to the film corporation at an annual rental of \$200,000, and several adjoining parcels on the side streets.

The sellers of the property are the Balmore Realty Co. There are mortgages aggregating \$274,500 on the properties conveyed, which include the northeast corner of 55th st, the southeast corner of 56th st, and 436 to 442 West 56th st.

At the same time there was also recorded a 25-year loan on the property by the American Bond and Mortgage Co., which will issue bonds against the lien. The Fox Film Realty Corporation was represented in the deal by Alexander F. Kempner and Saul G. Rogers. Robert Beck represented the American Bond and Mortgage Co.

Sales of Dyckman Corners

David Stewart sold for Minturn Post Collins the plot, 50x100, at the southwest corner of Sherman av and Academy st to the L. & B. Construction Co., which will erect apartment houses with stores. The plot was held at \$25,000.

The newly formed Halpern & Rappaport Realty Co., with M. Halpern and A. Rappaport as directors, purchased the vacant plot, 50x100, at the northwest corner of Broadway and 192d st for improvement with two 2-family houses. The new company is represented by Emanuel I. Silverstein, attorney.

Sale in the Battery Zone

Joseph P. Day, in conjunction with William A. White & Sons, sold for a client to Charles I. Taylor 10-12 Stone st through to 27-29 Bridge st, the group being two 5-sty brick buildings on Stone st, on a plot 43.3x46 and two 5-sty brick buildings on Bridge st, on a plot 36.8x58.2x irregular, between Whitehall and Broad sts.

The property was held at about \$225,000 and the purchase price was approximately this figure. One-half block to the west is the subway station at Whitehall and Bridge sts. The buildings on this plot were erected in 1847.

REAL ESTATE NOTES.

ADAMS & CO. have moved to the second floor in 170 Fifth av, where they will have greater facilities for their growing business and a larger renting force. The firm specializes in the management and rental of business property in the district between Canal and 42d sts.

GEORGE H. CORTH, formerly with Frederick Fox & Co., Inc., has embarked in the real estate business on his own account, with offices in the Canadian Pacific building, 342 Madison av. Mr. Corth will specialize in the management of property and also place fire insurance. He has had 8 years of practical managerial experience in New York.

CROSS & BROWN CO. leased for the Railroad Co-operative Building and Loan Association to the Lexington Radio & Electric Co., Inc., the store and basement at 439 Lexington av, and not 39 Lexington av, as was reported.

DOUGLAS L. ELLIMAN & CO., INC., announce that Waldo Smith and Charles D. Holt are now associated with them in their commercial properties department. Mr. Smith was formerly in the office of Slawson & Hobbs and Mr. Holt with Huberth & Huberth.

SAGAMORE LAND CO., representing William Woodward, is the buyer of the 6-sty apartment house and the adjoining dwelling at the southeast corner of Madison av and 79th st, sold recently.

Brown in a West Side Deal

Frederick Brown, operator, who is on his way to California, where he will spend a six weeks' vacation, has closed an important deal by wire from New Orleans and El Paso involving the resale of the 12-story loft building 151 to 155 West 25th st., on a plot 59.4x98.9, between Sixth and Seventh avs., which returns a rental of \$54,000 a year. The buyer is an investing client of George A. Chivvis.

In part payment Mr. Brown takes the 2 1/2-story dwelling 2214 University av., near 181st st., on a plot 45x115, extending through to Aqueduct av., and held free and clear; also the 5-story brick apartment house 708 West End av., on lot 20x100, near 92d st. Mr. Brown bought the loft recently from Wiesen & Goldstein. He has resold both of these parcels.

Adelphi Theatre in New Hands

J. Adolph Mollenhauer, sugar merchant, sold the Adelphi Theatre and adjoining taxpayer at the Southwest corner of Broadway and 89th st. to the 2409 Broadway Corporation, organized recently by Morrison & Schiff, attorneys, with a capital of \$75,000. The property fronts 100.3 feet on Broadway and 132 feet on 89th st. The theatre is under lease for a long term of years. Mr. Mollenhauer bought the properties 4 years ago as an investment from Klein & Jackson in an exchange which involved a total of \$1,000,000.

The 89th st and Broadway property was originally leased from the Cruikshank family for 21 years by Klein & Jackson, with an option of purchase, which was exercised, and they resold the premises to the Oceanic Investing Co., taking back a lease on the ground on a net rental term. They then improved the plot with the theatre and business building, subleasing the business building to one tenant at a net rental, and the theatre to Springer & Hamburger also on a net lease. In November, 1916, Klein & Jackson purchased the fee of the premises from the Oceanic Investing Co. in an exchange for 4 East 43d st. The sale by Mr. Mollenhauer has been recorded.

Saxonia Apartments Sold

J. S. Maxwell sold for James Madden to Christian L. A. Gerken the 6-story elevator apartment house with 7 stores, known as the Saxonia, at 601 West 136th st., northwest corner of Broadway, on a plot 100x99.11. The property has a total rent roll of \$50,000 a year and was held at \$325,000. It had not been sold since it was built in 1908.

Apartments for Car Barn Site

Justice Mayer of the United States District Court has signed an order confirming the recent auction sale by Joseph P. Day of the Madison av car barn property of the New York Railways Co. to M. Turner Brockway for \$925,000.

J. Fluegelman, owner of the Hotel Hamilton, who is understood to be interested in the company for which Mr. Brockway bid, is having plans prepared by Schwartz & Gross for a 15-story apartment house to cover the entire site, 204x220, comprising the entire westerly block front on Madison av from 85th to 86th st.

Sells Old Family Holding

Edward N. Crosby & Co., with Jacob & Emil Leitner, Inc., sold for Mrs. Alfred Duane Pell and others 53 East Broadway, a 4-story and basement brick business building, 25x95, to a client, who will make extensive alterations. This is a part of the Hendrick Rutgers farm and has been in the Rutgers-Crosby families for more than 200 years.

Big Bronx Corner Sold

Ardsmore Estates sold 1048-1056 Sheridan av., northeast corner of 165th st, three 5-story and basement brick apartment houses, on a plot 129x100. They were held at \$320,000.

Operators Resell Brooklyn Apartments

Meister Builders, Inc., resold to a client of Day & Day the four 5-story apartment houses, accommodating 40 families, at 34 Plaza st, 703-707 Vanderbilt av., and 25 Sterling pl, Brooklyn, facing Prospect Park Plaza. In payment the company took the vacant plot, 83.7x89.5x irregular, at the junction of University av and 167th st, Bronx.

Natanson Goes Uptown

Max N. Natanson, whose offices were long at 170 Broadway, has removed to the large suite he recently leased in the Guaranty Trust building, 522 Fifth av, southwest corner of 44th st.

College Buys on Staten Island

The old Vanderbilt property on Grymes Hill, St. George, S. I., has been sold by the trustees of Oberlin College to the Wagner College, which came to Staten Island a few years ago from Rochester, N. Y.

The Vanderbilt homestead, which was destroyed by fire a number of years ago, was one of the old landmarks and was the home of "Capt. Jake Vanderbilt," the brother of Com-

modore Vanderbilt, and one of the leading and at the same time picturesque characters on Staten Island.

The home overlooked the famous Clove Valley, which during the middle and latter part of the 19th century was one of the social centers on Staten Island. Across the Clove and plainly visible from the Vanderbilt house, through a lane which had been cut in the intervening forest, was Clove Hill, the home of Mrs. La Bau, a sister of Commodore and Capt. Vanderbilt, whose daughter was first Mrs. De Blois and afterward became the wife of Mr. Jose Aymar.

Shipyards Changes Hands

A deed filed at Riverhead, L. I., shows that the New York Harbor Dry Dock Corporation has sold the shipyard in Port Jefferson to the Port Jefferson Shipyards Corporation for \$168,000. It was this yard that was taken over by the Government during the war, where hundreds of thousands of dollars were spent, where two or three steel cargo vessels were built, and which was later sold by the Shipping Board to the New York Harbor Dry Dock Corporation, which has since, however, made but little use of it.

For a century this shipyard was owned by the Bayles family, the last survivor of which, James E. Bayles, sold the property to the Shipping Board.

During the Bayles regime the yard was famous for its output of merchantmen and fine yachts as well as for its repair work.

MORTGAGE LOANS

Charles Galewski obtained from the Emigrant Industrial Savings Bank a first mortgage loan of \$165,000 at 6 per cent for a term of 5 years on the 6-story elevator apartment house 570 West 156th st.

Columbia Mortgage Co. loaned to the Goodwin Terrace Realty Corporation \$235,000 on first mortgage on the 5-story apartment house in course of construction at the northwest corner of 230th st and Goodwin Terrace, West Bronx.

Ernest T. Bower placed the following loans: \$40,000 on the southeast corner of Melrose av and 156th st, for the E. D. Farrell estate; \$6,000 on 12 West 128th st, for Mrs. Margaret Gibbons; and \$20,000 on 20 Clinton st, for the S. & S. Realty Co.

A mortgage loan of \$2,500,000 has been made on the Liggett building, northeast corner of 42d st and Madison av. It was underwritten

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Warehouse, 55,000 s. f., Westside nr. 14th St. (R)
Business Building, Best Harlem Sec., \$350,000 (S)
100 Acres Wheatland, Northern Cal (S-E)
Loft, 18,000 s. f., Live Steam, vic. Bway-4th St. (R)
High-Class Residence, G'd Concourse, \$75,000 (S)

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by P. W. Chapman & Co. Harold L. Lewis was the broker.

The American Bond & Mortgage Co. loaned \$1,500,000 to the Forty-eighth Street Co. (Henry Claman, president) on the property at 255 to 269 West 43d st and 680 to 686 Eighth av, the northeast corner, where a 15-sty fire-proof hotel is to be constructed. The hotel will contain 875 rooms and 12 stores.

John Constable Moore negotiated a mortgage of \$15,000 with the Excelsior Savings Bank on the 5-sty tenement house, 37 West 99th st.

The New York Title and Mortgage Co. made a building loan of \$90,000 on the west side of Marmion av, 120 feet north of 175th st, a 5-sty apartment house.

MANHATTAN SALES

South of 59th Street

DEY ST.—Cammann, Voorhees & Floyd sold for the Eowman-Edson Co. 69 Dey st, adjoining the southeast corner of Washington st, a 4-sty brick building, on a lot 19.4x49.5.

PEARL ST.—A. H. Mathews & Co. resold for Ennis & Smett to the Bellum Supply Co. 222 Pearl st, a 5-sty brick business building, on a lot 21.1x79.1x20.7x68.10, opposite the intersection of Platt st. It was sold free and clear. The new owner will occupy the property when the present lease thereon expires in May, 1923. The same brokers sold to the same buyers for the Clayton Rockhill estate 224-226 Pearl st, a 5-sty building, on a lot 22x110. It is leased until May 1, 1923.

WATER ST.—Charles F. Noyes Co. resold for Edwin E. Vollhart to W. O. Smith Co., shipping merchants, the 4½-sty brick mercantile building, 32 Water st, on a plot 29.4x39.9x29.8x38, between Broad st and Coenties Slip. The new owner will make extensive alterations and occupy. The sale is recorded.

9TH ST.—Estate of K. M. Cooper sold through Pease & Elliman to former District Attorney Edward Swann 13 West 9th st, a 4-sty brick dwelling, on a lot 17.4x92.

11TH ST.—John Peters sold for the estate of Edward Runge to Anna Nutz and Lillian Kassmeyer 625 East 11th st, a 5-sty brick tenement house, on a lot 25x103.3.

19TH ST.—J. Edgar Leaycraft Co. sold for the Griffin estate to B. Menschel 402 East 19th st, adjoining the southeast corner of First av, a 3-sty brick stable, on a lot 20x56.

27TH ST.—William A. White & Sons sold for Willy Ebrnhaus and Alicia L. Laird 226 East 27th st, a 5-sty and basement brick tenement house, on a lot 25x98.9.

31ST ST.—The 6-sty building with stores at 18 West 31st st, on a lot 25.1x80, has been sold by Louis S. Seaman. The buyer is the newly formed 18 West 31st Street Corporation, with R. Hoffman, H. Maftus and H. Namm as directors. S. Hoffman, attorney, represents the new company.

39TH ST.—John Gagliano Co. sold for the Hecker-Jones-Jewell Milling Co. to Mrs. G. Messina, 311 East 39th st, a 5-sty brick tenement house with stores, on a lot 25x98.9.

39TH ST.—Brown-Wheelock Co. sold for Mrs. Katherine Davenport 31 East 39th st, a 5-sty brick American basement dwelling, with elevator, on a lot 25x98.9. A club is understood to be the buyer. The parcel was held at \$125,000.

53D ST.—Albert Hyman bought from Freidus & Steinberg 432 West 53d st, a 5-sty brick tenement house on a lot .25x100.5.

55TH ST.—Douglas L. Elliman & Co. sold for a client 25 East 55th st, a 4-sty and basement stone dwelling, on a lot 20x73. The buyer is an investor.

55TH ST.—Joseph G. Abramson bought from Mrs. Marie L. Gunther 56 East 55th st, a 4-sty and basement brick dwelling, on a lot 18x100.5.

58TH ST.—John Constable Moore sold for Henry A. Jackson 20 East 58th st, a 4-sty and basement stone dwelling, on a lot 20x100.5. The house was owned and occupied by the Jackson family since it was built more than 40 years ago. It was held at \$100,000 and was sold for all cash to a buyer who will remodel it for business.

EIGHTH AV.—James L. Van Sant resold to Catherine A. Katzman 55-57 Eighth av, two 3-sty brick flats with stores, on a plot 38.6x51.9x irregular.

SECOND AV.—Harry Fischel sold to the 60 Second Avenue Corporation, just organized, 58 to 62 Second av, between East 3d and East 4th sts, 58 being a 4-sty and basement brick tenement house with store, on a lot 21x100, while 60-62 is a 6-sty and basement brick tenement house with stores, on a plot 41.1x125x32.10x100. The seller erected the buildings 25 years ago. Jacob I. Berman is attorney to the owners.

North of 59th Street

65TH ST.—Butler & Baldwin sold for the Pub-

lic National Bank of New York to the Artisan Realty Co., Inc., 421-425 East 65th st, two 6-sty brick tenement houses, one containing stores, each on a plot 37.7x100.5.

71ST ST.—Frank L. Fisher Co. sold for a client to Dr. I. Ogden Woodruff, for occupancy, 130 East 71st st, a 4-sty and basement brick dwelling, on a lot 16x100.5. Dr. Woodruff recently sold his residence at 152 West 78th st.

72D ST.—A. N. Gitterman, in conjunction with the William B. May Co., sold for Mrs. Carrie B. Maas 130 East 72d st, a 4-sty and basement stone dwelling, on a lot 20x102.2.

75TH ST.—Pease & Elliman sold for L. Luis Bry 36 West 75th st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

75TH ST.—Joseph G. Abramson, operator, bought through Pease & Elliman for the Minot Realty Corporation, 120-124 East 75th st, two 2-sty brick garages, on a plot 85.6x102.2.

76TH ST.—Brown-Wheelock Co. sold for Mrs. George McGinnis to a buyer, for occupancy, 40 East 76th st, a 4-sty and basement stone dwelling, on a lot 20x102.2.

87TH ST.—Froman & Taubert sold for the estate of George F. German 167 East 87th st, a 5-sty brick tenement house with stores, on a plot 26.8x100.8½.

106TH ST.—Anna E. McCarthy sold to P. Mosca 334 East 106th st, a 4-sty brick tenement house, on a lot 25x100.11. The new owner will install a store in the ground floor and remodel the front of the structure.

111H ST.—Mamie Valentine resold 176 East 111th st, a 3-sty and basement brick 3-family house, on a lot 17.6x100.11.

115TH ST.—Joseph Nasanowitz resold for Frederick Schwartz to Dora Jacobs and others 80 East 115th st, a 5-sty brick tenement house, on a lot 26.10x100.11. The new owners will remodel the building. This is the third sale of the property by the same broker within 3 weeks.

116TH ST.—James W. Kennedy sold to Samuel Sandler, 8 East 116th st, a 5-sty brick apartment house with stores, on a lot 25x100.11.

126TH ST.—Rowantree-Schley Co. sold for Mrs. William B. Tonk to Mrs. Maria J. G de Serciat 18 West 126th st, a 3-sty and basement stone dwelling, on a lot 18.9x99.11.

128TH ST.—Mrs. M. Malone sold to the Hudson P. Rose Co. 2 West 128th st, a 3-sty and basement brick dwelling, on a lot 17.6x99.11, adjoining the southwest corner of Fifth av.

130TH ST.—Charles B. Van Valen, Inc., sold for Mrs. Henrietta W. Evans to J. L. Van Sant 147 West 130th st, a 3-sty and basement stone dwelling, on a lot 16.8x99.11.

144TH ST.—Dwight, Archibald & Perry sold for Edmund Coffin and others 310-312 West 144th st, adjoining the southeast corner of Bradhurst av, a 4-sty brick garage, on a plot 50x90.11.

146TH ST.—Butler & Baldwin, Inc., sold for Miss Anna McNally 602-604 West 146th st, a 5-sty and basement brick apartment house, on a plot 50x99.11, adjoining the southwest corner of Broadway.

161ST ST.—Norman Denger sold for Isidor Radin 570 West 161st st, a 3-sty and basement stone dwelling, on a lot 16x99.11.

179TH ST.—O'Reilly & Dahn resold for Ennis & Smett 506-508 West 179th st, a 5-sty brick apartment house, on a plot 50x100. It was held at \$80,000.

COLUMBUS AV.—Oscar D. and Herbert V. Dike sold for a client of Pierre & Golden Co. the northwest corner of 76th st and Columbus av, 5-sty apartment house, 24.6x102.2, with 8 stores on Columbus av. The seller purchased the property a month ago through the same brokers.

THIRD AV.—Georgette W. Brown, of Newport, R. I. sold through Oscar D. & Herbert V. Dike and Harry C. Ward 2029 Third av, a 5-sty brick tenement house with stores, on a lot 25.3x100.

WEST END AV.—Frederick Brown resold through J. J. Martin 708 West End av, a 5-sty brick apartment house, on a lot 20x100.

BRONX SALES

FOX ST.—Schwab & Co. sold for Mrs. Wilhelmina Neustein to C. Fingerma 1059 Fox st, a 2-sty and basement frame 2-family house, on a lot 25x100.

194TH ST.—Wilbur Wright, builder, sold 340 East 194th st, southeast corner of Marion av, a 4-sty and basement brick apartment house, on a lot 22x79.6.

235TH ST.—Charline E. Dickson and another sold 254 East 235th st, a 2-sty and basement brick 2-family house, on a lot 25x100.

BRYANT AV.—Fanny Bilsky resold through the S. L. Aronds Co. 1037 Bryant av, a 5-sty and basement brick apartment house, on a plot 40x100.

CONCOURSE—Patrick Kiernan purchased from Joseph Sager, through Emanuel Simon, the 1-sty brick taxpayer 2405 to 2419 Grand Boule-

ward and Concourse, 175x80. It contains 10 stores.

CRESTON AV.—Harry Cahn and Philip Watterberg resold to the Alper Realty Co. 2332 Creston av, southeast corner of Field pl, a 5-sty apartment house, 100x89, arranged for 34 families, and held at \$225,000. S. Gordon & Son were the brokers.

CRIMMINS AV.—R. D. Pirner sold for the Mathews estate and others the northeast corner of 141st st and Crimmins av, a plot 62.6x100, with a 2½-sty detached dwelling thereon, to Phillip Wattenberg for improvement.

CYPRESS AV.—The Cypress Avenue Realty Corporation, Bernard B. Block, president, purchased the vacant plot, 101.6x120, at the northeast corner of Cypress av and 138th st, upon which it will erect a 1-sty business building, containing a public market and 10 stores, half of which have been rented from the plans.

EAGLE AV.—Eugene J. Busher, Inc., sold for Drexler & Fastenber to Ely Maran the northwest corner of Eagle av and 149th st, a 2½-sty frame detached dwelling, on a plot 49.3x129x100xirregular. The buyer will cover the plot with a 1-sty brick store, a taxpayer. It is opposite St. Mary's Park.

GRAND AV.—The Grand Avenue Building Corporation sold to M. Edison the stucco 2-family house with garage at 2117 Grand av, on a plot 30x100, through Grudin & Sawitch.

HARRISON AV.—Eugene J. Busher, Inc., sold for W. Ward Brigham to the Crown Dyeing & Bleaching Co. the vacant plot, 75x100, on the east side of Garrison av, 112 feet south of Lafayette av. The buyer will immediately improve the plot.

LELAND AV.—Eugene J. Busher Co., Inc., sold for the estate of Dr. George H. McGuire to Adam Mink the vacant lot, 25x100, on the west side of Leland av, 53.8 feet south of East 177th st.

LYON AV.—M. M. Reynolds sold for Joseph Galardi 2313 Lyon av, a 2-sty and basement brick 2-family house, on a lot 25x100.

MAPES AV.—The S. L. Aronds Co. sold for the Schill Construction Co. 2056-2060 Mapes av, a 5-sty and basement brick apartment house, on a plot 66x145.

RYER AV.—Samuel Gombert sold to Bertha Gaus 2342 Ryer av, a 5-sty and basement brick apartment house, on a plot 75x100. The property was held at \$100,000. Julius Trattner was the broker.

SOUTHERN BOULEVARD—Adolph Lang sold for Annie Warner 1556 Southern boulevard, a 5-sty brick apartment house with stores, on a plot 51x100.

STEBBINS AV.—Meister Builders, Inc., resold to the Chalmers Realty Corporation 1272-1276 Stebbins av, two 5-sty and basement brick apartment houses, each on a plot 50x125. Ascher Strauss was the broker.

THIRD AV.—Cahn & Cahn sold to Emanuel Reinheimer 2940 Third av, a 5-sty brick flat with stores, on a lot 24.3x100, which they recently acquired. Part of the consideration for the transaction was the 1-sty business building 2765 Webster av, on a lot 25x121. J. Clarence Davies was the broker.

THIRD AV.—Eugene J. Busher Co., Inc., sold for Mary L. Wiswell to Adolph C. Blechner 3432-3434 Third av, two 3-sty frame flats with stores, on a plot 34.7x98.9x34.7x126. It is the first change of ownership in 70 years.

TOPPING AV.—M. Shermer sold to Mary F. Kosahave 1730 Topping av, a 2-sty and basement brick 2-family house, on a lot 25x95.

UNIVERSITY AV.—Frederick Brown, as the head of the FitzRoy Realty Corporation, resold through the Eugene J. Busher Co. to the E. J. B. Realty Corporation 2214 University av, a 2½-sty and basement frame detached dwelling, on a plot 45x102. The seller recently took the parcel in part payment for the 12-sty building 151-155 West 25th st, which he sold.

WESTCHESTER AV.—M. M. Reynolds sold for Jacob Mendel and Louis Wenstein the northeast corner of Westchester and Thierlot ave, a vacant plot 51.4x61.6 irregular.

BROOKLYN SALES

CARROLL ST.—S. M. Waldenburg sold 734 Carroll st, a 3-sty and basement stone dwelling.

NAVY ST.—Lincoln Trust Co., as trustee, sold to the Deep Drawn Metal Corporation 61-67 Navy st, a 3-sty brick factory building, on a plot of about 30,000 square feet. It is opposite City Park.

REMSEN ST.—Frank A. Seaver & Co. sold for E. N. Pigot the 4-sty brownstone altered building 157 Remsen st, occupied by insurance companies.

WILLOUGHBY ST.—Bulkeley & Horton Co. sold the northeast corner of Willoughby and Raymond sts, a vacant plot of an approximate area of 16,000 square feet, for Harvey T. and Percy H. White, to William R. Noe & Son, manufacturers of high-grade lamps and shades. They are having plans prepared to improve the

property with a 3-sty modern reinforced concrete factory building for their own use.

6TH ST.—A. J. Shannon Co., Inc., sold for Charles R. Pitt to a buyer, for occupancy, 601 6th st, a 3½-sty and basement brick and stone dwelling, near Prospect Park.

EAST 3D ST.—A. Mishkin sold for the G. & W. Construction Co. 1101 East 3d st, a 2-family house.

EAST 12TH ST.—J. Laco sold for Louis Weiss to Louis Kayfetz the vacant plot 40x100 on the west side of East 12th st, 380 feet south of Av I. The purchaser will erect a 2-family brick house with double garage.

EAST 19TH ST.—A. J. Shannon Co. sold for Louis R. Paulson to a buyer, for occupancy, 1433 East 19th st, a 2-sty stucco detached dwelling.

EAST 35TH ST.—Knox Realty Co. sold for Charles Ebetsch to a buyer, for occupancy, 783 East 35th st, a frame dwelling, in course of construction.

ALBANY AV.—William P. Jones and Frank E. Linn sold for John W. and Ralph W. Stone, executors, to Ralph H. Fogarty the vacant plot, 40x100, on the east side of Albany av, 557 feet south of Glenwood rd.

BROADWAY—B. F. Knowles Co. sold 587 to 593 Broadway, a flat with stores, for the A. L. G. Realty Corporation, to M. Fleisher and resold the property to A. and J. Bernstein.

BUCKINGHAM RD.—Cruikshank Co. sold for Lewis L. Brown 77 Buckingham rd, a 2½-sty frame detached dwelling. The buyer, who was represented by James E. Arndt, will remodel and occupy the premises.

CHURCH AV.—McInerney-Klinck Realty Co. sold for Dorothy Tolmack 1804 Church av, a 3-sty brick and stone apartment house with stores, on a lot 20x100.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for John H. Meyer 1135 Flatbush av, a 3-sty brick and stone apartment house with stores, on a lot 23x110, southwest corner of Clarendon rd.

FOURTH AV.—Bulkeley & Horton Co. sold for Dorothy Tolmack 1804 Church av, a 3-sty brick and stone apartment house with stores, on a lot 23x110, southwest corner of Clarendon rd.

FOURTH AV.—Charles Heymann sold the 3-sty flat with store and brick extension at 88A Fourth av to Mina Forman. I. L. Levin was the broker.

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MANSFIELD PL.—Bulkeley & Horton Co. sold 650 Mansfield pl, a dwelling, for S. B. Swaine to a client for occupancy.

SIXTH AV.—Realty associates sold to Mrs. E. Hedenkamp 6725 Sixth av, Bay Ridge, a new semi-detached dwelling with garage and driveway.

SIXTH AV.—Realty Associates sold to E. J. Seroni 6809 Sixth av, Bay Ridge, a new Colonial semi-detached dwelling with driveway and garage.

QUEENS SALES

DOUGLASTON—Cruikshank Co. sold for Henrietta E. Draper to a buyer, for occupancy, the recently completed detached dwelling, on Hillcrest av, between Cherry st and Hillside av, Douglas Manor, Douglaston.

FLUSHING—J. Albert Johntra sold for the estate of Emma L. Stroud the plot of 4 lots on the southeast corner of State and 24th sts, Broadway-Flushing, to James P. Fedehf of Manhattan, who will build a dwelling.

RECENT LEASES.

Long Lease Near Times Square

Lewis L. Rosenthal Co. subleased for Dr. M. P. Gordon to the Sidrose Realty Corporation 144 West 46th st, a 5-sty stone building, 15x 100.5. The term is 21 years, at an aggregate rental of \$120,000. The structure will be altered into stores, studios and apartments. It adjoins the Loew State Theatre Annex.

A Good Eighth Ave. Lease

Dwight, Archibald & Perry leased for a client to Henry M. Weill 940-942 Eighth av, two 5-sty stone flats with stores, on a plot 50x100, for a term of 21 years. The lessee will completely remodel the structures. They are 2 doors south of 56th st.

Long Lease Near Fifth Ave.

Cammann, Voorhees & Floyd leased, for a term of 21 years, for Joseph W. Cushman estate to 75 West 51st Street Corporation, Charles J. Adams, president, 57-59 West 51st st, two 4-sty dwellings on plot 41x100.5. The leasing company will remodel the premises for stores and apartments. Hines & Smith were associate brokers.

Rent Ten Floors from Plans

Plans have been filed for the erection of 10 additional stories to the 2-sty stone building 17-23 John st, near Broadway, controlled by Exchange Buffet interests. Elias A. Cohen, who has many big properties in the immediate vicinity, will be the lessee of the 10 floor addition. Clinton & Russell, architects, estimate the cost of the changes at \$330,000. The building occupies the site of old John Street Theatre.

Broadway Space Leased on Plans

Tankoos, Smith & Co. have leased to the Horn & Hardart Co., owners and operators of the Automat Restaurants, the entire basement, containing 10,000 square feet, and the large corner store in the 16-sty building soon to be built at the southeast corner of Broadway and 37th st, by the Broadway and 37th Street Corporation, Harry Fischel, president. The lease dates from January, 1923, and is for a long term of years at an aggregate rental of approximately \$1,000,000.

Negotiations are now pending through Tankoos, Smith & Co. to sublease to a large chain store concern the major portion reserved for the Automat entrance.

Some Good Business Leases

Ames & Co. leased for the Park Row Associates, Elbridge Alfred, president, to Max Schwarzberg, for a term of years, 115 Park Row, a 5-sty brick mercantile building, 16.11x 63, and leased for the 111-113 West 29th Street Corporation to Gerber & Silverberg, for a term of years, 113 West 29th st, a 1-sty brick store building, 16.8x68.10 1/2.

Nassau Street Corner Leased

Herbert Hecht & Co. leased for a client to Harry Canellos, confectioner and restaurateur, the store, 20x25, in the northeast corner of Nassau and Ann sts, for a term of 10 years, from May 1 next, at an aggregate rental of \$125,000.

Clyde S. S. Co. Leases on West Side

William A. White & Sons leased for Hannah McCarthy to the Clyde Steamship Co., 303 West st, a 4-sty brick building, 20.5x62.6, adjoining the north corner of Spring st. The lessee occupies three North River piers diagonally opposite.

Lower Broadway Store Leased

Rowantree-Schley Co. sub-leased for the United Cigar Stores Co. to the O. & W. Stores, Inc., retailers of women's wear, the store in 56 Broadway, for a term of years, at \$15,000 a year.

Dorland Agency in New Quarters

The Dorland Agency, Inc., of which United States Senator Edge of New Jersey is the head, has leased the entire 13th floor in 244 Madison av, a much larger space than it had in 9 East 40th st, its previous location. The lease is for a term of years.

Long Lease of Large Garage

J. Arthur Fischer leased for the estate of Bradish Johnson to the 39th Street Garage, Inc., 627 to 633 West 49th st, a 2-sty fireproof garage, 27.5x111.7, for a term of years, at an aggregate rental of \$200,000.

Fine Dwelling Leased for Trade

Everett M. Seixas Co. leased for John Morgan Wing the 5-sty American basement dwelling 50 West 49th st, on lot 20x10x100, to Wesley S. Bessell who will alter and occupy same as his office. The upper part of building will be altered into modern apartments. The lease is for a term of 7 1/2 years with a 21-year renewal privilege.

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Operators Buy Broadway Leasehold

Meister Builders, Inc., bought through Francis & Co. and M. F. Caucci the ground lease of the 5-sty elevator apartment house with stores, at 2135-2137 Broadway, southwest corner of 75th st, a plot 50.5½x81.2, together with the site of the four 4-sty and basement brick dwellings at 228-234 West 75th st, 70x102.2, adjoining the aforesaid corner. The dwellings were recently remodeled into apartment houses containing suites of 2 and 3 rooms each and accommodate a total of 42 families. The corner apartment house is known as the Eldorado. The ground lease is for a term of 18 years and 8 months, at a rental aggregating \$500,000.

Tenants Enlarge Space

Joseph M. Nimhauser, in conjunction with George G. Hallock, Jr.'s Sons Co., leased for a client to the T. & M. Knitting Mills the northeast corner of Hester and Eldridge sts, a 4-sty loft building with stores, for a term of years, from May 1, next.

The lessee has long occupied the store of an adjoining building and finds it necessary for its business to take the corner building.

Long Lease of Harlem Corner

Lewine & Co., Inc., leased for the Eighth Avenue and 125th Street Investing Co., Inc., the store and basement at 301-303 West 125th st to Morris Umans, to be used as a cafeteria, for a term of 21 years, at an aggregate rental of approximately \$200,000. It adjoins the northwest corner of Eighth av.

East Side Block Front Leased

Sahoff Corporation leased for the 1 to 9 Gouverneur Street Corporation, to builders, the vacant block front on the west side of Gouverneur st, from East Broadway to Division st, 100.9x64.6x102.4x63.6, for a term of 21 years, at an aggregate rental of more than \$165,000. On the plot the lessees will build a 5-sty tenement house with stores.

A New Chanler Leasehold

The Sahoff Corporation and Ashforth & Co. closed a 21-year lease of 830 to 834 Ninth av, three old 3-sty brick tenement houses with stores, on a plot 66.3¾x100x irregular, for Robert W. Chanler at an aggregate rental of approximately \$350,000. The lessee, the Mollian Realty Corporation, will reimprove the property with a modern tenement house with stores.

Ninth Avenue Corners Leased

Dwight, Archibald & Perry, Inc., leased for a term of 15 years for the Thomas Lynch estate the northwest corner of 24th st and Ninth av, a 6-sty apartment house, 50x98.9, at a net rental. The lessee will hold the property for investment.

A 55-year lease, calling for an annual net rental of from \$6,000 to \$10,500, has been made by Jane F. Stokes and others to John N. Levas of the coalyard property at 432 and 434 Ninth av, northeast corner of 34th st, a plot 49.4½x 58.6.

Historic Corner Under Lease

The six 3-sty brick flats with stores, at 114 to 124 Third av, southwest corner of 14th st, on a plot 106.8½x75, part of the old farm of Petrus G. Stuyvesant, first Governor of New York under Dutch rule, and held by his descendants more than 200 years, have been leased to the D. A. Schulte Co. for a long term of years at an aggregate rental of about \$800,000. The lease was made by the Stuyvesant estate. William Cruikshank's Sons were the brokers. Possession will be given May 1. The lease calls for an annual net rental of from \$25,000 to \$35,000. The lease embraces the entire block front excepting 3 parcels.

Park Theatre Sub-Leased

The Park Theatre on Columbus Circle has been subleased for a long term by Minsky Bros., operators of the National Winter Garden on the lower East Side. John Cort, who leased the property recently from the Flack estate, is the lessee. The aggregate rental will amount to about \$1,185,800. Minsky Bros. will use the well known old house for presenting their burlesque productions. The lessees will rename the house the Park Music Hall when they get possession in September.

The deal is significant because it marks the first appearance in recent years of East Side burlesque producers along Broadway. The new lessees have been notably successful in their operation of the National Winter Garden with this type of amusement.

Big Exchange House Will Move

The Trinity Buildings Corporation leased, approximately, 5,000 square feet of office space on the 14th floor of the Trinity building, 111 Broadway, to the Louchheim-Minton Co., members of the New York Stock Exchange, for a term of years, at an aggregate rental of \$120,000, from May 1.

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342 Madison Ave. Suite 814-816

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

WILLIAMS-DEXTER CO., INC.
Greenwich Village Real Estate
Insurance
72 GREENWICH AVE. Chelsea 8096

AMERICAN BEDDING CO. leased the north-east corner of St. Nicholas av and 163d st from the estate of William C. Schmidt. The property measures 20.6x75 and is at present improved with a frame and brick dwelling. This will be razed, and the lessees will erect a business building. Louis F. Ven de Bergh was the broker.

BILTMORE REALTY CORPORATION leased for Max Griffenhagen the 7th floor in 416 West 33d st to Reffes, Sandson Co., for a term of years; also leased for Mrs. Morrell the 4th floor in 207 East 49th st to the Stanford Shops, Incorporated; also, for the Bradish Johnson estate, the 7th floor in 921 Broadway to Phillipsborne, Inc., for a term of years, with renewal privileges.

BILTMORE REALTY CORPORATION leased to the Standard Photo Service 2nd floor rear at 220 West 19th st, for the Individual Drinking Cup Corporation.

KENT REALTY CO. leased for the Mervyn Realty Co. to W. H. Patterson, for a term of 10 years, the 4-sty and basement dwelling 257 West 72nd st. The lessee will make extensive alterations.

DANIEL BIRDSALL & CO., INC., leased for Charles C. Copeland the 6-sty brick building 19 Lispenard st to the Sterling Devices Co.; store and basement in 136 West 22d st to the U. S. Paper Co.; a loft in 5 Franklin st to Feinberg & Lippman; a loft in 393 Broadway to Thomas W. Houchin & Co., and a loft in 86 Leonard st to Jacobson & Bloom.

CROSS & BROWN CO. leased the building 544-546 West 38th st for the Brockway Motor Truck Co. to the Canada Dry Ginger Ale, Inc.; also the 2d floor in 9 West 61st st to William R. Schoonmaker; and, in conjunction with Huberth & Huberth, the store in 11 Central Park west to Benson Motor Co., distributors for the Bay State car; and subleased for the Mitchell Publications, Inc., to J. Matthes & Co., the 8th floor in 912-920 Broadway.

DWIGHT, ARCHIBALD & PERRY, INC., leased the store in 212 West 26th st to J. W. Katz, dealer in furs, hides and skins.

GOODWIN & GOODWIN leased for the Rostan Realty Co. 521-523 West 122nd st, a 6-sty elevator apartment house, known as Marimpol Court, on a plot 62x100.

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1214 Flatbush Ave. }
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318 Patchen Avenue Brooklyn, N. Y.
Telephone: Decatur 4981

REAL ESTATE STATISTICS

CONVEYANCES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Feb. 28 to Mar. 6	1921 Mar. 1 to Mar. 7
Total No.....	341	262	240	147	1,102	825
Assessed Value.....	\$21,786,800	\$16,550,533	.....	.....	.....	.....
No. with consideration	32	22	26	8	37	37
Consideration	\$1,359,900	\$1,109,950	\$324,830	\$114,880	\$516,250	\$506,385
Assessed Value.....	\$1,338,000	\$916,800	.....	.....	.....	.....
	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.....	2,160	1,832	2,203	1,223	6,798	4,924
Assessed Value.....	\$160,723,950	\$104,078,183	.....	.....	.....	.....
No. with consideration	203	182	254	85	293	304
Consideration	\$9,590,508	\$12,253,126	\$2,297,919	\$606,494	\$3,985,429	\$3,909,513
Assessed Value.....	\$9,580,250	\$9,648,900	.....	.....	.....	.....

MORTGAGES

	MANHATTAN		BRONX		BROOKLYN	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Feb. 28 to Mar. 6	1921 Mar. 1 to Mar. 7
Total No.....	264	210	207	89	1,071	629
Amount	\$8,315,355	\$7,298,728	\$2,427,068	\$842,053	\$6,000,026	\$3,017,224
To Banks & Ins. Co.	42	31	19	5	200	89
Amount	\$4,020,188	\$3,310,500	\$388,000	\$246,488	\$1,679,500	\$673,300
No. at 6%	232	162	181	78	1,021	584
Amount	\$4,911,567	\$6,495,093	\$1,782,795	\$720,853	\$5,546,317	\$2,785,004
No. at 5 1/4%	1	10	7	3	22	20
Amount	\$24,000	\$185,000	\$59,450	\$14,100	\$186,500	\$176,600
No. at 5%	3	7	3	.....	11	5
Amount	\$100,000	\$58,250	\$30,700	.....	\$194,600	\$7,925
No. at 4 1/2% .....	.....	.....	1	.....	.....	.....
Amount .....	.....	.....	\$5,000	.....	.....	.....
No. at 4% .....	.....	.....	.....	.....	.....	.....
Amount .....	.....	.....	.....	.....	.....	.....
Unusual Rates.....	5	.....	3	.....	4	3
Amount	\$2,963,000	.....	\$326,073	.....	\$12,000	\$10,000
Interest not given..	23	31	12	8	13	17
Amount	\$316,788	\$560,385	\$223,050	\$107,100	\$60,609	\$37,695
	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 6	Jan. 1 to Mar. 7
Total No.....	1,735	1,392	1,761	721	6,912	4,024
Amount	\$51,914,815	\$50,832,410	\$18,746,891	\$5,216,969	\$39,945,873	\$22,497,666
To Banks & Ins. Co.	232	236	126	31	1,333	616
Amount	\$14,094,785	\$21,827,150	\$2,557,360	\$727,638	\$10,894,370	\$6,600,464

MORTGAGE EXTENSIONS

	MANHATTAN		BRONX	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8
Total No.....	58	73	11	19
Amount	\$2,847,500	\$5,359,939	\$314,900	\$466,100
To Banks & Ins. Companies..	40	48	2	9
Amount	\$2,388,000	\$3,866,439	\$170,000	\$274,500
	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8
Total No.....	511	449	173	132
Amount	\$41,482,125	\$32,055,836	\$5,724,800	\$2,710,071
To Banks & Ins. Companies..	356	284	120	59
Amount	\$30,147,200	\$26,307,739	\$4,240,700	\$1,590,700

BUILDING PERMITS

	MANHATTAN		BRONX		BROOKLYN		QUEENS		RICHMOND	
	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8	1922 Mar. 1 to Mar. 7	1921 Mar. 2 to Mar. 8
New Buildings...	30	14	215	27	485	113	912	151	22	29
Cost	\$3,451,350	\$1,483,000	\$6,515,800	\$516,750	\$5,251,505	\$1,120,975	\$5,529,590	\$865,675	\$90,000	\$52,600
Alterations	\$712,450	\$312,900	\$481,900	\$20,730	\$148,985	\$124,295	\$50,780	\$38,990	\$2,575	\$17,126
	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8	Jan. 1 to Mar. 7	Jan. 1 to Mar. 8
New Buildings...	147	103	822	147	2,174	782	3,634	796	412	212
Cost	\$27,418,170	\$13,276,685	\$25,321,460	\$7,295,470	\$23,549,845	\$9,703,375	\$22,317,075	\$4,727,081	\$1,410,785	\$376,995
Alterations	\$4,895,245	\$3,640,210	\$844,550	\$154,930	\$871,035	\$1,588,815	\$797,490	\$362,299	\$109,620	\$43,437

BUILDING SECTION

New York Building Congress to Develop Apprentices

Committee on Apprenticeship, Representing Employers, Labor and Related Interests,
Organized With Power to Analyze Needs and Foster Early Constructive Action

AMONG the various constructive measures being undertaken by the New York Building Congress for the up-building of the construction industry there is nothing of greater importance or that will be of more lasting benefit to the industry than its effort to stimulate interest in the revival of the apprentice system in the trades affiliated with the industry.

A special committee was appointed to investigate into the need for additional apprentices in the building trades and upon its report the Congress inaugurated a movement having for its object a revival of the apprenticeship system, along with the teaching of American ideals of citizenship. Building trades employers and representatives of organized labor have materially encouraged this movement, feeling that in this manner the industry can be served to the best advantage, and in the Committee on Apprenticeship the Congress has appointed those representing all phases of the construction industry who are best equipped for this exacting service.

The Committee on Apprenticeship was established by the New York Building Congress at a meeting of the Executive Committee of the Congress held January 10, 1922, in response to the demand on the part of the building industry, not to create unnecessary numbers of journeymen mechanics, but rather to develop men better trained in their craft and in citizenship than present day trade conditions provide or permit.

The membership of the Committee on Apprenticeship is composed of Alexander M. Bing, real estate; Burt L. Fenner, architect; Clarence Stein, architect; Prof. S. O. Miller, structural engineer, Columbia University; Charles A. Fuller, consulting engineer; W. G. Luce, contractor; Wm. H. McKiever, heating engineer; Allan Coggeshall, electrical contractor; S. J. Murphy, plumbing contractor; Ronald Taylor, cement flooring contractor; M. F. Westergren, sheet metal contractor; Thomas B. Clark, Roswell D. Tompkins, John Halkett and Richard Pattison, representing the Building Trades' Council; Michael Calloran, Plasters' Union; E. L. Barnard, lumber dealer; and Dr. J. L. Elliott, Hudson Guild; Peter Brady, Education Committee, New York State Federation of Labor; Morris E. Siegal, director, New York Continuation Schools; John Munholland, chairman, New York City Advisory Board of Vocational Education; Fred Moran, executive secretary, New York City Advisory Board on Vocational Education; and W. P. Tienken, editorial staff of the Record and Guide, representing the related interests.

The personnel of this committee is designed to be associate in its interests and control, composed as it is of persons representing Investment, Design, Construction, Labor, Material Supply, and Related Interests.

The committee was established, as expressed by Stephen F. Voorhees, president of the New York Building Congress, for the purpose of fostering the development of apprenticeship in the building trades, not by dictation, but by acting in an advisory capacity with similar committees from the various interests represented in the Congress.

The committee is designed to bring together the knowledge, experience and judgment of employers, labor and related interests, for the advancement of mechanical skill in the building industry; to provide an opportunity for young men to learn the trades involved therein; and to so build up the oppor-

tunities offered by the building trades that they will attract young men in America who are not ordinarily interested.

The committee proposes to co-operate with all other committees, organizations and movements of trade, labor or educational interest, by bringing their activities together and overcoming the indifference or inertia that has existed and which has done so much to handicap if not to frustrate the best interests of training in the building trades.

The administration is vested actively in an Executive Committee of the General Committee on Apprenticeship, subject to the control and policies adopted by the General Committee.

The Executive Apprenticeship Committee is composed of equal associate direction representing employers, labor and related interests. The personnel of this committee is as follows: Burt L. Fenner, chairman; Clarence S. Stein, secretary; Ronald Taylor, Roswell D. Tompkins, Dr. John L. Elliott, M. F. Westergren and John Halkett.

The service of this committee is rendered through the apprenticeship headquarters office which is in charge of a specialist on apprenticeship, Frank L. Glynn, who is employed by the Congress as Educational Advisor. The temporary headquarters of this committee are located in the offices of Alexander M. Bing, 587 Fifth avenue, and office hours will be maintained from nine to ten o'clock in the morning and four to five o'clock in the afternoon, or otherwise by appointment.

The committee will provide all information to other similar committees or organizations that may be of value to facilitate the general development of apprenticeship in the building trades, and the members of the committee will meet with such other committees or organizations, as requested for the purpose of fostering or stimulating the development of apprenticeship.

Organization and Operation

Whereas, There already exists in all divisions of the Building Trades Joint Trade Boards, consisting of employer and labor representatives, for the regulation of policies and settlement of adjustments in relation to trade agreements, and

Whereas, The apprenticeship problem is so closely interwoven with the activities of the Joint Trade Board, it is

Recommended: That the *establishment, operation and control and regulation* of standards and educational work for the apprenticeship in any trade be determined by the Joint Board of that craft unless the Joint Board establishes a special Apprenticeship Committee for that purpose, and it is further

Recommended: That the educational work be under the immediate direction of the Joint Trade Boards or Special Apprenticeships Committees, but in either case educational experts should act with such board or committee.

Suggested Work for Joint Boards or Apprenticeship Committees

In order to foster the fullest development, it is recommended that each Joint Trade Board or Apprenticeship Committee adopt rules to cover the following:

1. Enrollment of apprentices with the Joint Trade Board or Special Apprenticeship Committee.
2. Identification of apprentices in the trade or at work.
3. Probationary period.
4. Maximum and minimum age for apprenticeship.
5. Term of apprenticeship.
6. Division of apprenticeship into periods for advancement.
7. Periodic examination of apprentices.
8. Granting of advanced credit to apprentices for previous experience in the trade.
9. Transfer system for interchange of employment.
10. Apprentice wage by periods:
 - At work.
 - In school.
11. Overtime limits.

(Concluded on page 309)

February Commitments Predict Great Building Revival

Totals for Twenty-Seven Northeastern States, Tabulated by F. W. Dodge Company, Indicate 1922 Will Be Historic Period in Construction Industry

FEBRUARY construction activity was 73% greater in volume than it was in the corresponding month of last year, according to the F. W. Dodge Company. The total amount of contracts awarded last month in the 27 Northeastern States of the country amounted to \$177,365,000, an increase of 7% over January, and the second largest February total in the Dodge Company's record.

A significant feature of the February construction record is the increase in business buildings over January. The increase in square feet of space contracted for was 30%, and the increase in total cost was 65%. February business buildings amounted to \$39,180,000, or 22% of the month's total, an unusually high percentage for this class, which was exceeded only by residential building, amounting to \$75,703,000, amounting to \$21,193,000, or 12% of the total.

The accumulated volume of construction since the first of the year has been 60% greater than in the first two months of last year. Contemplated new work reported in the first two months has amounted to over eight hundred million dollars, more than double the amount of work placed under contract in the same period.

Contracts awarded in the New England States during February amounted to \$15,623,000. This was more than double the amount of February of last year, and only 2% under January of this year. It is the second largest February total on record for this district. Among the items included in the February, 1922, total were the following: \$7,115,000, or 45%, for business buildings; \$4,463,000, or 29%, for residential buildings; \$1,599,000, or 10%, for educational buildings; \$1,041,000, or 4%, for industrial buildings.

The volume of contemplated new work reported continues large, the amount in February having been \$43,747,000, or nearly three times the amount of work actually started.

February building contracts in New York State and Northern

New Jersey amounted to \$59,328,000, the largest recorded February total for the district. This figure shows an increase of 9% over that for the previous month and is two and a half times the figure for February, 1921.

The February, 1922, total included \$38,374,000, or 65%, for residential buildings; \$10,117,000, or 17%, for business buildings; and \$2,851,000, or 5%, for industrial buildings. Contemplated new work reported during the month amounted to \$82,133,000.

Total building contracts awarded in New York City (five boroughs) during the month of February amounted to \$37,718,500. This was an increase of 13% over the January figure and was nearly two and a half times the figure for February of last year. Residential building, which showed a slight increase in February over the previous month, amounted to \$27,747,300, or 73% of the total construction. Business buildings in February amounted to \$7,751,000, an increase of 75% over the amount for January.

February building contracts in the Middle Atlantic States (Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, District of Columbia, and the Carolinas) amounted to \$27,387,000, an increase of 13% over January and of 67% over the corresponding month of last year.

Included in the February total were: \$12,527,000, or 46%, for residential buildings; \$3,987,000, or 15%, for business buildings; \$3,590,000, or 13%, for public work and utilities; and \$3,268,000, or 12%, for hospitals and institutions.

Contemplated new work reported during the month amounted to \$62,043,000, more than double the amount of contracts awarded.

Contracts awarded during February in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$24,881,000. Although this is 4% under the January figure, it is 28% ahead of the figure for February, 1921. This February total for this district was exceeded only once before.

New York Building Congress to Develop Apprentices

(Continued from page 309)

12. Hours per week:

At work.
In school.

13. Determination of time for school attendance.

14. Enforcement of school attendance:

By employers.
By unions.

15. Apprentices fees.

16. Determine upon classification of apprenticeship for the trades within the jurisdiction of the Joint Trade Board or Apprenticeship Committee.

17. Statement of trade processes to be taught apprentices in each such classification:

At work.
In school.

Note: The apprentice must have the opportunity provided for him to obtain all-around experience while he is at work.

18. Approve courses of study to be taught apprentices in school instruction, including technical studies related to the trade in which they are employed and training for citizenship.

19. Supervision of apprentice:

At work.
In school.

20. Periodic reports on apprentices to Joint Trade Board:

From work.
From school.

21. Regulation of adjustments:

For employer.
For apprentice.

22. Minimum ratio of apprentices to journeymen.

23. Approval of employer, indicating that his work is sufficiently varied and equipment sufficiently complete to give the apprentice the required diversity of trade experience to cover the trade classification. His ability to provide continuous employment to the apprentices during his apprenticeship period subject to conditions not under control.

24. Special regulations as may be necessary.

25. Agreement by apprentice to abide by rules established.

26. Granting of diploma upon termination of apprenticeship.

27. The definite provision of classes in school for the instruction of apprentices.

Development and Management

Whereas, There should be a directing force for the development and management of the apprenticeship in all trades as organized and operated through many Joint Boards or Apprenticeship Committees, and

Whereas, The Building Trades Employers' Association and the Building Trades Unions are conversant with the mutual problems and needs of the building trades, be it

Resolved: That we recommend the establishment of a permanent General Joint Apprenticeship Committee of Development and Management, composed of equal representation from the Building Trades Employers' Association and other employers' associations in the building trades and the Building Trades Unions, inclusive of the Building Trades Council, the Plasterers' Union and the Bricklayers' Union, and further, be it

Recommended: That this General Joint Committee have authority and necessary funds, financed equally and jointly by the employers and unions, for the employment of full time assistants who shall manage and develop the apprenticeship program.

Continuous Employment of Apprentices

Whereas, There are seasonal unemployment conditions to be met in the development of apprenticeship for the building industry, and

Whereas, The entire success of the apprenticeship in the building trades is based on the continuous employment and guidance of the apprentice, and

Whereas, The seasonal unemployment periods of the trade may result in attracting the apprentice to the opportunities of other fields of employment and so divert him from his chosen trade pursuit, be it

Recommended: That the fundamental duty and responsibility of providing continuous employment for regularly enrolled apprentices shall rest with the General or the Joint Trade Boards, or Apprenticeship Committees.

In the matter of Related Technical Schooling and Training in Citizenship, the report declares that inasmuch as the public schools are designed and equipped to give the necessary part-time instructions to apprentices it should be the purpose of the Joint Trade Board or Apprenticeship Committee in each trade or craft to endeavor to enter into partnership with the public continuation school system in these undertakings, and wherever possible to have the work done in co-operation with the public continuation schools, but where such co-operation cannot be obtained, the trades or crafts should use other existing facilities or open their own schools in connection with educators of their own choice.

Housing Construction Dominates Local Building Program

Figures Tabulated By F. W. Dodge Company Shows Steady Gain in Projected Residential Work on Schedule for Coming Season

IN anticipation of the extension of the tax exemption laws for another year speculative builders are making active preparations for an unusually heavy program of residential construction during the coming summer season. Already there has been a large amount of this work started and architects are working steadily on plans for projects that will mature just as soon as it is definitely known what action the Legislature will take. The building statistics for the ninth week of this year indicate strongly the manner in which speculative building will dominate the situation during the coming months as the current reports of contracts awarded and proposed construction all show this type of building to be far in excess of the combined totals of all other kinds in the local territory.

Figures tabulated by the F. W. Dodge Company, for the territory including all of New York State and New Jersey, north of Trenton, show that during the week of February 25 to March 3, inclusive, plans were reported for 675 projects at an estimated total cost of \$29,904,100. During the same week 360

contracts were announced as awarded and their total value was approximately \$19,920,400.

Included in the list of newly proposed operations in this territory were 77 business buildings such as stores, offices, lofts, commercial garages, etc., \$2,456,500; 7 educational buildings, \$405,000; 3 hospitals and institutions, \$208,000; 16 factory and industrial operations, \$436,000; 1 public building, \$500,000; 32 public works and public utilities, \$6,843,100; 8 religious and memorial structures, \$593,500; 525 residential operations including apartments, flats and tenements and one and two-family dwellings, \$18,159,000 and 6 social and recreational projects, \$303,000.

Among the 360 operations for which contracts were reported during the ninth week of 1922 there were 51 business and commercial buildings, \$2,627,500; 8 educational projects, \$1,200,000; 3 hospitals and institutions, \$605,000; 11 factory and industrial operations; \$233,000; 2 public buildings, \$300,000; 10 public works and public utilities, \$910,000; 5 religious and memorial structures, \$552,000; 264 residential projects of various types, \$12,695,100 and 6 social and recreational projects, \$797,000.

PERSONAL AND TRADE NOTES.

W. E. Code, Hunterspoint Lumber & Supply Co., Long Island City, is spending the month in the South on a combined business and vacation trip.

Homestead Lumber and Manufacturing Co., retail dealers in lumber and trim, Utica avenue, near Kings Highway Brooklyn, announces that the business has lately been reorganized and will continue at the same address.

Prudential Iron Works, now located at 633 Concord avenue, the Bronx, will shortly commence the construction of a new plant, 75x100 feet, in the north side of 140th street, adjoining the N. Y., N. H. & H. R. R. tracks.

J. S. Durben, architect, announces the removal of his offices from 80 Maiden lane, Manhattan, to 214 Ross street, Brooklyn. He desires samples, catalogues and price lists of building materials and specialties.

F. O. Hoyt, formerly a member of the sales staff of the New York office of the Standard Underground Cable Company, has been appointed manager of the Philadelphia sales department, having charge of the Eastern Pennsylvania, Southern New Jersey and Delaware territories.

Leonard Kebler, president of the Ward Leonard Electric Company, Mt. Vernon, N. Y., recently sailed for a combined business and pleasure trip to Europe. He will visit the Riviera, Italy, Egypt, France, Switzerland and the British Isles, and expects to be gone about three months.

Albert Oliver & Son, Inc., announce that they are now located in their new offices at 711-717 East 140th street, where they will continue the distribution of the American Steel & Wire Company's triangle mesh concrete reinforcement and other wire specialties for fireproof building construction.

N. Hutkoff & Co., Inc., one of the oldest glass concerns in the city, announce that they have added a glazing department to their business, heretofore specializing in high grade mirrors. The officials of this firm assure the trade that the service rendered in the new department will be equal to that which characterized their business for the past sixty years.

Henry D. Sears, 80 Boylston street, Boston, general sales agent of the Weber Electric Company, Schenectady, N. Y., manufacturer of electric wiring devices, announces the openings of a sales office at 342 Madison avenue, New York City, to

cover the Metropolitan district. The new office will be under the management of Henry E. Nickerson, who for the past eleven years has been New England representative of the company.

Yale & Towne Manufacturing Company, Stamford, Conn., contemplates the establishment of a branch manufacturing plant in the neighborhood of Potsdam, Germany, in the near future.

Society of Mechanics and Tradesmen.

E. L. Hoffman, general secretary of the General Society of Mechanics and Tradesmen, has just made public the one hundred and thirty-sixth annual report of this organization. The society, which conducts the Mechanics' Institute, 16-24 West Forty-fourth street, reports an enrollment in 1921-22 of 1,577 students who are receiving free instruction in architectural and mechanical drafting, freehand drawing, mathematics, industrial electricity and physics. The report shows a steady gain in interest in the work of this society on the part of the student body and is an evidence of splendid support and co-operation by those responsible for its being.

Elevator Manufacturer Expands Facilities

The American Machine & Foundry Company has acquired a substantial interest in the Gurney Elevator Company, and it is understood that hereafter Gurney Elevators will be manufactured in the plant of the American Machine & Foundry Company, in Brooklyn, in addition to the Gurney Elevator Company's plant at Honesdale, Pennsylvania.

This arrangement was brought about to provide increased manufacturing facilities for the rapidly growing business of the Gurney Elevator Company, partly due to their entrance into the field of high-speed gearless elevators.

With these added facilities the Gurney Elevator Company will have the largest elevator manufacturing plant in the world.

Frederick Brown to Build Taxpayer.

Maximilian Zipkes, architect, has been commissioned to prepare plans for a one-story taxpayer to contain ten stores, on the triangular plot bounded by Lafayette, Pearl and Elm streets. This plot is in close proximity to the Court House site and the projected Federal Buildings. It is the intention of the owner to further improve this plot in the near future by the erection of an eighteen or twenty-story office building. The construction of the taxpayer is to proceed immediately and will cost approximately \$45,000.

TRADE AND TECHNICAL SOCIETY EVENTS.

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, March 14. The speaker of the evening will be Charles Brady, Superintendent, Manhattan Bureau of Buildings.

New York State Association of Master Plumbers will hold its annual convention at the Onondaga Hotel, Syracuse, March 21 and 22 inclusive.

American Society of Mechanical Engineers will hold its annual spring meeting at Atlanta, Ga., May 8 to 11 inclusive.

American Society for Testing Materials will hold its twenty-fifth annual meeting at the Chalfonte-Haddon Hall Hotel, Atlantic City, June 26 to July 1, inclusive.

American Lumber Congress is scheduled to hold its fourth annual meeting in Chicago, April 6 and 7, inclusive. Interesting programs are being prepared for all sessions of this convention.

American Iron, Steel and Heavy Hardware Association will hold its annual convention in Washington, D. C., May 23 to 25 inclusive. Headquarters will be located at the Hotel Washington. Secretary, A. H. Chamberlain, 1328 Broadway.

National Metal Trades Association will hold its annual convention at the Hotel Astor, April 17 to 20 inclusive. The program for this meeting provides for the executive committee meeting, a meeting of the local branch secretaries and a dinner of the local branch secretaries will be held on Monday. There will also be included a meeting of the administrative council and the so-called alumni dinner on Tuesday with the regular convention sessions on Wednesday and Thursday. The annual banquet of the association will be held Wednesday evening.

New York Building Superintendents' Association will hold a smoker in the east ballroom of the Hotel Commodore Saturday evening, April 8. M. F. Godfrey is chairman of the committee in charge of the program for this event, and he promises a most interesting program. Members are urged to keep this date in mind or they will miss a gathering worth attending.

National Conference of Construction Industries will be held in the Drake Hotel, Chicago, April 3 to 5, inclusive. Further details, with program for all sessions, will be published later.

CURRENT BUILDING OPERATIONS

LOCAL building interests are practically marking time pending action of the Legislature on the bills presented by the Lockwood Committee. These bills, enacted into law, will materially affect the building industry in a variety of ways and until it is definitely known what to expect the building fraternity will continue to hold off.

Speculative builders, with complete confidence that exemption from taxation will be continued for at least another year, are making preparations for a gigantic program of apartment house construction. All boroughs of the city will be affected by this movement and already there is heard complaints of a shortage of men and materials essential to this work. Many predictions are being made that the coming season's work will be seriously curtailed by a scarcity of materials, along with steadily advancing prices, and a continuation of extortionate wages to labor. If this occurs, construction costs, for residential work particularly, will remain at their prevailing high levels and rentals will not come down for another year at least.

At present the local building material markets are turning away business because of the scarcity of common brick, but advices from manufacturers indicate that within the next week or ten days there will be adequate brick on hand to supply all immediate demands. Material prices are generally firm and no changes of importance are pending.

Common Brick—Demand for common brick is far in excess of the supply at present and considerable construction is being held up in this city owing to the scarcity of this commodity. The yards of the dealers are entirely cleaned out and there is no brick available in the wholesale market. Manufacturers, however, report that the river is again open to navigation as far north as Newburgh and that within the next few days a sufficient quantity of common brick will arrive to fill all immediate requirements. Six barge loads arrived during the week from up-river and they were immediately snapped up by dealers who were committed to contracts for deliveries. It is understood that at least fifteen barges are now in transit and their early arrival will materially ease the brick situation. Prices are quite firm and although there have been some rumors of lower prices it will not be safe to count upon obtaining brick under the \$17 a thousand level for some time, at least not until the demands of the moment are completely satisfied

and there is a surplus on hand in the wholesale market.

Summary—Transactions in the North River brick market for the week ending Thursday, March 9, 1922. Condition of market: Demand strong; prices very firm. Quotations: Hudson Rivers, \$17 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 6; sales, 6. Distribution: Manhattan, 3; Brooklyn, 3; Astoria, 1.

Builders' Hardware—Demand is active and all reports indicate a steady improvement in the volume of business during

the coming months. Manufacturers are preparing for an unusually busy season, and practically all plants are working on full time. Jobbers' stocks are complete and retailers are buying better than they have recently in anticipation of the early spring rush for building materials and supplies. Prices are steady and without change.

Electrical Supplies—A moderate increase in the demand for wiring supplies, particularly for the suburban districts, continued during the past week. The majority of the local jobbers are optimis-

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... **\$17.00** to —
 Raritan 16.50 to 17.00
 Second-hand brick, per load
 of 3,000, delivered..... **\$45.00** to —

Face Brick—Delivered on job in New York:
 Rough Red..... **\$45.00** to —
 Smooth Red 45.00 to —
 Rough Buff 50.00 to —
 Smooth Buff 50.00 to —
 Rough Gray 53.00 to —
 Smooth Gray 53.00 to —
 Colonials 45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 Domestic Portland cement, per bbl. \$2.80
 Rebate for bags, 10c. each.

Gravel—Delivered at job site in Manhattan and Bronx:
 1½-in., Manhattan deliveries, per cu. yd. **\$4.25**
 Bronx deliveries 4.25
 ¾-in., Manhattan deliveries..... 4.25
 Bronx deliveries 4.25

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 **\$3.50**
 Bronx deliveries 3.50

Hollow Tile—
Exterior—Not used in Manhattan; quotations only on specific projects.
Interior—Delivered at job site in Manhattan, south of 125th street.
 2x12x12 split furring \$0.12 per sq. ft.
 3x12x12 0.12 per sq. ft.
 4x12x12 0.17 per sq. ft.
 6x12x12 0.19 per sq. ft.

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

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

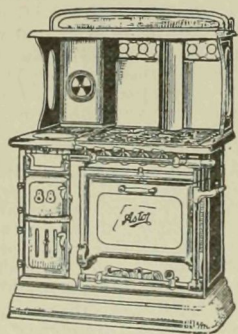
Lime—
 Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 Finishing Lime (Standard in 300-lb. barrel) **\$4.70** per bbl.
 Common Lime (Standard 300-lb. barrel) 3.75 per bbl.
 Finishing Lime (Standard in Hydrate Finishing, in paper bags **24.00** per ton
 Hydrate Common, in paper bags **\$19.50** 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. 18.90 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. **\$0.17** to 0.19
 3-in. (hollow) per sq. ft. 0.17 to 0.19

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MATERIALS AND SUPPLIES

tic and feel that the improvement noted in the trade during the past few weeks is but the forerunner of greatly increased buying interest. The fact that many of the recent orders are for larger quantities than usual is taken as an excellent sign of the trend of trade. Several changes in prices of standard materials have been reported during the past week or ten days. Quotations on rubber-covered wire and flexible armored conductor are somewhat easier but without a definite change announced. Two manufacturers have lowered their prices on flush receptacles and

plug cut-outs, and an additional five per cent. discount is being allowed on gang boxes. For the most part jobbers' stocks are complete and ready for the spring building revival.

Structural Steel—The local market for structural steel continues fairly active, and although fewer contracts have been placed during the past week or so they have individually called for larger tonnages. Several important operations have recently been figured and contracts for these are pending, and according to reports from architects and engineers re-

port that a large number of new projects will be released for bids within a short time. As a whole the outlook for the steel industry is excellent as far as local building is concerned, and the next four or five weeks should witness a marked improvement in the rate of activity. Prices are generally unchanged with fabricated material holding around \$60 to \$65 per ton, erected.

Reinforcing Bars—Demand is slightly more active than it has been as a consequence of the award of general contracts for several important industrial projects. The industry is encouraged over the outlook for the coming months as there is considerable new work in prospect that will involve the use of a large total concrete bar tonnage. Prices are firm and without change.

Lumber—At the present time there is a dearth of activity in both wholesale and retail departments of the lumber market, but local dealers are confident that within a very short time conditions will materially improve. The feeling is general among the selling interests that there will be an excellent run of business during the coming spring, as there is a large amount of new construction being planned for an early start. Reports from retail yards catering to alteration work and manufacturers indicate a steadily improving demand. Although lumber prices are fairly steady at the present time there are strong indications that the spring demand will influence slightly higher levels because of the conditions at the production centers.

Cast Iron Pipe—The market for this commodity continues to improve and manufacturers are particularly well pleased with the prospects for the coming season. There has been an increase in municipal business offered during the past few weeks and private buyers are more numerous and their orders larger. Although prices are unchanged at present there is a decided tendency toward stiffening, and the trade is likely to receive an announcement of higher prices in the near future. Current quotations on cast iron pipe are as follows: 6 in. and heavier, \$47.30 per net ton, New York; 4 in. and 5 in., \$52.30, and 3 in., \$63.30, with Class A and gas pipe \$4 per ton extra.

Linseed Oil—The demand remains light and local jobbers are of the opinion that no change in the trade situation will come about for some weeks yet. Business will not improve to any extent until after the spring alteration and repair work is well under way.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x½ in.	\$0.38 each
32x36x¼ in.	0.22 each
32x36x¾ in.	0.24 each
32x36x½ in.	0.30 each

Sand—

Delivered at job in
Manhattan\$1.80 to — per cu. yd.
Delivered at job in
Bronx 1.80 to — per cu. yd

White Sand—

Delivered in Manhattan....\$5.00 per cu. yd.

Broken Stone—

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

Building Stone—

Indiana limestone, per cu. ft.	\$1.62
Kentucky limestone, per cu. ft.	2.27
Briar Hill sandstone, per cu. ft.	1.63
Gray Canyon sandstone, per cu. ft.	1.65
Buff Wakeman, per cu. ft.	1.90
Buff Mountain, per cu. ft.	1.80
North River bluestone, per cu. ft.	1.85
Seam face granite, per sq. ft.	1.20
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed) New York, per cu. ft.	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	1.88c. to 2.03c.
Beams and channels over 14 in.	1.88c. to 2.03c.
Angles, 3x2 to 6x3	1.88c. to 2.03c.
Zees and tees	1.88c. to 2.03c.

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	\$40.00 to \$52.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	37.50 to —
Hemlock, W. Va., base price, per M.	37.00 to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)	30.00 to —
Wide cargoes	33.00 to —
Add \$1.00 per M for each inch in width over 12 inches. Add \$1.00 per M for every two feet over 20 ft. in length. Add \$1.00 per M for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in.	\$110.00 to —
Cypress shingles, 6x13, No. 1 Hearts.	— to —
Cypress shingles, 6x13, No. 1 Prime	— to —
Quartered Oak	— to \$166.00
Plain Oak	— to 181.00

Flooring:

White oak, quart'd sel.	\$97.50 to —
Red oak, quart'd select.	97.50 to —
Maple No. 1	71.00 to —
Yellow pine No. 1 common flat	55.50 to —
N. C. pine flooring Norfolks	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:	
Single strength, A quality, first three brackets	85%
B grade, single strength, first three brackets	85%
Grades A and B, larger than the first three brackets, single thick	85%
Double strength, A quality	85%
Double strength, B quality	87%

Linseed Oil—

City brands, oiled, 5 bbls. lot.	\$0.79 to —
Less than 5 bbls.	0.82 to —

Turpentine—

Turpentines	\$0.92 to \$0.94
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CONTEMPLATED CONSTRUCTION.

Manhattan

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Chas. B. Meyers, 31 Union sq. has completed plans for a 6-sty and basement brick & limestone apartment, 138x125x205 ft, irregular, at 837 Riverside dr, 329 ft north of 158th st, for Friedman & White Realty Co., Inc., 845 Riverside dr, owner and builder. Cost, \$500,000.

HAVEN AV.—Chas. B. Meyers, 22 Union sq. has completed plans for a 6-sty face brick & architectural terra cotta apartment, 99x100 ft, at 72-78 Haven av, for Trio Holding Co., Inc., John H. Springer in charge, 78 Haven av, owner. Cost, \$150,000.

BANKS.

47TH ST.—Geo. F. Pelham, 200 West 72d st, has plans in progress for a 10-sty brick and steel bank, 33x100 ft, with offices, at 224-226 West 47th st, for Greenwich Bank, Henry Ward Ford, president, 402 Hudson st, owner. Owner will take bids about April 1.

CHURCHES.

138TH ST.—Chas. L. Bolton, 1321 Walnut st, Philadelphia, has plans in progress for a 1 and 3-sty stone church, 100x150 ft, with community building, in the south side of 138th st, 150 ft north of 7th av, for the Abyssinian Baptist Church, Rev. A. Clayton Powell, pastor, 240 West 40th st, owner. Cost, \$200,000. Architect will take bids on general contract soon.

DWELLINGS.

69TH ST.—D. Alder, 220 S. Michigan av, Chicago, has completed preliminary plans for a 4 and 5-sty brick and stone dwelling with art gallery, on plot 60x200 ft, at 3-5 East 69th st, through to 46 East 70th st, for Marshall Field, 3d, 14 Wall st, owner. Cost, \$225,000. Structural engineer, E. E. Seelye, 101 Park av.

SCHOOLS AND COLLEGES.

62D ST.—Crow, Lewis & Wick, 200 5th av, have plans in progress for a 5-sty brick and stone school, 35x100 ft, at 50-52 East 62d st, for The Browning School, Arthur J. Jones Headmaster, 31 West 55th st, owner. Architect will take bids from a selected list of bidders.

STABLES AND GARAGES.

91ST ST.—Herman A. Osserman, 15 West 38th st, has completed plans for a 2-sty fireproof garage, 50x100 ft, at 311½ to 317 East 91st st, for M. Anton Hoffman, 317 East 91st st, owner. Cost, \$20,000.

108TH ST.—Bloch & Hesse, 18 East 41st st, have plans in progress for a 3-sty brick and steel garage, 75x100 ft, at 108th st & Columbus av, for owner, care of architect. Architect will take bids on general contract about March 20.

STORES, OFFICES AND LOFTS.

GOLD ST.—Zipkes, Wolff & Kudroff, 432 4th av, have plans in progress for a 3-sty brick and limestone office building, 70x80 ft, with stores, at the southeast corner of Gold & Fulton sts, for Harry Aronson, 38 Park Row, owner. Cost, \$60,000.

7TH AV.—Plans are being prepared privately for an 8-sty brick storage building, 25x85 ft, at 719 7th av, for John H. Scheier, 236 West 55th st, owner.

MADISON AV.—Dietrich Wortmann, 116 Lexington av, has plans in progress for a 5-sty brick office and loft building, 75x100 ft, at the northwest corner of Madison av & 28th st, for Roy Realty Co., Louis C. Raegner, president, southwest corner of Madison av & 29th st, owner. Lessee, E. & B. Levy, Inc., Armory Bldg., 4th av & 26th st.

31ST ST.—John F. Jackson, 1819 Broadway, has preliminary plans in progress for a brick and steel office and loft building, 80x100 ft, at

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350-356 West 31st st, for Kaumagraph Co., Hugh R. Munro, president, 209 West 38th st, owner. Cost, \$350,000.

MISCELLANEOUS.

BOWERY.—W. T. Gregory, 40 West 32d st, has completed plans for a 3-sty brick Salvation Army building, 26x84 ft, at 349 Bowery, for Salvation Army, Thos. Estill, president, 122 West 14th st, owner. Cost, \$40,000.

VESEY ST.—McKenzie, Voorhies & Gmelin, 1123 Broadway, have preliminary plans in progress for a brick and limestone telephone exchange and office building, on square block 86-110 Vesey st, 90-106 Barclay st, 208-222 Washington st and 129-147 West st, for N. Y. Telephone Co., H. F. Thurber, president, 15 Dey st, owner. Consulting engineer, Moran, Maurice & Proctor, 55 Liberty st. Heating and ventilating engineer, Meyer, Strong & Jones, 101 Park av.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

213TH ST.—Wm. A. Giesen, 2403 Creston av, has completed plans for a 5-sty brick and stone apartment, 50x85 ft, in the south side of 213th st, 100 ft east of Jerome av, for Jas. C. Gaffney, 106 E 182d st, owner and builder. Cost, \$90,000.

ROGERS PL.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 6-sty brick and limestone apartment house, 192x233x131 ft, at the northwest corner of Rogers pl & Dawson st for Estate of Geo. F. Johnson, Inc., Frederick Johnson, president, 30 East 42d st, owner. Cost, \$225,000. Owner will take bids on separate contracts soon.

HOE AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for two 5-sty brick and limestone apartment houses, 76x88 ft, on the west side of Hoe av, 446 ft south of Aldus st, for Galveston Bldg. Co., Philip Herschowsky, president, 1819 Prospect av, owner. Total cost, \$225,000. Owner will take bids on separate contracts soon.

WALTON AV.—Chas. Kreymborg, 2534 Marion av, has plans nearing completion for a 5-sty brick and limestone apartment house, 113x78 ft, on the east side of Walton av, 181 ft north of 184th st, for Schierenon Realty Co., Lazarus Schieren, president, 1049 Faile st, owner. Cost, \$150,000.

MORRIS AV.—Chas. Kreymborg, 2534 Marion av, has plans in progress for a 5-sty brick, limestone and terra cotta apartment, 114x78 ft, on the west side of Morris av, 184 ft north of 184th st, for Samuel Silverberg, owner, care of architect. Cost, \$150,000.

VALENTINE AV.—Nathan Rotholz, 3295 Broadway, has completed plans for a 5-sty brick tenement house, 113x113 ft, on Valentine av, 267 ft west of 196th st, for N. C. Contracting Co., Nicholas Confort, president, 196th st & Grand Concourse, owner and builder. Cost, \$205,000.

DWELLINGS.

BOSTON RD.—B. Ebeling, 2400 Westchester av, has completed plans for a 2-sty and clapboard dwelling, 21x48 ft, on the south side of Boston rd, 76 ft east of Wallace av, for Nicholas Friedel, 2416 Matthews av, owner and builder. Cost, \$9,000.

STABLES AND GARAGES.

JEROME AV.—John J. Dunnigan, 394 East 150th st, has completed preliminary plans for a 1-sty brick garage, 198x130 ft, on the east side of Jerome av, 25 ft south of 196th st, for Isaac Kerstine, owner, care of architect.

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Brooklyn

APARTMENTS, FLATS AND TENEMENTS.

CROPSEY AV.—Slee & Bryson, 154 Montague st, have complete dplans for a 4-sty brick apartment, 25x82 ft, in the east side of Hicks st, 95 sey av & Bay Parkway, for Alfred A. Ehrlich, 8638 Bay Parkway, owner and builder. Cost, \$100,000. Owner will soon take bids on materials and separate contracts.

12TH AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 120 x86 ft, at the southeast corner of 12th av & 48th st, for Jacob Katy, 1542 St. Marks av, owner and builder. Cost, \$150,000.

BAY 25TH ST.—Shampan & Shampan, 50 Court st, have plans in progress for a 4-sty brick and limestone apartment, 70x100 ft, in the west side of Bay 25th st, 150 ft south of 86th st, for New Way Bldg. Corp., I. S. Chanin, owner, care of architect.

HICKS ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 5-sty brick apartment, 25x82 ft, in the east side of Hicks st, 95 ft south of Dove lane, for Hiller Construction Co., 215 Montague st, owner. Cost, \$40,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, have completed plans for eight 3-sty brick apartments, 25x80 ft, on the north side of Lincoln pl, 100 ft east of Buffalo av, for Realty Corp., 361 Sutter av, owner and builder. Cost, \$176,000. Owner will soon take bids on separate contracts.

ST. JOHNS PL.—Gronenberg & Leuchtag, 450 4th av, Manhattan, have completed plans for three 4-sty brick and limestone apartment houses, two 25x120 ft, and one 83x120 ft, on the north side of St. Johns pl, 300 ft east of Utica av, for Kaplan & Shure, 482 Monroe st, owner and builder. Cost, \$300,000.

KINGSTON AV.—Cohn Bros. 361 Stone av, have completed plans for a 4-sty brick apartment, 100x110 ft, at the southeast corner of Kingston av and Crown st, for Alex Kantor, 511 Crown st, owner and builder. Cost, \$190,000. Owner will soon take bids on separate contracts.

BANKS.

COURT ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a bank, 140x150 ft, at the southwest corner of Court st and Atlantic av, for South Brooklyn Savings Institute, 160 Atlantic av, owner. Cost, \$500,000. Heating and ventilating engineers, Meyer, Strong & Jones, 101 Park av, Manhattan. Vault engineer, F. S. Holmes, 2 Recor st, Manhattan.

DWELLINGS.

5TH ST.—Seelig & Finkelstein, 44 Court st, have completed plans for ten 2-sty brick dwellings, 20x27 ft, in the east side of West 5th st, 160 ft south of Neptune av, for Kishuor Bros., 44 Court st, owner. Cost, \$60,000. Owner will soon take bids on separate contracts.

BRISTOL ST.—Mac L. Reiser, 1613 Pitkin av, has completed plans for two 2-sty brick dwellings, 20x51 ft, in the west side of Bristol st, 40 ft north of Newport av, for Michele De Lia, 797 Hendrix st, and Isaac Wallach, 288 Christopher st, owners and builders. Cost, \$24,000.

37TH ST.—R. T. Schaefer, 1543 Flatbush av, has completed plans for a 2-sty brick dwellings, 20x55 ft, in the east side of East 37th st, 199 ft south of Glenwood rd, for Tukins & Sada, 3004 Clarendon st, owner and builder. Cost, \$12,000.

6TH ST.—Seelig & Finkelstein, 44 Court st, have completed plans for twelve 2-sty frame dwellings, 13x53 ft, in the east side of East 6th st, 100 ft south of Ocean View av, for Sao Bldg. Corp.—Jacob Sklar, president—Hopkinson and Dumont av, owner and bulider. Cost \$120,000.

17TH ST.—S. Gardstein, 26 Court st, has completed plans for a 2-sty frame dwelling, 27x61 ft, in the east side of East 17th st, south of Av K, for Mary Israel, 1124 49th st, owner. Cost \$17,000. Owner will soon take bids.

GLENWOOD RD.—R. T. Schaefer, 1543 Flatbush av, has completed plans for two 2-sty frame dwellings, 20x40 ft, at the southwest corner of Glenwood rd and East 37th st, for Melville Schroeder, 938 East 37th st, owner and builder. Cost \$16,000.

Queens

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—McCarthy & Kelly, 16 Court st, Brooklyn, have plans in progress for a 4-sity brick and limestone apartment, 125x144 ft, at the southwest corner of Willard st and Parsons bldv, Jamaica, for Brenton Holding Co., 1401 Flatbush av, Brooklyn, owner. Cost \$400,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for two 5-sty brick apartments, 75x85 ft, on the west side of 5th av, 450 ft south of Grand av, Long Island City, for Morris Manacher, 548 Grand av, L. I. City, owner and builder. Cost \$200,000. Owner will take bids on separate contracts about March 15th.

LONG ISLAND CITY, L. I.—Chas. W. Hewitt, 613 Academy st, L. I. City, has completed plans for two 5-sty brick tenements, 50x115 ft, on the north side of Jamaica av, 125 ft west of Academy st, L. I. City, for Sekora Realty Co., 545

Academy st, L. I. City, owner and builder. Cost \$250,000.

DWELLINGS.

ST. ALBANS, L. I.—W. Halliday, Union Hall st, Jamaica, has plans in progress for two 2-sty frame dwellings, 20x28 ft, at St. Albans, for James A. Little, 214 Hillside av, Jamaica, owner and builder. Cost \$6,000 each.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 20x57 ft, at 109th st and University pl. Woodhaven, for J. W. Payne, 9417 109th st, Richmond Hill, owner and builder. Cost \$6,000 each. Owner will take bids on separate contracts.

CORONA, L. I.—A. F. Brems, Corona av, Corona, has plans in progress for a 2-sty frame dwelling, 30x22 ft, in the north side of Nicolls st, 200 ft east of Way av, Corona, for M. Doyle, 27 Louona av, Corona, owner and builder. Cost \$8,000.

ST. ALBANS, L. I.—H. L. Miller, 186 Remsen st, Brooklyn, has plans in progress for a 2-sty brick veneer and shingle dwelling, 34x46 ft, at St. Albans, for Chester E. Pape, East 11th st, Brooklyn, owner. Cost \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., 309 Fulton st, Jamaica, has completed plans for a 2½-sty frame dwelling, 14x36 ft, at Grand st and Briarwood rd, Jamaica, for E. J. Ward, 111 East st, L. I. City, owner and builder. Cost \$8,000. Owner will take bids on separate contracts.

FLUSHING, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for three 2-sty frame dwellings, 23x28 ft, in the east side

of 27th st, 450 ft north of State st, Flushing, for Chas. Juneman, 420 Sanford av, Flushing, owner and builder. Cost \$5,000 each. Owner will take bids on separate contracts.

RICHMOND HILL, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for four 2-sty frame and shingle dwellings, 16x44 ft, on the north side of Roanoke av, at East 114th st, Richmond Hill, for Max Kivowitz, 395 Christopher av, Brooklyn, owner and builder. Cost \$5,000 each. Owner will take bids on separate contracts.

THEATRES.

GREAT NECK, L. I.—Wm. E. Bloodgood and U. S. Schloss, 17 East 49th st, Manhattan, have plans in progress for a brick theatre, with apartments and stores, at Middle Neck rd and Maple st, Great Neck, for Norab Realty Co.—D. Baron, president—Great Neck, owner. Cost \$200,000. General contract will be awarded without competition.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—John J. McMahon, Inc., 20 West 34th st, has the general contract for a 6-sty brick apartment, 63x84 ft, at 169-173 West 12th st, for 171 West 12th St., Inc.—E. J. Routjohn, president—75 Greenwich av, owner, from plans by Emilo Levy, 331 Madison av, architect. Cost, \$100,000.

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BROOKLYN—Cohen Construction Co., 110 West 40th st, Manhattan, has the general contract for a 5-sty brick apartment, 112x183 ft, at the southeast corner of Crospey av and Bay 29th st, for C. & L. Construction Co.—Mrs. Lillie Lande, president—care of Herman Lubelkin, 247 5th av, Manhattan, owner, from plans by Gronenberg & Leuchtag, 450 4th av, Manhattan, architects. Cost \$300,000.

BROOKLYN—Palermo Construction Co., 1301 71st st, has the general contract for three 4-sty brick apartments, 20x85 ft, with stores, at 2801-3-5 Mermaid av, for John Palmieri, 63 Park Row, Manhattan, owner, from plans by Burke & Olsen, 32 Court st, architects. Total cost, \$60,000.

BANKS.

LONG BEACH, L. I.—John V. Schaefer Construction Co., 157 East 44th st, Manhattan, has the general contract for a 1-sty brick and terra cotta bank, 40x100 ft, at Long Beach, for National Bank of Long Beach—M. Hayson, in charge—Far Rockaway National Bank, Far Rockaway, owner, from plans by Sugarman & Hess, 16 East 43d st, Manhattan, architects.

PASSAIC, N. J.—Hegeman & Harris, 185 Madison av, Manhattan, has the general contract for a brick and limestone bank on Bloomfield av, near Main av, Passaic, for Passaic National Bank—R. J. Scoles, president—Main av, Passaic, owner, from plans by Harry Leslie Walker & John F. Kelly, associate architects, 144 East 54th st, Manhattan, architects. Cost \$500,000.

CHURCHES.

BRONX.—J. W. & S. W. Moore, 103 Park av, has the general contract for a 1-sty and basement brick and stucco church, 25x70 ft, at the southwest corner of Wadsworth av and 178th st, for General Conventions of Universalists Church—Louis Annin Ames—99 Fulton st, owner, from plans by Nathaniel Vickers, 363 Lexington av, architect. Cost \$20,000. Stone foundations—Pecora & Mauro Bros., 110 East 23d st.

BROOKLYN.—Herman & Levine, Etna av, has the general contract for a 2-sty brick and limestone synagogue, 50x100 ft, on Carlton av, 150 ft north of Liberty av, for owner, care of architect. Cost \$30,000.

DWELLINGS.

BRONXVILLE, N. Y.—Van Evelyn Corp., 507 5th av, Manhattan, has the general contract for a 2½-sty terra cotta block and stucco dwelling, 30x50 ft, with garage, at Lawrence Park, Bronxville, for C. J. Sawyer, 220 Broadway, Manhattan, owner, from plans by Chas. C. May, 15 East 40th st, Manhattan, architect.

YONKERS, N. Y.—Oliver M. Oake, Paxton av, Bronxville, has the general contract for a 2½-sty brick dwelling, 33x30 ft, with garage, on Colonial Heights, Yonkers, for Dr. T. B. Allen, 200 West 86th st, Manhattan, owner, from plans by Chas. L. Calhoun, 16 East 33d st, Manhattan, architect.

ARDSLEY ON HUDSON, N. Y.—Cornwall Industrial Corp., Cornwall, has the general contract for a 2½-sty frame dwelling, 70x30 ft, with garage, at Ardsley on Hudson, for C. C. Townsend, Ardsley on Hudson, owner, from plans by Jas. C. MacKenzie, Jr., 4 East 39th st, Manhattan, architect.

SCARSDALE, N. Y.—Oliver M. Oaks, Paxton av, Bronxville, has the general contract for three 2-sty frame dwellings, 28x30 ft, at Scarsdale, for Edw. C. Gude, owner, care of general contractor, from plans by Wm. F. Thompson, 600 Lexington av, Manhattan, architect. Cost \$10,000 each.

HIGHMOUNT, N. Y.—F. H. Wakeham, 2 West 47th st, Manhattan, has the general contract for a 2½-sty frame, brick, stone and terra cotta dwelling, 36x72 ft, with 2-sty garage and servants' quarters, at Highmount, for Homer Samuels, owner, care of architect, from plans by H. T. Lindeberg, 2 West 47th st, Manhattan, architect.

LONG BRANCH, N. J.—J. E. Hanaway, 52 Jackson st, Long Branch, has the general contract for a 2½-sty hollow tile and stucco dwelling, 31x36 ft, on Westwood av, Long Branch, for Basil Bruno, 180 Broadway, Long Branch, owner, from plans by Clarence Wilson, Woolworth Bldg., Long Branch, architect. Cost \$9,000.

NEWARK, N. J.—Otto Rust, 804 So. 13th st, Newark, has the general contract for a 2½-sty frame, clapboard and shingle dwelling, 12x47 ft, at 161 Shephard av, Newark, for August H. Schmidt, 778 So. 13th st, Newark, owner, from plans by Wm. Schoenig, Peshine av, Newark, architect. Cost \$9,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Levering & Garrigues, 552 West 23d st, Manhattan, has the general contract for a 2-sty brick warehouse, 100x280 ft, with garage, at the southeast corner of Stewart & Meserole avs, for Barnet Weinstein Iron Works, 53 Boerum st, owner, from plans prepared privately. Cost \$65,000.

GLENDALE, L. I.—The Foundation Co., 120 Liberty st, Manhattan, has the general contract for a 1-sty concrete factory, 152x352 ft, at Woodhaven av and Long Island R. R., Glen-

dale, for the Conley Tin Foil Co.—Edwin J. Conley, president—521 West 25th st, Manhattan, owner, from plans by R. B. Ward and Geo. P. Bender, 120 Broadway, Manhattan, architect and engineer. Cost \$175,000.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 1-sty reinforced concrete, brick and panel wall manufacturing plant, 520x180 ft, on Evergreen av near Frelinghuysen av, Newark, for Eastern Steel & Wire Co., owner, care of general contractor, from plans prepared privately. Cost \$300,000.

SCHOOLS AND COLLEGES.

BALDWIN, L. I.—Johnson & Miller, 55 South Broadway, Yonkers, has the general contract for a 2-sty brick public school, 60x80 ft, at Baldwin, for Village of Baldwin, Board of Education—Dr. W. J. Steele, president—Baldwin, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architect. Cost \$80,000. Steel Engineer—E. E. Seelye, 101 Park av, Manhattan. Heating—E. G. Woolfolk, 15 West 38th st, Manhattan. Plumbing—Louis Frisse, 669 Bushwick av, Brooklyn. Electric wiring—Hudson Electric Eng. Co., 207 East 43d st, Manhattan.

MANHATTAN.—York Bldg. Co., 101 Park av, has the general contract for a group of 1-sty brick stores, 50x50 ft, at 4890 Broadway, for Abraham Rudnick, 4896 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost \$15,000.

JAMAICA, L. I.—Rheinstein & Haas, 21 East 40th st, Manhattan, has the general contract for a 2-sty brick office building, 75x57 ft, at Jamaica and Pennsylvania avs, Jamaica, for Carl Heidenreich, 272 Fulton st, Brooklyn, owner, from plans by Wm. C. Winters, 106 Van Sicken av, Brooklyn, architect. Cost \$50,000.

THEATRES.

MANHATTAN.—Schroeder & Koppel, Inc., 347 Madison av, has the general contract for a 2-sty and mezzanine brick and stone theatre, 84x140 ft, with stores, at the northwest corner of 55th st and 9th av, for Merrimills Holding Corp.—Max E. Kaplan, president—1540 Broadway, owner, from plans by Geo. Keister, 56 West 45th st, architect. Cost \$200,000.

MISCELLANEOUS.

MANHATTAN.—W. L'Hommedieu Co., 1 Madison av, has the general contract for alterations to the 8-sty fireproof telephone central office, 92x92 ft, at 206-16 East 79th st, for New York Telephone Co.—Howard F. Thurber, president—15 Dey st, owner, from plans by Edward A. Munger, 104 Broad st, architect. Cost \$15,000.

BRONX.—York Bldg Co., Inc., 103 Park av, has the general contract for a 1-sty brick market, 60x80 ft, on the west side of Boston rd, 250 ft east of Prospect av, for Philip Wattenberg, 1790 Marmion av, owner, from plans by Wm. Shary, 41 Union sq, architect.

BOROUGH OF RICHMOND.—Geo. Colon & Co., 81 East 125th st, Manhattan, has the general contract for a 1 and 3-sty brick, terra cotta and limestone police station house, 107x40 ft, with prison and garage, at 60th Precinct Station House, 116 Main st, Tottenville, Borough of Richmond, for City of New York, Police Dept.—Richard E. Enright, commissioner—240 Centre st, Manhattan, owner, from plans prepared privately.

BAYONNE, N. J.—M. T. Connolly Contracting Co., 17th st, Jersey City, has the general contract for a 4-sty brick memorial building, 63x125 ft, at Av C and West 30th st, Bayonne, for Knights of Columbus, Star of Sea Council—Thos. Herbert, chairman building committee—Broadway and 3d st, Bayonne, owner, from

plans by Geo. McCabe, 96 5th av, Manhattan, architect. Cost \$150,000. Heating and plumbing—W. C. Derlin, 30 West 10th st, Bayonne. Electric wiring—Geo. McFadden, Bayonne.

BLOOMFIELD, N. J.—Salmond Scrimshaw Co., 526 Elm st, Arlington, has the general contract for a 1-sty bleachery, 106x331 ft, and 2-sty limestone bldgs, 45x36 ft, and 1-sty power house, 66x106 ft, in Broad st, Bloomfield, for Clark Thread Co.—Adam Groen, general manager—260 Ogden st, Newark, owner, from plans by general contractor.

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74TH ST, 147-151 W, 9-sty bk apt house, 64x 83, tile & slag rf; \$175,000; (o) Ludor Rlty. Corp., 2 W 45th; (a) L. P. Platt & Bro., 680 5 av (128).

173D ST, 710-28 W, 2-5-sty bk tnts, 120x82, plastic slate rf; \$400,000; (o) Thelma Rlty. Corp., 583 Bway; (a) Springsteen & Goldhammer, 32 Union sq (127).

FT. WASHINGTON AV, 555-65, 5-sty bk tnt, 150x100, slag rf; \$225,000; (o) Fort Tryon Holdg. Co., 506 Ft. Washington av; (a) Gronenberg & Leuchttag, 450 4 av (119).

HAVEN AV, 72-78, 6-sty bk apart, 100x86, plastic slate roof; \$150,000; (o) Trio Holding Co., 2531 Bway; (a) Chas. B. Meyers, 31 Union sq (113).

LENOX AV, 380-388, 2-sty bk store & aparts, 99x50x28, slag roof; \$35,000; (o) Clara Massas, 380 Lenox av; (a) Andrew R. Fritz, 220 W 125th (118).

PARK AV, 485, 14-sty bk offices & aparts, 65x90, tar & gravel rf; \$600,000; (o) 485 Park Av, Inc., 125 E 46th; (a) Dwight P. Robinson & Co., 125 E 46th (120).

ST NICHOLAS AV, 940-42, 6-sty bk tnt, slag roof, \$450,000; (o) Ramsay Realty Co., Inc., 900 Riverside dr; (a) Harold L. Young, 253 W 42d (116).

ASYLUMS AND HOSPITALS.

59TH ST, 428 W, 8 & 9-sty bk hospital, 64 & 32x186, tile rf; \$500,000; (o) The Roosevelt Hospital, Inc., 428 W 59th; (a) York & Sawyer, 50 E 41st (130).

COLLEGES AND SCHOOLS.

62D ST, 50-52 E, 5-sty bk private school, 33x 100, composition rf; \$100,000; (o) The Brown ing-Jones Rlty. Co., 31 W 55th; (a) Crow, Lewis & Wick, 200 5 av (122).

DWELLINGS.

69TH ST, 3-5 E, 52x62; also 70TH ST, 4-6 E, 60x81, 3 & 4-sty dwg, tile roof; \$225,000; (o) Marshall Field, Jr., 14 Wall; (a) David Adler, care The Whitney Co., 101 Park av (112).

TERRACE VIEW AV, s w c Tennesse pl, 1-sty bk dwg, 50x48, asbestos shingle rf; \$8,000; (o) Geo. J. Wolf, 143 Brook av; (a) Sidney F. Oppenheim, 36 8 av (129).

FACTORIES AND WAREHOUSES.

108TH ST, 409-15 E, 1-sty bk dry storage, 40x100, asbestos roof; \$9,000; (o) Albert Keller, 174 Garfield st, Bronx; (a) A. Lupien, 705 96th st, Woodhaven, L. I. (114).

STABLES AND GARAGES.

BROADWAY, 5130, 1-sty metal garage, 18x24, metal rf; \$750; (o) Edw. Vlaum, 5130 Bway; (a) Jos. Sloup, 140 Wasington (121).

STORES, OFFICES AND LOFTS.

DELANCEY ST, 48-50, 3-sty bk str & offices, 50x60, tar & gravel rf; \$28,000; (o) 48-50 Delancey St. Corp., 251 W 34th; (a) B. Robt. Swartbourg, 157 E 44th (126).

LAFAYETTE ST, 30, ten 1-sty bk stores, 154x 140, plastic slate roof; \$45,000; (A) Fredk Brown, 565 5 av; (a) Miximilian Zipkes, 432 4 av (117).

MANGIN ST, 64, 1-sty metal office & garage, 14x20, metal roof; \$600; (o) Tossini & Tossini, 64 Mangin st; (a) Jos. Sloup, 140 Washington st (115).

MADISON AV, 269-71, 2-sty bk loft bldg, 67x 94, slag rf; \$75,000; (o) Ret Rlty. Corp., 153 Madison av; (a) Trowbridge & Livingston, 527 5 av (125).

STORES AND TENEMENTS.

188TH ST, 601-7 W, 189TH ST, 600-6 W, ST. NICHOLAS AV, 1561-79, 2-6-sty bk str & aparts, 100x90, slag rf; \$350,000; (o) Chas. Mark Rlty. Co., 370 E 149th; (a) Chas. Kreymborg, 2534 Marion av (124).

THEATRES.

2D AV, 1509, 2-sty bk theatre, 51x105, plastic slate rf; \$75,000; (o) 79th St. Amusement Corp., 1852 3 av; (enrg) M. X. C. Weinberger, 154 Nassau (123).

Bronx

APARTMENTS, FLATS AND TENEMENTS.

163D ST, n e c Tinton av, 5-sty bk tnt, 93.8x 81, slag rf; \$155,000; (o) 163d St. & Tinton Av. Corp., Chas. J. Weinstein, 2050 Amsterdam av, Pres; (a) Margon & Glaser, 2804 3 av (489).

170TH ST, n w c Townsend av, 5-sty bk tnt, 100x98.10, slag rf; \$200,000; (o) Realty Managers, Inc., Frank Begrish, Jr., 342 Madison av, Pres; (a) Moore & Landseidel, 3 av & 148th (541).

198TH ST, s w c Bainbridge av, 5-sty bk str & tnt, 75.2x86, plastic slate rf; \$120,000; (o)

Denwood Realty Co., Benj. Benenson, 509 Willis av, Pres; (a) Chas. Schaefer, Jr., 394 E 150th (525).

CLAY AV, e s, 766.5 n 169th, three 5-sty bk tnts, 75.2x40 & 74.8x40, slag rf; \$225,000; (o & a) Rerburgh Realty Corp., Geo. Irwin, 425 7 av, pres. (589).

COLLEGE AV, s w c 170th, two 5-sty bk tnts, 109.5x114.32 & 93.0x114.32, slag rf; \$325,000; (o & a) Rerburgh Realty Corp., Geo. Irwin, 425 7 av, pres. (588).

ST. ANNS AV, s w c 146th, 4-sty bk tnt & str, 24.98x89.5, rubberoid rf; \$30,000; (o) Pasquale Greco, 468 E 160; (a) M. W. Del Gaudio, 158 W 45 (551).

SETON AV, w s, 100 s Pittman av, 2-sty bk tnt, 35x64, asphalt rf; \$13,000; (o) Vincenzo Riccardi, 162 W 6th, Mt Vernon; (a) Jas. V. Impara, 57 So 6 av, Mt Vernon (561).

SHERMAN AV, e s, 100 s 167th, 5-sty bk tnt, 75x88, slag rf; \$125,000; (o) Mereliz Bldg. Co., Patrick R. Tully, 157 E 96, pres.; (a) Chas. Kreymborg, 2534 Marion av (568).

DWELLINGS.

BRONX PARK E, e s 200 n Thwaite pl, 2-sty bk dwg, 22x46, shingle rf; \$8,500; (o) Emma M. Reimers, 3205 Park av; (a) Anton Pirner, 2069 Westchester av (609).

BRONX PARK E, e s, 234.6 n Thwaite pl, 2-sty fr dwg, 21x36, shingle rf; \$7,000; (o) Anna Goossen, 1159 Clay av; (a) Anton Pirner, 2069 Westchester av (608).

SEXTON PL, e s, 53 s Gun Hill rd, 1 1/2-sty fr dwg, 21x40, rubberoid rf; \$4,000; (o & a) Chas. Erickson, on prem (516).

BOSTON RD, e s, 76.5 n Wallace av, 2-sty fr dwg, 21x48, rubberoid rf; \$19,000; (o) Nicholas Friedel, 2416 Matthews av; (a) B. Ebeling, 1372 Zerega av (546).

182D ST, s s, 54 e Belmont av, 2-sty bk dwg, 22x60, plastic slate rf; \$10,000; (o) Giovannina Graziano, 48 E 1st; (a) Lucian Pisciotta, 3011 Barnes av (527).

194TH ST, n s, 475 e Hobart av, 2-sty fr dwg, 24x30, comp shingle rf; \$5,000; (o & a) Nellie McCarthy, 180 W 82 (622).

195TH ST, n s, 100 w Hobart av, 1-sty fr dwg, 20x32.6, shingle rf; \$4,500; (o) Albert Ceppoli, 747 E 181; (a) Theo. A. Mazza, 1496 St. Laurence av (610).

220TH ST, s s, 404 e Barnes av, 2-sty fr dwg, 20x45, asphalt shingle rf; \$7,500; (o) Frank Stamili, 348 E 65th; (a) Lucian Pisciotta, 3011 Barnes av (420).

225TH ST, s s, 365.04 e Barnes av, 2 1/2-sty fr dwg, 18x24, shingle rf; \$8,000; (o) Anna Welazewsky, 759 E 223; (a) Geo. P. Crosier, 689 E 223 (519).

227TH ST, n s, 200.02 w Lowerre pl, 2-sty bk dwg, 21x47, slag rf; \$10,000; (o) Corbi & Di Roma, 625 E 187th; (a) Moore & Landseidel, 3 av & 148th (468).

ARLINGTON AV, n w c 231st, 2 1/2-sty stn dwg, 32x32; (o) Peremiss & Jaeg, 27 W 21; (a) S. J. Sheridan, 5646 Newton av (573).

ASTOR AV, s s, 50 e Pention av, 2 1/2-sty fr dwg, 28x57, 1-sty fr garage, 18x18, Spanish tile rf; \$12,350; (o) Abraham Gelman, 989 Intervale av; (a) Moore & Landseidel, 3 av & 148th (466).

BOUCK AV, e s, 200 n Adee av, 1 1/2-sty fr dwg, 18.2x39, asphalt shingle rf; \$3,000; (o) Felix A. Muir, on prem; (a) Jos. L. Kling, 3410 Gunther av (559).

CARPENTER AV, e s, 76.71 s 221st, 2 1/2-sty h. t. dwg, 27x29, asphalt shingle rf; \$9,000; (o) Bessie Ringer, 3624 Bronx Boulevard; (a) Geo. P. Crosier, 689 E 223 (478).

EASTBURN AV, w s, 141.8 n 173d, 2-sty bk dwg, 23x65, tar & gravel rf; \$13,000; (o) Success Bldg. Co., Abr. Tabor, 1130 Topping av, pres.; (a) Morris Rothstein, 2109 3 av (565).

FACTORIES AND WAREHOUSES.

144TH ST, n w c Concor dav, 3-sty cone factory, 100x95, rubberoid rf; \$40,000; (o) N. Y. Wet Wash Co., Jacob Moses, on prem, pres.; (a) J. J. Gloster, 110 W 40 (537).

JACKSON AV, e s, 230 n 141st, 1-sty bk factory, 25x100, slag rf; \$3,000; (o) Frank Scolara, 340 Jackson av; (a) Maurice Deutsch, 50 Church (534).

LAYTON AV, n e c Dean av, 1-sty fr bath house, 20x60, tar paper rf; \$2,500; (o) Frank Santamora, 3276 Layton av; (a) Gustave Delt-rich, 970 Prospect av (480).

STABLES AND GARAGES.

ANTHONY AV, s e c 176th, 1-sty bk garage, 109.44x100, slag rf; \$35,000; (o) Gesco Realty

Co., Geo Sealy, 405 Lexington av; (a) John J. Dunnigan, 394 E 150 (576).

GRAND CONCOURSE, n w c 174th, 4-sty bk garage, 124.6x150.2, Barrett's spec rf; \$125,000; (o) Merle L. St. John, 27 Cedar; (a) Geo. Keister, 56 W 45 (476).

JEROME AV, e s, 25 s 196th, 1-sty bk garage, 198.6x122, tar & gravel rf; \$60,000; (o) Isaac Kerstein, 114 W 45; (a) John J. Dunnigan, 394 E 150 (491).

STORES, OFFICES AND LOFTS.

HERSCHEL ST, s e c Westchester av, 1-sty bk str, 35.8x50.63, slag rf; \$8,500; (o) Gaetano Celento, 2451 Creston av; (a) M. W. Del Gaudio, 158 W 45 (552).

169TH ST, n e c Lyman pl, 1-sty bk str, 185.6 x118.8, tar & gravel rf; \$50,000; (o) David Bender, 44 Court, Bklyn; (a) Seelig, Finkelstein & Wolfinger, 44 Court, Bklyn (488).

204TH ST, s s, 45 W Hull av, 1-sty bk str, 50x50, tar & gravel rf; \$10,000; (o) John Watson, 64 7 av; (a) Wm. T. Koch, 3131 Hull av (514).

Brooklyn

DWELLINGS.

E 18TH ST, 1869, e s, 175 n Av S, 2-sty fr 1 fam dwg, 18x36; \$7,500; (o) Sophie Williams, 975 Ocean av; (a) R. T. Schaefer, 1543 Flatbush av (2155).

E 18TH ST, 1683-85, e s, 100 n Av I, 2 1/2-sty fr 1 fam dwg, 27.6x40; \$8,000; (o) A. O. Carlson, 398 8th st; (a) N. Montgomery Wood, 214 W 39th st, N. Y. (1835).

56TH ST, 1143-71, n s, 100 w 12 av, 10-2-sty bk 2 fam dwgs, 20x58; \$150,000; (o) Isador Greene, 44 Court; (a) Seelig & Finkelstein, 44 Court (2031).

71ST ST, 2116-28, s s, 100 e 21 av, four 2-sty fr 2 fam dwgs, 24x50; \$46,000; (o) L. Luchesi; (a) Ed. Jackson, 8 Herriman av, Jamaica (1778).

78TH ST, 1513-23, n s, 500 w 16 av, 5-2-sty bk 1 fam dwgs, 16x40; \$30,000; (o) Gunker Bldg. Corp., 215 Montague; (a) Harold G. Dangler, 215 Montague (1714).

AV I, 218-20, s s, 18 w E 3d, 2-2-sty fr 2 fam dwg, 18x56; \$26,000; (o) Saml. Silver, 1049 Rockaway av; (a) S. Millman & Son, 1780 Pitkin av (2034).

AV I, 224, s w c E 3d, 2-sty fr 2 fam dwg, 18x56; \$10,000; (o & a) same as above (2035).

AV I, 206-8, s s, 18 e E 3d, 2-2-sty fr 2 fam dwgs, 18x56; \$26,000; (o & a) same as above (2036).

AV J, 5408-12, s s, 50 e E 54th, 2-2-sty fr 1 fam dwgs, 18x40; \$13,000; (o) Paul Witt, 102 12th; (a) John C. Wandell Co., 425 86th (1926).

AV K, 2309-11, n s, 60 e Deamere pl, 2-sty fr 2 fam dwg, 24x48; \$10,000; (o) Conrad Sachse, 637 E 32d; (a) R. T. Schaefer, 1543 Flatbush av (1913).

BATH AV, 2626-8, s w c Bay 43d, 2-sty bk 2 fam dwg, 24x53; \$12,000; (o) Domenico Parisi, 532 E 16th, Manhattan; (a) Salvatore Butera, 591 Myrtle av (1694).

CANAL AV, 3202-6, s w c W 32d, 3-1-sty fr 1 fam dwg, 20x43; \$10,500; (o) Howard Investing Co., Inc., 361 Fulton; (a) Chas. Infanger & Son, 2634 Atlantic av (1736).

FT. HAMILTON AV, 8614-36, w s, 1164 1/2 s 86th, 3-2-sty bk 2 fam dwgs, 20x62; \$80,000; (o) Eugene Martin, 16 Court; (a) McCarthy & Kelly, 16 Court (2000).

17TH AV, 5201, s e c 52d, 2-sty fr 2 fam dwg, 20x57; \$10,000; (o) Benj. Feldman, 4708 New Utrecht av; (a) S. Gardstein, 26 Court (1752).

Queens

DWELLINGS.

FLUSHING.—Oak av, s s, 95 e Bowne av, 2-sty fr dwg, 25x57, shingle rf, 1 family, gas, hot air heat; \$7,500; (o & a) Geo. Thompson, 141 E 45, N. Y. City (925).

FLUSHING.—Queens av, n w c Parsons av, 2 1/2-sty fr dwg, 36x24, shingle rf, 1 family, gas, steam heat; \$9,000; (o) John Herlitz, Parsons av, Flushing; (a) Chas. J. Stoldoph, 15 Ivy st, Elmhurst (901).

JAMAICA.—Surry rd, e s, 86 s Aberdeen rd, 2 1/2-sty fr dwg, 36x28, shingle rf, 1 family, elec, hot water heat; \$10,000; (o & a) Matthew Flitzpatrick, 386 Bainbridge, Bklyn (1592).

JAMAICA.—North 1st st, s w c Grand, 2-2-sty fr dwgs, 40x21, slag rf, 2 families, gas, hot air heat; \$15,000; (o) Jacob & Mary Stob, 14 N 1st, Jamaica; (a) W. H. Spaulding, 375 Fulton, Jamaica (1528-9).

QUEENS.—Madison st, s w c Orange, seven 2-sty fr dwgs, 16x38, shingle rf, 1-family, gas, steam heat; \$35,000; (o & a) Ignatz Wohl, 99 Union av, Jamaica (447 to 453).

QUEENS.—Irving st, s e c & Wertland av, four 2-sty fr dwgs, 16x36, shingle rf, 1-family, gas, steam heat; \$20,000; (o & a) Charles K. Horestoski, 55 N 1st, Jamaica (437 to 440).

RICHMOND HILL.—Van Siclen av, w s, 140 s Liberty av, 2-sty fr dwg, 20x55, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Martin

Petersen, 9 Prospect av, New Brighton; (a) H. W. Billard, 9508 116th, Richmond Hill (1522).

RICHMOND HILL.—118th st, w s, 140 n Roanoke av, four 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas; \$9,000; Shreizen Const. Co., 510 Livonia av, Bklyn; (a) L. Danancher, 328 Fulton st, Jamaica (1250-51).

RICHMOND HILL.—113th st, e s, 240 n Roanoke av, ten 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas, steam heat; \$45,000; (o) Joseph Miller & Son, 10415 Church st, Richmond Hill; (a) Louis Danancher, 328 Fulton st, Jamaica (1254 to 1263, incl.).

WOODHAVEN.—76th st, n e c & 90 av, fourteen 2-sty fr dwgs, 19x42, shingle rf, 2 fam, gas, hot air heat; \$210,000; (o) Union Course Home Bldg. Co., 8319 Chichester av, Woodhaven; (a) J. M. Baker, 9 Jackson av, L. I. City (1465 to 1471, inclusive).

WOODHAVEN.—95th av, s w c 97th, two 2-sty fr dwgs, 20x48, tar & gravel rf, 2 fam, gas, steam heat; \$11,000; (o) G. C. Link, 1012 97th st, Woodhaven; (a) Geo. Stahl, 1014 Hatch av, Woodhaven (1328).

WOODSIDE.—Cameron ter, e s, 325 Woodside av, 2 1/2-sty fr dwg, 20x54, shingle rf, 2 families, gas, steam heat; \$8,000; (o) John Wiltcher, 21 Cameron ter, Woodside; (a) Chas. Muller, 16 Delafield, Winfield (1591).

WOODSIDE AV.—8th st, e s, 775 s Jackson av, two 2-sty fr dwgs, 21x40, slag rf, 2-family, gas; \$12,000; (o & a) The Value Const. Co., Inc. 60 Second av, L. I. City (1459-60).

Richmond

DWELLINGS.

ANNADALE.—Annadale rd, n s, 696 w Arden av, 2-sty fr dwg, 22x30, slag rf; \$4,000; (o) Magnus Martinson, 460 69th st, Bklyn, N. Y. (229).

NEW DORP, S. I.—4th st, s s, 60 e Rose av, 2-sty fr & stucco dwg, 26x41, shingle rf; \$5,000; (o) Martino Marcovechio 140 New Dorp lane, New Dorp, S. I.; (a) Wm. P. Eddy, 99 Vanderbilt av, New Dorp, S. I.; (m) Dan Tincherio, New Dorp, S. I.; (c) Michael Marelo, New Dorp S. I. (153).

STORES AND DWELLINGS.

GRANT CITY.—Fremont av, 177 s e R R av, 2-sty conc blk str & dwg, 24x40, asphalt shingle rf; \$6,500; (o) Frank Peik, Chestnut av, New Dorp Manor, S. I.; (a) Edmont Schroll, Richmond, N. Y.; (m & c) M. Sero, New Dorp, S. I. (172).

PORT RICHMOND.—w s Richmond av, 45 n Clinton av, two 2-sty bk bldgs, store & dwg, 21x53, rubberoid rf; \$7,500; (o) M. Quattrocci, 24 La Forge av, Port Richmond, S. I.; (a & b) Leonard Marino, 214 Berment av, West New Brighton, S. I.; (m) Tony Perosi, Morncstar rd, Port Richmond, S. I. (79).

WEST NEW BRIGHTON.—n s Castleton av, 70 e Pelton av, 2-sty bk bldg, store & dwg, 22 x48, rubberoid rf; \$6,000; (o) T. Fargin, prem; (a & b) F. B. Sterner, Port Richmond, S. I. (78).

STORES, OFFICES AND LOFTS.

PORT RICHMOND.—Jewett av, 16, w s, 45 s Bennett, 1-sty bk bldg (stores), 45x120x133, rubberoid rf; \$4,550; (o) Ph. Rappaport, 32 Jewett av, Port Richmond, S. I.; (a) Alex Doshwsky, 519 E 12th, N. Y. C.; (m) Paul L. Raymond, 32 Jewett av; (c) O. Raymond, 32 Jewett av (72).

PLANS FILED FOR ALTERATIONS

Manhattan

CANNON ST, 91, remove stoop, area, partitions, new window, door, entrance, partitions in 3-sty bk nursery; \$5,000; (o) Brightside Day Nursery, 89 Cannon; (a) Necarsulmer & Lehiboch, 507 5 av (407).

CHAMBERS ST, 99, remove steam elevator, new elect elevator, add sty, skylight, stairs, str front, extend elev in 5-sty bk str & offices; \$20,000; (o) D. P. Harris Hdware. & Mfg. Co., 24 Murray; (a) Jean Jeaueme, 231 W 18th (389).

CHATHAM SQ, 7 & 8, new elevator shaft, platform, remove stairs, partitions in 8-sty bk str & factory; \$7,500; (o) Yuen Shing Hong Corp., 32 Mott; (a) Murphy, McGill & Hamlin, 331 Madison av (405).

CHRISTOPHER ST, 167-9, remove wall, new beams in 3-sty bk str; \$2,000; (o) Randolph Beadleston, 291 W 10th; (a) Wm. J. Russell, 73 W 46th (400).

ESSEX ST, 143-5, remove str front, entrance hall, columns, girders, part of wall, partitions, new str front, girders, columns, piers, re-erect entrance halls in 2-5-sty bk str & tint; \$12,000; (o) 145 Essex St. Rty. Corp., 145 Essex; (a) Otto Reissmann, 147 4 av (435).

ESSEX ST, 19, remove hall, partitions, reset stairs, new show windows in 5-sty bk str & tint; \$1,000; (o) David Silver, 17 Essex; (a) Louis A. Sheinart, 194 Bowery (410).

GRAND ST, 61-69, remove encroachments, wall, stoop, new str fronts, beams in 2-sty bk str & lofts; \$5,000; (o) Herman Siefke, 148 74th, Bklyn; (a) Geo. M. McCabe, 96 5 av (428).

LEWIS ST, 131, remove partitions, new room, partitions, windows, reinforced conc slab rf on 5-sty bk school; \$2,000; (o) City of N. Y., Bd. of Education, Municipal Bldg; (a) C. B. J. Snyder, room 2800, Municipal Bldg. (421).

PRINCE ST, 5, remove wall, apt, front, new front, plumbing fixtures in 3-sty bk str & apt; \$5,000; (o) Morris Weinstein, 333 W 38th; (a) Robt. Dreyfuss, 333 W 38th (390).

WASHINGTON SQ, 100, remove factory use, ent, porch, stairs, 3 freight elevators, piers, new continuous hall, cross hall, double entrance, stone facing, stone cornice, doors, windows, stairs, pass elevators, partitions, reconstruct elevator shafts in 10-sty bk offices, class rooms, mfg; \$400,000; (o) N. Y. University, 32 Waverly pl; (a) Wm. S. Gregory, 1170 Bway (395).

WAVERLY PL, 177, remove cellar apt, partitions, new plumbing, windows, partitions, electric work, revise dumbwaiter in 5-sty bk tint; \$17,000; (o) Mollis & Chas. Seidel, 2800 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (414).

11TH ST, 723-25 E, DRYDOCK ST, 13, fire retard stairs, new stairs, floor, enlarge 2 bldgs into 1, shop on 1st floor or 3d, 3 & 4-sty bk shop & tint; \$6,000; (o) Maryland Mortgage Co., 143 Av D; (a) M. Kramer, Jr., 379 E 150th (403).

19TH ST, 235 E, rearrange partitions, new bath room, toilet, vent shaft, enlarge windows in 3-sty bk boarding house; \$15,000; (o) Missionary Sisters of Sacred Heart, 235 E 19th; (a) Frank J. Murphy, 407 E 101st (439).

24TH ST, 29-31 E, new fire-escape & doors on 3-sty bk restaurant & factory; \$1,000; (o) Jos. Epstein, 230 4 av; (a) Block & Hesse, 18 E 41st (440).

24TH ST, 157 W, remove wall, new stairs, ext, beams, wall on 4-sty bk str & factory; \$7,000; (o) Louis Schlesinger, 132 W 24th; (a) Michael Margolin, 1384 St. Marks av, Bklyn (392).

27TH ST, 141 W, remove walls, new add sty, floors, stairs, front on 3-sty bk factory; \$20,000; (o) Wm. Green & Julien Porges, 143 W 27th; (a) Louis E. Santangelo, 2364 8 av (399).

32D ST, 6-8 W, new add to pent house on 11-sty bk lofts, offices, str; \$3,000; (o) United Chain Bldgs., 215 E 22d; (a) Rouse & Goldstone, 512 5 av (419).

33D ST, 18 E, remove wall, new ext, stairs, plumbing fixtures, str fronts on 4-sty bk dwg; \$5,000; (o) Edw. Margolies, 19 E 33d; (a) Herbert J. Krapp, 116 E 10th (432).

37TH ST, 236 to 246 W, remove skylight, fire retard rf beams, cover t. c. walls with corr iron in 10-sty bk office & printing wks; \$13,000; (o) Jos. A. Ottley & McCall Co., 236 W 37th; (a) C. Aubrey Jackson, 243 W 36th (398).

55TH ST, 16 E, remove partitions, plumbing fixtures, new ext on 5-sty bk shop; \$3,500; (o) Philip Rhinelander, 27 William; (a) J. H. O'Brien, 1123 Bway (404).

57TH ST, 130 W, remove railing, pier, encroachments, rearrange partitions, new conc slab & vault lights, floor const, entrance, columns, girders in 14-sty bk apts; \$25,000; (o) 130 W. 57th St., Inc., 367 Lexington av; (a) J. M. Howells, 367 Lexington av (423).

57TH ST, 140 W, remove railing, piers, encroachments, rearrange partitions, new floor const, entrance, str, conc slab, columns, vault lights, girders in 14-sty bk apts; \$25,000; (o) 140 W. 57th St., Inc., 140 W 57th; (a) J. M. Howells, 367 Lexington av (424).

57TH ST, 224 W, alter vault under sidewalk, remove rf, new reinforced conc rf on vault in 9-sty bk offices & show rooms; \$3,000; (o) General Motors Corp., 224 W 57th; (a) P. P. (416).

74TH ST, 29 W, remove stairs, pier, air duct, partitions, new stairs, partitions, window, toilets in 4-sty bk dwg; \$10,000; (o) Dr. Maurice J. Sittenfeld, 73 E 90th; (a) Schwartz & Gross, B. M. Marcus, 347 5 av (417).

91ST ST, 314 W, remove partitions, stairs, vent & d. w. shafts, bath rooms, new girders, columns in 4-sty bk res; \$10,000; (o) Rutgers Club, 216 Lenox av; (a) Saml. Sass, 366 5 av (408).

125TH ST, 130 W, remove wall, piers, raise floor beams, new beams, stairs, ext, add sty on 4-sty bk str & apts; \$12,000; (o) Geo. Ehret, 217 E 92d; (a) Louis A. Sheinart, 194 Bowery (391).

125TH ST, 213-5-7 W, remove column, new beams, girders, str front on 5-sty bk str & offices; \$2,500; (o) A. R. S. Rty. Corp., 215 W 125th; (a) Henry S. Lion, 15 E 40th (393).

128TH ST, 217 W, remove stoop, wood shed, entrance, new partitions, shed, bath room, windows in 3-sty bk dwg; \$5,000; (o) N. Grant Kelsey, 408 Hawthorne av, Yonkers; (a) N. G. Kelsey, 272 W 19th (437).

BOWERY, 16, remove stairs, new stairs, toilets, windows, partitions in 4-sty bk str & loft; \$5,000; (o) Frank Licata, 182 Park Row; (a) Otto Reissmann, 147 4 av (434).

BOWERY, 282-4, remove stairs, new ents, toilets, partitions in 4-sty bk str & factory; \$10,000; (o) Wm. H. & Nathan H. Lyons, 192

Bowery; (a) Saml. Rosenblum, 51 Chambers (406).

LENOX AV, 389-95, remove pier, new girders, columns, str fronts, partitions in 5-sty bk tint; \$5,000; (o) Martin Ungrich, Inc., 477 W 144th; (a) Moore & Landsiedel, 148th & 3 av (425).

LEXINGTON AV, 120, new beams, arrange show windows in 4-sty bk str & dwg; \$1,200; (o) Emma J. Lavelle, 121 Lexington av; (a) Dietrich Wortman, 116 Lexington av (426).

WEST END AV, 237, 71ST ST, 300 W, s w c, join 2 bldgs into 1, new stairs & hall, partitions, heating system, elect elevator in 2-5-sty bk res; \$15,000; (o) Everly M. Davis, 480 Lexington av; (a) Eugene H. Klaber, 101 Park av (413).

1ST AV, 2045-7, remove partitions, part of wall, stairs, new str, toilets, partitions in 2-4-sty bk str & tint; \$3,000; (o) Saml. Lewis, 140 E Bway; (a) Chas. M. Straub, 147 4 av (436).

5TH AV, 78, new tank on 10-sty bk str & lofts; \$1,500; (o) Eustace Conway, 233 Bway; (a) John Brandt, 271 W 125th (433).

5TH AV, 316, remove str front, stairs, 8 new str & fronts, change stair hall to elevator hall in 6-sty bk str & lofts; \$20,000; (o) Francis S. Von Stade, care Farmers Loan & Trust Co., 475 5 av; (a) L. A. Abramson, 48 W 46th (397).

6TH AV, 813, remove wall, new columns, girders, str front, cornice on 4-sty bk tint; \$2,000; (o) Chas. M. Early, Jos. N. Early, Agnes Early, 38 Park Row; (a) John H. Knubel, 305 W 43d (388).

Bronx

ALDUS ST, 945, new girders, new cols, new beams, new str front, new plumbing & new partitions to 5-sty bk str & tint; \$25,000; (o) The Aldus Realty Co., Inc., 35 W 110th; (a) Margon & Straub, 2804 3 av (87).

CHISHOLM ST, 1336, move 3-sty fr dwg; \$5,000; (o) Wm. C. Butler, on prem; (a) Toelbug & Son, 1167 Fox (108).

CITY ISLAND RD, w s, 500 s City Island Bridge, 1-sty fr ext, 20x25, to 2-sty fr club house; \$1,500; (lessees) Metropolitan Yacht Club, on prem; (a) R. E. Symmers, 125 6 av. Astoria, L. I. (101).

133D ST, 251-53, new rf to 1-sty bk shed; \$2,500; (o) Union Railway Co., 2396 3 av; (a) J. S. McWhirter, 1119 3 av (98).

149TH ST, 356, new str fronts, new partitions to 2-sty bk str; \$2,000; (o) Peoples 149th St. Market, on prem; (a) C. E. Murray, 301 Atlantic av, Bklyn (102).

161ST ST, 668-72, 1-sty bk ext, 27x50, to 1-sty bk str; \$8,000; (o) Gabriel Realty Co., 420 E 138th; (a) Morris Schwartz, 1400 Bway (95).

ALEXANDER AV, n w c 138th, new floors, new bk walls & new metal ceiling to 4-sty bk police station; \$5,000; (o) City of N. Y., 240 Centre; (a) Thos. E. O'Brien, 240 Centre (107).

BATHGATE AV, 1704, 1-sty bk ext, 11.6x13, to 2-sty bk str & dwg; \$1,000; (o) Annie Schneider, on prem; (a) Wm. Silver, 450 W 149th (100).

BRYANT AV, 839-47, 1-sty bk ext, 155x94, to 1-sty bk garage; \$45,000; (o) Judelli & Conforti Co., on prem; (a) Edwin Wilbur, 507 5 av (93).

BURNSIDE AV, 1 E, new walls, new entrance, new partitions to 4-sty bk str, tint & offices; \$20,000; (o) The Corn Exchange Bank, 13 William; (a) S. E. Sage, 28 E 49th (99).

CLAY AV, 178L, 2-sty fr & bk ext, 35x17, to 2 1/2-sty fr dwg; \$1,000; (o) Alfred Levin, on prem; (a) Wm. Shary, 41 Union sq (105).

FINDLAY AV, 1104, new plumbing, new partitions to 5-sty bk tint; \$1,000; (o) Findlay Holding Corp., 109 Franklin av; (a) A. E. Nash, 56 W 45th (109).

LA SALLE AV, n s, 1,210.87 w Fort Schuyler rd, new plumbing, new partitions to 2-sty fr dwg; \$2,000; (o) Mary Heinbeck, on prem; (a) M. A. Buckley, 32 Westchester sq (112).

MORRIS AV, w s, 50 s 150th, new str front, new stairs, beams & new partitions to 2-sty fr dwg & str; \$2,500; (o) Herman A. Green, 559 Morris av; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (90).

PARK AV, 4132-34, new fireproofing, new partitions to 3-sty bk storage & office; \$2,500; (o) F. H. Milkening, 619 E 178th; (a) L. H. Lyon, 402 Madison av (97).

SOUTHERN BLVD, 796, 1-sty bk ext, 25x100, to 1-sty bk str; \$20,000; (o) Julia Newman, 783 Beck; (a) E. G. Worden, 63 W 91st (96).

SOUTHERN BLVD, 1216, new str front, new partitions to 3-sty bk str & club rooms; \$6,000; (o) Johanna Fisher, on prem; (a) Jacob Fisher, 25 Av C (89).

VAN NEST AV, 606, 1-sty bk ext, 21x9.2, & new partitions to 2-sty fr str & dwg; \$1,000; (o) S. Buonifanti, 626 Van Nest av; (a) De Rose & Cavalieri, 370 E 149th (91).

WASHINGTON AV, 1243, new bk side walls to 3-sty fr & bk synagogue; \$2,000; (o) Cong. Nesach Hoar of the Bronx, on prem; (a) Sol Oberwager, 637 E 221st (110).

WEST FARMS RD, s e c Hoe av, build 4 stories of bk upon present bldg & 7-sty bk ext, 65.8x50.8, new partitions to 3-sty bk telephone exchange; \$350,000; (o) N. Y. Telephone, 15 Dey; (a) McKenzie, Voorhees & Guerlin, 1123 Bway (106).